



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

Held Tuesday, April 19, 2022, at 3:00 pm via Zoom virtual conference

Call to order Facilitator Andrea Barela called to order the Board of Directors meeting of the Santa Fe BID.

Roll Call/Attendance A regular meeting of the Board of Directors of the 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:

<p><u>Board Members - Present</u> Andrea Barela - BOD Rusty Brown - BOD George Lim - BOD Tom McLagan - BOD David Brehm - BOD Jackie Bouvier - ED Lindi Sinton- (Interim)</p>	<p><u>Board Members - Absent</u> <u>Guests</u> Amanda Frahm - DA Office Laurel Kasperian - DA Office Angelina Gurule - CW Jamie Torres CW Jamie Torres - City Council woman Lt. James Dixon - DPD Officer Robert Gibbs - DPD Shaina Belton - ADSF Ana Paula Pinto - ADSF Anthony Gregaro - MDLDC Chandler Simental - MDLDC Gaby Serrado - Streetscape Project</p>
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Approval of minutes from the last meeting

Tom motioned to approve the minutes with corrections of making sure we are keeping on top of getting involved on city design and effort information and George second to approve the minutes and all were in favor as the motion moved forward.

Approval of the Agenda

Tom motioned to approve the agenda and George second to approve the agenda and all were in favor as the motion moved forward.

Guests Updates

Guests - Officer Gibbs and Lieutenant James Dixon

Not a lot of stats received but has some information that can be informational. Along the area there were theft and motor vehicles between 319-326 along Santa Fe 700 block there were two, one was a smashed window and the other was a n internet report with not much information. An apartment complex along the at 1225 N Santa Fe has been targeted with auto theft and burglary, trying to mitigate that issue. Smash and Grab for big supplies on the 25th of last month at the Harsh Vapor burglary involved six people and four vehicles, a big operation. The Snyder Auto Works on the second of the month, did extensive business damage and took diagnostic tools and a few keys, same people involved in other areas of Denver. Under investigation. April 8-15th 600 block to 1200 blocks smash windows and vehicles unlocked and people reached in and took stuff. No significant violent incidents directly within the BID boundaries.

Discussion and Questions:

- Motor Vehicle accidents that cause any electrical pots or planters hit along the corridor? Not that that they are aware of. But in the future if this happens he will send the police report along as this helps replace or fix property.
- In the past there was a griffitty group in the police department, Tom's business got hit with the acid itching and he asked if there are people available to read the signature graffiti. Seems that they are hitting up and down Santa Fe at multiple businesses as well, Newsed too. This looks like somebody's signature. There is only one detective for the entire city and this needs to be photographed to help find the person. However, this needs to be reported.

Officer Dixon, introduced himself and made himself available for the BID James.Dixon@denvergov.org

Guests- Amanda Frahm, Laurel Kasperian with The Denver District Attorney's Office

They handle the Misdemeanors, DUI, domestic Violence, fellony chatrges including first degree murder. There is an uptick in crime and there are around 20,000 plus total cases a year from charges to final disposition and appeal's process that followed. They are a very busy office. They are trying to find the root cause to find out what is driving the criminal behavior to try to decrease the charges and solve the problem at a long term rather than just throwing people into jail. Beth McCann is the elected DA and is of the mind that there should be a way to handle crime implementing solutions.

Discussion and Questions:

- A lot going on and crime is up and people want and expect things to be done about it. A difficult challenge in front of you. NO magic solution and due to the pandemic there are a lot of economic instabilities, drug issues and so much more.
- A bill that the legislature will be voting on. Two years ago crimes were charged at a higher level and it was changed. So the criminal will not be charged in the same fashion. Fentanyl is still under that law and they are looking to pull fentanyl out and make it its own category and make it its own charge category.

