

**Boulder Junction Access District (BJAD)  
Joint Commission Meeting  
August 7, 2013  
9 to 11 a.m.  
Council Chambers, 1777 Broadway  
AGENDA**

1. Roll Call
2. Approval of the June 5, 2013 Meeting Minutes
3. Disclosure of Conflicts of Interest
4. Public Participation
5. Council Chamber Remodel - Glenn Magee and Sam Veucasovic
6. Matters from Commissioners
7. Matters from Staff
  - On Street Parking Proposal
  - Update on EcoPasses
  - Depot Square Update

Attachments:

- Meeting Minutes
- Council Chambers Audiovisual Upgrades Memo

**DUHMD/PS 2013 Priorities**

***University Hill Revitalization***

- Support for creation of a Residential Service District
- Innovation District/Organizational Options
- 14<sup>th</sup> Street Lot Redevelopment

***Parking***

- Technology Enhancements
- Access/Parking Management Strategy
  - In collaboration with the Transportation Master Plan Update

***Downtown Capital and Planning Projects***

- 15<sup>th</sup> Street (Canyon to Arapaho) Streetscape Implementation
- 14<sup>th</sup> and Walnut Pedestrian Improvements Implementation
- West Pearl Streetscape Design
- Pearl Street Mall Interactive Kiosks Implementation
- Civic Use Pad Recommendations
- Civic Park Master Plan participation

***Boulder Junction***

- Access Districts (Parking and TDM) Implementation
- Depot Square Construction Coordination

***Administration***

- Remodel reception area
- TBBI Planning
- CRM and new website implementation

**Additional Items:**

- Pearl Street Smoking Ban Implementation
- Revisit Mobile Food Vending Ordinance
- Complete CAGID Garage CIP Projects
- Pearl Street Mall Code Changes
- Randolph Center Condominium Association Declaration

**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 District Joint Commission Meeting – Parking and Travel Demand Management**

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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, PAWLOWSKI, PEDERSEN (absent), SHANAHAN, SUTHERLAND (absent)**  
**STAFF:** **WINTER, WEISS, HAGELIN, MATTHEWS, LLANES, HERRING**  
**GUESTS:**

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**TYPE OF MEETING:** **Regular** **June 5, 2013**

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**AGENDA ITEM 1 – Roll Call:** Meeting called to order at 9:06 a.m.

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**AGENDA ITEM 2 – Approval of the May 7, 2013 Joint Meeting Minutes (Action Item Below)**

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**AGENDA ITEM 3 – Disclosure of Conflicts of Interest:** All Conflicts of Interest were filed with the Secretary of State. The Disclosure Filing process with the Secretary of State has been completed.

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**AGENDA ITEM 4 – Public Participation:** Winter introduced Ashlee Herring, Communication and Special Events Oversight Coordinator, to the commissioners.

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**AGENDA ITEM 5 – Matters from the Commissioners:** None

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**AGENDA ITEM 6 – Matters from the Staff:** Matthews discussed the Pay by Phone concept that allows management of parking without any infrastructure in place. Pay by Phone will be in the entire area with meters in select areas. Pawlowski questioned how it would work without a Smartphone and Matthews replied that they would need to use the coin operated meters. Shanahan questioned being consistent with the city with 9 a.m. – 7 p.m. parking hours. Matthews replied that the main users in the area would be the residents. Pawlowski questioned how the pay by Smartphone would collect the money and Matthews replied that there is an account to withdraw funds from set up by client. Matthews continued that there is a transaction fee for each use. Pawlowski questioned the service fee of \$.25 to \$.35 per transaction and how it gets to the phone company. Matthews replied that it depends per company if it is charged to the phone, credit card or a pre load situation. Matthews prefers the pre load as the transaction fee would be paid by the user and not the city. Parking revenue would come directly to the city. Matthews offered that DMC was on board with the pay by phone concept. Dawson queried if it would be available city wide and the reply was affirmative. Boulder Junction would be a test site for it. Pawlowski questioned if the contracts would be renewal and Matthews replied that it is negotiable. Matthews continued that the companies pay all the installation and set up fees. CU has a pay by phone vendor. Matthews struggles that the parking technology has a half life of 6 months and the pay by phone model of payment is a concept in progress. Matthews is looking for the commission’s opinion. Dawson offered that it sounds interesting. Koval believes it’s a great alternative. Matthews continued that it is a matter of convenience and that the client is alerted when the time is about up and can opt to increase money through the phone while sitting in a meeting. Matthews continued that enforcement is easy.

