



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

**Held** Tuesday, May 17, 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><b><u>Board Members - Present</u></b>          Andrea Barela - BOD          Rusty Brown - BOD          George Lim - BOD          Tom McLagan - BOD          David Brehm - BOD          Jackie Bouvier - ED</p>	<p><b><u>Board Members - Absent</u></b>  <b><u>Guests</u></b>          Libbie Adams          Jim Stevens          Naomi Grunditz          Lt. James Dixon - DPD          Commande Layla DeSteffany - DPD          Ann Nguyen - Overlay          Anthony Gregaro - MDLDC          Chandler Simental - MDLDC          Wesley Dismore - Streetscape Project          Ana Paula - ADSF</p>
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**Approval of minutes from the last meeting**

David motioned to approve the minutes and Rusty second to approve the minutes and all were in favor as the motion moved forward.

**Approval of the Agenda**

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

## **Guests Updates**

### **Guests - Commander Layla DeStaffany District | Neighborhood Updates**

Data on crime in the area is being provided on a monthly basis. Commander Layla went over the report.

Summary:

14 incidents occurred in April in the Santa Fe BID.

- 86% of incidents are property crimes.
- There is an overall increase of 1 offense or 7.7% when comparing April to March 2022.
- The most reported offenses in this month are Larceny and Theft from Motor Vehicle (4 incidents each type).

67 police calls for service were received during April in this area.

- 65 or 83% were citizen-initiated.
- 13 calls or 17% were officer-initiated.
- 21.5% of citizen-initiated calls this month were for a Trespass/Unwanted Person.

A robbery at Freakys

Calls for Service by Month (Citizen-Initiated)

Problem Code Count

- Trespass / Unwanted Person 14
- Disturbance 10
- Suspicious Occurrence 8
- Welfare Check 7
- Auto Theft 4
- Alcohol / Narcotics Call 3
- Weapon / Concealed Weapon 3
- Traffic Crash 2
- Threats 2
- Theft 2
- Alarm Call 2
- Fraud / Forgery 1
- Assist 1
- Criminal Mischief 1
- TFMV 1
- Fight 1
- Suicidal Person / Suicide 1
- Indecent Exposure 1
- Noise Complaint 1
- Total 65

Calls for Service by Month (Officer-Initiated)

Problem Code Count

- Vehicle Stop 3
- Nature Unknown 3
- Traffic Crash 2

- Robbery 1
- Directed Follow Up 1
- EMS Request PD 1
- 911 Open 1
- Eviction 1
- Total 13

Photos need to be taken if there is graffiti to have records of that and to try to identify the perpetrator. This is similar to a lot of different areas at this point, continue to call and they will do what they can.

**Guests- Libbie Adams (CPD), Naomi, and Ann Nguyen | Discussion on Santa Fe Design Overlay**

Ann opened the discussion on the overlay and the prior discussions and meetings the board has had with city council. Libbie mentioned that they have discussed the overlay and success of the workability of it with others and it feels like it is working. They feel that the design standards are relatively easy to follow except for one loophole which city council is bringing forward and that is the mixed use zone, for example an MX3 or MX5 then the applicant can choose which street they want as their primary street on Tennyson and not 44th. This is being fixed and the text amendment will be fixed to not have this be an issue on Santa Fe. [naomi.grunditz@denvergov.org](mailto:naomi.grunditz@denvergov.org)

An overview of the prior meeting was requested so that the board would be caught up. The whole goal really is to make and keep Santa Fe a major commercial corridor in Denver, and not be diluted with a bunch of residential. Concerns are that one size does not fit all. But for the most part the piece of concern was the 2 foot required set back on Santa Fe as that would bring disruption to the corridor. This is something that still needs to be resolved. Talked about an overlay 9 and involvement of other overlays and how it takes an enormous amount of time. Jamie Torres can't take it forward unless the BID is behind it. A few other things that they can recall is that it was not possible to amend the DO8 language; it was best to tailor it. No incorporation of the Streetscape project when wanting to implement the overlay. Lack of resolution of the tree lawn. So the overlay does not fit like a glove.

The floor was open to discussion and overviews of possibilities from residential to commercial opportunities for Santa Fe.

- 2ft set back for request for rightaway encroachments for seating for example
- Request for someone in Libbie design group to figure out the measurements of the East and West to get the best feel of what 2 feet would do on the two different sides
- Current sidewalks on Santa Fe NOT ADEQUATE as this is part of the purpose for the streetscape project
- The plans reviewed for streetscape are not an overlay as the mix of residential and commercial will not work
- Currently has an active use requirement but it allows residential and Do8 precludes any residential.
- Naomi explained how she has gone through this in 4 years and nothing will be perfect and there are trade offs. They revisit and see what they can fix. The required 2 foot setback is that Santa Fe has higher buildings with relatively narrow streets and 2 feet setbacks are not that much according to her.

- Ann asked if we can agree to adopt the Do8 and she would be happy to get with everyone and keep track of this. She mentioned all the support she has to move this forward.
- A question was raised: If we adopt 8 do we proceed to work on adjustments? It could be a text amendment.
- George raised another question, we left the last meeting with the understanding that if 8 was adopted we couldn't change it. Is it now a possibility to change it to a 9? It is and the councilwoman would have to bring that forward per Libbie. Only if under review if the council feels that it should be then it would be.
- As a board we do need to have a discussion as this sounds unsure.
- CMS8 starts at the 1100 to 1300
- No provision for a step back but there are setbacks.
- Jim asked sidewalk widening or street narrowing?

