



## ***National Western Center Advisory Committee***

**Thursday, December 19, 2013  
Meeting Minutes**

---

### **Welcome & Introductions**

Advisory Committee members, guests, and other observers introduced themselves to the group. A total of 33 people were in attendance (see the full list below).

Paul Andrews acknowledged and thanked Larry Burgess for putting together a successful Holiday Party put on by the E-S-G Business Association, and hosted by NW this past Tuesday, December 17, 2013.

### **National Western Center Master Plan Request for Qualifications (RFQ)**

Kelly Leid provided the Advisory Committee members a handout (attached) and walked through the RFQ process. He started with the RFQ's schedule: by March 31, 2014, the City should be able to issue a Notice-to-Proceed to the selected master planning team, and that contract will go through a City Council approval process. Ultimately, there should be a preferred master plan by December, 2014.

He then reviewed the key components of the project, including an integrated facilities program, the site's master plan, an infrastructure plan, and a phased plan to allow for normal operations of the Stock Show (details about each component can be viewed in the accompanying attachment).

The master plan exercise will take a while to complete, but it will be complemented by the other ongoing studies like the Denver Coliseum study, and a possible historical component, too. All of this information will be fed to the selected master plan team.

### **Discussion regarding the RFQ process**

John Zapien: I see the 5 partners listed, but why not 6 – the neighborhoods? I'm concerned that this is just another page in the way this part of the City is treated.

Tom Anthony: The Elyria neighborhood had a plan in 2006 that included a train stop near the post office, which the record-of-decision by RTD followed. We also had over 500 signatures to this plan, and a connection to Globeville is important. We did a lot of this planning, and it appears that our concern is secondary to the National Western – not primary.

A-E: There is a real need for a transparent process; we need to know why certain things are happening. We haven't had a conversation about our weight in this Advisory Committee, I'm feeling marginalized, and this doesn't feel participatory (in reference to the NDCC bus tours and the RFQ Selection Committee process). This feels very "puppet mastery" and so how will we track accountability?

Mickey Zeppelin: How did you advertise the RFQ?

Kelly Leid: Through existing Public Works processes to publish them locally, statewide and nationally.

Mickey Zeppelin: Can we see a list of firms?

Kelly Leid: I haven't seen the list yet, but we have good firms here in Colorado, and I'm expecting a good cross section of firms to participate.

Mickey Zeppelin: I see that landscape architecture is listed in the RFQ, but no public art. Could this be an add-on after the process?

John Zapien: Depending on funding, there will be some public art, right?

Maria Garcia Berry: Yes – there is a 1% public art requirement above one million dollars in capital improvement projects.

John Zapien: To make my prior point clearer – there are 9 members of this RFQ Selection Committee that are "NWC" linked. Down the line there might be some testy issues, but we don't want problems – we want this moving. There is plenty here that needs to be rectified.

A-E: How were the selections made? How are you deciding? I need to understand the process.

Maria Garcia Berry: Let's start with the bus tours – there were no NW reps, and it was predominantly for elected officials, along with Don Hunt would spoke at length about I-70.

Kelly Leid: It was supposed to be for City Council only, but then included some staff from places like CDOT and RTD. It was a packed tour and the majority of time focused on I-70. The dialogue coming out of the tour was positive, and we will probably do it more often. We could also do a NWCAC-specific tour.

John Zapien (to A-E): You are hitting on the bifurcated process. It's gonna be who needs and wants more – that will become loud and clear. But we can't afford to both this project.

Patricia Carmody: Are meeting minutes available from the bus tours?

Kelly Leid: There are no minutes available.

Erika Martinez: We would need the funding; we wanted to get this bus tour off the ground in an informal way.

Kelly Leid: Regarding the RFQ Selection Committee process, we took this to the limit as far as number of members. The City has organized an NDCC steering committee, and this helps to align the planning across various City departments. Todd Wenskoski manages the portfolio of projects, and the National Western is one of those portfolios. For the RFQ Selection Committee, we have added the portfolio managers, myself as project lead, and the MOU partners. Kent Rice was added due to the Coliseum being a City asset, and Bill Mosher is a civic leader and in a sort-of project manager role. Tangier Barnes is representing the NWCAC.

A-E: This isn't random – this is real. The decision-making doesn't feel complete, and I do object to the head of the NDCC making that decision for the entire NWCAC. I would have loved to hear from my peers on this Committee about the selection of this firm.

Heather Lafferty: How does the NWCAC fit into the Master Planning team's process?

Maria Garcia Berry: This Committee will become the public involvement component of the Master Planning process.

Drew Dutcher: So this is the only public involvement piece for NW and the neighborhood plans?

John Zapien: Neighborhoods should bring our plans to the master plan team, not the other way around.

Maria Garcia Berry: The Neighborhood plans are already started – there is no way to undo that. The Master Planning team will work hand-in-hand with us throughout the entire process. Unfortunately, the team isn't on board yet.

A-E: We don't want to be treated like we're just another item on the checklist.

Tony Curcio: Would it be possible to attend a meet-and-greet with the team(s) before March?

Maria Garcia Berry: Maybe – they need to be selected first.

Tony Curcio: Is there an organizational chart?

Kelly Leid: Yes.

Tony Curcio: What about environmental in the RFQ?

Kelly Leid: Once we get a short-list of firms, we'll get that piece into the detailed scope of work.

