



National Western Center - Citizens Advisory Committee

Thursday, March 22, 2018 from 5:30 pm – 8:00 PM
Centennial Room – 4655 Humboldt St.

Welcome & Introductions

Maria Garcia Berry welcomed all CAC members and meeting goers before beginning the meeting.

Partner and NDCC Updates

NWSS

Paul Andrews of the National Western Stock Show reported that they are preparing for Rodeo All-Star Weekend and the Denver County Fair. NWSS is currently reviewing horizontal contraction companies, and working with Jacobs on the yards, livestock center, and equestrian center.

CSU

Jocelyn Hittle of CSU informed the group that their statewide listening tour provided CSU with feedback from rural communities. Highlighted in the feedback was an emphasis on education, the possibility of training teachers at the NWC, and more agricultural education for rural communities.

Questions and Comments

AE asked Jocelyn to remind the members what the partnership with Denver Water entails.

Jocelyn answered that Denver Water will be locating their water quality compliance lab within the water resource center. Also, Denver water will be collaborating with CSU on educational offerings and research throughout the NWC. Denver Water will also be the water utility for the site.

DMNS

Julia Spalding reported that all updates were shared on the update document passed around to members of the CAC.



HISTORY  Colorado



NWC Authority Board

Liliana shared that the Authority is starting research on the community benefits agreement. A community meeting will be held in the next few weeks in order to collect information on what the community may want in a benefits agreement.

John reported on the search process for an executive director. The search is national wide currently, and John encouraged the audience to submit names of anyone they may see fit for the role. The Authority believes that someone needs to be hired soon so that the community's benefits will be fully included in plans for the NWC.

Brad Dodson informed the group that the Authority hired Turnkey to find a fitting candidate for the executive director position. Turnkey is currently researching the needs for this position. The final decision will be made by the board.

Questions and Comments

- AE asked if the executive director position was also an open post. Will there be a public discussion around the final candidates?
 - Lilliana answered that Turnkey is running the process and will be posting the position on public sites. The Authority Board will make it clear to Turnkey that community input will be very important in the final selection of an executive director.

- AE suggested a draft job description be available to the CAC and community surrounding it.
 - John commented that salary must be posted in order to draw viable candidates. Any stir up in the community due to the salary being posted will have to be dealt with by the Authority Board.

CAC SPECIFIC ITEM

Gretchen Hollrah of the office of the NWC addressed the email sent by Micky Zeppelin, asking for some clarification on multiple issues concerning the NWC. A written response was handed out to all audience members. This response addressed format and timeline, response to the user survey as placemaking input, 2014-15 documents (including a recreation center or DPS School), the refined master plan, and tasks such as the campus cultural plan.

Questions and Comments

- Micky Zeppelin passed out the community input collected in 2014. He believes the process behind this survey was more community-oriented approach to the site's master plan. Although there will be many facilities on the campus, Micky believes that these separate aspects of the campus should be more integrated to create a community friendly space within the city.

- Gretchen responded to this comment by informing the group that the campus cultural plan will address campus wide cohesion and placemaking. If there are tasks not being addressed as a campus wide issue, Gretchen would like to know.
- AE believes that the small sample size used in the survey cannot accurately represent the wants and needs of the community. More outreach should be conducted in order to fully understand the needs of the surrounding neighbors.
 - John commented that community outreach will have to be an ongoing effort.
 - Gretchen responded that there is still a huge amount of potential to tailor the campus to the community in phases 1 and 2, and in future projects such as “The Triangle.”
- AE spoke on developing a constituency at the NWC.
- John informed the group that he discussed relationship building and constituency with Len Perna from Turnkey.
- AE asked Paul Andrews about the number of multi-decade employees work at the NWSS. She suggested throwing an event for the long-time employees in order to get them involved in the NWC process and celebrate their loyalty.

NDCC

Tim Sandos informed the group that the NDCC updates are highlighted in the packet handed out to the CAC. At the end of 2017, the NDCC had 27 projects in process, at the time of this meeting there were 47 projects in process, and in 60 days they should expand another 26 projects. By March 2018, over 100 projects will be in process overseen and coordinated by the NDCC. The Globeville Storm-Water Systems Study (GSWSS) will identify solutions to flooding, water quality, etc. Many of the same processes will be used in this study that were used in a similar study in Mont Clair.

Tim then asked the audience to help plan a special meeting with the CAC to focus on the GSWSS process, and the strategy that came from its results.

Questions and Comments

- AE was concerned that a focus on the GSWSS would overshadow other projects handled by the NDCC that may be of more importance to the CAC. She believes that a thorough briefing could be given to the community as a whole, not just the CAC.
 - Tim responded that the CAC specifically requested a special meeting to address the GSWSS in a previous CAC meeting. Open houses will be held at a later date to inform the general public on storm water results and plans.
- An audience member expressed that the redevelopment of the NWC will substantially affect the river. The development will not change the West side of the river. Because of this, it seems ineffective to just study the Globeville drainage system, and not the other surrounding neighborhoods as well.

- Nancy congratulated Tim on being responsive to what the CAC has asked of him and the NDCC.
 - Information will be sent on meeting dates, and time will be allocated to discuss drainage at a regular meeting.

NWC Campus

Placemaking Update

Eric Anderson ran through a list of task orders that the campus placemaking team has compiled:

- Program refinement: Making sure they have the correct footprint on the ground
- Public Space Program: Information from the master plan, specialists, public meetings and more will go into the program for public space. The spaces must be as flexible as possible, and the CAC will help determine what is most important to include in public spaces.
- Campus-wide market analysis
- Campus cultural plan: Bringing campus cultural and historical together in the campus design and programming
- Infrastructure: Including rail alignment, earth dispersal, utilities, street right of ways, stock yards, etc.

Task Order 3, which addresses the public realm and master plan-level details. This test will measure user experience, including public and private right of ways, public spaces, event layouts, internal transportation, and more.

All the task orders will require more work from the CAC and may take additional meetings to provide input.

Julie then talked about the campus cultural plan. She stressed that the committee is seen as a valued resource for the plan, and that they would love their feedback. April 12th will be the next placemaking community meeting 5:30 at the Swansea Rec Center. It will focus on the cultural plan and will provide data that they have gotten so far on their research, and they will want to hear feedback from those who come to the meeting so that they can create a plan that will take the historic items they have and blend it into the new re-developed side of the sight.

Eric Anderson asked if there was anything that the place making team should be looking at that is not up on the current slide

Comments/Questions

- How are you going to make the I-70 project fit into this?
 - Anderson: We are working with the City of Denver and Public Works to make sure that events can still be accessed on this site, and we will have plenty more meeting to work all of these types of problems out.
- Drew asked if they were going to be doing an arts master plan

- Yes, that is part of the cultural plan, John Green on our team is helping put the art aspect of the plan together. What we put on the cultural plan is what artists look at put on the site so it's important.
- Mickey Zeppelin asked if there is an integration of community in this plan.
 - In everything we do we have to tie it into the community because public involvement and integration is so important
- AE wanted to make sure there wasn't an accidental overlay with art and the surrounding neighborhoods that is trying to identify it as an art district instead of a historical neighborhood, which is a concern in the local neighborhoods right now.
- Liliana thanked Julie for reaching out the high schoolers, but urged her to not forget to reach out to the younger citizens, such as elementary kids. She referenced what happened in Boulder when younger kids are involved in city planning.
 - That is a great point

Historic Structures

Eric Anderson first talked about the broader campus historic, and the overall strategy they have. Eric talked about the eligible historic resources on the site, where they had a meeting with: Historic Denver, History Colorado, Landmark Preservation Commission, CSU, and others including their full consultant team. They had this meeting to talk about every resource on the campus. No decisions were made. They came up with four ways to deal with the resources:

1. Keep them in place and find a use for those facilities
2. Document or salvage buildings that will be getting taken down and possible find ways to move them
3. How to move the yards and their material so they can be re-used. Their might be a boneyard of things on the site that will be a historical type of museum.
4. Buildings that will be demolished, which will be recorded through pictures or writing.

He then talked about how that will be brought to the CAC in April so they can talk about the options.

