



National Western Center Citizens Advisory Committee

Thursday, January 28, 2016 – Meeting Summary

1. Welcome and Introductions

Terrance Carroll welcomed those in attendance. He announced the Stock Show had another record year in attendance and ticket sales and thanked anyone who participated in the on behalf of the CAC.

2. Committee Community Representative Reports

Drew Dutcher updated members on the Executive Oversight Committee meeting that occurred earlier in the day. He highlighted some of the major discussion points from the meeting including the stadium arena, technical assistance grant, parking study, land acquisition, rail consolidation, and the National Western campus net zero waste goal. He also explained the Water Resource Center planning process is well underway and there will be several upcoming meetings in regard to its potential function and use.

Armando Payan gave a brief update on the Capital Funding Alignment Subcommittee. Under the direction of City of Denver CFO Carrie Kennedy, the CFAS is beginning the formalization process for the handling and distribution of NWC finances.

The Events Planning Advisory Subcommittee meeting on January 22nd was canceled due to scheduling conflicts. The next meeting will take place on February 9th and all CAC members were encouraged to attend. AE noted the how important it is to enrich the input to the EPAS through diverse representation from as many individuals as possible. The committee is currently brainstorming different ways to activate the campus even before the construction of buildings and open to a wide array of ideas. Some of the events the EPAS are considering center on agriculture, childhood education, lifelong education, STEM etc. AE underscored the need for better communication between the EPAS and the CAC as well as the other committees.

AE announced she and Patricia Ortega each have a binder of all the documents used at the committee and subcommittee meetings. The binders are available to anyone interested in the sort of work each committee is engaged in.

Questions and Comments

- John Zapien emphasized how important the Water Resource Center will be for the community and attracting campus goers, as well as the role it will play in setting the bar high for the rest of the campus.
- Lillian Amaro Flores requested more information on the specifics of the net zero waste/regeneration plans for the campus. It was suggested that subject be given a place on the agenda at an upcoming meeting to address any uncertainties.

- John Zapien suggested the net zero waster goals for the campus serve as an example to the rest of the community for the purpose of sustainability.
- Drew Dutcher suggested the Water Resource Center also address the issue of storm water.

3. NDCC Updates

Kelly Leid informed members he had been appointed as Executive Director of the Mayor's Office of the National Western Center. He will be transitioning out of his current role as Director of the NDCC over the next 90 days and the process for replacing him is underway. As part of his transition, he is building a team for his new office and gearing up for his new role.

The 2016 NWC Work Plan is currently being developed. The plan will outline the responsibilities of the city and National Western as well as CSU for the coming year. The plan will include deliverables, milestones, agendas, deadlines etc. It will be completed by the end of the first quarter of 2016.

Leid explained the project will cost over \$1 billion upon completion. The City of Denver, NWC partners and State of Colorado have a legal and fiduciary responsibility to ensure the expenses are properly allocated and accounted for. As stewards of the people's money, there must be a formalization process fore dealing with finances. He also added that his team attended Denver City Council earlier in the week for the issuance of the first bond specific to the voter approved 2C lodger's and rental tax. The total issuance of the bond is \$425 million broken into several parts: \$200 million allocated to NWC (land acquisition and rail consolidation), \$6 million allocated to the Convention Center, \$15 - \$19 million will cover the costs of issuing the bonds, and the remaining portion will be used to refinance the remaining debt on the Convention Center.

Erika Martinez informed all attendees that information on the NWC can be accessed through the city of Denver online portal (<https://www.denvergov.org/nationalwestern>). Agendas and other related documents will be available through that web domain in addition to the existing NWC-CAC website (<http://www.nwc-cac.com>).

Questions and Comments

- Mickey Zeppelin expressed concern about the water floodplain in the neighborhood. He noted the army corps study will not be completed for another three years which means several drainage issues will not be addressed as quickly as they need to. Kelly explained he would relay Zeppelin's concern back to the city engineers.
- John Zapien inquired about who Leid's replacement may be at the NDCC. Kelly explained the position will be appointed by the Mayor in a competitive process however he was not able to answer whether any candidates stand out at the moment.
- AE suggested the selection process for Leid's replacement include some public input and interaction. Leid explained the process for selecting a replacement is totally up to the Mayor's discretion. There may be a chance for some public input however that is not how the selection process has worked in the past.
- Mickey Zeppelin suggested the moratorium on the Marijuana business in the area go into effect for two years in order to study the impacts the business has on the city. It was suggested he or any interested members speak with the Mayor's Office of Marijuana Policy directed by Ashley Kilroy. As an appointee of the Mayor, Leid stated he will stand by whatever decision Hancock makes.
- Vernon Hill requested that Hittle discuss whether CSU will take a position on the Marijuana moratorium. She agreed to have that conversation with CSU but could not make any official statements on behalf of the university at the moment.

