

Attachment G: Proposed 2016 CU South Study Project Approach

Purpose

The purpose of the 2016 CU-Boulder South Study is to assess the characteristics of the CU-Boulder South site and adjacent properties and, based on those findings:

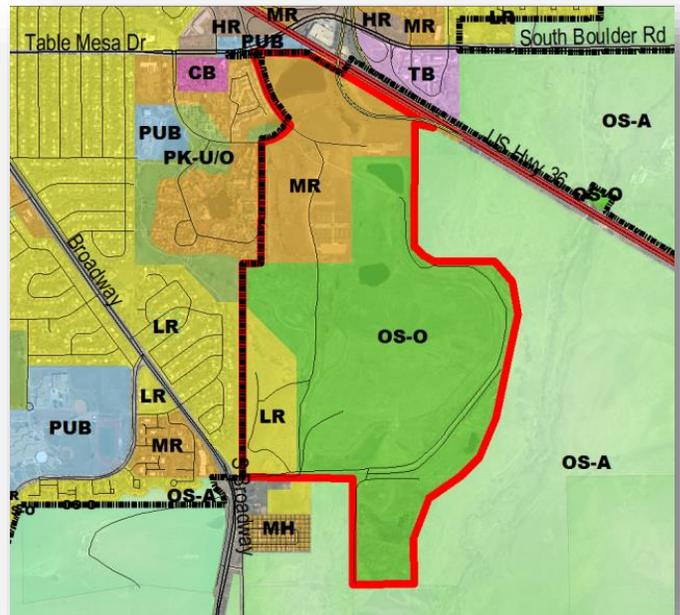
1. Provide a recommendation for changes to the Boulder Valley Comprehensive Plan (BVCP) land use designations on that site; and
2. Provide a framework for future annexation and agreements between the city and CU as it relates to the CU South site.

