



National Western Center - Citizens Advisory Committee

Thursday, May 31, 2018 from 5:30 pm – 8:00 PM
Centennial Room – 4655 Humboldt St.

Welcome & Introductions

Maria Garcia Berry and Terrance Carroll welcomed all CAC members and meeting goers before beginning the meeting.

NWC Partner Updates

WSSA

Paul Andrews talked about how they are working on their capital campaign, with a goal to raise \$100 million. They have signed \$20 million in commitments, with \$15 million being transferred to the city on November 1st. He talked about how they are working on the legacy building design, and are working on putting together and RFP for the project soon. Mr. Andrews also talked about how Nancy Tour was added to the Stock Show board, and how the board has requested a right to a lease deal on the Armour Building next to the livestock and equestrian building. They city does not have the money to renovate the building, and Mr. Andrews touched on how the board would give out the money to renovate if they were granted the lease deal.

Questions and Comments

1. Mickey Zeppelin asked if they would be able to get a preview as the campus develops to see the buildings (referring to the Legacy Building)
 - Mr. Andrews said we aren't at the design stage, 5% design right now but will be on the agenda in the next meeting
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2. Drew Dutcher asked about Anthony building, if the city bought it but didn't have the money
 - Andrews: It belongs to the city but they don't have the funds to renovate it so we will put up the funds and then sign a lease on it. The city owns it.
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3. Drew Dutcher also added that on the Legacy building, you guys selected Tryba and that's a separate entity



HISTORY  Colorado



- Andrews: We selected them from a bunch of companies, but are still working with others.

DMNS

The Museum went on to talk about how their summer camp still has spots open, and that if they knew anyone who would be interested to let them know.

Questions

How many spots do you have?

- We had 112 spots for GES coalition, and we are about half full

HISTORY COLORADO

Mark Rodman talked about how the historic preservation tax credit was reauthorized through 2029.

Questions

Are their concrete inventories of materials that are being considered from the demolitions for possible historic and art and public places?

- Eric: Talked about how they have done almost all the cataloging, and that information will be in the demo package.

CSU Program Update

Jocelyn updated the committee on where things stand with the CSU facilities. She talked about how CSU is known for food and agriculture but they are bringing other people in to highlight the other things they are good at. Jocelyn mentioned the three facilities they will be building, the Water Resources Center, the Animal Health Facility, and the CSU Center. These will be accessible to the community, and educational for all. Denver Health will have the laboratory at the Water Resources Center, and she talked about how good that will be for the campus. There will be a policy center that is focused on water policy, and also the educational aspects of the center.

Also in the works is a community kitchen in the Water Resources Center. Jocelyn kept talking about an innovation center where students can get more experience in that area. Moving onto the Animal Health Facility, she talked about the equine sports facility, and how it will help give assistance for that type of study. Students will be able to live on site (Veterinarians) in the residential area, with around 30 beds. They will have two different arenas dedicated for sports medicine, where students will be able to watch people working on animals in real time to open them up to different careers by seeing what they do day to day. Jocelyn went over the rest of the building, and what it would look like.

The third facility Jocelyn talked about was the CSU center, where they would focus on agriculture business and research. There is also going to be a teaching farm there. This would be educational not just for students but for kids in the community to interact with the site. She then talked about their partners and how they are getting into community engagement. They have

scholarships for high school students in GES, which could offer them up to full tuition coverage. Jocelyn also talked about what the \$50 million from House Bill 1344 was going toward on campus. The health education center, translational medicine institute, and the equine veterinarian hospital were the three centers that the money went to.

Questions and Comments

AE: Why Metro State University wasn't up on the screen

- Jocelyn said should be up there for possible use of their teaching laboratories for classes.

Asked about the community kitchen, as she was unsure the Water Center needs the community kitchen in that building and wanted conversation around that.

- Jocelyn: As we move into design, we will make sure to do our research on that, and if it makes sense to put it in there

Armando talked about how an emphasis on hydrology to complement the neighborhoods and how that would be great to see in that plan

Mickey asked if she could talk more about the educational aspect (how many students)

- Jocelyn: These are new programs, maybe 20 students, but that would be at the start. Possibly 30-100 full time master students at a time

Will this campus increase your capacity for the veterinarians?

- Jocelyn talked about how it would not increase their capacity, but just allow students more opportunities to explore their interests.

Could the capus expand because they don't have a lot of room to do it

- Jocelyn said they don't need to worry about that right now but that they are looking at it for the future.

Maria commented on the importance of H.B. 1344

NWC Authority Board Report

Liliana talked about their update on the community benefits agreement committee, and how they are scheduling a committee meeting soon for that. They are trying to make the process as transparent as they can and figure out how they can best make it work for everyone, as the NWC is committed to that.

John added that he wants to make sure that everyone understands how the Authority Board got started, and how they have come a long way. He wanted to make sure that they knew that the board would let them know about everything that's going on, and that they would be as transparent as they could. He stressed how important it was to be 'linked' together and to have that confidence.

