

CU South Annexation

Community Briefing

April 9, 2021



Today's Agenda

1. New information & what's ahead
2. Open Q&A



Key Contacts



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<https://bouldercolorado.gov/flood/cu-south>

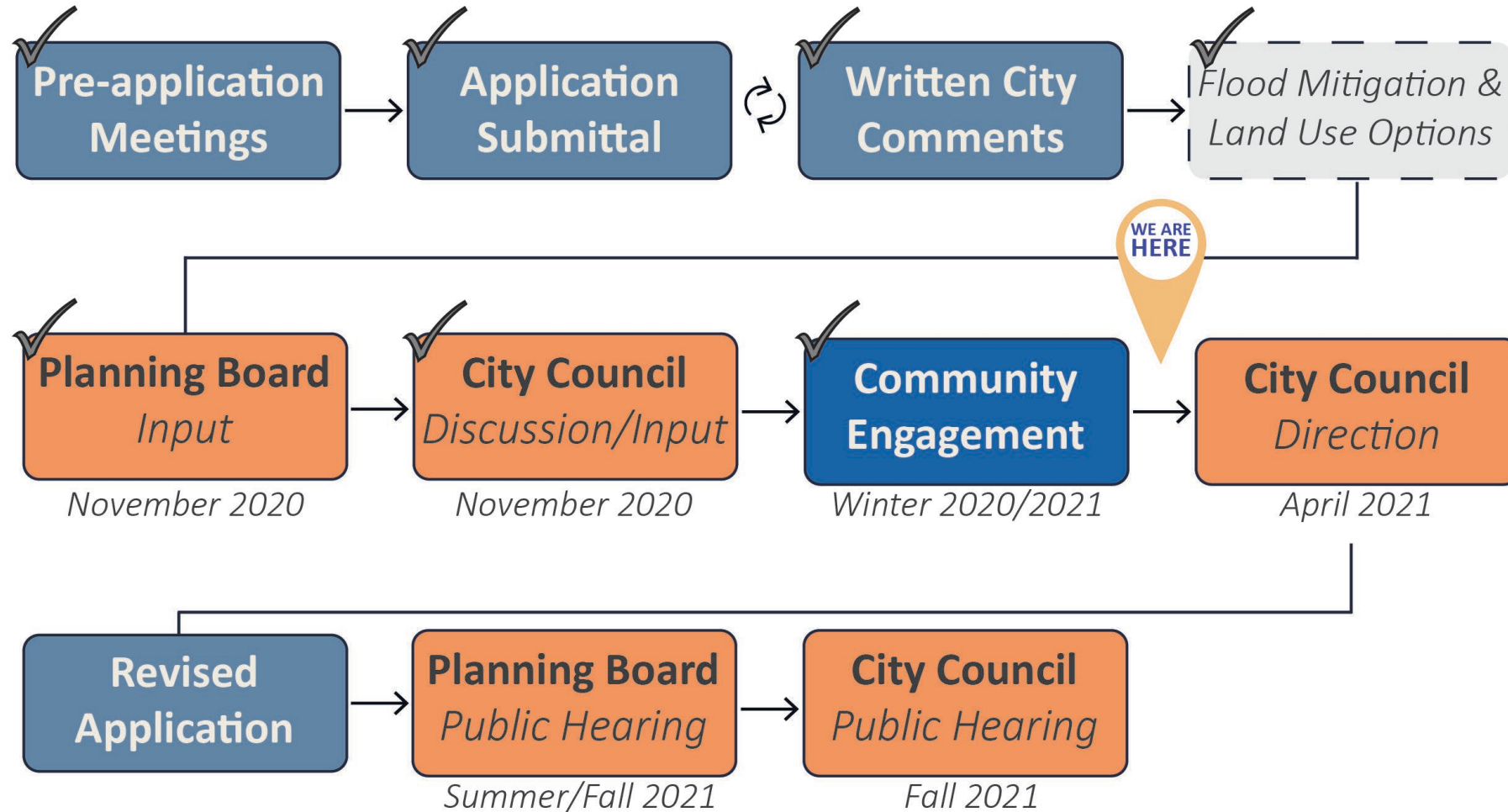


Overall Timeline (Flood Mitigation)

Project Activity	Start Date	End Date
Conceptual Design	2017	2020
Preliminary Design (30%)	2019	2022
<i>Annexation</i>	2019	2021
Design	2022	2024
Permitting	2020	2024
Construction	2024	2026



Annexation Review Process



City and CU Boulder Roles

City Council

Decision-making Body

Process Committee

Guides Public Process

Planning Board

Recommendation to City Council

City Staff

Negotiates annexation
agreement, provides
recommendation

CU Boulder

Applicant, property owner



Level of Detail: What to Expect

Guiding Principles

...protect views and contribute positively to the character of the city's "gateway".

