



Colorado Avenue Housing Update

**University Heights
Neighborhood Meeting
*August 27, 2025***



University of Colorado **Boulder**

Why this project is moving forward

- **The CU Board of Regents** Finance Committee has voted to approve the project.
- **Research consistently shows** that students living on campus have higher graduation and success rates.
- **CU has a responsibility** to house more undergraduate students on campus.
- **We know the immediate impacts** fall most on you – our closest neighbors.



Project at-a-Glance

- **Three buildings** dedicated to housing non-first-year and graduate students
- **Approx. 450 units** offering mix of apartment-style units
- **Up to 1,600 students** will be housed here
- **Lowest and least-dense housing** faces neighborhood (3-4 floors)
- Tallest and most dense housing faces Colorado Ave (7-8 floors)
- **Provides double the City of Boulder's requirements** for setbacks and buffers
- **No units with balconies** to minimize neighborhood noise
- **Primarily underground parking**



What we heard from you

You told us you were concerned about:

1. Need for setback and privacy
2. Building height and density
3. Loss of sunlight
4. Noise and activity



Impact: Setback & Privacy

Your concern:

- *"The neighborhood is looking for space and transition between the development and our properties"*

Our design:

- Stepped design intentionally places lowest heights closest to neighborhood
- New fencing and strategic landscaping will be provided for enhanced privacy and noise buffers
- 40-55 feet buffer will double the comparable city setback requirements
- Buffer zone will be primarily used for emergency vehicles and limited staff parking



Impact: Setback & Privacy



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Impact: Noise & Activity

Your concern:

- *“Our quality of life will be significantly impacted by noise, all-hours gathering, amplified music, etc.”*

Our design:

- No balconies on any units
- Activity spaces located on the campus-facing (south) side
- Height limited to 3-4 stories on north side = fewer windows facing homes
- 24/7 on-site professional management with campus oversight
- Quiet hours will be enforced



Impact: Building Profiles & Height

Your concern:

- *"This is a large, multi-story project directly abutting our established low-density residential neighborhood."*

Our design:

- Neighborhood-facing homes (north side) have maximum of 3-4 stories
- Neighborhood-facing side will have a setback of 40 feet or more
- Building height concentrated on Colorado Ave (7-8 stories)
- No balconies or rooftop activity spaces on north side
- Lowest building profiles intentionally placed closest to neighborhood



Impact: Building Profiles & Height



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Impact: Sunlight Access

Your concern:

- *"Multi-story design could block southern sunlight from many properties."*

Our design:

- Solar studies completed for multiple scenarios
- Aligns with the City of Boulder's solar access guide
- 25' "solar fence" at property line to guide the shape of the building



