



Date: Sept. 4, 2024

Project: 2260 Baseline Road
TEC2024-00026 & ADR2024-00153

Regarding: Transportation Demand Management Plan for Administrative Parking Reduction

To: City of Boulder Planning & Development Services

From: Ryan Hanneman, RHAP, LLC, Architect

Transportation Demand Management Plan

This site is in the RH-5 zone district. We are proposing a by right residential development containing 23 residential units with 80 bedrooms and 44 parking spaces provided, which is slightly under 25% less than the zoning code parking requirement. This property is on the corner of Broadway and Baseline Rd. directly across the street from the University of Colorado main campus and the Base-Mar shopping center. There are several multi-use paths and bike lanes adjacent to this site that run down Broadway and Baseline as well as throughout the CU Boulder campus across the street. This is a rental project, and it is anticipated that the renters will be students at CU.

According to "Coloradan Alumni Magazine", the 2014 transportation survey indicated that more than 12,500 members of CU's campus population ride the bus (33 percent), 9,000 walk (24 percent) and 7,300 bike (19 percent). Others car or vanpool or use a car share program. Some even skateboard. Roughly 24% of college students use a car.

Article can be seen via this link: <https://www.colorado.edu/coloradan/2017/02/04/going-places>

Based on the survey noted above, the needs of tenants will be accommodated when traveling to campus and to the commercial spaces within the Base-Mar shopping center simply due to the proximity of the project site by walking and cycling. There are multi-use paths along both Broadway and Baseline Roads. These paths connect to paths throughout the City of Boulder, Boulder County and to neighboring cities via the multi-use path along highway 36. Taking the multi-use path to the south along Broadway you can access the South Boulder neighborhoods as well as access the multi-use path along Highway 36 via bike paths along Table Mesa Drive or Moorehead. The multi-use path along Broadway to the north will take you to downtown Boulder and to the North Boulder neighborhoods. In addition, this multi-use path intersects the Boulder Creek Path which heads up Boulder Canyon to the west and to the easterly extents of the City. The multi-use path and bike lanes on Baseline Road head to Chataqua to the west and to the East Boulder neighborhoods to the east. In summary the multi-use paths adjacent to this site connect to paths leading throughout the City, County and beyond.

There are also several alternate modes of transportation available for tenants to travel within the City of Boulder and throughout the region.

- A Boulder B-Cycle kiosk is located across the street.

- Lime Scooters are readily available from this site. There is a Lime “grove” located within the Base-Mar shopping center directly across the street.
- Bus routes serviced by bus stops adjacent to the site at the Broadway and Baseline intersection include 225, 204, DASH, FF, GS, SKIP, BOUND and AB. These routes are local, regional and provide service to Denver International Airport.
- All CU students receive RTD Eco Passes as part of their student fees.

While we anticipate that this project will be leased to CU students due to its proximity to the campus, we will not exclude others from renting if they choose. If a person rents that does not have an Eco Pass through the University or another source one will be provided by the developer within the first three years after certificate of occupancy is issued.

Informational packets will be provided to tenants when new leases are signed outlining the alternate transportation modes available to them. This information will include maps of multi-use and bike paths as well as bus routes adjacent to the project site.

In summary, this is an ideal project for the requested parking reduction. It is a student rental project directly across the street from the university as well as a commercial center. It is served by numerous local and regional bus routes and all the student renters will have RTD Eco Passes. There are bicycle and electric scooter rental kiosks across the street from the site and this site is served by multi-use paths and bike lanes that connect throughout the City and the region.

Thank you for your consideration and feel free to reach out with any questions.

Sincerely,

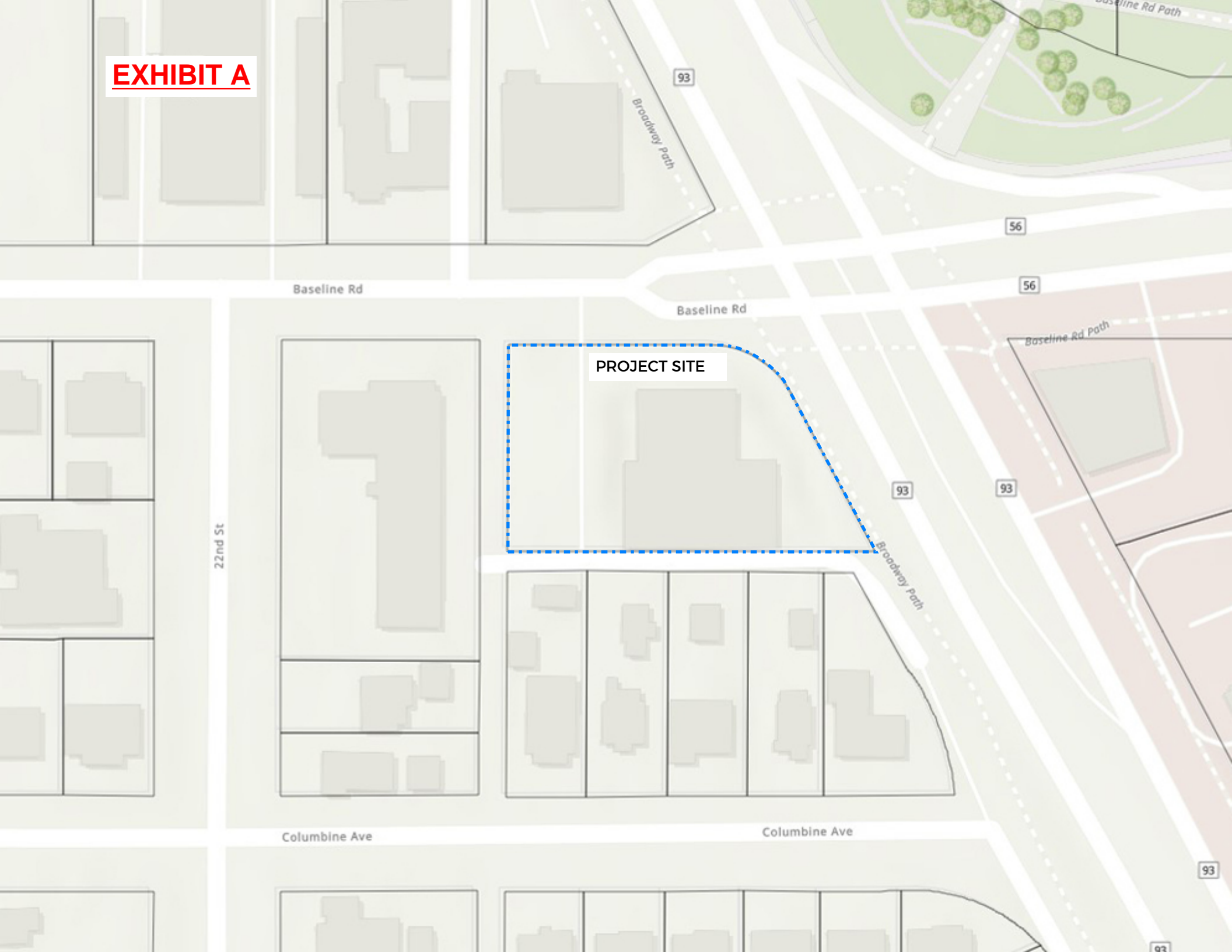


Ryan Hanneman, NCARB
RHAP Architecture & Planning

Attachments:

- Exhibit A, Project Site Vicinity Map
- Exhibit B, Snip from City of Boulder 2019 Transportation Master Plan
- Exhibit C, Bike Path and Route Map
- Exhibit D, Boulder B-Cycle Station Map
- Exhibit E, 225 Route Map
- Exhibit F, 204 Route Map
- Exhibit G, DASH Route Map
- Exhibit H, SKIP Route Map
- Exhibit I, BOUND Route Map
- Exhibit J, GS Route Map
- Exhibit K, AB Route Map
- Exhibit L, FF Route Map

