

# CU SOUTH LAND USE CHANGE

The purpose of the CU South study is to assess the characteristics of the site to help inform changes to the BVCP land use designations and future agreements between the city and CU.

As part of the South Boulder Creek Major Drainageway Plan, City Council approved Option D for flood mitigation in August of 2015. As a next step, the city is working with CU and the community to evaluate the property's future uses, conservation potential and terms for annexation.

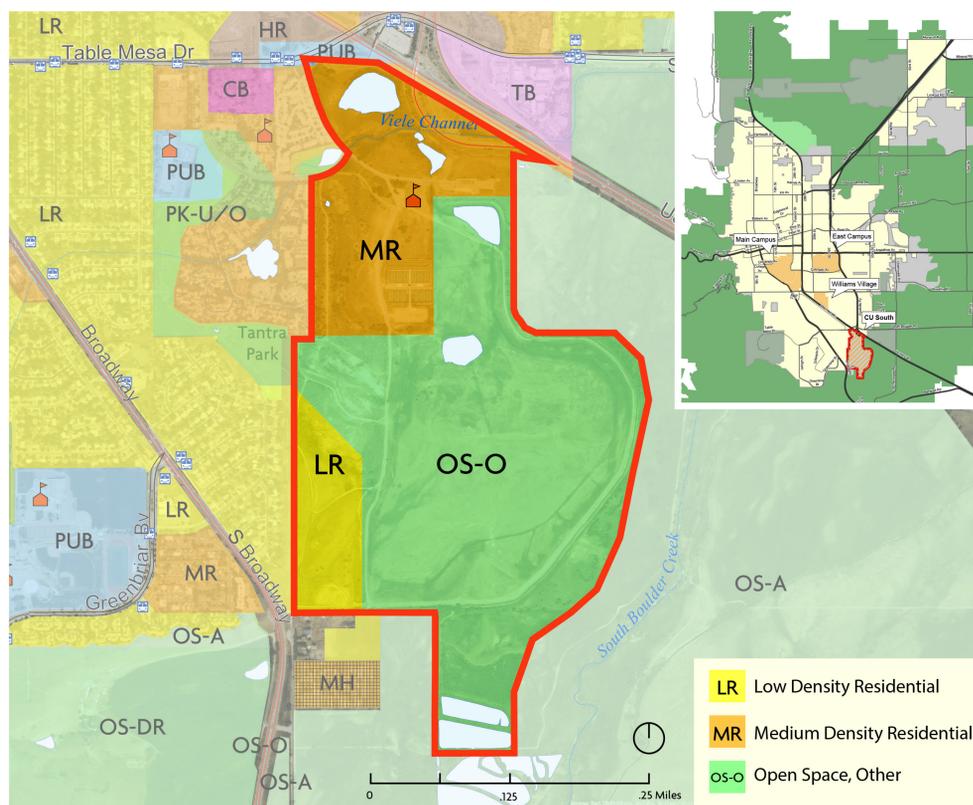
## Project Goals:

To prepare a recommendation for changes to the land use designation for the CU South property, the following project objectives are important:

1. Engage community and stakeholders around issues and interests for the future of the property.
2. Prepare analysis of site conservation suitability; use it to inform community conversation and land use change and annexation agreement(s).
3. Use 2015 Option D (South Boulder Creek Major Drainage Plan) as basis for moving forward; address flood safety on and off the site.
4. Recognize CU's intent to plan for and develop some areas of the property.
5. Conserve sensitive areas and other aspects of the site.

## What is the process for the land use change?

Community engagement will occur throughout the project. The first part of the analysis relating to the BVCP is considering site conditions – opportunities and constraints. The second part of the analysis, will consider utilities and services for a range of possible



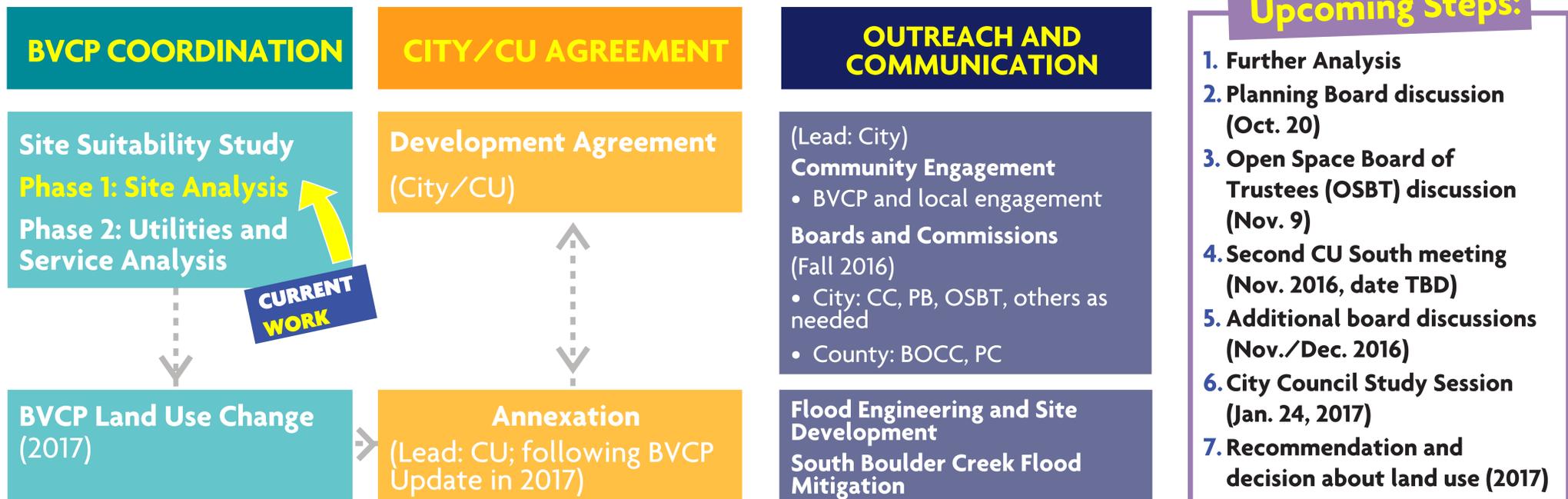
Option D: Flood Mitigation



Looking west from South Cherryvale Road and US 36.

uses for the site to help inform the land use designation. Parallel steps include coordinating a CU/City agreement about the future of the property and the South Boulder Creek flood mitigation work, as illustrated below.