Term Sheet

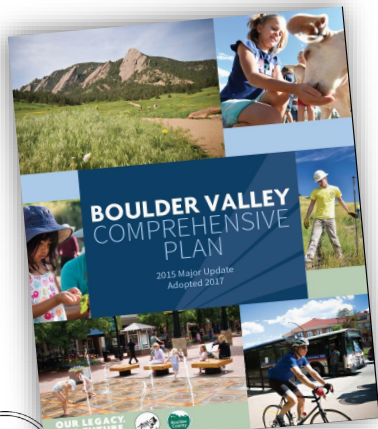
Staff proposes a height ceiling concept to ____.

Briefing Book

This concept will establish a “height ceiling” that will include X and lead to Y

Annexation Agreement

A Height Ceiling is defined as ____, measured from ____ and limits ____.

[illegible]

Topic	Summary	Staff Alignment
30	Public Access Maintain public access to the site. Consider formal fencing track and publicly accessible day track.	Additional discussions needed with the University City and the relevant authority to determine appropriate signage.
40	Prohibited Uses Prohibit large-scale sports and public facilities, including high rise buildings and research complexes. Define the specific uses.	Signal on the concept. City staff will propose specific signage to prohibit prohibited activities.
41-44	Land Use Mix Prioritized housing for university faculty, staff, graduate students and non-traditional uses.	More information needed. City staff present, and will propose, specific definitions.
Open Space Strategy		
21-22	Open Space Conserve 44 acres of land to the city for open space as noted. The city may purchase additional open space. Potentially also consider the possibility of making up any shortfall if OUSO land for recreation needs.	Not aligned on the concept. City staff will present the Open Space Strategy for recreation needs.
16	Lease System Remove the existing lease system if the city purchases the land.	Aligned
37	Structures in residential structures within the 500-year Floodplain No enclosed academic spaces, offices or residential structures within the 500-year Floodplain	More information needed. City staff will propose specific definitions.