Chris Hagelin, Transportation Planner, City of Boulder, mentioned that talks with RTD for Boulder Junction EcoPass Program have begun. RTD is inclined to have the residential and commercial separate and would have a neighborhood program with an overlapping business program. RTD has agreed to use residential pricing zones per household, and would develop prices. There is one complication that the RTD pricing zone map is divided between two districts. Hagelin is looking to establish a single per home cost in order to make it fair. Hagelin continued that RTD does not anticipate any fare increases for 2014 and with the advent of the Smart Card, there is an initial price. Pawlowski questioned if this would be one card and Hagelin replied the card would be good for bus and light rail use. Pawlowski asked about the property tax paying for the EcoPass and Hagelin replied affirmatively. Hagelin continued that the city has the option of increasing boundaries over time and some properties could be annexed into the district or devise alternatives. It will be key to negotiate a single price for Boulder Junction. The business side is more complicated. Currently, RTD has three different master contract models such as Downtown Boulder, Denver and one for single multi story buildings for business EcoPasses. RTD wants to review these models or create a hybrid. The next step is

to work with consultants to do an analysis based on the upcoming land changes and it looks like it can be implemented with 3100 Pearl. Shanahan questioned the disparity of Pearl Street dividing line EcoPass costs. Until RTD has more data from the SmartCard analysis, the pricing zone cost remains. Hagelin continued that RTD sees the master contracts as a major development. Koval questioned the mechanism to get people in the program without a contract. Koval questioned the collection of funds for the pass and Hagelin replied that the residents pay the neighborhood association. Koval is it beneficial to the area at large to get them to buy and what is the goal to broaden it. Hagelin replied that the SmartCard will add the full fare cost divided by 40% to calculate pass costs. Hagelin continued that the eventually the price would be determined by use. Winter mentioned some adjacency issues and to look long term, all residents have to agree to buy and for long term, it is better. Hagelin mentioned one neighborhood, Forest Glen, has one of the highest pick up rates since there passes are paid for by the property taxes. The idea with Boulder Junction was to have the costs paid by the district. Winter offered that bus service to Boulder Junction will increase and would be a sustainable concept over time. Hagelin mentioned that employees ask for the EcoPass from employers and makes a difference with regional use and saves money. Dawson asked how to improve the bus route. Hagelin mentioned that the Transportation Master Plan is currently being updated and transit service is being examined with Boulder Junction a focus as a BRT from 36 and there will be a re routing at Table Mesa to move the buses to both Boulder Junction and Downtown. City spends \$1 million dollars a year to increase the bus service in Boulder and there will be many changes with the Transportation Master Plan. Winter suggested that Hagelin present the service to Boulder Junction and Hagelin replied it's in the works. Winter had heard that the HOP route might expand to Boulder Junction. Hagelin confirmed that there will be increased bus service to Boulder Junction. Hagelin offered that the overall Transportation Master Plan is scheduled to be completed in April 2014, and in late fall there should be concrete plans to the area and it will be taken to the boards for input. Shanahan questioned WiFi on the buses and Hagelin mentioned that RTD would have to have it installed in all buses and it is something the city is advocating. Koval mentioned that his Steel Yards employees from Denver all drive and it would alleviate a lot of issues if the bus had WiFi, it would be an incentive as an employer. Winter mentioned a city staff tour by Reylynn of 3100 Pearl. Sutherland property came in for concept review a few weeks ago and there will be a hotel. It is commercial and residential, looking for an underground connection to the East. Koval mentioned that he is at staff level site review for 17 residences, this is the first of three; next is a 23,000 sq ft commercial building with submittal in 3 months. Winter mentioned a June 12<sup>th</sup> closing on Depot Square, on board with Condominium Agreement, back stopping the \$2.6 million dollars and needs a Cooperation Agreement. Bank and RTD are ready to go per Shanahan. AMPS will meet in mid August with an update on the climate agreement, Planning Board, TAB and Environmental Advisory Board together to help understand the city's direction and perspective of issues.

