

# CU SOUTH

Boulder Valley Comprehensive Plan

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**City of Boulder**

**OUR LEGACY.  
OUR FUTURE.**

**BOULDER VALLEY COMPREHENSIVE PLAN**

# CU SOUTH IS PART OF THE BVCP

To analyze land use suitability and make recommendation for future land designations

Looking west from south edge

## TRACKS OF WORK IN THE BVCP UPDATE PROCESS

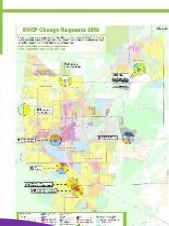
AUGUST 29, 2016

As part of the phase of work that the BVCP update is currently in, there are four main tracks of work:

See the overall schedule to see when there are opportunities for public engagement for each track. Following the work on these tracks, the draft plan and Intergovernmental Agreement (IGA) between the city and county will be completed.

### PUBLIC LAND USE REQUEST PROCESS 1

Analysis and recommendations related to eight properties for which a member of the public or property owner requested a Land Use or Area I, II, III map designation change. Public hearings will begin on Aug. 30 and carry through November.



Timeline:  
through November

Additional information is available online:  
[www.bouldercolorado.gov/bvcp/bvcp-changes](http://www.bouldercolorado.gov/bvcp/bvcp-changes)

### POLICY UPDATES AND INTEGRATION 2

Policy refinements and additions to the following BVCP sections:

- 3 - Natural Environment
- 4 - Energy and Climate
- 5 - Economy
- 6 - Transportation
- 8 - Community Well-Being
- 9 - Agriculture and Food
- Core Values

to better align policies with adopted master plans and other city and county policies. The land use scenarios and policies track (see below) will inform edits to the other sections in the plan.



Timeline:  
through end of 2016

Additional information is available online:  
[www.bouldercolorado.gov/bvcp/policy-integration](http://www.bouldercolorado.gov/bvcp/policy-integration)

### CU SOUTH LAND USE CHANGE 3

Analysis (land use suitability) and recommendations related to the future land use designation of the 300+ acre CU South property.



Timeline:  
through early 2017

Additional information is available online:  
[www.bouldercolorado.gov/bvcp/cu-south](http://www.bouldercolorado.gov/bvcp/cu-south)

### FOCUS AREAS: LAND USE SCENARIOS AND POLICIES 4

Track 4 represents the heavy work track that may significantly influence changes to the plan. Work includes land use and policy choices as well as in-depth analysis and visualization tools to help convey options and tradeoffs. Community engagement for this track will be throughout fall 2016. Sign posters and information will be available tonight.

