



National Western Center - Citizens Advisory Committee

Thursday, June 28, 2018 from 5:30 pm – 8:00 PM
Centennial Room – 4655 Humboldt St.

Welcome & Introductions

Maria Garcia Berry welcomed members of the committee and asked everyone on the committee and in the audience to introduce themselves.

WSSA Legacy Building Presentation – Paul Andrews, NWSS and John McIntyre, Tryba Architects

Kye Holtan-Brown, the project manager for NWC, started the meeting and presentation for the WSSA Legacy Building. Kye began by talking about how the Legacy Building has been a work in progress, and how they have worked create a Legacy Building that will serve as the WSSA's headquarters on the NWC Campus.

John McIntyre from Tryba Architects then talked about the vision of the Legacy Building, and where it would be on the NWC campus. He showed the committee how they are proposing the building to be right next to the livestock arena. Mr. McIntyre said that the Legacy Building is meant to give a presence to the campus, and to the livestock arena as well. He believed that the building will act as a gateway into the campus, and the public centers which he thought was important for the campus as a whole. John explained that the Legacy Building will be a four-story building that faces the mountains. John said that the art gallery will be on the first level with office space on the second floor. The third floor will be the exhibition floor, and the fourth floor will be the club level. He explained that the building will have an entrance on the Bettie Cram side of the building, as well as the plaza-side that is a part of the campus. The building will also have a Western terrace on the club level extending out west towards the mountains, and another terrace on the exhibition floor. John said that they wanted the building to have a western character, and that the heavy metal and the timber exterior of the building captures that. He said that the building would have a theater on the first level, and that this would wrap up the building in a nice comprehensive way. Parking for the Legacy Building is planned to be behind the building. John explained how Tryba incorporated an oval window on the fourth floor club level to provide a corporate-like feel, as it will overlook the arena and whatever event is going on in there.



HISTORY  Colorado



John then went back to the first floor plan and explained to the committee how that floor will be laid out. Tryba wanted to create a first floor that has a welcoming lobby space in hopes that it will give off a warm feel to its visitors. The stairs will lead up to every floor, as well as elevators. He then reiterated the details of every floor. On the Western terrace, John thought that the view of the Rockies provided the western feel for the campus, and that they were looking to potentially put fire pits on the terrace.

Questions and Comments

- AE asked that if there was any way they could leverage not allowing skyscrapers in Downtown Denver to obstruct the view of the Rockies.
 - John thought that the views are relatively protected, but that he probably wasn't the best person to ask about that.
 - Councilman Brooks explained the ordinances around the building restrictions in Denver that would be able to protect the view.
- AE then asked about the use of bricks from Hay barn #3, and how it would be something to talk about to possibly incorporate those bricks in the Legacy Building.
- Mickey Zeppelin asked if the Legacy Building would act as a blueprint for the rest of the buildings on the campus.
 - Eric Anderson explained that this building will sit in one of the multiple character areas, and how the place making team will look at how they can fit that into what they are doing.
- Mickey thought that the architecture was disappointing in creating world-class building for the campus.
 - John said that they are at the early stages, and that they are looking to evolve alongside of the campus. He also said that they have to raise \$100 million to fund this building, and that they are currently at \$22 million so they have a long way to go.
- Armando asked about why there wasn't a multi model accessibility option to the building, as he thought they were trying to get an advanced world class feel.

Partner Updates

CSU

CSU updated the committee that the Little Shop of Physics is coming to Bruce Randolph on October 18th, and Bruce Randolph is being worked with for a Pipeline to College Initiative.

Questions and Comments

- A man asked about the Little Shop of Physics and what it was.
 - It was explained that it's a hands-on STEM education for kids in the GES neighborhoods.

History Colorado- Mark Rodman

Mark Rodman talked about the Stand Program, a social justice program which will involve middle and high school students from the GES neighborhoods.

NWC Authority Board Report – John Zapien and Liliana Flores Amaro, NWC Authority Board Members

John Zapien updated the committee on the authority board's work, saying that they are down to four finalists for the CEO for the authority. They are also looking for an attorney to make sure they are doing things in the right way. He felt that until they got a CEO, they couldn't fully implement their authority and begin to influence future plans for the authority. John added that the main things they are looking at right now are questions arising from the bridges across the river, and how he felt strongly that they should have a public meeting in the Globeville neighborhood before they make any decisions on the bridges that need to be built so that everyone can be fully informed.

