

Filing No. 06-694-__



WEST COLFAX BUSINESS IMPROVEMENT DISTRICT 2020 OPERATING PLAN

WCBID background

The West Colfax Business Improvement District (WCBID) was formed in 2006 as an outgrowth of the West Colfax planning process in order to implement the goals of the West Colfax Plan. The broadly supported plan sets out a vision for a revitalized West Colfax Avenue between Federal and Sheridan characterized by a pedestrian-friendly mixture of uses that continues to guide WCBID's objectives and activities.

Mission and Goals of WCBID

The West Colfax Business Improvement District revitalizes West Colfax Avenue as Denver's sustainable Main Street by:

- promoting large-scale investment through land assembly and sustainable redevelopment
- supporting and recruiting retail
- sponsoring improvements to the R-O-W that encourage pedestrian usage and multi-modal transportation

To achieve its mission, WCBID brings resources to West Colfax through:

- tax credits, incentives and rebates to increase business sustainability
- attracting investment in mixed-use development and amenities
- small business financing, licensing and Main Street code assistance
- market analysis, and
- targeted investments such as to the streetscape.

Leadership

WCBID is very fortunate to be led by its engaged, knowledgeable and active board, comprised of property owners on West Colfax Avenue. Working closely with this engaged and diverse board, the Director Dan Shah, in collaboration with a range of partners, develops strategies and provides the day-to-day implementation required to achieve the organization's mission of revitalizing the West Colfax corridor. The district is now in the final year of a three year plan, supplemented by periodic retreats, for WCBID with goals, justification, relation to community support, planning efforts and earlier efforts, and an assessment of required supports to achieve the goal.

REAL ESTATE DEVELOPMENT AND LAND USE

Land Assembly and Development Promotion. These activities are intended to meet the challenge of redeveloping underutilized land characterized by limited depth and options for assembly, while also augmenting residential density through mixed-use.

- Partner with West Denver Renaissance Collaborative, to explore ways to address infrastructure, economic development and educational challenges facing Westside as a whole, including creating new financing tools.
- Undertake events promoting district and new development and businesses.
- Support rezoning & redevelopment to maximize density, high quality design and "rooftops" for retail.
- Assist with city or state entitlement and other approvals, including navigating Main Street code to ensure all lots can be redeveloped, to expand rehab and redevelopment opportunities on Colfax.
- Serve as a resource for prospective investors.
- Maintain database of comparable sales, track assembly opportunities, site information, and occupancy to assist developers identify promising developments.
- Provide resources to provide prospective developers with environmental assessments on historic gas station and drycleaner sites.
- Advocate for changes to zoning codes to preserve character of West Colfax and increase development viability.

ECONOMIC DEVELOPMENT

- Promote district through printed and other materials demonstrating growth and momentum, including print and web-based district business listing, and interactive map of services and other amenities.
- In order to recruit missing services and amenities with unmet demand identified in market research, expand technical and legal assistance as recruitment tool:
 - promote strategies to provide long-desired community amenities with equitable access to entire neighborhood
 - provide assistance directly for business licensing and Main Street Zoning
- Provide primary and secondary market research in support of retail neighborhood serving retail.

- Business support and advocacy strategy focused on improving profitability, appearance and appeal to customers, increased customer traffic and job creation for existing businesses.

MARKETING AND EVENTS

Promote WCBID, development and business activity to property and business owners, retailers, developers, and general public via:

- Social media (Facebook, Twitter, website) to highlight new projects, BID businesses, services and amenities.
- Direct, face-to-face contact with potential investors, business and property owners, and neighborhood organizations.
- Electronic newsletters (completing email list of businesses and property owners) and other correspondence to constituents.
- Businesses assistance social media promotion (e.g. Google+, Yelp).
- Initiated first ever Colfax Westfest fall, 2019, and expanded scope to include events in Lower Colfax, with plans to locate events on Sloans development on completion of infrastructure work.

STREET

These strategies are designed to improve the street and streetscape in order to create an attractive, pedestrian friendly environment that will be conducive to retail growth and job creation.

- Build on wayfinding and transit amenity project to modify West Colfax to promote safe and easy pedestrian and cycle access between neighborhood amenities, retail and public transit as foundation for consumer-driven revitalization of the corridor.
- Use Engineering, Walk Audits, Re-imagine W Colfax and Over the Colfax Clover design demonstration results to advocate for modifications to public R-O-W to improve safety, so walking and biking becomes more safe and appealing, enabling residents to rely on low-cost transportation and promoting greater use of district businesses, attracting new services and generating jobs. Expand scope of efforts to include Colfax Viaduct.
- Support momentum and community voice to plans with DPW, CDOT/HTPE and others to support continued investment in interim and permanent modifications to W Colfax & Federal interchange based on community preferred design and land use preferences.
- Promote public safety and combat vagrancy and vice by engaging with police, residents, and businesses, including Crime Prevention through Environmental Design.
- Promote and help ensure shared vehicle, bicycle, and scooter use in West Colfax.

PUBLIC ART

Build district identity through these strategies:

- Include art in mobility project and event design.
- Expand graphic design approach for buildings/vacancies/street to unify corridor and reinforce district identify.
- Continue mural match grants and search out other funding and opportunities to add public art to West Colfax corridor.
- Promote historic signage renovation. Work with other Colfax Denver districts to press for zone code amendments enabling creative signage in keeping with unique character of Colfax.

	<u>2018 Actuals</u>	<u>2019 Projections</u>	<u>2019 Budget</u>	<u>2020 Budget</u>
Beginning Year Unrestricted Fund Balances	\$ 206,638	\$ 270,468	\$ 194,475	\$ 282,938
Revenue				
<i>Operating Revenue</i>				
Assessment (net of 1% CCD fee)	\$ 158,374	\$ 150,000	\$ 144,843	\$ 133,198
Bank Interest/Rewards	\$ 379	\$ 100	\$ 230	\$ 230
Fee for service/grants	\$ 13,500	\$ 13,250	\$ 15,000	\$ 32,000
Insurance payouts	\$ 34,540	\$ 7,924	\$ -	\$ -
Event Income	\$ 1,460	\$ 2,350	\$ 2,500	\$ 4,500
Multifamily or general grant contributions	\$ -	\$ -	\$ 4,450	\$ -
Subtotal operating	\$ 208,253	\$ 173,624	\$ 167,023	\$ 169,928
<i>Project Based Revenue</i>				
Mobility Grants	\$ 157,228	\$ 97,500	\$ 100,000	\$ 94,375
Pass through grants (BID as sponsor)	\$ -	\$ -	\$ -	\$ -
Subtotal project based	\$ 157,228	\$ 97,500	\$ 100,000	\$ 94,375
Total Revenue	\$ 365,481	\$ 271,124	\$ 267,023	\$ 264,303
Expenses				
<i>Operating Expenses</i>				
Accounting	\$ 800	\$ 500	\$ 600	\$ 600
Business Support	\$ -	\$ 4,183	\$ -	\$ 7,395
Charitable Contributions	\$ -	\$ -	\$ 500	\$ 500
Contract Administrative Support	\$ 2,064	\$ 1,750	\$ 2,500	\$ 2,500
Design Guidelines/Engineering	\$ -	\$ 2,435	\$ 3,000	\$ 3,498
Dues	\$ 703	\$ 702	\$ 575	\$ 575
Events and Marketing	\$ 4,294	\$ 5,500	\$ 5,800	\$ 5,800
ED Salary & Benefits	\$ -	\$ -	\$ -	\$ -
economic development alloc	\$ 78,406	\$ 83,687	\$ 83,687	\$ 86,226
administration alloc	\$ 19,601	\$ 20,921	\$ 20,921	\$ 21,557
Infrastructure Improvements	\$ -	\$ -	\$ 2,000	\$ 7,000
Insurance Premiums	\$ 3,425	\$ 3,131	\$ 3,131	\$ 3,131
Legal Advertising	\$ 770	\$ 745	\$ 745	\$ 745
Maintenance with irrigation	\$ 14,709	\$ 48,000	\$ 18,000	\$ 18,000

Office Expenses	\$	1,905	\$	1,700	\$	2,500	\$	2,500
Printing	\$	-	\$	-	\$	-	\$	-
Rent	\$	7,500	\$	7,500	\$	7,500	\$	7,500
Training-travel-reimbursables	\$	1,360	\$	2,400	\$	2,400	\$	2,400
Subtotal operating	\$	135,537	\$	183,154	\$	153,859	\$	169,927
<i>Project Based Expenses</i>								
Arts & Signage Projects	\$	6,550	\$	- *	\$	13,164	\$	-
Mobility Projects (multi-year)	\$	151,672	\$	63,000 *	\$	100,000	\$	94,375
Pass through projects (multi-year)	\$	7,892	\$	12,500 *	\$	-	\$	-
Subtotal project based	\$	166,114	\$	75,500	\$	113,164	\$	94,375
Total Expenditures	\$	301,651	\$	258,654	\$	267,023	\$	264,302
Temporarily Restricted Fund Transfers	\$	-	\$	-	\$	-	\$	-
Fund Transfer (TABOR 3% reserve)	\$	-	\$	-	\$	-	\$	-
Total Expenditures requiring allocation	\$	301,651	\$	258,654	\$	267,023	\$	264,302
Net Change in Funds Available	\$	63,830	\$	12,470	\$	-	\$	0
Ending Funds Available	\$	270,468	\$	282,938	\$	194,475	\$	282,938

Notes:

1. Special Assessment method: \$0.1288 = current level psf
increase of 5%,
\$26 increase on
10k parcel
= max allowable rate
(28%); \$360
increase on 10k
parcel)
2. Restricted fund balance (TABOR) for 2020 \$4,594
\$0.1352
\$0.1648
3. Board assigned balances for 2020
maintenance=\$20,912
capital improvements=\$33643
business support=\$13,279

West Colfax BID

Operating Plan & Budget

Supporting Materials

1. 2019 Year to date “budget to actual” financial reports. Please see Proposed 2019 budget with these reports.
2. Any materials departures from the 2019 Operating Plan, and an explanation WCBIID had no material departures from the 2016 Operating Plan.
3. A copy of your Public Notice publication for the 2020 Budget, SEE ATTACHED.
4. The status of any planned or outstanding indebtedness. The District has no outstanding debt and no plans for future debt acquisition at this time.
5. The results of any audits conducted during the year, if not already submitted. Please see ATTACHED.
6. A copy of the By-laws, if any, in effect in 2018/2019. Please see ATTACHED.
7. A list of official board actions (motions) in the past year. Please see ATTACHED.
8. Current list of all Board members. Please see ATTACHED.
9. Board members attendance records for the past year. Please see ATTACHED (with board actions.)
10. List of activities and involvement 2019.

Business Support and Recruitment

Technical assistance to property owners and businesses.

Updated info on Enterprise Zone credits and other incentive

BID member Happy Hours with preference voting on designs for intersection of Colfax & Federal and Colfax viaduct (more under Capital Improvements).

BID member engagement to inform City plans for GO bond funded Colfax-crossing enhancements (described under Capital Improvements).

Offering new mural match grant program.

Maintenance

Program for landscape, shelter and sign maintenance.

Capital Improvements

We have provided significant input into the GO bond funded project for Colfax crossings (and also improved transit speed), from staff, consultants and members. We also assisted assemble a task force to inform designs and recruited community members for public meetings.