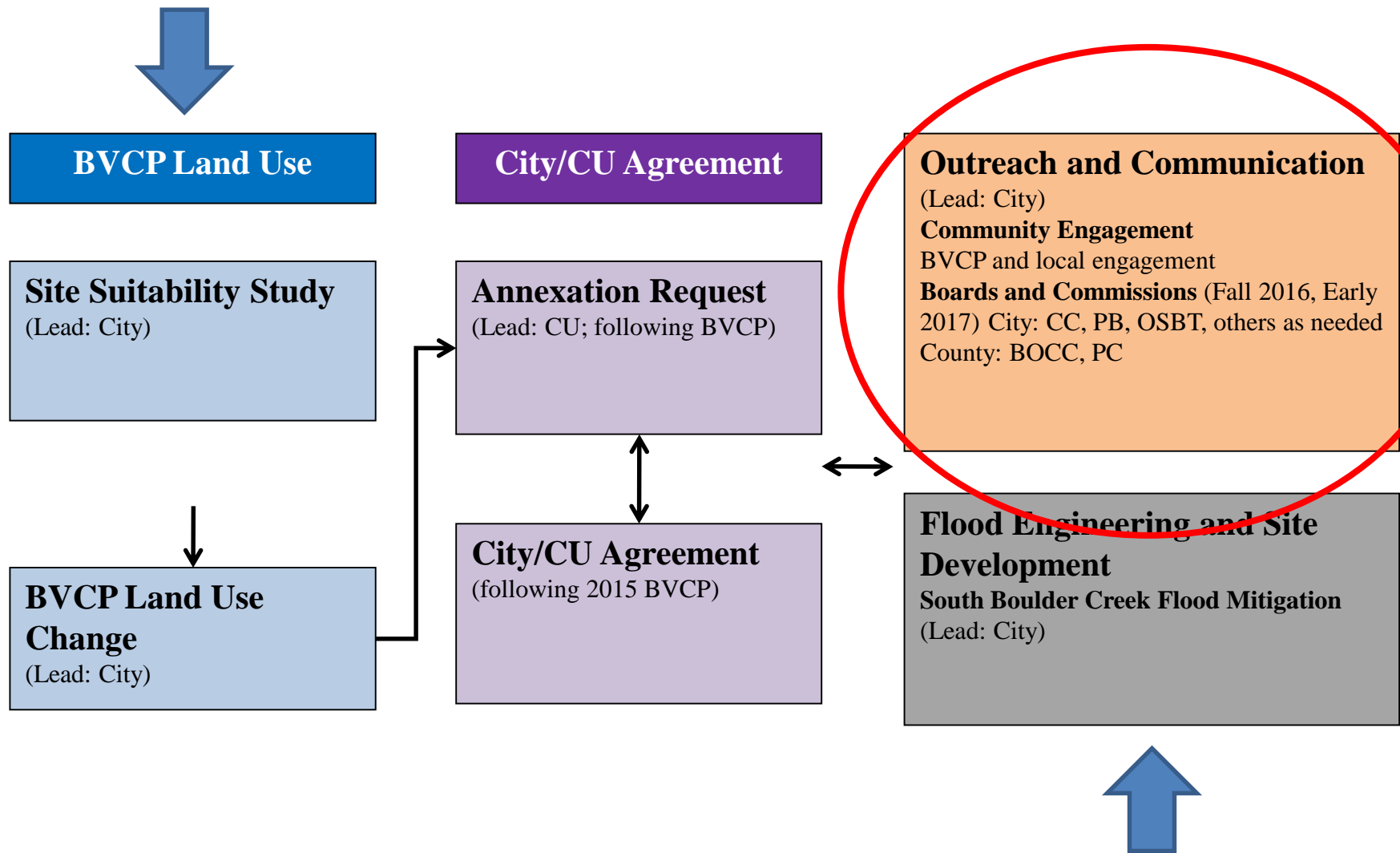


Timeline:  
through early 2017

Additional information will be available online:  
[www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net)

[www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net)  