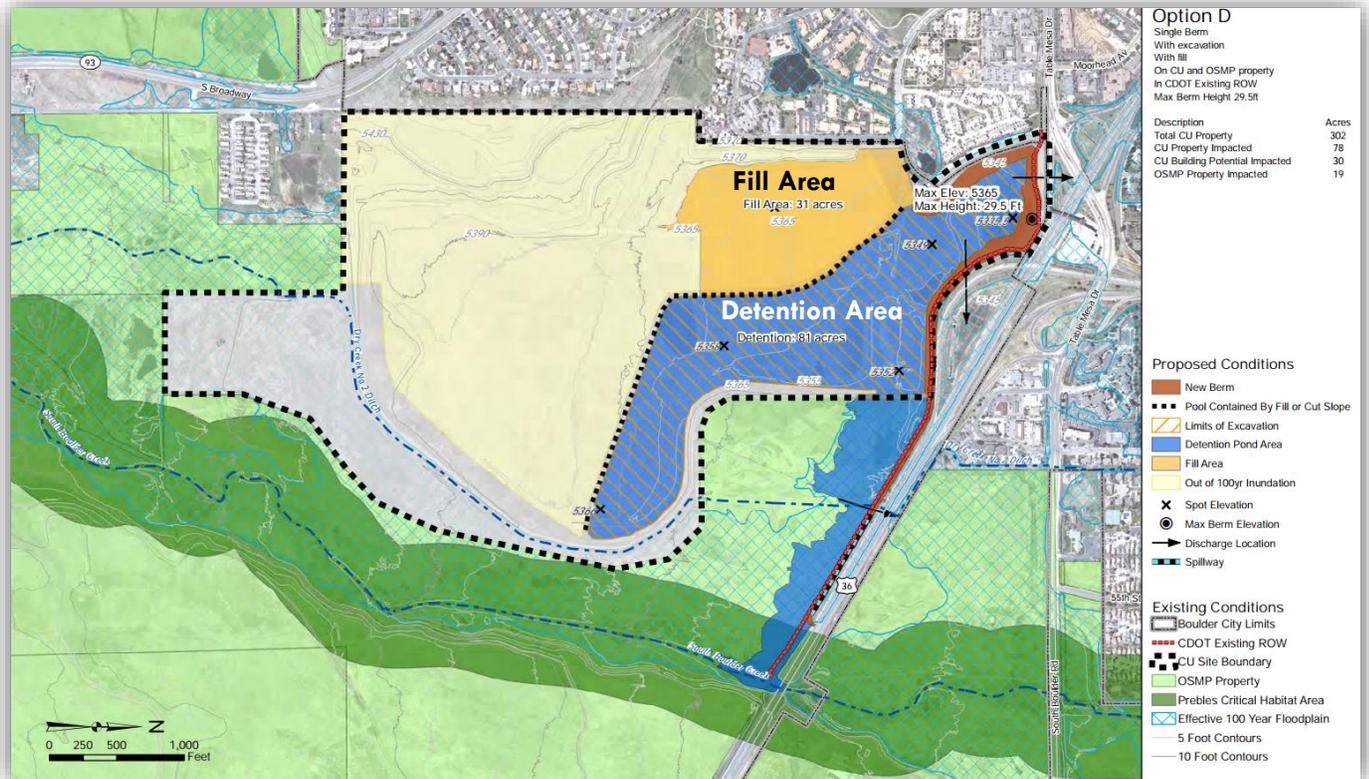
Background

The CU-Boulder South property is 316 acres in size and is owned by the University of Colorado (CU). The property currently has the following three land use designations on portions of the property – Low Density Residential (LR), Medium Density Residential (MR), and Open Space-Other (OS-O). The property is entirely in Boulder County and in BVCP planning Area II, which makes it eligible for annexation.

There are no specific plans at this time, but CU is interested in eventual annexation and development of a portion of the property. The current land use designations are likely not appropriate for potential public uses of the site.

During the 2000 and 2005 major updates to the plan, the city deferred changes to the BVCP land use designations pending the outcome of the South Boulder Creek Flood Mitigation Study. On August 4, 2015, City Council accepted the [South Boulder Creek Major Drainageway and Flood Mitigation Plan](#) that included several options for utilization of portions of the CU-South property for flood mitigation. “Option D” is currently the preferred option, which includes about 80 acres of the CU-South site for detention and about 30 acres for an adjacent fill area (see map below).