EXHIBIT A



PROJECT SITE

Baseline Rd

Baseline Rd

22nd St

Columbine Ave

Columbine Ave

93

56

56

93

93

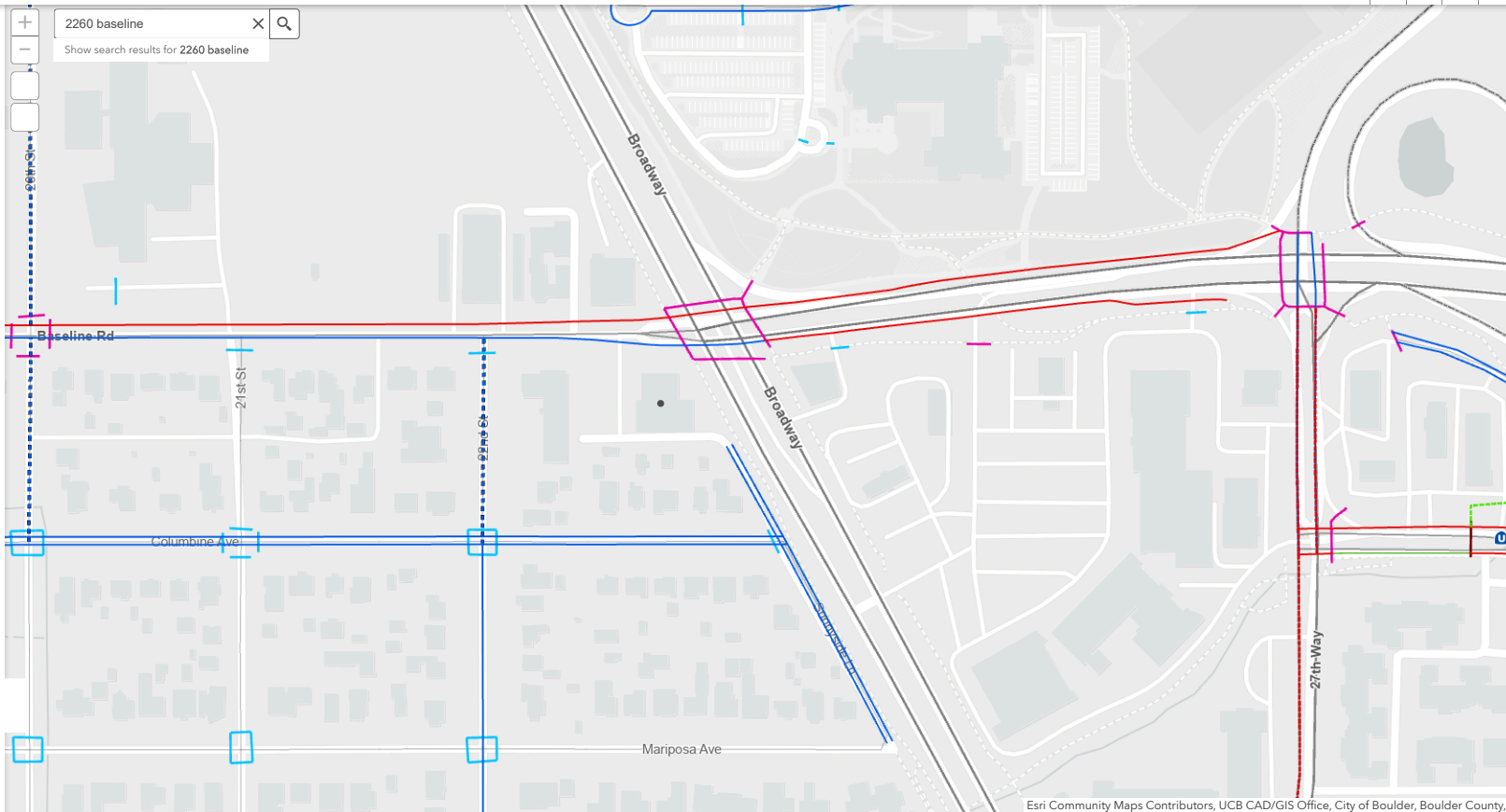
93

93

EXHIBIT B



- Existing Network
 - Bike Lane (Preferably Buffered)
 - Neighborhood GreenStreet
 - Vertical Separation (Bike Lane)
- Proposed Network
 - Bike Lane (Preferably Buffered)
 - Neighborhood GreenStreet
 - Vertical Separation (Bike Lane)
- Off-Street Low Stress Network
 - Multi-Use Path
 - Proposed Multi-Use Path
- Proposed Transit Routes
 - Near Term Proposed Routes
 - Mid Term Proposed Routes
 - Long Term Proposed Routes
- Proposed Commuter Rail
- Pedestrian Improvement Areas
 - Pedestrian Improvement Areas
- Existing Bridges
- Bridge
- Existing Underpass/Overpass
- Underpass/Overpass
 - Overpass
 - Underpass
- On Street Bike and Pedestrian Facilities
 - On-Street Bike Lane
 - Designated Bike Route
 - Protected Bike Lane
 - Contra Flow Bike Lane
 - Bikeable Shoulder
 - Crossing Enhanced
 - Crossing Marked



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EXHIBIT C

Search Address

Map navigation controls: +, -, Home, Location, Layers, Full Screen, Print, Share

Map labels: New Vista, Baseline Rd, Columbine Ave, Mariposa Ave, 20th St, 21st St, 22nd St, 23rd St, 24th Way, Moorhe

↑
project
site

Legend

- RTDParkNRides**
 - RTDParkNRides
- US 36 Bikeway**
 - US 36 Bikeway
- Bike Facilities**
 - Multi-Use Path (paved)
 - Bike Route (paved shoulder)
 - Bike Route
 - Bike Lane
 - Bike Lane (one-way)
 - Multi-Use Path (soft surface)
 - Bike Lane (contra-flow)

