

**Boulder Junction Access District (BJAD)
Joint Commission – Parking and TDM Meeting
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Boulder Junction Access District (BJAD) – TDM Meeting
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Boulder Junction Access District (BJAD) – Parking Meeting
Wednesday, November 16, 2016
4 – 6 p.m.
1777 West Conference Room, 1777 Broadway**

BJAD Joint Commission Meeting

1. Roll Call - BJAD TDM: Hyde-Wright, Bush, Pawlowski, Pedersen, Prant
2. Roll Call BJAD Parking: Bush, Pedersen, Prant, Shanahan, Wells
3. Disclosure of Conflicts of Interest
4. Approval of the October 19, 2016 BJAD Meeting Minutes
5. Public Participation
6. Matters from Commissioners
 - Contacts with City Council
 - Feedback for City Council Retreat
7. Matters from Staff
 - Review of BJAD Revenue Projections - Underway
 - Update on 30th and Pearl
 - HOP Refresh Update
 - Quiet Zones Update
 - Parking Pricing Working Group Volunteer
 - Update on BJAD TDM Program Participation and Survey
 - Update on Depot Square Parking System Status
8. Adjourn as BJAD Joint Commission

BJAD Parking Commission Meeting

9. Convene as BJAD Parking Commission
10. Matters from Parking Commissioners
11. Matters from Staff
12. Adjourn as BJAD Parking Commission

BJAD TDM Commission Meeting

13. Convene as BJAD TDM Commission
14. Matters from Commissioners
15. Matters from Staff
16. Adjourn as TDM Commission

Attachments:

- October 19, 2016 BJAD Meeting Minutes
- City Council Retreat Feedback Memo

Upcoming Meetings/Topics of Interest

December 21 - Next BJAD Meeting – 4 – 6 p.m. 1777 West Conference Room, Municipal Building

Commissioner Terms:

TDM Commission Term Expires

John Pawlowski	3/2018	Property Owner/Rep
Andy Bush	3/2021	Property Owner/Rep
Alex Hyde-Wright-Chair	3/2020	Citizen at Large
Susan Prant-Vice Chair	3/2019	Citizen at Large
Scott Pedersen	3/2017	Property Owner/Rep

Parking Commission

Term Expires

Susan Prant	3/2019	Citizen at Large
Andy Bush-Vice Chair	3/2021	Property Owner/Rep
Scott Pedersen	3/2017	Property Owner/Rep
Jeff Shanahan	3/2018	Property Owner/Rep
Thomas Wells-Chair	3/2020	Citizen at Large

BJAD 2016 Priorities:

- Participate in the planning for the decisions for the Pollard site in order to enhance the TDM and parking options for the Access Districts
- Pursue “quiet zone” improvements at Pearl and Valmont.
- Short-term improvements to the Flatiron Flyer
- Improve transit service to Boulder Junction – create committee
- Explore and implement “last mile” transportation strategies including a high frequency shuttle service between Boulder Junction and downtown Boulder.

CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING MINUTES SUMMARY

NAME OF BOARD/COMMISSION: BOULDER JUNCTION ACCESS DISTRICTS
– Parking and TDM

MEETING DATE: October 19, 2016

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

NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:

Board Members: TDM: Pedersen, Pawlowski, Bush (absent), Hyde-Wright, Prant
Parking: Pedersen, Shanahan, Bush (absent), Wells, Prant
Staff: WINTER, WEISS, CONNELLY, AMEIGH, FIRNHABER, YATES,
PINSONNEAULT
Guests:

Meeting opened: 4:00 p.m.

BJAD Joint Commission Meeting

1. Roll Call - BJAD TDM: Hyde-Wright, Bush (absent), Pawlowski, Pedersen, Prant
2. Roll Call - BJAD Parking: Bush (absent), Pedersen, Prant, Shanahan, Wells
3. Disclosure of Conflicts of Interest – Submitted
4. Approval of the July 20, 2016 BJAD Meeting Minutes – Prant motioned to approve the July 20, 2016 meeting minutes. Pedersen seconded and all commissioners were in favor. The motion passed 6 – 0 with Bush absent.
5. Public Participation - None
6. Pollard / 30th and Pearl Redevelopment Options – Ameigh and Firnhaber
 - Staff is looking for input from the commissioners on the 4 scenarios proposed for the site. Feedback analysis will be incorporated into the Study Session to be taken to city council on October 25. Pawlowski said he will be attending this council meeting. Ameigh provided the history of the site and offered that Pollard will be vacating in early 2017. The vision for the site is within TVAP which passed in 2007 with ambitious housing goals. Form Based Code, passed last year, and market realities were used in the scenarios. Parking assumptions include the cost being built in and leverage with other modes. Scenarios 1 and 2 maximize the number of units for planning purposed. Scenarios 3 and 4 have lower housing density. Pawlowski asked about the commercial vision. Ameigh replied it would be neighborhood things. Ameigh discussed the 4 scenarios and sought commissioner feedback. Middle income affordable housing was discussed. Shanahan and Pedersen said that the only way to maintain affordability is to deed restrict ownership. Prant suggested scenarios 2 and 4 hybrid to allow for rentals and not have a city subsidy. Parking would be one space per unit and Winter said that uses will determine parking needs. Next steps were questioned by the commission and it will

