



National Western Center Advisory Committee

Thursday, September 18, 2014 – Meeting Summary

1. Welcome and Introductions

Total of 37 people were in attendance (see below).

2. NWCAC Membership

Kim Kucera began the conversation about NWCAC membership by reminding everyone about the NWCAC's commitment to be together for years to come, through the redevelopment process. The point was stressed for both current and future NWCAC members.

Questions and Comments:

- Commitment of this group is the key to its survival. It's time to move – let's open up this group and get this going.
- The NWCAC is supposed to be in peer-ship within the other NDCC projects. This includes other aspects like jobs, culture, the environment, preservation, the economy, and others. We should be residents and business owners – perhaps with some church representation, too.
- Have there been requests for new members? *Yes – mostly property owners and LiveWell. I think the idea is that tonight, we'd like to get consensus on the types of folks we think are missing.*
- I think we're missing more people than we're actually in need of. But we've got work to do so let's get this moving.
- We certainly can't take *all* property owners!
- I'm in favor of continuity because asking new people to get caught up is difficult in this process.
- Property ownership certainly comes with its privilege, which could be a problem on the NWCAC. I'm more interested in seeing the MOU Partners be more active.
- I think property owners have a long-term commitment here. They have a stake. We probably don't need huge changes or additions, but some is good.
- My two cents here is that Washington Street needs a representative.
- Maybe we need more time to gather more information and review letters of interest?
- Why don't we just appoint the three people who are here tonight?
- I think we ought to agree to take the people who have expressed an interest in joining.

By consensus, the NWCAC added three new members:

1. **Anne Hayes**, of Westfield Development (property owner along Brighton Boulevard)
2. **Vernon Hill**, of JJJ Properties (business/property owner along Washington Street)
3. **Marina Chotzinoff**, of Where Wood Meets Steel (business/property owner along Washington Street; also active in RiNo Arts District)

The NWCAC also agreed to implement a moratorium on future additions to the membership at this time.

3. Northside Park and Heron Pond

Courtland Hyser noted that a common theme throughout the neighborhood planning process has been the identification of no destination location along the river in the North Denver area (parks and ponds included). There has been some support for commercial and mixed use development in the area, though, and Courtland noted the City's prior attempts to utilize the park land for other uses, such as a water quality facility.

Questions and Comments:

- Wasn't there a land swap with Adams County concerning this land? It could also be polluted, so will there be a clean-up? *Heron Pond is well-known to have some contamination, and there are general clean-up standards that need to be met. The NDCC also has an environmental project manager working for them, who could help engage on this issue.*
- These properties are linked with ASARCO whether you believe it or not. The residents of Globeville have a stake in the future of ASARCO.
- When Denver Public Works bought the property, we wanted to do a regional drainage facility with the help of CDOT and RTD. Those plans fell through though.
- This park is hardly used, and there are a lot of NWC uses that could be accomplished at the park. It's probably ideal for some education-related facility or a school. *This park has a "destination vision", and there was a Master Plan being considered for the park too. Once we realized that the National Western was going to undertake a planning effort here, we pulled back on the Park Master Plan. Currently, a Park is not suitable for a school, but that could always change.*
- We've clearly got the space to do something; Parks and Rec needs to work this out.
- It's time we get some specific answers about this property. Let's setup a meeting through Councilwoman Montero's office. *This can be done – we need to make sure that any money gets spent wisely, though.*
- We have previously asked about what do to with this park and other land. I want to make sure that nothing bad happens to it, and I want to make sure that we continue to pursue keeping various properties under discussion as park space too. *The NWCAC membership agreed with Councilwoman Montero's statement.*
- There's a need to make this a transparent process.
- The green space idea is a very good idea. This park is a great place to go fly a kite!

Next Steps:

Further discussion will take place through the Neighborhood Planning processes, and a further discussion about how those recommendations may or may not align with the NWC Master Plan will be discussed with the NWCAC in either October or November.

4. Historic Assessment

Todd Wenskoski and Barbara Stocklin-Steely provided an overview of the recently completed Historic Assessment done by SlaterPaull Architects. The preliminary research on historical issues in the NWC Master Plan study area included prior studies, and SlaterPaull also looked at whether individual designation might be a possibility for certain locations, or if an entire District would be worth designating.