Sign by September for information, sign posters, sign posters, and more.  
**OUR LEGACY. OUR FUTURE.**

# CU SOUTH PROCESS



# PROJECT

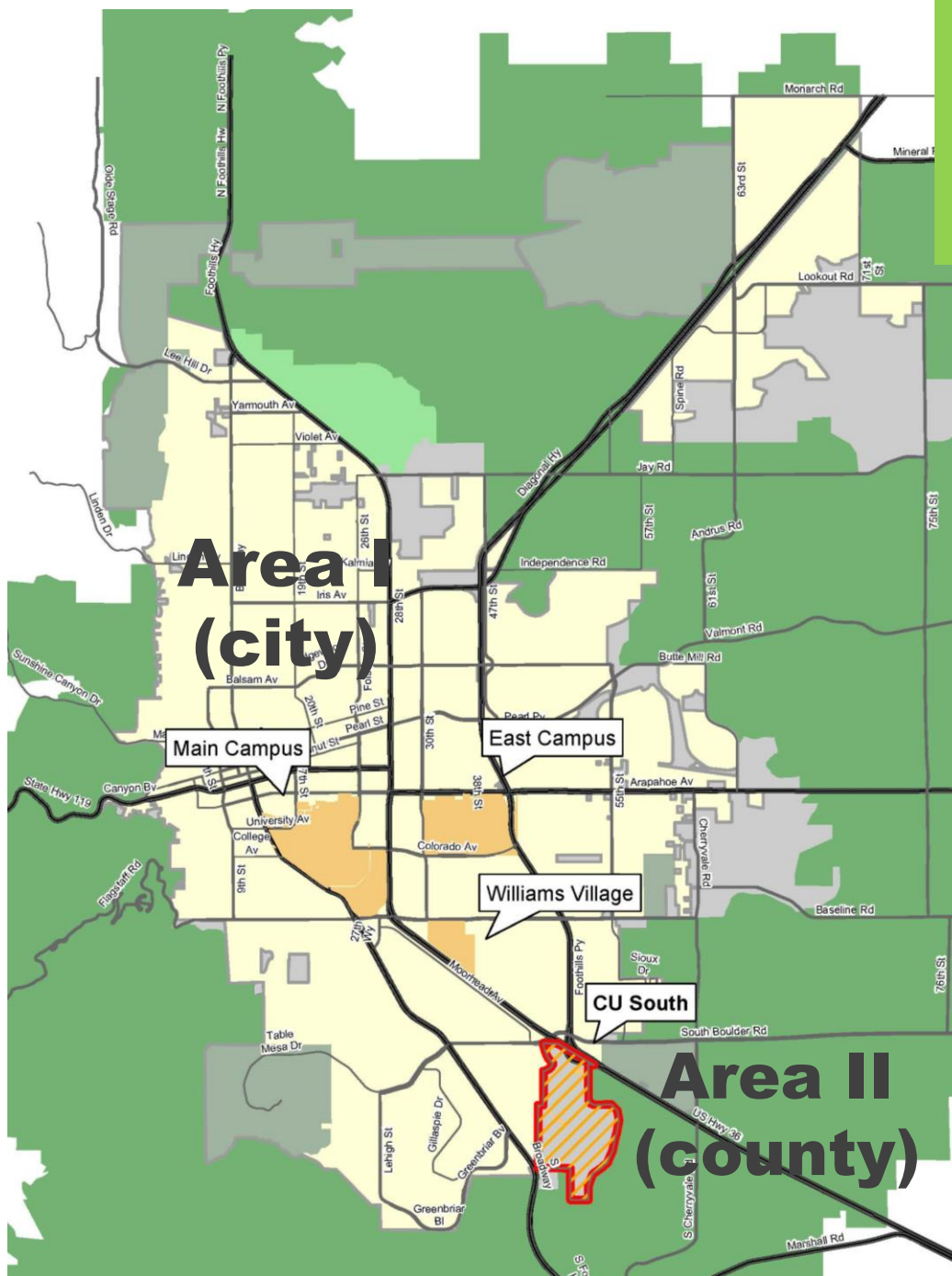
## Create a recommendation for future land use and later provisions of annexation agreement:

