

## MEETING MINUTES

### City of Boulder and University of Colorado Coordination on S. Boulder Creek Flood Mitigation/ CU South Annexation-IGA Next Steps

**Meeting Date:** November 1, 2018 11:00am – 12:30pm

**Location:** 1540 30th Street, Research Lab RL2, Conf. Room 158

These meeting minutes present a summary of items discussed during the November 1, 2018 meeting between the City of Boulder (City) and the University of Colorado (CU) for the South Boulder Creek Regional Detention Preliminary Design and CU South Annexation Project (Project). This is a summary of the meeting and is not intended to be a verbatim account of what transpired at the meeting. Key discussion items have been grouped based on the meeting agenda.

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**Meeting Objective:** To provide an update on project timeline, provide updates and clarifications related to flood mitigation design topics, and discuss future communications.

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#### Attendees

##### University of Colorado Staff:

- Frances Draper, Vice Chancellor (VC) for Strategic Relations and Communications
- Kim Calomino, Director of Local Government and Community Relations
- Derek Silva, Executive Director of Real Estate Services
- Ida Mae Isaac, Capital Planning Strategist

##### City of Boulder Staff:

- Jeff Arthur, Director of Public Works for Utilities
- Jim Robertson, Director of Planning and Sustainability
- David Gehr, Deputy City Attorney
- John Potter, Resource & Stewardship Division Manager, Open Space and Mountain Parks Dept.
- Kurt Bauer, Engineering Project Manager, Public Works Dept.
- Molly Scarbrough, Senior Project Manager, Public Works Dept.
- Philip Kleisler, Planner II, Planning and Sustainability Dept.
- Douglas Sullivan, Principal Engineer – Utilities
- Gretchen King, Communications – Public Works Dept.
- Andrea Lewis, Administrative Services – Public Works Dept.

#### Key Discussion Items

1. Approval of 9/24/18 minutes.

## **2. Annexation and flood mitigation project timeline update, upcoming activities, and other roundtable updates**

- Molly Scarbrough provided an update on the flood mitigation project. The flood mitigation consultants are hydraulically modeling the council-approved concept and evaluating the ability to accommodate recreational fields in the detention area, per CU's interests stated in the Oct. 1 letter to council. The consultants are developing a refined scope and schedule for the next phases of the project at the same time as they are moving forward with immediate next steps.
- Phil Kleisler summarized the annexation process map that was discussed with council on Oct. 9. Phil requested feedback from CU regarding next steps for the pre-application phase. If CU submitted a pre-application, this would be a trigger for development review staff to set aside time on workplans.
- CU staff indicated that the Oct. 1 letter provided the basis for the terms CU would be looking for in an annexation agreement, and they requested a response from city staff regarding what else needs to be addressed in their application.

## **3. Updates and clarifications regarding flood mitigation-related topics**

- Location of excavation area
  - Molly Scarbrough reviewed the diagram depicting Variant 1, 500-year Option A (Additional Excavation) and BVCP Land Uses and noted council's preference for the project team to move the excavation area out of the OS-O land use area. For Option A the project team maximized the excavation on PK-U/O for the Variant 1, 500-year concept, so in order to try to avoid excavation on OS-O per council direction, the excavation would need to be placed on PUB.
  - Molly requested to confirm city staff's understanding from the Oct. 1 letter to Council that CU's interest is in retaining 129 acres of PUB land – but that the boundaries of the 129 acres could be modified if needed to accommodate the needs of the flood mitigation project.
  - CU staff stated that the city should design the project as needed to meet flood mitigation objectives. CU's interest is to retain 129 acres of contiguous developable land out of the floodplain, but CU staff is open to changing boundaries of the PUB land use if these objectives are met. Molly Scarbrough stated that the city will move forward with hydraulic modelling of the current flood mitigation concept to determine the best location and number of acres of additional excavation needed to meet flood mitigation objectives.
- Changes to floodplain designations on CU South
  - Molly Scarbrough stated that the flood detention area would likely be designated by the City of Boulder as High Hazard Zone when complete. With this designation, ball fields could be placed in the designated floodplain, so long as it is shown that associated infrastructure won't be swept away during a flood event.
- Recreational uses in the detention area
  - Early analysis indicates that functional ball fields would not be feasible to provide in the detention area of Option A because the depth of the additional excavation would limit the ability to properly drain the fields. The City's flood mitigation consultants are

currently modelling what additional acreage may be needed if the concept is refined to allow for functional recreational ball fields in the detention area.

- Molly Scarbrough requested that CU staff provide more input around their vision for recreational fields in the detention area to better inform the flood mitigation design.
- CU staff stated that until they complete further planning they won't know precisely what kind of recreational fields they would want to have in that area. However CU staff raised the issue of the need for access as well as safety features for exit areas. Molly requested if CU Boulder has existing design standards for ball fields, that would help the flood mitigation consultants evaluate the ability to meet those standards for slopes and drainage when designing the detention area.
- Flood mitigation project wetland and habitat mitigation
  - Molly Scarbrough requested further clarification about the language in the Oct. 1 letter from CU to council regarding the ability of the city to use portions of the OS-O land use area for wetland or habitat mitigation that may be required by the regulatory agencies. Suitable areas to mitigate for the project's direct impacts to Preble's mouse habitat, should there be any, will be difficult to find outside of the CU South property, and no wetland bank is currently available. CU responded that they are open to discussions around city purchase of portions of the OS-O to meet future habitat mitigation requirements for the detention pond.
- Realignment of Dry Creek ditch No. 2
  - The city provided an update on early analysis of realignment of Dry Creek ditch No. 2, for the purpose of providing irrigation for potential future city open space and restoration areas on OS-O. Due to the significant grade changes from the former gravel pit area to the northern portion of the site, it is not recommended to realign the ditch to connect directly with the location where the ditch travels under US36, because that would require pumping of the ditch water to a higher elevation. The city will explore ideas for realigning the ditch for irrigation purposes that will likely not result in an exact alignment with the drawings shown during the Sept. 20 council meeting. This evaluation would be done in coordination with discussions around the city's interest in purchasing all or portions of the OS-O for city open space purposes.
- Use of levee material/excavation material
  - An early Geotech sample analysis of the existing CU levee material was performed, which determined that this material is likely acceptable to be used for future flood mitigation embankment material. The material is being further tested and lab results will be shared with CU when available.
- Level of flood mitigation project design detail when signing future annexation agreement
  - The city is working with consultants to determine a refined schedule for preliminary design, including resolving any issues that could substantially change the project footprint. Preliminary design will include early conversations with permitting agencies to understand if the project is on the right path toward getting the necessary permits, and discussions working toward an agreement with CDOT as another landowner. The city requested to know what level of flood mitigation design would be needed in order for CU to feel comfortable signing an annexation agreement allowing construction of the project on CU South. This would help in understanding how the annexation and flood

mitigation project schedules need to intersect. Derek Silva stated that the annexation agreement should contemplate some flexibility around future outcomes if the flood mitigation design changes in the future.

#### **4. Next-steps**

- Future discussion items
  - CU staff stated they would like to better understand the details of the annexation process, including submittal requirements and plans for community engagement at the next monthly City/CU meeting.
- Meeting schedule
  - Existing meetings will remain on the calendar unless a cancelation is needed. Smaller meetings can be scheduled around specific topics as needed to keep the conversations moving forward.
  - The next regularly scheduled meeting will be November 14, 2018.