The discussion continued on going over the street line and sidewalk by going over the current information given by the streetscape and the city information. It is not a continuous thing down the corridor but it does have pockets. There is not enough to make a decision, the board needs to come together to do that.

### **Guest - Wesley Dismore**

**Parklet Relocation** - Prepared and there is a location. Depending on the legal department an amendment is needed for IGA as the elements are a property of the BID. Amend the IGA with a new exhibit where the parklet will be relocated. Wesley will send that to the BID and get that signed. So the board moves forward to proceed with that updated IGA and Wesley will send that to Jackie and Andrea for a signature and once that is signed it will move forward very quickly, hopefully by the next meeting.

**Re-striping** - On the 700 block where the parklet will be moved there will be three or four places. What about the turn lane? This is not something that they can do but they have it on them to do an analysis to see if this can be done. Wesley will look at the traffic modeling before the next board meeting and commit to it and have information at the next board meeting.

**Timing and expectations about the larger Streetscape project** - There has been progress, the documents for procuring and engineering designs have been started. Transforming all to complete engineering construction drawings for the project. This is a streetscape project where the intent is to improve the streetscape. Everything will be taken into consideration to make sure all is taken into consideration. There will be additional community outreach and coordination with the board. Set the expectation that the procurement process is significant and they expect to have a consultant selected in the next few months. So this sounds like a good start to next year. This is an urban design. The scope of the project and scale are both significant. The city has committed an appropriate amount of funding in order to accomplish a very substantial goal. What will the budgetary commitment for 2023 be for all that is needed? As of now we only have the commitment from the city to fund the design project fully and we should have all of the money we need basically at hand already earmarked for that, so to get it shovel ready we should be good and anything beyond that is still open.

### **Guest - Gaby Serrado**

No longer with the city, but the project that is being proposed is to paint the inside of the buffer and paint. In the past the board selected spot treatments or art. The paint street for the most part is no longer looking the sharpest. Some areas pop up and some don't. There are grant programs out there, in particular CDOT where the via ducts on west Colfax were painted for revitalisation. Funding is still available and as a citizen Gaby reached out to see if there is a possibility to bring in simple colorful designs for a call out of the different areas. This can be approved and funding can be available. However, it will be up to the BID to maintain that area.

## **Committees/Reports/Updates**

### **Executive Director Updates**

Jackie stepped out for the second half of the meeting as she is really sick.

PSYAH Grant attendance and ongoing

Great report from city for implementing the business watch

### **Anthony MDLDC Updates:**

- 1) RREO Grant: Unfortunately we were not selected, we did not get it.
- 2) Over the last month MDLDC crews have reported The following:
  - Graffiti Removals: 25 (Call 311 for removal)
  - Poster Removals: 20
  - Sticker Removals: 13
  - Biohazards: 1
  - Large Homeless Debris Removals: 1
- 3) MDLDC is tagging for new trees & dropping mulch in the corridor while waiting on final confirmation from City Forestry. As a part of the project, MDLDC will be mulching all trees and bump outs in the corridor next week.
- 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 only one incident where we had to work around an aggressive individual and return to service the area later the same 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) First Friday: This past First Friday was a major success from our perspective. We were onsite before, during, and after the event. We are very excited to report a huge turnout and would also like to point out that we have learned a lot. The 6 extra trash receptacles were overwhelmed almost immediately. For the next first friday, we will be putting out many more receptacles and have them better strategically placed near food trucks at 9th Ave. This is where we saw the most litter. Please see the images below..
- 7) Planters: Please see the report of the damaged planters in the corridor attached to this email. 5 are damaged and missing material and have been passed along to the city.
- 8) Irrigation: Happening Friday

A question came of what the total cost for the trash receptacles is \$102,000. During the first Fridays there is a lot of overflow in the trash receptacles. Can you look on the side streets as trash gets blown

to the side streets. Even the overflow trash receptacles do overflow. But a strategy that we are working on is doubling them. Please reach out during the month if anything is needed.

Jim Stevens, Commander and Executive Director of DFW Post 1, will re-open within the next two months and they get 2,000-3,000 people on the first friday. They work with the art district board frequently.

### **TACTICS in the positive direction**

Speed limit reduction - Still working on it

Re-stripping - Good direction

New Trash Receptacles - \$5,000 from city council still in the process

Additional Maintenance day - Implemented

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

Implementation of Business Watch - Signs placed along the corridor (great report from city)

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 and we are getting prepped and getting things going.

### **Shaina/Ana Paula - Art District on Santa Fe Updates**

- Artists will be at the zone and demonstrating their art at first friday
- Received a grant from the telluride foundation as they will sponsor or fund one artist per program
- 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. Working with xcell to get approved and call is still out please share with artists.

### **New Business/Old Business**

- Recruiting New Board members - If you know someone who is interested please let us know, in serious need of two board members
- Food truck issues in front of Cheryl Spektors area
- Any combined ADSF and SFBID should be on the same page
- After Board Meeting Overlay: (5 board members) See attached notes

### **Meeting adjourned**

Meeting Adjourned

**The next meeting will be 6/21/2022**