



National Western Center - Citizens Advisory Committee

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

Welcome & Introductions –Terrance Carroll, Facilitator

Special Presentation -- City Affordable Housing Update – Denver Office of Economic Development

Laura Brudzynski from the Office of Economic Development started off the meeting by giving an update on the city's efforts on affordable housing. She explained that her office offers assistance with helping those who are homeless or experiencing trouble with housing to find opportunities, and to create opportunities for more affordable housing. Laura said that the affordable housing need is being treated by federal funds at the moment, but that these resources have declined recently as demand for housing has risen. Because of this, the city has adopted a new affordable housing fund, and have invested \$15 million in the fund. Ms. Brudzynski said that one of the main sources for this revenue is the Denver property tax which has created \$7.5 million in the first year. The other way that the City of Denver has created revenue for their fund is through a development fee (housing linkage fee) which is on residential and commercial developments all around Denver. This fee ranges from \$0.40-\$1.75 per sq. ft. Laura felt like these two sources of revenue were stable and were working to help fix the affordable housing problem that Denver is experiencing.

Laura then talked about the Housing Advisory Committee, and how they were formed to develop a five year plan about how they were going to invest the funds that the city collected. She talked about all the plans that they have created since 2016, and what their overall strategy has been. Roughly half of the \$15 million they created goes to the lowest income levels in Denver, including homeless citizens and those below 30% of the average income level. Laura also explained that 20-30% of their resources will be invested into higher income rental in the city, as they realize that they also need to invest into housing. Another 20-30% will be invested into home-owners so that they can stay in their homes. The city is proposing to double the local fund from \$15 million a year to \$30 million a year. Ms. Brudzynski said that they are proposing a \$7 million dollar general fund transfer from the city to the affordable housing fund as well as increasing the recreational marijuana tax from 3.5% to 5.5% to help generate additional income for the fund. This will hopefully provide an extra \$8 million for the fund. The committee also is



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hoping that the city will partner with the Denver Housing Authority to pass through the property tax to accelerate housing development in Denver. With the new \$30 million target, Laura said that the committee is hoping to use 50% of the fund to accelerate housing development in Denver in West Ridge near the W Line, Sun Valley, and Shoshone. These would be developed into affordable apartments units. Laura added they do have developers willing to develop at the lowest income level, but that the challenge with that is the availability of land. The Denver Housing Authority will be trying acquire land all around the city so that they can partner with developers to build these kinds of affordable housing. With the \$15 million in funds from the past year, the Housing Advisory Committee is planning on developing 3,000 new affordable housing units while serving 30,000 current households. The additional \$15 million would help to more than double the units to 6,200 units, and serve 31,000 households. Ms. Brudzynski concluded by saying that they are going to council for approval in August, and will keep the committee updated on the results of that meeting.

Questions and Comments

- Armando Payan asked if the Globeville area would be sponsored under the \$50 million that the city would be working with for development.
 - Laura said that the project money would be dispersed throughout the Denver area and that there is not one specific place, but that some would go to Globeville. They will be tax credit developments that would be mutli-family residential.
- Drew Dutcher asked if they were looking at areas like Elyria next to the light rail for development.
 - Laura answered by saying that Elyria has come up in their talks with the city but that they were still researching all the possible areas to develop.
- Mickey added to Drew's comment and asked about projects near the NWC.
 - Laura says they are still talking with NWC about this.
- AE asked that affordable housing units and their management with the NWC campus be added into the conversation because she thought this was a persistent difficulty and wanted to try and fix that.
 - Laura appreciated the feedback and said they are still looking at that.
- Anne Hayes asked if the conversation about linkage fees and staying in a specific neighborhood was being furthered, as linkage fees are going to increase over time and that she thought these should stay in the neighborhoods they were generated in.
 - Laura responded by saying that they are considering that, as they are still in the rulemaking process and are getting feedback for their decision. They are looking at the implementation of the incentives fee's in particular. There has to be a public review process when administrative fees are proposed.
- John said areas that are exposed to the processing of marijuana bear the burden, and that he thought these areas should get funds for the neighborhoods that have been earmarked by the marijuana industry. He thought that the money that was being generated from the fund should go to these neighborhoods.

NWC Partner Updates – Highlights and Questions

Paul Andrews talked about how sponsorship deals and rodeo contracts were being closed in for the NWC and that they are contacting all of the major horse show associations to get them prepared for the NWC.

Museum of Nature and Science

A representative from the museum updated the committee that the museum opened a new exhibit called the Mindbender Mansion. She also added that they are looking forward to their future events in September.

CSU

Rusty from the local extension office thanked the NWC for their job with the fair this year. He also said that he is looking to hire those in local neighborhoods around the NWC for youth after school activities for STEM. He has to job spots currently available.

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

John Zapien started off the report by emphasizing that the committee is getting the same information that the authority got that morning. The presentation by Brad Dodson would therefore be the same information.

