



# ***National Western Center Citizens Advisory Committee***

**Thursday, December 17, 2015 – Meeting Summary**

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## **1. Welcome and Introductions**

Co-facilitators Maria Garcia Berry and Terrance Carroll called the meeting to order and gave attendees a brief summary of the previous session. AE explained the original CAC members met on December 12th and drafted a list of future discussion topics to be covered in 2016 and all members were encouraged to add anything they felt was missing. The list is aimed at putting the neighborhood and surrounding community in the strongest possible position to advocate their needs and goals in regard to the NWC. Garcia Berry added the issue of membership will need to be addressed in 2016, especially when it comes to adding neighborhood representatives from Elyria-Swansea. A series of events are planned and will be added to the roundup to spread awareness to neighborhood and community members who may be interested in joining and members were encouraged to share that information with anyone who they feel would be interested.

### Questions and Comments

- Vernon Hill stated prior to adding new members, those who are interested should first come and sit in on a few CAC meetings to determine whether they would be a good fit.

## **2. Debrief from NWC-CAC Work Session**

Jocelyn Hittle discussed the water resource center and the role it should provide as one of the first buildings on the NWC campus. Primarily the first floor of the building will be used to fulfill community needs. The architect CSU has commissioned to design the building will take community input strongly into consideration so that the building is able to serve dual community/water resource center purposes until more of the campus is built. Currently CSU is focusing on what the water resource center will do before they approach the issue of design in terms of how large the building will be and how it will look. Jocelyn will be back in January with an update. Terrance Carroll informed members Leid has been assigned full time to the NWC.

### Questions and Comments

- John Zapien expressed his belief the water resource center should be the most magnificent building on the NWC site because of its significance as the first building to be built. It will set the stage for the rest of the campus and build excitement around new development. He also suggested the center have an observation deck open to the public.

### **3. Committee Community Representative Reports**

The Executive Oversight Committee (EOC) summary was presented by Drew Dutcher. He explained the most recent meeting touched on topics such as planned acquisition, historic assessment of several on-site buildings, rail consolidation and public realm and parking studies. Dutcher highlighted his concern for the public realm and parking studies, which he felt need more community involvement and input. Dutcher also explained one key point from the next generation economic study, which is that many of the potential economic benefits from the NWC haven't even been realized yet. The next gen economic study will aim to integrate technology and create an environment for innovation and new industry.

Maria Garcia Berry updated members on most recent Capital Funding Alignment Subcommittee (CFAS) meeting. The city is moving forward in acquiring underwriters for the first round of funding which could reach up to \$225 M. The first round of funding will go to both the NWC and the Convention Center.

AE and Ed Nichols discussed the Events Planning Advisory Subcommittee (EPAS). Much of the discussion centered on what defines a partnership. The committee is in the process of exploring what kind of formal, standardized process should be met in order to form an official partnership and how that process may vary between major partnerships versus smaller partnerships for the purpose of best practices. Additionally, the subcommittee discussed potentially broadening the stated goal of the EPAS. AE explained although much of the EPAS discussion is centered on future events and partnerships, much of their work involves events and partnerships that have potential to occur even before the center is built. AE was particularly excited about the discussion on community engagement, which will include health awareness, education on the science and agricultural industries, and lifelong learning. She underscored how important it is for CAC members to send her suggestions and concerns so she can relay that information back to the EPAS. Ed Nichols discussed the potential for content partners who are able to add to the educational and historical experience. Some content partners may include organizations like Growhaus who can contribute to the educational experience. Longer-term program partners will share a financial commitment with the NWC and may include the Denver Botanic Gardens, the Zoo, and the Rodeo Hall of Fame. Legacy partners will form long-term commitments and may seek to occupy a portion of a building for an exhibit or meeting space. Carrie Atiyeh explained the Convention Center and the NWC were included on the ballot together in order to prevent the two from competing for certain events. Instead the NWC and CC will work together to make sure both are able to thrive and benefit from the added business that will be brought to Colorado and the Denver metro area.