Liliana Flores added that they are also looking to add an executive assistant to the authority staff to help smooth out the process. The date for the Community Benefits Program initial meeting will be on July 17th, from 8-9:30am. Liliana added that she is on this committee and they are currently in the education phase. While they do have a lot to learn, she was optimistic that the committee would work out well.

Monique Lovato, a member of the Authority Board and the Community Benefits Program Committee, then talked about the agreement and how it would be unique because it was an entire master plan. She said that it would take a long time to finalize, and that everyone needed to be patient with the committee. Monique emphasized the difference between a community agreement program and a community investment fund, saying that an investment fund needs funds and that they did not have any at the moment. Ms. Lovato said that they are planning on not just educating the board and themselves, but also the community.

Question and Comments

- John Zapien reiterated the difference between the benefits program and the investment fund, and how that was an important thing to note.
- Armando asked how they saw Joe Garcia as a role in this committee.
 - Monique said that as committee chair, she informs him on what is going on, and that he is trying to get more involved.
- AE added that Joe made an incredible observation about if the project approached the community college to get involved in the campus projects that lead to jobs. She thought that this was very important.
 - Lilianna said that they are working on feedback loops for that, and that they are important to figure out.

NWC Campus– Gretchen Hollrah, Executive Director, NWCO

Director Report

Gretchen talked about the outreach for the NWC and how they had great feedback on the historical plan. Following up on the bridges, she said they are looking at the technical side and what their structure will look like. They want the bridges to be iconic and also interactive with the community. The outreach was illustrated on a board in the back of the room, and Gretchen asked that everyone look at that on their way out of the meeting.

Gretchen added that they did issue the RFQ for campus energy and have shortlisted four firms (Ameresco, Engie, NRG, AECOM).

They are expecting to have an RFQ out by tomorrow, June 29th for the stockyards and stockyards event center.

Gretchen and Maria have been working together to save time on the agendas for August, September, and October as they work on gathering materials and information about the Triangle and Performance Based Infrastructure (also known as P3).

Marcy then talked about the procurements for maintenance and operations renovation as well as a recommended award for SNH Inc. She said that once the procurements go through City Council, they will be able to start the design for the maintenance building. Marcy added that the RFQ for the stock yards will also be going out tomorrow, June 29th.

Moving onto construction updates, Marcy said that they were informed from their demolition partner Saunders Construction that they will be starting on the demolition. Along with the Brighton Construction project, they are adding additional flagger and signage as well as opening up additional roads to alleviate traffic in the neighborhoods. This won't take place until after the Denver County Fair.

Questions and Comments

- Drew Dutcher thanked Marcy for her email about traffic last week, but expressed his concern about the trucks blowing through stop signs on 47th Avenue, and how dangerous it was. He asked to put big signs on 47th avenue so that they can stop this. Drew was very upset about the incident over the weekend.
 - Marcy said that she would look into this.
- Tim Sandos added to that saying that they are looking into police cooperation for this issue and are looking for alternative resolutions.
- Maria added that City Council had a meeting on the triangle that morning, and that she would send the document that was presented to Council to the committee.

Phases 1 and 2

Gretchen moved on to Phases 1 and 2 of the NWC build. She handed out the dashboard to the committee to provide information on their progress. She reminded them that they have 32 of 38 planned properties under city control for construction, and also have all of the Western Stock Show Association land transferred to the city as well. Gretchen said they are working on discussions for parcels belonging to the Rock Island Railroad, and that those discussions are going well.

Gretchen then explained the dashboard, and how it could be used so that the committee could keep track of the construction progress over the next seven years.

Questions and Comments

- AE asked what Gretchen could tell the committee on Le Mouton Noir.
- Gretchen said that the City of Denver has direct possession of Le Mouton Noir, and that they have a legal proceeding in August for the payment of that building.

Placemaking

Jay Renkens started with the placemaking schedule update, informing the committee that they plan on looking at bridge concepts, the stock yard plan, and the character areas at the July 26th CAC meeting. He acknowledged that the Legacy Building is in character area 10, and that they would be looking at that. They also want to do a place making meeting in mid-August, and that they would work to get a date for that soon. Jay also said that they are looking to talk about moving through the campus, and how they will use the public spaces at that meeting. They will be giving a public space and art master plan update at the regularly scheduled August CAC meeting.