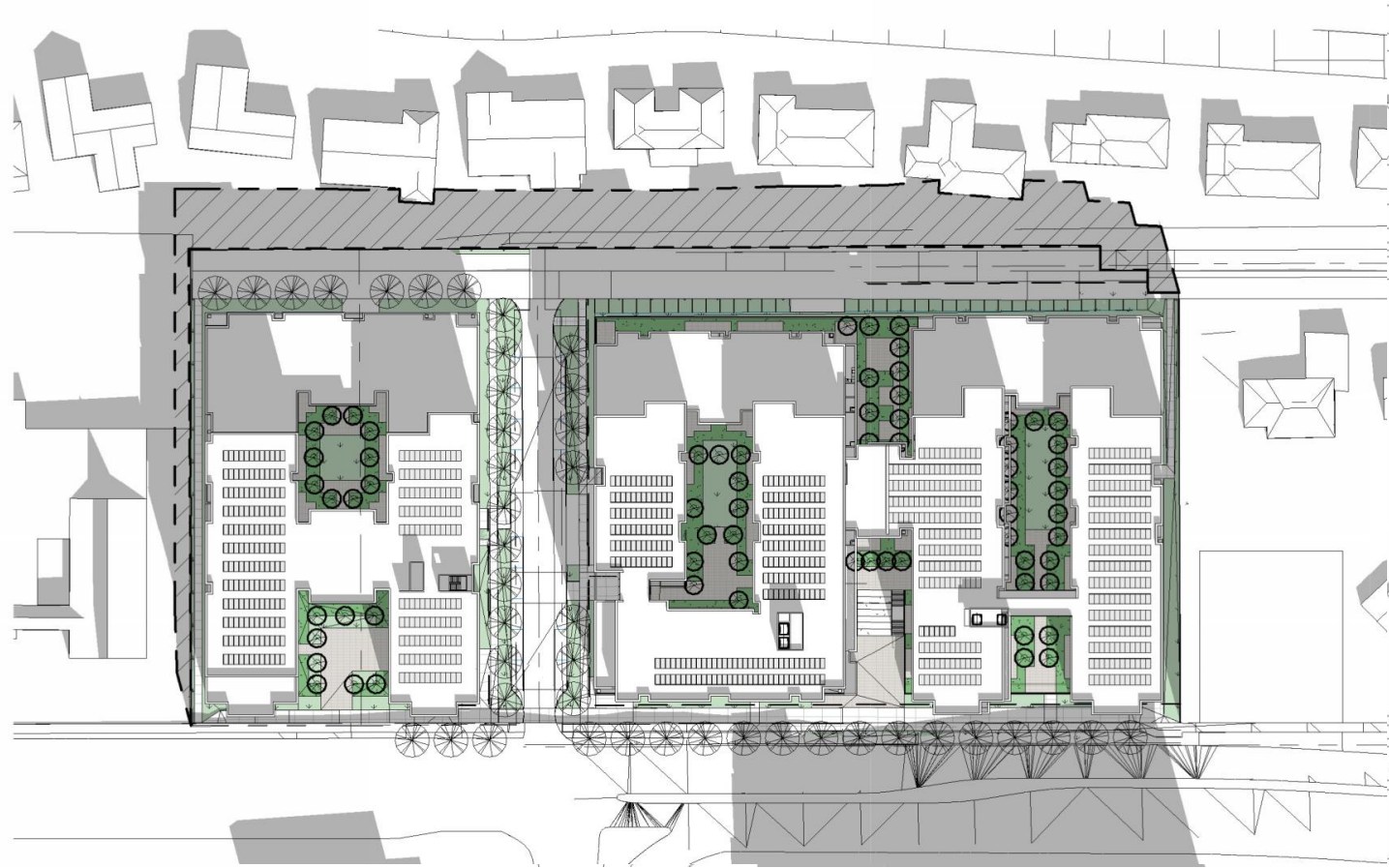
Impact: Sunlight – Fall

Fall Equinox
Sept. 21
12pm



Impact: Sunlight – Winter

Winter Solstice
Dec 21
12pm



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Impact: Sunlight – Summer

Summer
Solstice
June 21
12pm



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CU's Commitments to the Neighborhood

- Neighborhood liaison
- Construction hotline and website with regular updates
- 24/7 on-site professional property management with campus oversight
- Public green space within buffer zone
- Regular patrols by CU Boulder Police
- Support for additional local right-of-way improvements and landscaping initiatives under discussion