Esri Community Maps Contributors, UCB CAD/GIS Office

EXHIBIT D

Boulder B-cycle Real-Time Station Map

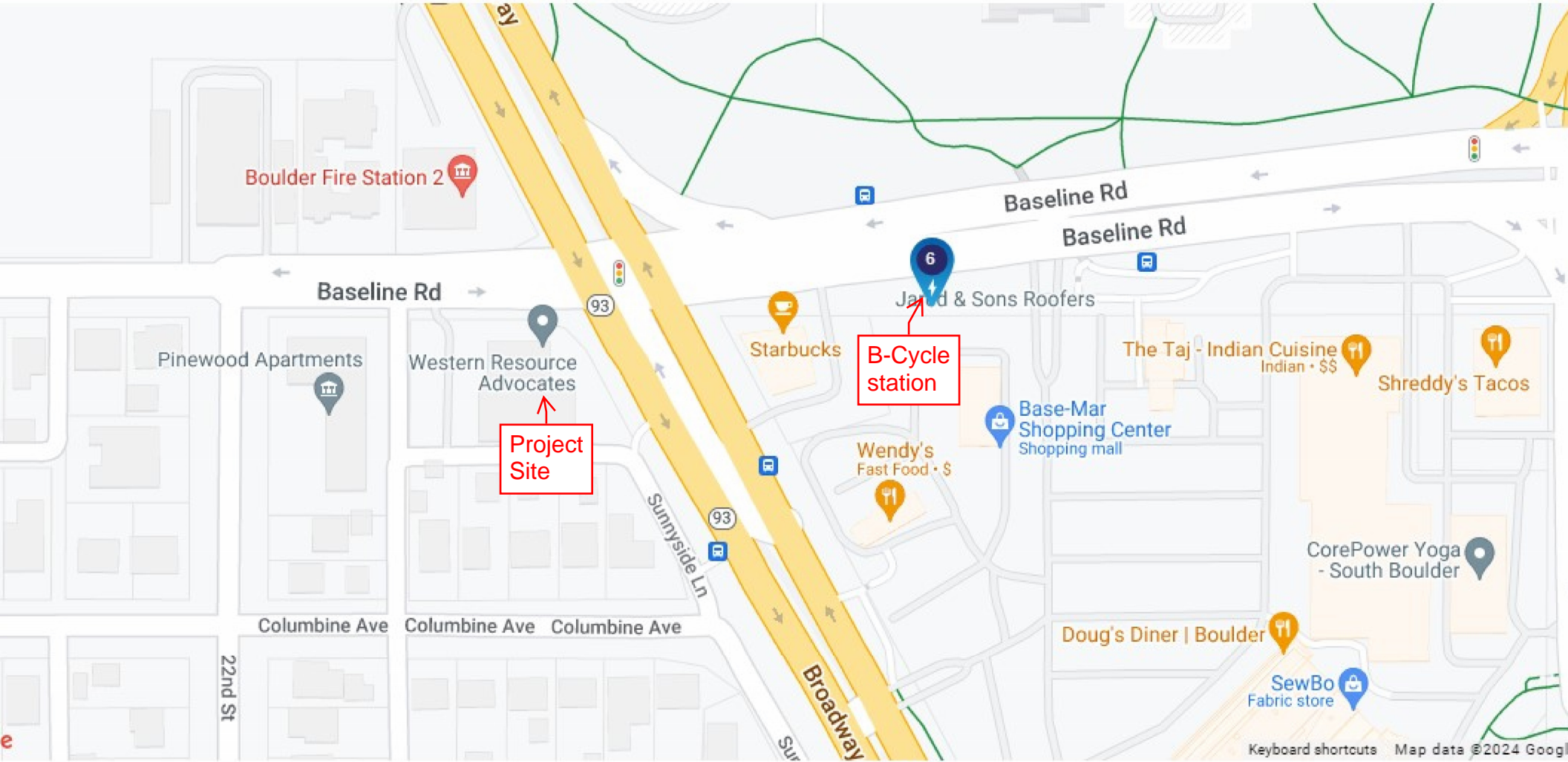


EXHIBIT E

Route 225 Boulder/Lafayette

Effective: 28 May 2023
Map Revised: 28 May 2023

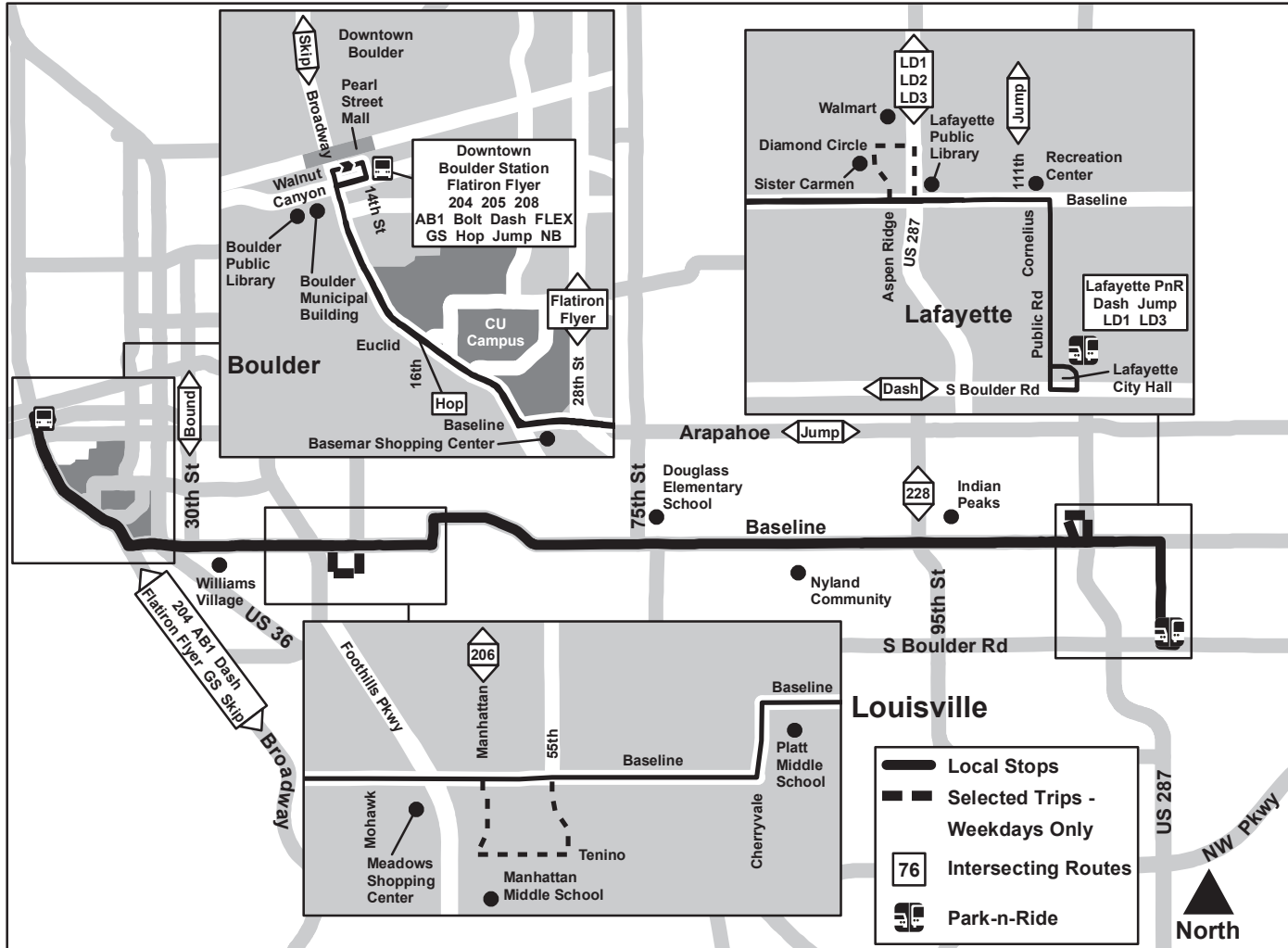


EXHIBIT F

Route 204 Table Mesa/Moorhead/North 19th

