



National Western Center Citizens Advisory Committee

Thursday, July 27, 2017 – Meeting Summary

1. Welcome and Introductions

Introduction by Maria Garcia Berry and Terrance Carroll.

2. NWC Partner Updates

NWCO

Gretchen Hollrah congratulated Paul Andrews on a great County Fair, mentioned the successes of the SOC announcement, and gave Dani and Jordan the mic to talk about an event on August 15th that will include Ann Hayes, Kelly Leid and Jocelyn Hittle on its board. More details below.

Dani: Talked about the Commercial Real Estate Forum, Held by the U.S. Green Building Council each year. This event focuses on an upcoming neighborhood that presents an opportunity to develop the community. This year it's focus will be on the NWC and North Denver. The event will be Tuesday, August 15th from 7:30-9:30 a.m. at the CSU Denver Center. David Zucker from Zocalo Development will also be on the board, and Mike Beselli will be moderating.

Jordan Turlock: Partnership Architects is continuing to work on campus branding. The marketing team will be reviewing brand expressions and platforming in order to identify how to use the brand most effectively. The team will present to you in September, and we will keep you updating in the next couple of weeks. Jordan thanked Erica and her team for setting up and monitoring social media sites (Facebook, Instagram, twitter) for the NWC. She touched in the framework agreement, which they are tweaking with their partners, CSU and Western Stock Show. Since the Framework Agreement involves private and state organizations, there are many details that need to be addressed in order to make a common platform that they can move forward with. Before the agreement goes to the general public, the document will be presented to the CAC.

WSSA

Paul Andrews was pleased to announce the Denver County Fair was very successful, with over 17,000 people in attendance over three days. Their focus right now is placed on the 2018 NWSS, and completing the framework agreement, followed by the Capitol Campaign fundraising (\$50 million).

CSU

Tiana Nelson attended in place of Jocelyn Hittle. She announced the CSU Water Fellows program has accepted six CSU students and six students at Bruce Randolph School working to put together a youth water summit, held on September 23rd. The programming will mirror that of the NWC. CSU had a presence at the Denver County Fair, with involvement from their extension offices and 4H. They are submitting their annual report to

the state next week (this week as of now), and they are working on the framework agreement. Clinica Tepeyac is hosting a 5k and community fair on August 6th. CSU will be hosting a pet clinic in October.

DMNS

Julia Spalding Beegles attended in place of Liz Davis. Updated the group on a few upcoming exhibits.

NDCC

NDCC Executive Director Tim Sandos announced the 2017 general obligation bonds are in the final phase before the ballot initiative in November. The mayor has recommended a list that is currently being reviewed by city council. There will be an hour long public hearing held on August 7th and final votes from the council will be held on August 14th. A large amount of community input was received from the Elyria-Swansea area. The three major sections that will be presented to voters in the GO bond vote will include Transportation and Mobility, Parks and Recreation, and City-Owned Public Facilities. Sandos listed eighteen projects that NDCC submitted to the GO Bond process for the benefit of the Globeville Swansea communities.

Questions and Comments

- One member asked what the plan would be for the 4400 Lincoln building? It appears as though building did not get funding and should be serving the community. Tim Sandos explained 4400 Lincoln did not receive bond funding. NDCC plans to implement many community driven programs there once it receives funding, but that did not happen this cycle. The NDCC hopes to secure funding, for the projects that did not receive funding in the cycle, within the next two years.
- AE suggested the plan that was written in OED on the 4400 Lincoln building could be used to prod along plans on that site. Tim Sandos stated he would be happy to find the plan and be in contact with her on how we the NDCC moves the project along.
- One member asked if the CAC could get a list or work plan that lays out what the \$17 million dollars allocated to improving pedestrian connectivity in Globeville-Swansea. Sandos responded that he would get a copy of it and deliver it to the entire CAC. He wanted all members to rest assured that all of the projects included in that plan came from the community.

3. Early Site Work Update

Jeff Mack introduced Pete Cates with the Department of Environmental Health. Both Mack and Cates will be working together to make sure that hazardous materials are dealt with before demolition. Some of the early work will clear the path for the Brighton Blvd improvements, and that will start right after the stock show in 2018. The segment of Brighton Blvd that they are handling will be from 47th to Race Court. Concerning the early work, you will not see much demolition until the building is safe to take down, but it will be followed by the clearing of the sights. Early site work includes assessments of the facilities and property, removal of site facilities, clearing anything in the ground, stabilizing soil and containing runoff. The right of way on Brighton Blvd is about 60 ft. wide, and we will expand it to 101 ft. towards the NWC site. This will improve vehicular operations and add bike lanes. Much of the current work is around clearing the path so that the contractor working on Brighton Blvd can operate smoothly.

David Richards from the Office of NWC informed CAC members they have performed a phase 1 environmental assessment in order to locate any potential hazards that could be on the property. Once located, they will secure the potential hazards and bring in an environmental consultant to perform more tests. These tests will tell us which threats need to be handled in the abatement stage. The environmental consultant will then prepare a plan for the abatement phase, where they will work with the environmental contractors to remove any environmental hazards. There will be testing by a 3rd party consultant (separate from the contractor) throughout this phase. They will also catalogue items that have value historically or for donation, and they plan on reusing 90% of what is taken out in one way or another. Once all hazards are removed, some treatment will be left behind to minimize dust problems, runoff issues and more. Properties will need to be prepared for

infrastructure, the new arena and the expo hall. Concerning safety, along with following government safety regulations the NWC has a project-wide safety plan and project specific plans will be developed to fit the unique challenges of each individual site which will also be regulated by 3rd party consultants. Details on this process will be handed out to the community in flyers and are also available on their website. If the phases of this process stay on schedule they will not interfere with the stock show in 2019. Richards highlighted the benefits of environmental and safety procedures including safer water, roads, etc.

