



National Western Center Advisory Committee

Thursday, August 28, 2014 – Meeting Summary

1. Welcome and Introductions

Total of 29 people were in attendance (see below).

2. Agenda Change

Due to the presentation of the Master Plan team, the agenda was amended since its original distribution in the Friday Roundup on August 22nd. The change was done to accommodate additional time and questions for the new framework plans being presented.

The Advisory Committee must also come to closure regarding the addition of members to the NWCAC, which will happen at an upcoming meeting. The September NWCAC agenda will also include a discussion about the historical assessment that the NWCAC previously heard about during the winter, and a one-year celebration for the NWCAC is also being discussed.

Questions and Comments:

- It's okay to talk more about the membership discussion next month. We need to remember that we during the formation of the NWCAC, it was presented as being part of the process for upwards of 4 years.

3. Programming Discussion

Steve Nalley distributed a revised programming handout (attached to the Friday Roundup on August 29th) that outlines where various programs are being implemented, either in the NWC plan, one of the neighborhood plans, or if they remain for further discussion/exploration. These are not facilities, and it's important to keep in mind that the primary study area is constrained.

Steve noted that, for example, the inclusion of a swimming pool and rec center have been constrained out of the NWC master plan, but could always be included in other plans like the neighborhood plans, the Parks master plan, in CSU programming elements, etc. Additionally, the velodrome example is difficult to include because it has a single-use. The NWC plan wants to be as flexible and multi-use as possible. However, a temporary velodrome is always a possibility.

Partnerships are also actively being sought to help develop other programming elements as well.

Questions and Comments:

- The idea of a collaborative economy is something that should happen between NW and the three neighborhoods. It must be porous.
- When talking about the creation of a Main Street – is there a specific street in mind? *No there is not.*
- The neighborhoods are in dire need of a rec center. There cannot be millions of dollars poured into this project and not think about community wellness.
 - If you expand into the Parks system nearby, you can actual gain a lot of space for that sort of thing.
 - NW should invite themselves to the Parks planning discussion.

- During the September meeting, we will have a discussion about opportunities and constraints on the site.
- Would the artist housing be on-site? *Likely off-site.*
- There might be a charter for agricultural education nearby, and even though DPS isn't planning for a school in North Denver, there are always educational components to think about.
 - There is a natural teaming opportunity with CSU.
 - Children's education must be promoted by NW, not just DPS. NW must be a community catalyst for that.
- STEM education is clearly growing, event with 4-H; we should talk to them about expanding here.
- I'd like to see NW give some of their scholarships to students from urban backgrounds or who will study urban agriculture.
 - The only urban 4-H program in the State is down the road.
 - CSU is trying to figure out the urban "contexts" for this project for us to partner on. Most focus is for K-12 education and experiential programming as well.
- The sentiments in the neighborhood are not on a regional rec center, they're for something local.
- The Livestock Exchange Building was included in an assessment recently – what is the result of that? *The assessment is more a compilation of past studies; that can be shared in draft form next month.*
 - The Master Plan also includes a reuse assessment in the Study Area, which will help guide next steps for historical properties.
- The Livestock Exchange Building must be reused. That building *is* history.
 - The Building is privately owned.
 - Buy it.

4. NWC Master Plan

Eric Anderson noted that the framework plans and the alternatives being discussed are still in draft form, and are for discussion purposes only – nothing is final. There are a total of six alternatives being examined, which expand on the bubble diagrams or “test fits” presented to the NWCAC last month. Eric's full presentation is linked in the Friday Roundup from August 29th.

The six alternatives are based on three framework plans – two each. The frameworks are summarized as such:

Framework One

- A street would be moved closer to the river. This would attract private development closer to the South Platte.
- There would be a new 49th Street connection.
- Rail tracks would be relocated away from the river.

Framework Two

- National Western Drive would move closer to the river.
- 47th Street would become a bike and pedestrian connection.
- Additional bike and pedestrian options would be included underneath I-70.

Framework Three

- All rail would be consolidated along the BNSF and RTD corridor.
- 47th Street would also be a bike and pedestrian connection.