The Assessment also included six recommendations:

1. Pursue/fund a National Register of Historic Places listing for a NWSS District.
2. Resolve the historical significance of all properties identified.
3. Pursue individual Denver landmark designation for the most significant historic properties identified.
4. Investigate how existing key site elements could be represented in future development.
5. Develop and implement a public interpretation strategy and/or document to help convey the history and significance of the NWSS.
6. Work with local communities and neighbors to survey and document potential culturally significant properties.

The full report will be made available on the NDCC website during the week of September 22nd.

Questions and Comments:

- There's a book entitled "Elyria: Denver's Forgotten Suburb" which is a really great local resource.

- What’s the best way to have a discussion about integrating these recommendations into the Master Plan? This report obviously lends itself to the desire for this site to be “authentic”. *We need to have a detailed discussion about that, in order to get everything to jive.*
- Where is the river in all of this? *The river could be included. There is an interesting State law to keep in mind though: owners of water rights have veto power in matters such as historic designation, though.*
- The walkway over the river could be a part of this plan – maybe it’ll be used for tours?

5. NWC Master Plan

Eric Anderson showed an overlay map that combines that NWC planning to-date with integration from the Globeville and Elyria-Swansea plans, as well. He also shared updated design frameworks for the site alternatives. *Eric’s presentation was attached to the Friday Roundup on September 19th.*

Eric spent some time discussing the role of the river in the designing of the future NWC site. This river discussion included:

- Wetlands
- A River Research Center
- Bicycle trails and networks
- Potential relocation of the Delgany Interceptor
- Pedestrian Bridges

Questions and Comments:

- It was promised that the National Western Stock Show would not go East of Brighton Boulevard, but the DPS parking lot looks like it breaks that promise, especially if it becomes a permanent structured parking lot.
- Our environment should not be dominated by parking and concrete.
- How was the “Partners Development” at 49th chosen? *It’s a part of the mixed use desire through the Neighborhood Plan.*
- How many parking levels would those structured lots be? *2 or 3 – they will likely be big garages.*
- 49th in Globeville looks like it runs into the Platte Farm Open Space. *It may not run all the way through.*
- What’s the curvy green band south of the Coliseum? *That’s a proposed drainage solution. It is still in development, and is one of many potential options. We would need Lesley Thomas from Denver Public Works to speak to that issue.*
- Where there are points of concern here, we need to make sure they are addressed.
- It’s really important that the NWSS train station work, which is why the DPS lot staying there as parking is such a problem.

Next Steps:

The NWCAC membership reached consensus to hold another Master Plan Work Session before the next regularly-scheduled NWCAC meeting on Thursday, October 30th. Additional details concerning that Work Session will be distributed in a future Friday Roundup.

6. In Attendance

Terrance Carroll (Co-Facilitator)
 Kim Kucera (Co-Facilitator)
 Ron Rohr (NW)
 Steve Turner (History Colorado)
 Jocelyn Hittle (CSU)
 Jennifer Hillhouse (City of Denver)
 Steve Nalley (City of Denver)
 Courtland Hyser (City of Denver)
 Sarah Anderson (City of Denver)
 Samantha Suter (City of Denver)
 Gordon Robertson (City of Denver)
 Barbara Stocklin-Steely (City of Denver)

Todd Wenskoski (City of Denver; NDCC)
 Jin Tsuchiya (CRL Associates)
 Albus Brooks (Denver City Council)
 Judy Montero (Denver City Council)
 Nola Miguel (Office of Judy Montero)
 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)
Mickey Zeppelin (Taxi)
Eric Anderson (Master Plan team)
Shane Roberts (Master Plan team)
Beth Vogelsang (Master Plan team)

Anne Hayes (guest)
Marina Chotzinoff (guest)
Vernon Hill (guest)
Dorothy Borland (guest)
Monica Rivera (Spanish language interpreter)
Rosabelle White Aguirre de Rice (Spanish language
interpreter)