Effective: 3 September 2023
Map Revised: 3 September 2023

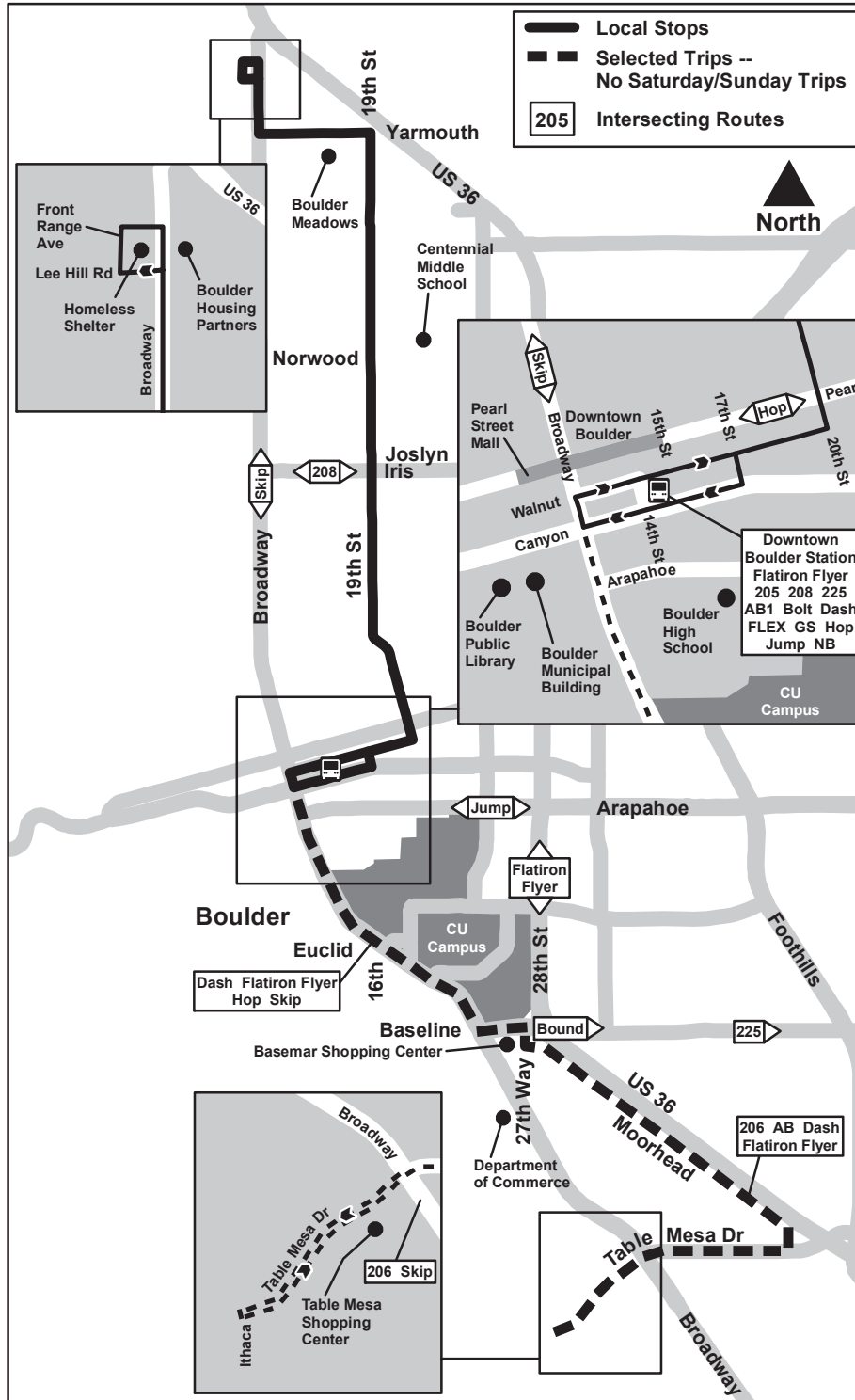


EXHIBIT G

Route DASH Boulder/Lafayette via Louisville

Effective: 3 September 2023
Map Revised: 3 September 2023

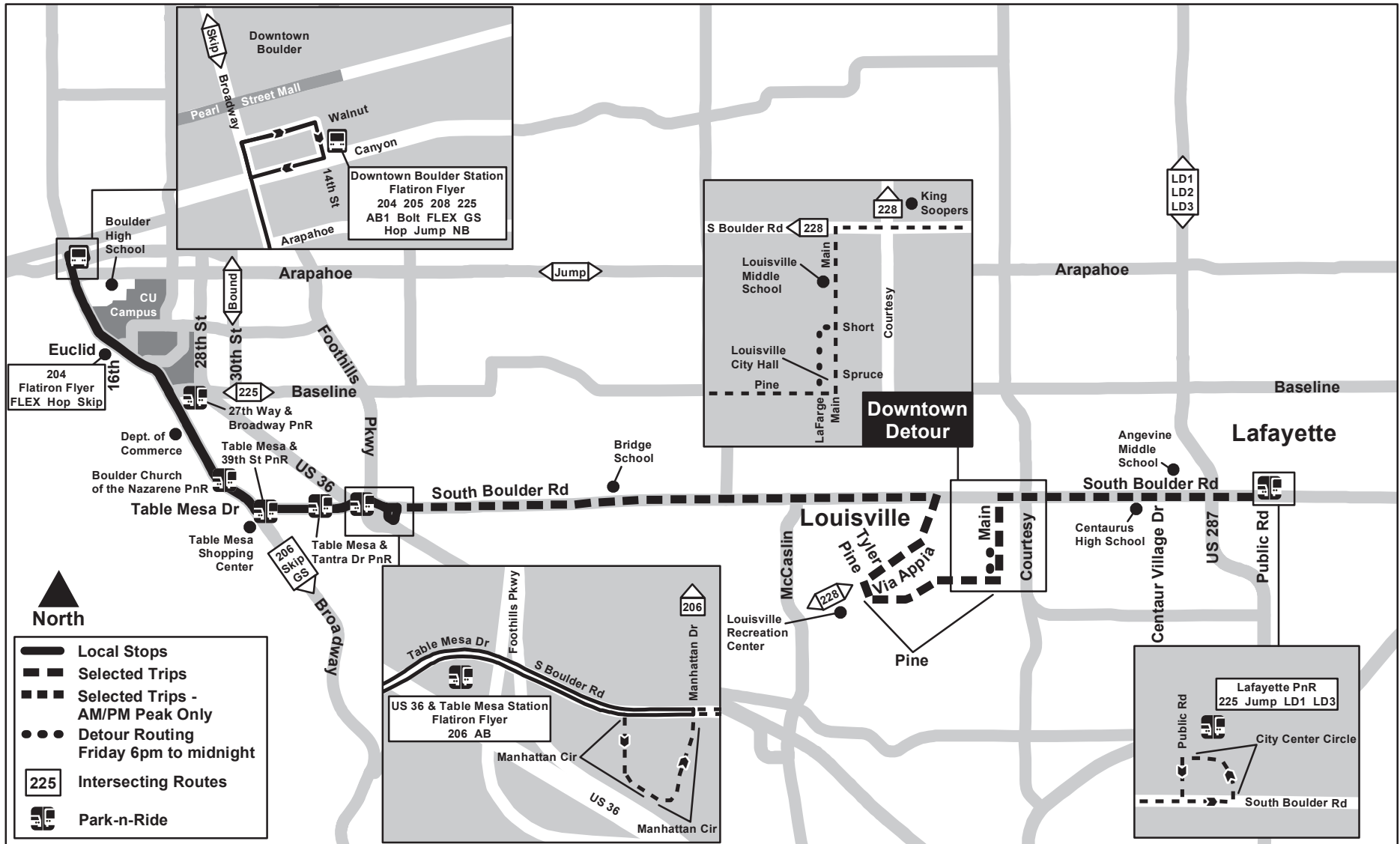


EXHIBIT H

Route Skip Broadway

Effective: 3 September 2023
Map Revised: 3 September 2023