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**Meeting adjourned at 9:30 a.m. with Pawlowski motioning to adjourn and Koval seconding the motion. All commissioners approved.**

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**ACTION ITEMS:**

**MOTION: Dawson motioned to approve the May 7, 2012 BJAD Joint Meeting minutes Koval seconded the motion. The motion passed unanimously by all commissioners**

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**FUTURE MEETINGS:**

<b>August 7, 2013</b>	<b>Council Chambers</b>	<b>Regular Meeting</b>
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APPROVED BY:	BOULDER JUNCTION ACCESS DISTRICT JOINT COMMISSION MEETING – PARKING AND TDM
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Attest:  
Ruth Weiss, Secretary

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John Pawlowski, Chair, TDM

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Jeff Shanahan, Vice Chair, Parking

**CITY OF BOULDER**  
**Boulder Junction Access District Joint Commission**  
**Meeting Date - August 7, 2013**

**MATTER FROM CITY:**

Council Chambers Audiovisual Upgrades

**REQUESTING DEPARTMENT:**

Public Works / Facilities and Asset Management

Joe Castro, Facilities and Fleet Manager

Glenn Magee, Facilities Design and Construction Manager

**OBJECTIVE:**

1. Provide the Boulder Junction Access District Joint Commission a concept plan of the Council Chambers upgrade
2. Get feedback from the Boulder Junction Access District Joint Commission on the Council Chambers upgrade

**SUMMARY:**

A project has been identified to increase the usability of the Municipal Building Council Chambers with a focus on replacing outdated audio-visual presentation equipment to enhance the user and public experience. The project will include the installation of appropriate audio-visual technologies as informed by a recent technologies assessment, and minor remodeling to provide improved connection between the public and City Council and boards and commissions. The project will also include the construction of one additional office for the City Attorney, one additional citywide internal meeting room, and changes to the lunch room area. The project will be managed by Facilities and Asset Management and designed and coordinated with the Information Technologies (IT) Department and Communications (Channel 8).

The potential of completing this project during the 2013 council recess was considered, but the scheduling cannot be achieved during that timeframe due to the complexities involving the systems modifications and extensive finishes work. This would put the project at risk of not being completed by the end of the recess, which would impact the usability of the Council Chambers during the summer. As such, the proposed plan is scheduled to be implemented after Nov. 15, 2013.

The proposed timeline and concept plan are attached. Design details will be further refined following feedback from the boards and commissions and from a check-in with City Council sometime in mid-August, 2013.

**KEY ISSUES:**

1. Will the proposed concept plan enhance connections with the public and the Boulder Junction Access District Commission?
2. Does the Boulder Junction Access District Commission propose any changes to the concept plan?

**BACKGROUND:**

Further details on the proposed changes can be found in the May 7, 2013, Information Packet to City Council, Item 2C.

For more information, contact Glenn Magee at [mageeg@bouldercolorado.gov](mailto:mageeg@bouldercolorado.gov), 303-441-4202

**ATTACHMENTS:**

Attachment A: Project timeline

Attachment B: Proposed Concept Design Plan

## **ATTACHMENT A – Council Chambers Upgrade, Proposed Project Timeline**

The project has the following anticipated schedule:

- Architecture and engineering concept design – May through mid-June 2013
- Concept design outreach to boards and commissions – mid June through August 2013
- Council presentation and follow up – third quarter 2013
- Completion of design and construction documents – July through August 2013
- Plan Review and final approvals – August 2013
- Equipment procurement – August through November 2013
- Construction start – Nov. 15 2013
- Project completion – January 2014

**ATTACHMENT B: Council Chambers Upgrade, Proposed Concept Design Plan**

