

**Boulder Junction Access District (BJAD)
Joint Commission Meeting
October 2, 2013
9 to 11 a.m.
Council Chambers, 1777 Broadway
AGENDA**

1. Roll Call
2. Budget Update
3. Approval of the September 4, 2013 Meeting Minutes
4. Disclosure of Conflicts of Interest
5. Budget Orientation – Donna Jobert
6. Public Participation
7. Matters from Commissioners
8. Project Schedule Update
9. Matters from Staff
 - On Street Parking Update
 - Update on EcoPasses
 - AMPS Joint Board Meeting Follow-up

Attachments:

- Meeting Minutes
- Joint Board Meeting Summary

DUHMD/PS 2013 Priorities

University Hill Revitalization

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

Parking

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

Downtown Capital and Planning Projects

- 15th Street (Canyon to Arapaho) Streetscape Implementation
- 14th 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**

NAME OF BOARD/COMMISSION: **Boulder Junction Access District Joint Commission Meeting – Parking and Travel Demand Management**

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

NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:

BOARD MEMBERS: **KOVAL (left at 10 am), DAWSON, PAWLOWSKI, PEDERSEN, SHANAHAN, SUTHERLAND (absent)**

STAFF: **MAY, WEISS, MATTHEWS, HAGELIN**

GUESTS:

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

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

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

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.

AGENDA ITEM 4 – Public Participation: None

AGENDA ITEM 5 - Boulder Junction Transportation Projects Construction Update – Alex May: May began with the first project under construction, Pearl South, and is currently working at 3100 Pearl construction and targeted to done before the 30th of September. It's the city's first city owned and operated LED street lighting - the poles are up, the luminaries are up and currently working on wiring. Each light will have a controller system to meter and dim and will link up wirelessly with a main control center that will link up to the city's signal communication system and will be adjusted with the use of a Smartphone. This should be operational by the end of September. The ultimate completion of the multi way boulevard will be in early spring and Pearl south side should be complete in the April or early May. Other projects underway include the bridge contract which has been awarded and will be mobilized the first or second week of October and should be complete in the late fall of 2014. The Depot Square developer will do the roadway on the south side. May continued that there are a series of path connections and graphics will be provided shortly to the commission. May awarded the concrete pavement alternate for the job. Pedersen questioned the bridge cost and the reply was 3.2 million dollars for the bridge and all the paths. The last project that is out to bid is the north side of Pearl Parkway and bids are due September 12th. Pollard site was discussed. The Pearl North Project is 2.5 times the size of the South Pearl Project and more complicated with new water lines, new sanitary sewer upsizing, significant major drainage improvement, and significant below grade work, and should be done in late fall 2014. Roadway reconstruction will happen in the spring. By late fall 2014, Pearl North, Pearl South and the bridge will be done. Pedersen questioned the establishing of a quiet zone. May replied that there was a walk thru on May 5 to identify the diagnostic to see what is required at each location. The city has a separate consultant for the crossing projects. May continued that there will be higher curbs in the median and a series of exit gates in scope of the railroad work. Pedersen questioned the goal and timeline for the city. May replied that he was not aware of the date. May continued that the city does not have capital improvement funds for the project. Koval questioned the progress of the project and May offered that the bridge is behind schedule and should be completed prior to the Depot Square project. May provided schedules that were affected and roughly two months late in their projections. May continued that budget wise the projects are on track.

AGENDA ITEM 6 – Public Hearing and Consideration of a Motion to Make a Recommendation to City Council of the Downtown and University Hill Management, Parking Services 2014 Budget: Matthews offered that the budget is no different from last year. A budget discussion ensued among the commissioners. Shanahan questioned the reserve and TDM funds. Matthews offered that it is better to have money reserved than to be sorry. Hagelin offered that no fees or taxes have been collected yet. Hagelin and Koval discussed completion dates of the projects. Pilot fees are not paid for until CO. Matthews mentioned that the city allows an adjustment to base as necessary. Pawlowski motioned to recommend the budget to city council. Pedersen questioned the EcoPass budget and Hagelin replied that it won't hit this year and \$160 per unit in the development and that negotiations continue with RTD. Pedersen offered that the next budget would need to be studied more fully. Pedersen suggested that EPS should attend a board meeting and Hagelin mentioned that the spreadsheets should be updated. Koval is requiring a meeting with EPS and staff prior to the end of the year.