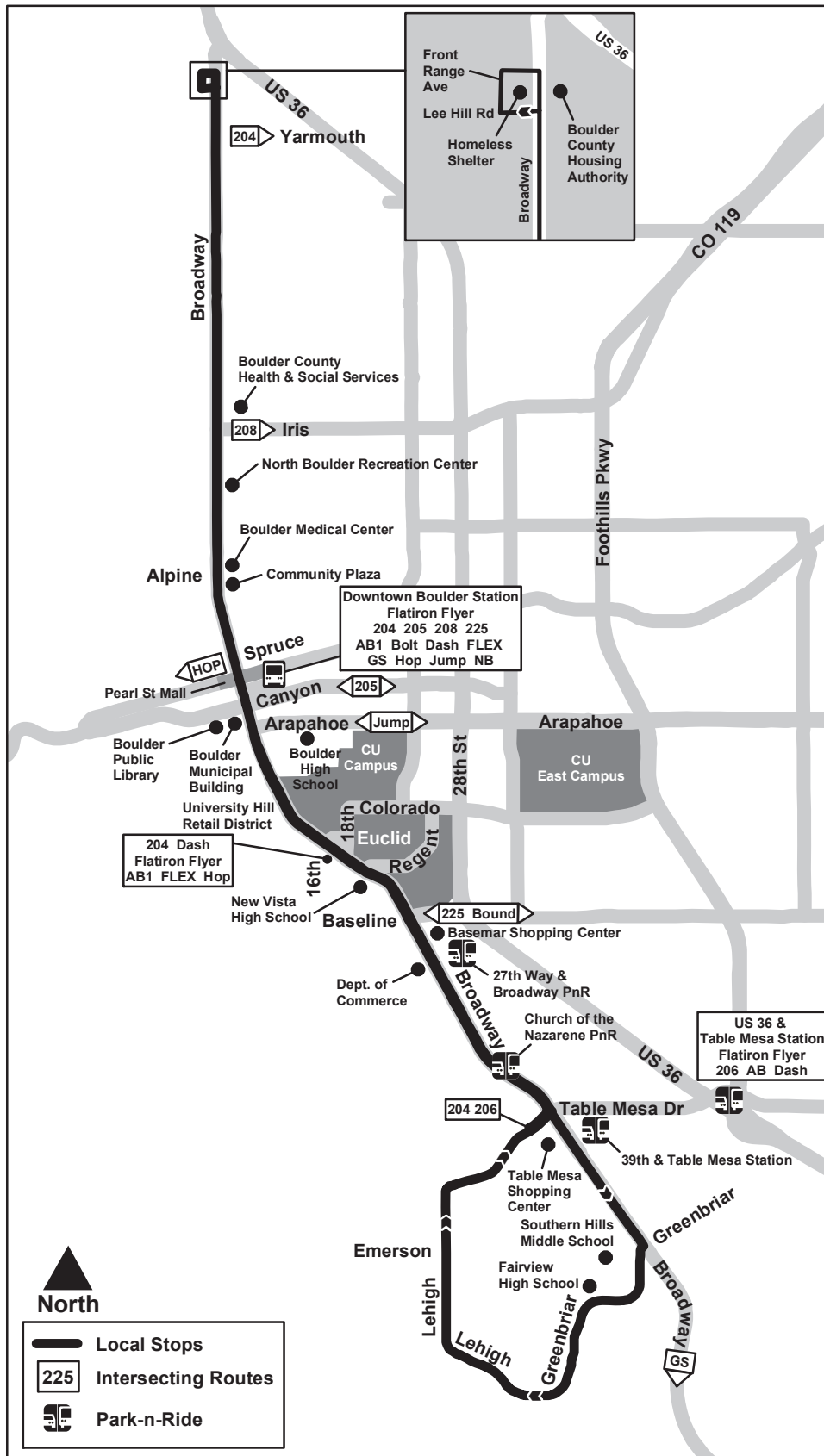


EXHIBIT I

Route Bound 30th Street

Effective: 3 September 2023
Map Revised: 3 September 2023

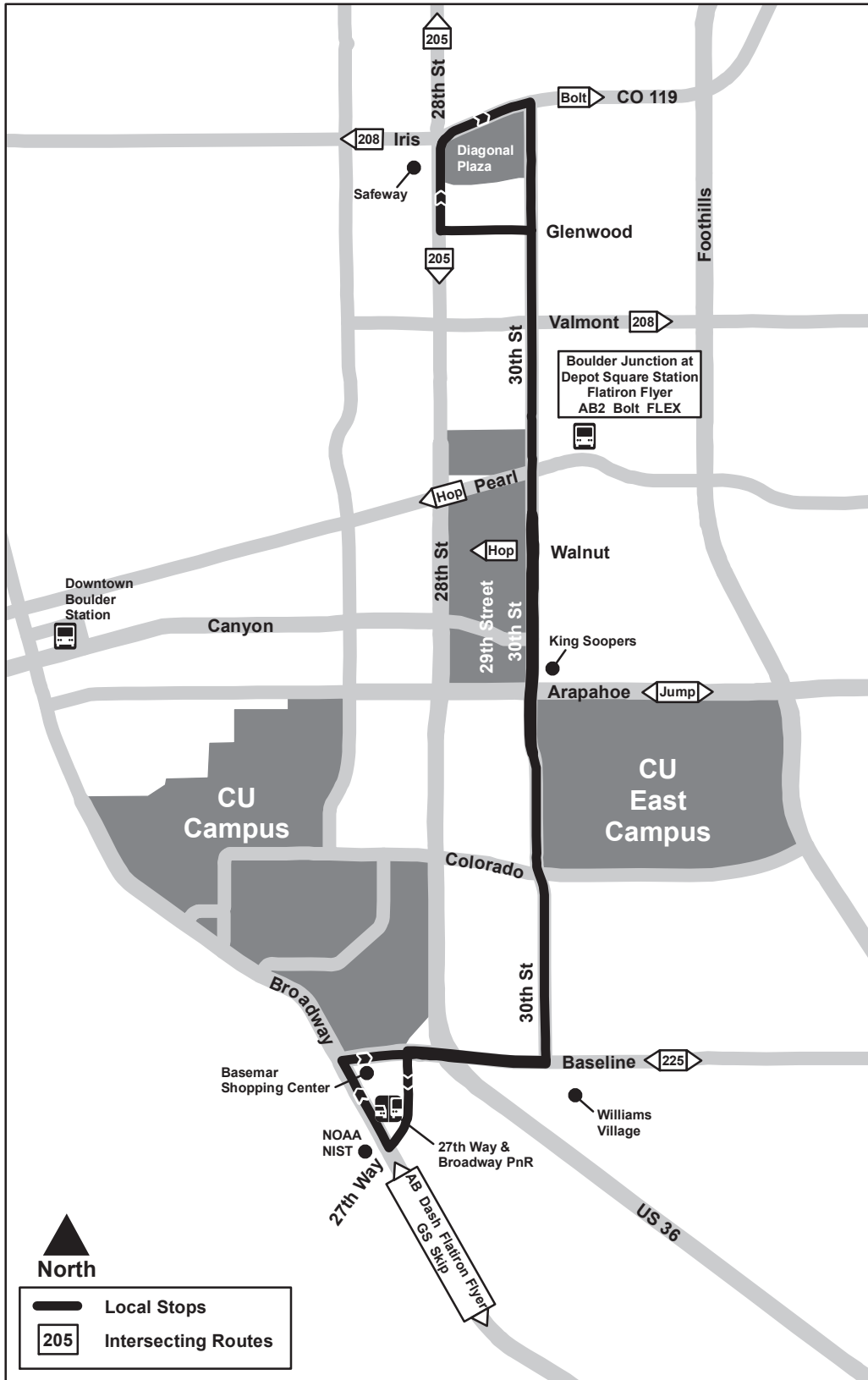
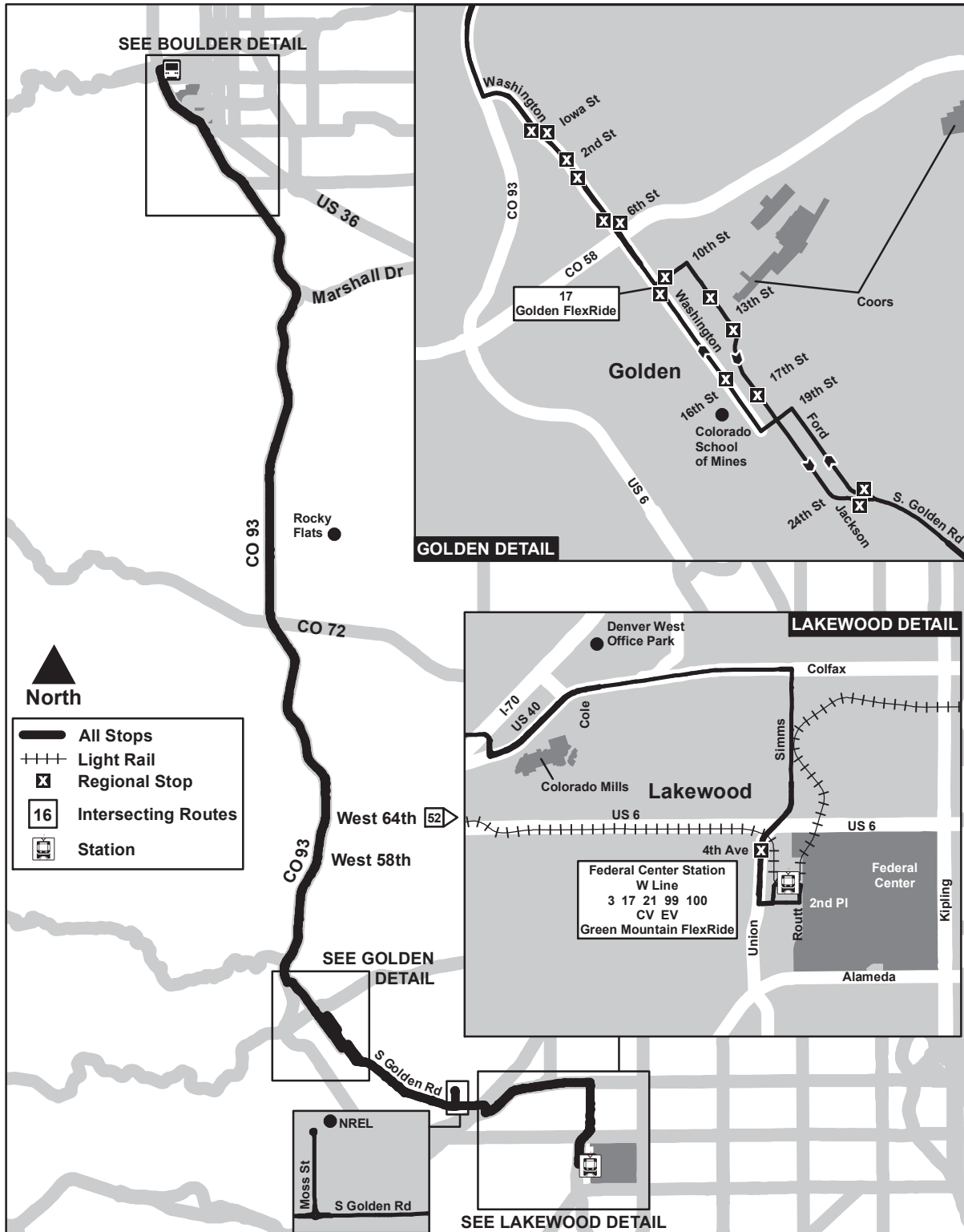


EXHIBIT J

Route GS Golden/Boulder

Effective: 26 May 2024
Map Revised: 26 May 2024



Boulder Detail (Routes AB1/AB2/ABX and GS)

