



National Western Center - Citizens Advisory Committee

Thursday, December 14, 2017 from 5:30 pm – 7:30 PM
Club Room – 4655 Humboldt St.

1. Welcome & Introductions

Maria Garcia Berry welcomed those in attendance before beginning the meeting.

2. NDCC Community Report

3. NWC Partner Updates

4. CAC Business Items

5. Place Making Survey Distribution and Review

Julie Skeen, representing CIG distributed copies of the survey and provided a brief overview with the drafting process background information. The Survey will be open till mid-January.

Questions and Comments

- Maria Garcia Berry highlighted the importance of putting out a survey that recognizes and is sensitive to the rapidly changing neighborhoods in Denver.
- AE suggested that CIG work with the neighborhoods and emphasize the NWC as being nested within the neighborhood and that the boundaries of the place making process are within the footprint of the campus. She was concerned that the relationship of the NWC as being within the neighborhood was not reflected in the survey.
 - Julie Skeen agreed to make adjustments based on the suggestions made by CAC members. The survey has gone through several iterations and redrafts, and CIG will continue to fine-tune.
- One CAC member asked for an English/Spanish one-pager with a simplified map laying out basic information about the future of the NWC to distribute to individuals in the community.

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6. Historic Structures Strategy

Eric Anderson provided an overview of the process for selecting historical structures that will remain on the campus. Historians from Meade & Hunt conducted a class 2 historic survey for every resource on the campus including both historic and non-historic structures, and in their investigation process they used a federally accepted inventory form to compile a report of over 400 pages. The historical evaluation was conducted with respect to the buildings primarily, however, Anderson noted that other nonstructural historical components are being considered separately. A catalog will be created to document unique, historical parts of the existing campus which may be preserved in the final campus buildout. Anderson anticipated that by the February CAC meeting NWCO will have a plan for all the buildings that will be included on the campus. NWCO will create a summary of all historical buildings and then hold internal discussions to determine which buildings may be eligible for historic landmark designation. Afterwards, a map of all eligible buildings will be brought to the CAC where members may provide additional feedback. Key historical authorities including Historic Denver, the Landmark Preservation Commission, CSU, WSSA and NWCO will be engaged in a series of workshops to examine all the different buildings, how they may be integrated into the campus and what uses they may serve. In addition to the campus, historical structures along Brighton Boulevard will also be reviewed. Following the review process, a draft document will be distributed to the CAC for a 2-3 week review and comment period. Afterwards, a new planning process will examine future uses for the buildings and identify potential funding sources for the restoration, renovation and mitigation.

Questions and Comments

- One CAC member asked whether photos are being compiled in addition to mapping historical buildings on campus.
 - Eric Anderson responded that photos are being taken and that NWCO is using a multitude of resources in the mapping process that will help to determine the historical significance of existing structures.
- Dave Oletski asked whether the tunnel branching off the Coliseum would be considered in the historical evaluation process.
 - Eric Anderson explained the tunnel would be included in the historical evaluation however due to safety concerns, the Fire Department has prohibited its use.
- Vernon Hill noted that the buildings that are ultimately preserved must comply with the planned layout of the site; if they don't they cannot be saved.
 - Eric Anderson confirmed that the historical buildings that do remain must fit with the layout of the site and the NWC buildout plan.
- Maria Garcia Berry clarified that even buildings which are not designated as historical must still move through the standard demolition process with the City. Policy requires a 21-day public notice process with the caveat that if the LPC does not find the building historically eligible, notice does not need to be posted prior to demolition.
- AE recalled Gretchen Hollrah's baseline presentation from the prior CAC meeting in which she disclosed that the NWC estimated costs had been reduced by several millions and the timeline was reduced from 10 down to 7 years. She asked why preservation and renovation of existing historical buildings on the campus was an issue given the recently disclosed financial savings.
 - It was explained that the campus baseline is a highly specific, line-item document. If any new buildings are included then existing funds must be reallocated or additional funding will need to be identified for those projects.

