

Boulder Valley Comprehensive Plan (BVCP)

University of Colorado Boulder, South Campus - Guiding Principles

Approved by the City of Boulder and Boulder County as of July 2017

The guiding principles are intended to guide an intergovernmental agreement or multiple agreements between the City of Boulder and University of Colorado that will specify future uses, services, utilities, and planning of the University of Colorado (CU) Boulder South Campus (“CU South”) property.

Introduction

CU South is a 308-acre property located in south Boulder at the city’s south entry of US 36. Its eastern and southern boundaries adjoin city owned Open Space including the floodplain and riparian habitat of South Boulder Creek; its western boundaries adjoin City of Boulder residential subdivisions. The CU South property provides physical and visual linkages between the city residential neighborhoods and park lands and acquired Open Space helping to define the city’s urban edge.

General Principles

1. **Flood mitigation.** Protecting City of Boulder and Boulder County residents from future flooding events is a primary driver.
2. **Collaboration.** Further collaboration and joint planning between the city, CU, county and the community will continue to be emphasized.
3. **Public Participation.** The city will work with CU to include the community and public effectively throughout the planning, annexation and development process.
4. **Access.** Access will continue to be allowed on the site consistent with public access provided on other CU campuses.
5. **Agreement topics.** These guiding principles will guide next steps toward an annexation agreement between the city and university and (over the longer term) a master plan for CU South. The topics addressed (i.e., transportation, city utilities, infrastructure planning, site development standards, massing and total amount of development, and protection of open space values, floodplain, wetland and other environmental topics) should lead to more specific standards and metrics and identifies community benefits as part of annexation agreements.
6. **Other options.** These principles are not intended to prevent the city and CU from exploring other options or geographic areas for CU to achieve its housing, program, and facility goals in lieu of locating them at the CU South property.
7. **Land Use Designation Changes.** The Land use designation map may be amended to enable the city and CU to implement a shared vision for the site. The standard process detailed in the BVCP

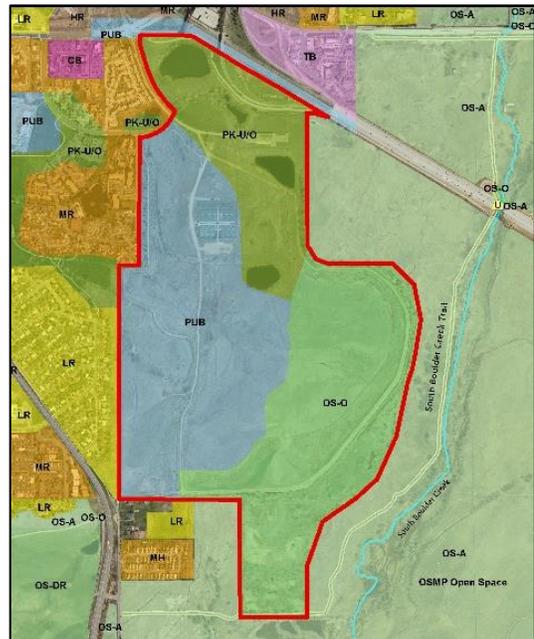


Figure 1: Existing Land use designations

will guide any future land use designation changes.

8. **Annexation Timing.** Preliminary engineering design and studies pertaining to flood mitigation, the CU levee, and habitat and wildlife will be completed expeditiously and will be used to inform the annexation agreement.

Principles for the Area designated as Open Space-Other (OS-O)

(See Figure 1: OS-O Designation.)

Area within 100-year Floodplain

(See Figure 2: 100-year Floodplain)

1. **Protect Open Space.** Minimize disturbance to protect this area given its potential for high open space value and presence of sensitive species. Maintain and create recreation opportunities that do not significantly conflict with ecological values. Trail connections to open space trails would follow a typical city public process. Where appropriate, support open space-related educational and research opportunities. Specific real property ownership, easements, and/or agreements will be established during annexation.
2. **Resource restoration.** Seek opportunities for ecological restoration and improvement. Not all of the site is currently high value for wetland function and floodplain connection due to past land uses, but could be enhanced to benefit the site itself as well as adjacent city natural areas. The city seeks to partner with CU to incorporate open space values and restoration values.
3. **South Boulder Creek.** Protect and when possible restore wildlife habitat, grasslands, wetlands and streams to improve the delivery of open space values except for park and recreational facilities designed to be located within the floodplain.
4. **Collaborate with city and county on open space.** The city and county will partner with CU to incorporate open space values, maximize conservation, education and recreational opportunities and leverage city and county resources.

