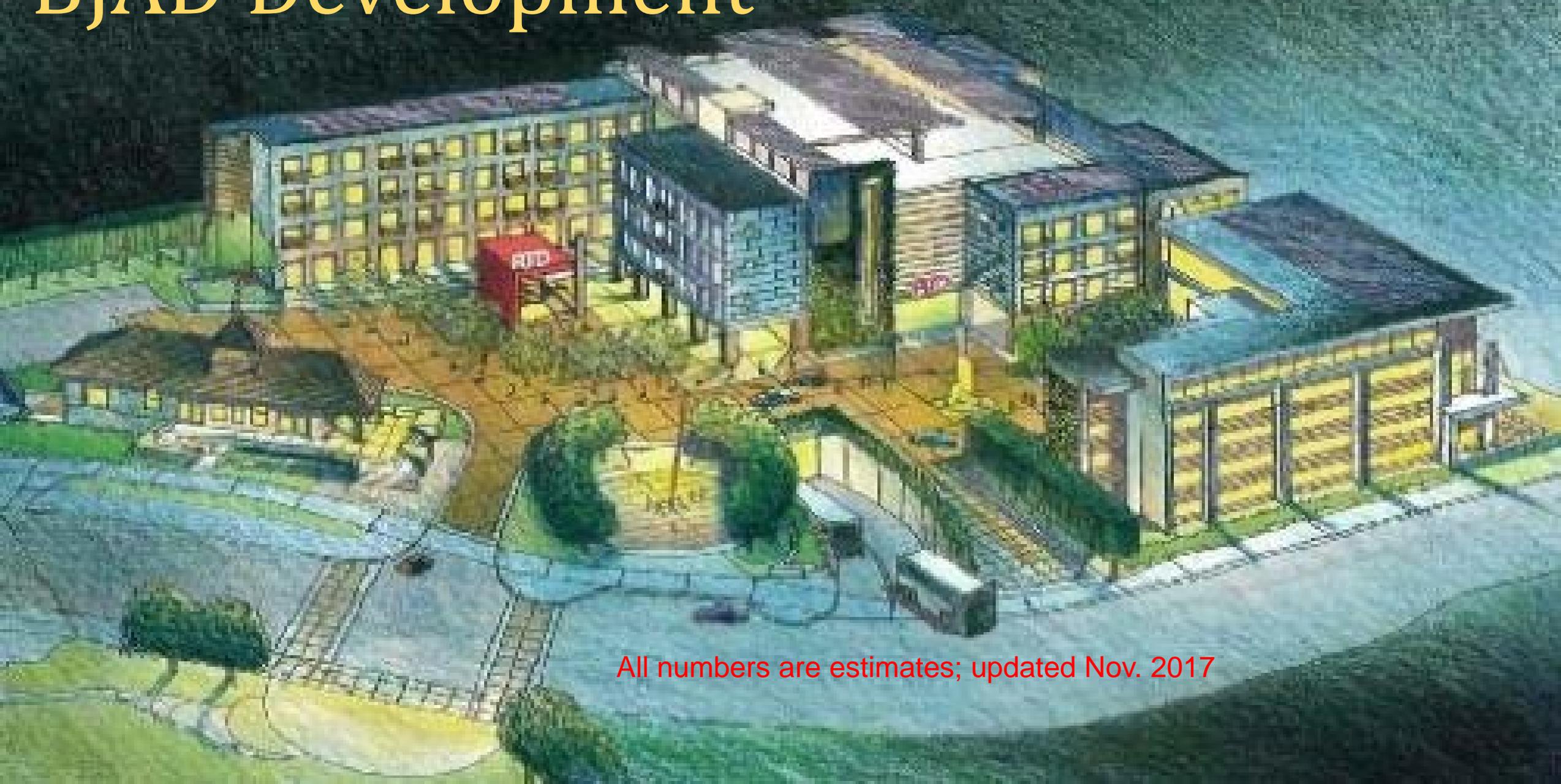


BJAD Development



All numbers