

Travel Demand Management Plan

Boulder Creek Commons

Boulder, Colorado

Prepared for

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Introduction

This Travel Demand Management Plan has been prepared for the Boulder Creek Commons development which is located along 55th Street between Baseline Road and South Boulder Road in Boulder, Colorado. The site currently is an undeveloped parcel south of the East Boulder Community Center site. The site is proposed to have a total of 65 single-family homes, six duplex residential homes, and a 50-unit congregate care facility. The location of the Boulder Creek Commons development with respect to the surrounding land uses and roadway system is shown in Figure 1.

Existing Alternate Modes Description

The following existing site conditions contribute to the transportation demand management goals of the City of Boulder. The Boulder Creek Commons site and development is well-positioned to make good use of these existing opportunities.

Existing Transit Service

There are two primary transit providers in the Boulder area. The Regional Transportation District (RTD) is the governing body responsible for fixed-route transit (public transportation) service throughout the Denver metropolitan area, including Boulder. Figure 2 illustrates the existing bus stops and transit routes within the vicinity of the site. There are a few bus routes within or close to a one-quarter (1/4th mile) walk distance of the site, including:

- Route 206 connects Fairview High School, the South Boulder Recreation Center and downtown Boulder, while passing through many east Boulder neighborhoods. This route provides connections to 29th Street Mall, downtown Boulder employment, Flatirons Industrial Park, and transfer opportunities at the Table Mesa park-n-Ride. The nearest stops to the Boulder Creek Commons site are 0.1 miles to 0.2 miles west of the site, along Manhattan Drive. Route 206 operates at 30-minute peak and 30-minute off peak frequencies.



Approximate Scale
Scale: 1" = 1,000'

