

**Presentation
to Boulder
City Council
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Timeline of CU South Flood Protection Planning and Annexation Submittal

1996

CU hires engineer to undertake engineering review of the floodplain impacts

1998

City begins hydrology studies of South Boulder Creek

2001, CU agrees that up to 75 acres of its land could be used for flood protection

2015

City accepts the South Boulder Creek Major Drainageway and Flood Mitigation Plan Option D on CU South property

2015, CU again indicated to the city that it was a willing partner to work on flood protection for the city through the annexation process

2015

The city asked CU to engage in the BVCP process to accelerate the annexation process to allow for flood mitigation

2017, CU agrees to significant development limitations and to give 80 acres to the city for flood protection

2017

BVCP adopted, including CU South Guiding Principles as the framework for future annexation agreement

2018

City studies flood variants. CU asks city not to select Variant 1-500

2019, CU submits Annexation Application to city

Feb-Mar 2019

City Council selects Variant I-500 flood mitigation project. Staff responds to CU application.

CU responds that Var 1-500 doesn't allow for the required 129 developable acres

Spring-Summer 2019

City and CU continue to discuss annexation terms and alternatives to meet needs of both entities and achieve flood mitigation

CU Boulder Annexation Commitments

- Provide 80 acres of CU South property for flood mitigation (estimated value of \$18M)
- Build in a compact, clustered, village style
- Meet the 55' height limit of the City charter and design and site buildings that will protect/complement the views of the mountain backdrop, be contextually appropriate and model future resiliency and sustainability
- Not to develop 179 acres nor, with Public designated land available for development, build in the 500-year floodplain
- Prioritize building housing for faculty, staff and students
- Not build large sports venues, high rise buildings or large research complexes
- Connect to trails, allow use by the community of walking trails and seek opportunities to protect the scenic and natural value of these areas
- Make recreational fields available for use by community partners
- Create a multi-modal hub and develop performance based standards for transportation
- Provide a 60-day review period of the Concept Plans for the site by City (up from 45)
- Not build housing for first year students or allow fraternities or sororities on this site

Key CU Boulder Annexation Requirements

- Retain 129 acres for potential future development
- Ability to connect to city services (water, wastewater, stormwater)
- No less than 30 acres of appropriately graded land to be used for recreation purposes with appropriate access and supporting facilities at CU Boulder's cost
- No increased costs to CU Boulder resulting from flood mitigation project (access roads, warehouse and tennis court impacts including relocation, claims or damages, etc.)
- Any additional land requested by city for open space or other uses will be purchased by the city, with the university's agreement, at market value.
- If CU Boulder and the City agree to remove the levee, at the City's cost, the removal shall not increase the FEMA 100-year or 500-year floodplain on the property

BVCP Guiding Principles Analysis	Variant 1-500	Variant 2-500
General Principles (flood mitigation, collaboration, public participation, public access, agreement topics for future annexation terms, other options, land use designation changes, annexation timing)	CU objected to selection of Variant 1	
Principles for Areas designated as OS-O (protect, resource restoration, South Boulder Creek, collaborate with city and county to incorporate open space values)	Requires swap from Public to OS-O	
Area protected by levee system may be utilized for wetland mitigation, open space restoration and recreation opportunities. Limited structural builds in area. No habitable structures.	Requires swap from Public to OS-O	
Principles for Areas designated as Public (PUB) or Parks Urban Other (PK-UO). <i>Flood mitigation Area.</i> Consider mitigating flood risk to the highest standard practicable while balancing associated environmental, social, and financial impacts.	Variant I will be significantly more costly	More open space acreage will be required
<i>Land Use Mix.</i> Housing will be the predominant use of the site for university housing. Non-residential space and facilities may be included.	Site may not be suitable for housing	
<i>Site Design.</i> Model of quality and innovation, clustered village design, environmental standards (no development of habitable structures within the 500-year floodplain), building mass, height and views (University agreed to adhere to city charter height limit of 55").	Requires swap from Public to OS-O/500-year floodplain	
Urban Services and Utilities	Significantly compromises sanitary sewer connections	
Transportation. Performance based to avoid impacts. Multi Modal hub, protect neighborhoods from transportation impacts, no bypass, emergency connectivity.	Hub will be located behind the dam. Could increase transportation impacts on neighbors	