are estimates; updated Nov. 2017

FIGURE 1: BJAD TDM DISTRICT BOUNDARY

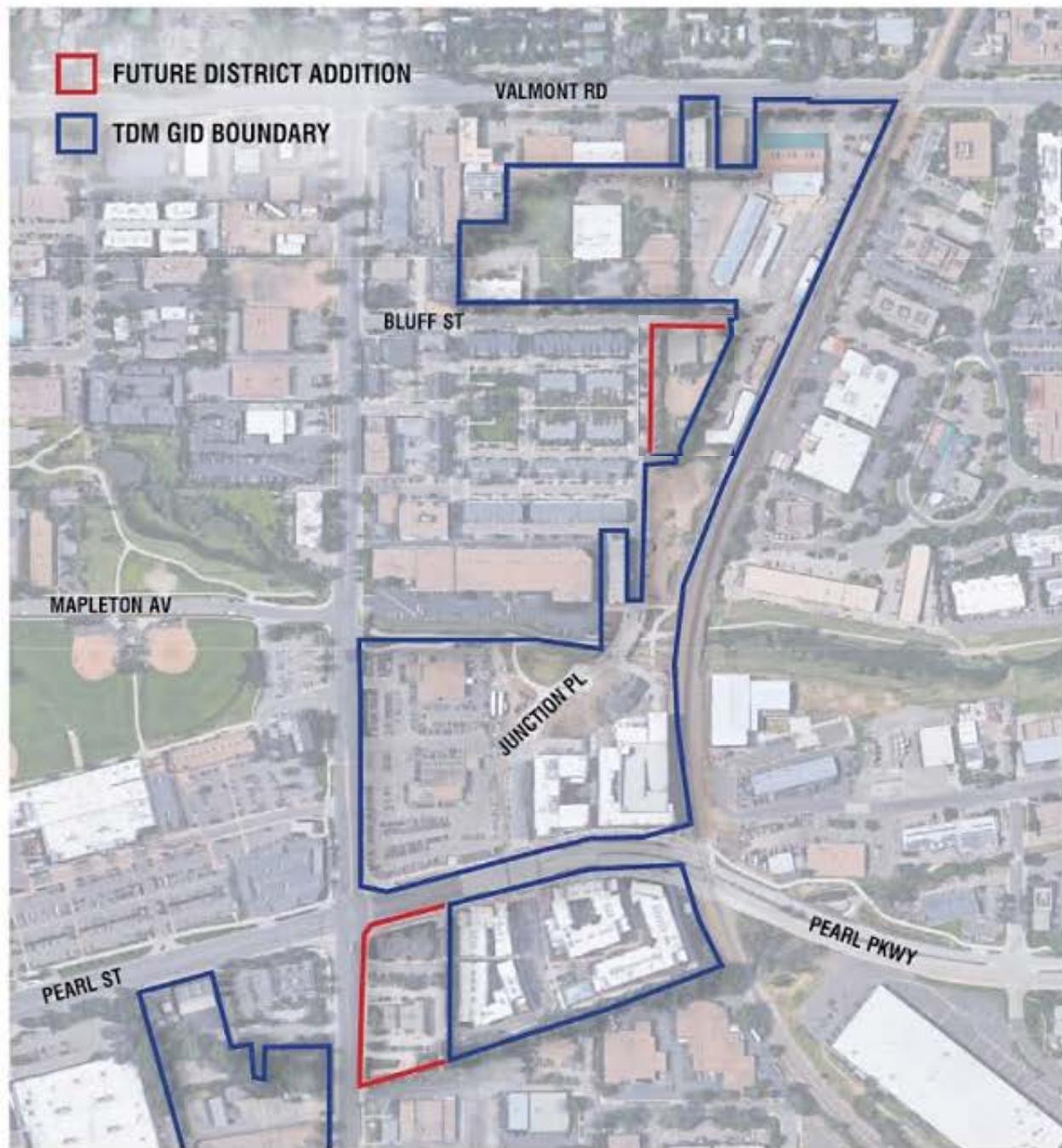
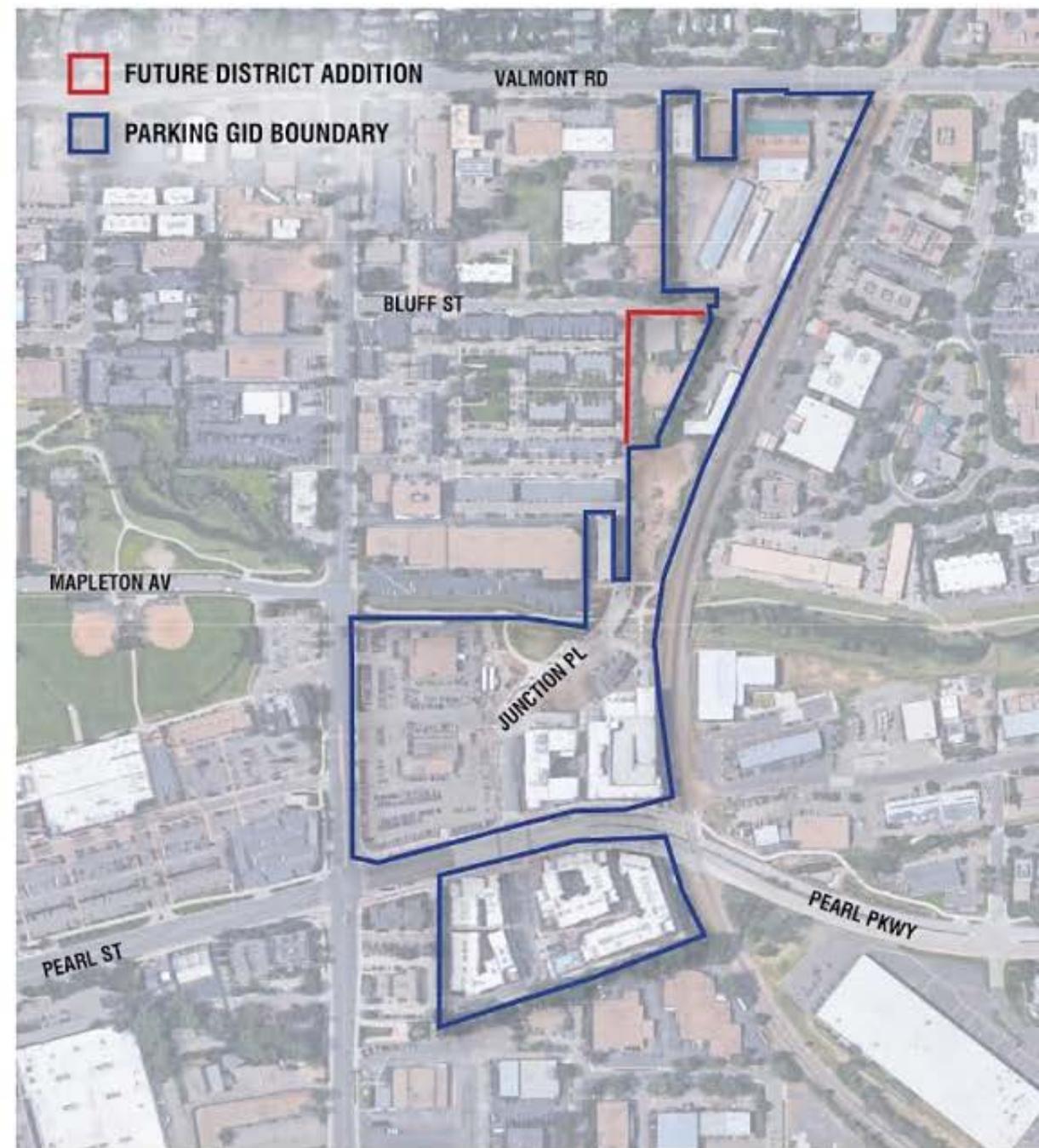