- The VOA has a program on Santa Fe and when things occur and if the staff witnesses it, is it the staff or agency that should file the charges and does it make it harder to prosecute if the witness name is not on there? Anyone should make a report and call the police or go online. If someone is hesitant to report or file a report themselves? If the individual was the one offended he or she needs to sign or if they were a witness they would need a signature, but there is a way to have the business sign if the VOA has pre-signed an agreement form to the police if the officer saw the criminal activity and they moved forward with it. However, there would need to have a witness provide a report and sign.
- A specific question of area restriction for a hypothetical individual that is chronically performing crime or harassment. A court or judge can impose area restrictions as a condition of bond or probation as a restriction. The information gets entered into DPD and they can see if they are violating the area restriction and violate a bond or probation. It is entered in the system only Law Enforcement can review and based on that information officers can arrest. If this is a prolific violator the officer needs to know this in advance so that they can enter this information. Need assistance to make sure they implement area restriction on the individual.

After a great discussion and Q&A they offered opportunities to join their newsletter or contact them via email as well. To join you may email amc@denverda.org send her an email and hit subscribe and she will add you on to it.

Guest - Overlay Discussion with Councilwoman Jamie Torres

Councilwoman Jamie provided a quick overview of where the overlay is at and opened it to discussion and Q&A. They held one week of public meetings and office hours and another one this week. Post Craded property owners and flier the corridor of the meetings coming up to inform folks about the overlay and open it to questions and feeling of the corridor. This was created specifically for small retail corridors with a tennyson mind and applied specifically there out of 8. This one tries to activate the main floor of new development, particular corridors with entitlement for future developments. The expansion into Baker and third, covering the full breadth from 3rd to 13th to get some outreach partnered with councilman Clar, La Alma Lincoln Park and getting a feel. Community Planning and development is willing to meet with any groups to get questions and answer any questions and they do have a survey, videos of public meetings will be posted. The survey will be up for several weeks. In June is when they finally decide if this is something they want to pursue.

Board Member Discussion:

Rusty brought up some responses and questions for the six items found on the website. It is really valid and important to activate city streets and Santa Fe drive is a desperate candidate.

- Completely in support of not having private elements in the streetscape.
- Entrances to residential units are excluded. He does think that some of the most successful active spaces can be residential apartment building lobbies. They should be public spaces. An example in Seattle, via six public street indoor lobby spaces, was very successful in a combination of the use of space. The concern is that the entrance to a private unit is easily definable and there wouldn't be too much opportunity. There is potential opportunity for less defined or the blending of the public and the private realms as they have been really successful.
- The definition in the zoning ordinance for active use makes for a more successful activated street. The document talked about UMS and UMX and ours is UMCMX or CMS and shop front

in general and drive thru are all allowed. In the CMX shop front and town house in general are all allowed. Eliminating the general is fine and eliminating the town house makes more sense. We want public spaces, not private spaces.

- The bill tow range increase is good.
- The proposed two foot setback was one of the items most talked about. The concern is that we really want to do anything we can do to create widened sidewalks and to enhance the pedestrian feel. If we start taking private sector land and add to it right away, someone would say the problem would be solved.
- A second personal concern is that their lots are on the eastside of Santa Fe and they are 100 feet deep and it starts impacting the ability to park and what can be done on the ground level property. Disallow street level private entrances.
- The permanent art is fine but although art is encouraged a better solution is transparency at the street level.

According to CW Jamie Torres, the differences between urban center and center city councilwoman wants her to respond to the code areas to see what differences it can make. CW Jamie Torres she doesn't think you can remove the town house entrance otherwise can't use the current overlay. The ways that properties are different on the two sides of the corridor is something that needs to be addressed. CW would like to explore more on the active lobby idea and find out more from District 1 planner who has been largely responsible in drafting this overlay.

George jumped in and asked for clarification on some items per his understanding of an overlay. The overlay is a vehicle to help alter, make changes and actually customize certain areas. To make sure it is a lot more fighting to a specific area, from an academic standard point he'd like to understand why town homes will not be removed and how much from our streetscape plan was considered during this overlay proposal, was it reviewed and understood prior to? You mentioned this was originally designed for Tennyson, is the intention to make this a broad brush for all corridors or special districts? The understanding is that specific areas can have modifications specific to each area.

