

**Boulder Junction Access District (BJAD)  
Joint Commission Meeting  
February 5, 2014  
9 to 11 a.m.  
Council Chambers, 1777 Broadway  
AGENDA**

1. Roll Call
2. Budget Update
3. Approval of the December 4, 2013 Meeting Minutes
4. Disclosure of Conflicts of Interest
5. Public Participation
6. BJAD Projects Development Update with EPS
7. Matters from Commissioners
  - BJAD Priorities 2014
8. Matters from Staff
  - On Street Parking Update
  - Update on EcoPasses
  - AMPS Update
  - Joint Board Chair Lunch
  - Update on the Status of Quiet Zones – Kathleen Bracke

Attachments:

- Meeting Minutes
- DUHMD/PS Priorities 2014
- City Council Priorities 2013

**DUHMD/PS 2014 Priorities**

**University Hill**

Hill Reinvestment Strategy Development, Adoption and Implementation

- Capital Improvements
- Marketing and Events
- Organizational Structure
- Clean and Safe
- Innovation

Smoking Ban

14<sup>th</sup> Street Mixed Use Development Partnership

"Parklet" pilot

**Boulder Junction**

Implementation of TDM District

- PILOT payments
- Revised budget projections

Depot Square Garage Operations

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Civic Area Plan Participation

Civic Use Pad Recommendation

Implementation of Bond Projects:

- 15<sup>th</sup> Street Streetscape
- West End Streetscape

**Parking**

AMPS Phase I Implementation: Work Plan Development, Scope and Phased

Implementation

Garage Arts Plan

Parking Philosophy

NPP Expansions

**Internal**

Division Value Goal: \_\_\_? \_\_\_\_\_

Name Change

Office Space Planning and Remodel Phase II

**BJAD Joint 2013 Priorities**

- The development of the Transit Village north of Goose Creek by creating a realistic framework for parking in the District.
- Support the future development in Boulder Junction north of Goose Creek.
- Formulate a recommendation to council regarding the future use of the city-owned Pollard site.
- Make recommendations to the Council on how the parking plan and guidelines can clear the path for sensible development in the area.
- Finalize and implement transit and parking infrastructure projects at Boulder Junction to facilitate the construction of additional affordable housing and mass transit alternatives.
- Recommend to Council any changes to TVAP and the MU-4 zoned properties north of Goose Creek which will promote future development.

**Mission Statement:** We serve the downtown, University Hill and affected communities by providing quality program, parking enforcement, maintenance and alternative modes services through the highest level of customer service, efficient management and effective problem solving

**CITY OF BOULDER, COLORADO  
BOARDS AND COMMISSIONS MEETING MINUTES FORM**

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**NAME OF BOARD/COMMISSION: BOULDER JUNCTION ACCESS DISTRICTS**

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**NAME/TELEPHONE OF PERSON PREPARING SUMMARY:** Ruth Weiss – 303-413-7318

**NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:**

**BOARD MEMBERS:** KOVAL, DAWSON (absent), SUTHERLAND (absent), SHANAHAN, PEDERSEN,  
PAWLOWSKI (absent)

**STAFF:** WINTER, HERRING, MATTHEWS, WEISS

**GUESTS:** CHRIS HAGELIN, AMY BREUNISSE, JASON

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**TYPE OF MEETING:** Regular December 4, 2013

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**AGENDA ITEM 1 – Roll Call:** Meeting called to order at 9:14 a.m.

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**AGENDA ITEM 2 – Approval of the November 6, 2013 Joint Meeting Minutes (Action Item Below)**

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**AGENDA ITEM 3 – Budget Update:** Winter offered that there is updated info on the revenues with property taxes; expenses will need to be worked on. Hagelin will speak to the EcoPass. The TDM budget will need to let the property owners know of their Pilot fees. Winter offered there will be discussion with BCycle on expenses. Winter commented there will need to be some bridge funding regarding expenses. Pedersen reviewed the EPS summary and will send comments to Winter.

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**AGENDA ITEM 4 – Disclosure of Conflict of Interest:** Completed

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**AGENDA ITEM 5 – Public Participation:** Jason commented on the cost of the EcoPass and voiced there should be one rate for the EcoPass in Boulder Junction; Pay by Phone is negatively impactful. Hagelin mentioned the terms of the agreement for the Neighborhood EcoPass will have the boundary of the neighborhood. The program will start with the first residents at 3100 Pearl for \$85 north of Pearl and \$192 for south of Pearl, the pricing zones are one point that RTD will not compromise on the pricing zones. Hagelin offered that they will only need to pay as residents move in and will be able to pay quarterly at prorated rates. The passes will be valid on January 1<sup>st</sup>. This will be the model as other developments occur in Boulder Junction. As the SmartCard is used, they will analyze the data and come up with one price for the district. Pedersen questioned if the SmartCard data is beneficial and Hagelin replied affirmatively. RTD will use the data when it is accurately compiled. Hagelin continued with the difference of the pricing zones. Winter suggested that a motion could be sent to the RTD representative from the board. Koval asked what was budgeted for passes, Winter replied \$125 citywide. Koval continued that it is based on usage; Hagelin replied that it is based on units. Koval asked that perhaps it should be charged on a per person basis. The pilot agreement states that for the first two years you pay the pilots after the two year pilot, the district will be responsible for projects as they are completed. Winter mentioned that RTD has a sticking point on the zones. Winter asked Jason if it could be more equitable between the 1 and 4 bedroom units. Jason offered that the residents don't pay the fee. Hagelin is looking at a per pass price for the district, it would be for residents and/or employees. Hagelin continued with details of the RTD agreement and RTD contract would need to be coterminous with boundary changes. Hagelin offered that the SmartCard data will have a one cost per pass but currently the pricing zone is used. Winter mentioned that there are some boundary changes; it would be done in phases. Pedersen questioned the use of the downtown RTD structure. Pederson offered that it would be beneficial to have one cost per pass citywide. Hagelin mentioned a countywide feasibility study, to provide passes to all, employees, residents and students. Prices were calculated for each of the scenarios with a citywide pass for everyone would be \$20 million per year. Hagelin mentioned that current cost is \$8.5 million. Hagelin continued with the finance mechanism and the discussion continued on the various methodologies. Winter will work on a statement with Hagelin for a motion to be sent on to Chuck.

