Meeting Purpose

- Deliver update on environmental and historic project elements
- Review other activity in the project area
- Discuss remaining milestones and next steps

Welcome

Angela Woolcott welcomed meeting attendees, provided a broad overview of the meeting agenda and facilitated introductions of Design Workgroup members and the Project Team. She explained how the majority of the meeting would focus on updating Workgroup members on the project since we saw them last in late August. Angela also welcomed members of the public in attendance and noted that time would be allocated at the end of the meeting for questions from the public. She reviewed the meeting guidelines set forth from the beginning of the Design Workgroups meetings, asking for continued collaboration. Angela reminded Design Workgroup members of their agreed upon charter before giving Project Manager, Jennifer Hillhouse, the floor for the project update.

Project Update

Jennifer provided a high-level project overview and reminded the Workgroup of the final recommended alignment that was discussed at the August meeting. She reviewed the various technical, stakeholder and placemaking considerations that went into determining the alignment.

<table>
<thead>
<tr>
<th>Elements Considered</th>
<th>How we are moving forward</th>
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<tbody>
<tr>
<td>Technical</td>
<td>* Due to volume of water, must have less than 90 degree turn for hydraulic efficiency</td>
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<td></td>
<td>* Recommending variances to minimize impacts to properties</td>
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<td></td>
<td>* Worked to minimize impacts by aligning channel to impact more underutilized properties</td>
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<tr>
<td></td>
<td>* Impacting one additional historic property due to life and safety concerns</td>
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<td></td>
<td>* Where possible, providing continuous access roads for visibility and access to greenway</td>
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<td></td>
<td>* Continuous multi-modal trail</td>
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<td></td>
<td>* Allowing for new nodes of activity within 12 acre greenway</td>
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Additionally, over the last two months, the project team has conducted further technical analysis and continued one-on-one meetings with community members. She also noted the team has
been preparing for design-build team procurement by defining the operational and maintenance needs for the greenway and open channel.

**Environmental Overview**

Celia VanDerLoop with the City provided an environmental overview for the project. She clarified her role as the broader Project Manager for environmental investigations versus David Erickson’s role as overseeing the 39th Ave. Greenway site specifically. She also provided a glossary of terms for reference, included at the conclusion of the meeting summary. Celia walked through the environmental investigative process the City adheres to on all projects:

- **Cast wide net**
- **Identify potential concerns**
- **Narrow investigation based on findings**
- **Further investigate**
- **Plan and respond to substantiated concerns**

Celia emphasized the City’s priority to communicate with the public throughout the process. Currently, the environmental team has completed a Recognized Environmental Condition Report (REC) that identified potential for hazardous substances or petroleum products in, on, or at a site, and completed initial subsurface investigations that include analyzing soil samples collected from City and County of Denver property. A final report of those investigations will be made available before the end of the year.

Celia discussed the environmental conditions of the Vasquez Boulevard/I-70 Superfund site and the differences between Operable Unit (OU)1 and OU2. Though OU2, which includes the Coliseum property, is not part of the 39th Ave. Greenway, she provided a brief background on the property history. She noted that currently no cleanup action has been selected for the entire OU2, and there is no Proposed Plan or Record of Decision. However, work will be occurring as a part of the Globeville Landing Outfall project. Through a Removal Action, the Environmental Protection Agency (EPA) has oversight of the cleanup work being done at the Globeville Landing Outfall project. She invited interested community members to drop-in sessions for the environmental aspects of the Globeville Landing Outfall project, to be held on November 3rd and November 5th.

OU1 includes residential soils in the 39th Ave. Greenway and Open Channel site. This Operable Unit has progressed through the Superfund process, with a Record of Decision put in place in 2003. She explained how the EPA conducted a risk assessment and determined the site risk requiring a remedy was long-term exposure to arsenic and lead in surface soils at residential properties. She assured the Workgroup that residential soils in the Cole, Clayton, Elyria and
Swansea neighborhoods were mitigated by the EPA. She discussed the clean-up process the EPA oversaw, where approximately 4700 properties were sampled, those needing cleanup were cleaned, and approximately 50 properties remain where access was refused on a repeated basis. For these properties, notices are placed in the property records and annual letters are sent to the property owner and property address.

Dave Erickson provided an overview of standard methodology used to determine the Recognized Environmental Conditions, which includes looking at historical land use around the project area through topographical maps, historical maps, City records, fire insurance records, and government database reports.

Dave reviewed the Recognized Environmental Concerns (RECs) that have been identified and the potential contaminants of concern, but stressed that additional investigations will be done to further understand the RECs. He indicated that arsenic and lead were found but no levels exceeded Superfund residential cleanup levels. Polyaromatic hydrocarbons (PAHs), which are found in coal tar, smoke, and sometimes in overcooked foods were found in composite and discrete samples; further evaluation is planned. Dave then reviewed next steps which includes further investigations and developing any necessary cleanup plans.