- Per CW Jamie Torres, a specific overlay is according to what they are built for, there are 8 and you either apply it whole or not at all. This one is an active street use. Built and designed for a main street corridor, and had conversations with Pearl street and Santa Fe. If the town homes would be removed we would be implementing a whole new overlay. An entirely different design overlay would need to be created, it is more of an adoption of an overlay.
- Per George he is aware of the other overlays and feels that a broad brush will not work. In other words due to the specifics that will not work on Santa Fe Drive that are different from Tennyson. There are very specific designs, environmental designs that the adoption of 8 will not cover. Architectural building right up to the property line, the proposal of pushing it back would affect that. As well as some other additional things, however the main concern is the broad brush of it and how the streetscape design was looked at in application in the adoption of the 8?
- CW Jamie Torres, feels it will just apply some additional pedestrian space and it's hard to tell since it's not all cinder development where the streetscape is being proposed. Entirely dependent on new development, if single or multiple and how that will affect street interactions and type of ground floor envisioned. Entirely based on what will be proposed with the entirely new development.

- The feel is that with all the work done with the streetscape project this would help. As this would affect the dense buildings. There is a question because the understanding that overlays are needed is basically due to a need, but just adopting one designed for a certain area for a look and certain intention doesn't make sense. Overlays are not one size fits all.
- CW Jamie Torres, went over some of the differences in the areas where the overlay was implemented and not implemented and the fact that there are reasons that the overlay is not easily applied or adopted everywhere was a very important part of the discussion for Santa Fe Drive. It was designed to activate districts being underutilized and making sure the new development didn't change the things to walk to or things next door the opportunity along the corridor. Pearl street doesn't have the height entitlement that Santa Fe has. As Santa Fe does go up to 8 stories, which is probably why they are not pursuing it. Per Councilwoman Jamie Torres the overlay is not easily applied or desirable applied everywhere she is trying to get a gauge it is not supposed to be applied everywhere.
- The suggestion, not pushed, may be an overlay nine. But the discussion is very important and not forcing something that may not fit Santa Fe, as it is not a one side fits all. The appreciation was conveyed for providing more information than we have had in a while on this. Perhaps, opening the discussion a little bigger would be more important.

David's biggest concern is the set back in proposal number 4 and number 5. Seems like this is to increase the sidewalk.

- Active patio and other suggestions came up considering the streetscape project, why increase the set back?
- CW Jamie Torres will prompt Libbie and Ann to make sure these questions are answered and ask Ann what was the desired outcome when she started this project. She understood that there needs to be a better understanding of why the setbacks and property line and a better understanding of the project. A conversation to follow up this one is proposed.

Historic buildings are not protected, there is no conservation overlay. Ann was crafting a conversation on this as creating a brand new overlay would take time and years to complete which is why contemplating an existing one was an idea. A much border conversation was had of preserving and activating as well.

The new buildings have no activation on the street or no requirements, that's a big concern. As a big sidewalk doesn't really fix that. There needs to be a requirement to have a lobby or more activation. But if the activation is there and it is 7 feet off the road how will that work? Encourage people to take some of those buildings down as they do not have character but need some sort of activation.

There will be a meeting the next day and office hours for people who have specific questions. The idea to bring this conversation back to this specific group is possible.

Gaby chimed in and provided clarification for the ultimate reconstruction goal of the streetscape project or pilot project.

- They don't have the width for a really wide sidewalk, basically bringing the road to a current standard 8ft tree lawn and 5 ft sidewalk. The pilot project will still have on street parking but not

have a dedicated 7 foot path, bringing it up to a Denver standard. There can be areas with planters etc, but not a dedicated 7 foot path, there is simply no right of way on both sides of the streets. You may only have 5 feet in front of the office. All roads have a tree lawn area and sidewalks in Denver. This was the first that some people heard of this.

