

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

Held: Tuesday, September 18, 2018 at 3:00pm at Semple Brown Design, 1160 Santa Fe Drive, Denver, CO 80204.

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/Advisors Present

Andrea Barela
Jack Pappalardo
Rusty Brown
Lindi Sinton
Cheryl Spector

Board Members Not Present

Mark Landman
Debbie Stoner

Community Members Present

Amanda Harden
George Lim
David Griggs
Eric Issac
Brian Wilkons
Dean Newens
Susan Stanton
Karen Good
Adriana Lara
Anne Laurent (Capstone Student)

August Minute Approval

August board minutes were reviewed and accepted after two corrections that need to be made. Approval of minutes was motioned by Lindi and second by Cheryl, all were in favor.

Community design overlay process update

David reported that based on the results from the community survey the most commonly answered question was; What do people care about on Santa Fe? The most common answer was; Being a successful main street that preserves cultural heritage. The next step is to begin drafting the design overlay guidelines. The working group/task force will look to areas such as Rhino, Tennyson and South Pearl BID's for guidance. REMINDER: As mentioned in August there will be a community outreach event on this entire process, the following are the event's details;

Where: Su Teatro, 721 Santa Fe Drive
When: October 17, 2018

Time: Refreshments at 5:30, Power Point at 6:00 pm - End at 7:00 pm

Retail Truck

After getting results back from the community survey regarding retail trucks, most of the responders would like to allow the trucks within the BID boundaries but with certain restrictions.

It was decided that the best process moving forward would be to create an application that the retail trucks would need to fill out and return to determine their fit on a case by case basis. The justification for this process is to make sure they are compatible with the area and within the guidelines informed from the responses communicated by the survey. We will also reach out to other BID's that already have retail trucks at their corridors locations to see if they already have an application to be used as a template.

Things to keep in mind:

- Not to have a retail truck blocking existing businesses unless given specific permission and during predetermined hours of operation.
- Only retail trucks not food trucks.
- Identify and map out 1 permissioned location per block (7 total).
- May not use the avenues strictly on Santa Fe

Andrea will begin reaching out to property and business owners to begin the request process.

Santa Fe Stakeholder Group/Study

Karen Good and Gabriella Arismendi from the Office of Public Works reported that they had selected consultant - HDR and sub - APEX to begin working on a study and implement a street scaping pilot project. This is the long-awaited work that was committed in 2017 toward the 2018 City budget. The amount allocated by the city for this entire project is \$500K and it is supposed to involve the use of a stakeholder committee made up of various members of the La Alma Lincoln Park neighborhood. A list of the proposed members of this committee was submitted by the BID to the city at the beginning of the year and they followed up by providing an expanded list that was shared with the BID about 4 months ago. Gabriella explained that they were going to conduct street level surveys during First Friday in October. She did not explain specifically what that survey would entail or what questions they would ask just that generally they wanted to see what the community would like to see in terms of improvements.

The geographic focus of the study will concentrate on 8th Avenue up to Colfax. Any physical pilot will be on either one single block or all. The study will help the neighborhood and future neighborhoods to develop structures that will work and possibly be implemented for future solutions.

Q: Is there an example of this type pilot project we can see in another part of the city or resources we can look at online?

A: Don't believe so this is our first project study of this type. Data gathering and tactical urbanism is crucial to test out. To help us make a stronger case for future development.

The time frame for this project is 6 months starting in October. The cost for the consultant is \$200,000 and \$300,000 for the pilot project. Then a post community assessment will take place.

People voiced concern about surveying First Friday crowds as many of those people who attend do not live in the neighborhood. The feedback will not be accurate as neighborhood feedback. BID has feedback and information from the neighborhood and will gather past survey information for Gabrielle.

The BID will await future contact from Public Works and next steps.

Presentation by Opus Group - 13th & Osage Project

Opus Group presented on their 13th and Osage project. They will construct a five-story residential/for rental building next to Domo Restaurant. The parking will be approximately one car per unit. The building will have a total of 237 units marketed to people living at 80% AMI. According to Opus and their market research they are appealing household with an \$85k yearly income. The building will also have a bicycle garage for tenants. It will be made up of a blend of studio apartments on the main floor up to three bedroom units (the actual mix of how many bedrooms per unit has not been determined yet). The building will not have a green roof because of the project's focus and usage of storm water drains.

Capstone Student

The BID agreed to begin working with CU Denver MPA student Anne Laurent on her Capstone project which will focus on regulatory obstacles ([see her draft outline](#)). She outlined some questions for the BID to consider as she moves forward with her work;

- What is needed?
- What does BID want to get out of the study?
- Document review, need assistance.
- What does success look like to the BID?

Jack and Andrea will work with Anne throughout the project.

Public Comment

Eric Issac talked about his plan to open a new business on Santa Fe Drive and wanted to know if the BID knew of any zoning restrictions on live/work vs. retail space. The BID isn't aware of any restrictions.

New/Old Business

Board Terms

Lindi requested of current 4-year termed BID board members to state whether they would renew their board term once the year is over. The following is a list of Board members staying and going for another term.

4-year term board members expiring at the end of 2018 renewing;

Lindi - yes

Mark - Yes, finishing Howards term and reapplying

Debbie - No

Cheryl - No

5-year term board members expiring at the end of 2019, determine renewal at that time

Jack

Andrea

Rusty

Resolution setting the date, time and location of the public hearing on the proposed 2019 budget

Public budget hearing to review the 2019 budget and take public feedback will happen during the October regular BID meeting on October 16th at 4 pm at Semple Brown. Rusty and Andrea to review and present final draft to the BID board at 3 pm before the hearing at 4 pm. A motion to approve was raised by Rusty, second by Lindi, all were in favor.

Meeting Adjourned

5:15pm

Next Meeting

Tuesday, October 16, 2018 at 3:00 pm – Semple Brown, 1160 Santa Fe Drive