The Workgroup wanted to know if further testing would push back construction of the greenway. Dave said for environmental studies, the timeline is about 4-6 weeks and the cleanup schedule depends on what is found. Phase II will take another 6-8 weeks and remediation is determined after the results are reviewed. Dave and Celia both discussed that delays aren't anticipated, as much of the cleanup process can occur concurrently with the start of construction.

While not part of the 39th Avenue Greenway and Open Channel, Dave mentioned a community advisory committee would be formed to oversee the Superfund OU2 cleanup process. Celia
explained that the City will seek a diverse and knowledgeable advisory committee to participate in the process. The committee will most likely require a two-year commitment and will consist of 12-15 people.

At the conclusion of the environmental discussion, there was a brief Q & A. Members asked about the proximity of the channel to Coke and residential properties, and how this would be managed during the cleanup process. Celia stressed the importance of a Materials Management Plan, and how the project team would work with the community to communicate the plan with the broader community. There were clarifying questions on the channel alignment, depth, and soil reuse.

**Historic Assessment**

Brian Shaw presented the historic assessment process used by the City and County of Denver. He provided an overview of how the Colorado State Register of Historic Properties defines a historic site. He explained that the State formally recognizes historic properties that possess significant architectural or culturally historic qualities, and contribute to the understanding and appreciation of the history or prehistory of a community, state, or nation.

The 39th Ave. Greenway and Open Channel is using state funds, so the State Historic Preservation Office (SHPO) reviews potential effects to the historic resources and assesses the area for eligible properties. The project team will continue to work with community members and Historic Denver as part of the assessment process.

There was a brief discussion on historic mitigation that could include drawings, detailed reports, in-depth histories, etc. The project team and Historic Denver are looking at buildings in the project area to determine what is eligible and where mitigation may be needed. It is the team’s priority to make sure these conversations and collaborations are taking place.

**Active Projects in the Area**

Sam Stevens discussed other active projects in the area to clarify which projects are related to the 39th Ave. Greenway and Open Channel, and which are not. For example, Xcel Energy and Denver Water had active projects occurring at the same time as soil borings were being collected for environmental testing. The City will share known project-related activity in the area with the Design Workgroup and interested community members.

Beth Vogelsang provided an overview of the 40th and Colorado Next Steps Study that evaluates the connectivity framework for the 40th & Colorado University of Colorado A-Line Commuter Rail Station and surrounding neighborhood. Specifically, the study analyzes an improved 40th Avenue cross section to prioritize pedestrian mobility, in coordination with regional bike connectivity along the 39th/open channel facility. The combination of bike and pedestrian improvements provide access to a future redeveloped Market Lead north of 40th Avenue and the 40th & Colorado station area. Beth discussed the public engagement process to-date and announced the final public open house scheduled for November 14th at Prodigy Coffee. The final document will be complete before the end of the year.

**Next Steps**

Angela Woolcott discussed next steps and the remaining Design Workgroup schedule. The next Workgroup meeting is scheduled for early December, with a public meeting in January 2017 to further refine the draft design guidelines. The sixth Workgroup meeting will be held in early 2017, where the team will present final design guidelines and transition to design-build. The Request for Qualifications (RFQ) will be released in January 2017 and the Request for
Proposals (RFP) will be released in Spring 2017.

After the meeting concluded, there was a brief Q & A for the general public in attendance. Here are the high-level themes that emerged:

- **Removal Action vs Remediation** – Group members asked for clarification in terminology. Removal action is not remedial. Remedial action is the “normal” process of a Superfund site. This Removal Action is led by the City, with the EPA overseeing the process through administrative order. It’s going out of the “normal” order (remedial) and doing construction on a specific targeted area before the entire site is ready. This Removal Action will be a permanent solution for this portion of OU2.

- **Remediation Concerns** – Concerns were raised regarding how air quality (dust from the job site) will be managed during construction to minimize impacts to private property, and whether properties will be tested before and after to gauge potential changes. The project team assured the Workgroup that best construction practices would be taken to keep dust and/or any contaminants from leaving the project site. Project managers will be diligent to make sure appropriate controls are in plans, are used, and are effective.

- **Historic Assessment Map** – One attendee asked whether the locations outlined in green were State or Historic listings. Brian explained they are eligible for both based on defining characters.

- **Historic Mitigation** – Another attendee asked if mitigation could include the relocation of an eligible historic structure. Historic Denver said in extraordinary circumstances properties can be moved, but at the same time if it is worth moving, it is worth avoiding. Moving it would be a last resort.

**Attendees**

**Design Workgroup Members:**
Jeff Allen (Cole Neighborhood Association)
Jordan Block (Resident)
Mike Dugan (Cole Neighborhood Association)
Deborah Montoya (Resident)
John Olson (Historic Denver)
Michelle Segarra (Resident)
Leslie Twarkogowski (Parks and Rec. Advisory Board)

**Project Team:**
Jamie Alvarez
David Erickson
Happy Haynes
Jennifer Hillhouse
Gordon Robertson
Brian Shaw
Sam Stevens
Celia VanDerLoop
Beth Vogelsang
Angela Woolcott