- The tree lawn is non-negotiable and the step out strip is still needed. The project is a streetscape project not a sidewalk widening project. David feels maybe the need for the two feet widening may be needed. The designing engineering level needs to get started soon. After the engineering design kicks in there will be more information for pavers and sidewalk etc. There will be a mix of extension type sidewalks and it may not be continuous. Tree line is the amenity zone that can make it feel wider, but not continuous. Gas meters and a variety of things impeding the flow which is what the streetscape project will help fix.

The question was asked of the timeline for the overlay, good conversation between now and the end of May. They really want to get a good feel of what design overlay 8 provides and its effect on the properties. This is being eyed for application in other parts of the city as well, but CW Jamie Torres, wants to make sure this fits Santa Fe accordingly. As she is not wedded with this moving forward without strong support as this has to be something that is going to work. The conversation needs to be had as there are no requirements now for street activation and the corridor may get swallowed without it. Projects are coming pretty quickly. CMS 8 does have active use in the base of zoning as a requirement. Per Rusty, the active use requirement for CMS8 is section 7.3.5.8.

Gaby's comments provided clarification and information that has been helpful to understand the plan currently in place for the streetscape project. It is imperative that the communication is well integrated with the BID as we have to watch over the blocks. The conversation to sit across the table and get the information clear is important.

- Tom wanted to add a couple of things, he mentioned that we really want to continue full speed ahead with the streetscape project. Tom is more than happy to provide his proxy and the board has a lot of expertise on this subject matter than is helpful. But if willing they will come up with a proxy with the best solution.

After much discussion, providing a solution was a good suggestion that everyone agreed on and decided to have next steps for a meeting after this deep dive conversation. Therefore, a meeting will be scheduled outside of the board meeting time.

Guest - Gaby Serrado Departure Update

leaving her position in DOTI as Community Designer. Her last day in the office will be Friday, April 22nd. She will be starting a new position at Apex/Consort at the end of this month and working remotely from South Florida. Please let her know if there are any urgent outstanding issues that need to be addressed prior to her departure. Matt MacLachlan will be providing a transition process closer to her departure.

To connect with her in the future:

- LinkedIn - [LinkedIn.com/in/GSerrado](https://www.linkedin.com/in/GSerrado)
- email address - gserrado@gmail.com

- cell phone - 407-790-8796

Looking at the parklet at El NOA NOA and it looks like the possible location it can be moved to is the northern end by the visual arts center. That area has 20 parking places and CVA has their own parking space, so there is definitely the ability to move parklets to that area. Gaby shared her screen and pointed out some possible locations in that area. Wesley confirmed to Gaby during the meeting... in front of a colorful building, however, he will confirm and update at the next meeting.

A decision was requested by Gaby and Andrea voted to move forward with the decision. A motion to approve by David and a second from Lindi and all were in favor.

Committees/Reports/Updates

Executive Director Updates

Community Updates

Cheryl Spektor complained about the food truck location during the first friday, Andrea spoke to her and Shaina responded with possibilities. Her complaint of food trucks not allowing the right to enter her business was addressed promptly. Cheryl is checking in to that with the city as well as it may ultimately be a matter of contacting the police to have them removed.

Board Seat

Karen Somners: She provided a note declining the board position opportunity. "I think the Santa Fe BID Board would be better served by a ballet representative on our operations side. Our managing director of finance is leaving in a couple of months and whoever succeeds him will probably be a better fit for your Board. I'll keep you posted on the hire." We are still on the lookout for a new board member.

A person applied to the available board seat and lives in the neighborhood, nothing on Santa Fe Drive as far as business goes. He works for a financial company. Not sure who it is and what the interest is. Maybe get a quick meeting with this applicant.

Radiant Lighting

Monthly Day Check - Schedule Week 2

Pole Lights from 6th Ave, North to South Side of 13th Ave.

Repairs Made:

Lights Replaced At: adjusted loose globes on 7th, 9th and 12th.