1. **Engage community and stakeholders** in discussion to shape future uses and conservation of property
2. **Address flood safety** with Alternative D from South Boulder Creek Major Drainageway Plan as basis
3. **Use analysis** to inform community conversation and recommendations about future land uses
4. **Recognize CU's intent** to plan for, annex, and develop some of the site
5. **Conserve sensitive areas** and other aspects of the site and maintain recreational uses



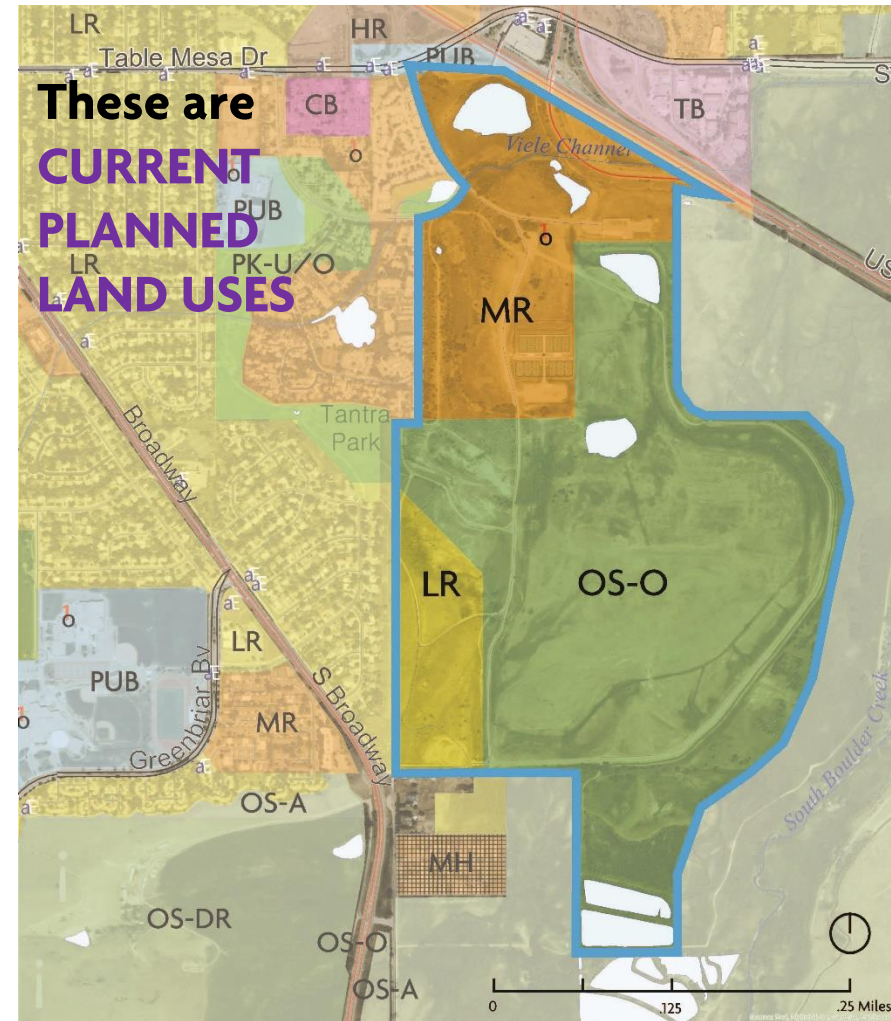
# AREA II

- CU South property is in Area II (county) since 1977 BVCP
- Eligible for annexation (BVCP policy 1.20)



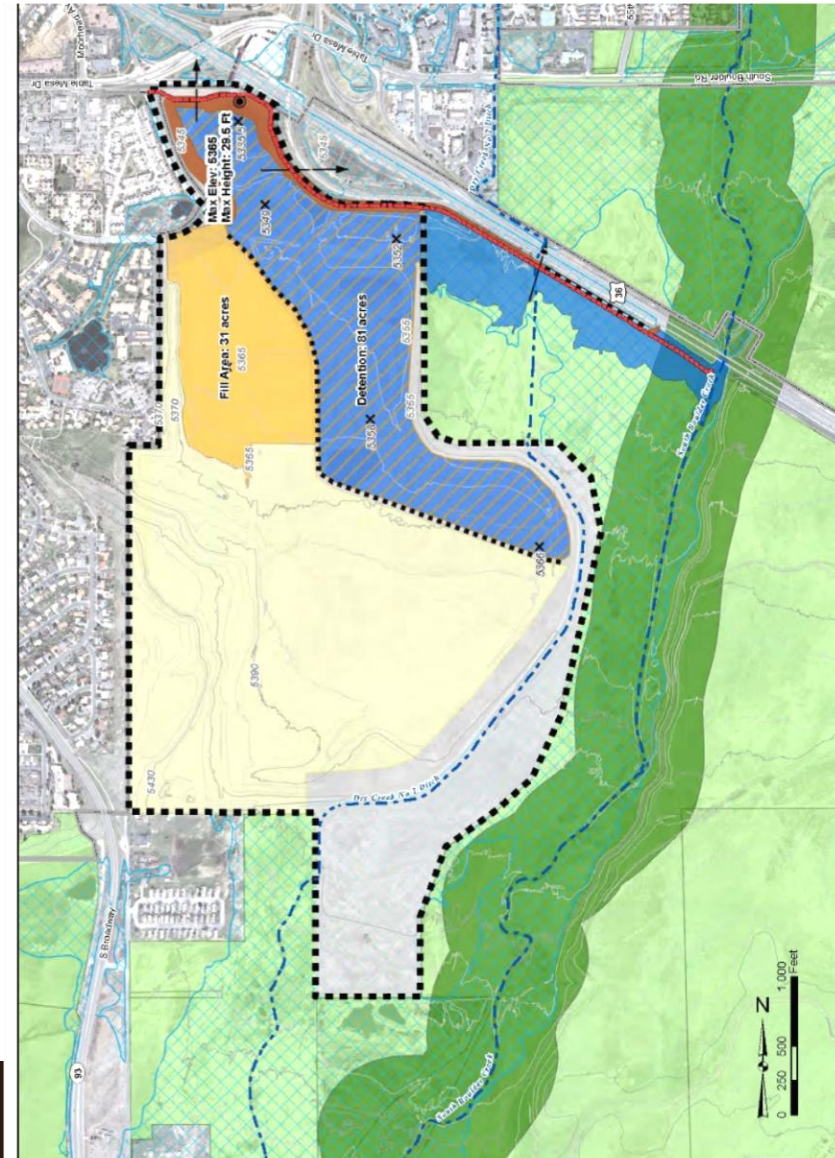
# BVCP LAND USE DESIGNATION

- **MDR, LDR, and OS-Other** - desired future uses (since 1977 plan)
- **OS-Other:**  
*“Other public and private land designated prior to 1981 that the city and county would like to preserve through various methods including but not limited to intergovernmental agreements, dedications or acquisitions.”*



