

**CU SOUTH**

**OUR LEGACY.  
OUR FUTURE.**

**BOULDER VALLEY COMPREHENSIVE PLAN**

# CU SOUTH CONTACTS

## City Staff Team

1. Lesli Ellis and Susan Richstone, Planning
2. Kurt Bauer, Flood Utilities
3. Don Damico and Mark Gershman, OSMP

## University of Colorado

1. Francis Draper
2. Jeff Lipton

## Consultants:

Claudia Brown (Biohabitats)

Bill Fox (FTH) not present

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# CU SOUTH IS ONE OF THE BVCP TRACKS

To analyze (land use suitability) and make recommendation for future land designations on the CU property

Looking west from south edge

## TRACKS OF WORK IN THE BVCP UPDATE PROCESS

AUGUST 29, 2016

As part of the phase of work that the BVCP update is currently in, there are four main tracks of work:

See the overall schedule to see when there are opportunities for public engagement for each track. Following the work on these tracks, the draft plan and Intergovernmental Agreement (IGA) between the city and county will be completed.

### PUBLIC LAND USE REQUEST PROCESS 1

Analysis and recommendations related to eight properties for which a member of the public or property owner requested a Land Use or Area I, II, III map designation change. Public hearings will begin on Aug. 30 and carry the



Timeline: through November

Additional information is available online: [www.bouldercolorado.gov/bvcp/bvcp-changes](http://www.bouldercolorado.gov/bvcp/bvcp-changes)

### POLICY UPDATES AND INTEGRATION 2

Policy refinements and additions to the following BVCP sections:

- 3 - Natural Environment
- 4 - Energy and Climate
- 5 - Economy
- 6 - Transportation
- 8 - Community Well-Being
- 9 - Agriculture and Food Core Values

to better align policies with adopted master plans and other city and county policies. The land use scenarios and policies track (see below) will inform edits to the other sections in the plan.



Timeline: through end of 2016

Additional information is available online: [www.bouldercolorado.gov/bvcp/policy-integration](http://www.bouldercolorado.gov/bvcp/policy-integration)

### CU SOUTH LAND USE CHANGE 3

Analysis (land use suitability) and recommendations related to the future land use designation of the 300+ acre CU South property.



Timeline: through early 2017

Additional information is available online: [www.bouldercolorado.gov/bvcp/cu-south](http://www.bouldercolorado.gov/bvcp/cu-south)

### FOCUS AREAS: LAND USE SCENARIOS AND POLICIES 4

Track 4 represents the heavy lift work track that may significantly influence changes to the plan. Work includes land use and policy choices as well as in-depth analysis and visualization tools to help convey options and tradeoffs. Community engagement for this track will be throughout fall 2016. Sign up for information at this open house tonight.

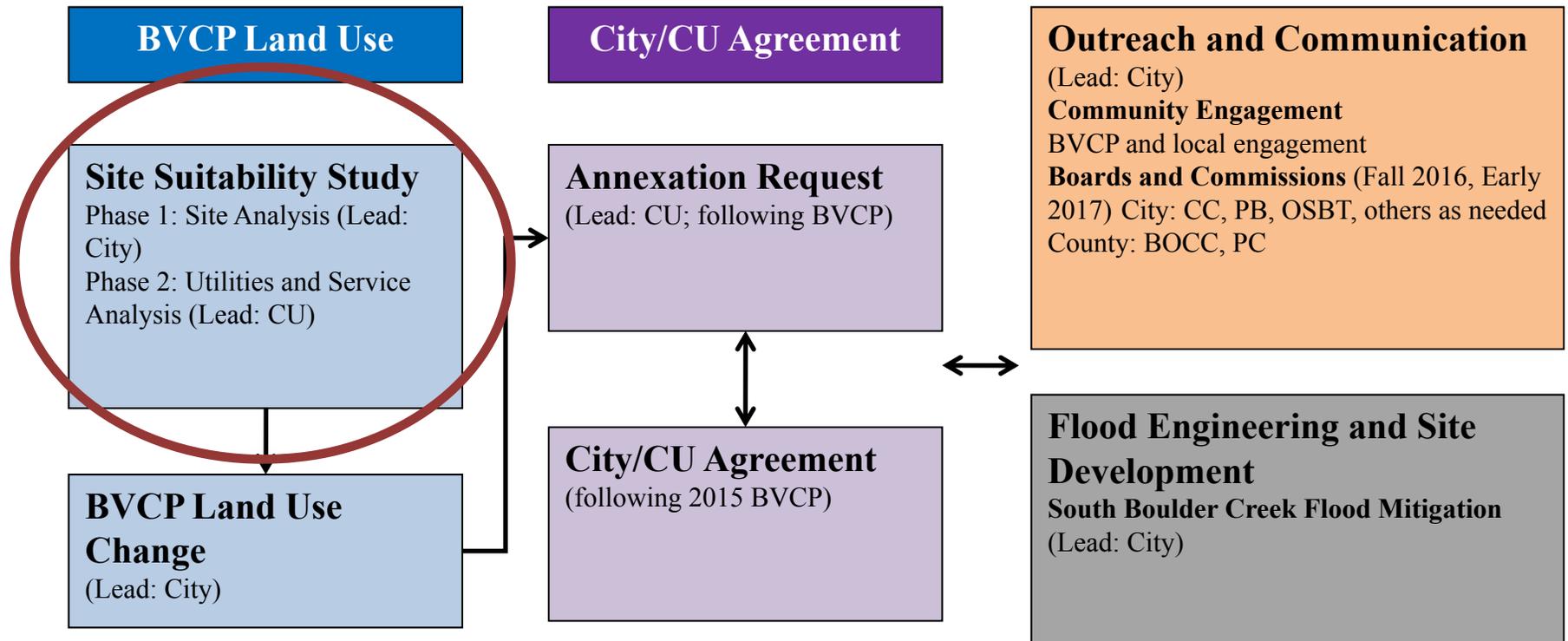


Timeline: through early 2017

Additional information will be available online: [www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net)

www.BoulderValleyCompPlan.net  
Stay by the river for information, inspiration, updates, and more.  
**OUR LEGACY. OUR FUTURE.**