TBD

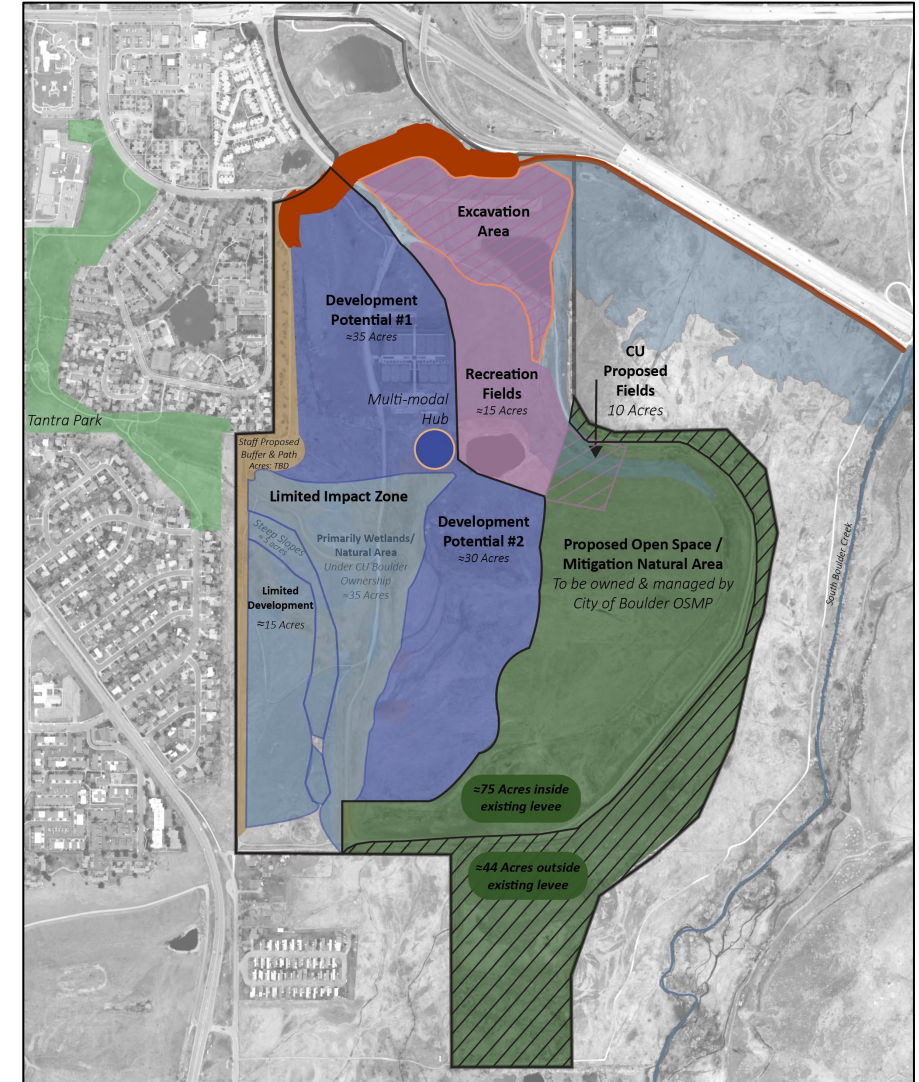
Engagement

- Over 900 Responses to the Questionnaire
- Feedback that is shaping the negotiation
 - Allowed and prohibited uses
 - Transportation Strategy
 - Open Space
 - Hopes and concerns
- Listening Session – Monday, April 12 4-5:30
- Future Sessions and Online Opportunities



Briefing Book: What's New?

- Key Issues Map
- Fiscal Impact Considerations chapter
- Design Guidelines
- Open Space Board of Trustees Recommendation (March 2021)
