



# National Western Center - Citizens Advisory Committee

Thursday, April 26, 2018 from 5:30 pm – 8:00 PM  
Centennial Room – 4655 Humboldt St.

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## Welcome & Introductions

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

## Partner Updates

### History Colorado

Mark from History Colorado told the group that a group of students would be brought to the NWC site on Monday, May 30th to learn about the history of the site and give input on their vision for the area.

### NWC Authority Board

Lilliana Flores presented the criteria presented in the job description for the executive director position. All changes were made based on the feedback the CAC gave on wording of the job description. However, the Authority Board recognizes that the job description can only go so far, and the ideal candidate will be found in later phases of the search process such as extensive interviews.

### Questions and Comments

- John Zapien commented that the board needs to move this process forward to bring all of the search pieces together and court a viable candidate.

## NWC Campus

Gretchen Hollrah of the office of the NWC presented on high-level updates concerning placemaking and current activities. Presentations on scope schedule and budget are posted on Channel 8's website. The workforce contract for the horizontal integrated contract will be reviewed by city council in the coming weeks. The workforce plan is focused on employing those from vulnerable communities.



HISTORY  Colorado



In May NWCO will host Facebook live events to inform the public about current activities. 300 business attended their industry forum on hosted on April 12th, over 50% of which were small businesses. Preparations for horizontal and rail design are in full swing, including contract negotiations and talks with city council. The horizontal integrated contract (HIC) is \$275 million over 5-7 years, and touches every part of the campus. Hensel Phelps was chosen to handle the HIC. Construction on Brighton Blvd. from 47th St. to Race court is underway. Storm and drainage work has started North of the Post Office. The kickoff for 1909 Stadium Arena included members of the food industry, with an emphasis on local benefit. Communication efforts concerning the River have been bolstered. The U.S. Army Corps of Engineers, the NDCC, and Public Works will be working on this area, partnering with Metro Wastewater. There will be a focus on connecting the river to the rest of the campus.

### **Campus-wide Energy**

Brad Dodson presented on campus energy. The NWC master plan calls for a regenerative campus, that will create positive outcomes for the environment, economy, and community. After a number of energy studies, it appears as though it is feasible to create a net-zero campus. Xcel Energy has been a vital partner over the past couple years, and has made it clear that they are interested in partnering with the campus in the future.

Barb Frommel presented on specific energy opportunities for the future of the NWC campus. Rooftop solar will likely be a component of this campus, seeing as the campus includes many large buildings with flat roofs. This resource could potentially provide close to all of the energy needs for the campus. Another option would be harvesting thermal energy from the Delgany Interceptor piping, using sewer heat recovery. In order to take advantage of this opportunity, a district energy system would need to be constructed, which would connect a piping system to each building on campus. This system would be four times more efficient than internal heaters and chillers, and would make the campus centrally powered by electricity, as opposed to natural gas. Another aspect of upcoming energy plans is centered around creating benefit for the surrounding communities through renewable and sustainable energy.

Concerning the procurement process, the NWCO believes that the design of the campus energy system can be aligned with the overall horizontal design by December of this year. A request for qualifications should be sent out next week in order to start working with energy management and development firms.

There is no significant update on phases 3-8 and the triangle. They will be using a request for qualifications followed by a request for proposals. They will not be accepting unsolicited proposals, rather they will use an expedited procurement beginning in the fall.

### Questions and Comments

- Maria Garcia Barry asked when the group may be able to discuss affordable housing.
- Affordable housing will be talked about in June.
- Micky commented that it would be really helpful to have timelines of current and future activities on the campus.

- How would the Delgany Interceptor closed energy system effect the odor concerns throughout the community?
- Barb answered that the plan would include a bio-filtration system, likely located on the Southern part of the campus.
- Mickey asked if wind energy was considered for the campus.
- Barb answered that wind was not a cost-effective way to bring energy to the campus, based on previous energy studies. However, the NWC is not closed to it. Hydro electric will not be considered.
- AE asked under what circumstances the campus may end up with conventional energy systems, what commitment has been made to a net-zero campus?
- Is there an exemption from the green roofs ordinance? How will we have enough room for all the rooftop solar panels? What are the long term costs of maintaining heat pumps?
- Team members, council members, and those who initiated the ballot measure will meet to see how they can accomplish the same goals through solar. However, if no agreement is reached, the NWC must follow the law concerning green roofs. The cost of ownership for Delgany heat pumps will be factored in comparison to traditional energy.

## **Historic Update**

Shawn Snow, the new Manager of Historic Resources presented the deconstruction process for 4701 Brighton Blvd. An inventory has been taken of everything inside the building, so that the reconstruction process will be accurate. A laser scan of the building is on record as well. The deconstruction of the building has be budgeted at \$300,000.

The historic research study will be brought to the CAC in May. 35 resources have been identified as historic landmarks. These resources will be documented and will either remain on the campus, be considered for relocation, be salvaged and demolished, or be interpreted and demolished. Possible locations for building relocation will be studied next.

Sean touched on the pens area. Many of the pens include historical resources, such as gates. An inventory will be created to identify and preserve these resources for future use auction, and more. An archeologist brought on to determine whether there are significant bones or other historical resources buried on the site.

## Questions and Comments

- How will these historic resources be secured?
- A warehouse building on campus will host the historic resources. Each piece will be labeled to include ownership and future use.
- John Zapien asked if the brigade would be demolished.
- The placemaking team is working through whether to keep the bridge on campus, including an engineering review.

## **Placemaking**

Jay Renkens reported that the meeting held at the Swansea Recreation Center to gather community input on story telling of the site drew 45 community members. The meeting included presentation, group discussion and feedback. In this meeting, the group discussed three layers of the cultural plan. The first is the common thread, which ties the campus culture together with central aspects and themes. The next is stories, both past, present and future. Examples of this will be included in the cultural plan. The last category is storytelling, which focuses on methods of conveying the site's history and purpose. The placemaking team also collected stories from the community members during the meeting on April 12th. Throughout the meeting, it became apparent that the riverfront is the most popular site for storytelling.

The placemaking team is in the process of drafting the cultural plan. This process includes integrating the work accumulated from the CAC and master plan. They hope to have this draft completed by the next CAC meeting in May. The public space programming identifies and organizes public spaces, focusing on the physical spaces on campus, as well as activities held in those spaces. This document will catalogue and prioritize programming in these spaces. The public realm program will work with the design on the campus to inform how the public spaces can be best designed and utilized to maximize the programming potential. The events programming for public space will be decided into the following categories: cultural food and animal, educational, sports and athletic, cultural entertainment, and other.

Julie informed the group that 12 teenagers will be working the NWC campus Monday, April 30th. Their feedback on multiple aspects of the campus will be provided in future meetings.

### Questions and Comments

- Gretchen thanked the placemaking team for their dedication to this project. As public realm and additional layers are added to the site, the placemaking overlay must remain. The connectivity points to the surrounding communities should be prominent and apparent for years to come.
- AE would like for there to be a direct link between the campus and educational communities in the surrounding communities. This could be accomplished through educational grants to educational organizations.
- Micky emphasized the importance of affordable housing, and connectivity. He believes that the community must know how to access the campus, and the resources provided by it. So far these measures have not been specifically outlined in previous meetings or presentations.
- John thanked the placemaking team for the work they had done. He believes that the bridge should reflect the history of the site and the work that went into cultivating the campus.
- Multiple members echoed this sentiment as it applies to the entire connectivity of the campus.

## **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)

Gretchen Hollrah (NWC)

Maria Garcia Berry (Co-Chair)

Terrance Carroll (Co-Chair)