Effective: 28 May 2023
Map Revised: 28 May 2023

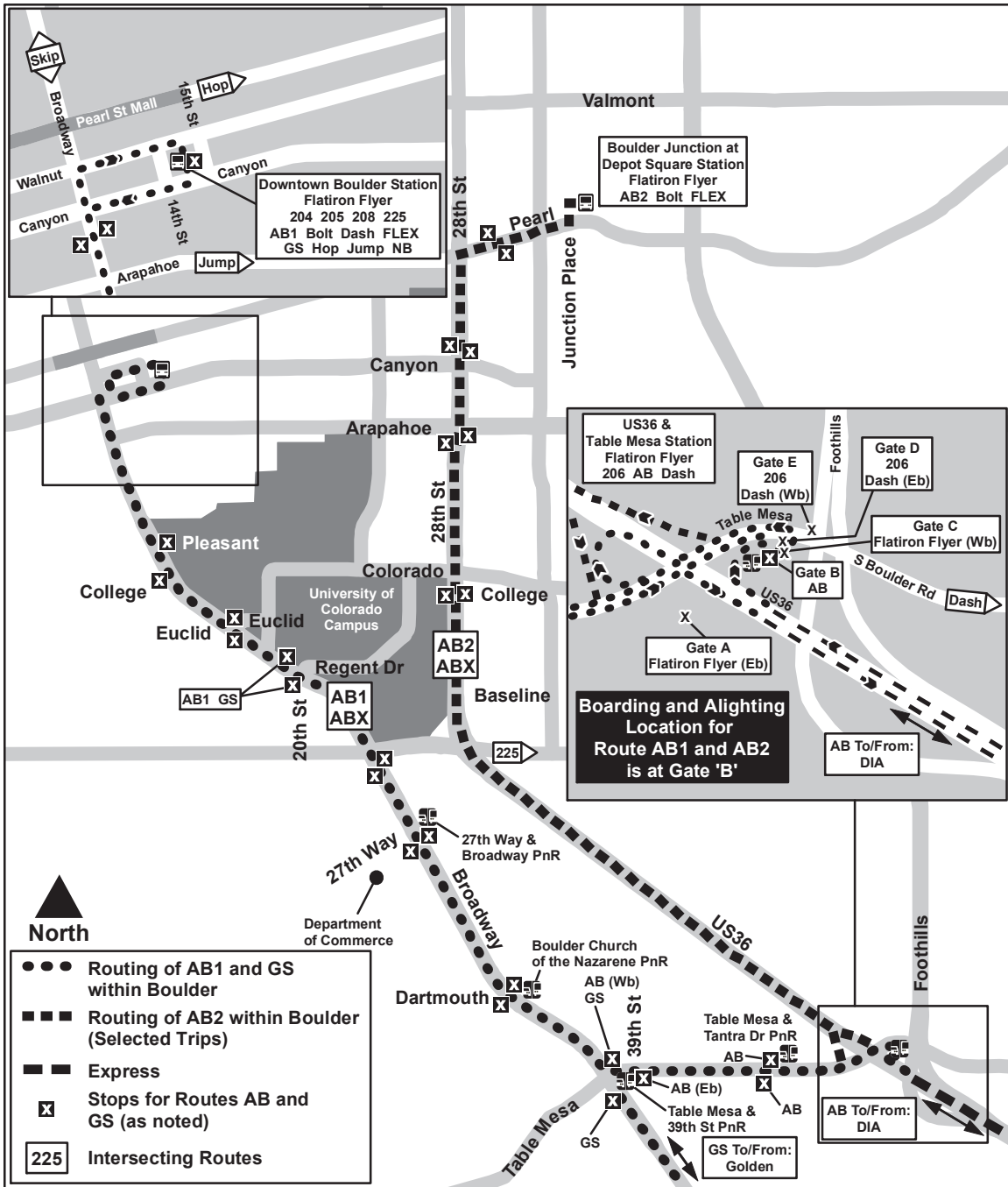
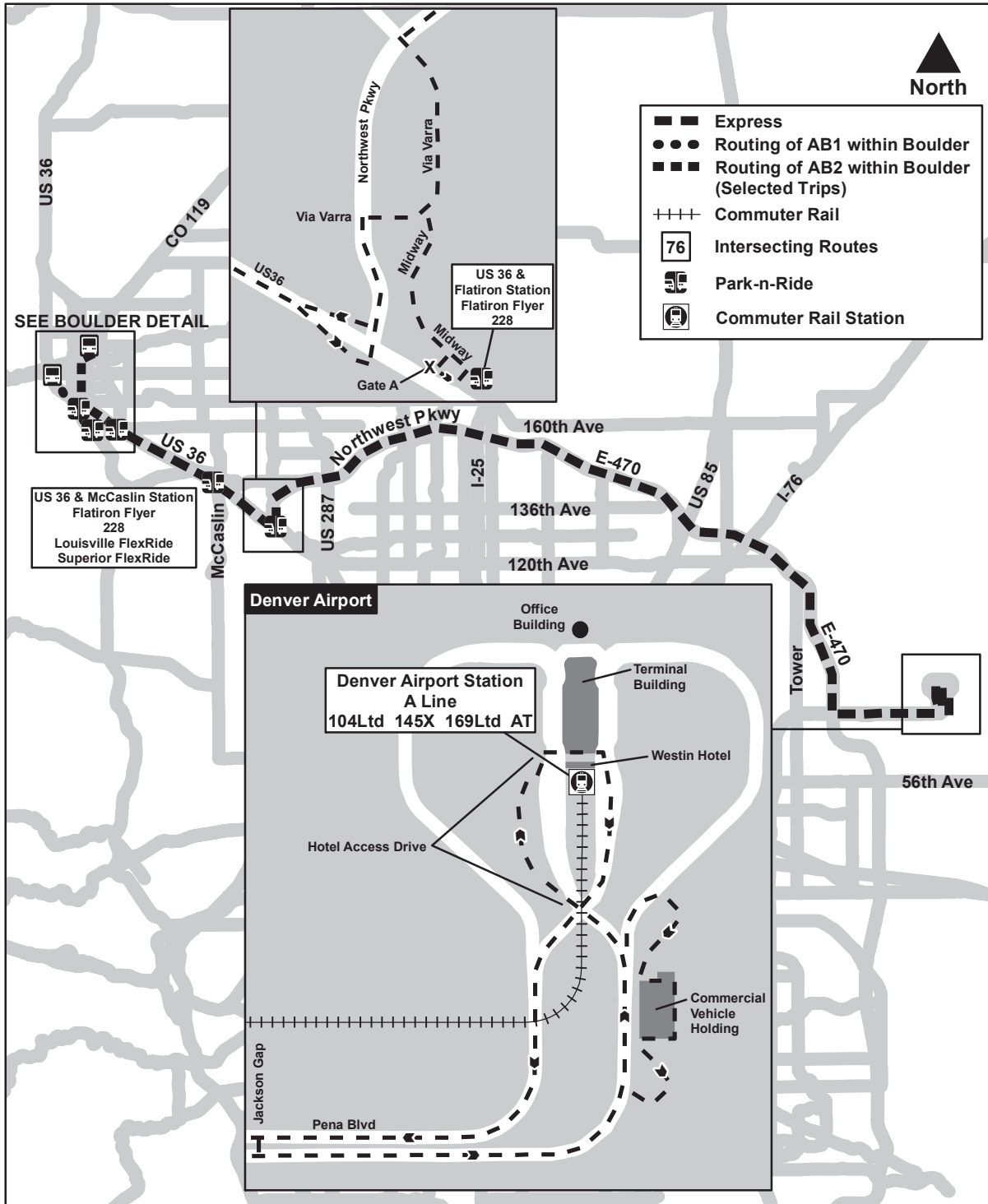


EXHIBIT K

Route AB1/AB2/ABX DIA/Boulder via E-470

Effective: 3 September 2023
Map Revised: 3 September 2023



Boulder Detail (Routes AB1/AB2/ABX and GS)