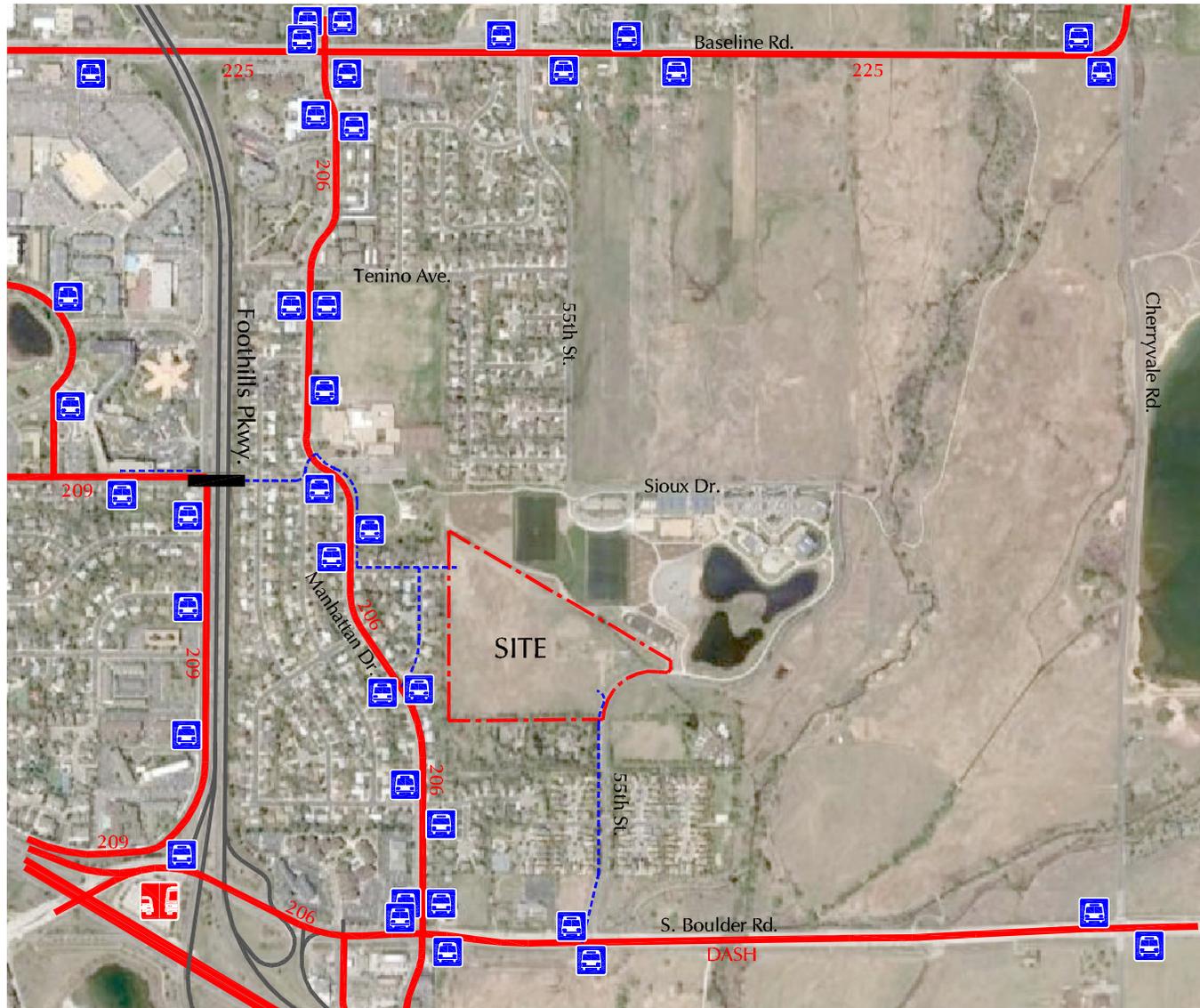


Figure 1
**Vicinity
Map**

Boulder Creek Commons TDM (LSC #110320)



Approximate Scale
Scale: 1" = 1,000'



- LEGEND:**
-  = Transit Route
 -  = Transit Stop
 -  = Park-n-Ride
 -  = Pedestrian Connections to Transit
 -  = Pedestrian Overpass

Figure 2
Existing Bus Stops and Transit Routes
Boulder Creek Commons TDM (LSC #110320)



- The DASH route connects Lafayette with Boulder via South Boulder Road and Broadway. For residents of Boulder Creek Commons, this route provides connections to the west side of the CU-Boulder campus, to downtown employment, and transfer opportunities at the Table Mesa park-n-Ride. The nearest DASH stops are 0.3 miles south of the Boulder Creek Commons site at 55th Street and South Boulder Road. The DASH operates on 15-minute peak and 15-minute off peak frequencies.
- Route 209 is also nearby, at a bit longer walk-access distance of 0.5 miles, and its frequency of operation, 10-minutes peak and 15-minutes off peak, would make it attractive to Boulder Creek Commons residents. It provides connections between the Fraiser Meadows neighborhood on the west side of Foothills Parkway to the Meadows Shopping Center, the East Campus of CU-Boulder, and directly into the heart of CU-Boulder's Main Campus. The walk access is via a pedestrian overpass crossing of Foothills Parkway, west of the Boulder Creek Commons site.

The Table Mesa park-n-Ride provides Boulder Creek Commons residents, via the previously mentioned bus services, opportunities to connect to the following bus routes which service the rest of the Denver metropolitan area: AB (to DIA), BV & HX (to Downtown Denver), DD (to destinations along Colorado Boulevard), DM (to the Anschutz Fitzsimons Medical Complex and CU Health Sciences Center) and route T (to the Denver Tech Center). This park-n-Ride is 0.8 miles southwest of the Boulder Creek Commons site.