# THIS PROCESS

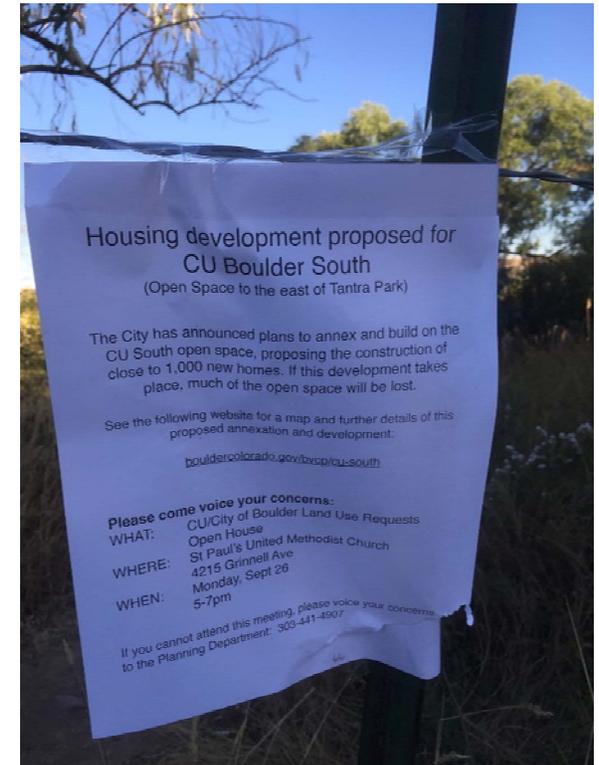


# OBJECTIVES

## Create a recommendation for future land use and later provisions of annexation agreement:

1. **Engage community and stakeholders** in discussion about future uses of property
2. **Address flood safety**, with Alternative D from South Boulder Creek Major Drainageway Plan as basis
3. **Use analysis** to inform community conversation and recommendations about future land uses
4. **Recognize CU's intent** to plan for, annex, and develop some of the site
5. **Conserve sensitive areas** and other aspects of the site and maintain recreational uses

# INACCURATE INFORMATION

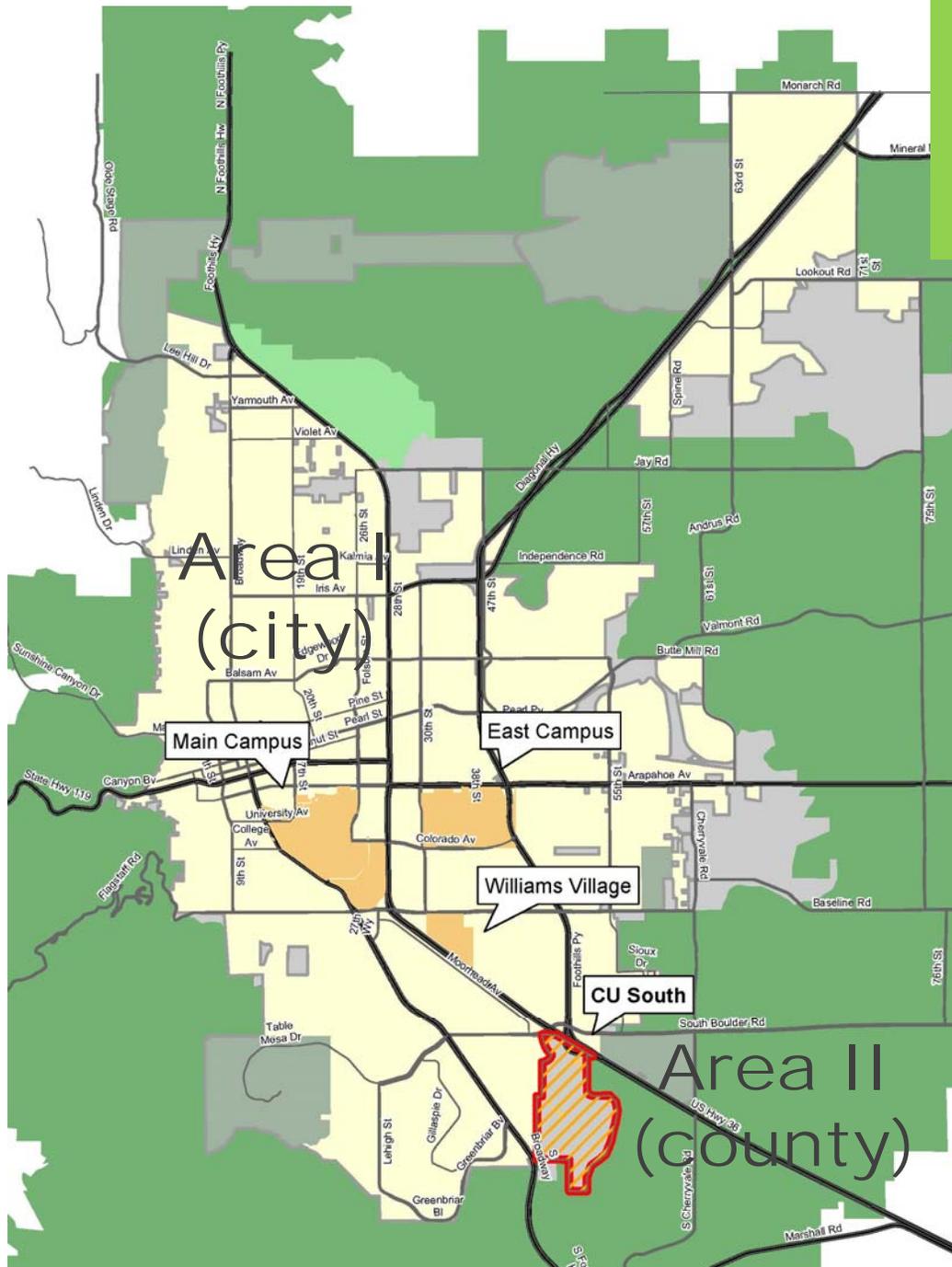


# CU SOUTH: OWNERSHIP

- CU has owned 308 acres since 1996
- Flatiron Gravel mined for gravel and sand; farmed and grazed before that
- Discussions between City and CU about future of the property have been occurring since late 1990s