- Transportation Chapter
- Emerging Issues: Contingencies & Affordable Housing



General Terms

New Concepts

- Affordable Housing
- Sale of Land
 - *First Right of Offer/Refusal*
 - *City regulations apply if sold*
- Annexation contingent on flood project

Minor Changes



- Outdoor lighting & wetland standards
- City review of CU development plans

No Change

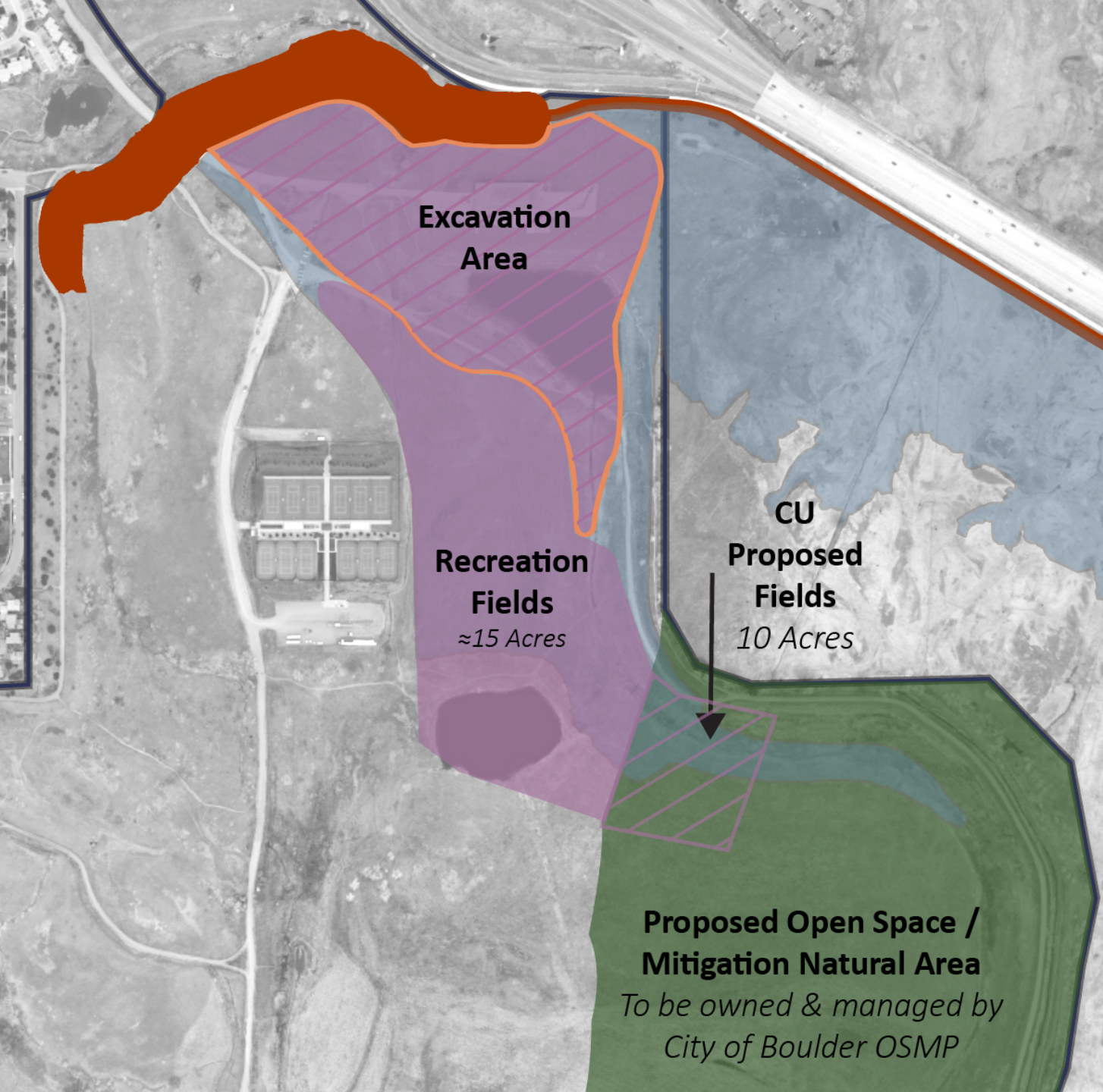
- Fire Station
- Payment In-Lieu of Taxes