Current Preferred Option for South Boulder Creek Flood Mitigation

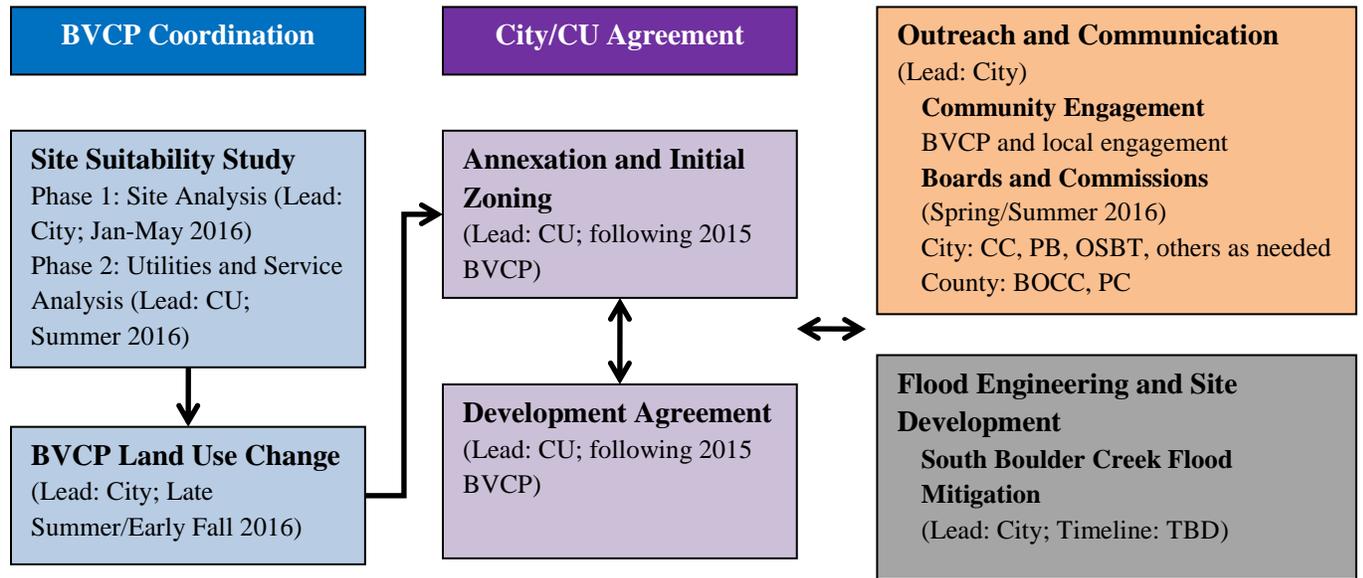
As part of the 2015 major update to the BVCP, staff will prepare a Site Suitability Study to assess view corridors, wetlands, environmental features, topography, availability of city services, and other pertinent information. This study will build on analysis done by CU in 2002 (“CU-Boulder South Conceptual Land Use Assessment”), the South Boulder Creek Flood Mitigation project, the Colorado Natural Areas Program Articles of Designation and Management Plan for the adjacent South Boulder Creek State Natural Area, and the US 36 Environmental Impact Statement that included future options for the US 36 and Table Mesa interchange.

Staff and consultants will begin the Site Suitability Study in December and January with the collection of relevant data. The city will integrate CU-South public engagement with BVCP events to present findings from the suitability study and recommendations on changes to the BVCP land use designations. Final recommendations of the suitability study will be incorporated into proposed land use designation changes in the 2015 major update to the BVCP.

Proposed Process

The chart below summarizes a proposed process, with more details on each step below the chart. Each step in the process would be collaborative among the various departments in the city, CU, CDOT, and other interests as needed. Community engagement would also occur throughout as described below.

CU South Draft Process, Scope Items



BVCP Coordination

The Site Suitability Study and CU South BVCP land use change process will be part of the overall 2015 BVCP update. Future annexation and initial zoning will follow the 2015 BVCP update.

Site Suitability Study

The primary outcome of the CU South Site Suitability Study will be identification of areas suitable and unsuitable for development to inform the BVCP land use designation and a subsequent annexation, initial zoning, and agreements between the city and CU.

The Site Suitability Study **will not** include a detailed site development plan or show any specific recommended land use, development, or infrastructure investment options.

Staff is proposing a two-phased Site Suitability Study. Staff is still assessing resource needs but anticipates consultant support for several of these scope items.

Phase 1 – Site Analysis (Lead: City; Timeline: Jan-May 2016, with ecological analysis beginning in Spring 2016)

The overarching objectives of **Phase 1 (Site Analysis)** of the study are to identify:

- Areas suitable for development;
- Environmentally sensitive and undevelopable areas;

- Transportation and access issues and opportunities;
- Utility issues and opportunities; and
- Any other relevant site development issues or constraints.

The city will lead Phase 1. The Phase 1-specific primary outcome will be a comprehensive assessment of the site in the context of existing and planned city policies, infrastructure and fiscal constraints and opportunities, and other community interests.

Part of the Phase 1 scope will be studying which components of the 2002 Study are valid and relevant to carry forward and where new analysis is needed. The city and CU have also discussed excluding certain parts of the CU South site from detailed analysis where there is agreement that there is no future site development anticipated (e.g., east of the Dry Creek #2 Ditch). The elements of Phase 1 would include, but are not limited to an analysis of:

1. Current policies;
2. Site history;
3. Existing and surrounding uses;
4. Transportation and access for all modes;
5. Utilities (i.e., water, sewer);
6. Flood and drainage, irrigation, water rights;
7. Natural resources, including but not limited to geology and landscape character, hazards, wildlife and sensitive species;
8. Development suitability areas and those recommended for conservation; and
9. An assessment of other future needs.