Effective: 28 May 2023
Map Revised: 28 May 2023

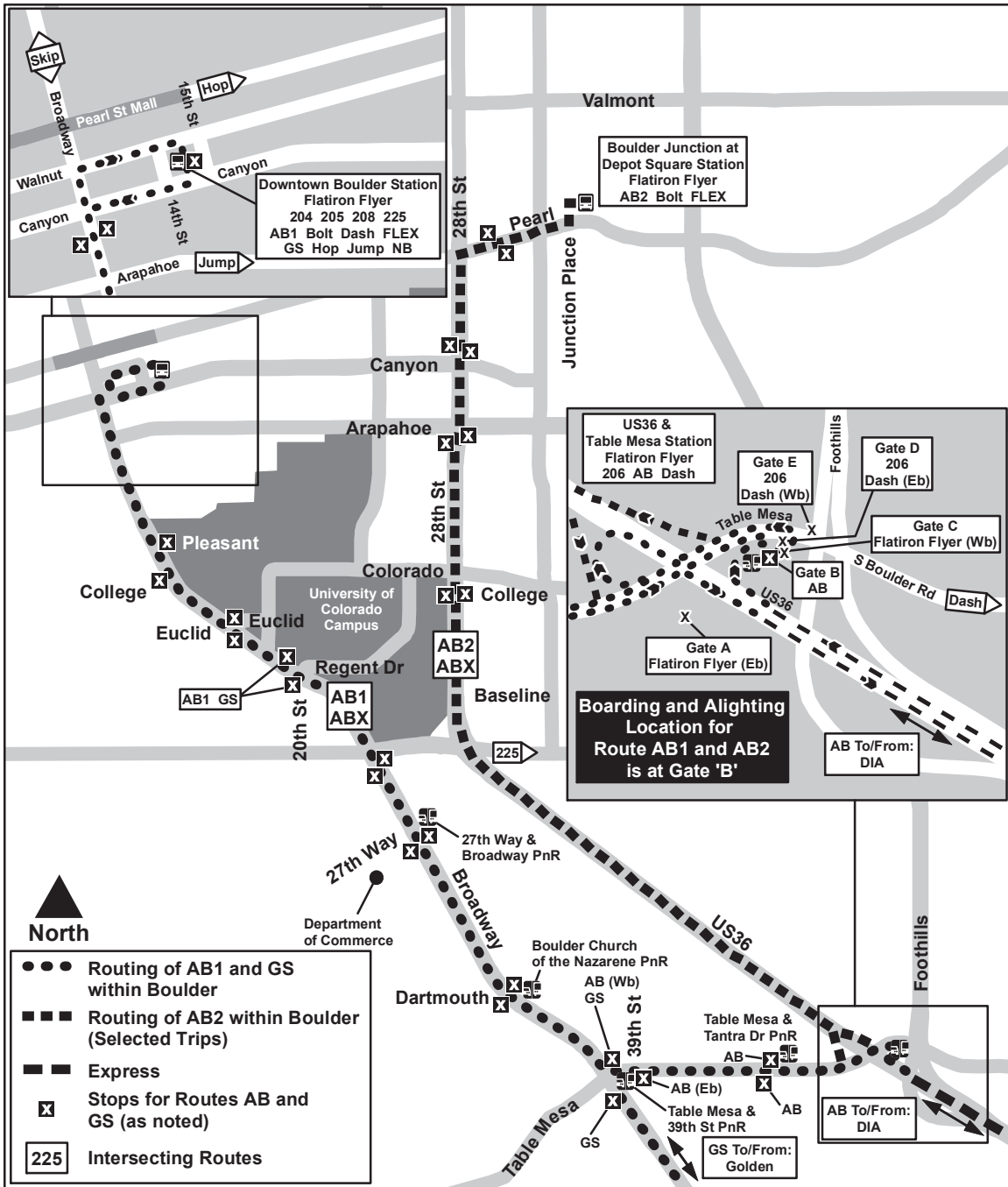
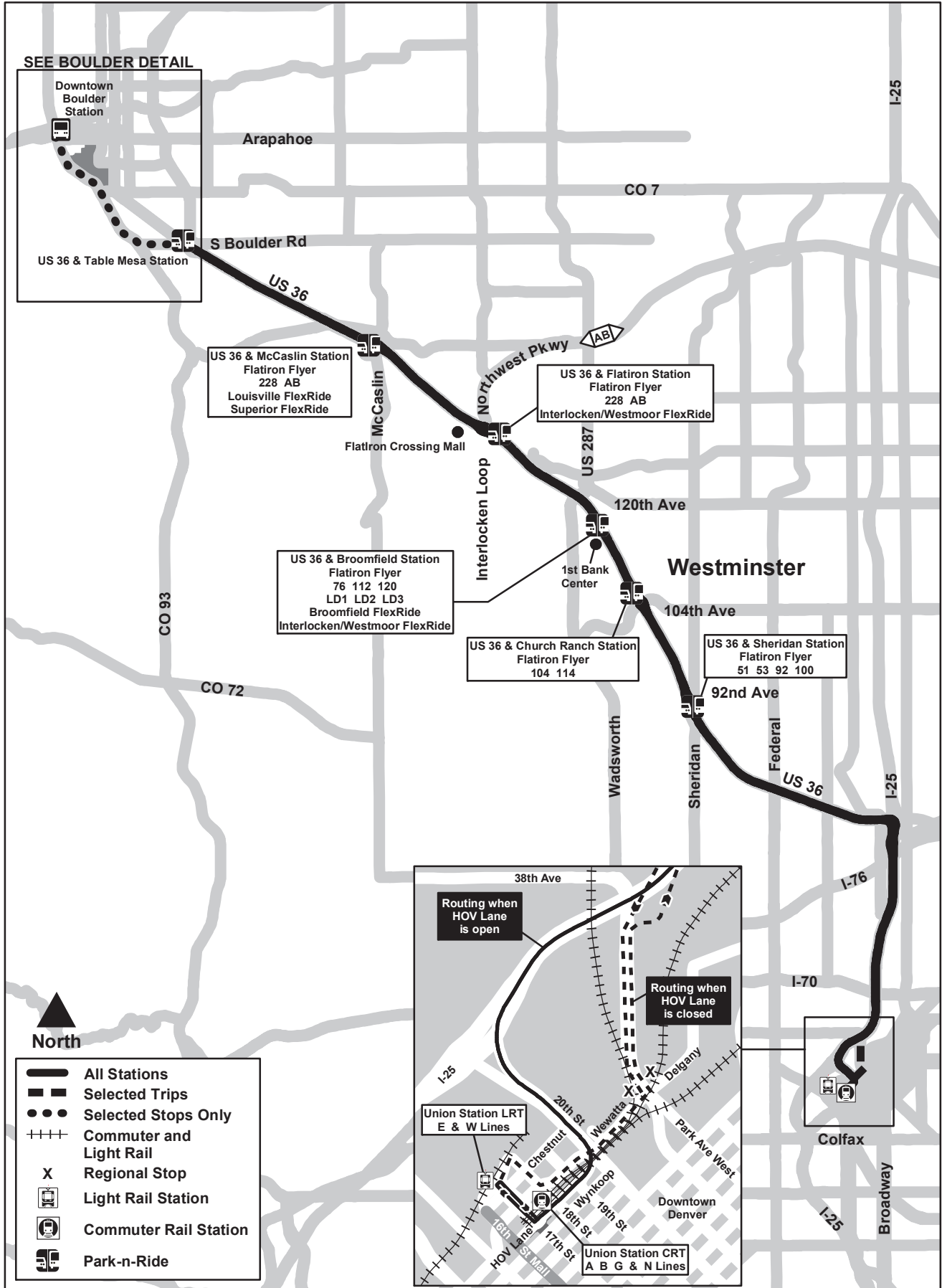


EXHIBIT L

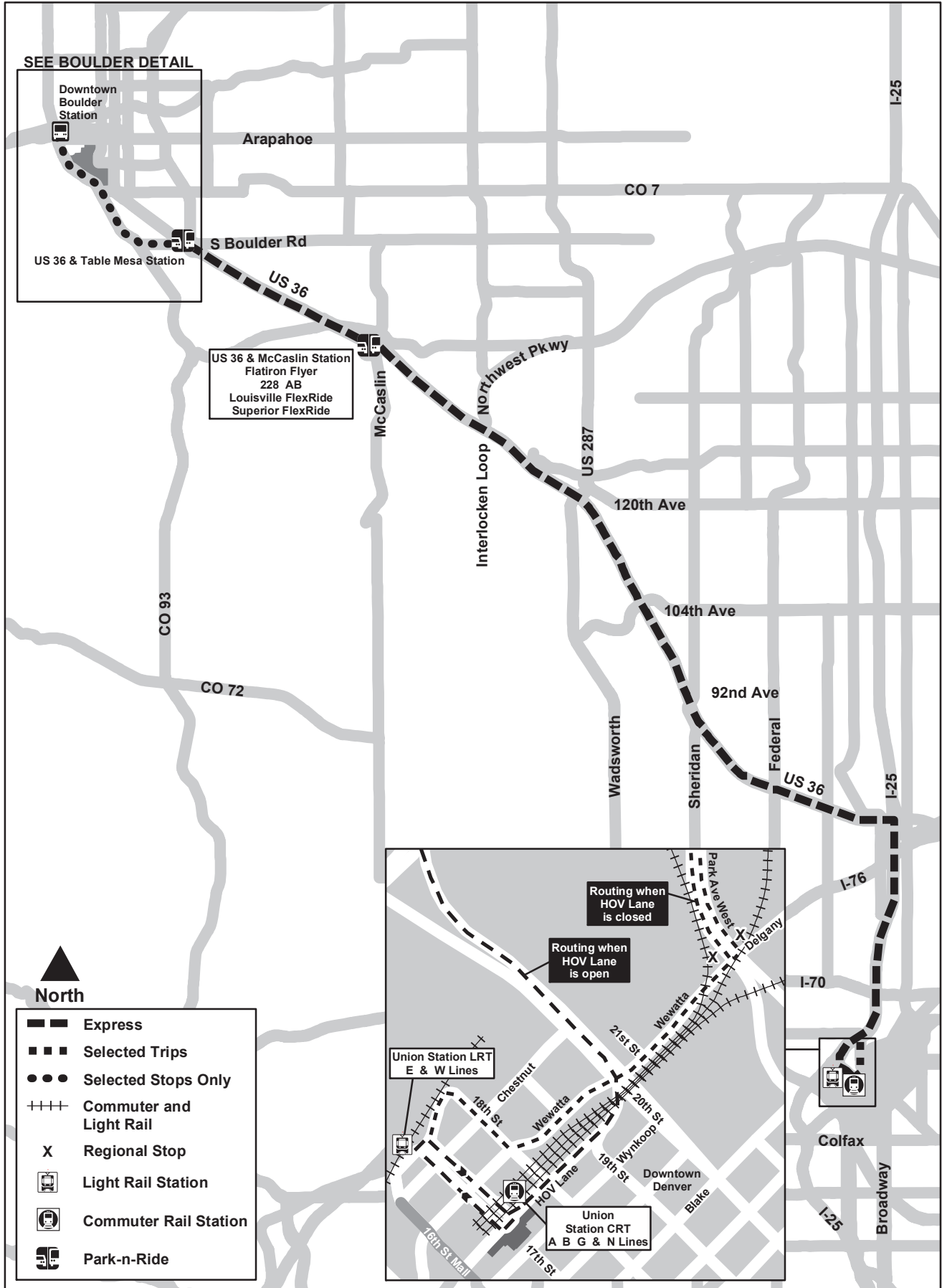
Route FF1 All US 36 Stations

Effective: 26 May 2024
Map Revised: 26 May 2024



Route FF2 Express US 36 Stations

Effective: 26 May 2024
Map Revised: 26 May 2024



SEE BOULDER DETAIL

Downtown Boulder Station

US 36 & Table Mesa Station

US 36 & McCaslin Station

Flatiron Flyer
228 AB
Louisville FlexRide
Superior FlexRide



- Express
- Selected Trips
- Selected Stops Only
- Commuter and Light Rail
- Regional Stop
- Light Rail Station
- Commuter Rail Station
- Park-n-Ride

