North Denver Cornerstone Collaborative

NDCC

Mayor Michael B. Hancock’s Corridor of Opportunity Initiative

project news

Issue 26, 2015

North Denver Cornerstone Collaborative Projects Map
Dear Friends,

The NDCC invites you to join us for our upcoming Town Hall Meeting on Wednesday, September 9th. Town Halls are intended to provide GES residents and business owners an opportunity to connect with project teams that are currently working on projects in Globeville, Elyria, Swansea and RiNo. The Executive Director of the NDCC Kelly Leid will provide a brief update and you will also be able to participate in a roundtable discussion "Creating Successful Food Systems for GES." This roundtable will focus on production, education, retail markets and business development as it relates to food systems. We have a great group of panelists who are currently working in the neighborhood and understand the challenges associated with food systems. Your feedback will be an important component of this discussion and we look forward to your participation.

NDCC Town Hall
Wednesday, September 9
The Growhaus (4751 York St.)
5:30 - 8:00 pm
5:30 pm - Open House
6:00 pm - NDCC Update
6:30 - 8:00 pm - Roundtable Discussion: Creating Successful Food Systems for GES

Panel will include representatives from the following:

- Colorado State University
- The Growhaus
- LiveWell GES
- Grupo Unión Fuerza y Poder
- Office of Economic Development

Interpretation services and a Kid Zone will be available.

Please join us and bring a neighbor. Looking forward to your presence.

Sincerely,
NDCC Team

NDCC PROJECT UPDATES

National Western Center Campus

Net-Zero Study for NWC Begins
Thank you to our partners at the Natural Resource Defense Council for sponsoring the engagement of Puttman
Infrastructure, who is launching a study of potential district solutions at the NWC that will help us achieve our net-zero goals for energy, waste and water. Puttman will be analyzing a number of technologies and infrastructure models, from solar power to fuel cell technology to best practices with waste management. The NDCC will share the findings with the community when complete.

**Preserving History**
Preserving the history of the stock show and the old Denver Stockyards Company site is an important component of the National Western Center master plan. The project team is issuing a proposal request for the first set of activities included in the historic documentation and preservation work plan. The NDCC will be engaging a historian to begin documenting the history of the complex and its interaction with the surrounding neighborhoods. The information collected through this exercise will inform applications for National, State and Local landmark listing for three of the buildings on the complex, as well as a robust Public Interpretation Plan for the National Western Center. The study findings will be shared with the community when complete.

**Parking Study**
The NDCC is finalizing a scope of work for an RFP to engage a consultant team on a NWC Parking Management Study. This team will explore parking needs on the complex, circulation within the complex for patrons and presenters, ingress and egress to and from the complex during events and multi-modal solutions for bringing visitors to the complex.

**Neighborhood Plans**

**Dunham Park**
A planning effort to renovate the playground at Dunham Park kicked off this summer. The project team is currently distilling community feedback received on the conceptual alternatives and converting those into a preferred design concept. The preferred design concept (Concept A in the below attachment) will include the play features and amenities that received the most interest from outreach efforts. The project team anticipates the construction preparation work will be completed in mid-October and the project is expected to be out to bid in January 2016, for spring construction.

Click here showcasing the illustrations for the three conceptual alternatives.

**September Public Meeting on South Platte River Restoration Study Rescheduled to January, 2016**
The public meeting originally scheduled for September 16, 2015 to share proposed alternatives for restorative improvements to the South Platte River between 6th and 58th Avenues has been postponed until January, 2016. The four sponsoring agencies of the study will continue to work together to gather data from predictive models on ecosystem health and flood risk assessment. Alternatives should be ready for review at a public meeting that will be scheduled in January of 2016.

The four sponsoring agencies of the restoration study are: the City and County of Denver, the United States Army Corps of Engineers, the Urban Drainage and Flood Control District, and the Colorado Water Conservation Board. The four agencies are working collaboratively to identify and prepare concept-level designs for mitigating flood risk, as well as enhancing river access, recreational opportunities, water quality improvement features, and ecosystem and habitat restoration.

Project updates can be found at Denverwaterways.com. The project website continues to accept comments. Responses to earlier comments made online and at public meetings can also be found on the website.

**Globeville**

In August, the NDCC hosted the Urban Land Institute (ULI) at Project Angel Heart to discuss opportunities for the Washington St. Corridor through a Technical Advisory Panel (TAP). A TAP is an independent study with analysis and strategic recommendations regarding redevelopment and urban design opportunities for transit corridor.