Liliana Flores said that they are still in the process of hiring a new CEO, and that they will keep the committee updated. She also said that they had their first Community Benefits subcommittee meeting, and they talked about defining community benefits agreements.

Authority Board Member, Monique Lovato spoke about educating everyone on the authority board, and how they are starting slow because they have to get a buy-in from the rest of the board, and define what community means. When it comes the benefits that the NWC provides for the present and the future, Monique said that they want feedback beyond the NWC-CAC on this. She also explained that an asset map deals with everything from schools to nonprofit organizations to residents.

Questions and Comments

- Drew said that they also need to look at the liabilities that the board has and not just the assets.
 - Lilian said that they would be looking at multiple things that enhance and add to the quality of life in the surrounding neighborhoods.
- A committee member talked about the communities, and said that the needs of the communities should be what the focus is at the moment.

NWC Campus– Brad Dodson, Deputy Director, NWCO

Workforce

Karen Nakandakare, NWCO, started off the report by saying that their contract with Hensel-Phelps was signed and that construction is set to begin. Karen acknowledged how they need to connect job seekers with the site, and they are creating an initiative with the Community College of Denver called Word Now to help job seekers get training and the resources they need to get ready for these jobs. She was proud to have partnered with the Community College of Denver.

Construction Update

Marcy talked about construction and how they are moving quickly on the NWC. They are reaching out to small business, and are helping job seekers to get jobs in their program Work Now. Marcy said their active procurements are the stockyard and the events center, and that they are awaiting those procurements.

The last update that Marcy gave was the construction update, and how they revised the detour in segment 3 on Brighton Boulevard. She said that there was difficulty at first with cars getting used to the detour, but that over the last couple of days it has been getting better.

Energy RFQ

Brad Dodson spoke about how they are proud to have the NWC as a net-zero campus. They are hoping to do this through the Delgany interceptor and its sewer heat recovery, as well as rooftop solar energy. He said that there were 7 international firms that were interested in this project, and that the procurement was going well. They shortened that list to 4 firms, and their responses are due August 15th. He added that the RFP that the firms were scored on a community collaboration proposal. This is a scored component of the proposal in which firms talk about how they would create opportunities in the neighborhoods around the NWC. He said that they would update the CAC next month.

Campus-wide services

Brad also talked about the items of services that have a direct connection to the capitol bill, including IT infrastructure and concessions on the NWC. They will provide this list of services and sponsorship opportunities to the CAC next month.

Placemaking – Eric Anderson, Jay Renkens

Stockyards Design

Jay started off talking about the stockyards, saying that there are 20 acres of the northwest campus for the stockyard plan and that it is a multi-purpose event space. He explained that the pens in the yard will be movable and come in when events are used on the yards. Therefore, the other 11 months out of the year could be utilized and used for other events when the stock show is not happening. Jay stressed how they were looking at the stockyard landscape to make sure it doesn't have any physical obstructions that would hinder events. There will be some pens that will be permanent for the Bison, as they don't want those pens to be able to be moved by the animals. Mr. Renkens then talked about the functional uses of the yards, and how they are going to be flexible for many events. He lastly pointed out the loading area of the stockyard, and where that would be.

Preliminary Riverfront Concepts

Moving onto the Riverfront update, Jay referenced the idea of access to the South Platte River in the master plan, and how they were focused on engaging the river and respecting it. He thought that it was important to not think about the Riverfront as an isolated area, but rather as connected to the NWC. Mr. Renkens then talked about ways that they could connect the river and open spaces nearby. Argo Park is one way to do this, and the plans for the park to the north is another. Jay said that the Globeville Park also was a part of that. He also recognized that trees were an

important aspect of these spaces, and how they could potentially use these areas for concerts. Jay then pointed out the water quality areas on his map, and how they needed to focused on those areas.

Staying on the topic of parks, Jay emphasized what these parks needed to represent for the community so that they could be useful. Showing these parks on the riverfront, Mr. Renkens pointed out their sizes in relation to the existing parks in the area. Jay referenced public meeting Number 1, and how they were looking at the Riverfront program and events that they could have there. Access to the river and being able to see the river was emphasized by many, and they wanted some sort of destination along the river to attract others to the area. Jay and his team created a framework diagram and preliminary concepts regarding the public comments, which created natural areas of the parks and how they can be interact with. They are looking at trails and food growing areas in the natural realm of the Riverfront. They want to put a potential coffeehouse or destination by Bettie Cram Drive. Looking at the northern piece of the Riverfront, Jay recognized that they needed to find a way to deal with the Delgany pipe above ground. He thought that this area could be used for public spaces and a picnic area. Moving to the Sheep Bridge, Jay said that they wanted to incorporate paths that cross this and that they wanted to keep the bridge. Looking at the southern portion, Jay again said that they want to tie in the Sheep Bridge into the trails and that they will bring specifics on these areas in August. A community garden was also being thought about by Jay's place making team, as this would be the softer part of the campus. They are also thinking about a pavilion and outdoor education places.

