

National Western Center – Citizens Advisory Committee

Zoning Breakout Group #1

March 12, 2015

Judy Montero

- Councilwoman Judy Montero presented a summary of completed projects and accomplishments in the Globeville, Elyria, Swansea and River North neighborhoods.

Heron Pond/Northside Park

- Gordon Robertson was unable to attend for the Herndon Pond/Northside Park discussion due to a family emergency.
- Concerns voice about moving forward with zoning until we understand what will happen with the Park and in the adjacent neighborhoods and how the NWC will impact them.
- Steve Nalley reviewed Gloveville Neighborhood Plan and timing relative to the park and Recreation and Public Works studies and planning.
- The Heron Pond/Northside Park is a project/effort all its own. The NWC is not dependent on the Park and what happens there. The two support each project but aren't reliant on each.
- Neighborhood is very frustrated with city and there is a lack of trust. NWC appears to be more important than the neighborhood.
- When will the planning process begin and how will the community be incorporated into the process? Would like a scope of the planning project and a commitment to what the phasing approach will be.
- Confusion about park designation and future uses for the park. Want evidence that the 4 acres is in fact now under Parks and Recreation.
- What is the status of the soil testing on the 4 acres south of 52nd?
- What is the scope of the Army Corp study along the Platte?
- They would like a better understanding of the Public Works project and how that will integrate into the park.
- Public Works needs to be clear about its needs and what is available for other uses.
- Soil testing is needed for the whole site.
- Connectivity across river is critical so work on Northside Park should go hand-in-hand with the NWC.
- Need to clarify role of NWCAC relative to all NDCC portfolio projects.

NWC Zoning Code Update

- Reviewed revised timeline for text and map amendment process. Based on NWCAC input, the schedule has been revised to allow more input and comment.
 - NWCAC zoning work group meeting – March 12
 - NWCAC zoning work group meeting: March 19

- NWCAC monthly meeting: March 25
- Informational notice to Registered Neighborhood, Organizations (RNOs) and City Council – March 30
- Public Review Draft posted to CPD website – March 30
- Planning Board information item and Q & A: April 1
- Neighborhoods And Planning Committee presentation and Q&A – April 1
- NWCAC zoning work group meeting – April 9
- NWCAC zoning work group meeting – April 16
- Planning Board Public Hearing – April 29th
- City Council Neighborhoods and Planning Committee meeting – May 13
- City Council First Reading – May 18
- City Council Public Hearing – June 15
- No existing zone district in the Denver Zoning Code will implement the vision of the National Western Center Master Plan.
- Map Phase one will zone areas owned by NWSS or CCD.
- Later phases would zone properties within the NWC primary study area once they are acquired.
- Discussion about zoning adjacent to the river and river uses. Want to protect the river without being too inflexible.
- Need a better map for the next meeting. Confusion over the NWC boundaries.
- Reiterated that the text and map amendment relates only to NWSS and city land.
- National Western Center Campus (CMP-NWC) would only be applicable to the NWC as identified in the primary study area of the Master Plan.
- Reviewed use categories – allowed uses will include agricultural activities, cultural, research and educational uses, entertainment, civic, public and institutional uses, residential and commercial uses.
- Reviewed each use category and actual type of uses and whether or not each is permitted.
- Discussed marijuana uses – no grow facilities, but a dispensary would be allowed.