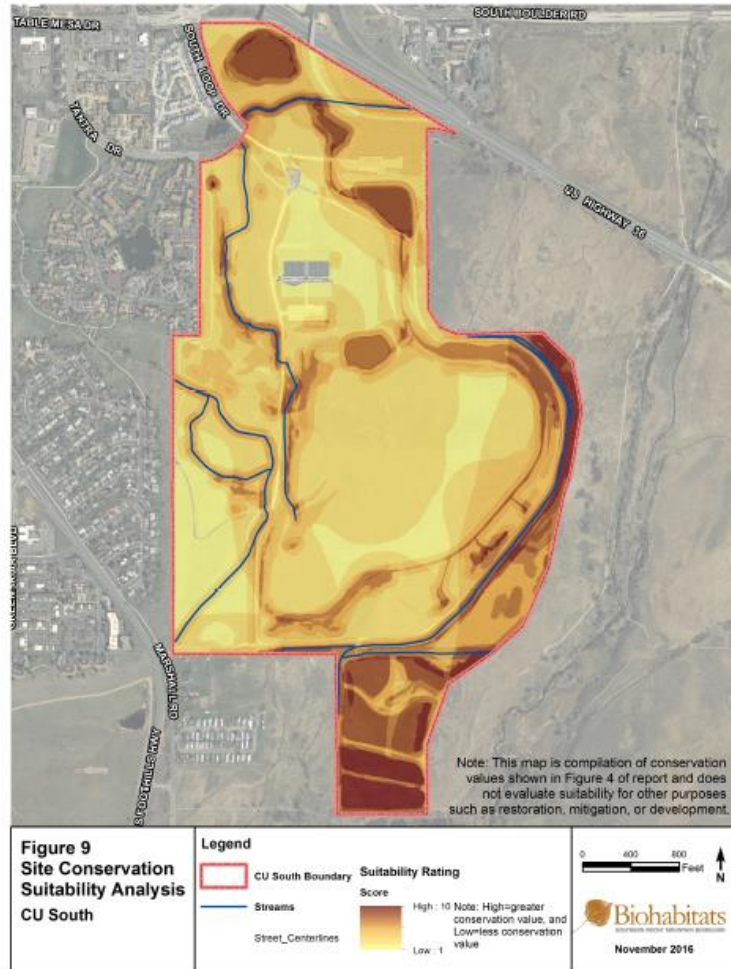


# SOUTH BOULDER CREEK



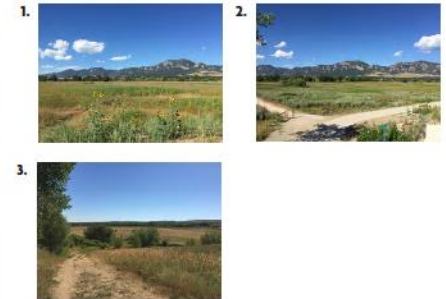


# ANALYSIS

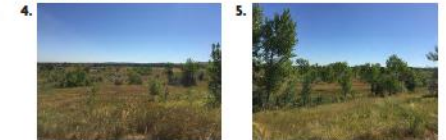


## CU South Landscape character viewsheds

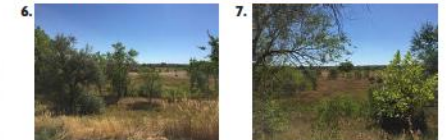
### High Value



### Mid Value



### Low Value

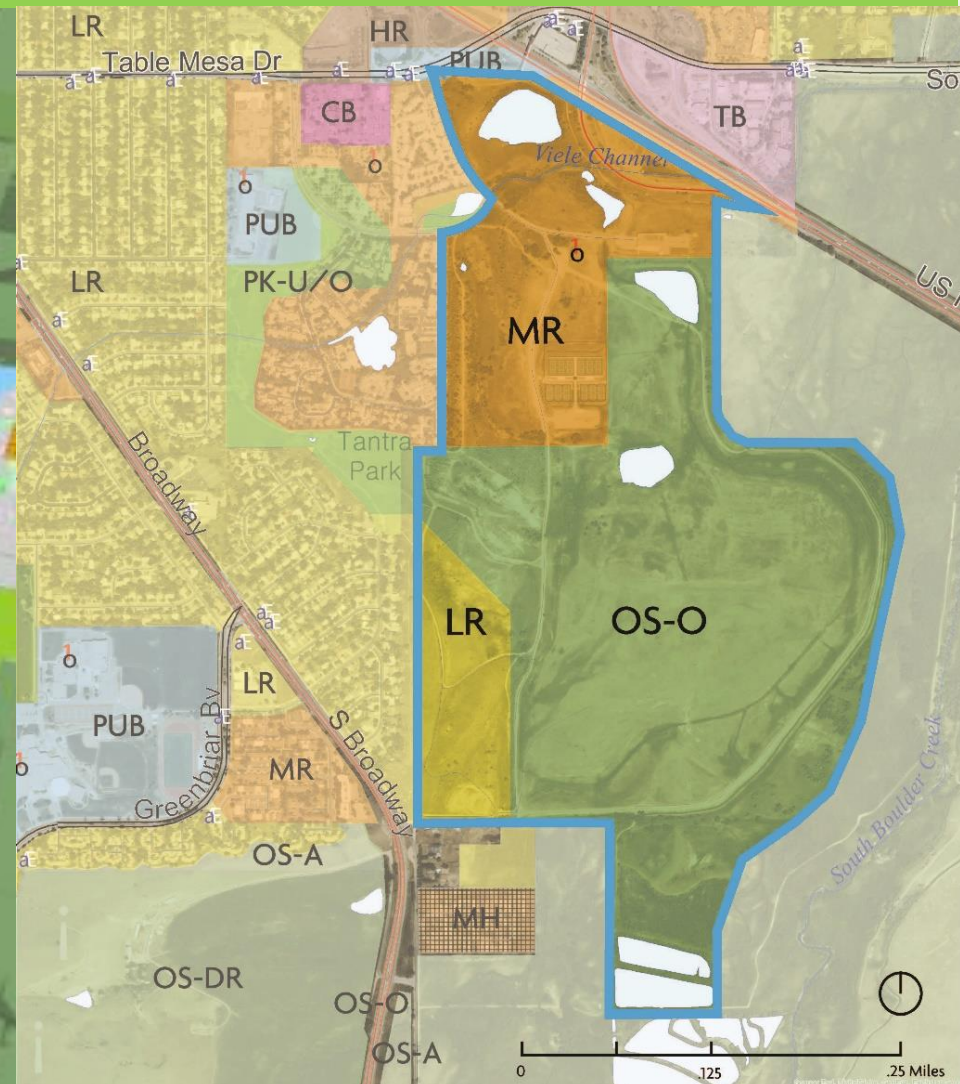


[bouldercolorado.gov/bvcp/cu-south](http://bouldercolorado.gov/bvcp/cu-south)



