



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

**Thursday, April 28, 2016 – Meeting Summary**

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## **1. Welcome and Introductions**

Paul Andrews and Kelly Leid welcomed those in attendance and promptly began the meeting.

## **2. NWC Equity Partner Updates**

Paul Andrews announced CSU President Tony Frank and oil and gas entrepreneur Barth Whitham are in the process of being inducted to the Board of the Western Stock Show Association. Once they have been inducted, the board will have the minimum fifteen members it is required to have although two additional members may be added in the future. Andrews also explained the National Western was in the process of selecting an Owners/Equity rep who will represent NWSS as a sort of project manager and will report through the Executive Oversight Committee.

Additionally, the NWSS is in the process of acquiring the junkyard at the corner of 51<sup>st</sup> street and Brighton Blvd. This acquisition will come as RTD condemns seven acres of NW land for its rail expansion. The site of the junkyard is heavily contaminated with methane, which will need to be piped out. Preliminary cost estimates for the remediation of the site are significant.

CSU representatives were unable to attend the CAC meeting so attendees were given a written update on new developments in regard to that partnership. Liz Adams explained CSU will attend the May meeting to present on the Water Resources Center.

Kelly Leid informed the CAC the offices for the NWC have moved from the third floor of the Denver Webb Building to the sixth floor. Leid also explained City Council had approved the budget to fund the new positions in the NWC office. When the new NWC office was created, several individuals moved from the NDCC to the NWC office and will result in vacancies in the NDCC that also must be filled. There will also be a new position in the NDCC for planning and implementation and for which candidates will be considered in the near future. Mayor Hancock will also announce Kelly Leid's replacement as head of the NDCC in the coming weeks.

Lied explained that the EOC committee meeting discussed the three different RFPs that will go out through the NWC office. The first of which is in regard to reporting the allocation of funds by the NWC. The reporting process will run through the next 30 years while the NWC receives funding from the state. The second RFP applies to program and project management to oversee the strategic implementation of the construction of the NWC. The final RFP will be the Campus Place Making Framework Plan, consisting of three components. The first component called "program refinement", will deal with the RTA facilities, which are expected to bring the

most traffic to the site. The second component of the RFP will be the public realm study, which will explore how to make the NWC outdoor space pedestrian-friendly. The Third component of the RFP will address design standards and guidelines for campus building design and aesthetic.

#### Questions and Comments

- Drew Dutcher asked who the owner of the National Western Center land will be once it has been completed. Paul Andrews explained the NWC land will be owned by the City of Denver. Dutcher then explained he hopes that the campus is very transit-oriented/transit-friendly.
- Mickey Zeppelin emphasized the commitments to the community that architectural planners should take into consideration in the planning process.
- AE asked what role DURA will play in the reporting efforts by the NWC. Kelly Leid explained DURA will receive the RTA money from the state. The funds will then be disbursed through an agreement between DURA and the City of Denver, however DURA and the NWC will have separate reporting processes.

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

Drew Dutcher briefly reviewed the Executive Oversight Committee meeting. He emphasized importance of the Campus Place Making Framework Plan, which will go out before the end of 2016. He noted community input will be a major part of the public realm portion of the RFP and encouraged CAC and community members to inform the RFP drafting process. He then added that he feels the community members should begin meeting together once a month to help establish a more unified and cohesive team.

Armando Payan gave CAC members an update on the Capital Funding Alignment Subcommittee. He explained the new head of the CFAS is Brendan Hanlon who is also the new CFO of the city and county of Denver. Payan also noted that several of the bonds that will be used to fund the NWC and the Convention Center have been issued. The sale of \$397 million worth of bonds (\$200 million of which will go towards the NWC) with \$4 billion in asks will enable the first major round of funding for the NWC. It was also noted that the project still has a budget shortfall of \$200 million. Payan also noted the CFAS is pursuing a federal grant through the Department of Transportation to fund rail consolidation efforts. The grant was submitted about a week prior to the CAC meeting, however the NWC will not have confirmation whether it has won the award until July or August. One of the stipulations for being awarded the grant was that the city has at least \$21 million in the bank, which the recent sale of bonds has far exceeded and hopefully framed Denver as a desirable candidate to receive federal funding.

AE updated members on the most recent Event Programming Advisory Subcommittee. She thanked those who had contacted her in the last month with ideas for soft programming. The EPAS along with the city has formed working groups in certain areas with the goal of creating a comprehensive draft book of ideas to activate the NWC. AE also explained her hope that the soft programming for the NWC serve as a platform to advance some of the community engagement. She emphasized how agriculture based mandates have the potential to benefit the constituents in the neighborhoods, small businesses and schools in the surrounding communities. The EPAS also has the prime directive to create a programming relationship with the major partners of the NWC, which it is currently developing.

#### Questions and Comments

- Mickey Zeppelin asked for some more specifics on the bonds and how the bond money will be dispersed. Leid explained that were issued at a low 3.5% interest rate (the lowest possible interest rate in the market) and will be focused on land acquisition and rail consolidation.