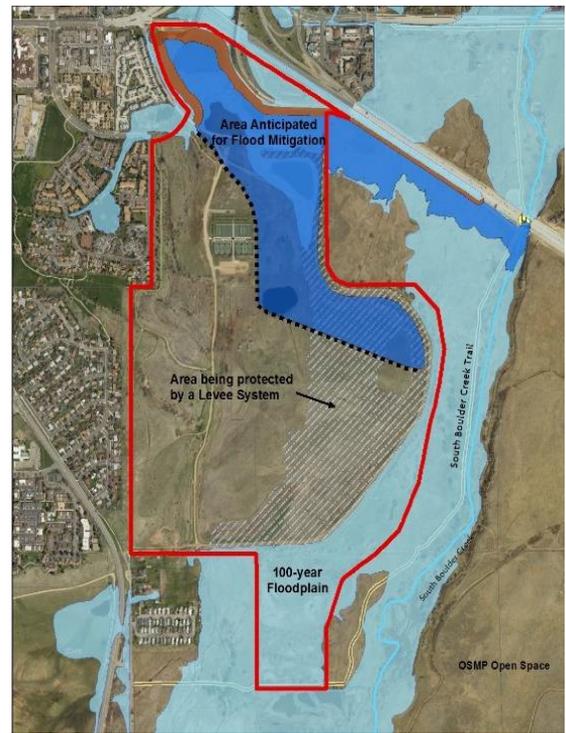


Figure 2: Conceptual Flood Mapping

Area Protected by Levee System/Area of Greater Open Space and Ecological Value

(See Figure 2: Area Being Protected by a Levee System)

1. **Compensatory mitigation:** Floodplain functions, including wetlands and flood mitigation, may be restored as part of compensatory mitigation for impacts elsewhere on site.
2. **Open space, restoration and recreation:** In this area, the city will conduct further analysis of the impacts of removing the levee on flood mitigation design, evaluate potential ecological values and recreation opportunities and seek to collaborate with CU to protect and improve the

delivery of open space, restore high ecological value areas and/or provide areas for recreation in lower ecological value areas. The city and CU will work together to achieve greater open space acreage as part of either larger city open space conservation areas or limited-structural build, such as community gardens, recreation, solar gardens, etc.

3. **Levee system.** The city will seek to work with CU to evaluate removal of the levee, including potential improved delivery of open space values, ecological restoration or enhancement benefits. CU will remain responsible for maintaining certification of the existing flood control levee on the site through the Federal Emergency Management Agency (FEMA), including but not limited to any operation, maintenance or replacement.
4. **No enclosed academic space, offices, or residential structures in the Area Protected by Levee or FEMA 500-year floodplain.** Such buildings would be constructed outside of this area. See Site Design principles below.

Principles for the Area Designated as Public (PUB) or Park, Urban and Other (PK-U/O)

Flood Mitigation Area

(See Figure 1: Public Designation, and Figure 2: Flood Mitigation)