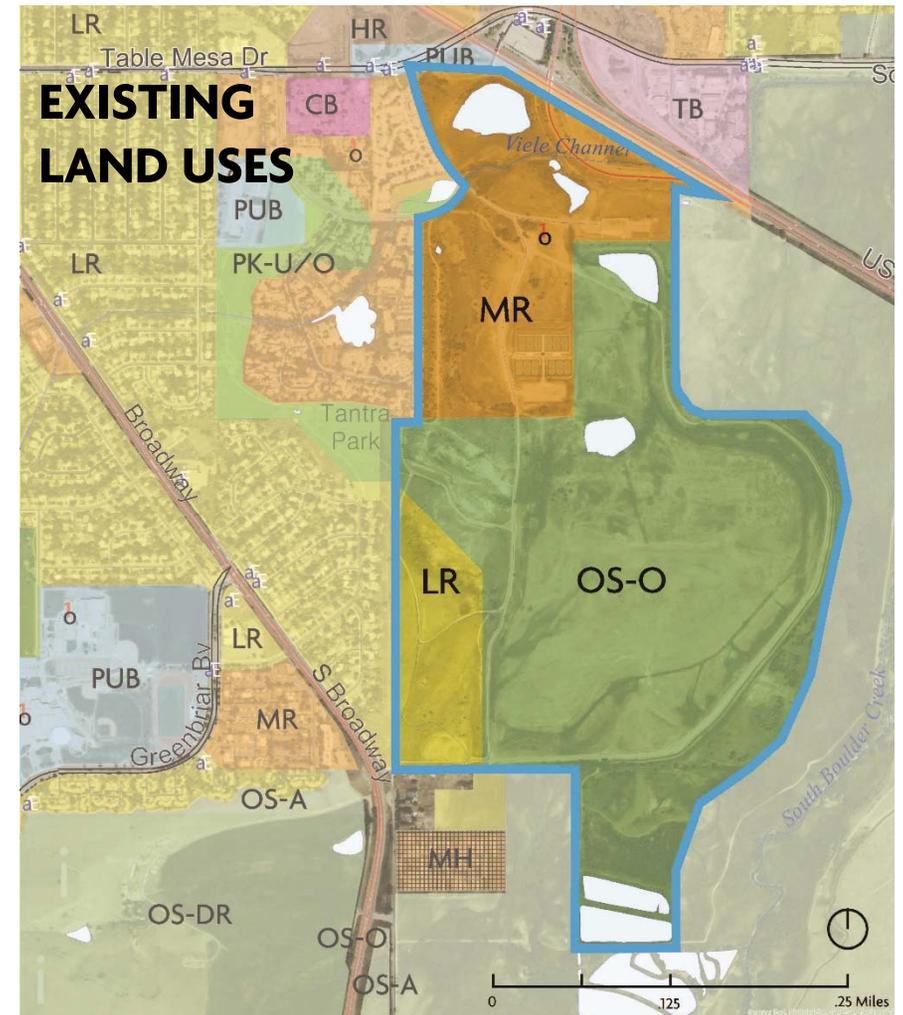
# AREA II



- CU South property is in Area II (county) since 1977 BVCP
- Eligible for annexation by the city

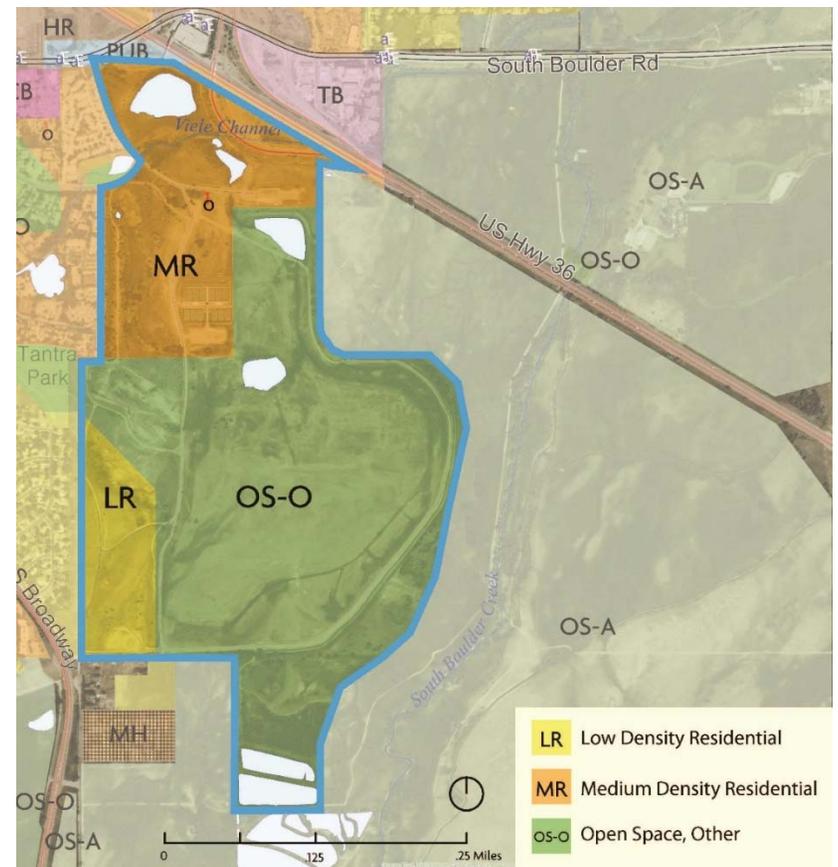
# BVCP LAND USE DESIGNATION

- **MDR, LDR, and OS-Other** - desired future uses (since 1977 plan)
- **OS-Other:**  
*“Other public and private land designated prior to 1981 that the city and county would like to preserve through various methods including but not limited to intergovernmental agreements, dedications or acquisitions.”*

