

**Boulder Junction Access District (BJAD)
Joint Commission Meeting
September 3, 2014
9 to 11 a.m.
Council Chambers, 1777 Broadway
AGENDA**

1. Roll Call
2. Approval of the August 6, 2014 Meeting Minutes
3. Disclosure of Conflicts of Interest
4. Public Participation
5. Presentation by Planning Staff – Proposed Projects in the Boulder Junction Area – Elaine McLaughlin and David Thompson
6. Matters from Commissioners
 - Status of Projects
7. Matters from Staff
 - Quarterly Financials - Jobert
 - Update on EcoPasses - Hagelin
 - AMPS Update
 - Upcoming Joint Board Meeting September 23 – Focus on Best Practices

Attachments:

- Meeting Minutes
- Quarterly Financials - Jobert
- AMPS City Council Study Session Summary - https://www-static.bouldercolorado.gov/docs/AMPS_SS_Summary_final_08_19_14-1-201408291120.pdf

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, SHANAHAN (absent), PEDERSEN, OSBORNE, PAWLOWSKI,
SUTHERLAND**

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

GUESTS:

TYPE OF MEETING: **Regular** **August 6, 2014**

AGENDA ITEM 1 – Roll Call: Meeting called to order at 9:05 a.m.

AGENDA ITEM 2 – Election of Officers: Pawlowski nominated Pedersen for Parking Chair Koval seconded. Osborne nominated Pawlowski for TDM Chair and Sutherland seconded. All commissioners were in favor of both nominations. The motions passed unanimously. There will be no Vice Chair nominations.

AGENDA ITEM 3 – Approval of the June 4, 2014 Joint Meeting Minutes (Action Item Below)

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

AGENDA ITEM 5 – Public Participation: None

AGENDA ITEM 6 – Depot Square Garage – Parking Management Discussion with RTD: Matthews said that he and Winter had a conference call with RTD and the call was left for RTD to discuss a proposal to put license plate recognition (LPR) at entrances, photo plate when they arrive and when they depart; those who used RTD would get credentials and a license plate to show they punched in with RTD. Pedersen commented that it seemed redundant, Matthews and Winter replied that the credentials would determine if the user was in the district or not. Pedersen asked if the LPR can determine district and the reply was affirmative. Winter said that a written description is warranted; Pedersen and Matthews replied there is one. Winter gave historical regarding SUMP. Pedersen offered that the focus of the district to get people not to drive. Winter said that there are development projections with parking demands that are monitored. Pedersen mentioned that projects outside of the district are not within the parameters of the district, there is concern with the city site; is it beneficial to the district to have development join the district? Sutherland offered that the city leads the process, what the city wants to see in TVAP, density and diversity, stop single use cars; the hurdle is the limit of capital with the landowners wanting the density with difficulty finding funding. City has invested a great deal with TVAP and there needs to be a middle ground and an economic incentive. Koval offered that the parking maximums will be detrimental with the realities of parking. Pedersen said at Depot Square there was difficulty with funding, pool and share parking helps. As the district evolves, the parking district will need to be more expansive. Winter said the district is not big enough to build its own parking. Winter mentioned that in downtown there is a need for more parking and looking to develop shared parking. Pedersen said it would be beneficial for Planning to share what development may be coming. Pawlowski mentioned that from the start of the project, it was a concern with parking and is it going to be enough long term; the financial end with the partners, many walk away and the second risk is that when they wish to sell, what is adequate parking? Sutherland said he is planning on building a garage on his property with participation from the city.

AGENDA ITEM 7 – Smoking Ban in Boulder Junction: Winter looking for input from the board on smoking issue in Boulder Junction. The question is smoking in the plaza; smoking will be banned in the park; basically talking about smoking on sidewalks. Is it important to include this area in the smoking ban? How would the hotel feel about it? Outreach to Reyllynn and the hotel regarding smoking. This would be in the TDM area which is larger than Parking. Pawlowski asked what the council's thinking; Winter said that one council member wanted a city wide ban, and have staff to look at key commercial areas, parks and open space. Smoking ban in downtown is moving forward except in alleys; Hill is on hold since so much is going on; and, shopping center areas are not city property so they are not included. Sutherland said that no one enjoys cigarette smoke in one's face, the city needs to be mindful of its initial and core vision of diversity, engaging, culturally vibrant and lively qualifiers that were asked for and reflected back in plans; today smoking is divided along socio

