

**Boulder Junction Access District (BJAD)
Joint Commission Meeting
August 6, 2014
9 to 11 a.m.
Council Chambers, 1777 Broadway
AGENDA**

1. Roll Call
2. Election of Officers
3. Approval of the June 4, 2014 Meeting Minutes
4. Disclosure of Conflicts of Interest
5. Public Participation
6. Depot Square Garage – Parking Management Discussion with RTD – Matthews
7. Smoking Ban Recommendation in Boulder Junction
8. Matters from Commissioners
 - Private Development Updates
 - Feedback from Joint District Board Meeting – Past and Future
9. Matters from Staff
 - On Street Parking Update – Matthews
 - Update on EcoPasses - Hagelin
 - AMPS Update - Winter
 - City Council Study Session 7/29
 - Ideas about Steering Committees

Attachments:

- Meeting Minutes
- Depot Square Field Observation Report 6.13.14

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

14th Street Mixed Use Development Partnership

"Parklet" pilot

Boulder Junction

Implementation of TDM District

- PILOT payments
- Revised budget projections

Depot Square Garage Operations

Parking Plan for future development

Smoking Ban

Downtown

"Parklet" Study

Smoking Ban

Civic Area Plan Participation

Civic Use Pad Recommendation

Implementation of Bond Projects:

- 15th 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: Customer Service

Name Change

Office Space Planning and Remodel Phase II

BJAD Joint 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.
- Quiet Zone

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**

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

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

NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:

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

STAFF: LANDRITH, WEISS, BETH ROBERTS – HOUSING, MARIA DIAZ

GUESTS:

TYPE OF MEETING: **Regular** **June 4, 2014**

AGENDA ITEM 1 – Swearing In of New Commissioner: Susan Osborne

AGENDA ITEM 2 – Roll Call: Meeting called to order at 9:06 a.m.

AGENDA ITEM 3 – Approval of the May 7, 2014 Joint Meeting Minutes (Action Item Below)

AGENDA ITEM 4 – Disclosure of Conflict of Interest: Were not completed, advised City Attorney’s office, recording secretary was on vacation.

AGENDA ITEM 5 – Public Participation: None

AGENDA ITEM 6 – Matters from the Commissioners: Osborne asked about the agenda and the concept plan that will be reviewed at Planning Board tomorrow night, post development on the southeast corner of 30th and Pearl, includes a portion that is not yet in TVAP. Shanahan offered it’s a concept now. The area should be added to BJAD and there are other questions about access and how parking will be handled on the south side of Goose Creek. Osborne questioned its inclusion to the district. Koval asked if they would petition to be in the district and Osborne believed that it should be looked at by the commission to help the applicant. Koval said it’s the commission’s role to look at the capacity being added to the area, in order to achieve that density, they will need to be in the district; and it needs to be routed to staff somehow. Koval said that the commission role is to look at inventory, he has a database of projects with when things are going to be impacted by development and the additional resources need to look at project matrix. Koval does not recall it being in there and Shanahan agreed. Hollister and Hayman are not in the district, they need to be rezoned. Osborne offered they are MU 2 and they want to be MU4. Shanahan said that now they are BR1. Can they fulfill the development plan and not be in the district? Osborne is concerned about the access perceptively, are they looking for parking, how is it handled, what about the bridge? Koval would like an update on the project at the next meeting.

Shanahan gave a quick project update: BuildMark is out there doing inspections; all precast is up in the garages and laying floors in garage. Precast is up in the parking structure, floors are in; bus barn done in two weeks, and residential is going up. Junction Place should be done in December.

AGENDA ITEM 7 – Matters from the Staff: Landrith said that an email was sent last Friday about the smoking ban and looking for board feedback, council directed staff in January to investigate an expansion for parks, open space and other public spaces. Shanahan questioned if the Mall smoking ban is working. Landrith replied that a number of citations were given to habitual offenders and now it is mostly self enforced. The final proposal will go to council in the fourth quarter. The police commander has voiced it would be a lower priority. Osborne offered that it was not going to be enforced at Chautauqua. Osborne continued with the alley smoking and the congregation of people to smoke. Landrith offered that alley ways will be exempt from the smoking ban, and the golf course will permit smoking. Shanahan and Koval were in favor of the ban. Osborne questioned the no smoking area in Boulder Junction. Landrith replied it will be dependent on the district boundaries. Shanahan said that public space is privately owned and people could smoke there. Landrith said it’s a proposal and remarked that commissioners were supporting the idea.

Shanahan mentioned that On Street Parking is in effect along with Pay to Park. An issue with pay to park was discussed. Shanahan questioned the incremental fees on the pay to park and requests 15 minute increments. Koval would like an update

for commercial leasing in the apartment building on the south side of Pearl Parkway along with feedback. Koval said that there is a struggle to get good tenants in the Solana area due to paid parking. Koval said that people are not going to want to pay to park to visit retailers. Leasing data was queried.

Hagelin said that there are 40 residential EcoPasses at 3100 Pearl for residences and working on the Master EcoPass Contract to secure the commercial passes. Hagelin attended a meeting regarding electric charging stations and their installation, mentioned there are grant opportunities through the state, and the grant pays for the first \$8,000 of installation. Osborne questioned who submits the grant. Hagelin replied that it would be the city or individual property owners, perhaps public/private partnerships. Joe Castro, city employee, is heading this project and reviewing it. Osborne questioned if Hagelin is following the city wide EcoPass. Osborne asked Hagelin how the city wide EcoPass was going. Hagelin replied that there is strong support to move forward by city council, a steering committee with RTD needs to be formed, gets down to RTD board and staff if they are interested in pursuing it. Hagelin mentioned that the Smart Card data is not accurate and that RTD would go with a data driven pricing format. The county commissioners seem keen on moving forward.