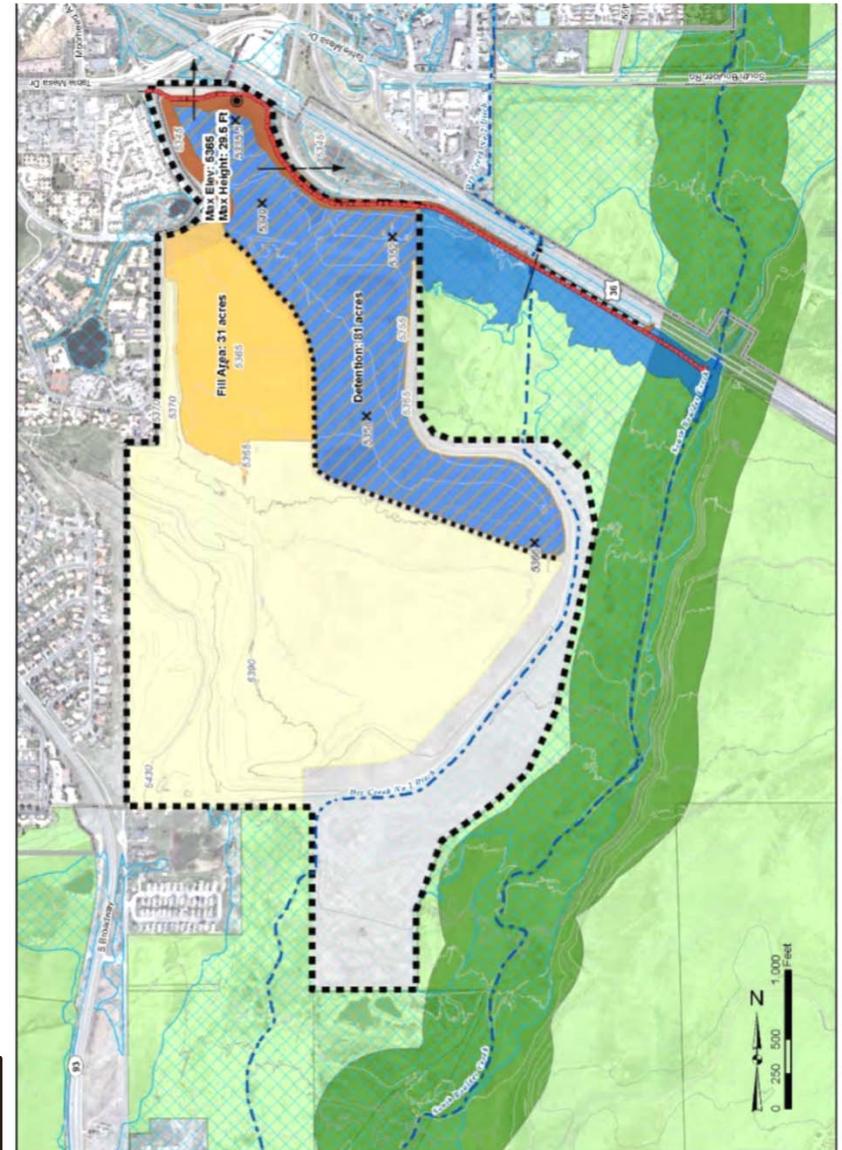


# ADJACENT USES

- **City-owned open space to east (sensitive lands)**
- **Neighborhoods and trails to west and north**



# SOUTH BOULDER CREEK



# CU SOUTH ANALYSIS - OUTLINE

## Site Description and History

1. Size, location, context, ownership
2. History & previous work

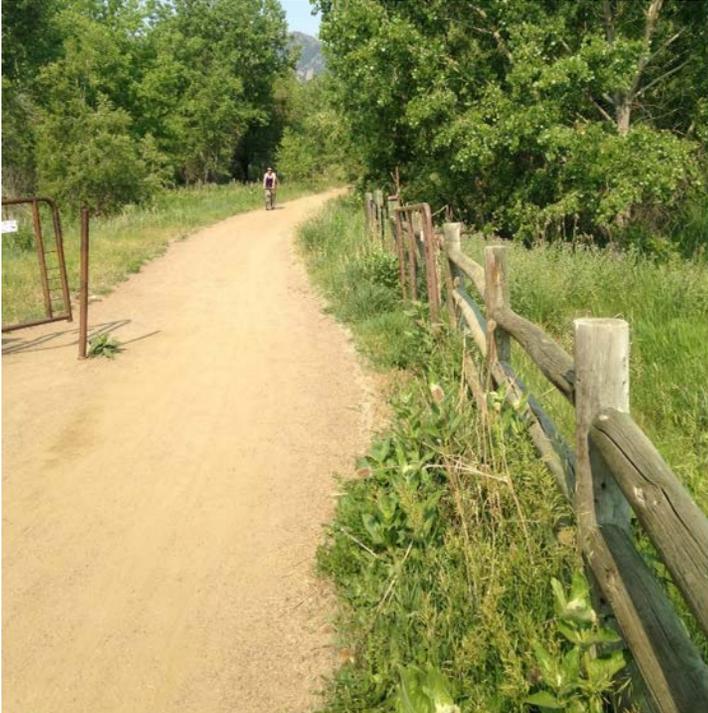
## Analysis (First Phase)

