



**Golden Triangle Creative District  
September 3, 2020 Board Meeting  
Meeting Minutes  
3PM – Video Conference**

**BOARD ATTENDEES:**

Kristy Bassuener, Jeannene Bragg, April Chase, Pete Dikeou, David Eichler, Rachel Fewell, Marlow Hoffman, Sydney Ilg, Tracy Kontrellos, Eric Lazzari, Laura Liska, John Mosley, Liz Orr, Sonia Rae, Walter Simon, Brent Snyder, Byron Zick

**NOT PRESENT:**

Aaron Bajorek, Kate Barton, Stephanie Kroll

**GTCD STAFF:**

Jennifer Larsen

**GUESTS:**

Christopher Carvell (Business Owner), Lisa Beauchamp-Fields (Resident), Seth Berger (Land Owner), Jennifer Gance (Resident), Bobby Harvey (Developer), Scott Johnson (Developer - LMC), Adam Perkins (DDP)

**Welcome/Call to Order (B. Snyder)**

- B. Snyder called the meeting to order at 3:03PM
- Welcome guests
- Approval of August 2020 Meeting Minutes
  - o MOTION: Approve minutes (B. Zick/K. Bassuener)
  - o Minutes approved unanimously

**GTCD Budget and Membership Update (A. Chase)**

- Current financials:
  - o Approximately \$18K in expenses in July
  - o Operating account approximately \$133K at end of July
- Current membership:
  - o Received \$2100 in membership in August

**Events (A. Chase / S. Ilg)**

- COLORCON 2020 Summary
  - o K. Bassuener recognized S. Ilg and volunteers with thank you
  - o 900 tickets reserved, 1200 in attendance
  - o Event live streamed on the GTCD YouTube channel with MC, live music and artist interviews
  - o Not aware of donations to GTCD tied to event
- Fundraiser Update

- No fundraiser event currently planned

### **Encampments in Neighborhood (B. Zick)**

- Update on position from GTCD and summary of 8/21 meeting with Denver Police
- Board comments:
  - Minority of Board members are residents. Majority of Board members don't experience these issues first hand and may not see the need for a firm position. (D. Eichler)
  - Feelings of lack of safety go beyond the homeless encampments. Another group involved in crimes of opportunity, including intrusions into residential buildings. (L. Orr and others)
  - Concerned about inflammatory language in original Board position letter, but tone of new letter is softer. Also, non-resident Board members care too – we all call the Golden Triangle home. (E. Lazzari)
  - Concern that homelessness and criminality are lumped together. (S. Rae)
  - Perhaps we can remove some position elements that are challenging? Should we direct people to 311? Why have our own reporting system? (L. Liska)
  - Does anyone want to take this letter on? The EC has already spent a considerable amount of time on it and EC is getting pressure from membership. (B. Snyder)
  - MOTION: Vote on letter in current form (B. Zick/B. Snyder)  
Letter approved, will be shared with membership (11-yes, 2-no, 4-abstain)

### **Board Volunteer Needs (B. Zick)**

- GTBN Board Liaison
  - GTBN leaders have communicated that the group will be moving to inactive status at end of October.
- Finance Co-Director
  - Volunteer needed to assist A. Chase with finances.

### **Zoning Position Statement (B. Snyder / B. Zick)**

- Comments from community members have been received over past several weeks, helping to form our position statement
- A number of guests present have been part of discussion
- Zoning team has been working on GT zoning updates for 18 months. Includes a lot of talented people working together – attending meetings, workshops, etc. Developers, architects, DDP and others have been helpful to this process.
- The team's goal right now is unanimity, a strong voice to submit to the City.
- The zoning position statement supports the following key elements:
  - Reinforcement of commitment to 2014 Neighborhood Plan
  - Support a base FAR of 10.5:1 before including incentives
  - Support substantial incentives
  - Suggest American Institute of Architects (AIA) framework for creative and quality design
- Board comments/questions:
  - Q: How many floors can buildings be with a FAR of 10.5:1, with and without incentives?  
A: Can't address floors specifically, but this will likely result in a building height of between 150-200'. Current height limit is 200 ft., with a maximum height of 300 ft. for a slender tower. Height limits not addressed in position statement letter.
  - Some people care about height, some don't – recommend we include a height restriction. (S. Ilg)
  - Recommend we amend letter – taller buildings should taper as they get taller (B. Zick)
    - MOTION to amend to include this language (W. Simon/B. Snyder)
    - Amendment approved unanimously