be whatever council decides, then process and selections of development partners in the 1st quarter of 2017, RFP and selection of all in the 2nd quarter of 2017. Pawlowski said that the property is in the middle of Boulder and it should stand out and be durable, a super site. Firnhaber requested commission to send him comments. Prant – questioned why scenario two was less dense, 3 and 4 was for a different diversity of units, throwing away retail and money. Firnhaber said that retail was the same for all scenarios. Prant continued that it's a lot of housing with no place making if it's just a bunch of housing, better to subsidize and have more retail with city money. Firnhaber will be looking at commercial space. Wells – more retail is good; agrees with townhouse and middle of town, look for housing density. Shanahan – retail within walking distance, not enough housing to support retail. Hyde-Wright – less parking for retail with the one space for 500 sq. ft. of retail; all options should include micro housing; diverse housing types with higher number of bedrooms; needs to be deed restricted; keep unit sizes smaller; and don't put city money into the site. Pawlowski – should be an option for council for off-site to solve affordable house with middle market condos. Pedersen – BJAD should be involved in parking on site; should be shared/managed by BJAD; all housing affordable to the various markets; cap escalations to build equity in housing to keep it in middle market; RFP throw in land with BJAD participating in parking; make it a special part of Boulder with small retail like cafes, et al. Shanahan – agrees with density; against selling land; no affordability downtown and have more of a people mix; affordable housing should be a price on location with 50% low and 50% middle affordability. Winter: density themes, place making, diversity of people, right balance with affordability, commission involvement with parking. Firnhaber encouraged the commission to contact city council.

7. Matters from Commissioners
 - BJAD Commissioners contacts with City Council
8. Matters from Staff
 - Downtown Parking Utilization Reports – Yates
 - Bicycle Update – Station at Depot Square – Winter offered that it's close to completion.
 - Schedule Orientation – will be addressed at the November meeting.

Winter introduced Pinsonneault, said SBDC is looking at city wide strategies and opportunities to showcase with micro funding. Pinsonneault mentioned the City Business Incentive Program which is owner occupied loan program and only one person has used it and will review program.

9. Adjourn as BJAD Joint Commission – 5:10 p.m.

BJAD Parking Commission Meeting

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BJAD TDM Commission Meeting

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Action Items:

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MOTION: Prant motioned to approve the July 20, 2016 meeting minutes. Pedersen seconded and all commissioners were in favor. The motion passed 6 – 0 with Bush absent.

November 16, 2016	FUTURE MEETINGS: 1777 West Conference Room	Regular Meeting
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APPROVED BY:

BOULDER JUNCTION ACCESS
DISTRICT JOINT COMMISSION

Attest:
Ruth Weiss, Secretary

Thomas Wells – Chair, Parking

Alex Hyde-Wright – Chair, TDM



**City of Boulder
City Council**

Mayor Suzanne Jones

Mayor Pro Tem Mary Young

Council Members: Matt Appelbaum, Aaron Brockett, Jan Burton,
Liza Morzel, Andrew Shoemaker, Sam Weaver, Bob Yates

October 21, 2016

Dear Boulder Board & Commission Members:

At the end of each year, the Boulder City Council asks members of the city's boards and commissions to provide input on the next year's goals and objectives in order to help Council and the city staff prepare the annual work plan at the January city council retreat. In the past, some board and commission members have found the questions too narrowly focused. Because you are leaders in our community, and you are certainly aware of a spectrum of issues, this year we decided to broaden the questions, seeking input in any area where you have views.

Please see this year's questions below. You need not limit your responses to the area of expertise of your board/commission. Your entire board/commission may provide a single set of responses or, if you prefer, each member can provide his or her own responses (if the latter, please submit all of the member responses in a single packet). So that Council may have the benefit of your views before its pre-retreat Study Session on January 10, please deliver your responses to your board secretary no later than the close of business on Friday, December 16.

Thank you for your service to our community.

Sincerely,

Lisa Morzel
Bob Yates
Council Retreat Committee

1. How do you think the City can improve its public engagement process? How would you recommend that Council engage with the community?
2. What do you think the City's top three priorities should be in 2017?
3. What do you think will be the City's three biggest challenges over the next five years, and how should we address them?