University of Colorado Boulder Plans for South Boulder Property

December 2016

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How Much of CU's South Boulder Property Might be Developed?

➢ There are 308 total acres within the property

➢ *More than 50% of the land will not be developed for building sites*

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How Much of CU's South Boulder Property Might be Developed?

Of the 308 total acres initial thinking:

- ➤ Approx. 80 acres can potentially be used for floodwater mitigation subject to final engineering

- ➤ About another 80 acres could be preserved as existing natural areas, ponds, open water and jurisdictionally-designated wetlands

- ➤ Add'l acreage will likely be trails, bikeways, paths, roadways, landscaped areas, etc.

Plans for CU's South Boulder Property

Immediate plans

> ➤ Creating floodwater mitigation areas to improve life safety for our downstream neighbors

> ➤ This has been CU's commitment since it purchased the property twenty years ago… and it still is

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Plans for CU's South Boulder Property

Mid-term plans under consideration

➤ Low impact recreational & athletic fields which could serve shared community use

➤ Continued use as the training site for cross-country track and tennis teams

➤ Locker rooms for athletes; restrooms, drinking fountains for spectators (tennis, track, playing fields)

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Plans for CU's South Boulder Property

Longer term plans under consideration

- ➢ Faculty & staff workforce housing
  - Conducting a survey, assessing feasibility
- ➢ Graduate student or possibly upper division undergraduate housing in academic villages
- ➢ Academic, instructional and research facilities
- ➢ Outdoor research spaces

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Qualities of Any Development at CU's South Boulder Property

Design Features

➢ Same high aesthetic and quality standards of other CU buildings

➢ High sustainability standards

- Gold or Platinum LEED

➢ Renewable energy sources

➢ Multimodal transportation options to minimize automobile use

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Qualities of Any Development at CU's South Boulder Property

Design Features

➢ Xeriscape and native vegetation to conserve water; use of CU water rights for most irrigation

➢ Complement existing topography; sensitivity to surrounding neighbors

➢ Keep the community informed, work closely with the city as development plans begin to emerge

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What CU does **NOT** Intend to Build at its South Boulder Property

- A football stadium
- Towers à la Williams Village
- First-year freshman housing
- A bypass public roadway connecting Highway 93 and Highway 36

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CU's Promise to our Community

➤ Since purchasing the property in 1996 CU has provided access for the community. ***That will continue.***

➤ We will maintain publicly available trails, and access to the city's adjacent Open Space, parks and region trail system

➤ All CU campus areas are and will be open to the public and their dogs.

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When Will CU Know What It's Doing at its South Boulder Property?

Multi-Year Process

- ➢ BVCP land use change followed by application to the city for annexation
- ➢ Campus master plan update, multiple CU board and state agency reviews
- ➢ Individual project/building plans, multiple board and state agency reviews
- ➢ City and community input meetings

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Why Does CU Want the City to Annex its South Boulder Property?

➢ Collaboration and engagement with our city

➢ Move forward with floodwater mitigation efforts

➢ Install locker rooms for athletes, and bathrooms & drinking fountains for spectators - requires utilities

➢ Allow for longer term planning and future development

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Why Not Annex Only the Portion Needed for Flood Mitigation?

➢ CU, and its land, is a state resource and asset

➢ CU has stewardship & fiduciary responsibilities

➢ Planning to meet future needs requires the assurance that annexation provides

➢ Annexing the entire property allows us to meet our fiduciary responsibilities

➢ CU intends to work collaboratively with the city on any future development

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Where Can You Get More Information?

➢ The city has a webpage specific to the CU Boulder South property and the BVCP at https://bouldercolorado.gov/bvcp/cu-south

➢ CU Boulder will be launching a webpage soon with additional information.

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