Phase 2 – Utility and Service Analysis (Lead: CU; Timeline: Summer 2016)

The overarching objectives of **Phase 2 (Utility and Service Analysis)** of the study are to identify: (a) A range of future land use types (with more specificity than the BVCP land use categories) including locations and intensities, and options for future transportation connections and other infrastructure; and (b) city infrastructure and service impacts based on the identified land uses.

CU will lead Phase 2. The Phase 2-specific anticipated outcomes will be identification of a range of future intensities, land uses, and related service needs and impacts to inform recommendations for future BVCP land use changes. Staff anticipates close collaboration with CU on each scope item, with more discussions to define specific roles.

BVCP Land Use Change Process (Lead-City; Timeline: late Summer/early Fall 2016; requires four body review)

The BVCP land use change process will amend the city's land use map by assigning designation(s) to the CU South site that will inform any future agreements, annexation, and zoning requests. **It will not** assign zoning to the property, include detailed site planning, or annexation. Both phases of the site suitability study will inform the BVCP land use designations. The changes will require approval from City Council, Planning Board, Boulder County Commissioners, and the Boulder County Planning Commission.

CITY AND CU AGREEMENT SCOPE ITEMS

Annexation and Initial Zoning (Lead- CU; Timeline: Following BVCP Process)

The city will work with CU as the applicant for any future annexation and initial zoning requests that are consistent with the outcomes from the BVCP land use change process. CU will be required to follow state and city annexation requirements, with the first step being an annexation feasibility study (the Site Suitability Study and related work may suffice for this step) and annexation petition. An annexation agreement will also be required.

Development Agreement (Joint City/CU Effort; Timeline: TBD)

Prior to recommending any BVCP land use changes, the city and CU should determine the key components of any draft agreement, particularly those items that may relate to the BVCP update (i.e., developable and underutilized areas, undevelopable areas, BVCP land use designation(s)).

A final agreement may address more detailed, technical elements that the BVCP process may not address (e.g., infrastructure carrying capacity, service provision, terms of annexation, etc.). The final agreement should also include any “triggers” for when additional stipulations must be met (i.e., at time of annexation or site development). The final agreement could be part of the annexation process that commonly includes an annexation agreement.

OUTREACH AND COMMUNICATION

Community Engagement (Lead-City)

CU South-specific community engagement should integrate with the BVCP engagement process, and may necessitate focused, parallel community engagement. One of the first steps will be setting up a project webpage that acts as a repository of information and schedules. Following the BVCP process, the city should facilitate more site-specific community engagement as needed around future options. Staff anticipates sharing information on the overall process, Site Suitability Study, and draft recommendations with the community throughout 2016.

Boards and Commissions (Lead-City)

The CU South-specific board and commission meetings should sync with the overall BVCP meetings that will occur throughout the spring and summer of 2016. In addition to City Council, Planning Board, and County Commission and Planning Commission meetings, the city’s Open Space Board of Trustees (and possibly other boards depending on the issue) should receive updates and opportunities for feedback as more details emerge in early 2016. The city will rely on CU staff to inform their boards and commissions on the CU South project site as they see fit.

FLOOD ENGINEERING AND SITE DEVELOPMENT SCOPE ITEMS

South Boulder Creek Flood Mitigation (Lead – City; Timeline: TBD).

City Council accepted the [South Boulder Creek Flood Mitigation Plan](#), including the recommended option for mitigation on August 4, 2015. The recommended regional stormwater detention facility at US 36 will require use of land owned by CU on the CU South site. The process to obtain use of CU land for construction of the regional stormwater detention facility is currently being determined by city Public Works staff. The results from this process will need to be integrated with the BVCP process laid out in this section.