We have also made significant progress in our Kaiser Permanente-funded Over the Colfax Clover project to rebuild and redevelop Colfax & Federal interchange with the goal to improve pedestrian and bicycle access and community connectivity in the area.

- Working with an urban planner and engineers, we have developed a community preferred designs that addresses community concerns, focus on making it an active living hub. **See attached.**
- This is based on a survey to gauge community preferences for redevelopment and for designs (**see attached**).
- We successfully lobbied our partners to request that the Master Plan for the Broncos' Stadium District expand to include the area of the cloverleaf and infrastructure connections between the district and the interchange.
- CDOT and the City are now investing \$1m between in testing the feasibility of a re-designed interchange.

More information at bit.ly/colfaxclover.

We implemented Xcel Energy Trust funding to add solar lighting to district-owned bus shelters.

Art

Successful implementation of match program to incentivize business investment in murals.

Incorporation of performance and mural artists in inaugural Colfax Westfest event

Signage

Assisting in preservation of historic motel signage.

11. Any documented tangible impacts and performance measures that your BID provides and tracks.

District members participated in preference surveys and workshopping that shaped the Over the Colfax Clover project, such as assigning land use to the Colfax & Federal interchange that was adopted into Blueprint Denver. Another major decision point was obtained through

surveying to determine a Community Preferred Design and set of land use priorities that was incorporated into the Stadium District Master Plan, together with the geography of the interchange itself being incorporated into that plan. **(See attached.)** We are currently using a similar early stage strategy of soliciting community and stakeholder guidance on a redesigned Colfax viaduct. Most recently we kicked off viaduct planning with a walk, well attended by the community, design professional, area stakeholders like Auraria, and CDOT, including its Chief Executive. **(see viaduct walk video link: <https://remarkhq.com/public/f7399628c>)** We are now in the process of submitting plans to CDOT for interim safety measure on the existing ramp infrastructure on both the interchange and the viaduct to increase pedestrian and bicycle safety in the short term. This event, the media coverage surrounding it, and the ongoing engagement with elected officials and City administration have raised the profile for the project increased political support for undertaking the complex and expensive project.

District members participated in design sessions on GO bond funding for enhanced crossings of Colfax, resulting in a reshaping of the designs that better addresses district and neighborhood priorities by adding on-street parking and restricting left turns.

Sales Tax Collections. Sales tax collections have markedly jumped with new business openings attracting patrons to the district 33% comparing the first half of 2019 versus the same period of 2018. This reflects a number of new businesses attracting patrons to the district offering more locally relevant retail and services. **See attached.**

Retail and other Business Openings. Momentum in investment and retail openings on West Colfax continued through the first 3 quarters of 2019. New businesses in the district include Duality Fit, F52, Littleman Ice Cream retail storefront, Balanced Barre Yoga, and AJ Alterations, while Even Stevens vacated their space following a corporate bankruptcy. Sake Ramen and Yucca (a boutique) are scheduled to open later this year, and Chebba Hut next year. On the office side, Olsson Engineering, JVA Consulting, Luxe at Mile High, & LIV | Sotheby's International Realty are also now in business in the district.

Jobs. The District tracking of job created show 45 permanent net new jobs created within the district year to date, with gains from new businesses somewhat offset by car related business closures. Additionally, given the amount of new construction now underway, there were an estimated 160 temporary full time construction jobs created in the district, expected to last through 2019 and into 2020.

Average Rent Rates; Occupancy Rates and Vacant Square Footage. Commercial rent rates are now \$28-30 per square foot NNN. This price allows for a tenant improve allowance. With new business openings, occupancy rates currently now stand at 3% of commercial square footage, with the number of vacant spaces amounting to 15% of total (although 1/3 of this number of these are in spaces that tenants are actively planning to occupy).

Crime Statistics. As shown in the **ATTACHED** police statistics for the West Colfax corridor, overall crime reflects increased larceny over the period of 2017 to 2018. Consequently, we plan to continue to work with District 1 and explore with the police a program to encourage environmental design focused on crime prevention.

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)

The undersigned Nicole Maestas being first duly sworn under oath, states and affirms as follows:

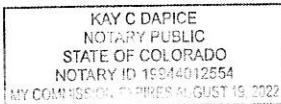
- 1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in Your Hub for Denver Downtown/East/West (including counties of Denver, Jefferson, Arapahoe, and Adams) on the following date(s):

September 26, 2019

Nicole Maestas
Signature

Subscribed and sworn to before me this 26 day of September, 2019.

[Signature]
Notary Public



(SEAL)

NOTICE OF INTENT TO IMPOSE SPECIAL ASSESSMENTS UPON REAL PROPERTY LOCATED IN THE WEST COLFAX BUSINESS IMPROVEMENT DISTRICT, CITY AND COUNTY OF DENVER, FOR THE PURPOSE OF FUNDING IMPROVEMENTS AND SERVICES TO BE FURNISHED BY THE SAID DISTRICT, AND OF A PUBLIC HEARING THEREON

1. All owners of real property hereinafter described, and all persons generally, are hereby notified that the Board of Directors of the West Colfax Business Improvement District, City and County of Denver ("WCBID"), has adopted a Resolution proposing to be benefited by such services, all as more particularly set forth herein.

2. The Board of Directors will hold a PUBLIC HEARING for the purpose of considering the desirability of and the need for providing the service and imposing the assessments therefore and determining the special benefits to be received by the properties to be assessed, on October 15th, 2019, at 5:00 p.m., at 3275 W 14th Ave, #202, Denver, Colorado.

3. The property on which the assessments are to be levied consists of the real property classified for property tax purposes as commercial within the boundaries of WCBID, which is described as follows: The property abutting both sides of West Colfax Avenue from Federal Boulevard to Sheridan Boulevard and the former St. Anthony Hospital campus as legally described in City Clerk File No. 06-694-D, as more specifically shown on the map of the perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S.

4. The purpose of the special assessments is to defray the cost of the improvements and services to be furnished by WCBID, which may include the following:

Economic development services including:

- New and existing business support
Business attraction
Consumer marketing
Promotion
BID ratepayer communications
Street improvements such as banners or planters and infrastructure improvements to enhance the retail environment and accessibility by all modes of transit
Special events

Enhanced Safety Programs such as:

- Partnerships with Denver Police Department
Community and business watch programs

Advocacy on Behalf of Corridor Property and Business Owners such as:

- Efforts to promote Main Street Zoning on West Colfax
Implementation of West Colfax Small Area Plan
Advocacy for policies and issues that affect West Colfax

BID Operations including:

- Design and/or implement business programs to promote West Colfax
Coordinate outreach to potential developers and businesses
Maintain communication with City Council and other civic leaders, other BIDs and constituencies as needed
Manage and support safety programs
Be a point of contact for assessment payers through periodic newsletters and web page enhancements, in store visits, and meetings and forums to keep assessment payers apprised of the district's activities

Maintenance

- Maintain R-O-W improvements, such as bus shelters and other public art, wayfinding signage, and landscaping installed and owned by the BID.

The Board of Directors of WCBID may amend program activities in subsequent years within the general categories of improvements and services authorized by state law. Final programs and budgets will be subject to the annual review and approval of the Board of Directors of WCBID.

5. The proposed method of assessment is set forth as follows:

The special assessment shall be \$1,352 per square foot of commercial property within the District as set forth in the 2020 Operating Plan and Budget. -In order to account for inflation and a portion of the TABOR-allowed growth factor, the 2020 assessment represents an increase over the 2019 assessment, which was \$1,288 per square foot.

Table with 2 columns: Assessment (based on 10,000 square foot lot), Current Assessment at \$1,288 per square foot of land (\$1,288), Current year and proposed Assessment at \$1,352 per square foot of land (\$1,352)

In future years annual adjustments shall not exceed five percent (5%) annually, up to a maximum of \$0.15 per square foot of commercial property plus any TABOR allowed increase.

WCBID will conduct the October 15, 2019 public hearing described above to consider the desirability of and the need for providing the improvements and services set forth in its Operating Plan and Budget, and imposing the special assessment set forth above to fund the same. WCBID will also determine the special benefits to be derived by the properties upon which the assessment will be imposed, if any, for fiscal year 2020. In order to provide adequate funding for the costs of providing its services and improvements in subsequent years, WCBID shall be authorized, without the necessity to conduct the formal special assessment process and hearings required for the initial assessment, to increase the rates of assessment set forth above not more than five percent (5%) each year, on a cumulative basis. The assessments will be collected by the City Treasurer of the City and County of Denver, Colorado (the "Treasurer") pursuant to an agreement between the BID and the Treasurer, which will retain one percent (1%) of the assessment collections as an administrative fee.

WCBID assessments will be included in property tax statements due and payable without demand in one installment on or before the last day of February. Any amount not paid by March 1st will draw interest at the rate established pursuant to § 31-25-1219, C.R.S., from the date of delinquency until paid in full. The assessments shall constitute a perpetual lien in the amount assessed against each lot or tract of land until paid in full.

The owners of property to be assessed shall have the right to file a remonstrance petition. No assessment can be imposed if a remonstrance petition objecting to the assessment and signed by the owners of the property which would bear more than one-half of the proposed assessment is filed with the Board of Directors prior to or at the hearing.

DATED as of September 17, 2019.

(SEAL) Publish in: Denver Post Your HUB Publish on: September 26, 2019

/s/ Rene Doubleday, Secretary

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)

The undersigned Nicole Maestas being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of *The Denver Post* and *Your Hub*.
2. *The Denver Post* and *Your Hub* are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in *Your Hub* for Denver Downtown/East/West (including counties of Denver, Jefferson, Arapahoe, and Adams) on the following date(s):

September 26, 2019

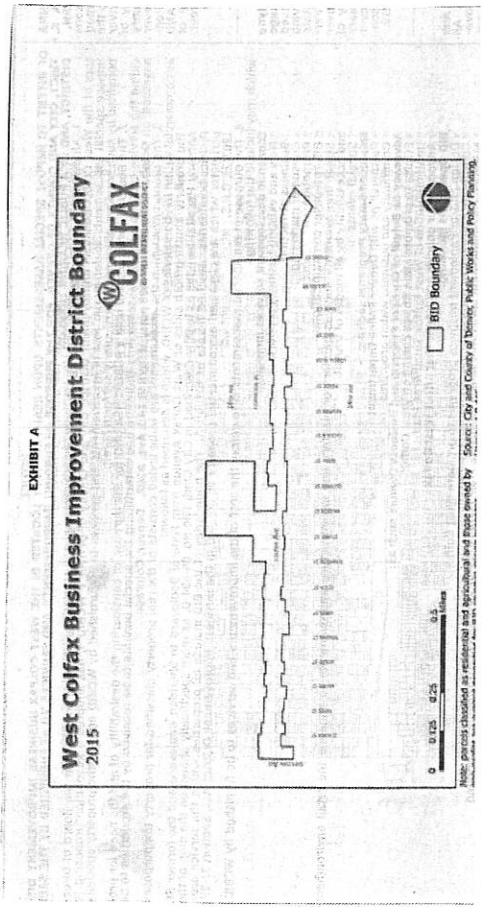
Nicole Maestas
Signature

Subscribed and sworn to before me this 26 day of September, 2019.