Tom Anthony: This has been a challenging commitment, and 15 years later in this neighborhood, I still don't have many neighbors in this urban renewal pursuit of mine. I created the Globeville Greenfields Campus to take something industrial and turn it into something futuristic – that's why I'm encouraged by CSU's involvement. There is something thrilling about creating a new future; it gets you out of bed in the morning. It's possible to have some fun with this.

Maria Garcia Berry: I would encourage everyone to attend tomorrow's pre-proposal meeting; it's a public meeting!

John Zapien: In the same agreement in the RFQ packet, it mentions "illegal alien" hiring. In a City contract, this is Neanderthal!

Kelly Leid: A City Attorney will be at the pre-proposal meeting tomorrow; you could bring it up then.

## **Work Session on Future NWCAC Meeting Topics**

Maria Garcia Berry noted that we have 3 months before the Master Planning team is on board, so we should put together a robust schedule of topics. The "suggested topics" list proposes some, but additions or suggestions are sought. A group conversation about "role and mission" might be useful during the next meeting.

Two other topics were suggested as add-ons: "indigenous economics", or how to create a self-sustaining economic model with the neighborhoods and with NW; and a discussion about historic preservation issues at the NW Complex site.

### **Discussion regarding future meeting topics**

Maria Garcia Berry (to A-E): Would you like to discuss the neighborhood tour idea?

A-E: Yes, it's important to understand how we live in these neighborhoods and connect with one another. I want people to understand that people want to live here.

Mickey Zeppelin: We've gone through the process of what NW, the partners and the neighborhood want – can we get that solidified for the master plan team. That would also be helpful for the Selection Committee.

John Zapien: If we have a mutual feeling about wants and needs, we'll get along. If not, we're going to have problems here. I don't want this effort jeopardized by some disagreements.

Mickey Zeppelin: That's what I'm suggesting – let's lay it all out now. Quell fears before waiting until the end of the process.

Drew Dutcher: Sounds like we'll need to get into specific project details with the Master Planning team.

Tom Anthony: This will be about a year-round economy. The Stock Show pens aren't used 11 months out of the year; could CSU use them year-round?

Maria Garcia Berry: Survival of the National Western requires year-round operations, and bringing in the partners helps with that.

Paul Andrews: Initially, we're thinking about temporary pens, and that space could be used for something else the other parts of the year.

A-E: Once we solve infrastructure, other problems will be easier to solve.

John Olson: The Feasibility Study needs to be fed to the Master Planning team, so that they can truly assess the market and physical realities of the complex.

Ed Nichols: This isn't just about building something else, it's about creating experiences.

Mickey Zeppelin: (Regarding "other redevelopment projects") We should bring in some designers and architects, too.

John Olson: Ft. Worth and some State Fairs have good example. Let's talk about material design as well.

Patricia Carmody: A few years ago I heard from some developer who mentioned a study about Globeville, Elyria and Swansea, that focused on jobs, homes, taxes, and Brighton Blvd. Does anyone else know about this?

Maria Garcia Berry: John Lucero may know about this – I will reach out to him.

John Zapien: Is it possible to get interns from the university to do some research like this for us?

Maria Garcia Berry: Yes, but the Master Planning team will also be doing a lot of that work.

## **2014 NWCAC Meeting Schedule**

Our meeting in January will have to take place after Stock Show is over (last week of January), and by then, we may be able to invite some of the short-listed Master Planning teams for informational purposes only. Kelly Leid noted that what we can do between now and then is get questions into him to possibly present to the short-listed firms.

It is likely that our January meeting will take place at one of our partner's location; either at History Colorado or at the Denver Museum of Nature and Science.

By Monday, January 13, 2014, Jin Tsuchiya will get out to the entire group the following items:

- A refined list of future meeting topics;
- The date and location of the January NWCAC meeting;
- Details of a possible neighborhood tour; and,
- A list of prior studies and other materials of note, compiled in a Table of Contents for NWCAC member review.

## **In attendance**

Maria Garcia Berry (Co-Facilitator)

Ron Williams (National Western)

Paul Andrews (National Western)

Pat Grant (National Western)

Ron Rohr (National Western)

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)  
George Sparks (Denver Museum of Nature and Science)  
Jin Alexander Tsuchiya (CRL Associates)  
Nola Miguel (Office of Councilmember Judy Montero)  
Susan Aldretti (Office of Councilmember Debbie Ortega)  
Eric Anderson (Parsons Brinckerhoff)  
Robert Escamilla (Globeville)  
David Oletski (Globeville)  
A-E (Globeville)  
John Zapien (Globeville)  
Drew Dutcher (Elyria)  
Tom Anthony (Elyria)  
Bettie Cram (Elyria-Swansea)  
Patricia Carmody (Fairmount Heritage/Riverside Cemetery)  
Heather Lafferty (Habitat for Humanity of Metro Denver)  
Ben Rifkin (Denver Cutthroats)  
Tony Curcio (Family Environmental, Inc.)  
Stuart Steers (Focus Points Family Resource Center)  
Tangier Barnes (Groundwork Denver)  
Mickey Zeppelin (Taxi)  
Larry Burgess (E-S-G Business Association)  
Annie Levinsky (Historic Denver)  
John Olson (Historic Denver)  
Tracy Weil (RiNo Arts District)  
Eric Anderson (Parsons Brinckerhoff)