7. Site Plan Review

Jay Renkens provided an update on the conceptual NWC site plan. The consolidated rail may potentially be moved from the center of the site and relocated such that it runs along National Western Drive. Other alternatives aligned the rail along the western edge of the campus or along the BNSF line. All configurations are being made with consideration for the way people will move through the campus, community access and connectivity to the surrounding neighborhoods. Rail realignment will affect the baseline budget and alter the layout of campus structures. As such, the alignment process is being conducted with sensitivity to the future layout of the campus. Renkens anticipated the rail relocation planning process may take up to six weeks.

Due to the annual National Western Stock Show, site planning and construction are being planned to ensure the campus will continue to be operational throughout the buildout process. Maintaining Denver's reputation as host city of the National Western Stock Show will be contingent on the ability to execute a successful stock show each year, even as the old center is torn down and new facilities are built.

Jay Renkens briefly discussed the river front, which has been identified as one of the key assets of the site. NWCO recognizes that one of the greatest assets of the site is the Platte. As such, the planning process is being conducted with an emphasis on the natural habitat, water quality and accessibility. The ability to interact with the river and use it as an educational tool has been included as a core goal and stakeholders including CSU and Denver Water are devoted to enhancing the site particularly around the river.

Questions and Comments

- Armando Payan asked how often the livestock center will be used for public events.
 - Jay Renkens explained the programming for the livestock center is still being planned. Programming will depend on market realities and the ability to use the space sustainably. A Strategic Advisory Group (SAG) study found that the center could be utilized 40-50 weeks out of the year, however it was still too early to provide an accurate estimate. The goal is to have the buildings be used as many days out of the year as possible.
- Dave Oletski asked whether there would be time to have a CAC tour of the campus.
 - Maria Garcia Berry suggested there may be an opportunity to organize a CAC tour after the Stock Show has ended.
- Dave Oletski asked whether the Gaylord Hotel would potentially compete with the NWC for hosting large events.
 - Carrie Atiyeh explained that although the Gaylord Hotel will have 1,500 rooms and a very large amount of meeting space, it will attract a very different market than the NWC. She added that it could potentially compete with the Colorado Convention Center.
- AE expressed the desire to have housing on the NWC site. She asked whether a residential use could be integrated into the plan.
 - Maria Garcia Berry explained that due to the costs and liabilities of environmental mitigation and the fact that the site is part of a superfund, there will be no long-term housing per the current plan. There may be short-term housing for professors/students.
- Drew Dutcher asked whether the NWC has the zoning capabilities to allow for housing.
 - Maria Garcia Berry explained that the NWC site does have the zoning capabilities to accommodate housing. She noted that the NWC framework agreement is effective for 100 years and it would have been irresponsible to preclude the ability to have housing when there may be that need at some point in the future.

8. Community Reports and Public Comment

Liz Adams announced the January CAC meeting may be held at a new location due to the Stock Show being held at the NWC. Members will be informed of any location change in advance of the January CAC meeting.

Vernon Hill expressed concerns regarding the increasingly malodorous Delgany Interceptor. He announced that he had contacted Metro Wastewater to address the issue and he requested that they be scheduled to present at an upcoming CAC meeting.

9. Attendance

CAC Members

AE (Globeville)
Carrie Atiyeh (VISIT Denver)
Kayla Birdsong (Growhaus)
Patricia Carmody (Colorado Watershed)
Bettie Cram (Swansea)
Drew Dutcher (Elyria-Swansea)
Anne Hayes (Westfield)
Vernon Hill (JJJ Properties)
John Olson (Historic Denver)
Dave Oletski (Globeville)
Slavica Park (Focus Points)
Armando Payan (Globeville)
Jeremy Rowland (Family Environmental)
Juan Veloz (Elyria-Swansea)
John Zapien (Globeville)

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