Kay C Dapice
Notary Public

KAY C DAPICE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944012554
MY COMMISSION EXPIRES AUGUST 19, 2022

(SEAL)



The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)

The undersigned Nicole Maestas being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of *The Denver Post* and *Your Hub*.
2. *The Denver Post* and *Your Hub* are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in *Your Hub* for Denver Downtown/East/West (including counties of Denver, Jefferson, Arapahoe, and Adams) on the following date(s):

September 26, 2019

Nicole Maestas
Signature

Subscribed and sworn to before me this 26 day of September, 2019.

Kay C Dapice
Notary Public

KAY C DAPICE
NOTARY PUBLIC
STATE OF COLORADO

NOTICE AS TO PROPOSED BUDGET

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2020 has been submitted to the West Colfax Business Improvement District ("BID") for public review. The budget will be considered at the regular meeting of the Board of Directors of the District on Tuesday, October 15, 2019, at 3:00 p.m. on Tuesday, October 15, 2019, at 3275 W 14th Ave #202, Denver, Colorado.

Copies of such proposed budget for fiscal year 2020 are available for inspection by the public at the office of the BID at 3275 W 14th Ave #202, Denver, Colorado, and at www.westcolfaxbid.org. Any interested elector within the District may submit comments or objections to the proposed budget for the ensuing year 2020, file or register any objections thereto.

Dated September 17, 2019.

WEST COLFAX
BUSINESS IMPROVEMENT DISTRICT
BY: /s/ Reie Doubleday, Secretary

West Colfax Business Improvement District
Financial Statements

December 31, 2018

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
West Colfax Business Improvement District

We have compiled the accompanying Balance Sheet/ Statement of Net Position as of December 31, 2018 and the related Statements of Revenues, Expenditures and Changes in Fund Balance/Statement of Activities for the year then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, we do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist the management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit the Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. Accordingly, the accompanying financial statements are not intended to be used by readers who are not familiar with the District's financial affairs or informed about such matters that would be disclosed in complete financial statements.

Simmons & Wheeler P.C.

April 6, 2018

West Colfax Business Improvement District

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS

December 31, 2018

See Accountant's Compilation Report

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS				
Cash and investments	\$ 296,237	\$ 296,237	\$ -	\$ 296,237
Cash and investments - restricted	4,575	4,575	-	4,575
Assessment taxes receivable	144,843	144,843	-	144,843
Receivable - other	10,000	10,000	-	10,000
Prepaid expenses	409	409	-	409
Capital assets, net of accumulated depreciation	<u>-</u>	<u>-</u>	438,136	<u>438,136</u>
Total Assets	<u>\$ 456,064</u>	<u>\$ 456,064</u>	<u>438,136</u>	<u>894,200</u>
 LIABILITIES				
Accounts payable	\$ 40,753	\$ 40,753	<u>-</u>	<u>40,753</u>
Total Liabilities	<u>40,753</u>	<u>40,753</u>	<u>-</u>	<u>40,753</u>
 DEFERRED INFLOWS OF RESOURCES				
Deferred assessment taxes	<u>144,843</u>	<u>144,843</u>	<u>-</u>	<u>144,843</u>
Total Deferred Inflows of Resources	<u>144,843</u>	<u>144,843</u>	<u>-</u>	<u>144,843</u>
 FUND BALANCES/NET POSITION				
Fund Balances:				
Nonspendable:				
Prepays	409	409	(409)	-
Restricted:				
Emergencies	4,575	4,575	(4,575)	-
Assigned:				
Maintenance reserve	20,888	20,888	(20,888)	-
Denver Foundation Co-op Grant	12,500	12,500	(12,500)	-
Business support	13,280	13,280	(13,280)	-
Capital projects	33,643	33,643	(33,643)	-
Unassigned	<u>185,173</u>	<u>185,173</u>	<u>(185,173)</u>	<u>-</u>
Total Fund Balances	<u>270,468</u>	<u>270,468</u>	<u>(270,468)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 456,064</u>	<u>\$ 456,064</u>		
 Net Position:				
Net investment in capital assets			438,136	438,136
Restricted for:				
Emergencies			4,575	4,575
Unrestricted			<u>265,893</u>	<u>265,893</u>
Total Net Position			<u>\$ 708,604</u>	<u>\$ 708,604</u>

West Colfax Business Improvement District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES

GOVERNMENTAL FUNDS

For the Year Ended December 31, 2018

See Accountant's Compilation Report

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES				
Accounting	\$ 800	\$ 800	\$ -	\$ 800
Art and Signage Project	6,550	6,550	-	6,550
Contract Labor	2,064	2,064	-	2,064
Dues	703	703	-	703
Event	4,294	4,294	-	4,294
Pass through grant	7,892	7,892	-	7,892
Legal Advertising	770	770	-	770
Liability & Property insurance	3,425	3,425	-	3,425
Irrigation	722	722	-	722
Maintenance	13,987	13,987	-	13,987
Office Supplies-Equip	1,905	1,905	-	1,905
Payroll	98,007	98,007	-	98,007
Pedestrian Mobility	151,672	151,672	-	151,672
Reimb-Purchases-Travel-Training	1,360	1,360	-	1,360
Rent	7,500	7,500	-	7,500
Depreciation	-	-	42,689	42,689
Total Expenditures	301,651	301,651	42,689	344,340
PROGRAM REVENUES				
Mobility Grant	157,228	157,228	-	157,228
Fee for service	13,500	13,500	-	13,500
Event income	1,460	1,460	-	1,460
Total Program Revenues	172,188	172,188	-	172,188
Net Program Income (Expenses)	(129,463)	(129,463)	(42,689)	(172,152)
GENERAL REVENUES				
Assessment taxes	158,374	158,374	-	158,374
Insurance reimbursement	34,540	34,540	-	34,540
Interest income	379	379	-	379
Total General Revenues	193,293	193,293	-	193,293
NET CHANGES IN FUND BALANCES	63,830	63,830	(63,830)	
CHANGE IN NET POSITION			21,141	21,141
FUND BALANCES/NET POSITION:				
BEGINNING OF YEAR	206,638	206,638	480,825	687,463
END OF YEAR	\$ 270,468	\$ 270,468	\$ 438,136	\$ 708,604

West Colfax Business Improvement District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -
GENERAL FUND

For the Year Ended December 31, 2018

See Accountant's Compilation Report

	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Assessment taxes	\$ 161,459	\$ 158,374	\$ (3,085)
Insurance reimbursement	-	34,540	34,540
Mobility Grant	116,500	157,228	40,728
Fee for Service	13,500	13,500	-
Event income	-	1,460	1,460
Interest income	50	379	329
	<u>291,509</u>	<u>365,481</u>	<u>73,972</u>
Total Revenues			
EXPENDITURES			
Accounting	2,500	800	1,700
Art and Signage Project	-	6,550	(6,550)
Business Support	10,210	-	10,210
Improvement	6,990	-	6,990
Contract Labor	3,500	2,064	1,436
Dues	575	703	(128)
Design Guidelines/Engineering	2,500	-	2,500
Event	4,800	4,294	506
Pass through grant	-	7,892	(7,892)
Legal Advertising	750	770	(20)
Liability & Property insurance	2,500	3,425	(925)
Irrigation	-	722	(722)
Maintenance	15,000	13,987	1,013
Art and Signage Project	10,626	-	10,626
Office Supplies-Equip	3,350	1,905	1,445
Payroll	101,808	98,007	3,801
Pedestrian Mobility	116,500	151,672	(35,172)
Reimb-Purchases-Travel-Training	2,400	1,360	1,040
Rent	7,500	7,500	-
	<u>291,509</u>	<u>301,651</u>	<u>(10,142)</u>
Total Expenditures			
NET CHANGE IN FUND BALANCE	-	63,830	63,830
FUND BALANCE:			
BEGINNING OF YEAR	<u>165,864</u>	<u>206,638</u>	<u>40,774</u>
END OF YEAR	<u>\$ 165,864</u>	<u>\$ 270,468</u>	<u>\$ 104,604</u>

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT BY-LAWS

These By-Laws of the West Colfax Business Improvement District are adopted by the Board of Directors of the District pursuant to Title 31, Article 25, Part 12, Colorado Revised Statutes and Ordinance No. 06-598, City and County of Denver. In the event of a conflict between these By-Laws and either the State Statute or City Ordinance, the Statute and/or Ordinance shall govern.

ARTICLE I THE DISTRICT

Section 1. Name of the District. The name of the District shall be the "West Colfax Business Improvement District" (District).

Section 2. Office of the District. The office of the District shall be located within the boundaries of the District at such place as the Board of Directors from time to time, shall by resolution, determine.

Section 3. Boundaries of the District. The Service Area boundaries of the District are West 17th Avenue on the north, West 14th Avenue on the south, Federal Blvd. on the east and Sheridan Avenue on the west. The boundaries of the District include any taxable real and personal property located within the Service Area, which is not classified for tax purposes as either residential or agricultural. Such residential and agricultural property located within the Service Area is not located within the District until such time as such property changes classification. A map of the Service Area boundaries and the approximate District boundaries is maintained in the office of the District.

ARTICLE II OFFICERS

Section 1. Election of Officers and Terms. The officers of the District shall be a President, Vice President, Secretary and Treasurer who shall be elected from among the members of the Board at the first regular meeting of the fiscal year, or as soon thereafter as the Board of Directors may determine. The office of Secretary and Treasurer may be filled by one person. Officers shall serve for a term of one year or until their successors are duly elected. The Board shall serve at the pleasure of the governing municipality.

Section 2. President. The President of the District shall preside at all meetings of the District; shall have such other duties as the Board may direct; and, shall have general supervision over the business and affairs of the District, as well as be responsible for day to day operations. The President shall provide direction to personnel/contract staff for the District, and be available to such persons as needed for guidance and approval of operational activities. The President can assign various duties as she/he see fit to hired consultants/employee's of the District to help with the day-to-day functions of the District. The President shall preside over all meetings of the

District.

Section 3. Vice President. The Vice President shall preside over all meetings of the District in the absence of the President or in any event of his/her inability or refusal to act and shall have the powers and perform the duties of the President in the event the office of President is vacant or in the temporary absence of the President.

Section 4. Secretary. The Secretary shall act as Secretary of the meetings of the District, shall record all votes, keep a record of the proceedings of the District, maintain a record of all resolutions adopted by the District, and perform all duties incident of this office. The Secretary shall keep in safe custody the seal of the District and shall have the power to affix such seal to all contracts and instruments authorized to be executed by the District.

Section 5. Treasurer. The Treasurer shall take care and have custody of the funds and financial records of the District, and shall deposit District funds in such bank or banks as the District may select. The Board may also, as they see fit, engage the services of an accountant to assist with the financial duties of the District.

Section 6. Additional Duties. The officers shall, from time to time, perform additional duties as assigned by resolution or the President of the Board. The primary function of the Board, with the exception of the duties assigned in these By-Laws, is to determine policy for the District. The board can assign varies duties as they see fit to hired consultants/employee's of the District to help with the day-to-day functions of the District.

Section 7. Vacancies. Should any officer position become vacant, such vacancy shall be filled, for the remainder of the unexpired term, by a qualified candidate who has been appointed by the Mayor of the City and County of Denver and confirmed by ordinance.

Section 8. Expenses. Members shall receive no compensation for services but may be reimbursed for expensed incurred on behalf of the District pursuant to authorization by the President.