1. Environmental factors
2. Views
3. Recreational uses
4. Adjacent properties
5. Transportation multi-modal analysis

## Next phase: Understand land use and measure impacts:

1. Utilities (water, sewer)
2. Transportation (LOS and appropriate travel modes)

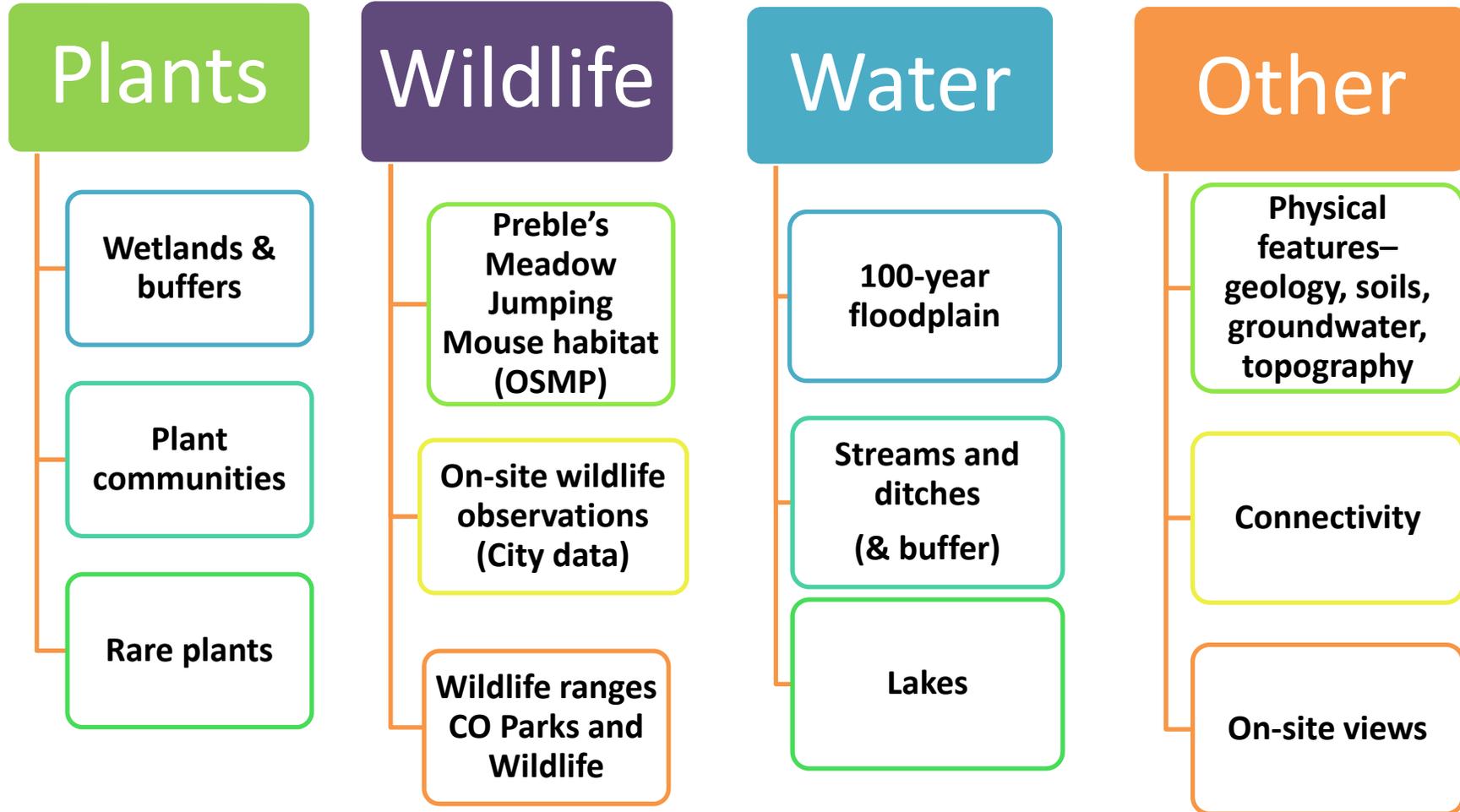
# CU SOUTH SITE – INITIAL FINDINGS



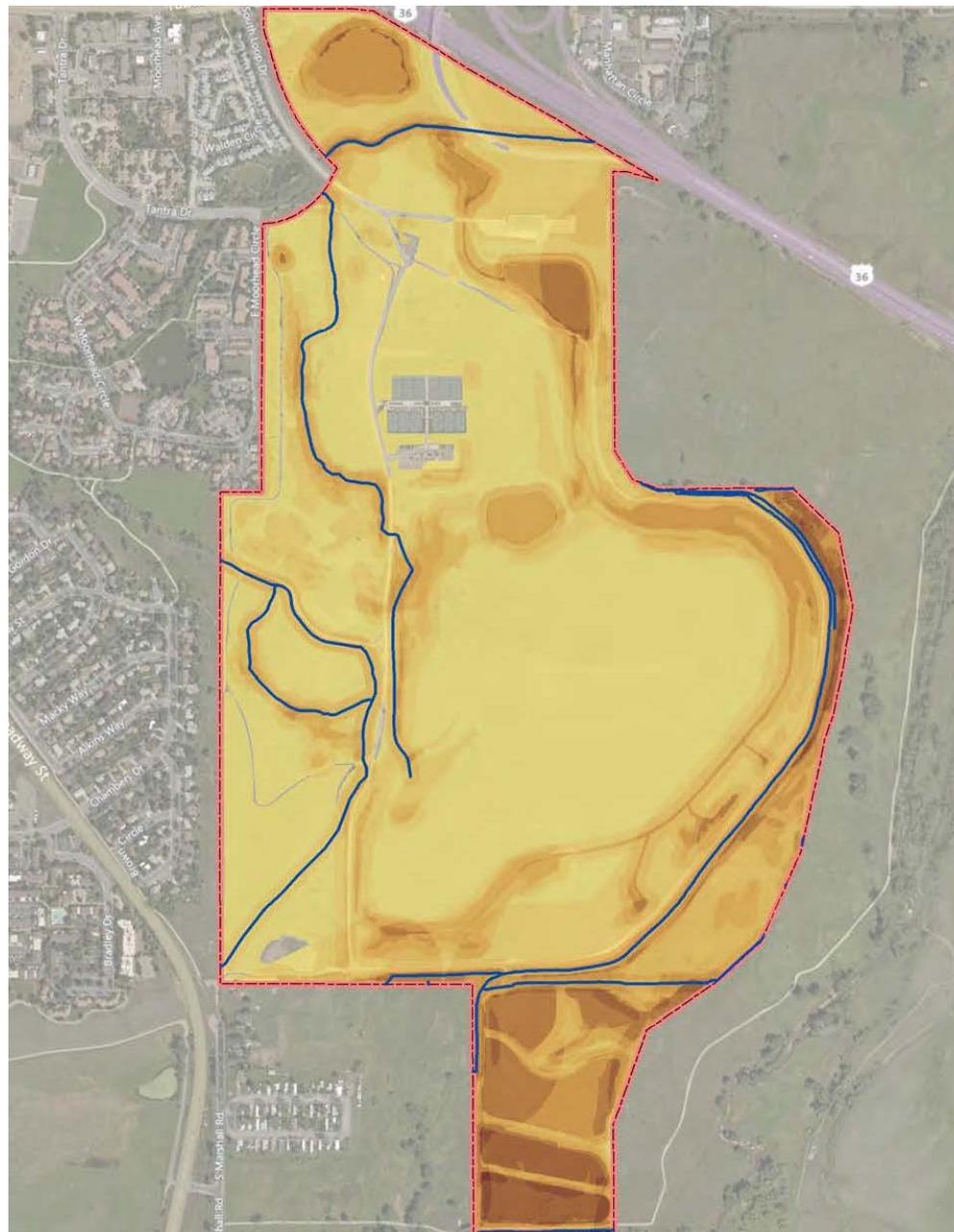
- Environmental
- Transportation
- Recreational