1. **Analyze, design, and implement Flood Mitigation Phase 1.** Protect life and property by coordinating with the University of Colorado to implement the South Boulder Creek Flood Mitigation Study subject to final design (Phase 1). Consider mitigating flood risk to the highest standard practicable while balancing associated environmental, social and financial impacts.
 - a. As part of the flood mitigation design process, the city will evaluate the flood storage and attenuation (water retention with slow release) value of the site, with and without the levee in place. The study will look at both flash flood and long-duration storm events.
 - b. Specific real property ownership, easements, and/or agreements will be established during annexation for the area necessary for floodwater improvements and other uses (plus or minus some land area). Prior to a final agreement related to the flood mitigation land area, the city will conduct a groundwater assessment which verifies the feasibility and provides the basis for design and construction of implementing measures to convey groundwater through the dam in a manner that substantially replicates existing flow patterns.
 - c. The site will provide adequate areas for construction, maintenance, and operation of city flood control dams, appurtenances, and associated flood storage including freeboard to reduce flood risks.
 - d. Explore opportunities for passive and active recreation activities, or other uses compatible with the floodwater mitigation system and where possible, conserve and/or restore areas within the flood mitigation facilities with high ecological value and mitigate impacts.
 - e. The city recognizes that storm events larger than a 100-year event can occur and may be more probable in the future due to the impacts of a changing climate. In designing the South Boulder Creek Phase 1 flood mitigation facility, the city's goal is to mitigate to at least a 100-year flood, and the city will consider larger events, including the 500-year flood as adopted by FEMA and a probable maximum flood as determined by the State Engineer. The mitigation facility will be designed to accommodate larger events per the requirements of the State Engineer.

- f. Property interests for flood control purposes are anticipated to be provided to the city as part of the annexation agreement.

Land Use Mix

1. **Housing for university needs.** Housing on the site will meet the needs of university faculty, staff and non-freshmen students in order to address the fact that Boulder housing is currently unaffordable to faculty, staff and students. Providing workforce and non-freshmen housing will contribute positively to the community's housing affordability goals and aid the university in its recruitment and retention. Housing should be mutually beneficial to the community and university and integrated with needs of the community rather than built as isolated enclaves.
2. **Residential units and non-residential space.**
 - a. Housing will be the predominant use of the site for areas not used for flood mitigation (i.e., with a target of 1,100 residential units and the final number guided by transportation performance and other site constraints), although the site may include a mix of residential and non-residential and facilities. The site will emphasize housing units over nonresidential space (jobs) to help balance jobs and housing in the community.
 - b. Except for recreation facilities, development will be phased such that non-residential space will be phased after a significant amount of housing is built. Later phases will be dependent on demonstrating that initial phases achieve objectives of mitigating impacts.
 - c. The overall non-residential space footprint will be minimized and support and benefit the convenience of the residents, employees, and visitors to residential and recreational uses of the property.
 - d. The exact amount, types and location of residential and non-residential space will be refined to minimize impacts as a long-term master plan is developed and as transportation analysis is conducted.
 - e. Academic facilities will include space for research and/or education pertaining to natural environment such as ecological restoration, floodplains, and related topics.

Use restrictions. The site will not include large-scale sport venues (i.e., football stadium), high rise buildings (maintaining substantial consistency with the city's height limits), large research complexes such as those on east campus, roadway bypass between Highway 93 and Highway 36, or first year student housing.

Site Design

1. **Model of quality and innovation.**
 - a. The site will be a model for innovation and high quality, energy efficient buildings, and site design that minimizes environmental impacts. Innovation will span a range of areas (e.g., how food and waste processes are addressed, outdoor lighting, sustainable materials, stormwater, etc.).
 - b. It will model future resilience and sustainability for design, construction, and maintenance strategies. Development will meet the equivalent of the U.S. Green Building Council's Gold or Platinum LEED standards or other applicable sustainability standards for residential development.
2. **Clustered, village design.**

- a. Residential development will be of high quality and contextually appropriate to neighboring properties.
 - b. Development will be compact, clustered in a village style. Any non-residential buildings will be human scaled.
- 3. Environmental standards.**
- a. Usable open space that meets the active and passive recreational needs of the residents, employees, and visitors will be maintained within developed areas.
 - b. Wetlands will be maintained, preserved, protected, restored, and enhanced in a manner consistent with the city's Land Use Code.
 - c. Development on slopes at or exceeding 15 percent will be minimized in a manner consistent with the city's Land Use Code.
 - d. All enclosed academic structures, offices, or residential uses will be constructed outside of the FEMA 500-year floodplain.
 - e. Stormwater impacts of new development will be mitigated based on established criteria for minor and major storm events and applicable stormwater quality requirements. Preservation or restoration of existing undeveloped areas will be considered to attenuate peak runoff from the site and to mitigate stormwater quality impacts.
- 4. Building mass, height and views.**
- a. Buildings will be designed and sited in a manner to protect views and contribute positively to the character of the city's "gateway". Building heights will maintain general consistency with the city's height limits with buildings varying in height and visual interest. Building heights will transition gently from the open space and to neighborhoods to the west.
 - b. Building location, massing and height will protect and complement views of the mountain backdrop, particularly the viewsheds from the US 36 bike path, the South Boulder Creek Trail, US 36 and SH 93.