Pawlowski motioned to recommend to City Council the Downtown and University Hill Management, Parking Services 2014 Budget. Pedersen seconded the motion. It is approved contingent future review process that will give an opportunity to weigh in as there is no review process in place currently. The commission wants an established annual review process and an annual analysis of the pilot fees so adjustments can be made prior to a rate payer paying in. All commissioners were in favor and the motion passed 5 – 0.

AGENDA ITEM 7 – Feedback on AMPS Guiding Principles and Areas of Focus: Matthews commented that AMPS is moving forward, RFQ are in and have 4 – 5 consultants have submitted. Matthews was looking for feedback for the commission. Email your feedback to Winter. Pedersen questioned the assignment for the consultants. Matthews replied it a matter of looking at it against best practices and see how we need to do it and putting it down on paper to move forward with it. Pedersen questioned how future practices are integrated into the program. Matthews replied that it is the responsibility of the consultants to project to the future, where we sit and where we can go. Matthews continued that parking industry seems to be merging with the transportation industry and there is a lot of cross talk occurring between the two of them. RFP is closed per Matthews.

AGENDA ITEM 8 – Matters from the Commissioners: Koval commented on the retail lease and information on 3100 Pearl. Pedersen replied that they have just restarted the process and are in the beginning stages with nothing to report. Pedersen continued that no leases to report and broker feedback is that the smaller spaces should be easier to rent. Koval mentioned the leasing in the Steel Yards and offered that maybe an ad hoc meeting of those in the area to get marketing going for retailer success. Starting a merchant’s association has been successful downtown and it is something that should be considered.

AGENDA ITEM 9 – Matters from the Staff: Matthews offered that the on street parking proposal is moving forward; have several pay by phone companies and he plans to put meters on Junction Place south of Pearl and leaning to do pay by phone on the 6 – 7 meter spots on Pearl. Matthews continued that the parking aspect continues to need work. The pay by phone can also work in the garages. Pedersen offered that he is interested in this program. Pedersen questioned how it works and Matthews relied that a person would dial in, give plate number, get zone, hit start and when finished, leave. The bill comes through that way. Shanahan asked that if someone does not pay by phone, they cannot get out and they cannot get in? The garage remains gated and it replaces pay on foot.

Hagelin commented that the Boulder Junction EcoPass Working Group met to discuss issues and agreed to use pricing zones for the first year. The Smartcard system data will take over the cost in the future. Hagelin offered that RTD will not be using the data collected for 2014 and there will be no fare increases for 2014 since they cannot use the Smartcard data. There will be a meeting shortly to take the conversation to a higher administrative level. There will be the creation of the master contract for the employers and looking to make a single district with a master contract similar to the CAGID contract that runs on the business side. The other aspects of TDM, BCycle has some money and looking for two stations in that area. Hagelin continued with the countywide feasibility study for EcoPasses, has met with RTD for how much it would cost each person in Boulder County for an EcoPass; looking at the University and private sector; sales tax or head tax; the feasibility study will have a major impact on Boulder Junction and the biggest obstacle is the RTD Board as it would have to go to a vote. RTD is not ready to move forward until the Smartcard is more effective.

Meeting adjourned at 10:02 a.m.

ACTION ITEMS:

MOTION: Koval motioned to approve the August 7, 2012 BJAD Joint Meeting minutes. Dawson seconded the motion. The motion passed (5-0) unanimously by all commissioners.

MOTION: Pawlowski motioned to recommend to City Council the Downtown and University Hill Management, Parking Services 2014 Budget. Pedersen seconded the motion. It is approved contingent future review process that will give an opportunity to weigh in as there is no review process in place currently. The commission wants an established annual review process and an annual analysis of the pilot fees so adjustments can be made prior to a rate payer paying in. All commissioners were in favor and the motion passed 5 – 0.

FUTURE MEETINGS:

October 2, 2013

Council Chambers

Regular Meeting

APPROVED BY:

BOULDER JUNCTION ACCESS DISTRICT JOINT
COMMISSION MEETING – PARKING AND TDM

Attest:
Ruth Weiss, Secretary

John Koval

Jeff Shanahan, Vice Chair, Parking

City of Boulder
Joint Board Workshop
Event Summary – Meeting Notes
DRAFT 9-23-13

On Monday, August 19th 5:30 – 8:00 p.m., city staff from Transportation, Downtown and University Hill Management Division and Parking Services, and Community Planning & Sustainability hosted a “Joint Board Workshop” with members of the Transportation Advisory Board, Environmental Advisory Board, Planning Board, and District Boards.