Annexation Contingent on Flood Mitigation Project

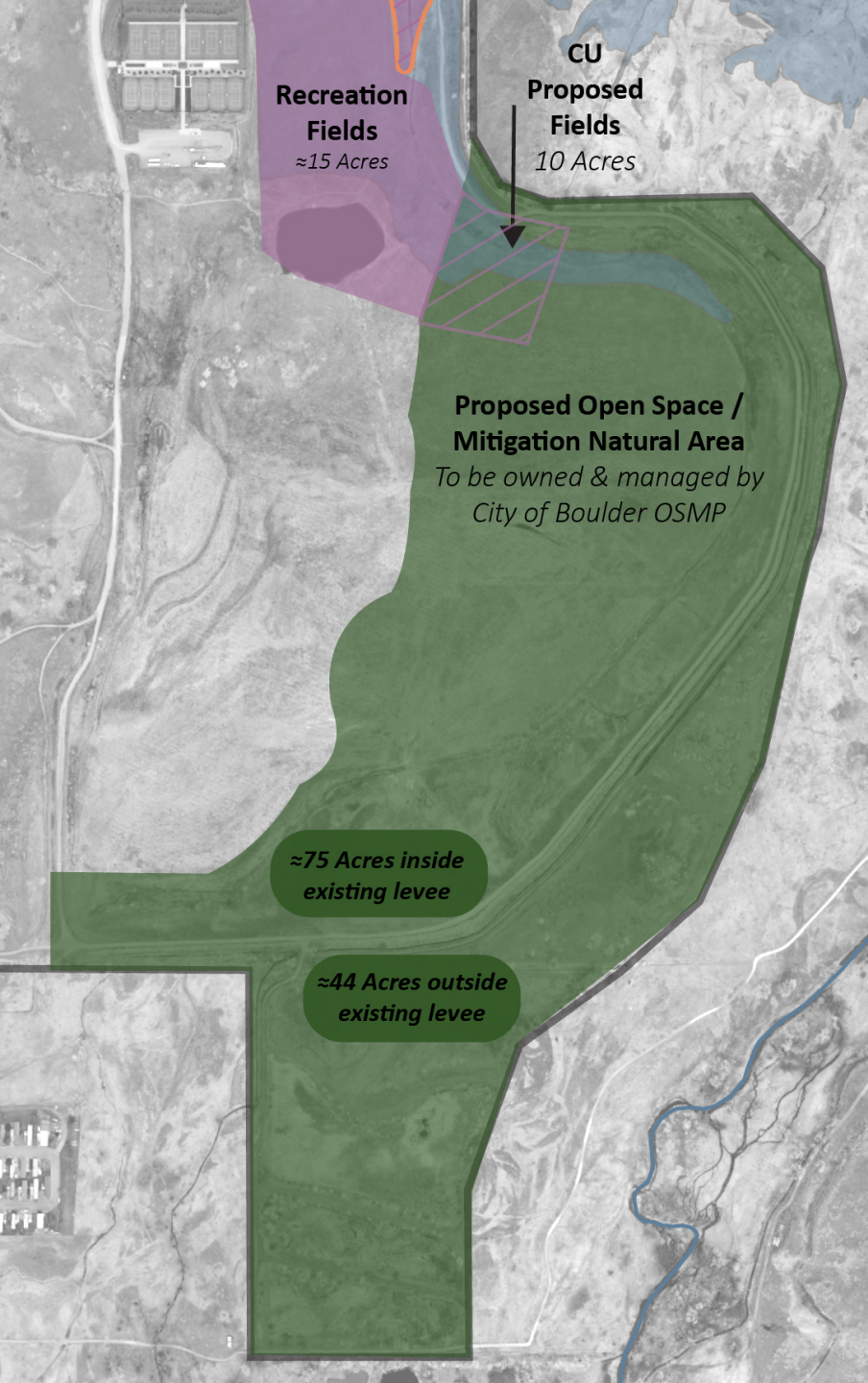
Annexation		2021	2024 (TBD)
 University of Colorado Boulder		CU South Master Plan Development limited to recreation field construction	Flood mitigation project approved?
 CITY OF BOULDER		Flood Mitigation final design & permitting	
			Yes <i>CU South developed in compliance with agreement</i>
			No <i>City may take action to "deannex" CU South</i>