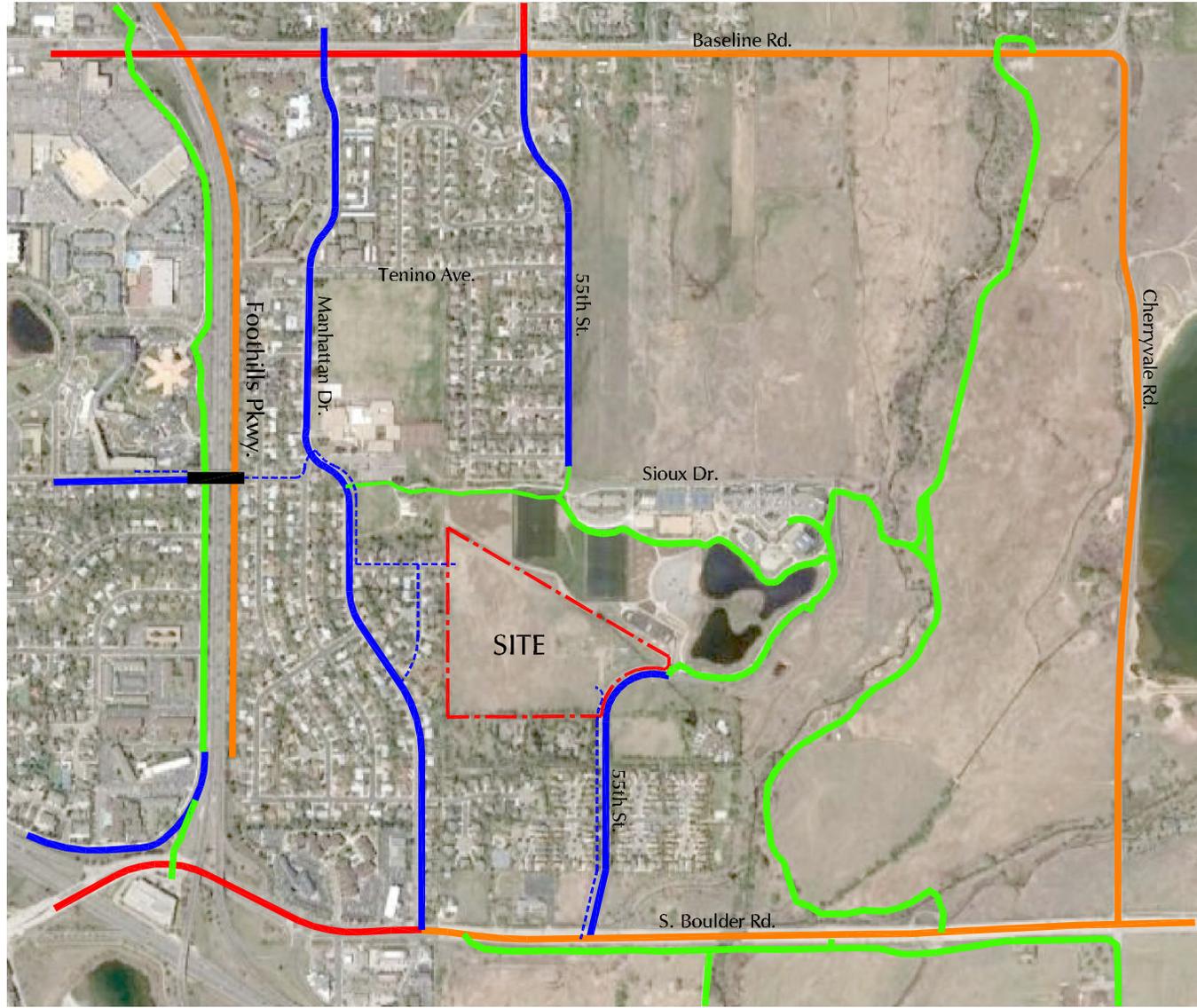
Finally, demand-responsive services are available to both seniors and persons with disabilities through Via (formerly Special Transit). Established in 1979, this non-profit provides safe and affordable rides in accessible buses to people with limited mobility. Rides are scheduled in advance, and have a 30-minute pick-up window.

Existing Bicycle and Pedestrian Network

The City of Boulder maintains an extensive bicycle and pedestrian network throughout the City. Figure 3 shows bicycle and pedestrian paths within the vicinity of the Boulder Creek Commons site. Multi-use paths throughout the East Boulder Community Center site, just to the northeast of Boulder Creek Commons, provide good linkages. On-street bike routes or lanes accessible from East Boulder Community Center paths include:

- 55th Street path both north and south of Boulder Creek Commons;
- Manhattan Drive;
- the Sioux Drive route with Foothills Parkway overpass; and
- South Boulder Road.

Approximate Scale
Scale: 1" = 1,000'



LEGEND:

- █ = Designated Bike Route
- █ = On-Street Bike Lane
- █ = Multi-Use Path
- █ = Paved Shoulder
- - - = Pedestrian Connections to Transit
- █ = Pedestrian Overpass

Figure 3
Existing Bike and Pedestrian Routes
Boulder Creek Commons TDM (LSC #110320)



Transportation Demand Management (TDM) Strategy

The City of Boulder's draft residential development toolkit packages are shown below in Table 1. Boulder Creek Commons is a site with more than ten single-family units and 50 congregate care units. The "core elements" section of the table shows elements required of all new residential developments, including orientation packets, participation in TDM evaluation programs, and pedestrian, bike, and transit enhancements.