Throughout the two day TAP, the technical team met with residents and business owners along Washington St. to gather feedback regarding the neighborhood interests and needs. Preliminary recommendations were presented based on the community input at the end of the second day.

ULI will be providing a written report to the NDCC in the next month. These recommendations will be used as a baseline for the future planning of the corridor as part of the public outreach process. The NDCC will share the report with the community when it's available for review.
Interested in learning more about the North Denver Cornerstone Collaborative? Does your organizations want to host a Coffee with Kelly to hear about the NDCC?

If so, please contact Erika R. Martinez today!

Questions? Feedback?

The NDCC team believes in an open door policy. Do you have a question or comment? Share them with our team.

ndcc@denvergov.org

Newsletter Distribution

Please help us build our distribution list! If you know someone who isn't getting the NDCC News Update, please share it with them.

In addition, printed bilingual newsletters are available for distribution throughout the community. If you would like to make these available at your business or organization, please contact Erika

Crossroads Commerce Park Breaks Ground

In August, Trammell Crow broke ground on the former Asarco smelter site. The project team along with several partners and City and County of Denver and Adams County representatives took part in the special ground breaking event earlier this month.

The project, Crossroads Commerce Park, is a modern, master-planned development that will be comprised of nearly 1.0 million square feet of Class A industrial space located in Globeville and Adams County. The project will include 10 buildings varying in size built-to-suit which will be sold and leased.

Four of the 10 buildings are now under construction: three buildings offer space for lease, and one building is a build-to-suit to be occupied by Empire Staple Company, a 55-year-old Denver firm moving from Platte Street to Crossroads in early 2016.

Odyssey Residences Opens in Elyria

Earlier this summer, Odyssey Residences celebrated its grand opening with community members and supporters such as Mayor Hancock and HUD Executive Director Rick Garcia among other notable individuals. The project is a three story complex which includes 36 one and two bedroom affordable housing units for families including women who are homeless and/or are veterans. The building is located at 47th and High Streets adjacent to the historic Elyria Elementary School where Clinica Tepeyac currently resides.

The $8 million investment in the Elyria neighborhood was funded by the Office of Economic Development (OED), which provided
$495K in HOME funds to help support land acquisition, professional fees and soft costs associated with the multifamily development. Other funding sources included Low Income Housing Tax Credits, Denver Human Services-EDI ($196K), Colorado Division of Housing (HOME), Home Depot, and other private grants.

The project was developed for the Empowerment Program which provides education, employment assistance, health, housing referrals, and support services for women who are in disadvantaged positions due to incarceration, poverty, homelessness, HIV/AIDS infection, and/or involvement in the criminal justice system. The project team included J. Mercado & Associates, Community Capital Corporation, The Empowerment Program, Aleksandr Sheykhet, and Casson Duncan Construction.

Click here to view photos of the grand opening.

Brighton Blvd. Redevelopment Corridor

Brighton Blvd. Redevelopment (29th - 44th)

The Brighton Boulevard Redevelopment Project is working to finalize design by the end of the year with construction expected to begin in 2016. The City is coordinating closely with the RiNo BID and GID, as well as additional stakeholders throughout this process, and will be back in the community in late fall to share decisions made.

River North (RiNo)

38th & Blake Station Transit Oriented Development

Denver's 38th & Blake Station TOD Project will build the 35th/36th Pedestrian Bridge, new sidewalks and replace the Blake Street Bridge over 38th Street. These infrastructure investments mean improved neighborhood connectivity and better pedestrian, bicycle and vehicular access to RTD's 38th & Blake commuter rail station. Construction is underway and is expected to be completed in conjunction with the opening of RTD's East Rail Line (A Line) in Spring 2016. To register for ongoing updates, click here., or call the project hotline at (303) 223-6590 for additional information.

River North Park

Denver Parks & Recreation, in partnership with the NDCC, kicked off planning for the new River North (RiNo) Park located at the intersection of 35th and Delgany streets, along the South Platte River. Residents had a chance to provide their input on what they’d like to see in the new park. A video showcasing community input by a diverse group of residents was also shown.
as part of the kick off.

The project team continues to seek input and ideas to help create an iconic, inspirational design for the park. Envisioned to be a center for culture and recreation, the park will highlight local arts, sustainability, and enhance the ecology of the river corridor.