FIGURE 4: BJAD PARKING DISTRICT BOUNDARY



Boulder Junction at Depot Square

- 71 affordable residential units
- Parking Garage: 385 parking spaces allocated among 5 entities
 - BJAD District: **100**
 - Affordable residential units: **71**
 - Hyatt Place: **136**
 - RTD: **75**
 - Roadhouse Boulder Depot: **9**



Hyatt Place

- 150 hotel rooms
- 136 guest parking spaces in Boulder Junction at Depot Square garage



Griffis 3100 Pearl

- 319 residential units
- 469 tenant parking spaces in 2 underground parking garages



Roadhouse Boulder Depot

- Restaurant
 - Weekdays: lunch and dinner
 - Weekends: brunch, lunch & dinner
- 9 guest parking spaces in Boulder Junction at Depot Square garage



BJAD Today (2017)

- **Operating Properties:**

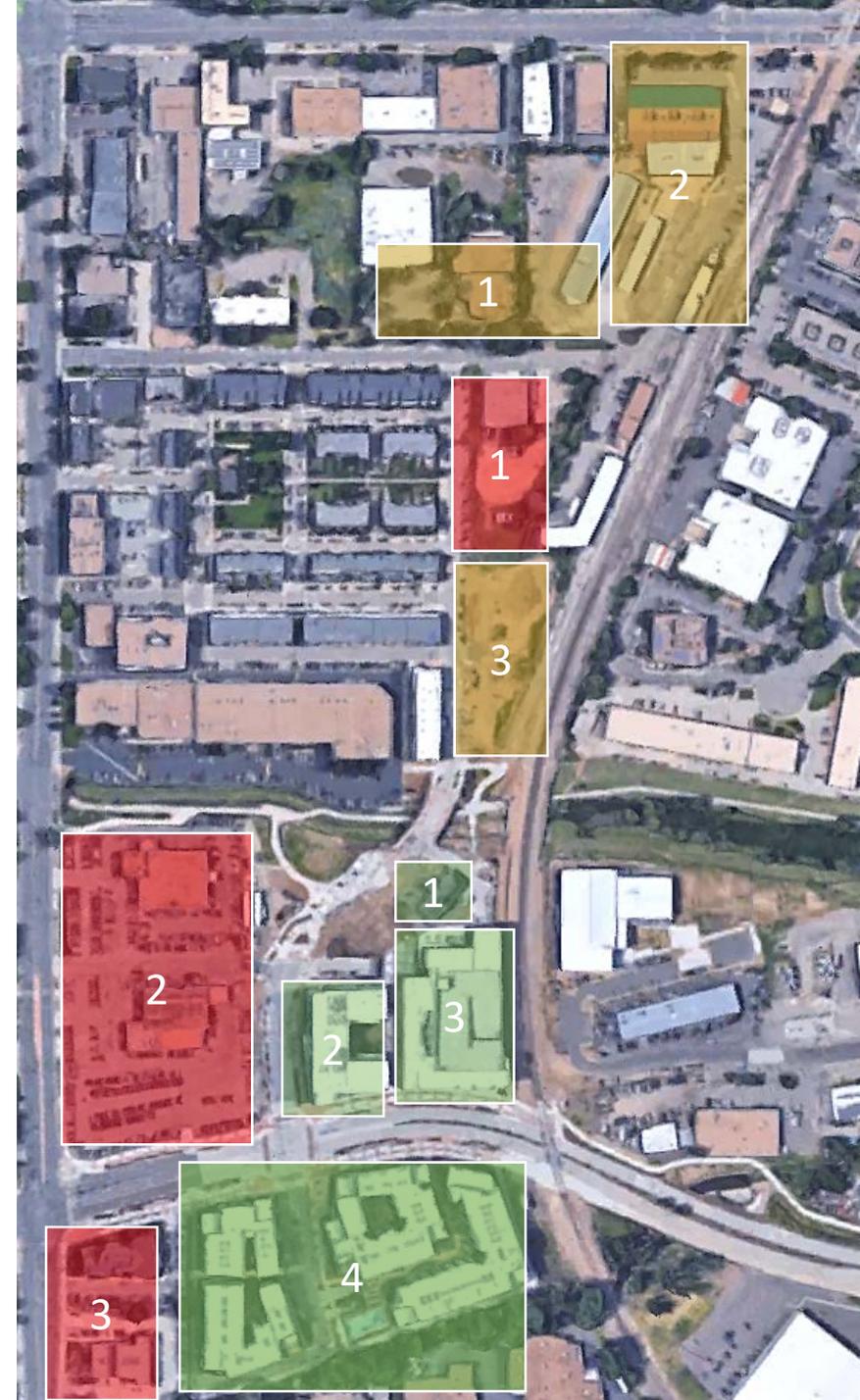
1. Roadhouse Boulder Depot (Restaurant)
2. Hyatt Place (Hotel)
3. Boulder Junction at Depot Square (Parking Garage & Residential)
4. Griffis 3100 Pearl (Residential)