economic lines and there needs to be a home for everyone to get along together. There should be no place where smokers are banned and should be within the city diversity goal in the plan. Pawlowski mentioned the need for balance; and, the reduction of cigarette consumption; it could be phased over time and doesn't have to be jumped into now, perhaps a 10 year goal. Osborne said that she can't imagine allowing smoking in the plaza; with no smoking on paths and streets, there needs to be somewhere to smoke. Osborne continued that streets seem okay but not in public places. Koval agrees with both points and downtown it becomes a problem for employers with employees traveling further to smoke as well as the visitor being hassled. Smoking enforcement was discussed. Pedersen is in favor of including the district in the smoking ban and expand the ban as far as possible across the city. Winter asked for a motion and gave the number of views. Koval agreed that stakeholders need to be included in conversation regarding smoking. Sutherland said that he has reservations to be done with sensitivity and some type of smoking ban. Osborne said there is an area. Pawlowski said people need to know how to plan and where people stand on issues; and join the ban as it progresses with the city.

Koval motioned to participate in the smoking ban in Boulder Junction, continue to work with property owners in the city, observe how it is going in other places, observe how the district is functioning, evolve and amend with implementation of the ban, and reserve the right to come back with an implementation plan in 2015 after observing how the ban is functioning in different parts of the city. Pedersen seconded. All in favor and the motion passed 5-0.

AGENDA ITEM 6 – Matters from the Commissioners: Sutherland is moving forward with site review submittal in first quarter of 2015, mirroring back the TVAP, single family attached affordable housing to compliment the area's economic diversity, market level apartments, 2nd residential building and not a hotel, there may be a third phase, the Air Gas site is identified to be moved, the placement of Junction Place is favorable for his site and there will be a public area. Air Gas site is not within the district per Winter and should be brought in. Koval has begun construction on Nickel Flats and is on course. Winter suggested a tour would be interesting. October 1st meeting to be held at the Steel Yards with a tour was discussed. Koval mentioned the Boulder Indoor Soccer will be done the first week of October although it is not in the district, it will bring a lot of vitality to the area. Pedersen suggested that there should be a Boulder Junction street party when all is done.

Osborne mentioned that planning staff and Adrien Soifer went to Seattle to an Eco District meeting and commented that Boulder Junction is an Eco District. Sutherland said that he believes Boulder Junction will be the first Leeds neighborhood development in Colorado. Pedersen corrected the statement that it will be the second. Osborne would like an upcoming agenda to have a discussion on eco districts and what it means for the city. Pedersen said the hotel is opening on January 28th.

AGENDA ITEM 7 – Matters from the Staff: Matthews said Shanahan has a proposal from Build Mark. Board was concerned that the garage is built properly. Matthews continued that the he and sign shop will have two kiosks and spaces around Pearl Parkway with signage for pay by phone or use kiosks. There are 10 or 12 on Pearl Parkway for general fund and not district revenue. Matthews said the bridge was poured over Goose Creek. Matthews needs to review Nickel Creek for parking. Koval said that Matthews needs to talk with Steel Yards Board for on street paid parking. Winter said the PUD for Steel Yards needs to be reviewed with Planning. Koval said that Steel Yards did not have paid parking in this area. Winter said that a NPP was considered in the area. Koval said that the Steel Yards has a challenge marketing wise with the amount of free street parking.

Winter – Hagelin is in a TDM conference; simplification of the spreadsheet by Matt will take place with some changes for it to be made a tool to use going forward; AMPS is looking at a Park+ model and Boulder Junction will be the first test case for information regarding access software. AMPS had a study session on 7/29, Sutherland attended, good discussion. Council was pleased and moving in the right direction, with two sides of parking with one - there isn't enough parking and two - fees on parking should disincentive parking. There will be another Joint Board Meeting at the end of September. There will be a study session with council on October 28th. Winter is looking to create steering committees on the 7 AMPS focus areas, looking for participants and stakeholders as a sounding board for ideas and feedback.