Questions and Comments:

- Where is the Forney Museum going? *That depends on which design we go with. We might need to talk to them about relocation, or they could stay within the private development area(s).*
- Can you talk through the connections in the second framework? *47th, 48th, and 49th would all be there, and 51st would be a 2nd river crossing, with vehicular access to National Western Drive.*
- The rail spur on the north end serves Crystal Packaging, not Denver Hardwood. The point is that without Crystal Packaging in our current location, there is no reason to keep the rail spur there.
- Will the I-70 Westbound on-ramp from Brighton go away? *No – it will remain even though the one block street alongside it would be removed.*

- Why is framework 2 the only option with private development? *In that framework, the Coliseum and other space would technically go away, making room for that additional development.*
- I think that the road along the river is a disaster. There is no value to that – why would you do that?
 - The key is the distribution of space between the road and the river.
 - Ultimately it's about access to the river, and the distance between the two will be at least 100 feet.
 - We're trying to think about public access to the river in a comfortable environment.
- The east bank of the river will be for NW, and the west bank will be “public”? If that's the case, why have a road on the west side? *It becomes a catalyst for development.*
- I'm not sure I understand how this relates to the Central Platte Valley? *We need some space to activate, and the CPV is an example. We won't have the same depth as Commons Parks, though.*
- We heard at Tuesday's Community Meeting that people want waterfront access. We don't want there to be unused or dead space though.
- What's the Equestrian facility that is separate from the rest? *That is R/V parking. It will only be during Stock Show, and there are some challenges with that.*
- Can you explain why you eliminated 3 plans to get to 3 recommended plans?
 - There are some themes like how to make the best reuse of the Coliseum possible, and getting the yards closer to the river.
 - National Western's preferred option, based upon Stock Show operability, is framework 2, version 1.
 - If NW has a preferred option, why are we talking about the others?
 - There are elements from all plans that can fit into what will become the preferred plan; this includes community assets and neighborhood programs as well.
- Does this site need to be walkable?
 - There needs to be adequate connections, and buildings need to be clustered for maximum operability.
 - The options that we are presenting also help us test them.
- Framework 3, version 2 is a non-starter for me. It does not have good urban designing, and the yards are too close to the neighborhoods.
 - The open space/yards need to be closer to the river.
- Framework 2, version 1 is the most efficient for National Western. There is a lot of flex space, and a lot of potential for private development.
- Framework 2, version 1, and Framework 1, version 1 both have a lot of uses close to the future commuter rail station. It's a great use of space, especially if visitors want to stop by and explore the site.
- We need to figure out where the gateway is going to be. And what is happening with parking? *Parking will be addressed in the next month.*
- I hope we also have a discussion about circulation. Although I'm not a believer that we need another street just to get access to the river.

Next Steps

Maria asked the membership if the breakout groups or additional briefings need to occur, and how will feedback be handled for these new alternatives. There was a suggestion to hold one meeting per week, and there was consensus to move forward on that plan.

A work session was tentatively planned for Thursday, September 4th in the evening. This first work session would accomplish a few tasks for the master plan process at this stage:

1. It is an opportunity to provide some background on the alternatives either as a refresher, or for those who missed the August NWCAC meeting;
2. It is a chance to break out into groups and discuss, in detail, the various alternatives at this stage;
3. It is a chance for the NWCAC membership to provide additional comments and suggestions to Eric Anderson and the master plan team.

Additional information concerning this work session (and future work sessions) will be provided in the Friday Roundup on August 29th, and in subsequent communications as well.

5. In Attendance

Terrance Carroll (Co-Facilitator)

Maria Garcia Berry (Co-Facilitator)

Paul Andrews (NW)
Steve Turner (History Colorado)
Jocelyn Hittle (CSU)
Jennifer Hillhouse (City of Denver)
Steve Nalley (City of Denver)
Erika Martinez (City of Denver; NDCC)
Jin Tsuchiya (CRL Associates)
Judy Montero (Denver City Council)
Nola Miguel (Office of Judy Montero)
David Oletski (Globeville)
AE (Globeville)
John Zapien (Globeville)
Drew Dutcher (Elyria)

Bettie Cram (Elyria)
Liliana Flores Amaro (Swansea)
John Olson (Historic Denver)
Kelsey Simkins (The GrowHaus)
Carrie Atiyeh (VISIT Denver)
Mickey Zeppelin (Taxi)
Larry Burgess (E-S-G Business Association)
Eric Anderson (Master Plan team)
Beth Vogelsang (Master Plan team)
Anne Hayes (guest)
Scott Vincent (guest)
Jeff Burns (guest)
Nohra Medina (Spanish language interpreter)
Gilda (Spanish language interpreter)