Attendance at the workshop included over 50 members representing each of these city Boards as well as staff.

The Workshop topics included the city’s Climate Commitment, Transportation Master Plan update, and Access and Management Parking Strategies, and focused on inter-related themes among all of these projects/plans.

The purpose of the workshop was to provide an opportunity to build relationships and understanding among board members and staff. Participants reviewed display boards and a presentation from staff regarding these intersecting topics – specifically the intersection of opportunities and challenges, problems and solutions, mutual goals and potential gaps related to climate, transportation, and parking/access management.

Feedback received from this workshop is being used to inform each of these plans/projects as they move forward through the integrated planning processes.

The following is a synopsis of the closing worksheets developed by each of the Boards represented at the workshop as well as notes from the “table top” discussions among all of the workshop participants.

For more information and if you have questions/suggestions regarding the joint board workshop, please contact: Kerri Jo Hunt, City of Boulder Public Works, e-mail: huntk@bouldercolorado.gov or via phone (303) 441-3204

CLOSING WORKSHEET SUMMARIES FROM EACH BOARD
8/19/13

At the end of the workshop, each board re-grouped with their members present and responded to the following questions regarding outcomes and next steps for their boards:

Transportation Advisory Board:

- What resonated with you in the discussions tonight?
 - Focus on shared values across various city boards
 - Opportunities to learn more and increased appreciation for others
 - 2-way interest with TAB and Planning Board on mutual topics
 - Like the idea of joint board meetings/workshop like this and focus on specific topic(s)
 - Creates safe place for comments/ideas as an early step to identify issues.
 - Helps makes it ok to talk about controversial issues and cascading/interconnected topics/issues.
- What follow-on steps would you most like to see?
 - Role of joint board workshops relative to formal board processes
 - Develop “Board Buddies” to build relationships with other board members
- What one thing will you commit to do to advance aligned action by the Boards/Commissions?
 - Commit to Board Buddies
 - Add standing item on agenda to check in with TAB members regarding their contacts with members from other city boards.

Planning Board:

- What resonated with you in the discussions tonight?
 - Inter-board hotline service
 - Informal multi-board charettes on individual subjects
 - Potentially add focus areas to take back to invited boards
- What follow-on steps would you most like to see?
- What one thing will you commit to do to advance aligned action by the Boards/Commissions?
 - Designate individual board members to track other boards (board buddies)
 - EAB – LM, TAB – JP, LM – done, Greenway –AB, OAB - ?, WRAB – SW, HRC – MY, Parks – CG, CS – JP
 - Add other boards to agenda emails from PB
 - Matters = for other boards

Environmental Advisory Board:

- What resonated with you in the discussions tonight?
 - EAB is more review at high level w/o specific projects to influence
- What follow-on steps would you most like to see?
 - Finding specific projects, especially pilots that move the shared objectives forward

- What one thing will you commit to do to advance aligned action by the Boards/Commissions?
 - Identify at end of meeting what information that was discussed that is relevant to other boards
 - Each board member commit to connect with other boards
 - Make sure board is present at City Council meetings

District Boards:

- What resonated with you in the discussions tonight?
 - Joint groups, communication, know what other boards are working on, one board assigned to another “board buddy”, meeting with one rep to universal board, common projects, sub-areas, common ground
 - Three joint board meetings per year, consolidated joint board meeting for AMPS
- What follow-on steps would you most like to see?
 - What are strategic issues for City Council? And what are not?
 - Help for Hill,
 - Carbon footprint in urban place making,
 - Engage property owners,
 - Quarterly joint meetings
 - Voluntary board buddy, council buddy, different boards
 - Frame the issues/topics
- What one thing will you commit to do to advance aligned action by the Boards/Commissions?
 - Asking questions of staff – where did the other boards weigh in?

