



## National Western Center Advisory Committee

Tuesday, October 1, 2013

Meeting Minutes

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### Welcome & Introductions

The first-ever meeting of the National Western Center Advisory Committee began in the NW Club with co-moderator Terrance Carroll discussing the results that will be produced from this group. National Western Chair Ron Williams talked about how this group is 14 months in the making, and that we're ready to get moving. From there, everyone in attendance – see below – introduced themselves to the group.

### NW Complex Tour

At 5:30pm, Paul Andrews and Ron Rohr directed everyone to go outside to begin the NW Complex Tour. On this tour, the Advisory Committee was shown the following:

- The Hall of Education and the Events Center
- The 1909 Stadium Arena
- The Denver Coliseum
- National Western Drive: first with Lot B, then the Livestock Exchange Building, and the Stock Yards
- The Industrial Park on the north end of the NW footprint
- The future RTD commuter rail station area
- The service roads into the complex on the north side
- The horse barns
- The Marion Street underpass and associated railroad tracks

The tour focused on current National Western operations and event logistics, as well as some of the hurdles that the facility currently faces, and will face into the future. For example, during the Stock Show, cattle are moved on 46<sup>th</sup> Street to get to the back side of the Coliseum. Additionally, the Marion Street underpass has between 40-45 trains moving on top of it daily, making it a necessary connection. However, it cannot be re-excavated, nor can it be moved as it is also both a pedestrian and cattle thoroughfare. The build-out of RTD's North Metro commuter rail line will also take space away from the NW Complex, and in order to preserve connections for all types of vehicles alongside the barns (and maintain a fire lane) some facilities will need to be relocated.

## Advisory Committee Scope of Work

Upon returning to the NW Club, the Advisory Committee began a discussion about their scope of work, and other follow-up items from the tour. Kelly Leid from the North Denver Cornerstone Collaborative also gave an overview of the projects that he manages for the City of Denver, and there was brief discussion about the future rail line. RTD's North Metro line will utilize commuter rail cars, which is unlike any rail car that we've seen in Denver for some time. It will be electric-powered, and RTD just recently received four bids to begin building the line. The 2015 Stock Show will be the last Stock Show as we know it, though, as major renovations (not all NW-related) come to fruition.

With specific regard to the Committee's scope of work, co-moderator Maria Garcia Berry discussed the kicking off of the planning process, and how important it is to get advice and perspective from this Advisory Committee. This will all lead up to the approval of a Master Plan for the National Western Center in roughly 15 months.

## Open Discussion

The following topics were discussed during the Open Discussion portion of the agenda:

- **John Zapien from Globeville asked about where this Advisory Committee fits in during the redevelopment and planning decision-making processes.** The Advisory Committee will have weight with both processes. Mr. Zapien also noted that he never realized that the Marion Street underpass presented such problems, but that the neighborhood interests must be incorporated into future plans.
- **Tony Curcio from Family Environmental asked about how NW might play into a future United States Olympic Committee bid for the Olympics in Denver.** No doors have been shut on that discussion, and NW remains open to that possibility. Visit Denver is undertaking a feasibility study right now to look at those potential impacts to the City and various facilities. Mr. Zapien noted that this Advisory Committee must weigh in on that issue if NW wants to pursue something like that.
- **Drew Dutcher from Elyria asked about the need to come up with a sales pitch to the voters, knowing that this redevelopment plan will ultimately go to the ballot.** Maria Garcia Berry mentioned that if we do something good, with a positive impact, voters will want to be a part of that. Kelly Leid brought up the other possible funding mechanisms to this project, apart from a bond issue on the ballot, and that includes both public and private investments. It all depends on the scope and scale of the plan, though, and it would be wise to include these financing discussions on a future Advisory Committee agenda.
- **Denver Councilwoman Judy Montero cautioned the group to not get too far ahead with the financing discussion.** Our focus should be on the community aspect of this development, and the potential quality of life improvements. The point here is to be proactive with the community during the development and build-out process.
- **Mr. Zapien commented on this process being the best opportunity for the neighborhood residents to really get behind something** – and it's an opportunity that has been rare over the last 50 years. It is also something of value for all three neighborhoods.