Joint District Board Meeting July 2 and AMPS study session on June 10.

Meeting adjourned at 9:43 a.m. (Koval motioned and Shanahan seconded)

ACTION ITEMS:

MOTION: Koval motioned to approve the May 7, 2014 meeting minutes. Shanahan seconded the motion. The motion passed unanimously 3- 0.

| July 2, 2014 | FUTURE MEETINGS: Grace Lutheran Church | Joint Board Meeting |
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| APPROVED BY: | BOULDER JUNCTION ACCESS DISTRICT JOINT COMMISSION | |
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Attest:
Ruth Weiss, Secretary

Scott Pedersen, Chair - Parking

John Koval



Note proper termination of waterproofing at wall.

Contractors judgment call on waterproofing at precast joints. Continue to monitor appropriate installation of waterproofing at precast joints.

Clean water staining and efflorescence

Re-indicate lower 7'-2" clearance on drop beam.

Ensure proper light levels areas of garage.



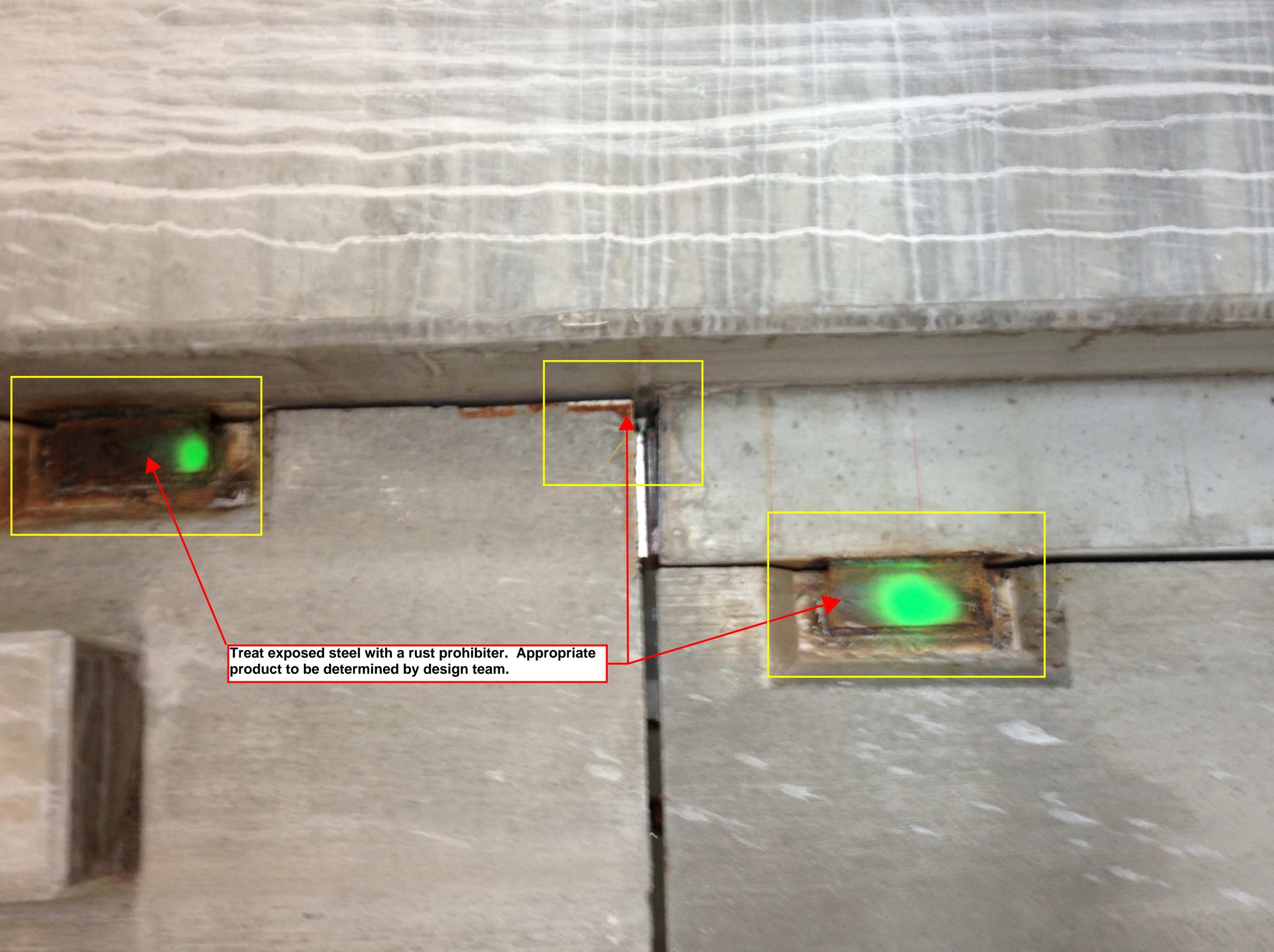


Clean water staining and efflorescence

Treat exposed steel with a rust prohibiter. Appropriate product to be determined by design team.



Ensure proper termination of the edge of the waterproofing membrane to the perimeter walls.



Treat exposed steel with a rust prohibiter. Appropriate product to be determined by design team.



Treat exposed steel with a rust prohibiter. Appropriate product to be determined by design team.





Ensure proper light levels areas of garage.