# Conservation Overview

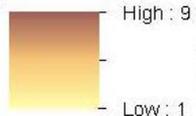


# Preliminary Conservation Suitability Analysis



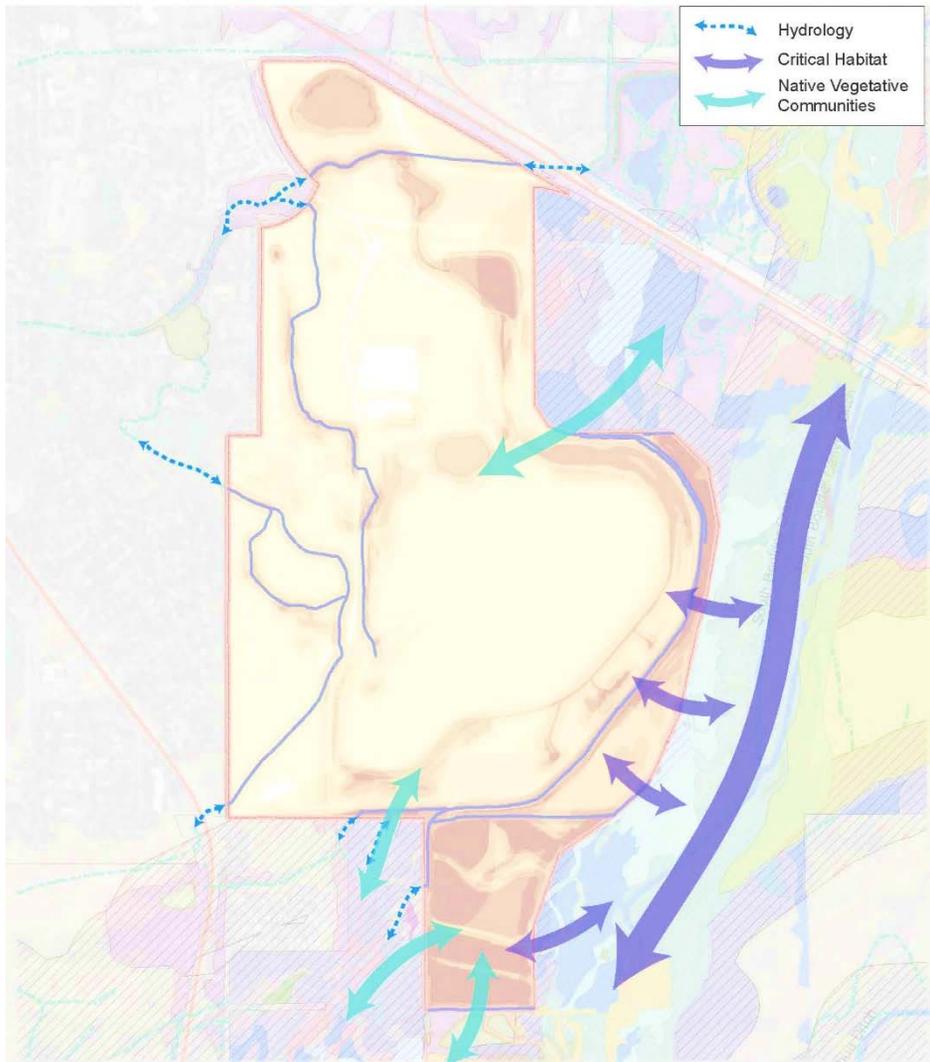
## Suitability Rating

Value



Note: High=greater conservation value, and Low=less conservation value

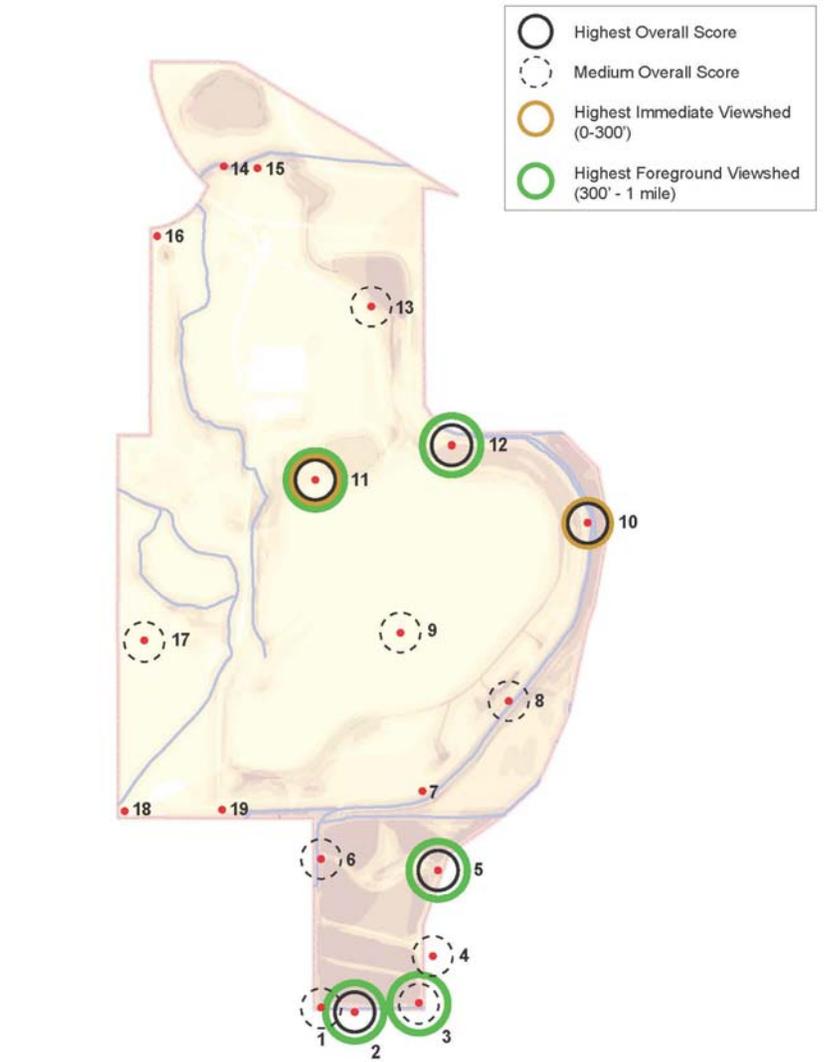
# Secondary Analyses



0 400 800 feet



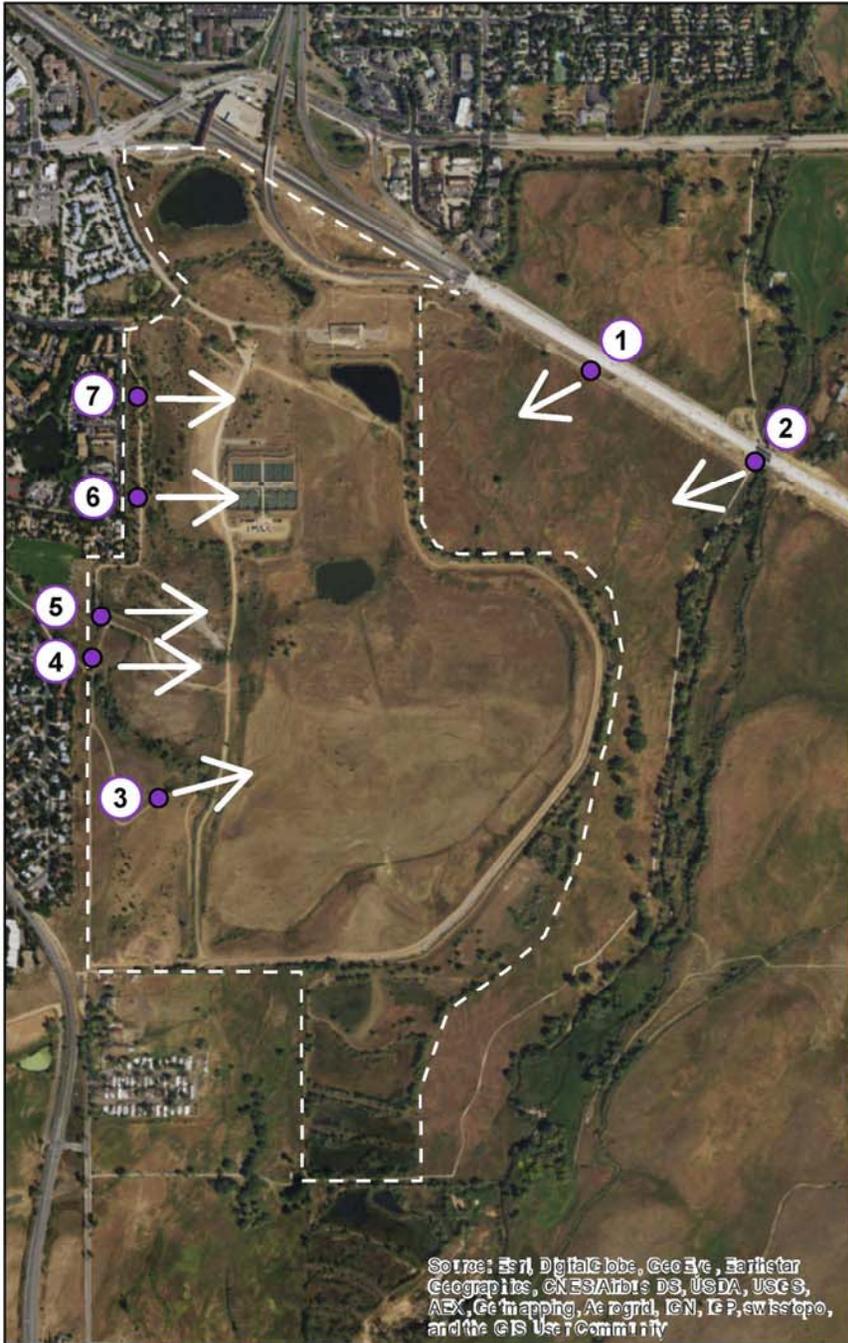
**Figure 10**  
**Connectivity - Critical Habitat, Native Vegetative Communities & Hydrology**  
 August 2016  
 CU Property