4. NWC Updates

NDCC National Western Center Transportation Demand Management and Parking Study – Emily Gloeckner

NDCC engineering specialist Emily Gloeckner presented on both the GES Strategic Mobility Study and the parking management scope of work. Gloeckner stated the purpose of the aforementioned studies is to determine the best course of action prior to the implementation process. She highlighted the fact that community input has been taken into great consideration. The studies will collectively determine the cost and feasibility of community suggestions before selecting which ideas to proceed with. The NDCC Mobility Master Plan will identify all of the connectivity options available to the area. It will consider specifics such as bicycle facilities, right of way and sidewalk improvements etc. The Mobility Master Plan study will last approximately one year while the parking plan will last approximately 9-12 months.

For the Mobility Study, Gloeckner explained there are four transit stops within the NDCC area. The 41st/Fox station will be connected to the Globeville neighborhood and be connected to the RTD Gold Line to be completed this fall, both the 30th/Blake and 20th/Colorado stations will be associated with the East Corridor line and will be completed this spring and finally the National Western Station, which will be completed over the next several years. The goal of the parking plan is to address the current parking insufficiency in the area without attracting even more vehicles to the vicinity. In order to do so, Gloeckner's team is drafting a list of strategies to encourage active transportation with potential incentives such as eco passes and showers to encourage bike transit for individuals who work in the area. Gloeckner's team is also considering various pricing points for the parking, which may come at a higher price to deter excessive vehicular transit. A strategic outreach process will also be implemented to help identify some of the ideas community members would like to see implemented.

Historic Resources Update – Barbara Frommell

Barbara Frommell gave a brief historic resources update. Her team is currently seeking State funds for the historic structure assessment and economic feasibility study for the Stadium Arena. The structure assessment and feasibility study will be used to determine whether the arena can be repurposed and the sort of economic role it will serve in the future. Frommell presented CAC members with a scope of work for the feasibility study and encouraged feedback from all members. She then informed members she will return to the February CAC meeting with the draft for the grant application, which is due April 1st and is required to fund the study and structural assessment. If the stadium is deemed structurally sound and able to serve an economically viable business/commercial role, it will need to be maintained by and operated privately, as the city will not operate the market. Frommell did explain the Stadium Arena commercial uses may not realistically offset maintenance and operations costs, however the building may serve other, as of yet unknown, complementary uses which may be able to offset the costs. The feasibility study will seek to estimate operating costs, capital costs, governance structures, cash flow models, and varying business models that provide a strong likelihood of sustainability. The study is estimated to take place over the course of 7 months and advisory positions are open to any with a historic or business expertise as well as community members who are interested. Frommell explained the grant will not be awarded until August, which leaves plenty of time for brainstorming new ideas. In order for the building to be eligible for the grant, it must be designated a historic landmark. Frommell explained her team is working closely with local property owners as well as the NWC and CSU who will be building on the same parcel as the Stadium Arena. The application to designate the arena for historic designation is due February 12th, which will begin a 30-day public review process followed by the landmark preservation commission public hearing on March 15th. The Denver City Council first hearing on the landmark designation will be on April 11th with a public hearing on April 18th. Also, a landmark preservation commission tour will be held on Friday, February 26th at the Stadium Arena and surrounding area. CAC members who are interested in attending will need to RSVP prior to the tour.

Frommell informed CAC members that her team had applied for a technical assistance grant with **the EPA called Local Food Local Places**. It centers on developing community food systems, economic opportunities related to food in GES and how the NWC can help with those issues in the community. Denver received the grant and it will be a 2016 community partner with the EPA and sponsored by several orgs including the CDC and the White House. The grant will provide no money, however it will give the NWC an opportunity to open a forum for the sort of positive changes it is creating in the community.