Three toolkit options are available under City of Boulder standards, Package A, Package B, or a third option to create a custom TDM package. Based on the existing alternate modes available around the site, Package A is most advantageous for the single-family portion of the site, requiring the establishment of a single NECO pass participation program. The elements of Package B are not readily available at this location. The nearest Bicycle bike share is on 28th Street between Arapahoe and Canyon. The nearest eGo carshare locations are at Williams Village/Bear Creek (Baseline/30th Street) and the King Soopers at Table Mesa Drive/Broadway.

The congregate care facility will be provided with access to Via's (formerly Special Transit) demand-responsive services, rather than RTD's fixed-route system. An Alternative Transportation Subsidy Fund would allow participating seniors to have subsidized rides on Via.

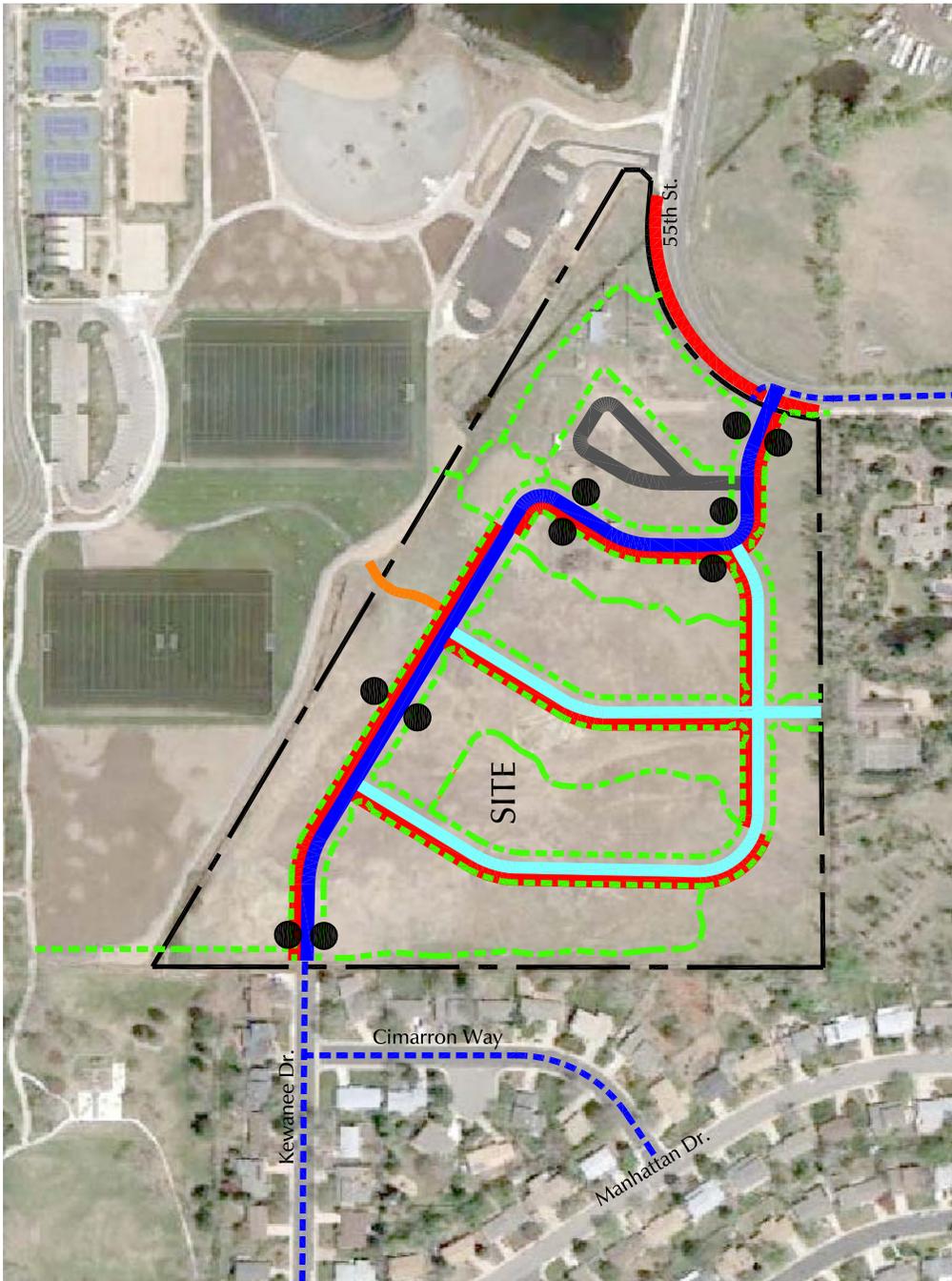
Table 2 and Figure 4 show the actions that the Boulder Creek Commons intends to take to fulfill the intent of the Site Review and TDM Plan processes.