JOINT BOARD WORKSHOP
HIGHLIGHTS FROM TABLE TOP DISCUSSIONS
8/19/13

Workshop participants participated in two rounds of table top discussions – rotating among different tables – to respond to the following questions:

1. Identify intersecting topics, strategies, challenges and opportunities
2. Identify board collaboration opportunities

Identification of intersection topics, strategies, challenges, and opportunities:

- Unbundle private parking
- Areas of Opportunities
 - Strip centers
 - Neighborhood Nodes
 - Use successes of Downtown, existing centers – then connect
- Land use and transportation main areas
- Need good data to make good projections main areas
 - Changing demographics
 - Need density and housing opportunities
- Climate • Land Use • Transportation Intersection

- 20% emissions transportation, 60% electricity, 20% building/heating
- Education and engagement throughout city - demonstration project
- Development Patterns More Dense – More efficient energy wise
- Infill Opportunities – Too dense?? Need to be willing
- Data Access – Foundation • Accessible
 - Both the city and the public – getting the word out – Like CAP public engagement mode
- Create a picture of what the future could be
- Urban form to support multi modal; not all can bike, create better environment
- EBikes opportunity
- Organic quality of urban form
- Eco Districts – perform differently Boulder risk averse
- Business to attract to boulder – sector – have more businesses more employees
- Community Development
- Land use • integration • patterning – where we put things
- Connecting nodes
- Figure what to put where
- COB needs integrated data bases, open data access
- Encourage continued COB integration of plans
- Communication / outreach i.e. CAP
- North Boulder sub community plan opportunity nexus for AMPS, different from Downtown; complete streets
- CAP • energized by CAP – communication/engagement to long term goals
- Rezoning to provide walk-able uses • use TIF for incentives – business will follow
- Remove barriers for development for desirable uses
- Expand delivery/transit options for aging demographics
- “Cart” share program
- Community wide Eco Pass
- Impact of aging demographic
- Younger people less car oriented
- Choice is key
- Need funding for transportation to achieve goals
- Provide access for people with disabilities
- Housing affordability is huge issue and impacts transportation costs for households
- Challenges include need political will and time/resources for planning
- Opportunities include civic area plan, comprehensive housing strategy, engaged public that supports goals, CU east campus, and 55th & Arapahoe area
- Services closer to where people live
- Reduce transportation cost – encourage compact development
- Range of choices – travel and lifestyle
- More mixed use – walk-able
- Provide different housing types
- Moving toward a future of sharing
 - Streets
 - Housing
- Level of parking is unfortunate
- Flexibility in code – simple
- What does market want – what will market bear

- Is it profitable to do sustainable thing
- Expense, fees burden on development
 - Limits energy systems
 - Ok architecture
- See medium size projects share parking
- Unbundled parking, better use
- Housing types, mixed use, parking and housing
- Land use planning
- Add housing O
- How to create other communities like downtown
- Create a district that embraces less parking instead of creating more parking – i.e. turn 13th into something like Lombardi Street
- Turn 16th and Broadway bus stop into a more dynamic space
- Building code should have joint commentary by EAB and PB, also – all master plans, fire, police, transportation, etc.
- Community living room in summer, dynamic
 - Economic vitality during summer
- Outreach i.e. Civic Center
- Look at first and final mile access to/from transit, consider systematically
- Provide infrastructure for e-vehicles, consider solar power
- Make transit easy and accessible with community-wide Eco Pass
- Parking strategies for high density areas
- Multimodal connections between hubs
- How to improve options in existing areas such as east Boulder?
- Learn from other cities
- Incentivize development of desired land uses and/or allow for rezoning (ex grocery stores within neighborhoods)
- Provide options for in-commuters
- Barriers – need investment in transportation system, public and private; conflict among diverse stakeholders; community concerns with any new development;
- New long-term land use vision to address future trends
- Need community input and buy-in to long term vision and continue to communicate vision over time (ex. Boulder Junction)
- Go to grass roots and ask “how are we doing?”
- Travel impacts of open enrollment
- To reach goals we need to get serious
- Manage tweeting to get good feedback

Identify board collaboration opportunities:

- Informational staff presentations to different boards
- Committees / task force – team on project of different boards
- Use informal setting • not council chambers / staff presentation
- Use communication to solve issues
- Good to know the people on different boards – idea of forming a “board buddies” system
- Board buddies to help build relationships and contacts across different boards
- EAB what do we do with our commitment and principles