Park Urban/Other Tract

1. Flood Mitigation Primary Use (80-acre land donation)
2. Recreation Fields
3. Track & Dog Park under discussion



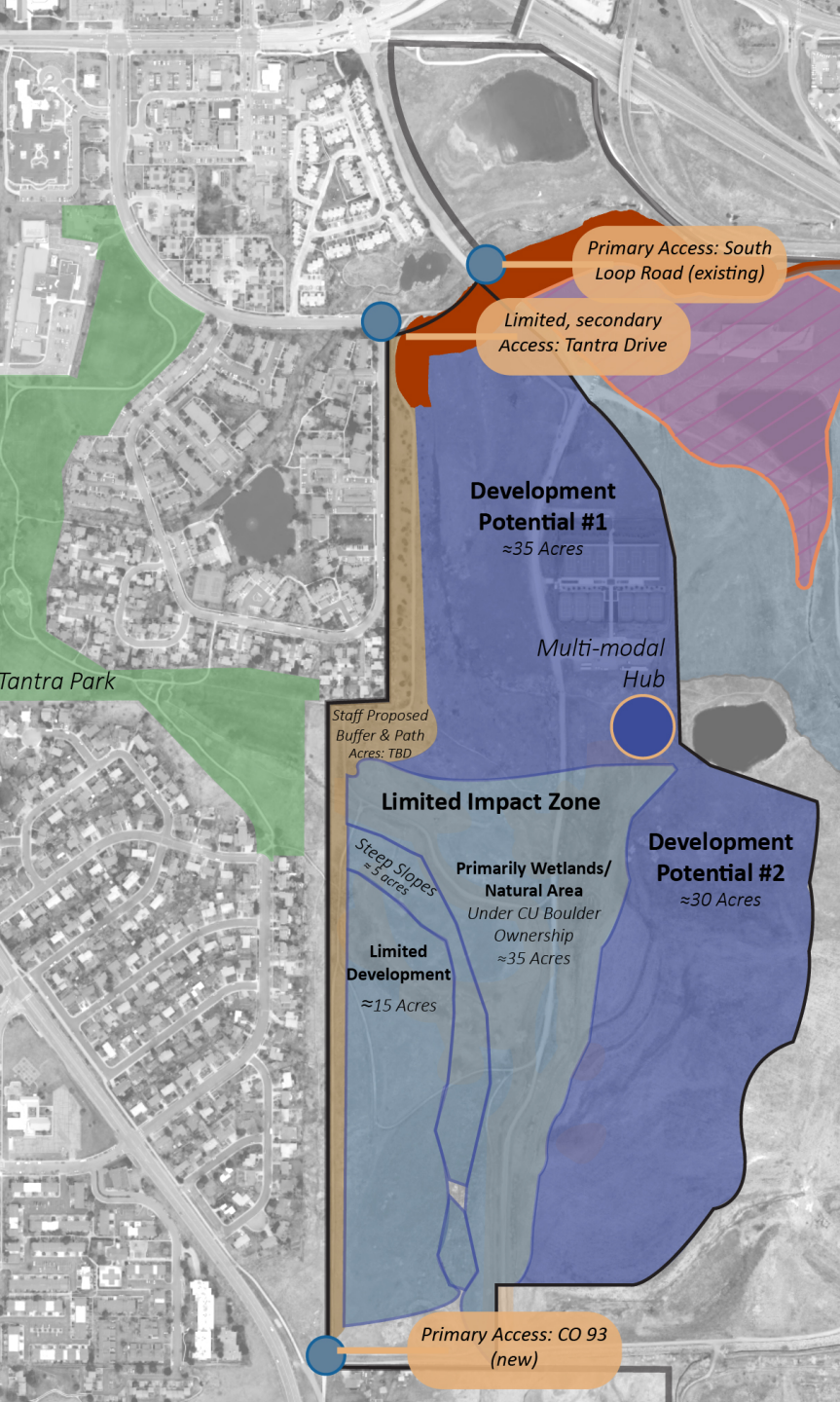
Open Space – Other Tract

1. Land for open space
2. Mitigation & Water Rights
3. Remove the existing levee
4. No enclosed structures in the 100- or 500-year floodplain

*2021 Open Space Board of Trustees Recommendation
(pg. 47 of briefing book)*

- Land for restoration
- Costs
- Water Rights
- Viewshed protection
- Light & Noise Pollution

Public Tract



1. Constraints: Wetland protections, steep slopes, building height limits
2. Buffer
3. Design guidelines
4. Limited impact zone
5. Residential the predominant use

Proposed Prohibited Uses

- Large sporting venue (3,000-person seating)
- Similar intensity as Potts Field



Proposed Prohibited Uses

- **Large Non-residential Buildings (175,000 gross square feet)**
- Context: SEEL is 142,000 gsf and SEEC is 292,000 gsf



Proposed Prohibited Uses

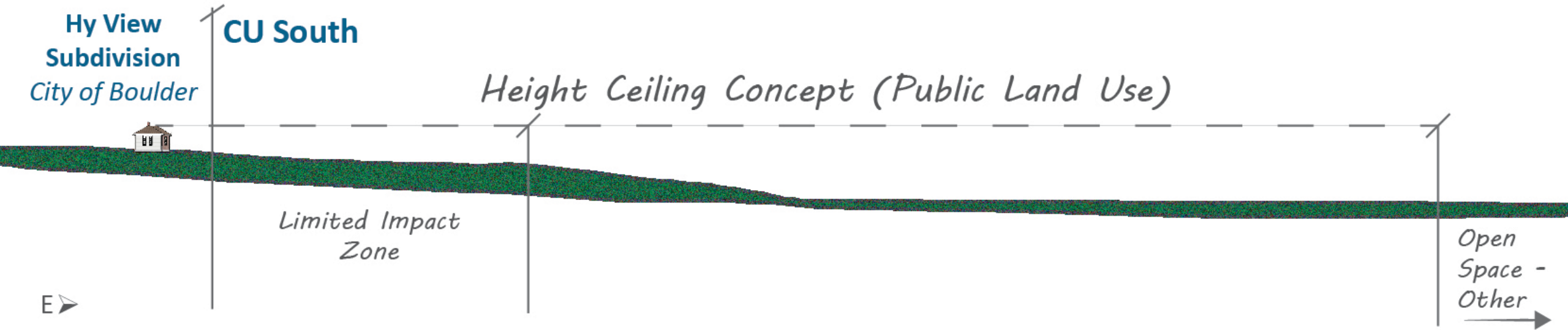
- Highrise buildings (height limit & height ceiling)
- Roadway bypass
- First-year student housing
- Fraternities & sororities
- Enclosed buildings in a floodplain
- Industrial uses