Urban Services and Utilities

- 1. **Urban Services.** Future agreements between the city and university will be contingent on the ability of the city to provide Adequate Urban Facilities and Services and university's contribution to cover the cost of the necessary services and utilities on site and to address off site impacts to systems.

Transportation

- 1. **Performance based transportation to avoid impacts.** The transportation needs generated by future development at the site will not unduly impact the transportation networks that serve the property. Impacts to local and regional networks will be mitigated through implementation of performance based standards. The city and CU will complete additional planning and transportation analysis to further develop performance based standards including but not limited to maximum amount of parking, trip budgets, transit use, pedestrian and trail connections, and access to transit passes. Planning considerations will be addressed collaboratively by the city and CU and will include innovative and long-range technologies, including electric vehicles, autonomous vehicles, etc., as well as possible joint options with City-funded transit.

2. **Multi-Modal hub and connections.** Implement a multi-modal mobility hub and transit connections between the CU South Boulder property and other Boulder campus locations to manage employee and resident access and mobility.
3. **Connected multimodal systems.** Incorporate connected and safe pedestrian, bike and transit systems through CU South integrated into the broader city and regional bicycle and pedestrian network, including safe street crossings, trailhead(s), soft surface recreation trails, and a trail link(s) to the South Boulder Creek Trail in coordination with OSMP. When creating and maintaining recreational opportunities such as trail connections through the property, do so with consideration for likely and potential impacts to adjacent open space, and for mitigation of those impacts, as appropriate.
4. **Protect Neighborhoods from Transportation Impacts.** The street design will minimize impacts into nearby residential neighborhoods, such as Tantra Park, Basemar, Martin Acres and High View.
5. **No bypass.** Discourage any outside traffic from cutting through the property to avoid impacts to the Table Mesa Drive/Broadway connection.
6. **Emergency connectivity.** Limited ingress and egress via local connections may be provided for emergency, life safety situations. Develop an Emergency Service and Evacuation Plan to address emergencies and use of emergency access and connections.

Update to Policy 1.05, as Recommended by Planning Board on May 25, 2017 and Approved by City County on July 11, 2017

(see blue text added.)

With three campus locations in Boulder and serving over 30,000 students, the university is integrated into the city's fabric and benefits the community socially, economically and culturally. The city will aim to coordinate with the university and engage with the community to exchange information and plan for future uses and activities on the Main campus, East Campus, CU South, and Williams Village area, especially where changes may affect surrounding areas or have regional implications. The city will address regional implications by seeking input, advice or partnerships from other governmental entities including RTD, CDOT and Boulder County. The city aims to work with CU cooperatively to address critical needs of flood safety, student and workforce housing, and transportation and other infrastructure. Intergovernmental agreements between the agencies can provide clarity about roles and responsibilities on such issues of mutual concern building on collaborative planning process and guiding principles. [In its negotiations of an annexation agreement for CU South, the city will use the guiding principles as shown in Ch V. Subcommunity and Area Planning, CU South Boulder Campus.](#)

Update to Chapter IV, Land Use Map Descriptions (PK-U/O), as Approved by City Council on July 11, 2017

(see blue text added.)

Park, Urban and Other (PK-U/O)

Characteristics and Uses: PK-U/O includes public lands used for a variety of active and passive recreational purposes [or flood control purposes](#). Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks as defined in the *Parks and Recreation Master Plan*. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences.