



National Western Center Citizens Advisory Committee

Thursday, November 30, 2017 – Meeting Summary

1. Welcome and Introductions

Mara Garcia Berry and Terrance Carroll welcomed those in attendance. All members introduced themselves before commencing the meeting.

2. NWC Partner Updates

NWCO

Executive Director of the Mayor's Office of the National Western Center (NWCO), Gretchen Hollrah formally introduced Brad Dodson who recently joined NWCO as Deputy Director. She announced NWCO is continuing discussions on rail realignment and will be moving a process through the Surface Transportation Board (STB) to rebuild and consolidate the Denver Rock Island rail facilities. Additionally, a Request for Information (RFI) has been released seeking energy providers who will serve as campus partners to the new Authority. Similar outreach will occur for telecom, advertising, and concessions partnerships to generate market activity. Additionally, NWCO has also begun outreach on the 1909 Stadium Arena Study and has received feedback from a number of interested parties. The City is still working through outreach and procurement however, and that process will resume in January 2018. NWCO is partnering with Historic Denver and History Colorado on the structural assessment of 4701 Brighton, the old Elyria Town Hall. Hollrah informed the CAC that NWCO is open to the prospect of touring buildings or structures in the area so the community and CAC members may identify certain aspects to potentially preserve as a part of the future campus. Hollrah also announced several large procurements are underway including the horizontal design and rail design. On December 18th an RFQ will be released for horizontal integrated construction (HIC), after which NWCO will proceed with an RFP in the first several months of 2018. That contract will be \$275M worth of horizontal work under which one contractor coordinates the horizontal construction and work orders over a period of 5-7 years.

NWCO has begun extensive conversations with Denver City Council and Work Now, a group of resource providers for workforce policy and management. Work Now will create a common platform, a shared database and common application form and outreach which will be launched early 2018. The interview and selection process will include a point /value system for contractors' ability to deliver a workforce plan which will be considered in addition to price points and delivery packages in the selection process. Additionally, some of those workforce elements will be embedded into the contracts as a measure of accountability. Hollrah also noted conversations have been held around targeted training related to NWC contracts and targeted outreach and support services for individuals that have barriers to the workforce or need training to move from one job to another; a practice that has already been adopted by CDOT. Unlike CDOT however, the NWC project will

require both horizontal and vertical construction and will pave the way as a workforce-based resource for future projects, many of which will be a part of the GO Bond.

Questions and Comments

- Slavica Park asked Hollrah to provide additional clarification on the efforts around workforce development. Parks also requested information around the benefit to collaborating with Work Now.
 - Gretchen Hollrah explained NWCO is still developing workforce development terms and expectations. The intention is for contractors to extend opportunities to populations of greater need and to put a socioeconomic lens on their outreach and training processes. More details will be released to the CAC as Denver begins to examine and develop an understanding of realistic expectations that can be included in future contracts. Hollrah explained that Work Now can provide applicable needs across industries which will be important with the NWC particularly because it will employ individuals in many different capacities including campus construction, campus maintenance and operations, and the pipeline of scientific research and innovation-based jobs.
- AE asked what groups have expressed interest in the 1909 Stadium Arena.
 - Gretchen Hollrah noted that two CAC members had expressed an interest in advisory groups for the Stadium Arena. The study will be split into two parts, the first of which will be a structural assessment of the building, and the second part will be a market study that will examine how to create a viable, self-sustaining business model for the space.

WSSA

Paul Andrews announced the WSSA is in the process of preparing for the 112th National Western Stock Show. He noted that the NWSS is seeking to hire an additional 600 people for the 2018 Stock Show and encouraged all CAC members to participate and get involved. Employment opportunities are posted on the website (<http://www.nationalwestern.com/about/join-our-team/>). Andrews was also pleased to announce CSU President Tony Frank has been selected at the 2018 Citizen of the West.

Questions and Comments

- Lilliana Flores Amaro suggested that aspects of the Mexican tradition “cabalgata” should be integrated into the National Western Stock Show parade. Traditionally, cabalgata is an annual event in which horseback riders and horse drawn wagons parade through the streets on festival days. Flores Amaro noted that it would be a familiar tradition to many of the residents in the GES neighborhoods.
 - Paul Andrews expressed a willingness to explore the suggestion further.

DMNS

Nancy Walsh introduced her colleague, Treloar Bower, who has been working extensively with United Way on outreach with the United Neighborhoods project for elementary schools in the GES neighborhoods. She announced DMNS would be at Swansea elementary the following week to film outreach centered on STEM programs with kindergarten, 3rd and 5th grade classes.

