

**Boulder Junction Access District (BJAD)
Joint Commission Meeting – Parking and TDM
March 4, 2015
9 to 11 a.m.
Council Chambers, 1777 Broadway
AGENDA**

1. Roll Call
 - BJAD TDM: Pedersen, Pawlowski, Koval, Shanahan, Osborne
 - BJAD Parking: Pedersen, Shanahan, Koval, Sutherland, Osborne
2. Approval of the February 4, 2015 Meeting Minutes
3. Disclosure of Conflicts of Interest
4. Public Participation
5. Demonstration of the Park+Model – Brett Wood, Kimley Horn
6. Matters from Commissioners
 - Status of Projects – Andy Bush
 - Thanks to Bob Sutherland
7. Matters from Staff
 - Update on EcoPasses and Car Share - Hagelin
 - BJAD Applicants – Interview March 5
 - Meeting with Steelyards – March 9
 - Meeting with Google
 - Retreat - May

Attachments:

- Meeting Minutes
- Council/Commissioner Liaison List
- Introduction to Park+ <https://www-static.bouldercolorado.gov/docs/Park+ Results 2 25 2015-1-201503021341.pptx>

Upcoming Meetings/Topics

AMPS Study Session: May 26th

Joint District Board Meeting?

BJAD Retreat

Commissioner Terms:

TDM Commission Term Expires

John Pawlowski	3/2018	Property Owner/Rep
Scott Pedersen	3/2017	Property Owner/Rep
John Koval	3/2016	Property Owner/Rep
Jeff Shanahan	3/2015	Citizen at Large
Susan Osborne	3/2019	Citizen at Large

Parking Commission Term Expires

Scott Pedersen	3/2018	Property Owner/Rep
Jeff Shanahan	3/2017	Property Owner/Rep
John Koval	3/2016	Property Owner/Rep
Robert Sutherland	3/2015	Citizen at Large
Susan Osborne	3/2019	Citizen at Large

BJAD 2015 Priorities:

- Boulder Junction's new community implementation
- Planning on Pollard site
- Installation of quiet zones
- "Last mile" transportation strategies
- Council / Commission knowledge collaboration
- BJAD two boards' consolidation potential
- Informational sessions with City Council

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

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

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

NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:

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

STAFF: WINTER, MATTHEWS, WEISS, HAGELIN, HADDOCK, ROBERTS, ASSEFA

GUESTS: SCOTT HOLTON

TYPE OF MEETING: **Regular** **February 4, 2015**

AGENDA ITEM 1 – Roll Call: Meeting called to order at 9:10 a.m.

AGENDA ITEM 2 – Approval of the January 7, 2015 Joint Meeting Minutes (Action Item Below)

AGENDA ITEM 3 – Disclosure of Conflict of Interest: Completed.