#### Questions and Comments

- Maria Garcia Berry and Erica Martinez stated the committee minutes are being posted to the NWC-CAC website and the NDCC website for those who are interested.

### **3. NDCC/NWC Updates**

Eric Shafran gave an update on the 2016 work plan. He explained the progress made in 2016 will be crucial especially with the inflow of money after the success of 2C. Much of the coming year will focus on land acquisition with an upcoming land acquisition ordinance, land negotiations, and the demolition and remediation of existing buildings to make room for the new center. Rail consolidation strategies will be explored heavily in the coming year as well. The RFP for the design of the rail consolidation will go out as well as building of the consolidated rail and a process for implementing disuse of existing rail. The rail consolidation process will optimistically be a three-year process at minimum.

The sustainability study began about three months ago and will explore all of the technologies available in order for the site to reach its goal of net zero water and energy waste. Some of the sustainability strategies that will be

implemented may include heat capture from the Delgany interceptor, solar and wind for energy generation, and recycling and intelligent waste disposal. Eric Shafran, Celia Vanderloop, and Jocelyn Hittle are leading the regeneration effort in conjunction with the city. They have engaged with a firm called Puttman Infrastructure and the National Resource Defense Council who is actually funding the sustainability study underway. The next step in the sustainability study which will be funded by the city.

Mayor Hancock has approved the project leadership proposed by the NDCC and program/project management teams will be formed in order to help with the bond initiative management, reporting and handling. Shafran will need help with project management and activation of the efforts underway in the coming year so an RFP will be issued to enlist more help.

The parking management study will be a major part of the planning process in 2016. It will look at how the parking will be structured and dispersed on site and determine the number of spaces needed. It will also take into account the different kinds of public transportation available to NWC goers in order to create a site that is easily accessible and is conducive to efficient transportation. The study has taken into account the fact that some of the larger events at the NWC result in spillover parking in the surrounding neighborhoods, which can serve to benefit those who are able to charge for parking on their land during major events like the Stock Show. Schafran explained realistically the NWC site will not be able to accommodate all of the visitors to the Stock Show. The Stock Show brings about 20,000 vehicles to the site each year and the NWC is seeking to provide just over half of that. The aim of the parking study is to create sufficient parking so that off site parking is utilized, generating business for local vendors on that front, as well as negotiating bus routes and public transport options with DRCOG, all while keeping the well-being of the surrounding neighborhoods in mind.

The building program refinement process is underway with 3% of the master plan completed. Moving forward, the refinement process will consider what may have been forgotten and what needs a little more attention prior to the specific design and aesthetic planning process. The refinement process must be completed prior to handing the master plan over to design architects.

Schafran noted although the 1909 Stadium Arena Study is outside of phases 1 and 2 of the NWC plan, Barbara Frommell is leading the process of vetting all opportunities for the redevelopment of the arena including potential historic renovation or reuse of the building as a public market. NDCC will launch a two-part study on the building with an emphasis on its economic and historical significance.

Shafran stressed the public realm study will be one of the most important studies that will be conducted. The study will use information from all prior studies to ensure the design of the campus meets all of the economic, historic, and logistical goals set forth prior to construction. The public realm study is the last step before building horizontally and vertically on campus and central to the study is the public engagement process. Although it is the last step, it will take place continuously throughout the coming years but will only be completed just before ground is broken.

Barbara Frommell discussed historic resources implementation. Phase 1 of the implementation plan has begun. It will explore how to allocate historic resources on the site with the help of History Colorado, Historic Denver and Denver's landmark preservation staff. Her team is working on developing a comprehensive history of the site with emphasis on the last 110 years. The comprehensive history document has several main components, which include the Western and cultural heritage of the site, the agricultural significance of the site and its relation to the early meatpacking industry, as well as the impact it has had on the surrounding community. The document will consist of photos and timelines in a reader friendly format so that it is simple for NWC visitors to interact and connect with the NWC history. Barb's team is working on historic designation of the 1909 Stadium Arena, the livestock exchange building, and the Armour and Co. Meatpacking plant office. Additionally, an historical assessment of several historic features of the site is being carried out and will include the water tower

and the stockyards to determine how they may be integrated and reused in the new center. Some of the properties and historical landmarks are privately owned so Barb's team will be working closely with them to ensure negotiations for landmark designation go smoothly. As a result, the 1909 Stadium Arena application for site designation will go through in 2016, however, several of the other sites may take longer due to the negotiation process. Privately owned structures and landmarks may not ultimately be designated if the landowners do not seek historical designation.