Paul talked about how they are looking at people to hire for the executive officer for the board, and how the candidates they are looking at were carefully chosen and are coming soon.

Eric Anderson spoke about the public space programming document, and how the program refinement piece of it talked about the buildings but also the public space around it. He went through the document all the attendees were given, and how it was the starting point.

Paul talked about how he was committed to express the committee's ideas to the board, and how he had done that earlier to the board. The authority board was going to be looking at all their concerns and not dismiss any of them

Questions and Comments

Drew talked about his concern that the station stop on the north-metro train to the 51st Avenue Bridge was not being addressed as open space in the plan, and wanted to be assured it was not the final look.

- Maria jumped in, saying that it's not the final, and the authority just met today so the agenda is not totally set out today and that they will have a better timeline by next month

NWC CAMPUS

Director Report

In Gretchen Hollrah's absence, Brad Dodson talked gave the directors report. The National Western Center Capitol Build is moving at a fast pace. He gave an update on the procurements, and how they have multiple contracts going on right now. The biggest one is the horizontal integrated contract with Hensel Phelps. The contract has been approved by city council. Also talked about the bond issuance of \$300 million dollars from the city that will support the horizontal project, and will be expected to be used later this year. Brad also talked about all interest they have been getting for the maintenance operation facility RFQ, and the RFQ for the district campus energy. They are getting not just local but national for those and are excited about that.

Marcy talked about procurements and their schedules that she passed out, and how to read them. The vertical and horizontal side of the campus was shown, and she talked about all the contracts. She then gave a construction update, and how the Brighton Boulevard construction to the Race Ct. Bridge was coming along well, as they poured the bridge already. Construction is moving south, and now the closure is now starting on 47th to York St. It could be as soon as June 11th, and will be a two month project.

Questions and Comments

Drew asked about clarification on the closure, and how it is not allowing trucks down 47th avenue.

- Marcy said she will get clarification, and it will be enforced at all times by a flagger to protect the community and ensure its safety from trucks.

Metro Wastewater Odor Control

Jim McQuarrie gave information on who they are, and how they manage waste water and odor control. They make sure the waste water is cleaned before it is returned to the Platte River, and how far they have come to clean up the river. He stressed how the district was formed to fix the river, and now a lot of people live on the river on Brighton. After the background, he talked about how they are dedicated to cleaning up the river, and how it's as clean as it had ever been, since 1900. They use pipes to intercept the waste from the rivers, so that they can be taken to the plant. The Sewer line cuts across the NWC, and is really prominent because it was used to get waste not flowing into the river. Jim went on to explain their presence on the camp. The hydrogen sulfate that comes from waste is not healthy, but that those pipes protect people from that gas. He also talked about their efforts to get involved in the community, and how they have a database to see if people can smell the gas as they call in. They then went to fix the area where the odors were prominent, which happened to be on the NWC campus. They made a partnership with many people to form the Delgany relocation and potential to recover heat from the sewers to keep the NWC complex. They have found effective ways to treat the odors. They are doing everything they can to bring down their odors, and are waiting for a time to go onto the NWC campus to get rid of the odors.

Questions and Comments

Liliana asked about the other odors in the area

- He responded that there are multiple odors in the area, and they are trying to be the leader in tackling those odors

Drew asked why the scrubbers that got rid of Purina weren't fully put into place, and what the result was with that experiment as Mayor Hancock made that agreement in 2011, but he didn't know what happened to the plan.

- That's a question for Tim Sandos when he comes back

Are their opportunities for education? Could you work with CSU and others?

- Our outreach team works with a lot of people to explain what they are doing and provide education

John asked if they every used after burners to control the odors

- Jim said you can but there are cheaper and more effective ways that are biologically produced and better for the environment. He said that people are using less water although population is growing as well which helps

Vernon Hill asked to see the triangular area where they are located, and if that's where the odor is because it's the strongest odor point, so what can you do to begin to address the problems for the NWC to help the community

- Jim said that was correct, but there is a siphon structure that has a lot of odor. It allows us to intercept and manage the odor the best here. He talked about how he would go back to look and see what they could do for an immediate fix as they are still working towards the permanent fix.

Nancy Grandys Jones: As a follow up to the last question, how will we get a report back on that because it's serious concern?

- Now that we know this, we will do something about it.

Historic Resources Update

Shawn Snow came discussed how NWCO has been working hard to identify historic resources on campus, as only a couple had a significant historical integrity. Most of these looked at are on the west side of the site. Treatment 1 is rehabilitation, and treatment 2 is moving the structures to a different part of the campus. He added that treatments 3-5 deal with demolishing the structures in some way. The six structures that they were looking at under Treatment option 1 is the former Amour Admin. Building, the livestock exchange buildings, the McConnell Welder's building, and the artist studio the Blue Silo which all will remain on campus. The sheep bridge and the water tower will have a historical assessment done soon, to see if they can be used in some way. The KM energy building is lastly being looked at to see if they can use this building because of its historical significance.