Meeting adjourned at 10:26 a.m. (Sutherland motioned and Koval seconded)

ACTION ITEMS:

MOTION: Osborne motioned to approve the June 4, 2014 meeting minutes. Pawlowski seconded the motion. The motion passed unanimously 5 -0.

MOTION: Koval motioned to participate in the Smoking Ban in Boulder Junction, continue to work with property owners in the city, observe how it is going in other places, observe how the district is functioning, evolve and amend with implementation of the Ban, and reserve the right to come back with an Implementation Plan in 2015 after observing how the Ban is functioning in different parts of the city. Pedersen seconded. All commissioners were in favor and the motion passed 5-0.

September 3, 2014	FUTURE MEETINGS: Council Chambers	Regular Meeting
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APPROVED BY:

BOULDER JUNCTION ACCESS DISTRICT JOINT
COMMISSION

Attest:

Ruth Weiss, Secretary

Scott Pedersen, Chair - Parking

John Pawlowski, Chair - TDM

MEMORANDUM

TO: BJAD Parking and TDM Advisory Committees
Molly Winter - Executive Director

FROM: Donna Jobert, Financial Manager

SUBJECT: Jan-June 2014 Revenues and Expenditures

DATE: August 13, 2014

BJAD - Parking

Overall revenues for BJAD Parking are 63.2% of total budget collected and are down \$2,147 compared with 2013. Property and Ownership taxes are above budget and \$2,181 less than last year.

Expenditures in 2014 for BJAD Parking equal 8.4% of budgeted expenses and down \$668 compared with 2013.

BJAD Parking Revenues and Expenditures - Jan-June 2014

Revenues	2014	2014	%	2013	2013-2014	2013-2014
	Revenue Collected	Approved Budget		Revenue Collected		
Property Tax	\$ 16,431	\$ 26,041	63.1%	\$ 18,664	\$ (2,233)	-12.0%
Ownership Tax	535	781	68.5%	483	52	10.7%
Interest	65	126		31	34	110.4%
TOTAL	\$ 17,031	\$ 26,948	63.2%	\$ 19,178	\$ (2,147)	-11.2%

Expenditures	2014	2014	%	2013	2013-2014	2013-2014
	Expense	Budget		Expended		
BJ-Parking Admin	\$ 1,064	\$ 10,314	10.3%	\$ 1,732	\$ (668)	-38.5%
BJ Parking transfer to CAGID for loan	-	2,285	0.0%	-	-	#DIV/0!
TOTAL	\$ 1,064	\$ 12,599	8.4%	\$ 1,732	\$ (668)	-38.5%

BJAD - TDM

Overall revenues for BJAD TDM are 7.9% of total budget collected and are down \$1,204 compared with 2013. Property tax is slightly ahead of budget to date and \$1286 less than last year.

Expenditures in 2014 for BJAD TDM equal 2.1% of budgeted expenses and are up \$910 compared with 2013. TDM payments for 2014 have not yet been billed or collected.

BJAD TDM Revenues and Expenditures - Jan-June 2014

Revenues	2014	2014	%	2013	2013-2014	2013-2014
	Revenue Collected	Approved Budget		Revenue Collected		
Property Tax	\$ 9,832	\$ 17,601	55.9%	\$ 11,118	\$ (1,286)	-11.6%
Ownership Tax	371	0	-	358	13	3.7%
Interest	70	177	39.3%	0	70	#DIV/0!
Payment in Lieu of Taxes	0	113,064	0.0%	0	0	-
TOTAL	\$ 10,272	\$ 130,842	7.9%	\$ 11,476	\$ (1,204)	-10.5%

Expenditures	2014	2014	%	2013	2013-2014	2013-2014
	Expense	Budget		Expended		
BJ-TDM Admin	\$ 1,079	\$ 2,547	42.4%	\$ 169	\$ 910	537.7%
TDM payments	-	47,800	0.0%	-	-	#DIV/0!
TOTAL	\$ 1,079	\$ 50,347	2.1%	\$ 169	\$ 910	537.7%