#### Questions and Comments

- Drew Dutcher expressed concern for the fact the I-70 project will not be informed by the transportation study encompassing the surrounding areas because of timeline discrepancies between the two projects.
- It was suggested Denver transportation engineer Emily Gloeckner be brought in to discuss the transportation study with CAC members at one of the upcoming meetings.
- John Zapien stressed how important it will be for the transportation study to consider parking and traffic year-round rather than just during the busiest times of the year.
- Nola Miguel explained that some spillover parking into the surrounding neighborhood can be beneficial to those who charge NWC goers to park in their driveway or on their land as an income supplement, especially during major events like the stock show.
- Mickey Zeppelin noted how important it is to keep the focus on the public realm study so that neighborhood and community concerns are not lost over time before the construction of the NWC begins.
- Maria Garcia Berry suggested the CAC be given an updated version of the application for the 1909 Stadium Arena site designation. She added that if the Landmark Preservation Commission(LPC) is going to have a tour of the campus, CAC members should be notified and encouraged CAC members to attend. The LPC tour is currently scheduled for the last week of February although an exact date has not been determined.

#### **4. A Smart Deal for Denver Results/Debrief**

Maria explained the NWC won each precinct in the city and county of Denver and received support from both Democratic and Republican voters. Each county won by at least 60% with Councilman Brooks' district voting in support by the largest margin with a 2C approval rate of 74.9%. 124,000 ballots were cast with 37,000 ballots submitted within the last 24 hours of the election. A PowerPoint presentation will be shown next meeting with the specific numbers and figures from elections.

#### **5. Items for Future Meetings**

- 1909 Stadium Arena site designation application to be presented to the CAC
- Power Point presentation of 2C election results

#### **6. Open Discussion, Announcements & Public Comments**

The CAC needs to discuss the issue of designating some of the land as a public space/park, which comes with the benefit of protection of the land and restricts certain activity but may have the flip effect of preventing some revenue opportunities as well. Moving forward, CAC members would like to have more information on the 2016 budget for the sake of transparency. Additionally, AE added the NDCC is creating a loose-leaf binder to store and share information and handouts from the EOC, CFAS and the EPAS, which will be available for committee members and the general public upon request. She suggested the CAC discuss how to ensure the general public is able to access that information at a future meeting.

## **4. Attendance**

Maria Garcia Berry (Co Facilitator)  
Terrance Carroll (Co-Facilitator)  
Ron Rohr (NWSS)  
Kelly Leid (NDCC)  
Eric Shafran (NDCC)  
Barb Frommell (NDCC)  
Erika Martinez (NDCC)  
Albus Brooks (Denver Councilman)  
Susan Aldretti (Aide to Councilwoman Ortega)  
Nola Miguel (Focus Points)  
AE (Globeville)  
John Zapien (Globeville)  
Marina Chotzinoff (Globeville)  
Betty Cram (Elyria-Swansea)  
Drew Dutcher (Elyria-Swansea)

Juan Veloz (Elyria-Swansea)  
Mickey Zeppelin (TAXI)  
David Oletski (GCA)  
Ed Nichols (History Colorado)  
Jim Garcia (Clinica Tepeyac)  
Anne Hayes (Westfield)  
John Olson (Historic Denver)  
Heather Lafferty (Habitat for Humanity)  
Jocelyn Hittle (CSU)  
Per Hogestad (CSU)  
Carrie Atiyeh (VISIT Denver)  
Larry Burgess (Platte Partners)  
Coby Gould (Growhaus)  
Patricia Carmody (Riverside Cemetery)  
Vernon Hill (JJJ Properties)