- **Projects in Development Phase:**

1. S'PARK Timber (Mix Use Commercial & Residential)
2. S'PARK Markt (Mix Use Commercial)
3. Boulder Commons (Mix Use Commercial)

- **Projects in Pre-Development Phase:**

1. 3200 Bluff (Mix Use Commercial & Residential)
2. 30th & Pearl (Residential)
3. Reve Boulder (Mix Use Commercial & Residential)



S'PARK Timber

- 150 residential units
- Ground floor retail
- 270 parking spaces in 1 underground parking garage



S'PARK Markt

- 4-story, 50,000-square-foot mixed-use office building with ground-floor retail
- Tenant/customer parking in S'PARK Timber garage



Boulder Commons

- Two 4-story, 100,000-square-foot mixed-use office buildings with ground-floor retail
- 55 parking spaces in an underground parking garage



BJAD 2018

- **Operating Properties:**

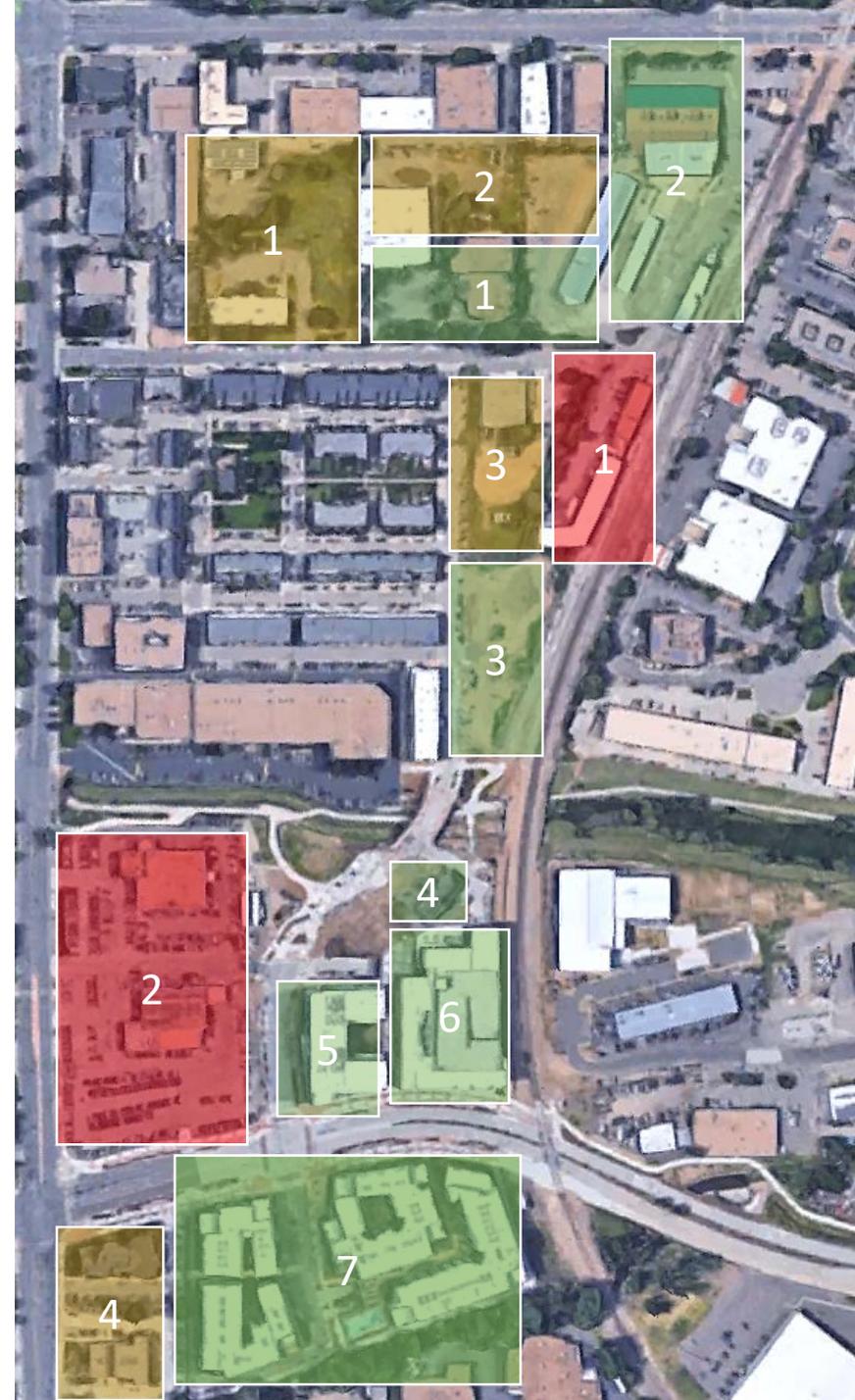
1. S'PARK Timber (Mix Use Commercial & Residential)
2. S'PARK Markt (Mix Use Commercial)
3. Boulder Commons (Mix Use Commercial)
4. Roadhouse Boulder Depot (Restaurant)
5. Hyatt Place (Hotel)
6. Boulder Junction at Depot Square (Parking Garage & Residential)
7. Griffis 3100 Pearl (Residential)