## Public engagement will occur at different times throughout this process:

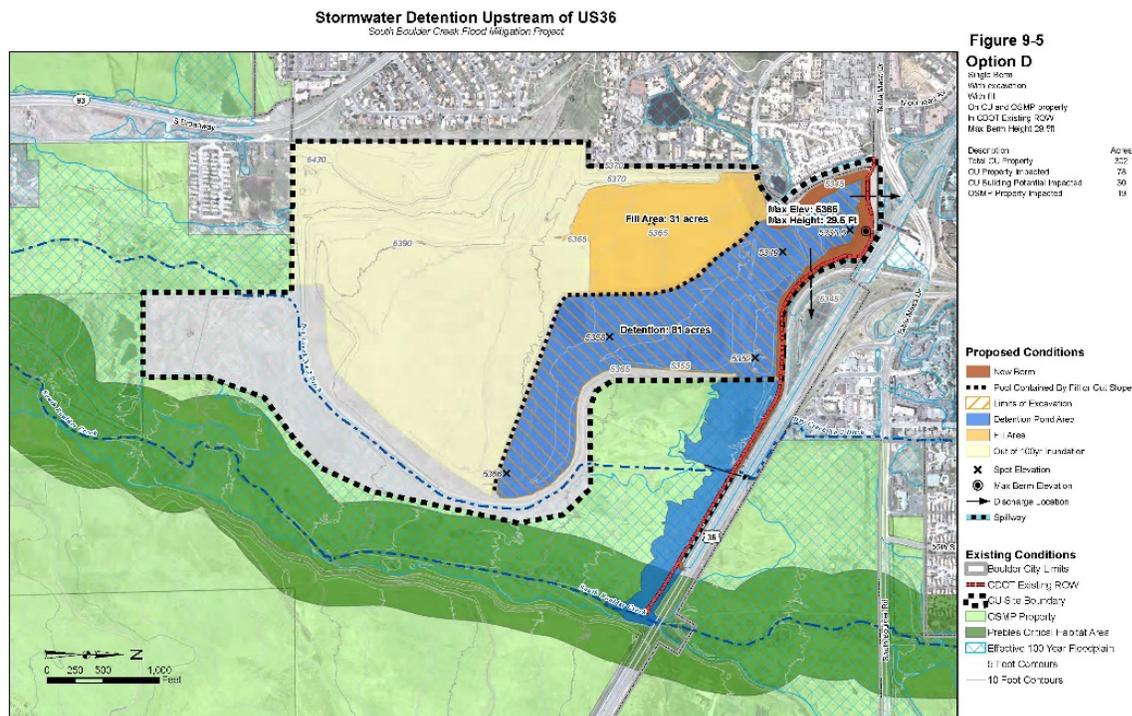


## CU South Campus – Basic Information

- The University of Colorado owns the 308 acres that is the CU South Campus property. The City of Boulder does not own any of the property.
- In 1996, CU acquired the property from Flatiron Companies who mined the property for sand and gravel (in part to construct US 36). Formerly it had been used for farming and grazing.
- The property has been in the Boulder Valley Comprehensive Plan (BVCP) Planning Area II since the 1977 BVCP, which makes it eligible for annexation by the city.
- The BVCP land uses designations are **Medium** and **Low Density Residential** and **Open Space-Other**. These designations have been in place since the 1977 BVCP and show the city’s future desired land use.
- The city owns open space to the east of the property along South Boulder Creek. That is designated as Open Space-Acquired.
- There is **no imminent development proposal** for the property, but CU would like to have the ability to plan for the property’s future, annex the property, and potentially develop portions of it.
- Current activities and uses of the property are recreation (tennis courts) and informal trails used by bicycles, walkers/ hikers, equestrians, and cross country skiers.
- CU has previously requested land use changes through the Boulder Valley Comprehensive Plan, and the city has deferred pending outcomes of the South Boulder Creek flood mitigation work.

The CU South property is important for South Boulder Creek flood mitigation.

Access this map online [www.bouldercolorado.gov/bvcp/cu-south](http://www.bouldercolorado.gov/bvcp/cu-south) for a larger view.



- The city would like to work with CU to build a berm and flood detention on the north end of the property as approved in Option D of the 2015 *Final South Boulder Creek Major Drainageway Plan – Alternatives Analysis Report*. (Aug. 2015).
- The berm would mitigate flooding downstream for several thousand structures that are potentially affected by flooding on S. Boulder Creek.
- Flood mitigation planning study began in early 2010 to develop alternatives to mitigate the flood risk in the West Valley (bounded by US 36 Arapahoe, 55<sup>th</sup> Street, and Foothills Parkway) along with overtopping of US 36.
- Open Space Board of Trustees, Planning Board, and City Council supported moving forward in 2014 with alternatives, and in 2015 approved Option D which minimizes impacts to city owned open space and would require a partnership of CDOT, CU, and the City of Boulder.
- Over the years, many previous studies have been prepared for CU South addressing hydrology, transportation, utilities, etc. They are being taken into account during the current suitability analysis.