Timeline



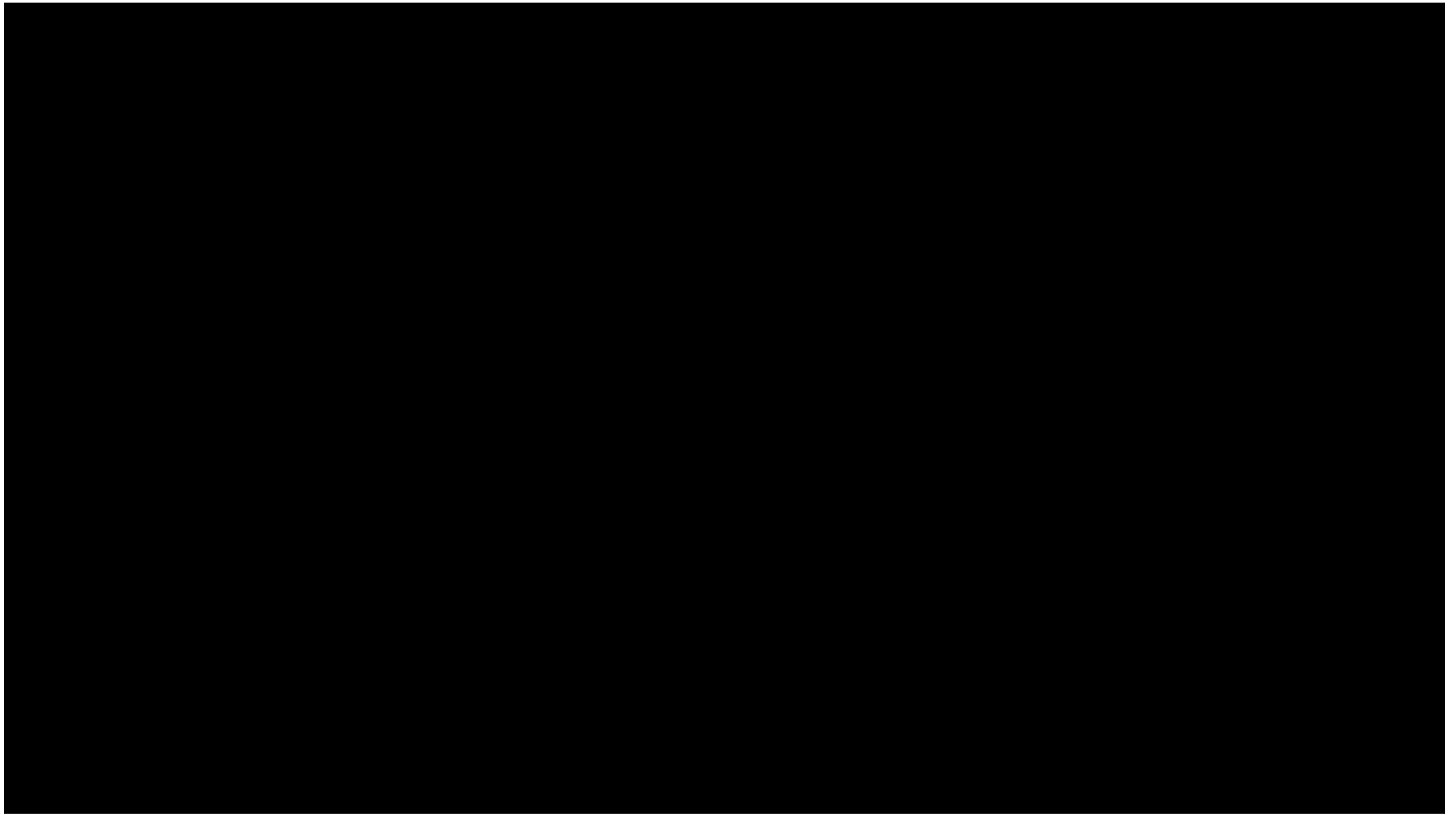
- **August 11:** Neighborhood meeting
- **August 27:** Neighborhood meeting
- **September 12:** Design materials posted publicly
- **September 18:** Full Board of Regents vote
- **September 24:** Town Hall on CU housing and infrastructure projects
- **Summer 2026:** Construction starts
- **Fall 2028:** Opening planned



Q&A

- 2 options for asking questions:
 - Submit question using Zoom's Q&A function
 - Use the "Raise Hand" function to be called upon to ask your question.
- Once called upon, you will be asked to unmute to ask your question. Please mute after your question has been asked. Please note slide your question references.
- Campus and developer representatives:
 - CU Associate Vice Chancellor for Business Strategy Derek Silva
 - CU Senior Associate Vice Chancellor for Student Life Joe Thomas
 - Jared Everett and Jeff Smith with Morgan Stone Everett
- For additional questions, please email sawyer.bundgaard@colorado.edu





