



National Western Center Advisory Committee

Thursday, July 31, 2014 – Meeting Summary

1. Welcome and Introductions

Total of 35 people were in attendance (see below).

2. MOU Partner Reports

- Ed Nichols (History Colorado) stated that the MOU Partners have been actively engaged in the Master Plan design process.
- Jocelyn Hittle (CSU) and Annie Levinsky (Historic Denver) jointly announced that Zach Lewis, a graduate history student from CSU, has been interning with Historic Denver this summer to work on a “neighborhood characterization” project within Globeville, Elyria and Swansea.

3. NWCAC Membership & Process

Terrance Carroll noted that this is a conversation that has been requested of the NWCAC for a few months now. There might be areas of the NWCAC membership that could be filled, noting examples in the areas of additional neighborhood representatives, agricultural industry reps, and entertainment reps.

Questions and Comments:

- The engagement of the neighborhoods is very important.
- I've got a feeling that some of our suggestions aren't being taken very seriously.
- There should be more people within certain areas of expertise like finance and urban design. Even if they aren't full NWCAC members, they should be available to us.
- When I look at the membership, I think that we could use more people from the business and development community. Regarding a financial expert, I think Tracy Huggins would be a good resource. Someone with a focus on the river should be here too.
- Westfield Development isn't represented but they should be. They are very active on Brighton Boulevard, which we have minimal representation from right now. RiNo Arts would be the exception.
- Instead of just bringing on more people, let's think about what this group is actually looking to advise. Is it NWC programming, or is it NWC's integration into the community?
- The NDCC should be a facilitator in this discussion.
- I never hear the National Western provide input into the neighborhood projects or plans, but we sure provide a lot of input into theirs.
- We need to engage the National Western is an economic model of cooperation outside the standard contracts and vendors that do business here.
- I am very interested in the public realm and the establishment of connections here – how will the NWC Master Plan integrate that into the neighborhoods?
 - The Master Plan is on a fast-track, and soon, you'll see the “tentacles” of our plan reach out in the neighborhood.
- What are the next steps for this discussion?

- Let's re-visit the discussion about what this group is for, and then address the issue of NW being integrated into the GES neighborhoods. Our next meeting should focus on the purpose of the NWCAC, and then we can discuss the addition of potential new members.

4. NWC Master Plan –Designs & Impacts

Isa Reeb from Civitas (and the Master Plan team) presented on the current NWC design alternatives, as well as other programming updates, and additional on-going studies such as rail consolidation. *Her presentation was previously distributed.*

Areas of focus during her presentation included the potential reuse of historic buildings, engaging the “abandoned” southern portion of the Study Area, utilizing space underneath the I-70 viaduct, impacts from existing rail tracks, circulation & parking, and access to the river. Isa showed the NWCAC a handful of bubble diagrams that try to show potential site layouts based upon programming uses and property ownership.

Questions and Comments:

- Who does NW currently lease parking from?
 - Multiple parties, including Dick's Sporting Goods Park, Coors Field, Denver Public Schools, the Jefferson County Fairgrounds and others.
- As I understand it, railroad tracks do not apply in the area of eminent domain?
 - The railroad companies have existed for a long time, and they certainly receive special treatment. We want to better understand the regional rail network and possibly look into consolidation as well.
- Here's a wild idea – why don't we connect Washington Street with Brighton Boulevard?
 - We are constantly thinking about leveraging every possible use for the NW and the community.
 - Washington is critical, especially as a vehicular entry into NW.
 - Washington is sad and resurgence should be possible. Let's make it more attractive.
 - Maybe Washington Street redevelopment becomes the 7th project in the NDCC portfolio?
 - Go even farther and look at the ASARCO site. We could bring Adams County into the fold, too.
- What will develop around the NWSS TOD station?
 - Not sure yet.
- If CDOT is going to put in managed lanes for the new I-70 project, then these neighborhoods should receive a penny from every toll. That will help us fund the various projects that we want in our community.
- Clearly a collaboration with Denver Parks and Rec needs to be examined. They don't seem to be very active in this discussion.
- There are clearly a lot of complexities with these plans – do they align with what NW wants?
 - National Western is supportive – yes. Lots of facilities need to be close together, so navigation for our guests will be very important. The key is to have multi-purpose flex space – that will be the game-changer for us.
- What is happening with the Stadium Arena?
 - The National Western wants to reuse it. Not clear yet how that will happen, but we're engaging the right people.
- Next month, we'll be able to view design refinements to these plans.

Beth Vogelsang from the Master Plan team outlined some of the public involvement & outreach components associated with the Master Plan. In addition to the existing communication networks and town hall events, new open house events specifically for the NWC project will begin. Additionally, there will be greater coordination with the on-going neighborhood plans, too.

Questions and Comments:

- We need to use the 2015 Stock Show as an event where we can talk to thousands of new people about these plans.
 - We will likely have a draft Master Plan by then, so we could share something too.
- The town hall put on by HPTE for the I-70 project a few weeks ago was great because there was dialogue. Ultimately there will need to be some buy-in from others in our plan – we can't forget that.

5. NDCC & NWC Finance

Kelly Leid discussed the formation of the Mayor's NDCC Finance and Governance advisory group. The group is meant to take a holistic look at how the 6 different projects get funded, from the small short-term projects to the large-scale and long-term investments. At the table is a good mix of public and private sector people, which is very helpful because no one entity is going to be able to fund everything. We will likely be looking at alternative/emerging sources of funds as well.

There have been three meetings so far, and the intent is to make a series of recommendations to the Mayor on how these projects get funded. Some of those recommendations could be soon, while others will be much farther down the line.

Questions and Comments:

- If CDOT adds managed lanes to I-70, why can't the neighborhoods have a small portion of those revenues?
 - We have the right people at the table to discuss that, Don Hunt included.
- Could one project outcome help another?
 - That is definitely possible. We can leverage one project to assist with the development of another.
- Will you add Washington Street to the NDCC portfolio?
 - It is an organic process, but Washington Street clearly has immense impacts to North Denver.

6. In Attendance

Terrance Carroll (Co-Facilitator)

Kim Kucera (Co-Facilitator)

Ron Williams (NW)

Paul Andrews (NW)

Ed Nichols (History Colorado)

Jocelyn Hittle (CSU)

Kelly Leid (City of Denver; NDCC)

Jennifer Hillhouse (City of Denver)

Erika Martinez (City of Denver; NDCC)

Courtland Hyser (City of Denver)

Jin Tsuchiya (CRL Associates)

Judy Montero (Denver City Council)

Benjamin Roldan-Rojas (Office of Judy Montero)

Susan Aldretti (Office of Debbie Ortega)

David Oletski (Globeville)

AE (Globeville)

John Zapien (Globeville)

Armando Payan (Globeville)

Drew Dutcher (Elyria)

Bettie Cram (Elyria)

Juan Veloz (Elyria-Swansea)

Patricia Carmody (Riverside Cemetery)

Tangier Barnes (Groundwork Denver)

Annie Levinsky (Historic Denver)

Coby Gould (The GrowHaus)

Carrie Atiyeh (VISIT Denver)

Steven Moss (Focus Points)

Mickey Zeppelin (Taxi)

Tony Curcio (Family Environmental)

Heather Lafferty (Habitat for Humanity)

Isa Reeb (Civitas; Master Plan team)

Beth Vogelsang (Master Plan team)

Zach Lewis (CSU Student)

Anne Hayes (guest)

Nohra Medina (Spanish language interpreter)