BCycle locations and grant money was discussed along with funding. Sites need to be designated by end of year with installation within the next 6 months per the grant. Winter offered that each BCycle station costs \$50,000 and currently it is not in the budget. Breunisse revealed the need for matching funds to install. The district would request of CAGID a \$10,000 loan for the station and the board needs to find a mutual beneficial location. Hagelin mentioned a Welcome Kit for 3100 Pearl and will be making both employee and resident kits; it will include a projected timeline of transportation and an information piece on how to get EcoPass, bike share membership and car share membership. The kit will contain all the appropriate maps and should be ready for the first residents lease.

Winter discussed the pay by cell technology, it is gaining adoption quickly around the country, it is at CU and it is viewed as an option. Winter continued that the adoption rate is high with younger folks. Winter mentioned that the Pearl Parkway will use it to lower the amenities present in the area and meters could always be installed. Pedersen remarked that a piece should be included in the Welcome Kit on its usage. Pedersen questioned if there will be a lenient timing for parking usage. Matthews offered that the Pay by Phone is a vendor cost and they do all the marketing, there will be community outreach and press. Jason offered that it's a horrible idea and believes people will not use it. Pedersen commented that it is very easy. The coin system will be on Junction Place and it won't be on Pearl Parkway. The pros and cons of the pay stations versus meters were discussed along with costs of operating both. Jason has issue with the technology for his \$700 million project. Pedersen offered that the pay by phone will advise that the funds are expiring and funds can be increased via the phone. Winter will get additional information regarding pay by phone to Jason.

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**AGENDA ITEM 6 – Update on the Status of Quiet Zones – Kathleen Bracke:** Moved to January Meeting

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**AGENDA ITEM 7 – Matters from the Commissioners:** Koval asked that the costs be broken down by area regarding Quiet Zones for the next meeting. Pedersen questioned who would perform the work on the railroad crossings. Pedersen questioned if May has spent all the money from the Capital Improvement Projects. Winter offered that it's a financially challenging time for the city due to the floods.

Pedersen asked Jason regarding his phases and replied that 6 phases will be presented between now and July. Pedersen asked about leasing and Jason replied there are 6 leases and there is a lot going on. Koval offered that his construction will start in March for the 16 units that will be completed by end of year and will submit in the spring for the commercial unit.

Pedersen – board priorities for 2014. Winter mentioned the three questions from city council: What would you like to see done to advance these goals and what can the board do these plans:

Koval – Boulder Junction implementation. Pedersen – implementation of the Quiet Zone. Focus on the quiet zones, consistent pricing of TOD RTD. BJAD input on Pollard site use. TOD passes from RTD include support on a community wide pass.

How to reach council goals: Koval having a stronger dialogue between board and council for input; provide support and voice to RTD and other issues.

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**AGENDA ITEM 8 – Matters from the Staff:** AMPS update: consultant hired, priorities listed, pricing, zoning, parking regulations. In the process of interdepartmental scoping for laundry list of items. Winter commented that BJAD is the model for parking strategies and TDM.

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**Meeting adjourned at 10:49 a.m.**

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**ACTION ITEMS:**

**MOTION:** Koval motioned to approve the November 6, 2013 meeting minutes and Shanahan seconded the motion. The motion passed 3 – 0.

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**FUTURE MEETINGS:**

**January 8, 2014**

**13<sup>th</sup> Street Conference Room**

**Regular Meeting**

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APPROVED BY:

DOWNTOWN MANAGEMENT COMMISSION

Attest:

Ruth Weiss, Secretary

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John Koval, Chair

DUHMD/PS 2014 Priorities  
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Office Space Planning and Remodel Phase II

Boulder Junction Access Districts  
City Council Priorities 2013

Boulder Junction Implementation:

- Focus on creating quiet zones at the several crossings within Boulder Junction
- Seek BJAD Commission input on the Pollard site use
- Support staff in exploring a TOD (transit oriented development) Pass from RTD; and support for a community wide Eco Pass
- Listen to BJAD input and create a stronger dialogue between the boards and commissions and the City Council.