- Use on-line tools to cross pollinate ex. social media/blogs (*noted concern with open meetings law/requirements*)
- Use low tech communications solutions as well as electronic
- Would like recommendations from staff on how best to collaborate – having city org chart would help know who to go to with which questions, used to do a “planning 101”
- Encourage board members to rotate visiting with City Council on regular basis, ex of pathfinders workshop for Parks & Rec
- Follow City Council agendas – know what is going on, how can boards improve links with council? One-on-one can be valuable and focus on specific issues/topics/projects
- Need to respect roles of various boards – ex. advisory
- Have a shared focus on 20 minute neighborhoods
- Define common vision and standards
- Collaborate on planning projects in key sub areas as a model for integrated effort
- Staff provide updates to other boards on key projects and initiatives. Ex. North Boulder Update
- Provide training/info on what boards are about (mission, priorities, etc.)
- Bring in guest visitors
- Provide information on comments received from other boards
- Better understanding of different perspectives, not just different processes
- More substance in staff reports about discussion of topic at other boards
- Joint board meetings on key topics
- Enhance mutual understanding of board roles & responsibilities
- Need more trust of other boards
- Board members can be resource for council members to seek out
- How can boards help get council attention on specific topics? Council has a lot on their plate, how to raise issues to be a priority?
- How can boards help get council buy-in? By combining input from a variety of board to council together/alliances around topics/issues
- Goal for council to trust boards to listen and get public input
- Should public hearing format be different?
- Greenways board is a good model
- Use GIS system to provide information about different layers/aspects of projects - provide access to information on-line
- Provide hyperlinks to information regarding inter-related projects

NOTES FROM JOINT BOARD MEETING TABLES

8/19/13

Table 4 – Round 1

- Unbundle private parking
- Areas of Opportunities
 - Strip center
 - Neighborhood Nodes
 - Use successes of DT where are centers – then connect
- Land use and transportation main areas
- Need good data to make good projections main areas

- Changing demographics
- Need density and housing opportunities
- Climate • Land Use • Transportation Intersection
 - 20% emissions transportation, 60% electricity, 20% building/heating
- Education and engagement throughout city - demonstration project
- Development Patterns More Dense – More efficient energy wise
- Infill Opportunities – Too dense?? Need to be willing
- Data Access – Foundation • Accessible
 - Both the city and the public – getting the word out – Like CAP public engagement mode
- Create a picture of what the future could be
- Urban form to support multi modal; not all can bike, create better environment
- EBikes opportunity
- Organic quality of urban form
- Eco Districts – perform differently Boulder risk averse
- Business to attract to boulder – sector – have more businesses more employees

Community Development

- Land use • integration • patterning – where we put things
- Connecting nodes
- Figure what to put where
- COB needs integrated data bases, open data access
- Encourage continued COB integration of plans
- Communication / outreach i.e. CAP

Table 4 – Round 2

- Informational staff presentations to different boards
- North Boulder sub community plan opportunity nexus for APMS different DT; complete streets
- CAP • energized by CAP – communication/engagement to long term goals
- Rezoning to provide walk-able uses • use TIF for incentives – business will follow
- Remove barriers for development for desirable uses
- Expand delivery/transit options for aging demographics
- “Cart” share program
- Committees / task force – team on project of different boards
- Use informal setting • not council chambers / staff presentation
- Use communication to solve issues
- Good to know the people on different boards

Table 3 – Round 1

- Services closer to where people live

- Reduce transportation cost – encourage compact development
- Range of choices – travel and lifestyle
- More mixed use – walk-able
- Provide different housing types
- Moving toward a future of sharing
 - Streets
 - Housing
- Level of parking is unfortunate
- Flexibility in code – simple
- What does market want – what will market bear
- Is it profitable to do sustainable thing
- Expense, fees burden on development
 - Limits energy systems
 - Ok architecture
- See medium size projects share parking
- Unbundled, better use

Table 3 – Round 1

- Housing types, mixed use, parking and housing
- Land use planning
- Add housing ○
- How to create other communities like downtown
- EAB – what do we do with our commitment and principles
- Create a district that embraces less parking instead of creating more parking – i.e. turn 13th into something like Lombardi Street
- Turn 16th and Broadway bus stop into a more dynamic space
- Building code should have joint commentary by EAB and PB, also – all master plans, fire, police, transportation, etc.
- Community living room in summer, dynamic
 - Economic vitality during summer
- Outreach i.e. Civic Center