Routing when HOV Lane is closed

Routing when HOV Lane is open

Union Station LRT
E & W Lines

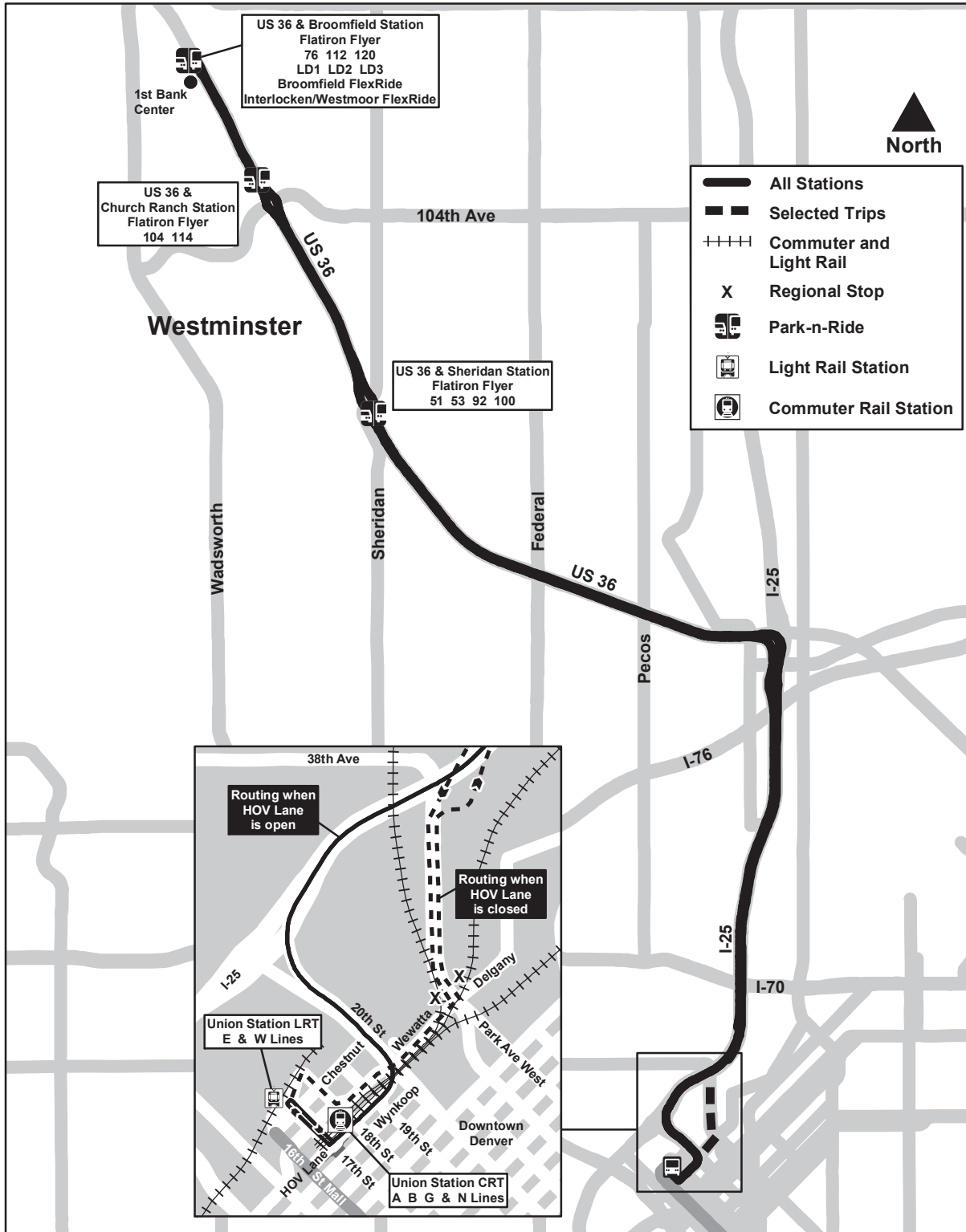
Union Station CRT
A B G & N Lines

18th St, Chestnut, Wewatta, 21st St, 20th St, Wynkoop, 19th St, Downtown Denver, Blake, 16th St Mall, 17th St, Park Ave West, Delgany

Colfax

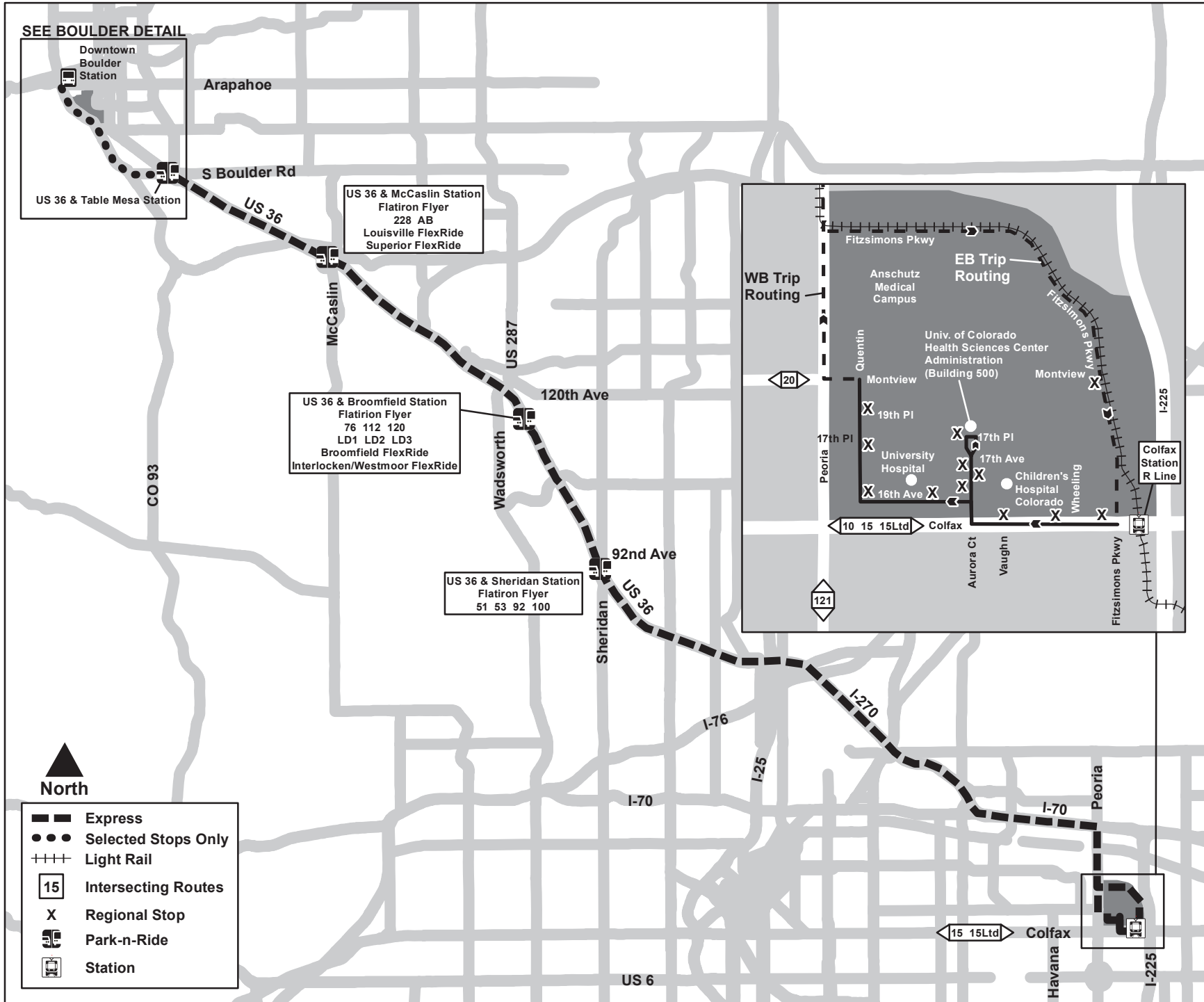
Route FF3 Broomfield/Union Station

Effective: 26 May 2024
Map Revised: 26 May 2024



Route FF5 Boulder/Anschutz Medical Campus

Effective: 26 May 2024
Map Revised: 26 May 2024



Boulder Detail (Flatiron Flyer)

Effective: 28 May 2023
Map Revised: 28 May 2023