- **Projects in Development Phase:**

1. S'PARK West (Residential)
2. S'PARK Ciclo (Mix Use Commercial & Residential)
3. 3200 Bluff (Mix Use Commercial & Residential)
4. Reve Boulder (Mix Use Commercial & Residential)

- **Projects in Pre-Development Phase:**

1. The Railyards & S'PARK Place (Mix Use Commercial)
2. 30th & Pearl (Residential)



S'PARK West

- 45 residential units
- Tenant parking in S'PARK Timber garage



S'PARK Ciclo

- 38 residential units
- Ground-floor retail and office space
- 24 tenant/customer parking spaces



3200 Bluff

- 4-story 50,000-square-foot mixed-use office building with ground-floor retail
- 4-story apartment building with 36 residential units
- 86 tenant parking spaces in 2 underground parking garages



Reve Boulder

- 244 residential units
- 124,000 square feet of office
- 24,500 square feet of retail
- 545 tenant/customer parking spaces



BJAD 2019

- **Operating Properties:**

1. S'PARK West (Residential)
2. S'PARK Ciclo (Mix Use Commercial & Residential)
3. S'PARK Timber (Mix Use Commercial & Residential)
4. S'PARK Markt (Mix Use Commercial)
5. 3200 Bluff (Mix Use Commercial & Residential)
6. Boulder Commons (Mix Use Commercial)
7. Roadhouse Boulder Depot (Restaurant)
8. Hyatt Place (Hotel)
9. Boulder Junction at Depot Square (Parking Garage & Residential)
10. Reve Boulder (Mix Use Commercial & Residential)
11. Griffis 3100 Pearl (Residential)

- **Projects in Development Phase:**

1. The Railyards & S'PARK Place (Mix Use Commercial)
2. 30th & Pearl (Residential)



The Railyards & S'PARK Place

- 4-story, 50,000-square-foot mixed-use office building with ground-floor retail
- Tenant/customer parking in S'Park Timber garage



30th & Pearl

- 304 residential units
- 355 tenant parking spaces in 2 underground parking garages
- 25 surface public parking spaces



BJAD 2020

- **Operating Properties:**

1. S'PARK West (Residential)
2. S'PARK Ciclo (Mix Use Commercial & Residential)
3. S'PARK Timber (Mix Use Commercial & Residential)
4. S'PARK Markt (Mix Use Commercial)
5. 3200 Bluff (Mix Use Commercial & Residential)
6. The Railyards & S'PARK Place (Mix Use Commercial)
7. Boulder Commons (Mix Use Commercial)
8. 30th & Pearl (Residential)
9. Roadhouse Boulder Depot (Restaurant)
10. Hyatt Place (Hotel)
11. Boulder Junction at Depot Square (Parking Garage & Residential)
12. Reve Boulder (Mix Use Commercial & Residential)
13. Griffis 3100 Pearl (Residential)