Questions and Comments

- Drew Dutcher expressed concern that major decisions for the parking study will be made without the input of the community, which he feels is key to the integrity of the project and to the surrounding neighborhoods. He explained the planning process should be conducted in cooperation with the neighborhoods.
- Several members voiced concern for the construction process especially in regard to I-70. The unanimous consensus was that the construction process be completed as swiftly as possible and in such a way that prevents major traffic issues.
- AE suggested the parking study create a cap on the amount of spaces they will create in order to address concerns for vehicle congestion in the area. She also noted the significance of Washington St. to the neighborhood and cautioned against treating it similar to the Brighton Boulevard corridor.
- Maria Garcia Berry suggested EOC members Leslie Thomas or Diane Barrett come speak to the CAC so members may have direct contact with individuals representing the City and County of Denver as opposed to using Emily Gloeckner as a mediator for concerns around CDOT operations.
- For the Stadium Arena business model, John Zapien suggested the feasibility study consider the role it can potentially serve for community members with unique skills and wares that are often culture-specific.
- The Stadium Arena landmark designation application will be distributed to the CAC as soon as it has been submitted to the Landmark Preservation Commission, well ahead of the application due date.
- AE suggested Blake Angelo, Manager of Food Systems Development for the City of Denver come participate in an upcoming CAC meeting to provide more specifics on the Local Food Local Places technical assistance grant.

5. A Smart Deal for Denver Election Analysis

Jake Martin returned to give members a brief recap on the successful November election. He highlighted some of the campaign efforts including the TV ads with the Larimer the Longhorn, Facebook ads, and the outreach process in which the campaign team knocked on over 62,000 doors and made 33,000 phone calls. Early in the polling process approval hovered at around 45% before jumping to 60% around mid to late summer after finishing at a 65% approval rate. Each precinct in the Denver metro voted in favor of 2C with the highest approval turnout coming from district 9 at 72% and the lowest coming from district 2 which passed 2C with 60% approval. It was the first election in the Denver metro area in which an item passed in each of the 11 districts.

6. NWC-CAC Membership

Maria Garcia Berry reemphasized the discussion from the December 17th work session in which the topic of expanding committee membership was reviewed. Members were encouraged to inform other individuals within the committee who may be interested in joining. She explained the committee had received two letters of intent to join since that discussion but also highlighted some of the concerns about the committee becoming too large and unmanageable. Since that discussion occurred over the holiday season, it was not a thorough process so Maria Garcia Berry and Terrance Carroll suggested CAC members continue outreach efforts for another month.

It was made clear neighborhood residents be given priority over organization representatives seeking to join the CAC. Jim Garcia was officially accepted to the CAC as a representative of Clinica Tepeyac.

Questions and Comments

- John Zapien stated his contentment with the committee as it is. Members who want to join later can join later.
- AE suggested the committee set a framework for the sort of things members feel would enrich the diversity and quality of the input at meetings. She advocated for a more concrete structure for the process of adding new members.
- It was suggested Candy attend at least one CAC meeting prior to her official induction as a CAC member.

7. Open Discussion, Announcements & Public Comments

Maria Garcia Berry introduced Liz Adams as the newest member to join CRL. She also stated that prior to each CAC meeting along with the agenda, members will receive a draft protocol of everything they need to review beforehand. Members were also informed about the moratorium on the marijuana business passed by the city council and encouraged to attend the City Council public hearing on Monday, February 2nd. A Globeville Discovery Day celebration will be held on Saturday, February 6th on the corner of 47th and Logan and all CAC members were invited to attend.

8. Attendance

Maria Garcia Berry (Co Facilitator)

Terrance Carroll (Co-Facilitator)

AE (Globeville)

Liliana Flores Amaro (Swansea)

Eric Anderson (CH2M Hill)

Albus Brooks (Denver Councilman)

Larry Burgess (Platte Partners)

Marina Chotzinoff (Globeville)

Betty Cram (Elyria-Swansea)

Mindy Davine (Walker Parking Consultants)

Drew Dutcher (Elyria-Swansea)

Barb Frommell (NDCC)

Jim Garcia (Clinica Tepeyac)

Emily Gloeckner (NDCC)

Coby Gould (Growhaus)

Nancy Grandby (Globeville)

Anne Hayes (Westfield)

Vernon Hill (JJJ Properties)

Jocelyn Hittle (CSU)

Kelly Leid (NDCC)

Katie McKenna (Habitat)

Jake Martin (Yes on 2C)

Erika Martinez (NDCC)

Nola Miguel (Focus Points)

Sandra Morales (community)

Armando Payon (Globeville)

Eric Shafran (NDCC)

David Oletski (GCA)

John P. Olson (Historic Denver)

Juan Veloz (Elyria-Swansea)

Tracy Weil (RiNo)

John Zapien (Globeville)

Mickey Zeppelin (TAXI)