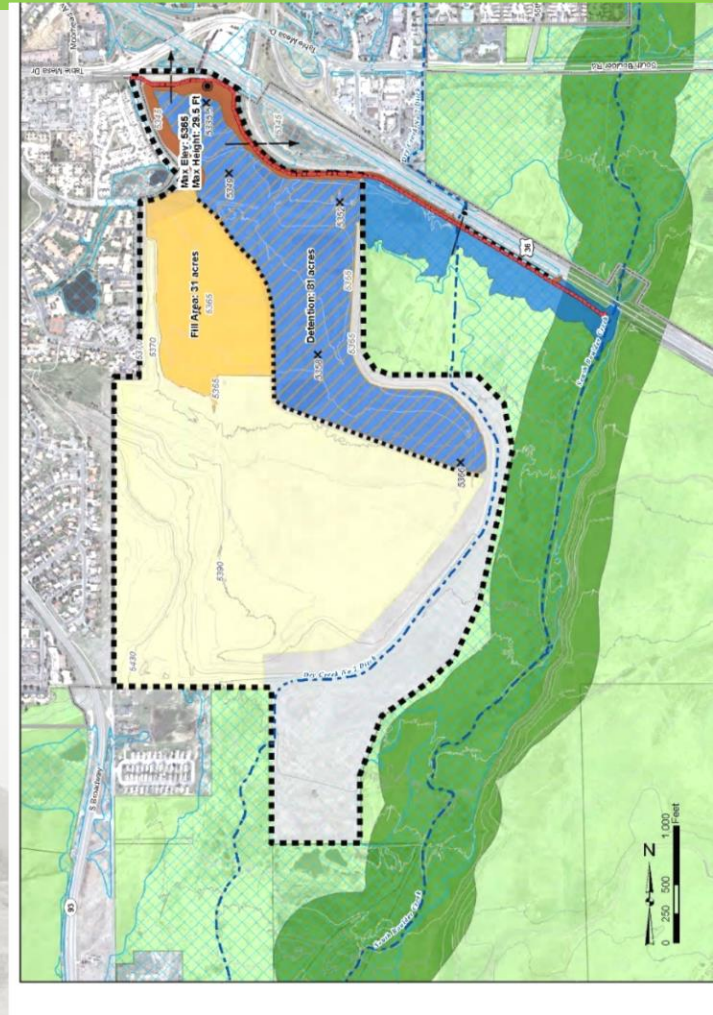
# FAQS: LAND USE

**What does changing land use designation mean?**



# FAQS: WHY NOW?

- Discussions between City and CU about future of the property have been occurring since late 1990s
- Denied requests for changes in previous BVCP updates.
- Delayed until after S. Boulder Creek flood study





## FAQS: ANNEXATION?

- How and when will annexation happen?
- Will annexation change ownership?

# FAQS: PUBLIC INPUT?

How does all the public input get used?





# FEEDBACK SO FAR

- ❑ Community Meetings  
(Sept., Dec.)
- ❑ Emails/Letters
- ❑ Key Themes



Dec. 5 Meeting

# CU SOUTH NEXT STEPS

- Finalize analysis
- Board discussions about land use suitability and issues:
  - Open Space Board of Trustees - Jan. 11
  - Planning Board (PB) - Jan. 19