Table 9: BJAD Parking District Utilization by Location and Time Period (April 2017)

Location	Total Capacity (Spaces)	Friday 4/28/17 5-6am		Tuesday 4/25/17 1-3pm		Friday 4/28/17 6:30-7:30pm	
		Spaces Occupied	Percent Utilization	Spaces Occupied	Percent Utilization	Spaces Occupied	Percent Utilization
Nickel Flats	17	9	53%	7	41%	6	35%
West Griffis 3100 Pearl Apartments	129	91	71%	52	40%	84	65%
East Griffis 3100 Pearl Apartments	340	202	59%	113	33%	162	48%
Roadhouse Restaurant	12	3	25%	6	50%	12	100%
N. Junction Place (Carbon Pl. to alley)	2	1	50%	1	50%	2	100%
N. Junction Place (alley to Goose Creek)	4	1	25%	3	75%	4	100%
N. Junction Place (in front of Hyatt)	9	9	100%	0	0%	4	44%
31 st Street (west side)	12	9	75%	4	33%	9	75%
31 st Street (east side)	8	3	38%	3	38%	5	63%
Pearl Parkway (NE access road)	6	6	100%	2	33%	4	67%
Pearl Parkway (SW access road)	6	0	0%	3	50%	7	117%
Pearl Parkway (SE access road)	6	4	67%	2	33%	3	50%
Depot Square Garage	385	127	33%	47	12%	111	29%
Total Parking District	936	465	50%	243	26%	413	44%

Current Garage Utilization (MCV Staff Observations)

Weekday	Date	Time	Occupied Spaces	Empty Spaces	Total Garage Spaces	Utilization %
Wednesday	9/20/2017	9:00 AM	93	292	385	24%
Wednesday	9/20/2017	12:30 PM	83	302	385	22%
Wednesday	9/20/2017	3:45 PM	74	311	385	19%
Thursday	9/21/2017	9:15 AM	89	296	385	23%
Thursday	9/21/2017	11:15 AM	71	314	385	18%
Thursday	9/21/2017	4:15 PM	78	307	385	20%
Friday	9/22/2017	9:00 AM	101	284	385	26%
Friday	9/22/2017	12:00 PM	90	295	385	23%
Friday	9/22/2017	4:45 PM	84	301	385	22%
Monday	9/25/2017	9:15 AM	86	299	385	22%
Monday	9/25/2017	12:15 PM	66	319	385	17%
Monday	9/25/2017	5:15 PM	75	310	385	19%
Tuesday	9/26/2017	8:50 AM	84	301	385	22%
Tuesday	9/26/2017	2:00 PM	75	310	385	19%
Tuesday	9/26/2017	4:45 PM	76	309	385	20%
Wednesday	9/27/2017	8:50 AM	102	283	385	26%
Wednesday	9/27/2017	11:55 AM	92	293	385	24%
Wednesday	9/27/2017	4:50 PM	84	301	385	22%
Thursday	9/28/2017	8:55 AM	96	289	385	25%
Thursday	9/28/2017	2:10 PM	82	295	385	21%
Thursday	9/28/2017	5:00 PM	88	298	385	23%
Friday	9/29/2017	9:15 AM	90	285	385	23%
Friday	9/29/2017	1:00 PM	87	301	385	23%
Friday	9/29/2017	4:10 AM	100	302	385	26%
Monday	10/2/2017	11:00 AM	84	299	385	22%
Monday	10/2/2017	1:15 PM	83	285	385	22%
Monday	10/2/2017	5:10 PM	86	295	385	22%
Tuesday	10/3/2017	8:00 AM	100	311	385	26%
Tuesday	10/3/2017	12:10 PM	90	295	385	23%
Tuesday	10/3/2017	3:50 PM	74	311	385	19%
Wednesday	10/4/2017	9:00 AM	96	289	385	25%
Wednesday	10/4/2017	12:40 PM	94	291	385	24%
Wednesday	10/4/2017	4:45 PM	89	296	385	23%
Average			86	299	385	22%

