A Resolution in Support of the Annexation of CU South

Resolution History

For more than 25 years, the University of Colorado has owned a 308-acre property at Table Mesa and US-36 in Boulder known as CU South. Prior to CU’s ownership, the land was a gravel mine. Today, it represents the future of flood mitigation and housing for the CU community and Boulder. It is currently open to
visitors as CU-managed open space and contains tennis courts for the CU Tennis program. Administrators and city officials have worked for years to develop an annexation agreement that would put the property into city limits and allow both parties to work on these crucial projects.

The 2021 Annexation Agreement was passed by Boulder City Council 6-1 and included extensive provisions to utilize the land effectively. The city will receive 80 acres and purchase around 39 more to create a flood wall along US-36, a detention pond, and transition the remaining land as city-managed open space. Combined with the existing open space along the nearby South Boulder Creek, the city’s portion represents a significant investment and improvement in the ecology of southern Boulder. The planned flood management project will protect thousands of vulnerable homes in the highest flash flood risk city in Colorado.

With the remaining land, the University of Colorado will construct housing, transportation, public safety, and recreational facilities for the University community. The planned 1,100 units of housing will be one of the most significant housing developments in Boulder or CU history. With clear, hard limits on the height of construction and traffic impacts of the complex, the negotiated annexation agreement prioritizes housing above all else in CU’s next major capital construction.

Despite the City Council’s September 2021 vote to approve the annexation agreement and the failed ballot measure in November 2021 to put the annexation up for vote, the annexation agreement is up for one final vote by the Boulder community. A “yes” vote would repeal the City Council’s annexation vote and make the annexation agreement null and void. A “no” vote would affirm the annexation agreement and give both the City of Boulder and the University of Colorado voter approval to move forward.

Far beyond any one ballot measure or annexation agreement, the University has an obligation to our students, faculty, and staff to ensure that their basic needs are taken care of. CUSG remains committed to our role in advocating for these needs. Too often, housing accessibility and housing affordability pose barriers to safety and success of our peers and colleagues. As the University moves forward with development of this property and others, we urge them to coalesce around this central goal: providing sustainable, affordable, and effective housing solutions for our peers that enables them to be safe, stable, and productive members of the University community they call home.

Resolution Summary

The University of Colorado has owned CU South for more than 25 years and today has the opportunity, in close partnership with the City of Boulder, to create nearly a hundred acres of open space, hundreds of units of housing, and flood
protection for thousands of Boulder residents. The University of Colorado Student Government has appreciation for the work required to reach this agreement, and believes in the shared vision between both the University and the City of Boulder for CU South. Thus, CUSG supports a “no” vote on the repeal of the agreement.

Whereas, the 308-acre site known as CU South presents unprecedented development and open space opportunities for the Boulder community, and;

Whereas, the University of Colorado Boulder and City of Boulder spent years negotiating the current agreement, and;

Whereas, the entire Boulder community, including the student body, stands to benefit from the proposed annexation agreement, and;

Whereas, a “yes” vote to repeal annexation would prohibit all of the flood mitigation, housing, transit, and public safety work planned for CU South, and;

Whereas, a “yes” vote could leave the site empty and outside of city limits for years to come, and;

Whereas, the CU students, faculty, and general public of Boulder urgently need housing and flood mitigation solutions from their leaders, and;

Whereas, a “no” vote would affirm the annexation agreement and give voter approval for the development outlined in the annexation agreement,

THEREFORE, BE IT RESOLVED by the Legislative Council of the University of Colorado Boulder Student Government, THAT:

Section 1: The University of Colorado Boulder Student Government (CUSG) supports a “no” vote on the repeal of the CU South annexation agreement, also known as the Repeal of Ordinance 8483.

Section 2: CUSG urges all students and community members to become informed citizens on this and all other ballot measures, and to end the delay on development of CU South with a “no” vote during the November 2022 Boulder Municipal elections.

Section 3: CUSG calls on University administration to commit to sustainable building practices and fiscal responsibility goals above and beyond current state and University policy requirements.
Section 4: CUSG calls on University administration to prioritize student, staff, and faculty needs over profitability and to engage student leaders in every reasonable step of the master planning process for CU South.

Section 5: CUSG calls on University administration to engage with the City and community directly to advocate for policies that would decrease the costs of housing both on and off campus.

Section 6: CUSG calls on the Boulder City Council to adjust local zoning laws to allow for higher density housing developments in neighborhoods within the immediate proximity of the CU Main Campus and CU East Campus.

Section 7: The relevant parties affected by this legislation that shall be notified upon its passage by the Legislative Council and upon either obtaining the signatures of two Tri-Executives or the lapse of six days without actions by the Tri-Executives are: Chancellor Philip DiStefano, the CU Office of Real Estate Services, the CU Office of Government Relations, the Director of Off Campus and Neighborhood Relations, Facilities Management and Campus Planning, the CU Boulder Campus Architect, and the Boulder City Council.

Section 8: This bill shall take effect upon final passage by the Legislative Council and upon either obtaining the signatures of two (2) Executives or the lapse of six (6) days without actions by the Executives.

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**Vote Count:**

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DocuSigned by:

Rachel Hill
Student Body President

DocuSigned by:

Lucie Nguyen
Student Body President
Appendix and Sources:

https://bouldercolorado.gov/guide/boulder-guide-flooding

https://bouldercolorado.gov/media/4315/download?inline