Key Impacts Between Variants	Variant 1-500	Variant 2-500
500-Year flood protection		
Recreational Fields (30 acres in PK-UO)	May need to utilize OS-O acreage	
NCAA Tennis Courts - Demolish and Rebuild	\$\$	
CU Boulder must retain 129 acres for potential development	Requires swap from Public to OS-O	
Create an integrated housing community rather than an isolated enclave (per BVCP Guiding Principles)	Places housing behind dam in isolated community	
Warehouse relocation and rebuild	\$\$	\$\$
The dam would require construction of elevated road and would impede utility access including sanitary sewer and storm sewer.	\$\$\$	
Usage of up to 80 acres offered at no cost by CU to City for flood protection.	89 acres required (80 offered at no cost)	33 of 80 acres required for flood mitigation
Impacts from flood protection project to OSMP property may require acquisition of OS-O land on CU South for mitigation/replacement.	\$	Remaining 47 of 80 acres can be conveyed for free to OSMP

Key Takeaways

- A total of 80 acres has been offered to the city, at no cost, to support this project. Those 80 acres can be divided between flood mitigation and open space dedication
- CU Boulder must retain 129 acres for potential development
- Variant I creates significant additive costs to the project for the city which should be thoroughly explored
- CU Boulder is open to selling some of the land designated as OS-O to the city at market rate for open space - it has not agreed to give this land to the city at no cost
- Variant I cuts off the property from Table Mesa and the community and may make it unsuitable for housing
- Variant II accommodates recreational fields in PK-U/O, Variant I may push those fields onto OS-O
- CU Boulder urges the city to thoroughly review and compare Variant I and II, costs, impacts on access and impact on suitability for housing

Conclusion

University of Colorado Boulder strongly urges the city to thoroughly review and compare Variant I and II, including:

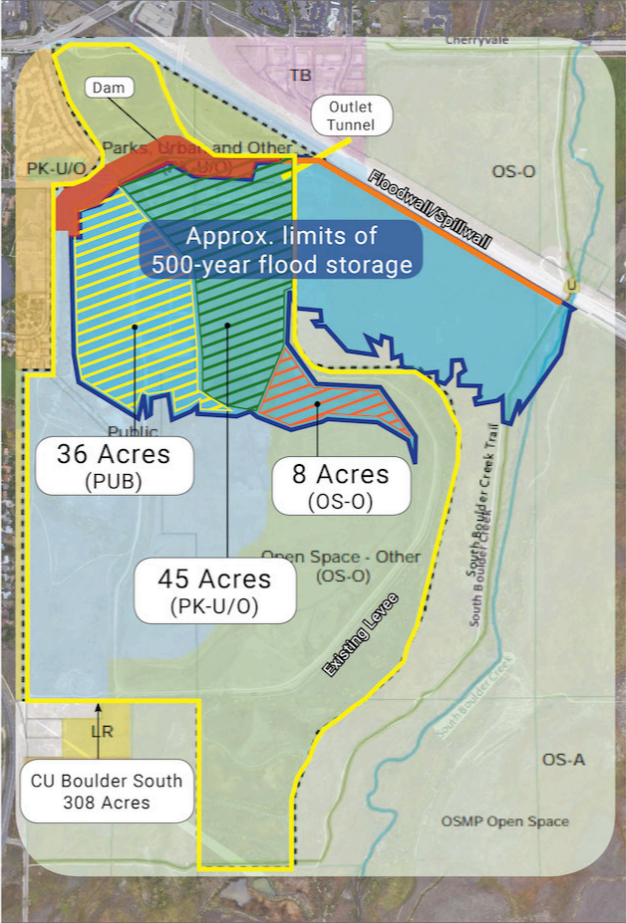
- Total costs including roads, tennis court relocation, access to services, open spaces acquisition, additional flood mitigation acreage acquisition, and warehouse replacement
- Impacts on access including multimodal transportation
- Impact on suitability for future housing development
- Alignment with BVCP Guiding Principles
- Evaluation of flood protection achieved versus cost and impacts

Maps

1. Maps showing Variant I and Variant II CU acreage required
2. Map showing acreage potential future development being moved from Public area to OS-O area to accommodate flood mitigation under Variant I 500

