



National Western Center Citizens Advisory Committee

Thursday February 23, 2017 – Meeting Summary

1. Welcome and Introductions

Maria Garcia Berry called the meeting to order. Due to the large number of people present at the meeting she asked that each take a moment to introduce themselves.

2. NWC Partner Updates

WSSA

Paul Andrews announced that recently the WSSA purchased the Denver County Fair and is officially the owner and operator of the Fair. The date will be moved to the middle of July in order to be the first county fair in the area so that it will not have to compete with Douglas County or Adams County. Right now the NWC is working on changing the programming. Andrews ensured the CAC the County Fair will not be miniature Stock Show. The WSSA is committed to maintaining some of the key traits of past Denver County Fairs but is determined to make it more family friendly. CAC members will be given more information on the Fair in the coming weeks. In the meantime, GES neighborhood residents have been asked to engage with the WSSA to develop various ways to involve the neighborhood in this year's Fair. As a point of reference Andrews explained he and John Zapien had discussed holding a neighborhood chili/tamale cook-off integrated into the County Fair.

Andrews also announced the WSSA is in the process of considering a legacy building that will be put on campus. The board of the NWC found that there is a large amount of buildings that say CO State University on them (and rightfully so) but the board would like to have an NWSS building on the NWC campus. The WSSA is working with Kelly Leid and NWCO to develop a plan for that building. The building will ultimately house NWSS staff in addition to serving other functions however it is still in the early stages of the planning process.

The WSSA is in the process of fundraising for its share of the NWC. So far they have raised approximately \$5M of the agreed \$50M and will publicly announce when they have reached the \$25M mark. Pete Coors is chairing their capital campaign and the board has a diverse group of individuals including Betty Cram of the Swansea neighborhood.

Questions and Comments

- Vernon Hill asked whether the WSSA had determined a target date for the Denver County Fair. Andrews responded that they are aiming for July 21-23.
- AE asked what it means to actually buy the county fair. It was explained that the WSSA had purchased the intellectual property rights and trademarks of the Denver County Fair so there can only be one Denver County Fair.

- Lilliana Amaro Flores asked whether the WSSA will continue to create posters for the annual fair. Andrews explained the will continue to create a collector's series of posters for the Fair. A graphic artist is in the process of creating posters for this year's fair.
- John Zapien outlined the importance of including the GES neighborhoods in the Fair. He would like to see information regarding the Heron Pond project, the Washington Street project, and the Neighborhood plans for GES and try to make some reasonable presentation as to future possibilities that might come out of the plan in coordination and cooperation with the National Western.

CSU

Jocelyn Hittle informed members CSU issued an RFQ for a project management team that will be similar to what CH2M is doing for the entire NWC project. The team will be responsible for overseeing design and construction of the three CSU facilities in relation to the rest of the campus and in conjunction with CH2M. Hittle expects they will begin receiving proposals by the end of February and team selection will be completed around the close of April. The team will examine the previous work and suggestions for the Water Resources Center before moving it into the next phase of planning. CSU will return with the project management team to gather additional feedback from CAC members in the coming months.

Hittle announced CSU will begin offering equine assisted activities and therapies at the NWC Temple Grandin Equine Center beginning in March. She thanked Paul Andrews and the WSSA for setting aside space at the equine center for CSU prior to the full buildout of the planned equestrian center. The program offers physical, occupational and behavioral therapy.

Questions and Comments

- Armando Payan asked how the CSU equine center will work with local schools to provide care and educational benefits. Hittle explained she had reached out to the principals of both Garden Place and Swansea elementary schools to understand what would be useful for CSU to provide. The head of the equine program, Adam Daurio, has reached out to local schools as well and is working on developing a plan.

DMNS

Tina Martinez informed members the museum is hosting its Girls and Science event on March 4th. Entrance into the museum will be only \$4. Scholarships will also be offered and the newest IMAX film will be half priced. DMNS is also in the process of creating programming for summer camps and working with Focus Points on that effort.