Section 9. Staffing. The District may employ personnel, or contract personnel, as necessary to perform the functions of the District. Such persons shall be appointed by the Board, and serve at the pleasure of the Board. Selection and compensation shall be determined by the Board. A committee may be formed to interview and make recommendations regarding the hiring of personnel if the Board desires

ARTICLE III MEETINGS AND CONDUCT

Section 1. Meetings. At the first meeting of the fiscal year, the Board shall determine the schedule for the regular meetings for the remainder of the year, including the time and location of the meetings and the posting place for such meetings. Special meetings can be called as deemed necessary and by the provisions in these By-Laws and in accordance with state statute.

Section 2. Special Meetings. The President, or any two members of the Board, may call a special meeting when determined necessary or expedient. At least 24 hours' notice must be given for a Special Meeting.

Section 3. Quorum. At all meetings of the Board, a quorum must be present for the Board to take District action and set policy. A quorum is comprised of three members, if all Board seats are filled. If vacancies exist, a majority constitutes a quorum, but must be no less than two members at any time. When a quorum is in attendance, action may be taken by the District upon affirmative vote of the majority of the Director's present. Directors may be in attendance in person or by telephone, but physical presence is necessary for the purposes of achieving a quorum.

Section 4. Manner of Voting. Voting shall be called for after a motion has been made and seconded, and any desired discussion taken place. All nay votes and abstentions shall be recorded by Director name in the minutes. All Directors are entitled to vote, including the Board President. Voting by proxy is not permitted.

Section 5. Conflict of Interest. Board members are required to disclose any potential conflicts of interest in any transaction before the Board. In the case where Board action will promote financial gain of individual Board Members, Members must disclose their financial involvement and abstain from voting on such motion or attempting to include any of the contracting parties in such transaction.

Section 6. Open Meetings. All meetings of the Board of Directors shall be open to the public, pursuant to C.R.S. Section 24-6-402. The Board may go into executive session, as permitted under 24-6-402 by a vote of two-thirds of the quorum of the Board members in attendance.

The Board shall take no action during an executive session, and will only hold them pursuant to the criteria listed in C.R.S. Section 24-6-402.

Section 7. Resolutions. The Board shall act pursuant to either resolution or motion. Resolutions shall be used for all actions of a general or permanent nature. Motions may be used for acts of a temporary character or statements of general policy. All resolutions shall be in writing, recorded and authenticated by the signature of the Secretary, and shall be kept on file in the District offices. All motions shall be set forth in the minutes of the District. Resolutions and motions shall be effective immediately unless otherwise stated.

ARTICLE IV FISCAL MATTERS

Section 1. Fiscal Year. The fiscal year of the District shall be the same as a calendar year.

Section 2. Checks and Financial Controls. District shall impose such financial controls and restrictions on check signing authority as the Board of Directors from time to time, shall

by resolution, determine.

Section 3. Execution of Instruments. The Board of Directors may authorize an officer, employee, or any other agent of the District to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District. Any such authorization shall specify the particular contract or instrument, or the category of contracts or instruments, authorized to be so executed.

The Treasurer or Designee shall have the care and custody of all funds of the District and shall deposit same in the name of the District in such bank or banks as the District may select.

Section 4. Loans. No loan or advance shall be contracted on behalf of the District, and no note, bond or other evidence of indebtedness shall be executed or delivered in its name, except as may be authorized by the Board of Directors.

ARTICLE V AMENDMENTS

These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the District at any regular meeting or special meeting of the District by affirmative vote of the majority of Directors.

ARTICLE VI INDEMNIFICATION

Section 1. Indemnification. The District shall indemnify any Director, officer, employee or former Director, officer or employee of the District, against any expenses actually and reasonably incurred by him or her in connection with the defense of any action, suit or proceeding, or for any loss or claim resulting from any such action, suit or proceeding, in which he or she is made a party by reason of being or having been a Director, officer, or employee including any matter as to which he or she is adjudged in such action, suit or proceeding, to be liable for negligence in the performance of his or her duty to the District, so long as such Director, officer or employee (past or present) conducted himself or herself in good faith and either in the best interest of the District or at least not opposed to the District's best interest. Such indemnification shall not extend to criminal acts that the Director, officer or employee knows or should have known were illegal.

Section 2. Insurance. The District is authorized to obtain such policy or policies of insurance for the purpose of providing such indemnification of the Directors, officers, and employees of the District and for other purposes as needs may arise.

Section 3. No Waiver. The indemnification provided for under this article does not constitute a

waiver, either partial, or complete, or any immunities or limitations on judgments applicable to the District or any of its Directors, officers, or employees and provided for by law or otherwise.

ARTICLE VII
RULES OF ORDER/PROCEDURES

In the absences of rules governing points of procedure of the meetings and actions of the Board of Directors of the District, the latest revised edition of "Roberts Rules of Order" shall govern the actions of the Board.

Adopted on February 9, 2016

Dan Shah, Executive Director (District Management) Director of Economic Development West Colfax BID 3275 West 14 th Ave # 202, Denver 80204	M C F E	303.623.3232 303.931.8680 303.951-3484 dshah@westcolfaxbid.org
Tom DeFrancia Property: Alamo Drafthouse Cinema Thomas DeFrancia 2605 4th street Boulder, CO 80304 Term Expires: 10/3/20	W C E	303-589-4409 tommydef@drafthouse.com
Dennis Gonzalez, Treasurer Property Owner 4253 Stuart Street Denver, CO 80212 Term Expires: 10/3/20	W H E	303-968-4678 720-294-9525 iamgonzoman@gmail.com
Win King Property Owner, 3610west.com & King Commercial Properties 14390 Foothills Raod Golden, CO 80401 Term Expires: 10/3/21	W C E	303- 877-5889 same kingcommercialre@gmail.com
Cameron Bertron, President EnviroFinance Group, LLC (master developer for Anthony's) 4601 DTC Blvd Suite 130 Denver, CO 80237 Term Expires: 10/3/19 (reapplication in progress)	W C E	303 996-0840 720- 201-7248 cbertron@efg-bp.com
Rene Doubleday Secretary Thinkgenerator & Littleman Ice Cream 3725 Meade St Denver, CO 80211 Term Expires: 10/3/21	C W E	303-884-8158 same rene@thinkgenerator.com
Angela Varela, Administrative Assistant 1340 Utica Street Denver, CO 80204	W C E	303-623-9244 303-885-4663 angelavarela@q.com
Diane Wheeler, Auditor Simmons & Wheeler, PC 304 Inverness Way South, Suite 490 Englewood, CO 80112	W C E	303-689-0833 Cell 303-981-0386 diane@simmons-wheeler.com

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT

City and County of Denver,
Colorado

Minutes – No

Date Formed:

September 15, 2006
Ordinance 598, Series of 2006

Employer Identification No.:

35-2284356

Sales Tax Identification No.:

98-18430-0000

PDPA Number

100086005101

Revised Sept, 2017

Term Limits Eliminated:
De-Tabored:

REGULAR MEETINGS: Second Tuesday of every month, 4:30 P.M. at 3275 West 14th Ave, #202 ,
Denver, CO

DESIGNATED POSTING PLACE: District Offices, 3275 West 14th Ave, #202 Denver, CO

WCBID Board Actions & Attendance 2019

January 15th

In attendance: Tom Defrancia, Win King, Dennis Gonzalez and Rene Doubleday

Approved December minutes and financials.

Designated Notice Posting Location at 3275 W 14th Ave, Denver, CO 80204

Approved slate of officers (current officers):

President-Cameron Bertron

Secretary-Rene Doubleday

Treasurer-Dennis Gonzalez

Authorized support for a variance to public works requested R-O-W dedication along Colfax in front of 4455 W Colfax.

Authorized spending authority beyond Kaiser funds for Q1: \$15,000 (to bridge next phase funding beginning April 1), with funds applied in part to:

- a. WSP addendum to expand scope not-to-exceed \$5000
- b. MBI addendum to expand scope not-to-exceed \$5000 (
- c. Agreement with Katie Barclay for storage at 1350 Stuart St for \$25/month (payable quarterly).

February 12

In attendance: Tom Defrancia, Dennis Gonzalez, Win King, and Rene Doubleday

Approved January minutes and financials.

Authorized:

- a. Simmons & Wheeler, CPA for annual reviewed financials: not to exceed \$650
- b. License agreement Mike Huling for storage at 4200 W Colfax Stuart: \$25/mo (payable quarterly)
- c. East side median art lighting: not-to exceed \$5000 with 2-year warrantee through Chris Klinga/SolMotiv Design

Approved support to rezone 1477 Raleigh to U-MS-5.

March 12

In attendance: Cameron Bertron, Dennis Gonzalez, Rene Doubleday and Win King

Approved February minutes and financials.

Approved DIA Loan Agreement with no financial commitment to district

April 9th

In attendance: Cameron Bertron, Rene Doubleday, Win King, and Dennis Gonzalez

Approved March minutes and financials

Accepted the 2019 compilation report.

Opposed Denver Ballot Initiative 300.

May 14th

In attendance: Rene Doubleday, Dennis Gonzalez, Win King, Cameron Bertron

Approved April minutes and financials.

Authorized contracts contingent on the availability of funding through the KP grant:

Michael Baker International \$20,000
Crittter Thompson Consulting \$14,400
Walk Denver: \$14,420

Authorized Dan Shah to offer support of this project at the next Planning Board and City Council meeting.

Authorized support for the recommended additions to the Stadium District Master Plan at tomorrow's Planning Board and the next City Council meeting.

Authorized waiver \$5,246.54 assessment on Sloan's Block 3 BID Parcel ID 02314-34-016-000 due to misclassification by assessor.

June 11

In attendance: Cameron Bertron, Dennis Gonzalez, Rene Doubleday, Tom Defrancia and Win King.

Approved May minutes.

Authorized contracts:

- On-call DJ: Armando Garibay or similar not to exceed \$400 per event

- On-call Web Maintenance: Seesaw Creative at an hourly rate of \$100, not to exceed \$1000 annually
- Authorization Cameron Bertron to sign application as President for district if invited to final round for \$200,000 in DRCOG funding to study the Colfax viaduct multi-use path & connections, with application due July 31st.

July

No meeting.

August 13

In attendance: Cameron Bertron, Rene Doubleday, Win King, and Dennis Gonzalez

Approved June minutes and & July financials.

Authorized contracts with:

- a. Chance Multi-media Inc not to exceed \$1240 for viaduct walk under KP grant
- b. Walk2Connect viaduct walk services \$360 under KP grant
- c. HDR urban design services not to exceed \$20,000 under KP grant
- d. On-call Catering: Alma Kitchen and Catering or similar not to exceed \$400 per event

Certified a Federal funds policy.

Supported the proposed zone change on the Boy's and Girls property at 3325 W. 16th Ave.