## 4. CAC Organizational Issues

Attendees were handed a CAC membership roster and asked to make any corrections to their own information so that Liz Adams can create an accurate, updated document. Adams also noted that three individuals provided input on the guidelines and criteria for the meetings. Liz handed out a document highlighting the proposed changes to the meeting structure so the CAC could discuss and enhance the meeting policies.

### Questions and Comments

- The “History and Purpose” portion of the document was amended based off the original suggestion made by Drew Dutcher and with some feedback from Anne Hayes and AE.
- The “Duties” section was amended to include stronger mention of the community and AE suggested more explicit mention of the subcommittees in conjunction with the EOC.
- Amendments were made in the vernacular of the document to promote transparency within the NWC governing bodies and in respect to the community.
- There was discussion around the advisory nature of the CAC and its role informing the decision making process for the governing bodies of the NWC.
- Anne Hayes suggested the “Membership” portion of the documents be amended to include business interests in addition to the residents of the surrounding communities.

Liz will make the discussed changes to the CAC Membership/Policy document and bring back a revised version to the next meeting for further discussion. She encouraged those who had any suggestions in the time prior to the next meeting to email her.

## 5. NWC Project updates

Kelly Leid handed out a document summarizing the most recent EOC meeting. He informed members the Water Resource Center MOU was approved and ready to be signed. It brings together CSU Denver Water and the NW EOC to plan a collaborative partnership for the WRC project. and was funded by the money granted through HB 1344. As CSU started to do more planning Denver Water joined forces to create a unique partnership for water research and treatment. The MOU is nonbinding however it may potentially lead to a legal agreement in the future.

Leid also revised the work plan memo to include more detail about its connection to the neighborhood. The work plan highlights community-based efforts such as Betty Cram Drive, the two new bridge connections across the Platte, improved Brighton Blvd and several other infrastructure improvements. Each of the community-based projects will be brought back to the CAC for discussion as they are approached throughout the coming years. Additionally, each of the public spaces will fall under the scope of the public realm study, which will gather community input to inform the planning and implementation process.

The changes made to the NWCO/NDCC organizational chart will be forwarded to CAC members electronically.

Barb Frommell gave a brief update on the grant through the Department of Transportation called FASTLANE announced in early March. The timeline to apply for the grant was extremely small which is why the CAC was not made aware of it earlier. If awarded the federal grant, it will help to close the approximate \$200 million funding gap for the NWC. The purpose of the project is to update the freight rail infrastructure in particular regard to Denver Rock Island. In addition to the purchase and relocation of the Denver Rock Island maintenance facility, it includes the pedestrian bridge that will connect the riverfront to the commuter rail station. The total cost is \$50 million and the local match is \$20 million so the grant requested \$30 million to

complete the project. The grant application process is extremely competitive and due to its relative newness, difficult to gauge whether Denver will be awarded. The grant received widespread support from both Denver Rock Island and the BNSF rail line, senators Bennet and Gardner, RTD, the Greenway Foundation and Mayor Hancock. Kelly Leid added that the grants typically go to projects that are further along in the planning process and that the grant will not be applied to the 47<sup>th</sup> and York street connectivity project because of that.

### Questions and Comments

- AE expressed that she would like several of the projects that are listed in the NWC Master Plan within the scope of the NDCC so that they can be leveraged through both the NDCC and the NWC together.

## **6. NDCC Updates**

The opening of the RTD A line the weekend prior attracted over 80,000 riders which greatly exceeded city projections. This fall the RTD Gold line will also open and further enhance RTD transportation and connectivity in the Denver metro area, followed by the opening of the North Metro line on the NWC campus in 2018.

## **7. Community Announcements & Public Comments**

The 1909 Stadium Arena was awarded historic designation in a unanimous vote by the Denver City Council on April 18<sup>th</sup>. Historic Denver is very excited about the historic designation of the 1909 Stadium arena and their representative expressed gratitude for those who made that happen. Kelly Leid added on May 11<sup>th</sup> there will be an informational session for design, construction and professional service hosted at the National Western complex and is intended to bring attention to the three RFPs that will soon be released by the NWC office.

## **8. Attendance**

AE (Globeville)  
Liliana Flores Amaro (Swansea)  
Candi CdeBaca (Swansea)  
Drew Dutcher (Elyria-Swansea)  
Jim Garcia (Clinica Tepeyac)  
Nancy Grandby (Globeville)  
Anne Hayes (Westfield)  
Kelly Leid (NDCC)  
Heather Lafferty (Habitat)  
Nola Miguel (Focus Points)  
Armando Payan (Globeville)  
Eric Shafran (NDCC)  
David Oletski (GCA)  
Juan Veloz (Elyria-Swansea)  
John Zapien (Globeville)  
Mickey Zeppelin (TAXI)  
Patricia Carmody (CO Watershed Assembly)  
Larry Burgess (E-S-G Business Association)  
Paul Andrews (NWSS)  
Mark Rodman (History Colorado)  
Nancy Walsh (DMNS)