Tell us what you’d like to see in River North Park by taking the survey. The survey will be open until September 4, 2015. We would be grateful for your help with distributing this message to your neighbors, colleagues, friends and anyone else who wants to be involved in the design process.

The next public meeting is scheduled for October. More information will be shared soon.

Click here to learn more about this project. For questions, email brian.wethington@denvergov.org or nhorst@wenkla.com.

New Partnership Created to Bring Health Innovation to RiNo

On August 18th, Mike Biselli, a health technology entrepreneur in the Colorado Digital Health Ecosystem, officially announced the partnership that was structured to bring the Catalyst HTI vision to Denver. Koelbel and Company and Mr. Biselli have partnered with The Burgess Family to build the much anticipated health tech ecosystem, Catalyst HTI in RiNo.

Catalyst HTI will be built in phases; the first phase will be 180,000 square feet including over 10,000 square feet of retail as well as an events venue. Phase 1 is slated to begin construction in mid2016 with a completion in mid to late 2017. When fully built, the Catalyst HTI development will be over 300,000 square feet. The building will have a variety of amenities including a rooftop deck, a café, an events venue, a fitness center and bike storage, among others. Wellness will be a key component in the design of the building with a focus on natural light, clean air, and a layout that encourages activity and interaction amongst the tenants.
I-70 Reconstruction

Outreach Continues
In August, CDOT hosted several public meetings in Aurora and Denver including a telephone town hall. The meeting topics included the proposed project’s mitigations, aesthetics through the project, what the Phase 1 project includes, public - private partnerships and the Request for Proposal (RFP) process.

To review the public meeting materials and notes, click here.

Property Acquisition
CDOT began the acquisition of properties for the I-70 East project in the fall of 2013. The residential properties in this first phase have now been acquired and the occupants have been relocated into permanent replacement housing. In addition, each property has been cleared of asbestos and any hazardous materials. For the safety of residents, CDOT has initiated some demolition of these residential properties. For any questions on CDOT’s ROW process for I-70 East, please contact 303.757.9413 and leave a message or call the project office at 303.313.2459. More information, click here.

RTD Station Development

East Rail Line - A Line
Check out a video highlighting the progress and testing of the East Rail 'A' Line. Click here.

Click here to view the August Monthly Update for the A Line.

North Metro Line - N Line
Underground work begins in preparation for the new Marion Street Bridge as part of the overall development near the National Western Complex. The City and County of Denver worked with North Metro’s project team to design a lower and larger sanitary sewer pipeline under the future Marion Street Bridge, the same bridge we introduced in the May newsletter. This larger sewer pipe is sized to handle the planned development in the area. Because the groundwater table in the area would fill the hole they will be digging with water, the crews have implemented a strategy to lower the groundwater table in the work area and allow construction of the pipeline. Due to underground contamination from previous industrial land use in the area, treatment of the groundwater generated from the construction dewatering operation is required prior to its discharge back to the environment. The solution is to mobilize a temporary water treatment plant. This temporary water treatment plant at the work site ensures the groundwater is safe to discharge back into Colorado’s surface water system. Overall,
this activity is cost effective, eliminates potential hazards, and provides the filtration needed to ensure water quality across the project.

Click here to view the August Monthly Update for the N Line.

**Gold Line - G Line**
Check out recent photos and a video of progress along the G Line. Click here.

Click here to view the August Monthly Update for the Gold Line.

**NDCC Community Tours**
This summer, the NDCC kicked off two in half hour bus tours highlighting all six NDCC projects. The tour begins at the National Western Complex with a short walking tour and has several stops throughout the GES neighborhoods. The business community has been able to engage in conversations about the current progress of projects and grasp the depth of future business opportunities. Two upcoming tours remain on the calendar. If you are interested, join us!

Get Connected to North Denver
Monday, September 21
2:30 - 5:00 pm
&
Monday, October 12
1:00 - 3:30 pm

You must reserve your seat on the bus! Email ndcc@denvergov.org or call 720-865-2906.

A special thank you to our partner, the National Western Stock Show for providing transportation for these tours.
Reimagining Garden Place Academy's Learning Landscape

By Lois Brink

Denver offers an example of an entrepreneurial public-private partnership and community engagement to design and build comprehensive outdoor play spaces, entitled Learning Landscapes, at schools across the city. From 2000 - 2012, every (96) public elementary school received a Learning Landscape. The process of designing and building the playgrounds provided an opportunity for Learning Landscapes to work with the schools to engage parents, students, businesses, and civic leaders. Through joint-use agreements, these play spaces were opened up to the community after school hours. The popularity of Learning Landscapes inspired broad public support and the public financing necessary to scale this model to every school playground in Denver.