- **Tracy Weil from the RiNo Arts District** noted that having a representative from RTD would be beneficial to better understand their perspective in this.
- **Mickey Zeppelin from the Taxi development** wants to know NW's intentions throughout this planning process, because this Advisory Committee can't contribute anything unless they know what NW wants. In an upcoming Advisory Committee meeting, we will ensure that NW formally presents their plans, intentions and vision. The comment made by Mr. Zeppelin was echoed by Heather Lafferty from Habitat for Humanity, and Liliana Flores Amaro from Swansea, who wants to be clear about the partnerships that can also be created in the community as a part of this process.
- **Juan Veloz from Elyria** wants to ensure that the on-going neighborhood plans are also incorporated into the National Western Center Master Plan.
- **Ben Rifkin from the Denver Cutthroats** asked about the ownership of the buildings across the NW Complex. The various buildings that make up the current complex have been bought over time.
- **Councilwoman Montero, as the chair of the National Western Stock Show special City Council committee, will make sure that information about that Committee gets out to this Advisory Committee and to others.** Kelly Leid and his team at the NDCC are also re-vamping their website to make project information more easily accessible.
- **Mr. Rifkin wishes to know if there are other precedents that the Advisory Committee can look at.** The Mile High Stadium project is a good example because it connected neighborhoods by taking into account facility and community needs assessments concurrently. It also radically changed the way the community was impacted by game days. Terrance Carroll noted the revitalization that Baltimore has seen with their downtown baseball stadium, as well as the complete shift that is happening in the Anacostia neighborhood of Washington, DC due to their new baseball stadium. Maria Garcia Berry also noted that the Advisory Committee for the Stapleton development still exists (it is the model for redevelopment projects), and that the Union Station Advisory Committee was in existence for nearly 7 years. It is a good idea to bring past master plans to this Advisory Committee, though.
- **Terrance Carroll brought up the many operational considerations that will need to be included in National Western's development.** For example, any type of future parking structure at NW can't be like the typical parking garage you find in downtown Denver. Here, there are going to be more F-150's than there are going to be SmartCars. We need to be mindful of those types of expectations.

## In attendance

Terrance Carroll (Co-Moderator)  
 Maria Garcia Berry (Co-Moderator)  
 Ron Williams (National Western)  
 Paul Andrews (National Western)  
 Pat Grant (National Western)  
 Ron Rohr (National Western)  
 Jin A Tsuchiya (CRL Associates)  
 Kelly Leid (City of Denver; North Denver Cornerstone Collaborative)  
 Erika Martinez (City of Denver; North Denver Cornerstone Collaborative)  
 Kyle Henley (Colorado State University)

Ed Nichols (History Colorado)  
Judy Montero (Denver City Council District 9)  
Brande Micheau (Office of Denver Councilmember Albus Brooks)  
Eric Anderson (Parsons Brinckerhoff)  
Robert Escamilla (Globeville)  
David Oletski (Globeville)  
Gilbert Herrera (Globeville)  
A-E (Globeville)  
John Zapien (Globeville)  
Drew Dutcher (Elyria)  
Tom Anthony (Elyria)  
Bettie Cram (Elyria-Swansea)  
Liliana Flores Amaro (Swansea)  
Juan Veloz (Elyria)  
Patricia Carmody (Fairmount Heritage/Riverside Cemetery)  
Heather Lafferty (Habitat for Humanity of Metro Denver)  
Tony Curcio (Family Environmental, Inc.)  
Steven Moss (Focus Points Family Resource Center)  
Tangier Barnes (Groundwork Denver)  
Mickey Zeppelin (Taxi)  
Larry Burgess (E-S-G Business Association)  
Annie Levinsky (Historic Denver)  
Ben Rifkin (Denver Cutthroats)  
Tracy Weil (RiNo Arts District)  
Coby Gould (The GrowHaus)