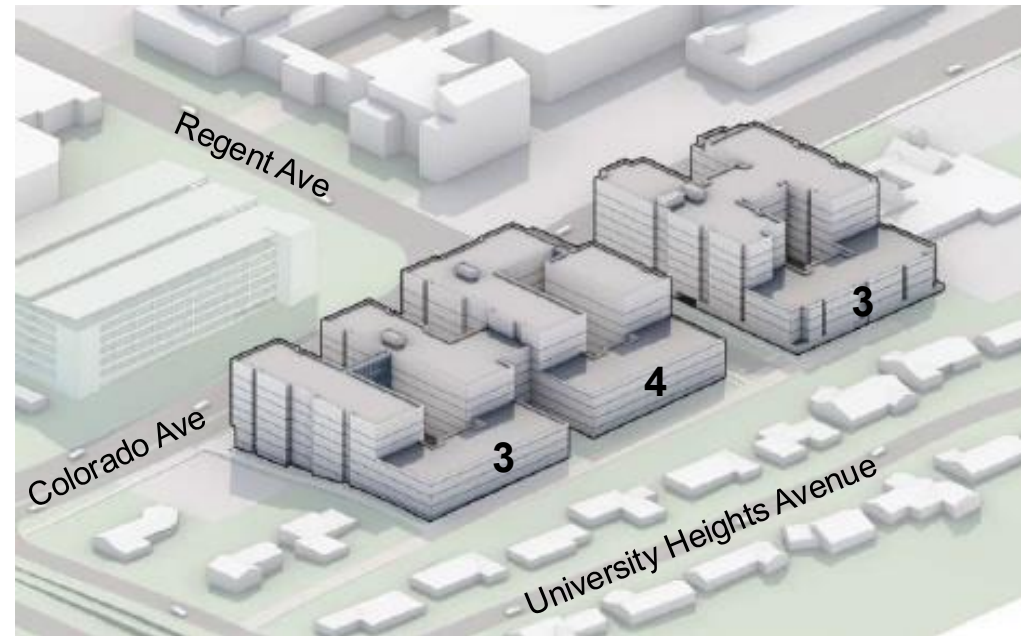
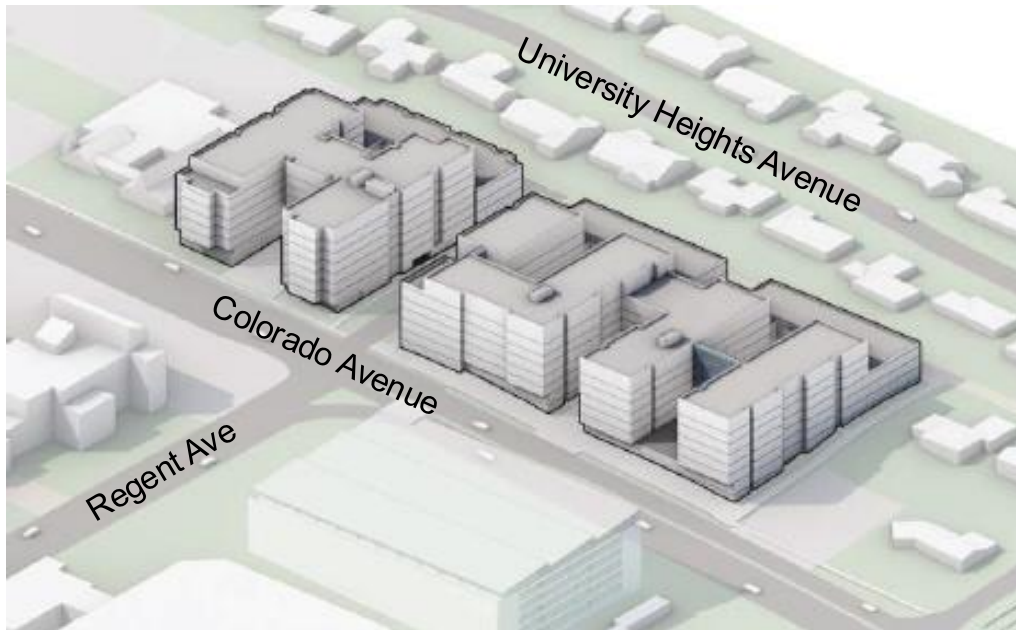