September 17

In attendance: Rene Doubleday, Win King, Dennis Gonzalez, Cameron Bertron, Tom DiFrancia

Approved draft 2019 budget & increased rate of assessment at .1352 per square foot

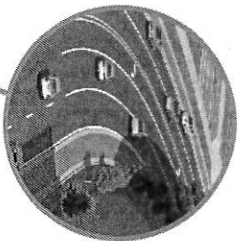
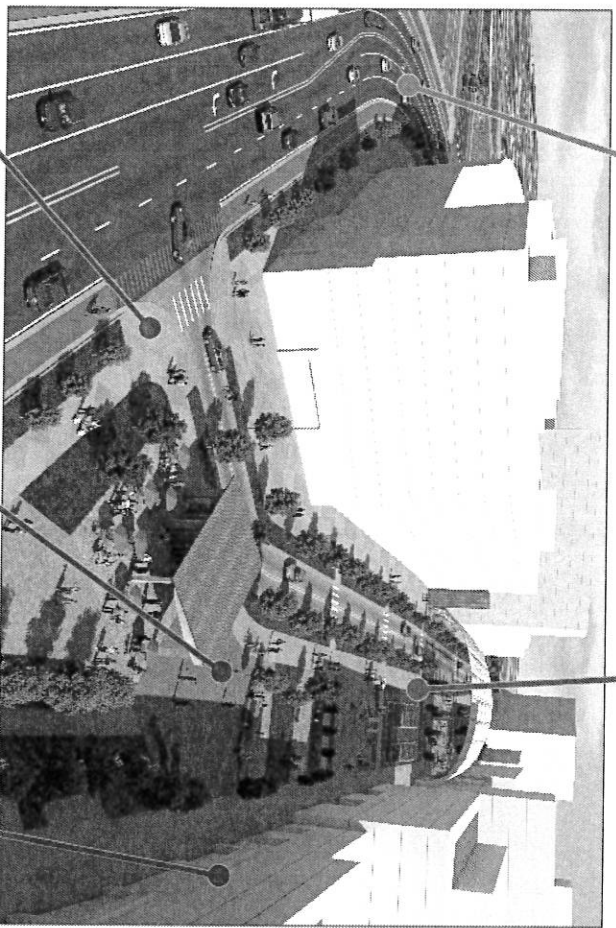
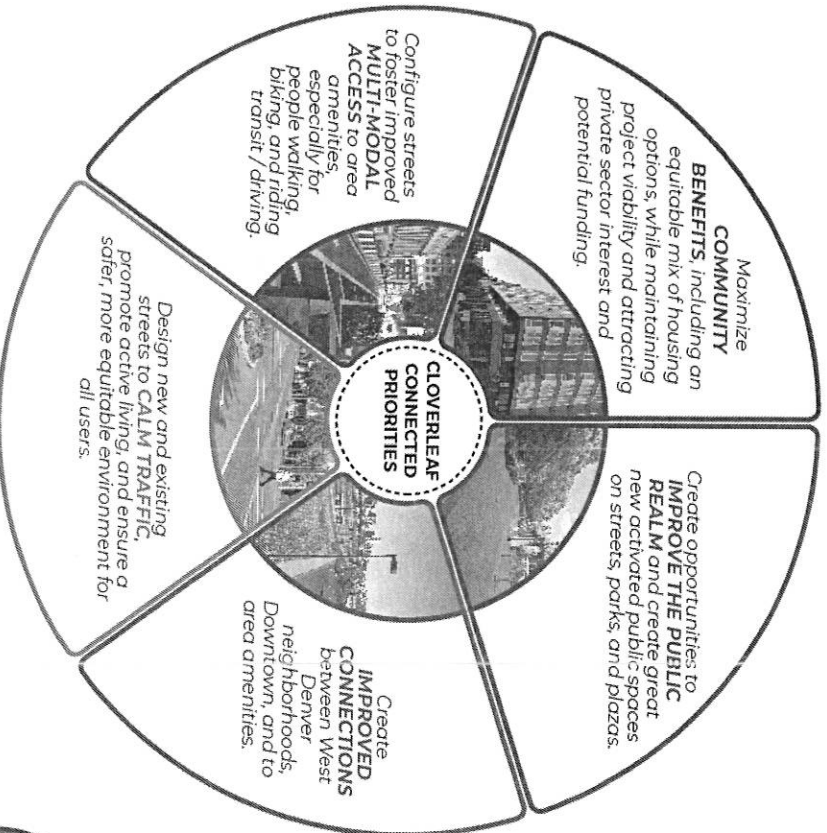
Passed Preliminary 2019 Assessment Resolution setting Oct. 15th for board & public hearing

Authorized contracts:

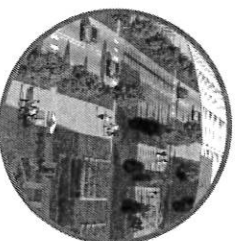
- a) Colfax Westfest event expenses not to exceed \$3500

Over the Colfax Clover | Community Priorities

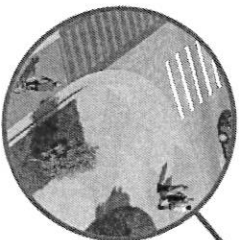
These community priorities reflect input from public meetings, online surveys and small group conversations with community members and stakeholders. The goal is for these key priorities to serve as touch points throughout the planning and development of the Cloverleaf. Ultimately, a final design and implementation should reflect and achieve the priorities articulated here. The concept illustrated below is an example of how these priorities might be integrated within a redesign.



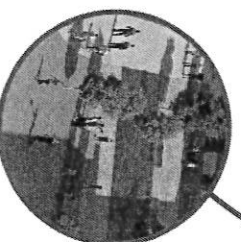
Street curves help **CALM TRAFFIC**, creating a safer environment for people walking, biking, and riding transit or driving.



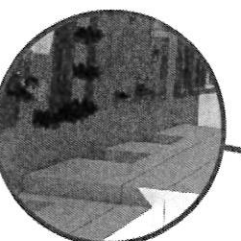
Safer and more direct crossings using the original alignment over Colfax and to adjacent neighborhoods help create **IMPROVED CONNECTIONS** for residents and visitors.



All users can feel comfortable with **MULTI-MODAL ACCESS** facilities such as bike lanes, wide sidewalks, accessible transit and safe crossings.



The addition of green spaces, areas to gather and new shops and housing **IMPROVE THE PUBLIC REALM** for all to enjoy.

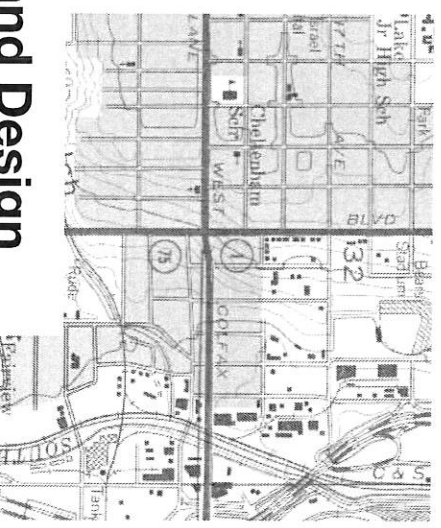
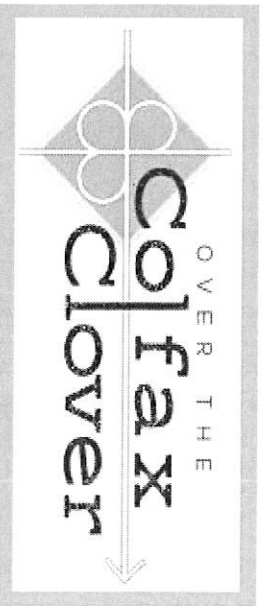


A diverse and inclusive mix of housing options helps maximize **COMMUNITY BENEFITS** for residents.

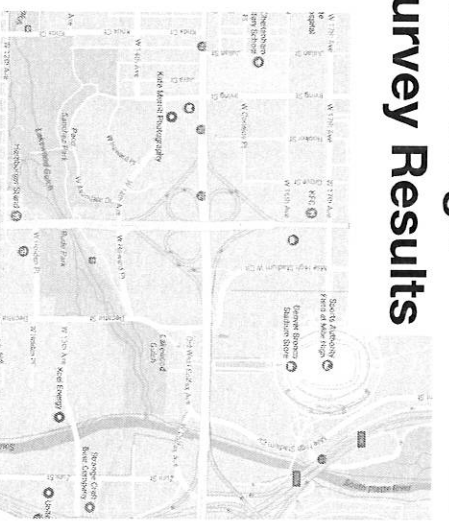
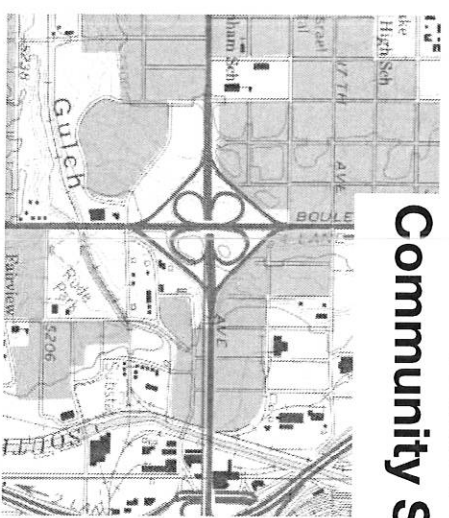


COLFAX
BUSINESS IMPROVEMENT DISTRICT

For more information, see:
bit.ly/colfaxclover



Priorities and Design Community Survey Results



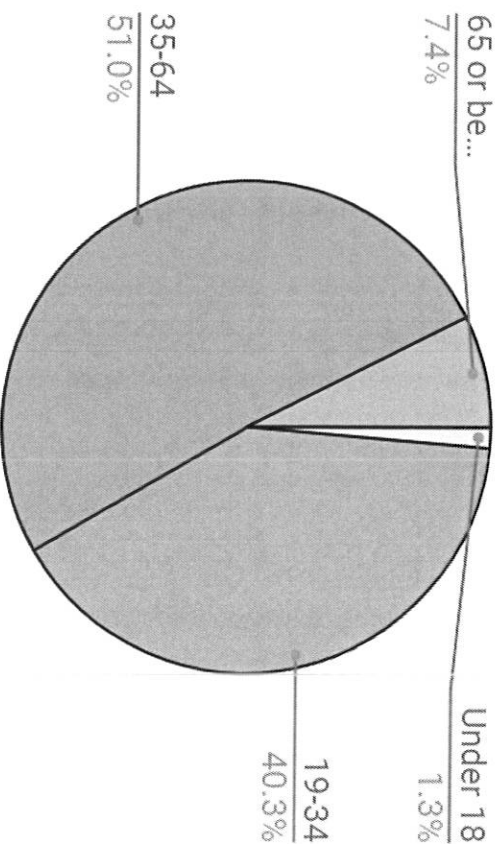
Michael Baker
INTERNATIONAL



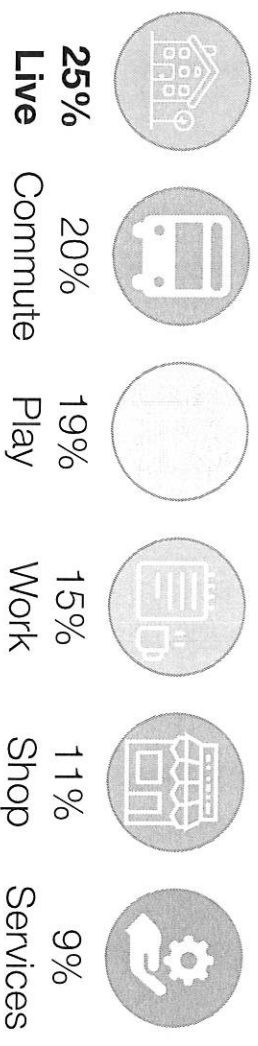
Who Took the Survey?