- BVCP Study Session, PB and City Council – Jan. 24
- Draft recommendation - Mar.
- Community event or open house – Mar.

[bouldercolorado.gov/bvcp/cu-south](https://bouldercolorado.gov/bvcp/cu-south)



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# Conservation Overview

## Plants

Wetlands & buffers

Plant communities

Rare plants

## Wildlife

Preble's Meadow  
Jumping Mouse habitat  
(OSMP)

On-site wildlife observations  
(City data)

Wildlife ranges  
CO Parks and Wildlife

## Water

100-year floodplain

Streams and ditches  
(& buffer)

Lakes

## Other

Physical features—  
geology, soils,  
groundwater,  
topography



Connectivity

On-site views





# CU South Landscape character viewsheds



## High Value

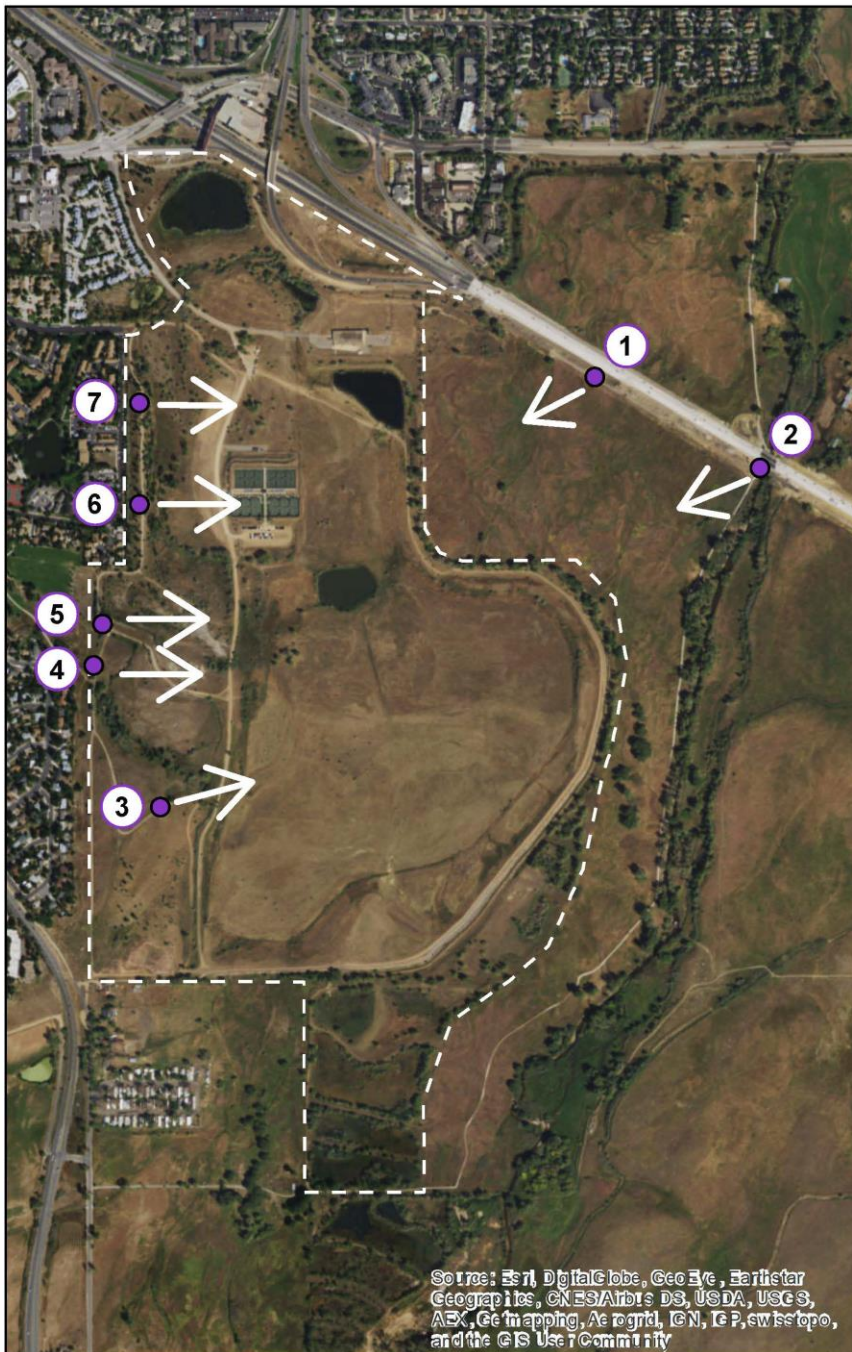
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## Mid Value

