

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF SANTA FE BUSINESS IMPROVEMENT DISTRICT

HELD: Tuesday, April 28, 2015 at 4:00 pm at 901 W. 10th Ave., Unit 2A, Denver, Colorado.

ATTENDANCE:

A regular meeting of the Board of Directors of Santa Fe Business Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Board Members Present:

Jack Pappalardo
Debbie Stoner
Andrea Barela
Howard Snyder
Rusty Brown

Board Members and Advisors Absent:

Lindi Sinton
Cheryl Spector
Mark Raeburn
Macy Dorf

Members of the City of Denver:

Karen Good - Public Works
Jose Cornejo - Public Works
Tykus Hollaway - Public Works
Brendan Kelly - Planning
Caryn Champine - Planning
Tariana Navas-Nieves - Arts & Venues
Paul Lopez - Council District 3

Members of the Public:

George Lim
Bobby Garneau
Aubrey Lavizzo
David Griggs
Dave Stauffer
Kara Basinger

CALL TO ORDER:

On behalf of the Board the meeting was called to order at 4:10 pm.

CITY OF DENVER PRESENTATION:

Jose Cornejos from the City of Denver's Department of Public Works began with a power point presentation giving an overview of the various efforts and studies by the City and other groups on Santa Fe Drive. [CLICK HERE](#) for the full presentation.

DISCUSSION ON THE SANTA FE BID PHYSICAL IMPROVEMENTS PRIORITY LIST:

With the agenda, Andrea distributed the physical improvement priority list (see appendix 1). She started the conversation by stressing that while all the various areas on the list were important, through prior meetings of the Santa Fe BID, what seems to be fundamental to making the improvements possible is a change in traffic flow. The Santa Fe BID's main recommendation to Public Works is that a traffic system change is needed to accomplish various infrastructure improvements. The recommendation is that Santa Fe Drive should become a two-way street with one lane in and one out allowing for wider sidewalks and speed calming. It was also proposed that Kalamath Street should also become a two-way to allow for enough total inbound and outboard lanes. For a detailed description and visualization of this traffic proposal [CLICK HERE](#) to download.

There were some concerns from business owners that the construction process for these types of improvements would put an economic strain on businesses. To this it was recommended that alleyway improvements should also be studied to alleviate future issues of customers being blocked from façade access. Jose recommended that alternative trash collection be considered in the alleyways such as a compaction system. An alleyway study was recently completed in Downtown Denver that Jose recommended we review as part of future proposals.

There were various recommendations put forth by City of Denver staff after much discussion and defending of the traffic flow proposal by members of the BID and community.

Some of the community defense points were;

- Santa Fe Drive is not just an Art District and should not just attract art galleries. In order for the area to flourish beyond the attraction of First Fridays it is important to attract a mix of businesses, particularly retail. However, the fact that it is Colorado's 1st state designated Art District and most successful art walk in Colorado, the area's need for infrastructure and redevelopment should not be bypassed in favor of other areas.
- As a community, many stakeholders have been working very hard for a long time to organize our collective efforts to push for a new era of redevelopment. The formation of the Santa Fe BID and La Alma Action is proof of these efforts.
- Santa Fe Drive's street and drainage infrastructure is deteriorating. There are areas where business owner's basements often flood in rainy seasons due to insufficient drainage and overflow from the streets.
- Old street improvements that were once maintained by two Maintenance Districts such as the bump outs on the 700 and 800 blocks are a deterrent for parking and not functional. Underground irrigation does not work in the 600 block. Irrigation does work in the 700, 800 and 900 blocks.
- Connectivity to the Osage light rail station is an issue due to the difficulty of crossing Kalamath, especially for children and teenagers.
- Santa Fe Drive's sidewalks are completely insufficient and unsafe. The gas meters must be removed from the façades.
- The community wants walkable/wide streets to linger and congregate. It is recognized that Santa Fe Drive and the surrounding streets lack identification, signage, public art and place-making.

Some of the City's recommendations;

- To be considered for future bonds it will be important to collect various types of data.