Questions and Comments

- One member asked whether anyone knew when the RTD station for the north metro line is planned to open, and when the line will be operational? Gretchen Hollrah explained there may be changes coming from RTD but needed to clarify and get give a response at the next meeting.
- Armando Payan asked whether concepts like environmental sustainability, modernization, and preservation are permanent aspects of the plan or whether those efforts will expire? He also asked how NDCC is going to work with the residents of GES and the CIF to ensure that these measures last in a way that benefits the community. Gretchen Hollrah responded that one of the things the team is working on is transferring aspects of the Master Plan, including the concept of regeneration, into the Capitol Build Fund. Things like the 90% diversion, and water quality treatment are principles that will be carried into the campus in the future.

4. Introduction to Placemaking Process

Jay Renkens of MIG received a notice from SEED last week, and they are beginning the mobilization phase. The placemaking of the NWC is an opportunity to tell the story of this site, and the history of Colorado through design. Jay gave the example of California Institute of Technology as a masterplan that used the area's history, future, and cultures of technology and recreation to tailor the design of the campus. The spaces in between the buildings, including quads, paths, etc., will be used to create a campus that tells a story, and is educational and enjoyable. The campus also has to accommodate those who are there for a large event once a year, and those who may use the campus every day. Jay then asked the audience to share historical or cultural stories that could be included in the placemaking process.

Questions and Comments

- Drew Dutcher asked whether there will there be a time during the phases of development in which we can meet with the community to engage them with the design process? He suggested it would give the community some ownership over the design. Jay Renkens explained MIG is scoped to do that but does not have it scheduled yet.
- Susan Aldretti of Councilwoman Debbie Ortega's office asked whether noted that she did not see any history of Colorado before the 1800's in the MIG presentation. She suggested they consider that as well.
- AE asked whether the CAC could we assign someone to do extensive oral histories with people like Betty Cram? There are many people that haven't been to any of the CAC meetings that would be great to get an oral history from, to include in the placemaking. She also requested dedicating a place where people can sit by the river or elsewhere, where indigenous people used to sit generations ago. She suggested that historic things that would usually be discarded could be used as art at the NWC location.
- Drew Dutcher noted there are challenges with Washington Street because there is no design at this time. Also, the route has a lot of trucks on it, and that will be a challenge when it comes to design.
- Vernon Hill invited the community to attend the Washington Street meetings and give their input into what they'd like to see in the design. The traffic on Washington Street is not exclusive to trucks and the large volume of cars coming through the street could be great for businesses. The idea is that an expansion of Washington St. will bring more people to the neighborhood's local businesses.
- Councilman Albus Brooks stated that with Brighton Boulevard the Mayor secured the money for a project and then the community helped design it. The final product can be better when the design happens afterwards. There is already a lot of support to complete it up to 30% design, but he was a little

nervous that a member of council is saying the community doesn't support it. The people who live on or near Washington St. need to send this letter in so that members of Council know that the community is supporting this project. There are missing sidewalks on Washington, and this expansion would be a great way to increase pedestrian access in the area.

- Armando Payan requested Vernon Hill bring the traffic studies on Washington St. to the Citizen's Advisory Committee. He suggested that the street being constructed so close to neighborhoods is dangerous.

5. Community Reports and Comments

AE noted the traffic studies are being done now, so they won't be available for a couple weeks. There is also a special request that parking from the NWC won't overflow and overwhelm Globeville. The wayfinding meeting will be August 15th 5:30-7:30, where the Washington street study will be discussed and community input will be gathered. Armando Payan announced Garden Place Elementary was awarded a \$5,000 scholarship for their wind turbine. He applauded everyone at the CAC for putting Garden Place on the map, which is what the NDCC is all about. Albus Brooks announced there was a retail marijuana shop looking for a license at 4837 Washington, and he wanted to thank Nancy and Vern for representing the community in speaking against it. Although the hearing officer ruled in favor of the shop, they were able to get the hearing extended and Ashley Kilroy reversed the decision. A meeting to discuss the framework agreement will be held Thursday, August 10th at 5:30pm.

6. Attendance

Maria Garcia Berry (Co Facilitator)

Terrance Carroll (Co-Facilitator)

Liz Adams (Staff)

Members present:

AE (Globeville)

Candi CdeBaca (Swansea)

Bettie Cram (Swansea)

Patricia Carmody (Colorado Watershed)

Drew Dutcher (Elyria-Swansea)

Anne Hayes (Westfield)

Vernon Hill (JJJ Properties)

Katy McKenna (Habitat)

John Olson (Historic Denver)

Armando Payan (Globeville)

Michael Symula (Family Environmental)

John Zapien (Globeville)

Partners Present:

Paul Andrews (WSSA)

Emily Brown (for Denver Councilman Albus Brooks)

Kelly Leid (NDCC)

Liz Davis (DMNS)

Mark Rodman (History Colorado)

Anna Jones (NDCC)