**Table 1
City of Boulder Residential Development Toolkit Packages**

| TDM Toolkit Element | | Residential Toolkit Packages | | | | | | | |
|-------------------------|---|------------------------------|-------|-----------------------------------|-------|---------------------------|-------|----------------------------------|-------|
| | | Single Family ≤10 Units | | Single Family 11 or More Units | | Multi-Family ≤10 Units | | Multi-Family 11 or More Units | |
| | | Pkg A | Pkg B | Pkg A | Pkg B | Pkg A | Pkg B | Pkg A | Pkg B |
| CORE ELEMENTS | Orientation Packets | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | Evaluation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | Pedestrian Enhancements | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | Bike Enhancements | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| | Transit Enhancements | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PACKAGE ELEMENTS | Alternative Transportation Subsidy Fund | ✓ | | | ✓ | ✓ | | | ✓ |
| | Carshare Subsidy | | ✓ | | ✓ | | ✓ | | ✓ |
| | Bikeshare Subsidy | | ✓ | | ✓ | | ✓ | | ✓ |
| | NECO Pass Program Participation | | | ✓ | | | | ✓ | |

**Table 2
Boulder Creek Commons TDM Plan**

| TDM Toolkit Element | | Actions for Package A |
|-------------------------|---------------------------------|---|
| CORE ELEMENTS | Orientation Packets | An orientation packet will be provided to each new resident of Boulder Creek Commons which includes brochures, maps, and other resources to inform residents of their transportation options. This packet will include RTD bus information, the City of Boulder bicycle and pedestrian map (or similar), and information on special events. This packet will be provided initially by the developer at the time of sale or by a lessor thereafter. |
| | Evaluation | Through sales or lease agreement, Boulder Creek Commons residents will agree to participate in annual on-line or paper surveys regarding their use and satisfaction with transportation demand management programs. The evaluation is expected to be administered by the City of Boulder using Survey Monkey or similar on-line tools. Boulder Creek Commons will secure agreement to participate, with the expectation that 10-20% of residents will actually participate based on typical survey return rates. The City of Boulder will be responsible for data analysis and summarization. |
| | Pedestrian Enhancements | The Boulder Creek Commons site proposes attached sidewalks on both sides of residential access streets and detached sidewalks on residential streets. In addition, two pedestrian connections and one multi-use path connection (12' wide concrete) will be made to the City of Boulder's multi-use path network north of the site. In addition to the improvements by Boulder Creek Commons, the existing sidewalk/path along 55th Street serves as an important connection between Boulder Creek Commons and the East Boulder Community Center. |
| | Bike Enhancements | The Boulder Creek Commons site proposes a multi-use path connection that will be made to the City of Boulder's multi-use path north of the site. In addition, it is proposed that signs be placed along the main neighborhood street, in both directions, to show a bicycle and on-street bicycle connection between the Manhattan Drive and 55th Street bike routes. |
| | Transit Enhancements | The proposed bicycle and pedestrian enhancements, described above, will increase both walk- and bike-accessibility to transit routes. Information about transit service will be provided in the orientation packets, also described above. |
| PACKAGE ELEMENTS | NECO Pass Program Participation | The Boulder Creek Commons development will create an escrow account for the purchase of Neighborhood ECO Pass (NECO Pass) program sufficient for a period of three years for the single-family homes and duplexes. Homeowners and tenants will reimburse the developer these costs through the escrow account at the time of sale or lease of the residential units. The cost for Pricing Zone 1 varies per household per year. The cost per household will be \$113.00 for Year 1, \$124.30 for Year 2, and \$136.73 for Year 3. The estimated three-year cost, not including inflation, is \$26,556 . The congregate care facility will be provided with access to Via's (formerly Special Transit) demand-responsive services rather than RTD's fixed route system. This will be funded with an Alternative Transportation Subsidy Fund of \$18,000 which assumes \$2 per ride per unit per week for three years. |



Approximate Scale
Scale: 1" = 1,000'

LEGEND:

- Bike Route Signs
- No Parking Zones
- Proposed On-Street Bike Route (Un-Striped)
- Pedestrian Connections
- Detached Sidewalks
- Access Streets
- Access to Congregate Care
- Pedestrians Connection to Transit

Figure 4

Proposed Site Improvements

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