- Requiring Nonresidential Active Use along key streets might not be appropriate. Maybe the market dictates better results, or maybe we need more flexibility? Design Review Board can help guide developments.
- Recommend we use the word “encourage” instead of “require”, and also “encourage” instead of “reinforce”. (S. Ilg/L. Liska)
  - MOTION to amend this language (S. Ilg/S. Rae)
  - Amendment approved unanimously
- MOTION to approve Zoning Position Statement letter with above changes and send to Denver Community Planning and Development partners. (W. Simon/S. Ilg)
- Motion passes unanimously

### **Zoning Comments from Public (Each comment limited to 3 minutes max.)**

- Encouraging to see these parties coming together (A. Perkins)
- Thank you – you’re headed in a good direction. The Golden Triangle is unique and this work has good makings for quality improvements. (B. Harvey)
- Appreciate the GTCD’s efforts (S. Berger)
- Flexibility is key, slender towers are a good idea. Mixed use, affordability and public art is important. Thank you to the advisory committee. (C. Carvell)
- We have a big investment in the neighborhood based on the 2014 Neighborhood Plan. Moving forward with plans for Evans School activation. (S. Johnson)

### **Committee Reports (All)**

- Executive Committee (B. Zick)
  - No updates beyond these big issues discussed today
- Community Affairs Committee (L. Orr)
  - The committee has been handing out trash bags at homeless encampments. Where do they put the trash? Receptacles overwhelmed, can the City increase collection?
  - Membership packets going out with neighborhood directories
  - Board member assistance needed with membership outreach
  - The committee is looking into planting strip concerns – some areas are looking poor. Do property owners know they are responsible for maintaining these areas? Do we need to follow up with neighbors?
- Events Committee
  - No update
- Golden Triangle Business Network (S. Ilg)
  - No update
- Governance Committee (W. Simon)
  - Three people interested in Board position
  - CNDC can assist with bylaws revision
  - Do we agree bylaws need work?
  - Position and policy statements need to be in place and include, at a minimum:
    - Conflict of interest
    - Disclosures/recusals
    - Who do Board members represent – self, business, institution?
    - Mission/vision statements (Do they need refining?)
  - Motion – to establish a committee of three to revise bylaws (W. Simon/B. Snyder)
  - Discussion: How prescriptive do we want the bylaws to be? What goes into the policy manual? This needs to be decided at beginning. Policy documents typically more dynamic. Amend motion to include policy manual.
    - Motion passes unanimously
    - Bylaws committee volunteers: K. Bassuener, third committee member to be determined.

- Membership Committee (J. Bragg)
  - o Thank you to Nancy Cole, Sharon Rowe and J. Larsen for work on behalf of committee.
  - o Scheduled to meet with Nancy next week to divide up work. Concerned about amount of potential work to be done.
- Neighborhood Improvements Committee (S. Ilg)
  - o Considering a mailer campaign to educate people about parking strip responsibility, tree planting, dog impact on grass, etc.
- Public Events Liaison (R. Fewell)
  - o No update
- Urban Design (L. Liska)
  - o Anne Lindsey moving away and can no longer serve as committee chair. B. Snyder and B. Zick discussed and have secured resident participation (L. Liska) and Chris Parezo (Landscape Architect w/ Civitas) to potentially co-chair with Laura.
  - o Davis Partnership Architects will present design intent for east corner of 12<sup>th</sup> and Acoma, across from Evans School, at September 10 Urban Design committee meeting.

#### **Staff Report (J. Larsen)**

- Reminder of link to general Board information folder on the admin Google drive. Contact me with information to be added – I want this to be good working resource for everyone.
- I submitted to CCI this week the final report for our \$10K project grant and the 2019-2020 annual report. These will be added to the Board folder in case you would like to review. Thank you to S. Ilg for your excellent record keeping and input for the grant report, and to K. Bassuener and A. Chase for providing the bulk of the content for the annual report.
- COLORCON thank you notes. Are there a few Board members who can work with Sydney and me to get these out? Volunteers: K. Bassuener, T. Kontrellos, S. Rae, B. Zick

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

- Candidate for GTCD Board, Lisa Beauchamp-Fields
  - o COLORCON volunteer, GT resident, business in Downtown at 16<sup>th</sup> & Broadway
  - o Looking forward to getting involved in GTCD
  - o Business is Global Security Solutions providing security for apartments, restaurants, and other locations
- MOTION: Given current need for board volunteers, motion to appoint Lisa to GTCD Board now, instead of waiting until February 2021 Annual Meeting. (B. Zick/W. Simon)
- Board appointment approved unanimously

#### **Adjourn (B. Snyder)**

Motion to adjourn (B. Snyder/B. Zick)

Meeting adjourned at 5:00PM