Questions and Comments

- Mickey Zeppelin asked who had the vision for connecting these parks, as he did not want to have 10 separate parks. John Zapien said that everyone is all working on it and that it is a valid concern that they have heard more than once.
 - Eric Anderson added that he would take that back to the parks and recreation team to see how they are looking at this.
- Drew Dutcher asked how much they were considering restoring the habitat in these areas. Jay said they were looking at this, and pointed out areas where they had already started that effort.
- A member asked about the 48th avenue crossing on Bettie Cram Drive. The man was concerned about the development on both sides of the river and what it would look like.
 - Jay pointed out the bridge and how it got moved down from 49th to 48th. He also said that he would bring the plans that they received about the river in the next meeting.
- AE wanted to make sure that they were shown the plans on the riverfront. She also expressed that she wanted to see horses and trails incorporated into the Riverfront plans. Jay responded that the equestrian building could provide access to the yard and Riverfront, and that they were going to look at that for the next time that they meet.
- Dave Oletski asked about the railroad going across the river, and how Bettie Cram would come across that.
 - Jay said that Bettie Cram would cross on the northern side of the railroad tracks.

Triangle

Brad Dodsen emphasized that one of the procurements that they are most excited for is bringing on a partner for the triangle in 2019. The triangle project will re-develop a historic 1909 building into a public market, a new 10,000 seat stock show arena, a new expo hall, and supported structure parking which would help to meet the parking needs of the triangle. Brad said they are working closely with the city PBI office, and are preparing for a development that they plan on issuing in November of this year. He said that PBI stands for performance-based infrastructure, and that they have a team in the mayor's office that is working with the city to further this project. Mr. Dodsen said that the PBI team will come to update the CAC soon.

Questions and Comments

- Drew Dutcher asked if there was going to be a process for public spaces for peacemaking and public realm. His concern was that they were taking public assets and making them private, and that some parts of the triangle will be closed to the public. Brad said you will see a similar process as there was for phases 1 and 2.
 - Brad understood the concern and said there was going to be a mix of public and private assets within the triangle, and went into depth on the areas that would be public and private.
- Susan asked what the process for defining the public and private uses would be on the campus.
 - Brad responded that they will be working on that process in the next RFQ and will provide feedback on that for the committee. He said it would be similar with the master plan process.
- Susan has another question asking if the language of the RFQ and RFP for the horizontal project will be in the other RFQ's. She was asking if there is workforce language in the other RFQ's. John said they are just beginning the conversations on these, but that there is not workforce language in these RFQ's.
 - Patrick added that this is a process, and that the intention is to use the work now as a base and to work from there. Another lady said that the work force plan was a pilot of the horizontal project. The vertical construction will not have a pilot.

NDCC Update

Tim Sandos spoke about the variance for sound that is coming up before the Department of Environmental Health Board. He wanted to focus on the process of variances, and said that there are four sections concerning this. Mr. Sandos explained that the first section was variances, and what that process was. He made it clear that the decision is entirely made by the Denver Environmental Health Board, and that it does not go to Denver City Council. The board can recommend changes, and they are reviewed at the public hearing. He then went into depth about how exactly the process works. Tim said that he would let the committee know exactly when they were going in front of the board for a hearing.

Questions and Comments

- Drew Dutcher asked if the DDPHE staff report would be available before the hearing. Drew was concerned that they would not be able to look at the variance before they go to the board as they don't have lawyers like Kiewit does.
 - Tim did not have an exact answer but thought that the report would be available before the hearing. He said there is a window for the delivery of the application or petition of 10 days before the board meeting. He clarified that in the document he gave the CAC there is a description that the department has a 14-day window to file a response, and that they may do it if they accept the application in full. Tim said that the DDPHE cannot take a specific position in front of the board, and that he understands the concern that Drew has.
- AE asked if they could send that communication to Liz so she can get it around to the community. She said there has to be a block by block effort to deal with this, as she too is worried about the environmental impact of the noise variance. She hopes that the neighborhood can help with this and that it's not just a political battle.

Community Updates

Jim Garcia said that Clinica Adelante 5k is coming up for those who want to take part.

CAC Members Present

AE (Globeville)
 Liliana Flores Amaro (Elyria-Swansea)
 Kayla Birdsong (Growhaus)
 Larry Burgess (Business member)
 Bettie Cram (Swansea)
 Drew Dutcher (Elyria-Swansea)
 Jim Garcia (Clinica Tepayac)
 Anne Hayes (Westfield)
 Vernon Hill (JJJ Properties)
 John Olson (Historic Denver)
 Dave Oletski (Globeville)
 Jules Kelty (Focus Points)
 Armando Payan (Globeville)
 Juan Veloz (Elyria-Swansea)
 John Zapien (Globeville)
 Mickey Zeppelin

Staff/Facilitators

Terrance Carroll (Co-Chair)
 Liz Adams (CRL Associates)