All survey results include in-person responses as well as those collected via Google Forms. In total, **149 people** responded to the survey.

2. How Old Are You?



1. What is your connection to the Cloverleaf Area?

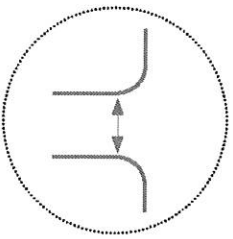


3. How Would You Describe Yourself?

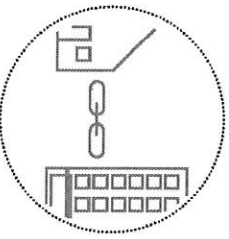
Answer	Percent of Responses
Not a Person of Color	67%
A Person of Color	24%
I Prefer Not to Answer	10%

COLFAX CLOVERLEAF CONNECTIONS

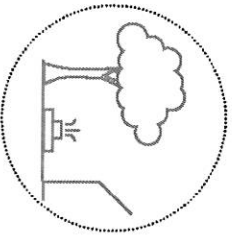
TOP 5 PRIORITIES - DRAFT



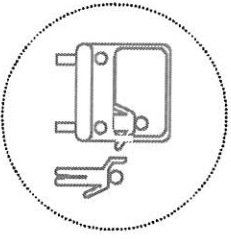
Design new and existing streets to **CALM TRAFFIC**, promote active living, and ensure a safer, more equitable environment for all users.



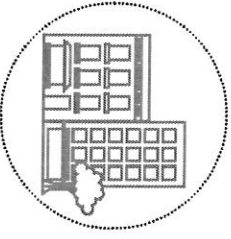
Create **IMPROVED CONNECTIONS** between West Denver neighborhoods, Downtown, and to area amenities.



Create opportunities to **IMPROVE THE PUBLIC REALM** and create great new activated public spaces on streets, parks, and plazas.



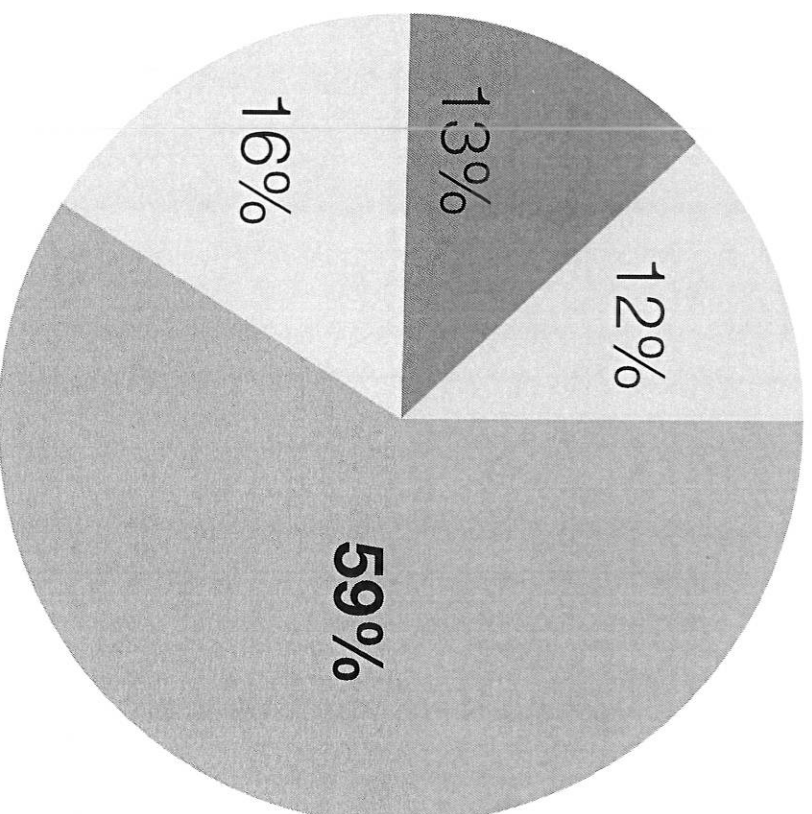
Configure streets to foster improved **MULTI-MODAL ACCESS** to area amenities, especially for pedestrians, cyclists, and transit users



Maximize the **DEVELOPMENT POTENTIAL** of the site to attract private sector interest and a return on investment, while maintaining equitable mix of housing options.

Cloverleaf Priorities

4. How do you feel about the priorities for the cloverleaf?



- They are great, I wouldn't change a thing.
- I would make major changes.
- I would make minor changes.
- I am not sure

Cloverleaf Priorities

6. Please let us know how you would revise the priorities

Configure streets to foster improved multi-modal access to area amenities, [by prioritizing] pedestrians, cyclists and transit users.

Samples
responses include

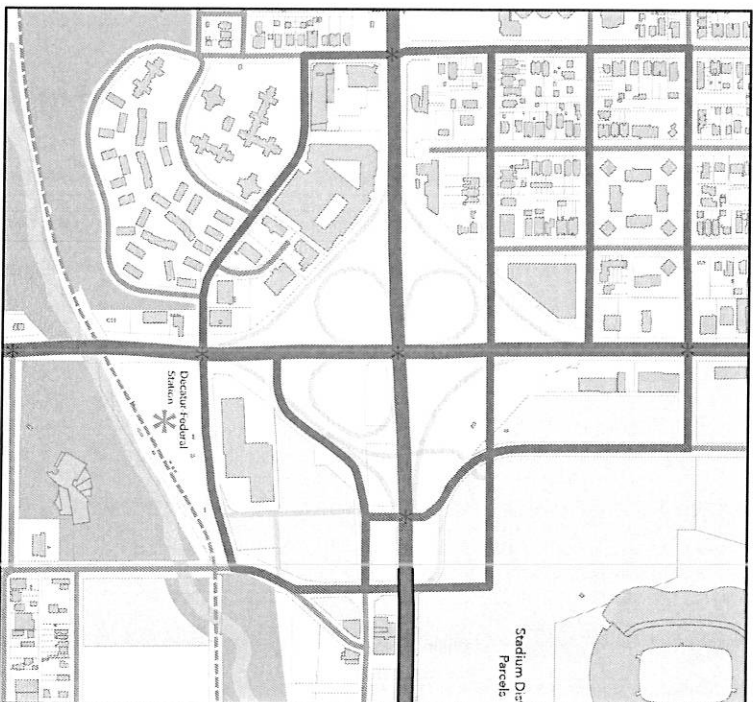
... I like option 2A with the bridge, but the bridge/park should not have cars on it. We deserve some car-free places. PLEASE!

I love it. Non-car connections to adjacent neighborhoods and non-driving priorities

Configure streets to foster improved multi-modal access to area amenities, especially for pedestrians, cyclists and transit users. Create improved connections between West Denver neighborhoods, Downtown and area amenities.

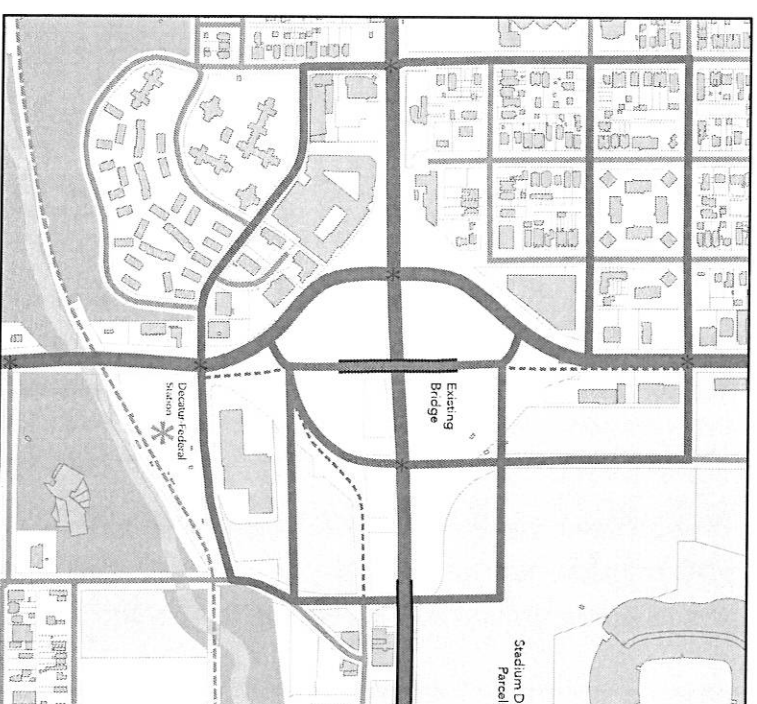
Design Options

5. Which design option do you prefer?



20%

At-Grade



80%

Federal West

(with or without the bridge)

Design Options

6. Between Federal West Options A and B, which do you prefer?



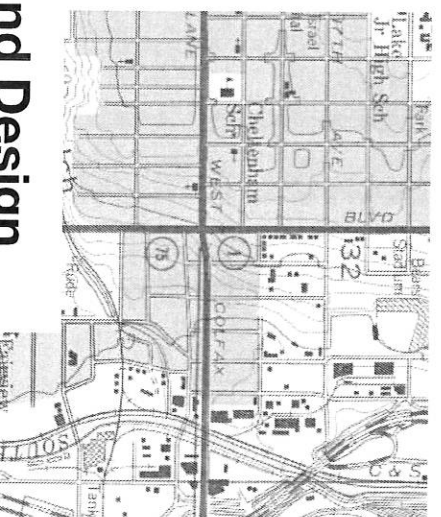
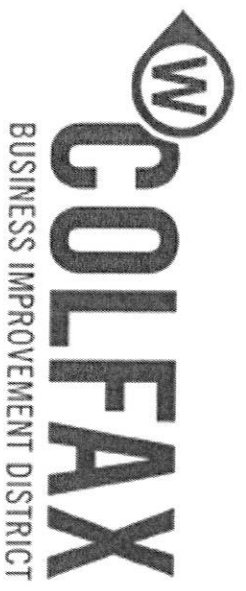
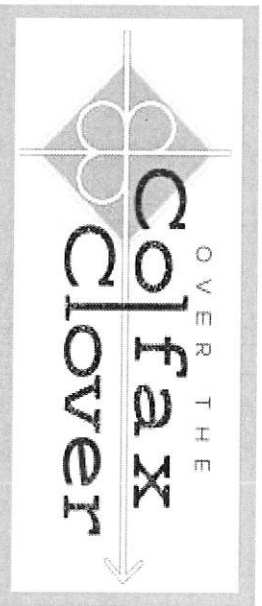
76%

Federal West - Bridge (2A)

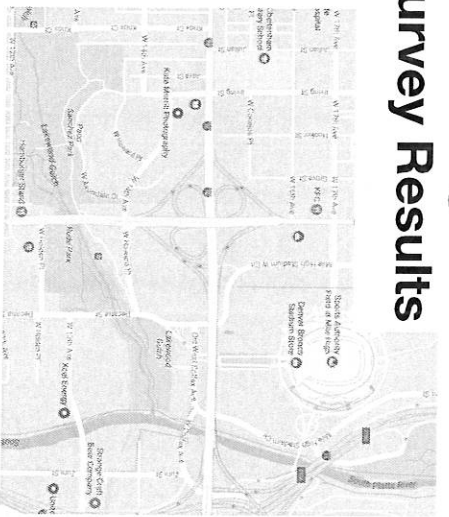


24%

Federal West - No Bridge (2B)