- Jose suggested they revisit with Xcel Energy regarding gas meter relocation. There may be new challenges to this issue.
- It will be important to identify and go after various types of funding opportunities. For instance applying for a Capitol Improvement Project which may require matching funds.
- There needs to be a matrix created for the priority list that tier the priorities. Need to identify roles and responsibilities and create action items.
- The city will consult traffic engineering regarding the two-way traffic proposal.
- Consult the charts in the La Alma Lincoln Park Neighborhood Plan. [CLICK HERE](#) to see the plan (charts on pages 75-79).
- Consider closing down Santa Fe Drive on every or select First Fridays to assist with high volume of foot traffic.
- Maintain neighborhood stakeholder voice especially with residents.

After the discussion with the members of the City and community regarding the priority list, Santa Fe BID board members stayed behind to discuss regular business.

APPROVAL OF MARCH 2015 MINUTES:

The board reviewed and approved the meeting minutes from the prior board meeting that took place on March 24, 2015. A motion to approve the minutes was called and approved by all.

PRESIDENT'S REPORT:

Andrea reported that another light pole was taken down by a vehicle in early April in the 1200 block near Tatterdemalion. This was a hit and run incident therefore there was no police report. This damage will need to be covered by insurance.

Down light pole on 9th in front of Aztlan Theatre - Andrea is still in the process of working with the insurance company of the individual who took out this light pole. The insurance adjustor is waiting on Tim Corraera, Owner of the Aztlan Theatre to come forward with an estimate on the damage that was done to his building.

Comcast Cares Day - On the weekend prior to the meeting Comcast organized 200 volunteers to ascend upon Santa Fe Drive between the 600 and 800 block to clean up the bump outs, paint murals and conduct general clean up in alleyways and parking lots.

Trees and bump outs - Andrea reported that the back flow preventers have been raised in the 700 and 800 blocks and now other work can proceed. Next the decorative lights will be removed and the trees will be trimmed. After that irrigation will be switched to drip lines and the bump outs will be cleaned out, removing old bushes and growth, grasses will be planted and new mulch will be laid.

Board Terms - According to Santa Fe BID formation ordinance No. 0463 the board is requires to assign terms. Three board members must commit a 5 year term and remaining are 4 year terms.

RESOLUTION TO ACCEPT BOARD TERMS:

Upon further discussion, on motion duly made by Andrea Barela and seconded by Jack Pappalardo and approved by all the following board terms were established.

Andrea Barela - 5 year term
 Jack Pappalardo - 5 year term
 Rusty Brown - 5 year term
 Debbie Stoner - 4 year term

Howard Snyder - 4 year term
Cheryl Spector - 4 year term
Lindi Sinton - 4 year term

MARKETING:

Jack brought up the issue of marketing for the corridor as an item for the BID to address through its economic development service area. Recently the Art District held a board retreat and the BID's role in term of various areas came up. Marketing and what expenses may be either considered/necessary for the BID to incur is something the Art District would like the board to consider. This may be an issue to address in future meetings but the general feedback was that in this year the BID must focus its time and budget on maintenance.

ADJOURNED:

The meeting was adjourned at 6:31 pm.

The foregoing minutes constitutes a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of the Santa Fe Business Improvement District.

NEXT MEETING:

The next meeting of the Santa Fe BID Board of Directors will take place on Tuesday, May 26, 2015, 3:00 pm at the office of NEWSED CDC, 901 W 10th Avenue Suite 2A.

Santa Fe Drive Physical Priorities

Traffic

- Santa Fe Drive needs to be a two way street or need flex lanes options
- Traffic calming methods

Sidewalks

- In major disrepair and inadequate width
- Not safe or walkable
- bump-out removal

Place Making

- Street furniture
- Signage
- Public gathering spaces
- Public art
- Bike parking
- More lighting

Alleyways

- Create alternative fronts
- Alternative trash removal system

Connectivity

- Crosswalks
- Access to parks, paths and public transportation (10th and SFD connection)
- Cross street potential

Sustainability

- Explore opportunities to pilot integrated solutions with reduced lanes of vehicular traffic, resilient storm water solutions and solar powered lighting
- Re-envision infrastructure as it connects the public right of way

Zoning

- What, if any, zoning restrictions are preventing signage or other issues

Parking