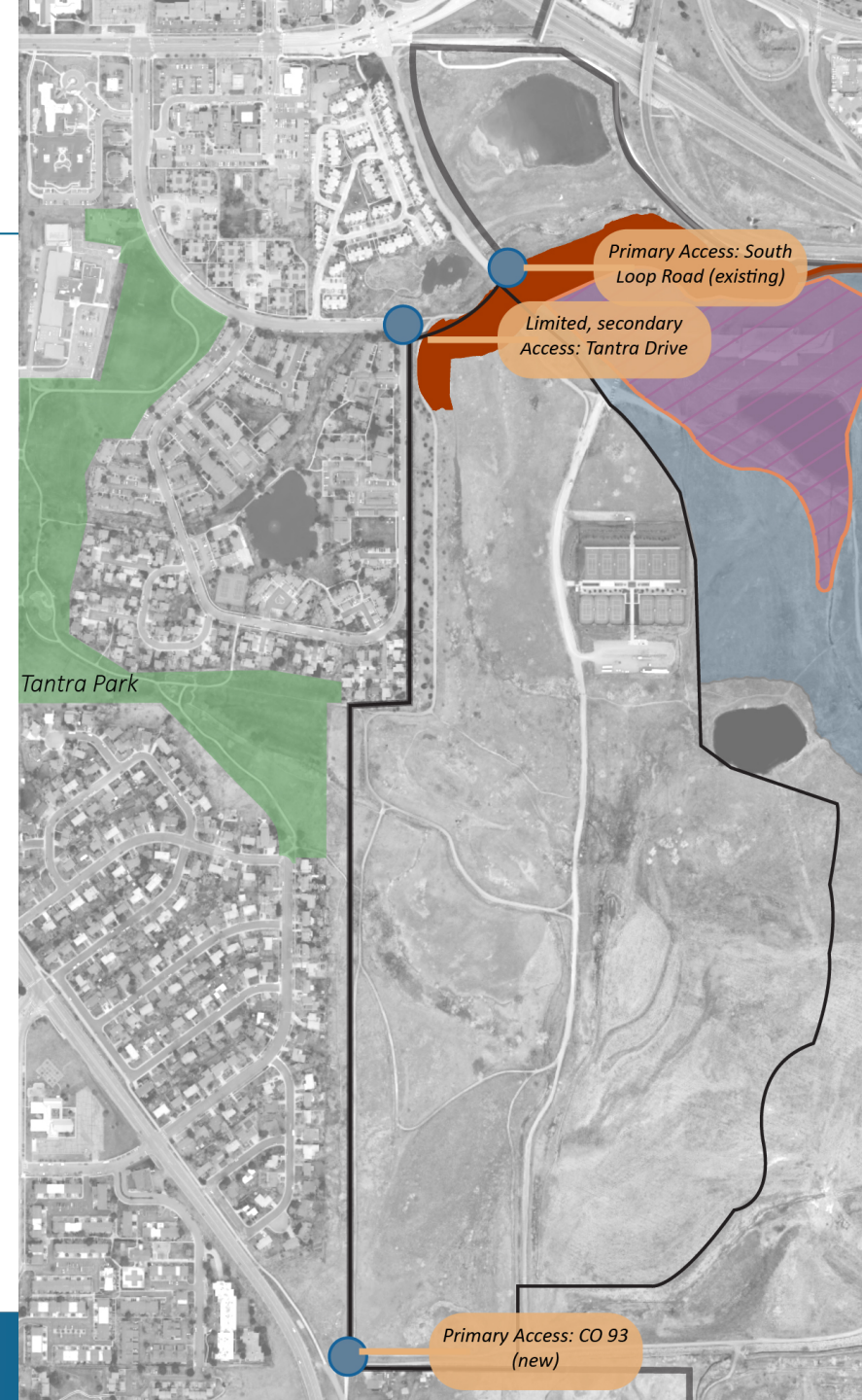
Height Ceiling

Height Ceiling



Transportation: Initial Traffic Study

- Estimated 7,000 daily trips based on land use scenario
 - 550 apartment/condo units for faculty, staff and graduate students
 - 550 graduate student apartments (2-bedroom average)
 - 500,000 square feet of academic facilities
- Two primary points of access, including new access onto CO93
- Multi-modal hub
- Study being updated to be responsive to staff and community member comments