3. Review and Approve the Final Draft of CAC Letter to Rock Island Railroad

Liz Adams recapped some of the changes that were made to the letter since the last CAC meeting. She sent out the updated letter to CAC members with the intention that the CAC would convene and make final amendments to the letter before sending it. At the CAC meeting prior, all but one member agreed to sign the letter. Members approved the letter and agreed to have it sent out signed with their names.

4. 2017 DRAFT Campus Program Work Plan

Kelly Leid informed the CAC that they were moving into the second work plan for the NWC. The NWC is in a transitional phase moving from strictly planning into pre-development and preparation before implementation. He outlined the goal for the NWC to be the global destination for agricultural innovation. He also reminded the CAC the \$856 M that was approved by the voters will be comprised of private and public funds and is being collected presently but will only go to phases one and two. Phases three to eight will include the 1909 Stadium Arena and Expo Hall and have yet to receive a funding mechanism. CAC members were given a visual of the

current focus area for the NWC phases one and two. It covers the space between the Burlington Northern and the Platte River.

Land Acquisition remains a major part of the 2017 work and planning process. The plan called for 38 private parcels that must be acquired in order to fulfill the original NWC vision. Land acquisition began in April of last year and Leid was pleased with the progress made but noted there is still a great deal of work to be completed. The parcels that exist with the phase one area are a major priority. As of January the NWC has gained control of approximately 18 of the 38 needed parcels. By the end of 2017, land acquisition should be nearly complete however Leid noted there may be a few holdovers bringing land acquisition into 2018.

The Shortline Rail is still being negotiated with Denver Rock Island and Leid anticipated a decision would be made by March. The negotiation process has been extremely slow and difficult due to strong differences between Denver Rock Island and the vision for the NWC. As such, Leid highlighted the importance of the CAC letter to DRI as a strong message conveying the impact a final decision will have on the project. The health of the river cannot be restored if the NWC is prevented from removing the rail that runs along the Platte. Leid outlined two scenarios the city might follow based on the DRI issue: 1) an amicable agreement whereby the tracks are moved from the river and consolidated with the tracks running through the middle of the site; and 2) a process called "adverse abandonment" whereby the NWC acquires the final business with whom DRI does business on the site eliminating the need for the rail along the river. The second scenario has the potential to be a long and difficult ordeal that would ultimately be a major setback to the realization of the NWC master plan.

Targeted demolition of select portions of the campus will begin this summer followed by thorough site remediation. Leid presented the CAC with a map of the zones where demolition is set to begin which includes the International Paper Building and other smaller buildings primarily along Brighton Blvd between 47th and 49th Streets. Those demolitions will be carried out in order to begin the improvements along Brighton Blvd and the eventual opening of the North Metro RTD Station. Leid then discussed the process of reclaiming DPS bus depot site, which was a former landfill. The site approximately 6.5 acres total and in order to reactivate the site, the cost associated with remediation is an estimated \$5 - \$20 M. It is a challenging site but one that is essential to the revitalization of the neighborhood.

Currently the NWC project is being planned and outlined in three separate comprehensive documents: the scope, schedule and budget. Additionally, Leid explained that the NWC project funding sources will go through a rigorous process of oversight and transparency about how public funds are used. The first official schedule will be released sometime this summer in the baseline document, which will function as the map of the entire project.

The Brighton Boulevard RTD Station design is currently underway. Leid expects construction to begin in 2018 after the Stock Show. The section of Brighton Boulevard from 44th to 47th will be constructed by CDOT who is working closely with the city and NWCO to create a cohesive design.

Campus placemaking will need to be reviewed through a refined set of activities that build technical specifications for the process. Placemaking will be comprised of four core components including the program for the new yards and livestock/equestrian center under RTA timeline requirements, campus wide design standards and guidelines, the public realm study, and 30% of the campus right of way and infrastructure design which advances the procurement process.

Different methods of relocating the Delgany interceptor are being examined at present. A team from AECOM will come to the March CAC to give a thorough presentation on the progress of those efforts. AECOM has been tasked with determining how to divert the above ground portion of the pipes owned by Metro Wastewater. The Delgany Interceptor generates huge amounts of thermal heat and engineers are currently in the process of determining how to divert some of that thermal energy to heat the NWC campus. In addition to the

aforementioned study, involved parties have yet to determine the costs associated with moving the pipe, and who will cover those costs.