For treatment option 2, they are going to look at possibly relocating are the brands building, the stock-car, buildings in the pens area, shoot office, scale house #6, the bison shoots, the yard scale next to the livestock arena, the loafing shed, old guard shack, the pens themselves are being looked at as well. Treatment options 3-5 are for re-using materials for the site, and could possibly be used to action off for the Stock Show. Within there is the pens, the yards features, cat walk pieces, the livestock arena, coffee house, railroads that go through might be able to be used. Other buildings will be looked at to see if they can be represented in different ways such as old signs.

Questions and Comments

Bettie asked if the old horse and mule barn ruminants would be saved such as the wood and if the old hotel was being re-built

- Sean: I will ask my colleague to look at that so that he can see about that

Paul asked about the King energy building, and how if it stays the National Western Stock Show will not be able to host music festivals and the yard show if that buildings stays where it currently is

- Sean: We are aware of those issues and are looking at what to do with that and figure out that solution

Cultural Plan Update

Jay Renkins spoke gave an overview of the public space programming document, and let everyone know the team want give a similar overview about the cultural plan. He said that task order 1 talked about how the NWC would be looked at culturally, and how the historical buildings would be presented. He also talked about the educational component of the center, and how they are planning on incorporating that in to the center. The target completion date is mid to late June.

The document he gave to the committee talked about how the plans for the site would be incorporated with the buildings' history, and the nature around it. They want the overall theme of the center to tie into the cultural aspect of the site. He also touched upon how all the events that at the center will be connected together, and how signs and art can help assist in creating the 'feel' of the site. They did research on the site and its history which as included in the document provided to the committee. They want to have the facilities have the feel of the past, present and future so it can reflect all aspects of the culture. There will be more detail about the overall designs in Task Orders 3 and 4 in the future. Jay also said how they were looking for opportunities to represent the culture even if they are stand alone as of now. This was stressed because they are looking to tell a cohesive story, although they know that some landmarks will have to stand alone. The pieces that are being inventoried at the site are also being looked at to be integrated into the new site right now. They will have an internal review that will make changes, and that review will be given to the committee for comment.

Questions and Comments

Maria asked for clarification on if they were going to have a work session and a public space program session, because there would be a lot to cover in one meeting.

- Jay responded by saying he thinks that they can combine the two, and if it's too much they can schedule another meeting

John asked about the human cultural aspects of the site, and that we should try to tie that in instead of losing that

- We can look at that in the works session, that would be a great topic

Demolition Plan

David Richards talked about how Saunders construction will be the demolition contractor, and they were chosen because of their successful 9th and Colorado demolition, and their community outreach. Brendan Lynch the senior project manager for Saunders introduced the rest of the team for Saunders.

Jeff Anchor talked about how their job is the demolition aspect of the sight, are looking into how to successfully and safely take down and move buildings. They are also the property managers at this time and are responsible to keep the property looking nice.

Lynch said they are focused on safety for the site and the neighborhood. He talked about 4701 Brighton and how they know it's historical and how they reconstructed that building and be safe with it. Wanted to emphasize that they are aware of everything what's going on.

David Richards talked about redevelopment, and how they can remove buildings and properly take down buildings and check for harmful things that might need to be controlled before buildings are taken down. They are trying to be as consensus as possible for this project. Jeff Anchor talked about the demolition plan, and how they need to get plans and logistics for weather control and basic preparation. They also stressed how they are key on communication, and that they have a hotline and website which Jeff will deal with personally.

Questions

What the address for your office?
-4700 National Western Drive

Brendan Lynch then added that they are also looking at cleaning up buildings and the site as a whole to make sure everything is safe to start demolition. They are also planning to relocate the Denver Rock Island Railroad, and the red lines in particular will be moved over to the green lines (see handout). This will make way for the development. He then talked about all the buildings that are in conflict with the new building plans and might need to be moved. They are a local contractor and want to hire locally. The national western website will show and upcoming bid packages.

Questions

Do you expect these demos to be done one or multiple at a time?
- Multiple at a time so that we can have multiple contractors on multiple sights.

ATTENDANCE

CAC Members

AE (Globeville)
Carrie Atiyeh (VISIT Denver)
Bettie Cram (Swansea)
Drew Dutcher (Elyria-Swansea)
Lilliana Flores Amaro (Elyria-Swansea)
Anne Hayes (Westfield)
Vernon Hill (JJJ Properties)
Michael Long (Riverside Cemetary)
Dave Oletski (Globeville)
John Olson (Historic Denver)
Armando Payan (Globeville)

Slavica Park (Focus Points)
Jeremy Rowland (Family Environmental)
Juan Veloz (Elyria-Swansea)
John Zapien (Globeville)
Mickey Zeppelin

Maria Garcia Berry (Co-Chair)
Terrance Carroll (Co-Chair)
Liz Adams (CRL Associates)