Transportation: New Information

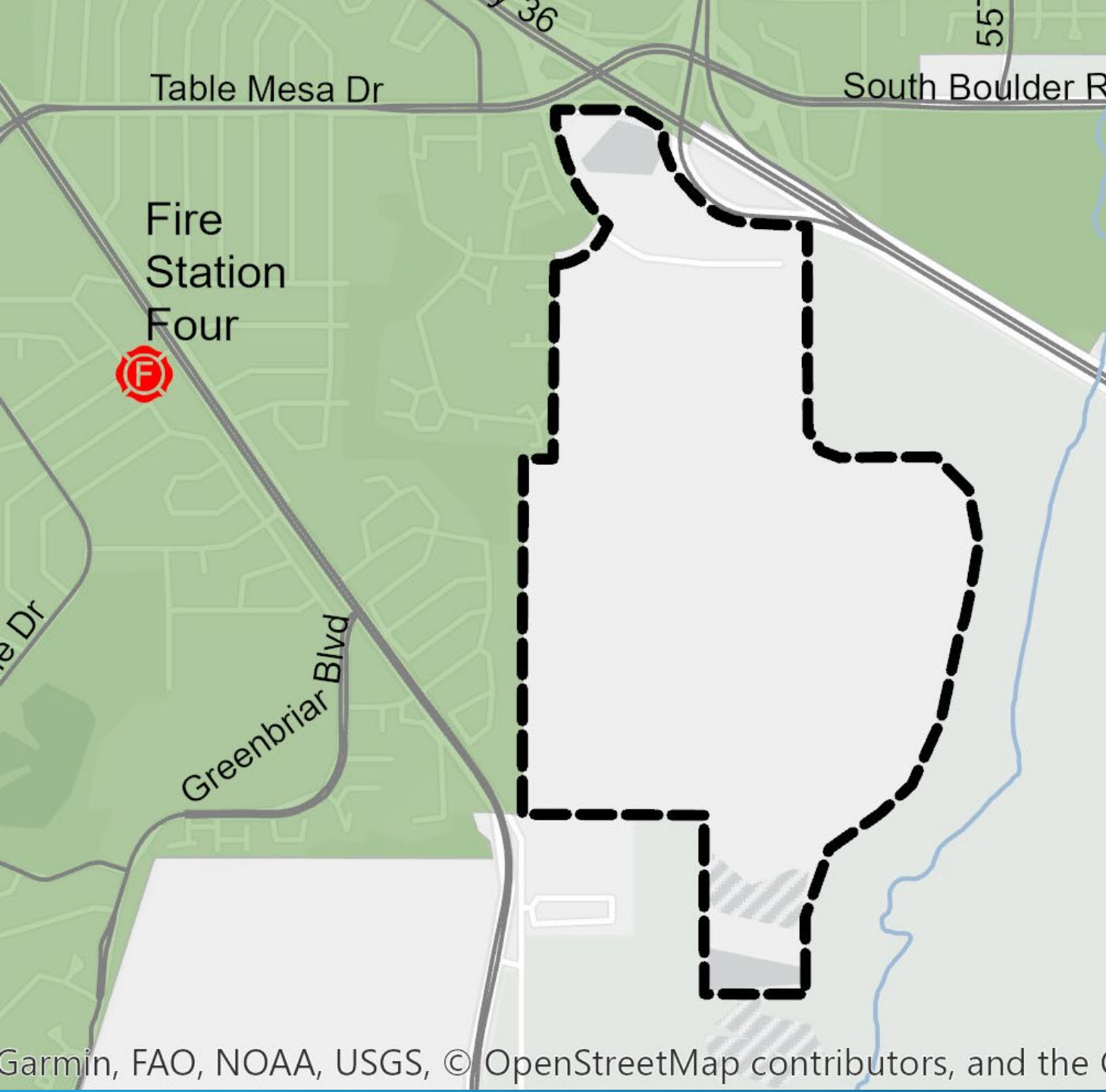
- Trip Cap Program
- Transportation Demand Management (TDM)
- Multi-modal Hub
- On- and off-site improvements being discussed



Upcoming Meetings

- Listening Session April 12, 4 p.m.
 - Transportation Advisory Board April 12, 6 p.m.
 - Planning Board April 15, 6 p.m.
 - City Council April 20, 6 p.m.
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- Planning Board Public Hearing Summer 2021
 - City Council Decision Fall 2021





Fire Station

1. How did this discussion start?
2. Will Station Four close?
3. Will insurance rates rise?