Priorities and Design Community Survey Results



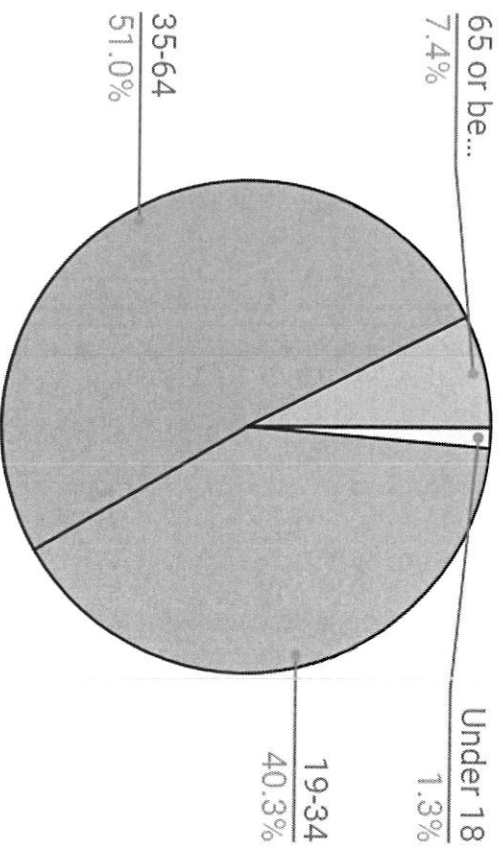
Michael Baker
INTERNATIONAL



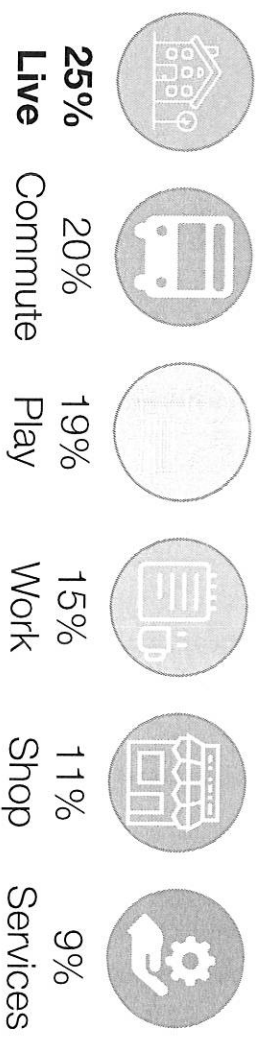
Who Took the Survey?

All survey results include in-person responses as well as those collected via Google Forms. In total, **149 people** responded to the survey.

2. How Old Are You?



1. What is your connection to the Cloverleaf Area?

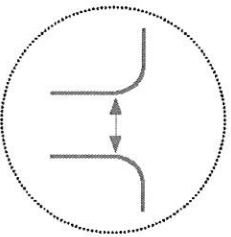


3. How Would You Describe Yourself?

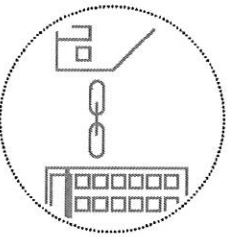
Answer	Percent of Responses
Not a Person of Color	67%
A Person of Color	24%
I Prefer Not to Answer	10%

COLFAX CLOVERLEAF CONNECTIONS

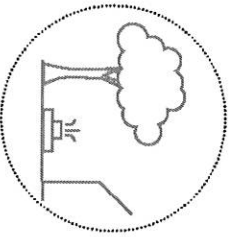
TOP 5 PRIORITIES - DRAFT



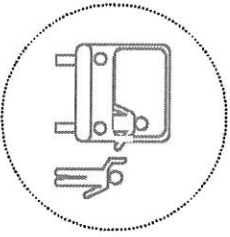
Design new and existing streets to **CALM TRAFFIC**, promote active living, and ensure a safer, more equitable environment for all users.



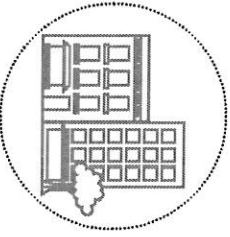
Create **IMPROVED CONNECTIONS** between West Denver neighborhoods, Downtown, and to area amenities.



Create opportunities to **IMPROVE THE PUBLIC REALM** and create great new activated public spaces on streets, parks, and plazas.



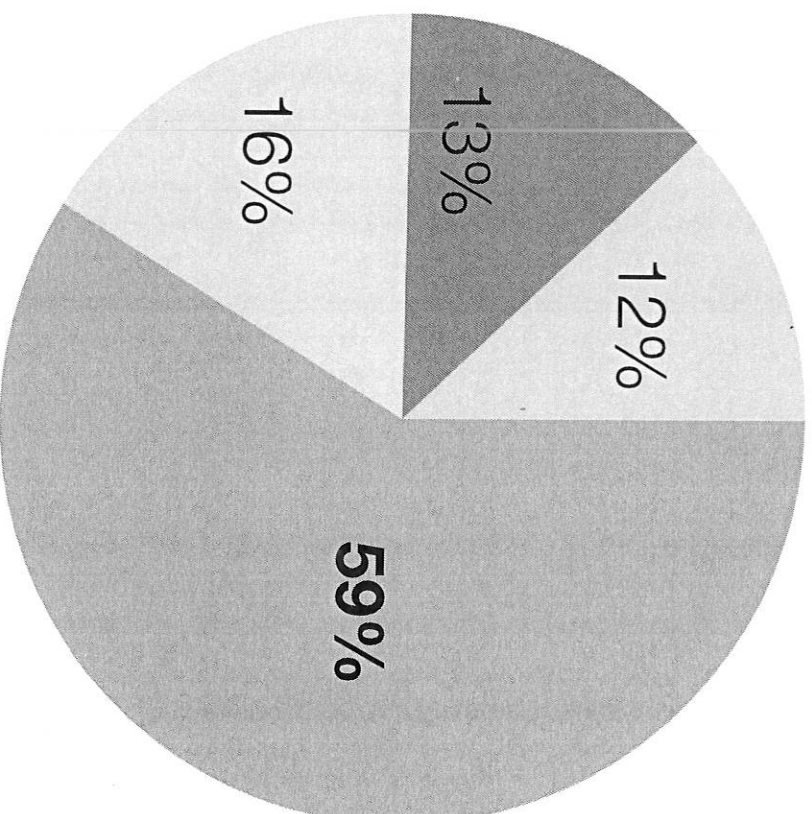
Configure streets to foster improved **MULTI-MODAL ACCESS** to area amenities, especially for pedestrians, cyclists, and transit users



Maximize the **DEVELOPMENT POTENTIAL** of the site to attract private sector interest and a return on investment, while maintaining equitable mix of housing options.

Cloverleaf Priorities

4. How do you feel about the priorities for the cloverleaf?



- They are great, I wouldn't change a thing.
- I would make major changes.
- I would make minor changes.
- I am not sure

Cloverleaf Priorities

6. Please let us know how you would revise the priorities

Configure streets to foster improved multi-modal access to area amenities, [by prioritizing] pedestrians, cyclists and transit users.

I love it. Non-car connections to adjacent neighborhoods and non-driving priorities

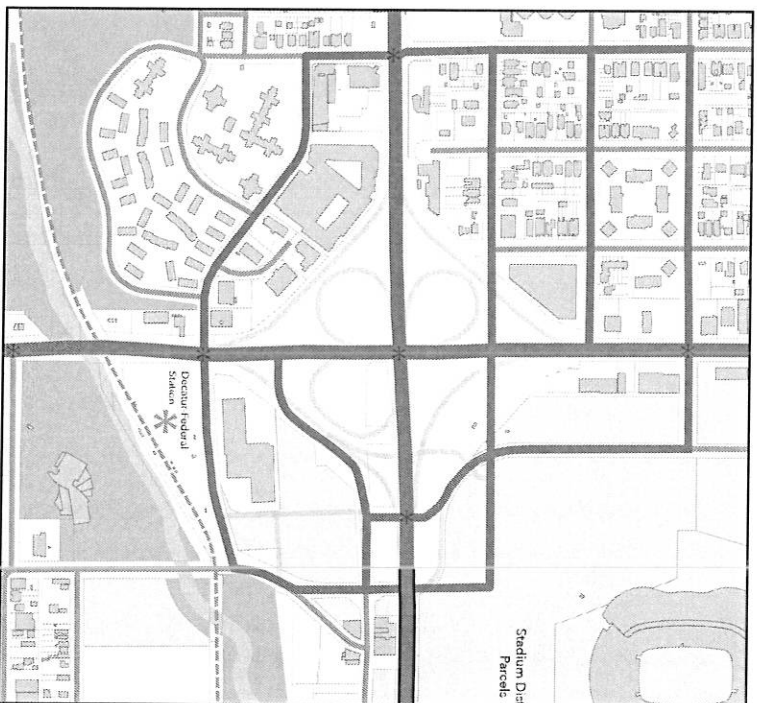
Samples responses include

... I like option 2A with the bridge, but the bridge/park should not have cars on it. We deserve some car-free places. PLEASE!

Configure streets to foster improved multi-modal access to area amenities, especially for pedestrians, cyclists and transit users. Create improved connections between West Denver neighborhoods, Downtown and area amenities.

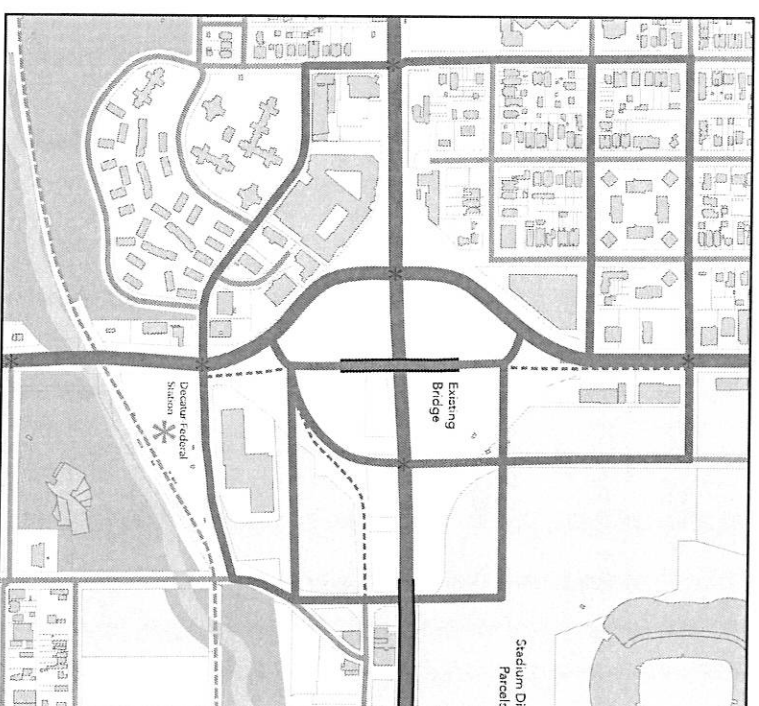
Design Options

5. Which design option do you prefer?



20%

At-Grade



80%

Federal West

(with or without the bridge)