3. NDCC Community Report

Tim Sandos announced the NDCC will host its final open house for the Carpio-Sanguinetti Park (formerly known as Heron Pond/Northside Park) Master Plan. The open house will take place on December 13th from 6 – 7:30 pm at Laradon Hall. He noted that public input has been included in the Master Plan process which comprised of an examination of numerous different renderings/scenarios for the future park. Sandos also distributed applications for those interested in applying to the board of the NWC as one of the Mayor’s six appointees and gave a brief update on NDCC projects that will begin in 2018 including the North Denver Stormwater Management Systems project, Washington Street and the 47th and York bike and pedestrian bridge.

He also announced the pending completion of the JBS Entrepreneurship/Small Business Expansion Study which will examine opportunities for small businesses in the community and shed light on ways to leverage upcoming projects to benefit small businesses and the neighborhood.

Sandos also provided an update on the Central 70 construction work. Outreach and mitigation efforts are currently underway for the 268 homes that will be impacted by the construction work. 72% of the community within the impact area has already been engaged and 50% of the impacted homes have already been investigated with the remainder of homes to be investigated through the end of the year and into early 2018. Thus far, investigations have found that one out of every three homes have a major defect severe enough to prompt eviction. However, due to the partnership with the City, those homes are being repaired and tenants have been spared from vacating their homes permanently.

Questions and Comments

- Dave Oletski suggested the NDCC add more lighting on streets, in parks and around rec centers.
 - Chris Pacheco with the NDCC noted that they work with Xcel on lighting and light placement. He asked Oletski and other community members to let the NDCC know where specifically they would like more lighting so the proper authorities can be notified and may work towards addressing that need.

4. CAC Business Items

Lilliana Flores Amaro explained the community members met with Mayor Hancock to propose a set of guidelines for selecting board members for the NWC Authority. Community members and Councilman Albus Books strongly suggested that the Mayor consider more than two community members to serve on the Authority board. AE added that the meeting focused on having a rich combination of qualities exhibited by the people selected to represent the community on the board. She was encouraged by the nature of the discussion and its role in setting the discussion moving forward as the Authority sets its priorities.

Liz Adams discussed CAC membership. She reminded members that she has begun taking careful note of attendance and will reach out to individuals who have not participated for an extended period of time to determine whether they are still committed and would like to remain. She also encouraged CAC members to invite others in the community if they have an interest in being a part of the group. If anybody in the community is interested, they must first attend a few meetings before submitting a letter of intent to join, after which the CAC will have the opportunity to decide to either expand the membership or remain with the existing lineup.

5. CSU Outreach Report

Jocelyn Hittle gave a brief announcement summarizing many of the ways CSU has engaged in the community. She informed the CAC that CSU is interested in identifying community needs in order to engage and help solve some of those issues. CSU is examining ways to participate and give back to the community in an effective way and will continue its commitment to extensive outreach through community based events and the local schools. Hittle also noted that CSU is working to distinguish between ways to get involved today and ways to get involved in the long-term. The University will continue to work with local organizations including Clinica Tepeyac, Focus Points, schools (Bruce Randolph, Garden Place and Swansea), Denver Public Library and GrowHaus. CSU will also continue to offer equine assisted therapy for Bruce Randolph students in addition to the opportunity for students to take care of the horses and is also seeking to engage younger students earlier, develop a relationship in the GES neighborhoods and provide a pathway to education for the underserved community. Hittle announced CSU has begun a program called “Little Shop of Physics” that is a student driven workshop whereby CSU students lead physics-based experiments with children in the community. Additionally, CSU has worked over the last two years with Extreme Community Makeover and has developed a program

called CM Cares in the CSU construction management program. Additionally, for those in the neighborhood with gardens, CSU has begun offering free soil testing. Residents are given a sampling kit to collect soil from their property which they then send to CSU who tests the soil and sends back information about the nutrient content and ways to improve it.

Questions and Comments

- John Zapien was very impressed with CSU student involvement in the community through several different programs and platforms. He noted that water issues will continue to be a pressing issue and urged CSU to continue to offer educational opportunities centered on water and water research.
- Councilwoman Debbie Ortega noted that the old Globeville Church will need extensive repair after the City conducted a structural analysis on the building and found a significant amount issues. She suggested it be repurposed, potentially through Extreme Community Makeover and added that the community library has expressed an interest in potentially relocating to that building as well.