AGENDA ITEM 4 – Public Participation: None

AGENDA ITEM 5 – Update on Form-Based Code Pilot in Boulder Junction- Sam Assefa: Assefa gave a brief overview of the Design Initiative specifically for Boulder Junction. The Design Excellence Initiative was discussed in Planning last year to have a boarder scope with why design matters. Issues began to arise with development being too fast, too tall, too much. Four developments were selected to examine and all built in the last few years built on city policies from the last ten years. Assefa said it lead to unpredictable design review outcome. The necessary tools to direct developers were not available and the decision makers needed the right tools to make good decisions on design. Victor Dover was contracted to provide recommendations. The recommendation is to be more prescriptive in certain areas, create visual interest, and define this issue. It was clear from Dover’s observation that the right tools are needed for a more predictable outcome. Form based code is possible tool to explore which prescribes form: building envelop, scale height, materials. There are extreme conditions with Form Based Code and only certain acceptable materials. Dover suggested doing a quick pilot and learn from the process; start in an area that has an approved plan with approved density and height, and suggested North Boulder and Boulder Junction as possibilities. Boulder Junction was selected. If there is very prescriptive form based code, there would be no need to go to Planning Board for site review and the conclusion was it wouldn’t be acceptable in Boulder. An RFP was sent out, due in this Friday and would like to select the consultant by March to get started. S’Park was selected, the project is in the pipeline, and how to coordinate with S’Park to do a form based code overlay. Assefa will outline the public engagement, and have a task force or advisory board. The schedule is to have something ‘in’ the next 6 month. There is no outline regarding area plans currently. The East Arapahoe plan is on hold and may be the next pilot after the Boulder Junction pilot. Sutherland asked if the pilot will complicate the site review process, Assefa said that’s not the intention, however, it may delay some since it’s not sure what form it will take. Assefa said that as the pilot progresses, there is immediate and natural progression going east and could it lead to the next logical site. Koval said that focusing on Pollard site is a good idea, he’s all for better design, and make it more collaborative; likes the idea of focusing on a particular site and able to get it done. Sutherland said there is a problem with a moving target, S’Park tried to address the many concerns, encourages staff to be wary on the S’Park project that they tried to fit the criteria. Pedersen asked if there was consideration of a moratorium for future sites review. Pedersen asked if Victor Dover has responded to the RFP. Assefa said he thought so, a lot of inquiry but only one submittal. There is a need for better predictability. Osborne added that she was part of the group that worked for the Drive-In Theatre site; it was smooth once the form of the development was determined.

AGENDA ITEM 6 – Update on S’Park Development Plans – Scott Holton: Scott Holton, Element Properties, is the developer for at 3390 Valmont, S’Park (Southerland Park). Holton is looking for outreach and direction to meet community goals. Holton continued that he started with TVAP, TMP, Burlington Northern, RTD, Boulder Revised Code, wellness standards, uses, inclusionary housing and focused on place making. TVAP meets a lot of community needs and the result is a mixed use/mixed income project development, transit oriented place to create a neighborhood center. There will be restaurants, retail, Community Cycles; residential will have townhouses, affordable rental housing, market rate flats, with 32% permanent affordable housing. Two acres will be dedicated for rights of way; contributing to Rail Quiet Zone and parks

and public use areas. Holton provided to the commission a handout that displayed parking supply and bike parking. Osborne questioned the Platinum Leeds definition; Holton said it's a new Leeds status; Leeds for neighborhood development has so the energy envelope actually applies, with holistic and healthy living on the site, access to healthy food, bike paths and housing, not just energy issues. Pedersen questioned the Leeds designation for the Platinum building. Holton replied that one building needs to be Platinum and the community needs addressed. Pedersen said that Boulder Junction is a Leeds designation community. Holton said that Leeds has guided their decisions on development. Holton said 247 residential units, 32 % as permanently affordable, 18,000 sq ft of commercial space and as Boulder Junction seasons; it will grow organically and will create some street level traditional retail. Commercial aspect was discussed. Timing was questioned by Pedersen. Holton hopes to be in front of Planning in the 3rd quarter with a five year phase, pursuing vested property rights and wants to respond to community demands as it seasons. Pedersen asked if could accommodate additional parking and Holton replied affirmatively, with additional parking as potential. Winter said that she was pleased the variety of architecture, found it exciting and different. Koval asked about the parking and is the idea to come up with 100 spaces and is it part of this process? Winter replied that this area has demonstrated how being proactive is necessary and look out for the interest of the district. Winter continued that an agreement is needed and it needs to be more formalized. Holton said all parking will be Shared and Unbundled. Koval asked if the 400 spaces inclusive of the 100 temporary and will entertain a future development of a parking structure. Winter said the district goal is to own 100 spaces in partnership with the project to immortalize the SUMP Principles. Winter said that adding Community Cycles as part of the TDM is attractive.

AGENDA ITEM 7 – Matters from the Commissioners: Depot Square update by Shanahan included that the hotel will be done on April 1st and apartments complete in early May; restaurant in June. RTD is set for August for the bus box. Koval Nickel flats framing done by the end of this month; the infrastructure is great and the connections are well executed by the city. Koval mentioned some residential owner benefits and that tenant finish going on in the Steelyards. Winter mentioned the Steelyards parking and would they like to join the TDM?