Questions and Comments

- John Zapien asked whether the city was aware of the soil content and contamination levels of the former DPS bus depot site. Leid explained that a series of studies have been conducted on the site and although it is an old landfill there hasn't been any unexpected findings or reasons for additional concern. Additional studies will need to be conducted to determine if the soil on site can be reused in another way.
- One member asked when the Brighton Blvd RTD station is expected to open. Leid explained the station is expected to open in late 2018 however it may be closer to spring 2019.
- Drew Dutcher asked how the campus will be designed for connectivity. Leid stated the campus will be designed with multimodal transportation in mind so that is simple to navigate for bikers, pedestrians vehicles buses and Light Rail.

5. Self Nomination Process for the Placemaking RFQ Selection Team

On Tuesday, February 28th, the RFQ for the campus placemaking team will be released. The task-based contract will be awarded by early June once a qualified applicant firm has been chosen. Maria Garcia Berry discussed the process for selecting a CAC member to serve on the RFQ Selection Committee. The CAC representative will be selected in March by majority vote in the same fashion as the representatives to the EOC, CoFAS and EPAS.

6. Brighton Boulevard 44th to Race Update

Mark Scholfield and Marc Devos gave a brief overview of the Brighton Blvd project. Efforts are currently focused on the region from 47th to Race Court. The project is oriented around reinforcing Brighton as a backbone of Denver's transportation network. It will utilize multimodal transportation and transit oriented development in order to bolster efficiency and connectivity. Reconnecting and improving the neighborhoods is a top priority for the project and one that will remain a focus until project completion. An alternative study will be conducted regarding Race Court connectivity and how it will be bolstered by the pedestrian bridge that is going to be installed with special focus on bikes. Additionally, a feasibility study from 49th avenue to Brighton Blvd will be conducted in the near future as the project advances.

7. Next Gen Ag Study Update

Gretchen Hollrah explained the study is structured around the core mission of determining how to maximize the economic benefit back to the surrounding communities as well as the state. The study determined there is enough overall interest in the agricultural aspect of the NWC to generate up to 1-3 million square feet of business devoted to office and lab space. That lab space can be vertical so there will likely push to expand upwards in order to create adequate lab and office space just affiliated with agriculture research and job creation. The Next Gen Ag Study is also examining ways the CSU facilities can be leveraged with interested ag-based partners and in regard to what is being called the "agricultural innovation triangle" from CSU Fort Collins to the NWC and DIA. The study has also defined the sectors that they feel are most appropriately aligned with the mission and operations of the NWC campus. In the coming months a market study will be conducted by the Denver Office of Economic Development to determine whether specific businesses will be a good fit with the campus.

8. NDCC Updates

Anna Jones informed the CAC the NDCC had recently made a few additions to their team. Jones introduced Leesley Leon as the new Communications Director and Tricia Amsday who will be joining the team as a project manager. Additionally the NWC and NDCC are in the process of hiring an economic programs manager. Jones also explained that as a part of the 47th and York study an RFP will be released regarding a bike and pedestrian bridge for safe convenient transportation.

9. Attendance

Maria Garcia Berry (Facilitator)

Terrance Carroll (Facilitator)

Liz Adams

AE (Globeville)

Liliana Flores Amaro (Swansea)

Patricia Carmody (Colorado Watershed)

Drew Dutcher (Elyria-Swansea)

Anne Hayes (Westfield)

Vernon Hill (JJJ Properties)

Heather Lafferty (Habitat)

Kelly Leid (NWCO)

Gretchen Hollrah (NWCO)

Nola Miguel (Focus Points)

Nancy Walsh (DMNS)

Tracy Weil (RiNo Arts)

John Zapien (Globeville)

Mickey Zeppelin (TAXI)

Paul Andrews (WSSA)

Katy McKenna (Habitat)

Mark Scholfield (Wilson & Co.)

Marc Devos (Wilson & Co.)