6. Program Update

Gretchen Hollrah provided a brief update on the baseline scope, schedule and budget. She shared the snapshot timeline from 2012 to the present. 2015 was highlighted as one of the most important years with the adoption of the Campus Master Plan by city council, CSU received its COP financing, ballot measure 2C was passed by the voters in every precinct by a wide margin and the RTA was awarded to the NWC. Even at the time 2C passed on the 2015 ballot the public was aware of a \$200M gap in funding yet they trusted that the scope, schedule and budget could be aligned to make the NWC vision a reality. Hollrah informed the CAC that moving forward, any changes to the scope, schedule and budget will count as a variance to the baseline and will be reported publicly in front of City Council at least once a quarter. It was also explained that the baseline scope, schedule and budget will change as the project moves forward. Hollrah then explained the different parts of phases 1 and 2 of the NWC buildout timeline. She noted the horizontal portfolio includes land acquisition and horizontal infrastructure (i.e. utilities, roads and bridges). Hollrah noted that a greater level of program level contingency will be had where projects carry a higher level of risk. Most of the risk in the program will be associated with the horizontal work due to uncertainties around environmental mitigation and negotiations for land transactions. Once the program enters the vertical construction phase, program contingency can be scaled down. Hollrah announced NWCO was able to bring the 10-year timeline down to a 7-year timeframe which will help to reduce costs. She was pleased to announce that since 2015, the \$850M cost model with a \$200M gap has been reduced to a \$765M budget with no funding gap. Voters approved 2C based on the premise that the NWC would be built at budget and within 10 years and the project is on schedule to meet those expectations. Hollrah clarified that NWCO is working through phases 1 and 2 however phases 3-8 are still primarily conceptual and carry more uncertainties at this point.

7. Place Making

Julie Skeen introduced herself and informed the CAC she is a part of the place making team. Prior to the next CAC meeting, an English/Spanish survey will be released online and in hard copy to as many community members and industry stakeholders as possible in a wide-ranging distribution. The results will be used to inform the place making for the NWC campus. A draft of the survey was distributed to CAC members to make edits and suggestions.

Jay Renkens with MIG provided additional information on the current place making efforts. He informed the CAC that the Water Resource Center (WRC) was originally planned to be 15,000 ft² however due to the partnership with Denver Water it will be approximately 150,000 ft². MIG has also explored potential locations for the WRC and how its ultimate location will affect rail alignment through the campus. The future Betty Cram

Drive will likely run through the site as an east-west connection and National Western Drive will serve as a vehicular connection with the ability to convert it into a festival street for smaller events (e.g. farmers markets), or closed off and used as a pedestrian promenade during large events (e.g. Stock Show).

Questions and Comments

- Councilwoman Debbie Ortega asked whether the survey would be distributed beyond the GES neighborhoods.
 - Julie Skeen clarified that the survey will be distributed across schools and neighborhoods in the Denver metro in addition to a list of regional, national and international industry/association stakeholders.
- Drew Dutcher asked whether the Coliseum will be preserved or potentially demolished.
 - Maria Garcia Berry explained the Coliseum will remain at the NWC in perpetuity and will only be demolished if a new arena is built.
- Mickey Zeppelin highlighted the critical importance of wayfinding and ensuring that it is simple to navigate when it is fully built.

8. Community Reports and Public Comment

CAC members were reminded the December meeting was moved to the 14th due to the holidays. The meeting will include important informational items on site planning.

9. Attendance

AE (Globeville)
Liliana Flores Amaro (Swansea)
Kayla Birdhouse (GrowHaus)
Treloar Bower (DMNS)
Larry Burgess (ESG Business Association)
Bettie Cram (Swansea)
Patricia Carmody (Colorado Watershed)
Drew Dutcher (Elyria-Swansea)
Jim Garcia (Clinica Tepeyac)
Anne Hayes (Westfield)
John Olson (Historic Denver)
Michael Long
Dave Oletski (Globeville)
Slavica Park
Nancy Walsh (DMNS)
John Zapien (Globeville)
Mickey Zeppelin (TAXI)

Also in Attendance
Maria Garcia Berry (Co Facilitator)
Terrance Carroll (Co-Facilitator)
Liz Adams (Staff)
Gretchen Hollrah (NWCO)
Jocelyn Hittle (CSU)
Nancy Walsh (DMNS)
Councilwoman Debbie Ortega
Brad Dodson (NWCO)