FIGURE 1: BJAD TDM DISTRICT BOUNDARY

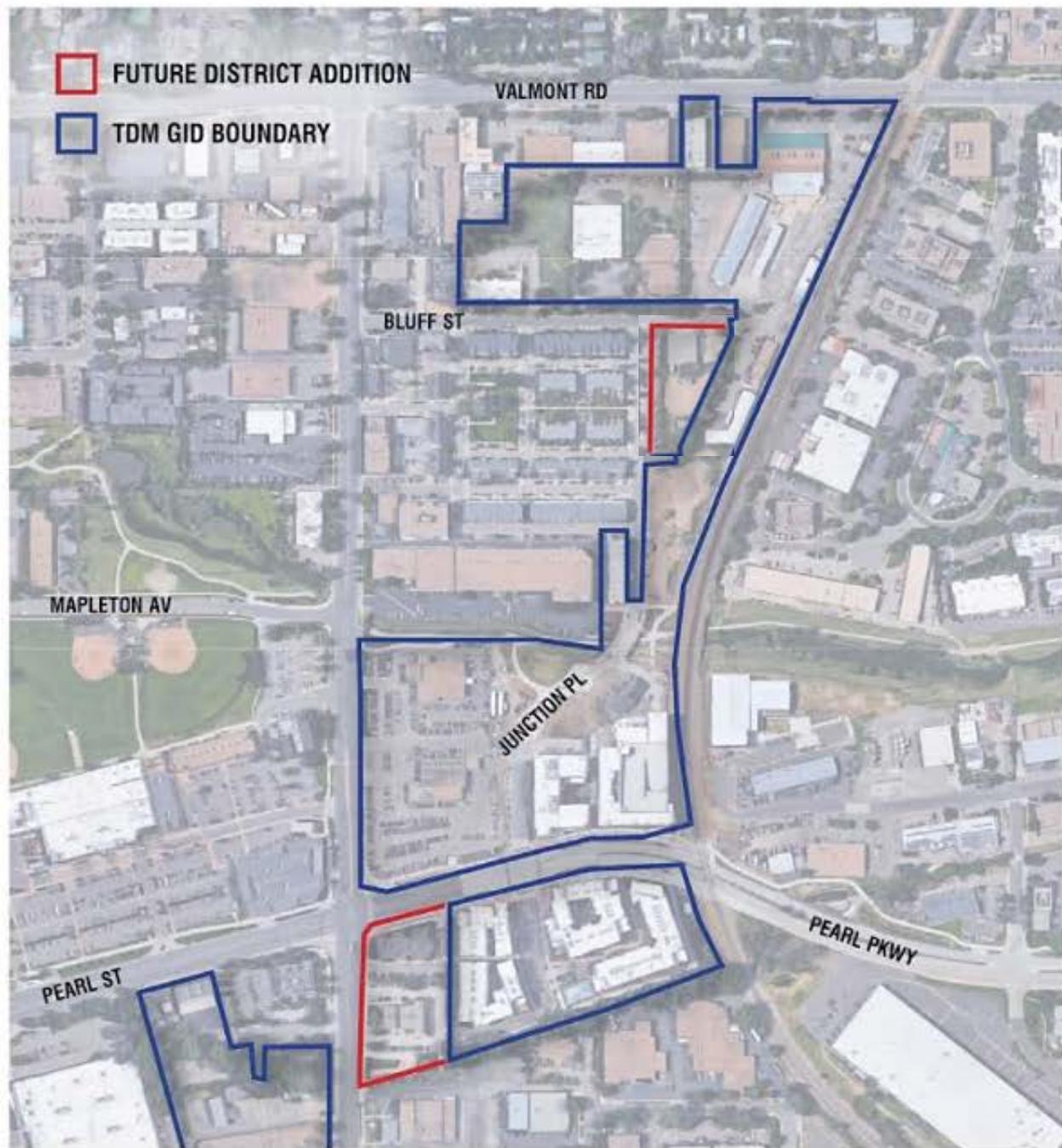


FIGURE 4: BJAD PARKING DISTRICT BOUNDARY