The team wants to do another placemaking work session in mid-September that would look at zoning and design guidelines. They will have a site security overlay in late September that would deal with the security of the campus in general.

Jay next talked about how they focused on the cultural plan and the public space study at the June 18th meeting. Starting with the cultural plan, Jay said they talked about the nature of the plan, including the historical content as well as what they could do for the future of the campus. They looked at how they could re-use materials and keep and integrate older buildings. The comments that they received were mostly around integrating the site and its historical components into the campus, and Jay said that they were looking for opportunities to do that in addition to the work they have already done. Jay then went into the comments of the nights and reiterated the highlights of that meeting.

For the cultural plan, Jay said they looked at where they could place events around the campus. One of the big comments that Jay thought was meaningful was about the buildings that were already on the campus, and how they will be incorporated with the spaces. The meeting also emphasized how they would connect the public spaces together, and Jay said that Chris and Beth would be talking about that at the current meeting. The meeting also touched upon how they could make the landscape interactive and not just pretty, and how they could intertwine business opportunities such as apprenticeships into the campus. Jay also added that keeping landmarks

was an important topic brought up. Moving to the next steps, Mr. Renkins said that they would work to publish their future strips, and that they would get that to the committee as soon as they could. They would give design guidelines to the committee in the next couple of months.

Chris Proud from Denver Public Works talked about mobility for the NWC. He said it was a back bone for the NWC mobility project, and how they have been working to identify how exactly they can accomplish everything that has been brought up to them from the neighborhood, to the streets, to on-site activities.

Beth Vogelsang then talked about transportation, and how they are looking at the area as a whole. She explained that the streets will be public right of ways. When designing the streets, Beth explained that they need to look at how they can incorporate all types of transportation on them. She showed the bike facilities how they will be incorporated onto the streets for the campus. They thought that this would help connect the campus and offer as a way for people to get to the NWC campus. Beth continued that pedestrian paths were also included in the plan, with pedestrian bridges connecting the neighborhoods and the NWC campus. Beth then referred to the transit station by the campus, and how they could connect the stations to the campus through transportation. She suggested that they look at a form of shuttle service to get people from the transit station to the NWC, and how they handle the influx of those arrivals. Looking at everything together, Beth emphasized that their transportation ideas need to be flexible to meet all of the needs of the campus.

Chris Vogelsang then talked about the intersection between Bettie Cram Drive and National Western Drive, and how wide they need to make that right of way. He then pointed out the specific details from the blueprint that the committee was given. His details gave insight to how important the future Bettie Cram Drive will be for these projects.

Moving on to National Western Drive, Chris said that is a different kind of street since it supports the truck and trailer access to NWC. Therefore, the lanes will be wider than usual. They developed it different than Bettie Cram Drive because they thought that both of these streets serve different purposes. Buses and shuttles could also be used on National Western Drive, which would add to the flexibility of the road.

Questions/Comments

- AE asked about seasonal agricultural productivity, and how she was hoping that they would look into places on the campus where they could produce food. She also added that the community investment fund could allocate money to that project.
 - Jay said that was already in the reports, and that there are other places on the campus that could function as garden spaces.
- Mickey Zeppelin talked about an international food court in the 1909 building and how he thinks that would be a good idea.
- Monique asked if the term permeable buildings meant permeable to water or people.
 - Jay said they meant it would be permeable to people and their experience. They don't want blank walls that take away from the experience.