Work Found Items : missing globe on 7th

Maintenance - MDLDC

First Friday Trash Clean up was missed

We received a couple of complaints of trash overflowing as a result of the oversight.

I spoke with Anthony directly and he explained that effective immediately, MDLDC will be increasing the amount of weekend cleaning through the Spring and Summer Months.

New Proposed Schedule (April - September)

Tuesday: 7:00 am - 3:00 pm (Deep Clean & Watering of Trees/Planters)

Friday: 7:00 am - 12:00 pm (Receptacle, Surface Trash, Graffiti/Posters/Stickers)

Saturday: 7:00 am - 10:30 am (Receptacle, Surface Trash, Graffiti/Posters/Stickers)

MDLDC has taken a further step to increase their "Middle Management". They have created an entirely new role that will add to quality control and accountability measures. The new Multi-District Site Director will be onsite every day of the week and check on completed work by Project Managers. He will be responsible for schedules and special projects. MDLDC also helped with placing the Business watch signs and created a map denoting its locations too.

Anthony MDLDC Updates:

- 1) RREO Grant: They have not received any feedback yet.
- 2 Over the last month MDLDC crews have reported The following:
 - Graffiti Removals: 24
 - Poster Removals: 22
 - Sticker Removals: 7
 - Biohazards: 0
 - Large Homeless Debris Removals: 0
- 3) MDLDC is preparing for new trees in the corridor. The list for tree locations was attached to the last monthly meeting update. MDLDC will be tagging new trees at our wholesale nursery in the next few weeks. We are in conversation with the City and County of Denver Forestry Dept., to work directly with them to procure trees for the corridor. There will be no cost to BID.
- 4) Aggressive Individuals in the Corridor. MDLDC crews have reported a lesser amount of issues with individuals threatening them over the last month. We had no incident where we had to work around an aggressive individual and return to service the area the following day.
- 5) In general, we are continuing to see increased pedestrian traffic, trash, and vandalism due to warm weather. As the season changes please be aware of the added stress.
- 6) Special Incidents: Planters at the intersection of 7th and Santa Fe are still not realigned and need to be addressed. Waiting for direction from BID.
- 7) Partnering with Land Tech for irrigation this year.
- Also, there was an incident where an individual pushed over a street planter near 8th and Santa Fe Drive. This and all other city reports will be reported to 311 and the city.
- 8) Introduction of Chandler in the process of implementing middle management to the company to provide a more streamlined opportunity, he is the new site Director.

MDLDC is happy to help with streetscape design with elements that they feel work like an amenity zone and tree line once we enter the designing stage.

TACTICS in the positive direction

Speed limit reduction

New Trash Receptacles - Receiving \$5,000 towards the purchase of new receptacles

Additional Maintenance day - Implemented

Removal of el Noa Noa parklet - New location spotted more soon at next meeting

Implementation of Business Watch - Signs placed along the corridor

Economic Development - I'd like to add something here as this is something that our BID should get involved in more heavily.

Directory - working on updating

Andrea and Shaina - Task force

- August First Friday planning meeting the night before to talk about game plan and deadlines to talk about logistics. The goal is to raise \$25k to 50K raised this year. Also the idea to have a beer garden to raise more funds.
- Pass on to the BID for review, the neighborhood community benefits agreement.

Shaina/Ana Paula - Art District on Santa Fe Updates

- A new round of artists ahs started
- Found them space at the ZONE
- PSYAH program is a big program, powered by heritage and recruited artists to place art on the xcell power boxes. Hope to unveil around august first friday.

New Business/Old Business

- Per Tom, How can we get involved with the city regarding input and materials etc, can you give us a road map? Gaby mentioned that there will be a round of public meetings, similar to the streetscape project. All board members will be involved with a similar outreach effort as before. The follow up will be with Wesley at the next meeting.
- Cinco de Mayo by Newsed come on down to the Civic Center Park area.

Meeting adjourned

Meeting Adjourned

The next meeting will be 5/17/2022