Moving onto the cataloging aspect of the site, Eric spoke on how they will use the app where you can take a picture of the site and use the app to determine what type of component it is on the site. It will help them create an encyclopedia of the site that they can document the historical aspect of the sight with. He added that the cultural plan is already drafted and that they will talk about it next meeting. Moving to the land application for the Armour Admin Building, Eric said it is drafted and ready to go the Landmark Preservation Commission. They are also doing structural inspections on the Sheep Bridge and the Armour Water Tower. They will have to move, and they are looking into how to move both of these.

- Can you comment on how the resources from the Transportation Museum can be used?
 - We are in the process of meeting with Christoph and his team to see what we can salvage from the sight and use for our new campus.

- Are you for sure moving the Sheep Bridge?
 - I'm not sure the problem with the Sheep Bridge is that it's in the floodway, so we are talking to Urban Waterways about that structure

- When will the structural inspection take place for the Sheep crossing?
 - We are writing the scopes now, and we have to determine if we will get grants from History Colorado for that. Probably this will happen at the end of the year.

4701 Brighton

Gretchen Hollrah spoke about the 4701 Brighton building and what they need to do with this important structure. Our original thought was we could relocate it, but the cost of that would be around \$2-3 million. The building will be complicated to move, and that price is too high for the building but they do not want to lose the building completely. She talked about the letters of support that are posted online. They are proposing a de-construction of the building, which would remove the damaged and non-historic parts of the interior, include taking measurements of the building so that it could be reconstructed to the exact measurement, and removing the exterior windows and frames of the building, storing pallets from the house. The intention is to replace the building that could be used by the authority. Denver Landmarks would be able to landmark the building if they replace it correctly. This was not the original plan, but they are trying to make this work in any way that they can.

Comments/Questions

- Do you have any plans on where to move the building? What's the vision for this
 - Gretchen: That's why we are doing the campus structure first to see that. Brighton boulevard construction prohibited moving this building because of the overlap of about 40ft, and we want this open in time for the stock show. The future vision is that corner would be for this building, period

- Mickey Zeppelin: So it will be skootched back? This will help preserve the neighborhood which is good for the community.
 - Gretchen added that they walked through all of the structures on the site to make sure that they aren't doing anything they shouldn't be and are keeping historical properties.

Future Phases

Gretchen talked about the future campus phases. It was included in the framework agreement which was a commitment by the partners to figure out how they complete the campus. They need to get the stock show to a sustainable operating model which is something she thought they needed to do soon. She talked about the overall agreement, generally, and then got into the triangle and who is already committed to campus, with that being Denver Water, CSU, and the National Western Stock Show. She said that the remaining 42 acres that are left have not been talked about yet. She brought up how there is a lot of discussion left to figure out what they can

do to finish the rest of the campus, and how they need to wait to see what the market study shows to make those decisions. Affordable housing will be a big topic of discussion because it's in high need in this area of North Denver. She urged more work on phases one and two before they started discussion on this piece, but did mention that they would talk more about it in the meeting next month.

- AE: Can you comment on where the National Renewal Energy Laboratory comes in with this, and secondly are authority board members trying to broach the possibility of a solar generating relationship with these neighborhoods? I feel like we need to talk about this now so we don't run into these issues down the road. There is lots of opportunity with this.
 - We have been working with the NREL this whole time on this so they are in the loop and aware.
- What timeline do you have?
 - We know the deadlines for horizontal construction, and we are getting those timelines soon. The time to take advantage of all of this is now.
- How is the energy thing related to the triangle?
 - Energy would come before the triangle because we want to know the solution for energy so that we can look at solutions for the triangle. The energy conversation should be done in 2018.
- Maria added that this is a priority from the stock show's perspective, but that they can't decommission the coliseum before the new stadium is built. They have to go from one facility to another.
- Lilliana asked for clarification on all the moving parts of the building and what is the authority and others are doing to address the needs of the community currently, because we have taken two grocery options out of that neighborhood.
 - We need to work on the campus cultural plan, but there will be buildings on this campus that will not be activated and we will have to look at that and work to look for a funding partner for this. We are looking into how we can activate the campus as soon as possible
- AE added about the building across from Starbucks, and how that was possibly going to be a grocery store. It is for lease right now, and I think we should look at that because we need to act with everyone to find a solution.
 - We have to look into that I am not sure.

Attendance

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)
Gretchen Hollrah (NWC)

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