In 2000, Garden Place Academy(GPA), located in a heavily industrial neighborhood, became the
second Learning Landscape. GPA’s principal at the time Alvina Crouse became the driver in this process. She understood the value of play, and she had the time, resources, and relationships to implement an aggressive and year-long campaign to renovate the school yard. She viewed building quality play space as central and essential to her job as an education administrator, rather than secondary or peripheral, saying that "our children get into trouble because they don't have anything to do on the school yard...play is children's work and where they learn interpersonal skills." To raise resources necessary for the $283,000 project, Principal Crouse relied on members of her school community to tell the story of Garden Place's unacceptable playground conditions. Hosting regular school visits became a successful tactic.

Early in the process, Principal Crouse realized that potential funders needed to experience the poorly equipped and unsafe playgrounds and hear directly from the students themselves in order to move past resistance and misconceptions-such as their lack of understanding regarding the educational value of play. Initial letter and grant writing was less successful than anticipated. Funders in the education field, for example, did not connect playgrounds with education. When Principal Crouse first approached Tom Kaesemeyer, head of the local Gates Family Foundation, he told her their foundation only supported education-related initiatives. The principal learned that "people know how to give to libraries and hospitals, but they do not know how to give to playgrounds."

Ultimately, Garden Place, launched in 2001, is the model that inspired political engagement and commitment, rather than mere interest. It was the first project to develop an MOU between the city and DPS to allow for city funds to be used on DPS schoolyards. Principal Crouse and her allies raised $283,000 to transform an asphalt surface into a colorful play space with a welcoming archway, student artwork, an irrigated grass playfield, a shade structure, trees, and gardens. The playground was designed and constructed in collaboration with members of the community, is accessible to students and neighbors, and serves as a source of community pride and a model for expansion. Garden Place proved that this model of community mobilization could be replicated beyond the more affluent and politically engaged neighborhoods in Denver.

Now, 15 years later, Garden Place Academy Advocates is leading the effort to reimagine Learning Landscapes to embrace new concepts focusing on sustainability, green infrastructure, technology and nature play are new opportunities for schoolyards. If successful, Garden Place will lead the city in the next generation of schoolyard efforts engaging communities and STEM education.

**Denver Partners with Solar Benefits Colorado to Help Residents Invest in Clean, Renewable Energy**

The City & County of Denver joined Solar Benefits Colorado in launching a community discount program that will make it easier and more affordable for residents of Denver, Adams and Boulder Counties, to invest in clean, renewable energy.

Solar Benefits Colorado is offering a group discount for residents who purchase a home solar system, or buy or lease a Nissan Leaf through a bulk-buying program. Discounts are determined by the number of participants registered by the deadline. Those interested in solar must register by Oct. 31. The electric vehicle registration deadline is Sept. 30.

[Click here for more information.](https://ui.constantcontact.com/visueleditor/visual_editor_preview.jsp?agent.uid=1122096312412&format=html&printFrame=true)
Denver’s Corridor of Opportunity

The Corridor of Opportunity represents a nearly 23-mile stretch between linking I-70 and East Commuter line from Denver Union Station to Denver International Airport.

The corridor is one of the most compelling commercial investment opportunities in the world, with thousands of developable acres. With nine commuter-rail stations along RTD’s East Line alone (slated to open in 2016), future plans for the area include transit-oriented development with housing, strategic locations for corporate headquarters and abundant options for additional open space.

The variety of opportunities, both existing and future, make this corridor a focal point for Denver’s future economy, with nearly 40,000 new jobs through new and expanded businesses and $2.6 billion in economic impact expected over the next three decades, including $13.4 million annually in additional city revenue.
About the North Denver Cornerstone Collaborative (NDCC)

The North Denver Cornerstone Collaborative was founded by Mayor Michael B. Hancock on January 25, 2013. Recognizing a convergence of upcoming projects in the Elyria-Swansea and Globeville neighborhoods, the Mayor identified an opportunity to energize a cornerstone of the Corridor of Opportunity and create an updated gateway to downtown by aligning individual efforts into one coordinated vision. Kelly Leid manages the general oversight, planning, strategic coordination, financing and implementation of the six primary projects.

City and County of Denver
North Denver Cornerstone Collaborative
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
www.denvergov.org/NDCC
ndcc@denvergov.org

Try it free today