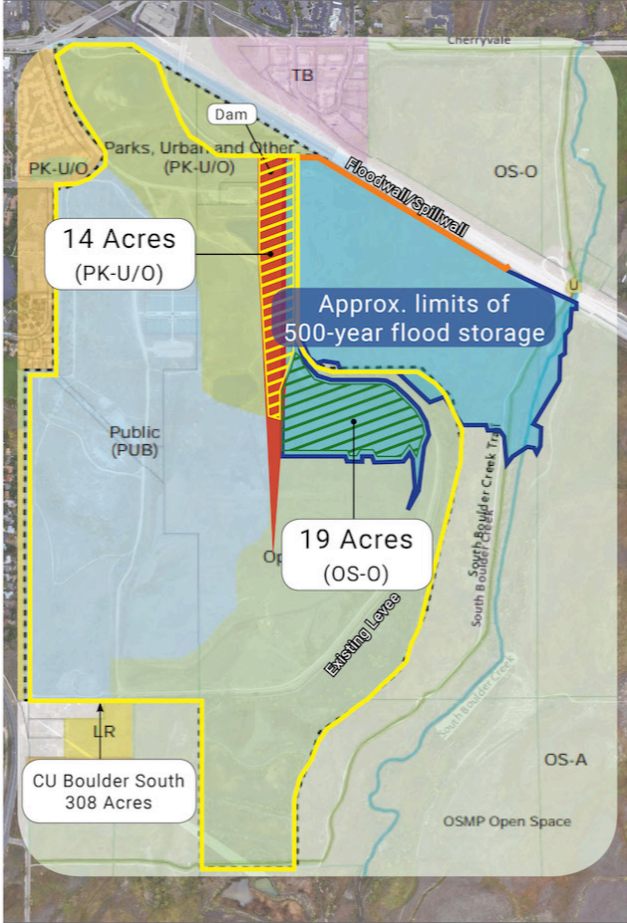
Variant I-500

89 acres
required of CU
land for flood
detention



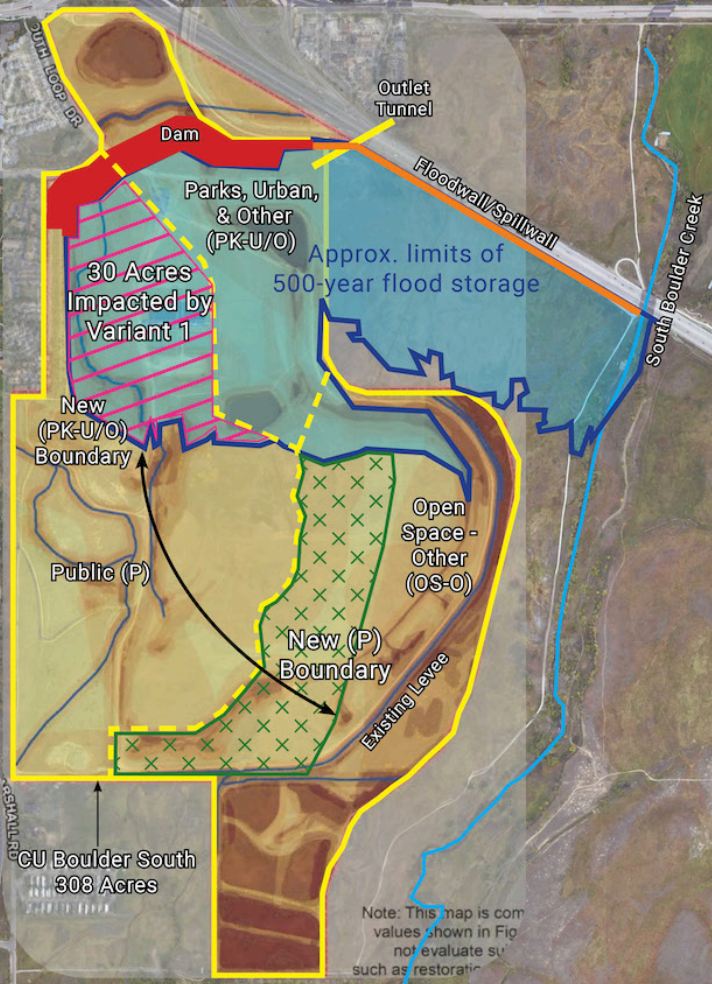
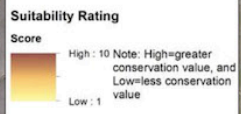
Variant II-500

33 acres
required of CU
land for flood
detention



Variant 1 - 500 Year Concept - Potential Adjustment of Boundaries Exhibit (For discussion purposes only)

Site Conservation Suitability Analysis CU South



Note: This map is com values shown in Fig not evaluate su such as restoration