AMPS Joint District Board Workshop feedback – Pedersen said format was good, facilitator at each table taking notes was great, two hour block was good, what happens after the meeting with the notes taken? Winter replied that there is a draft of the notes for review and will send them back out to the boards for their feedback. Koval thought it was good to be in a group format, too much time spent of how to meet; an hour for an icebreaker was too much. Shanahan commented on the feeling of being rushed at the end of the meeting.

AGENDA ITEM 8 – Matters from the Staff: Haddock acknowledged there are concerns by some commissioners with two different BJAD boards, TDM and Parking. Haddock continued that there is an overlap of membership, TDM members can only vote on TDM issues and Parking members can only vote on Parking issues. This is the legal requirement for the two commissions. Osborne said the problem is one of clarity, didn't realize the membership expiration with the two boards and sensed it was 'goofy' the way the meeting is conducted. Osborne continued that it's complicated and doesn't need to be, conduct meetings to meet as one board and then reconvene as the other board and in the foreseeable future, there will need to be voting separately. Osborne mentioned the confusion of recruitment from last year, looking for simplicity. Pedersen asked if there is a path to merge as one board. Haddock said that both districts would have to have the same boundaries and the same mil levies.

Winter said that this meeting format had happened in the past; the Parking board voted on an issue and felt it could be done. Winter said there is an opportunity with the one opening on the TDM and one opening on Parking, have recruits serve on both boards and it will take some time to transition to that scenario. Haddock described the model for city council and agreed with Winter that commissioner appointments could be for both boards. Koval felt the current meeting set up worked well. Future agendas will list roll call by commission.

Hagelin – the master contract for the business EcoPass has been executed, discussed the RTD web portal, Susie Keating at the Hyatt has some coupon books, provided welcome kits for employees on alt modes; she has talked with Eco Car Share and placement of vehicles in Boulder Junction. A joint grant with the City and County for funding for a bus and bike shelter in Boulder Junction similar to the one at 14th Street was discussed. The next step is to look at locations. Hagelin meet with Google about Planning Board issues with parking, they said at the meeting they would like to join the TDM district and there are complications to work out. Google has a long term association with B-Cycle; has a contract with Enterprise for car pooling and car sharing and it's a national contract. Winter asked if there were board members that would like to go to the initial meeting with Google. Winter asked for board participation, Osborne, Sutherland and Koval responded; Winter will set up the meeting and get in touch only two commissioners to avoid public notice.

Pedersen asked if REVE is moving forward. Board recruitment was discussed and both openings were for Citizen at Large. Osborne would like to see a Quiet Zone update.

A BJAD retreat was discussed. Koval said that form based code should be tracked but the commission should get in too deeply into the process. Koval is open to the retreat, in April or May. Osborne suggested having an informal happy hour at

a hotel. Pedersen suggested a quarterly meeting out at the district. Koval would like the format to change and do an informal walk around. Retreat timing was discussed, perhaps at the Hyatt in May,

Meeting adjourned at 10:53 a.m.

ACTION ITEMS:

MOTION: Koval motioned to approve the January 7, 2015 meeting minutes with corrections as requested by Koval. Osborne seconded the motion. The motion passed unanimously 4 -0.

March 4, 2015	FUTURE MEETINGS: Council Chambers	Regular Meeting
APPROVED BY:		BOULDER JUNCTION ACCESS DISTRICT JOINT COMMISSION

Attest:
Ruth Weiss, Secretary

Scott Pedersen, Chair - Parking

John Koval, Vice Chair - TDM

2015 City Council Members
Liaison List

Matt Appelbaum - Sutherland
Macon Cowles – Koval
Suzanne Jones - Koval
George Karakehian - Sutherland
Lisa Morzel – Pawlowski
Tim Plass - Shanahan
Andrew Shoemaker - Pedersen
Sam Weaver - Osborne
Mary Young - Osborne