Appendix Slides



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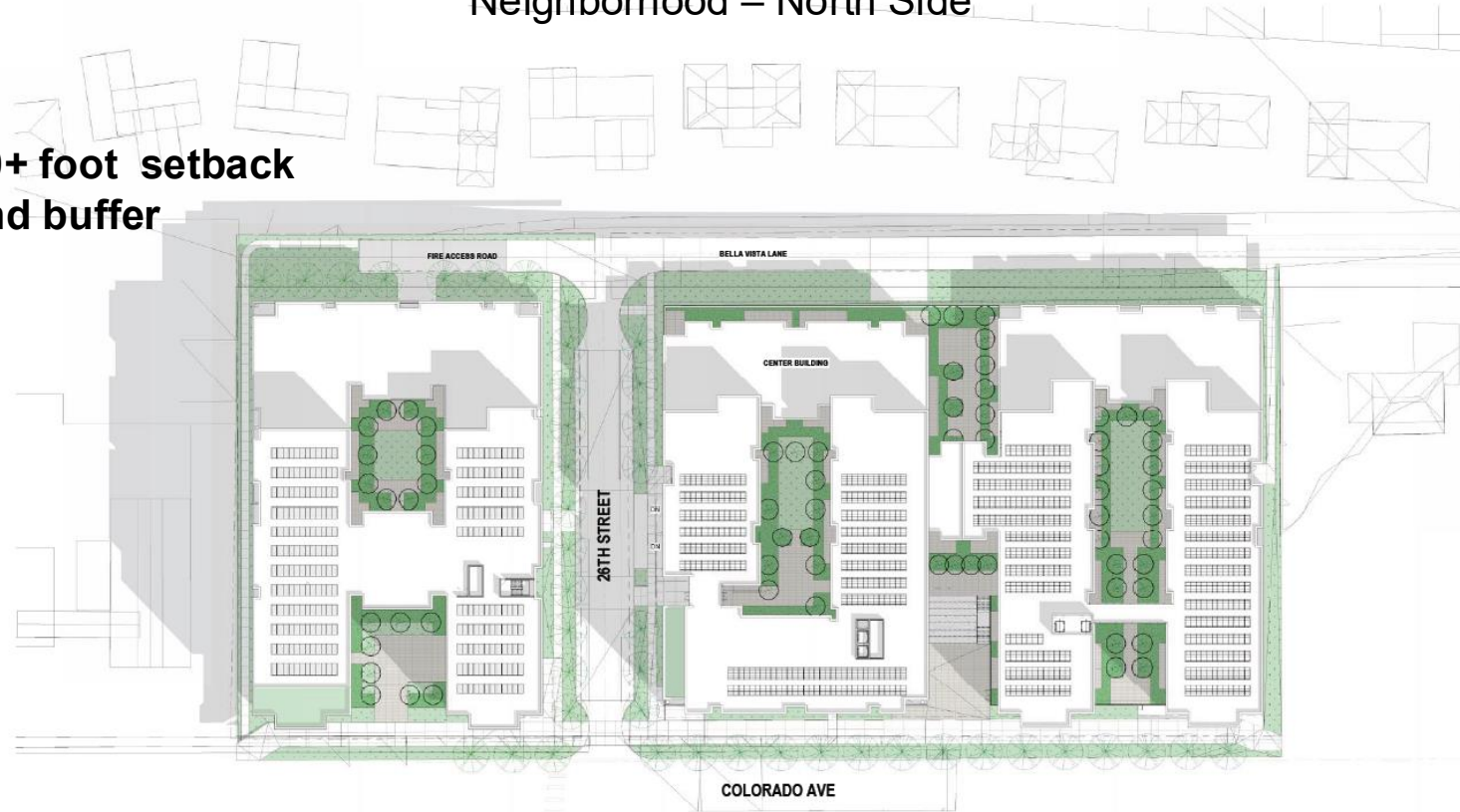
Impact: Building profiles & height



Setback & Privacy

Neighborhood – North Side

40+ foot setback
and buffer



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View from Colorado Avenue



View from Colorado Avenue



Looking down 26th St



Main entrance along
Colorado Avenue



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