0 400 800 feet



**Figure 11**  
**Preliminary Viewshed Analysis**  
 August 2016  
 CU Property



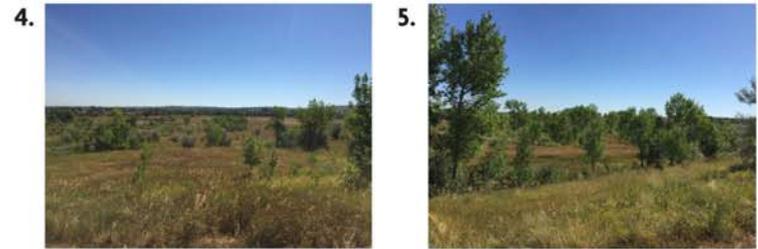
Source: Esri, DigitalGlobe, GeoEye, Earthstar  
 Geographics, CNES/Airbus DS, USDA, USGS,  
 Aero, GeoEye, AeroGRID, IGN, EPI, swisstopo,  
 and the GIS User Community

# CU South Landscape character viewsheds

## High Value



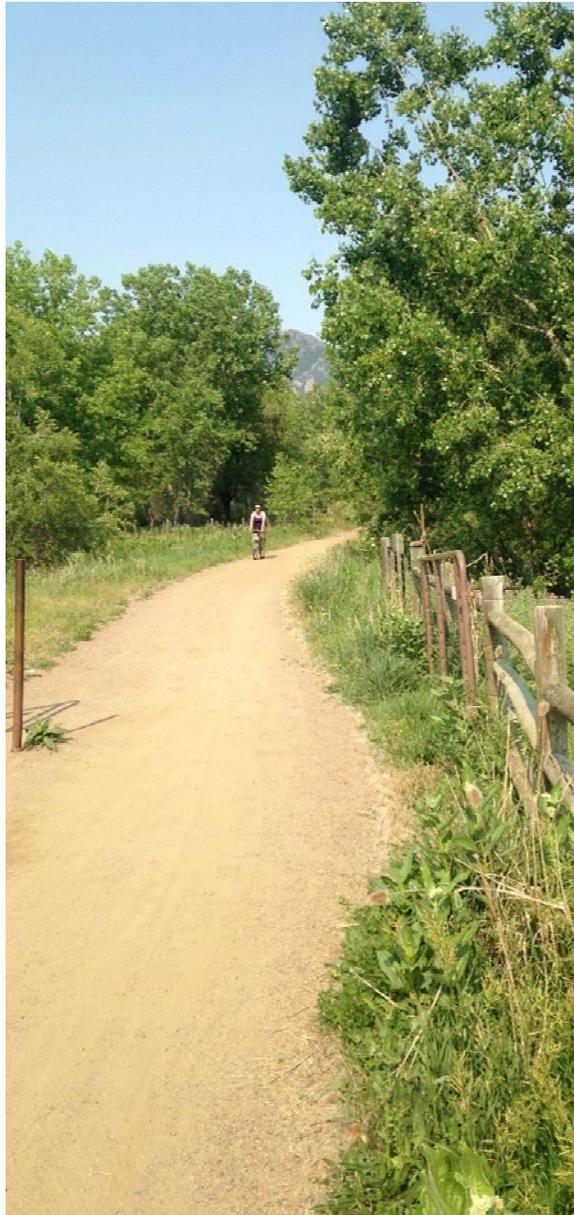
## Mid Value



## Low Value



# CU South Informal and Adjacent Trails



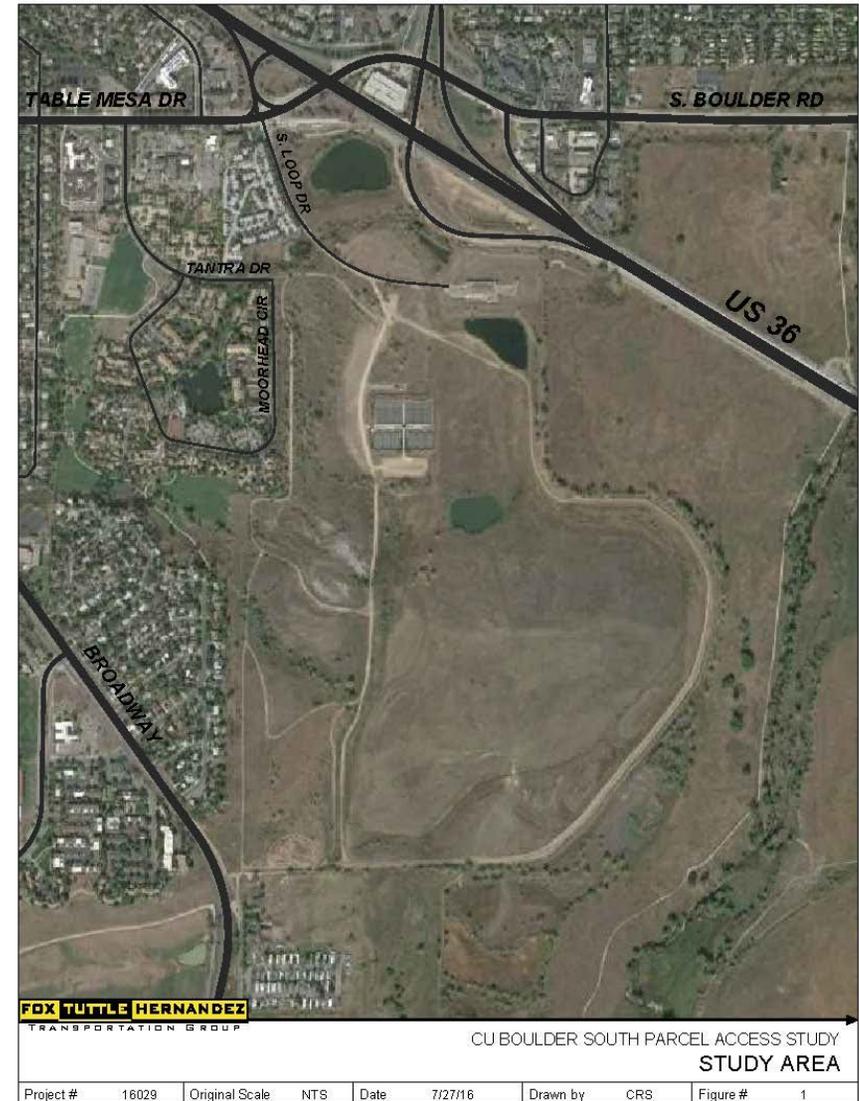
# Initial Transportation Analysis

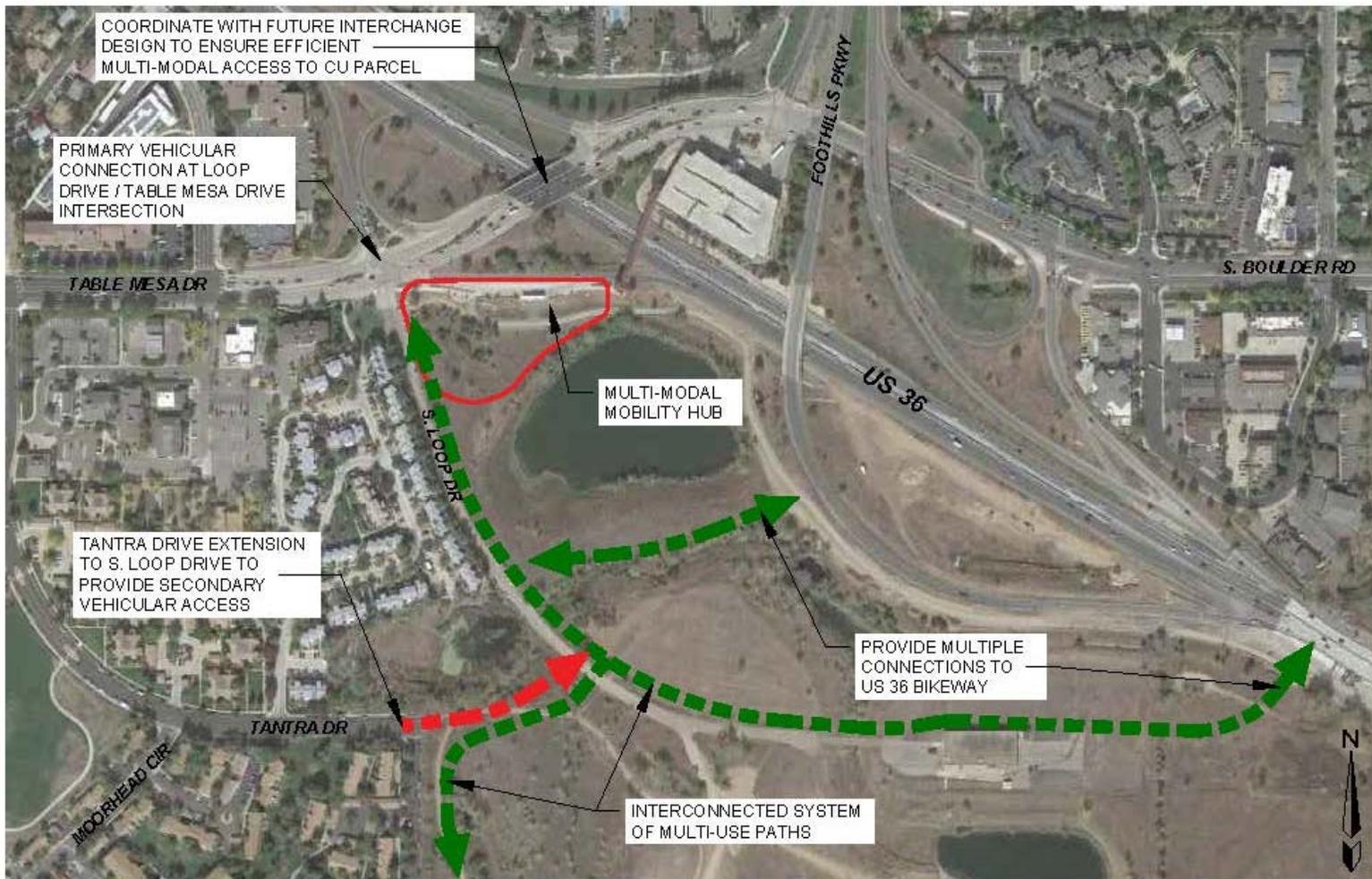
1. Access from US 36  
(S. Loop road and Tantra Drive)
2. Multi-modal connections and access

## *Still to do:*

Congestion and level of service analysis based on a range of different potential uses

Photo 2 Northbound Loop Drive at Table Mesa Drive





# NEXT STEPS

- Further analysis (utilities, transportation, etc.)
- Board discussion: Planning Board (Oct. 20) and OSBT (Nov. 9)
- **Tour of site and community events(s) for further input (Nov)**
- Additional board discussion – Nov/Dec.
- City Council Study Session (Jan. 2017)
- Decisions about land use designation (early 2017)

[bouldercolorado.gov/bvcpc/cu-south](http://bouldercolorado.gov/bvcpc/cu-south)

# QUESTIONS AND FEEDBACK

- Q&A
- Comment cards today and staff to answer questions at the boards
- [bouldercolorado.gov/bvcp/cu-south](http://bouldercolorado.gov/bvcp/cu-south)
- [Email: bvcpchanges@bouldercolorado.gov](mailto:bvcpchanges@bouldercolorado.gov)