- Mickey Zeppelin wanted to talk about the culture of the CSU campus, and how he didn't think it was brought up or talked about enough.
 - Jay said that they meet with CSU regularly, and that it was a good point.
- Liliana talked about the Museum of Nature and Science, and History Colorado could also help with the projects overall.
 - Jay agreed.
- AE asked about creating the immersive experience, and how that has been an ongoing discussion. She thought that the ideas from the Museum of Nature and Science with temporary exhibits was a great blueprint that they could use. She said it could also generate new ideas.
 - Jay said that the 18th meeting said they thought the campus planning was cohesive and together.
- Mickey Zeppelin also asked about connectivity between the campus, neighborhood, and the history of the site. He did not think that this was being stressed enough.
 - Jay said that everyone should look back to the Cultural Plan to see their plans with that.
- Mickey asked if there was a way to put in temporary paths for everyone for the time being.
 - Beth said that they would look at that but that it's not in the plan as of now.
- Another committee member asked why there wasn't a bike path connecting to the transit stops.
 - Beth answered that the transit locations is off of Brighton Boulevard, so that those bike facilities close to them would serve that purpose.
- Armando said that the bike paths are dangerous on that road, given that there are a lot of big trucks down Washington.
 - Beth explained that the bike paths are for making a connection and weren't specifically designed for bikes although they can be used for that.
- Drew Dutcher asked if those pedestrian paths are closed when the stock show is happening.
 - Beth said that this is a public right of way during the week, but that they might decide during large events if these will be closed.
- John Zapien talked about the relationship between Denver Public Works and the committee, and how they need to work together to address both the traffic concerns as well as any other concerns.
- John asked why there wasn't a divider in the middle of Bettie Cram Drive, as he thought that it would move traffic and help in general.

- Chris said that the space was tough to make a dual surface, and they were thinking of multiple uses of that space. He acknowledged that it was a good point.
- Dave Oletski asked if they could build something to get to the river sidewalk off of Bettie Cram, and off of 51st.
 - Chris said that it would be very difficult to do that from an engineering standpoint as off now, but that they think that they can do 51st right now. They are still looking into it.

NDCC Update – Tim Sandos, Executive Director, NDCC

Elyria/Swansea Neighborhood plan update

Tim Sandos wanted to give an update on the neighborhood plan, and where they are going now that they have taken in a lot of public comments and concerns. The idea Tim said was to explore more of the community through these. Tim said there were four steps that came out of the meetings: to be strong, connected, unique and healthy in their plans. He then passed out a handout that detailed their plans and what they did. Mr. Sandos stated some of the public concerns that they heard, and wanted to address. He noted that they would be doing more direct outreach about the things that they are doing, as they want to hear all comments so that they can make sure they going about expanding and working on housing in the best way possible.

Navigate North Denver

Tim showed the committee a map of North Denver that illustrates the projects that will be going on the area that they will be participating in. He said the plan is meant to show just how many projects they are planning on doing in the next 5 to 7 years, so that they can find a way to align all of the projects to a certain calendar date. Mr. Sandos thought that this would help them be proactive in navigating traffic and alternate routes for construction. Tim thought that if they did this, they would be able to inform the neighborhood's earlier and avoid conflicts in upset neighborhoods or traffic concerns. There are going to be three phases to the navigate North Denver plan. Phase one will be community engagement, phase 2 will be city processes, and phase 3 is the tracking tools that they will develop for their plans. Mr. Sandos expects a complete plan by next September. They want to be very cognizant about the communities' opinion, and what them to participate in any way they can through the community engagement. Next month, Tim wants to bring back the deeper plans for the project, so that the committee can really dive into the details.

Questions and Comments

- Drew Dutcher asked what they are exactly changing and what the process is.
 - Tim said they are coming to them to see if they are on the right track, and that it's not about what they are changing.
- AE said that it would really help to get the neighborhood board on this, and that she is very uncertain about the protocol that the NDCC is going to have one on one conversations about what they are doing with others. She wants them to be meeting with the planners, and wants clarity if the neighborhood plans are going to be changed.

- AE asked what their policy ‘end game’ is.
 - Tim said that the end game is aligning and coordinating all of their projects that they do in the city. If they can do this, he believed that it would minimize traffic and other potential problems around the city.

CAC Members Present

AE (Globeville)
Carrie Atiyeh (VISIT Denver)
Liliana Flores Amaro (Swansea)
Kayla Birdhouse (Growhaus)
Larry Burgess (ESG Business Association)
Bettie Cram (Swansea)
Drew Dutcher (Elyria-Swansea)
Jim Garcia (Clinica Tepeyac)
Anne Hayes (Westfield)
Dave Oletski (Globeville)
Slavica Park (Focus Points)
Armando Payan (Globeville)
Jerome Hairston (Family Environmental)
Juan Veloz (Elyria-Swansea)
John Zapien (Globeville)
Mickey Zeppelin (TAXI)