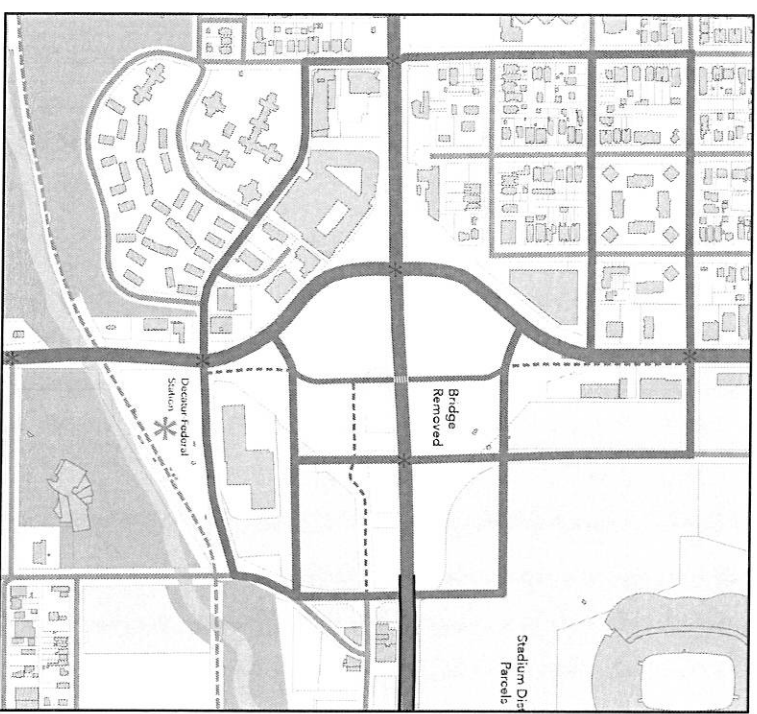
Design Options

6. Between Federal West Options A and B, which do you prefer?



76%

Federal West - Bridge (2A)



24%

Federal West - No Bridge (2B)

CONNECT neighborhoods

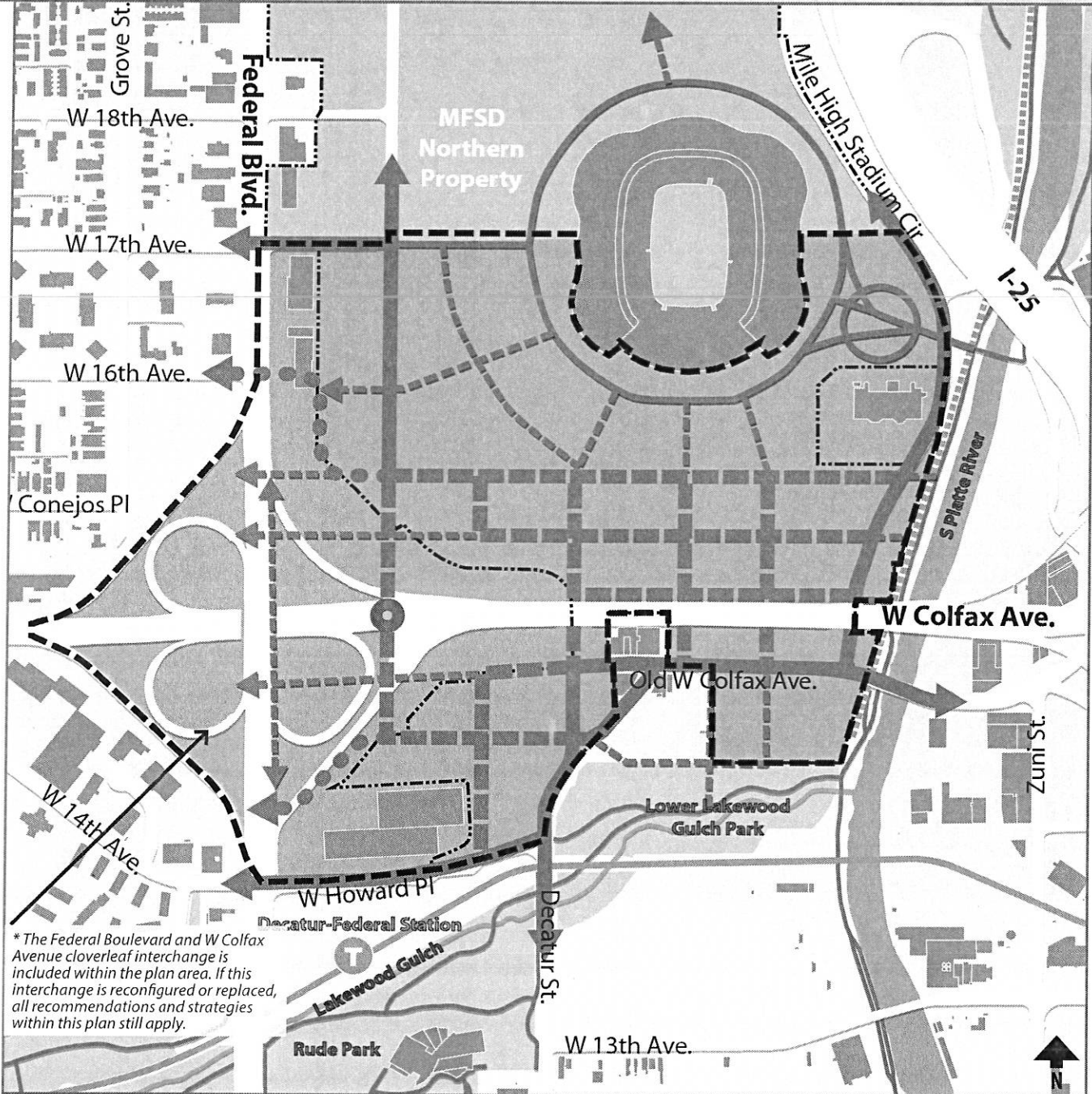


Figure 18 Potential Road Network

This is one potential scenario to implement this plan's recommendations. There are multiple network configurations that would implement this plan, and especially for a replacement or retrofit of the Federal Boulevard and W Colfax Avenue cloverleaf interchange.

-  Existing Pedestrian/Bicycle Only Connection
-  Potential Pedestrian/Bicycle Only Connection
-  Existing Road Connection - to be updated
-  Potential Road Connection
-  Important Future Connection
-  Existing Park or Open Space
-  Waterway
-  Rail Transit
-  Trolley
-  MFS Property
-  Plan Area
-  At-Grade Signaled Intersection

West Colfax Business Improvement District

NAICS	2018												TOTAL
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
441	16,027	25,905	25,701	23,759	23,895	31,037	14,908	22,597	21,373	22,287	22,589	16,828	266,906
445	10,043	9,220	11,038	10,345	11,494	12,760	11,755	13,360	11,787	11,556	10,055	11,710	135,123
722	19,502	18,522	23,260	28,562	32,718	31,940	31,474	33,744	33,982	33,421	30,891	31,953	349,969
All Other	96,823	86,307	95,566	96,167	83,521	90,262	96,182	99,675	99,454	118,191	117,856	112,900	1,192,904
TOTAL	142,395	139,954	155,565	158,833	151,628	165,999	154,319	169,376	166,596	185,455	181,391	173,391	1,944,902

2019	2018 q 1+ q 2
Jan	\$ 1,068,693.00
Feb	
Mar	
Apr	
May	
Jun	
Jul	
Aug	
Sep	
Oct	
Nov	
Dec	
TOTAL	\$ 1,422,931.00
	2019 q 1+ q 2
	33% increase 19 v 18 q 1+ q 2

**Part 1 Crimes
on the West Colfax Corridor
By Year: 1995 - 2018**

Crime Type		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
PART 1 PERSONS	Homicide	0	4	6	3	3	1	1	0	2	2	1	0	1	5	0	0	1	2	1	2	0	1	0	2	
	Sexual Assault	10	13	12	11	6	9	5	8	4	5	10	12	9	10	14	8	4	6	11	10	12	16	13	15	
	Robbery	24	17	25	39	22	23	40	27	33	51	37	30	26	18	25	26	32	28	32	32	16	25	29	27	19
	Aggravated Assault	54	53	51	35	38	38	35	37	44	68	56	65	62	52	52	35	35	48	53	43	41	48	75	88	78
	SUBTOTAL	88	87	94	88	69	71	81	72	83	126	104	107	98	85	91	69	85	89	87	69	85	56	67	71	89
PART 1 PROPERTY	Burglary	119	122	107	92	93	79	91	94	127	129	92	117	76	73	86	85	70	71	51	65	56	67	71	89	
	Larceny	105	134	102	90	82	99	90	79	91	106	82	83	76	68	74	56	74	75	85	81	87	85	138	133	
	TFMV	121	91	97	76	90	84	114	91	91	128	143	92	76	98	78	76	96	85	63	67	59	78	92	111	
	Auto Theft	128	143	136	158	153	159	167	205	162	161	153	136	85	93	74	69	81	73	48	70	79	92	88	83	
	Arson	8	8	10	6	7	10	7	3	13	5	8	2	6	4	3	2	3	3	1	5	4	2	8	2	
SUBTOTAL	481	498	452	422	425	431	469	472	486	529	478	430	319	336	315	288	324	307	248	288	285	324	397	418		
GRAND TOTAL	569	585	546	510	494	502	550	544	569	655	582	537	417	421	406	357	409	396	335	357	370	445	525	532		

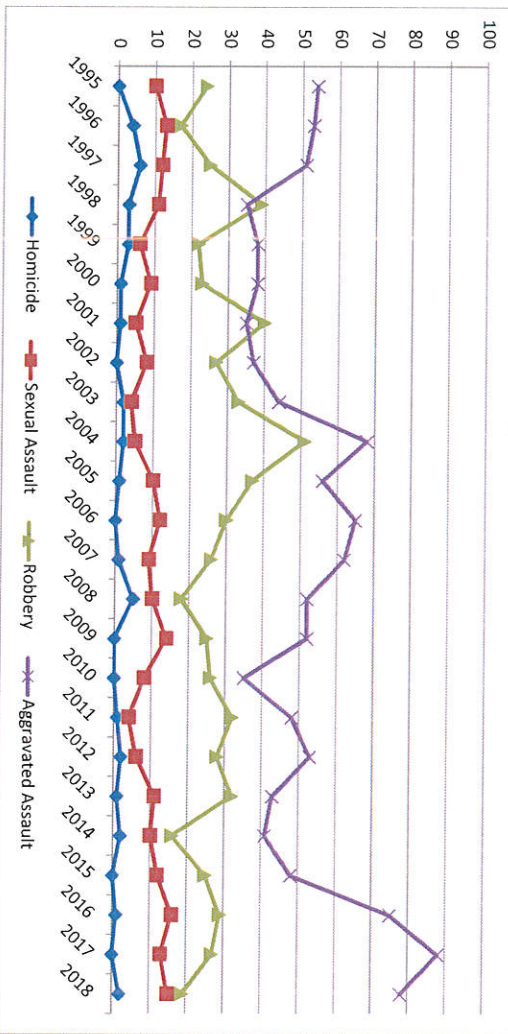
All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent reports. Based on Uniform Crime Reporting Standards.

PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

Excludes runaways, traffic offenses, unfounded reports and non-criminal activity.

The West Colfax Corridor is from Federal Blvd to Sheridan Blvd, 13th Ave to 17th Ave.

Reported Person Crimes
on the West Colfax Corridor
By Year: 1995 - 2018



Reported Property Crimes
on the West Colfax Corridor
By Year: 1995 - 2018