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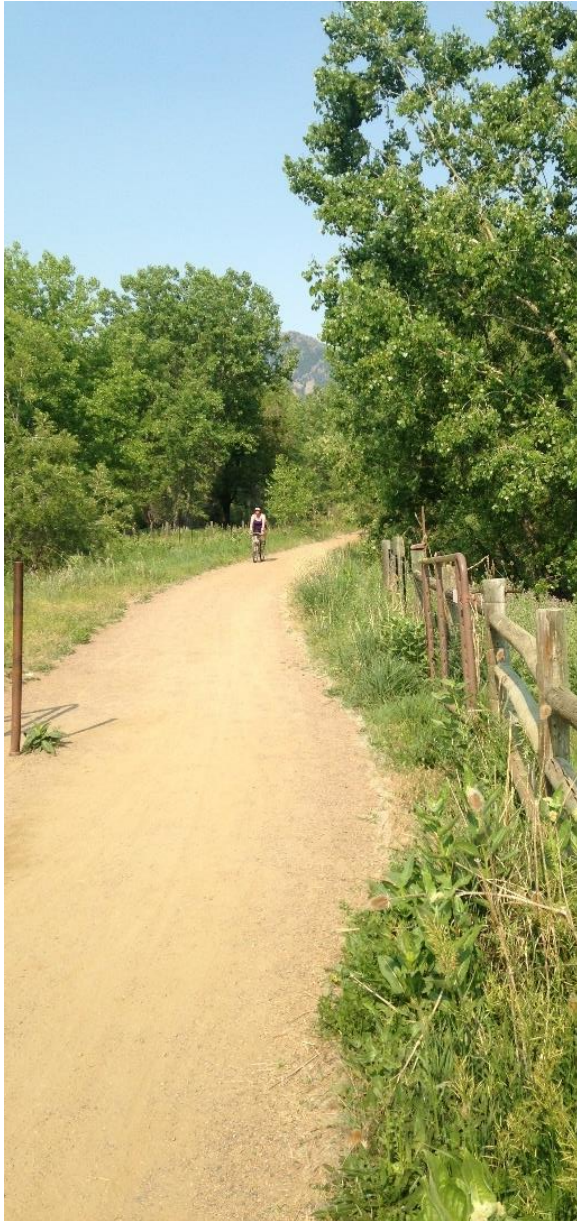
## Low Value

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## CU South Informal and Adjacent Trails





# Initial Transportation Analysis

1. Access from US 36  
(S. Loop road and Tantra Drive)
2. Multi-modal connections and access

## ***Still to do:***

Congestion and level of service analysis based on a range of different potential uses

Photo 2 Northbound Loop Drive at Table Mesa Drive

