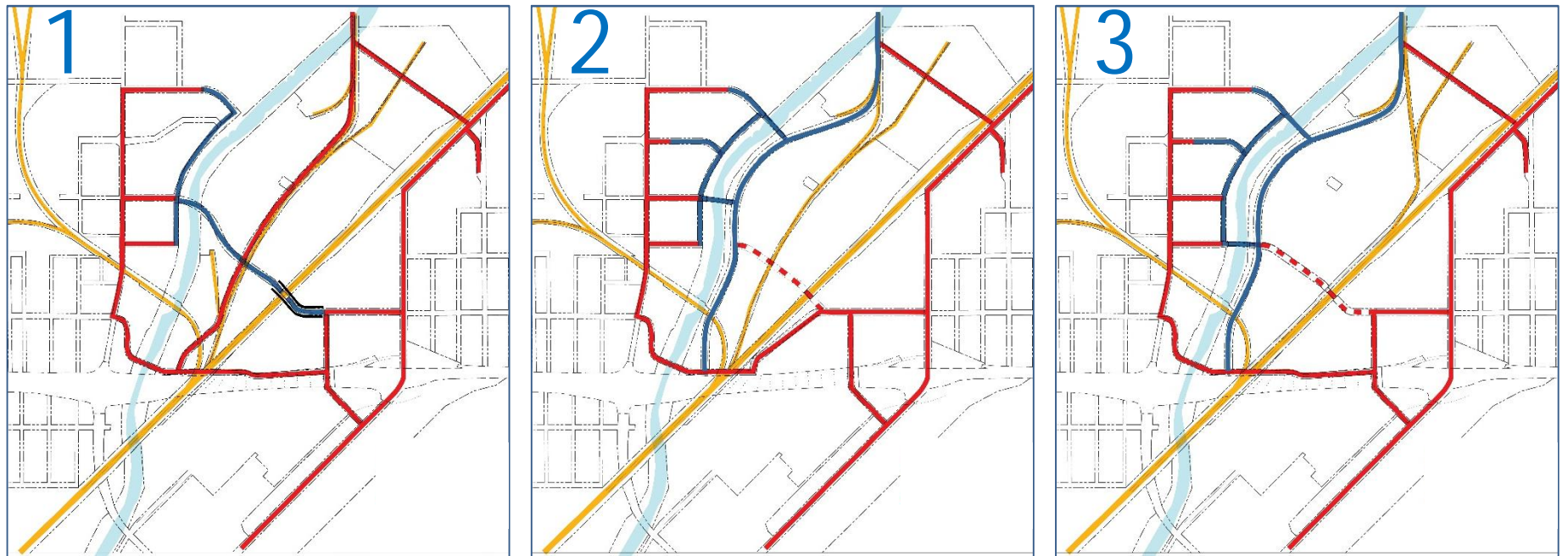




## National Western Center Master Plan

### Site Alternatives

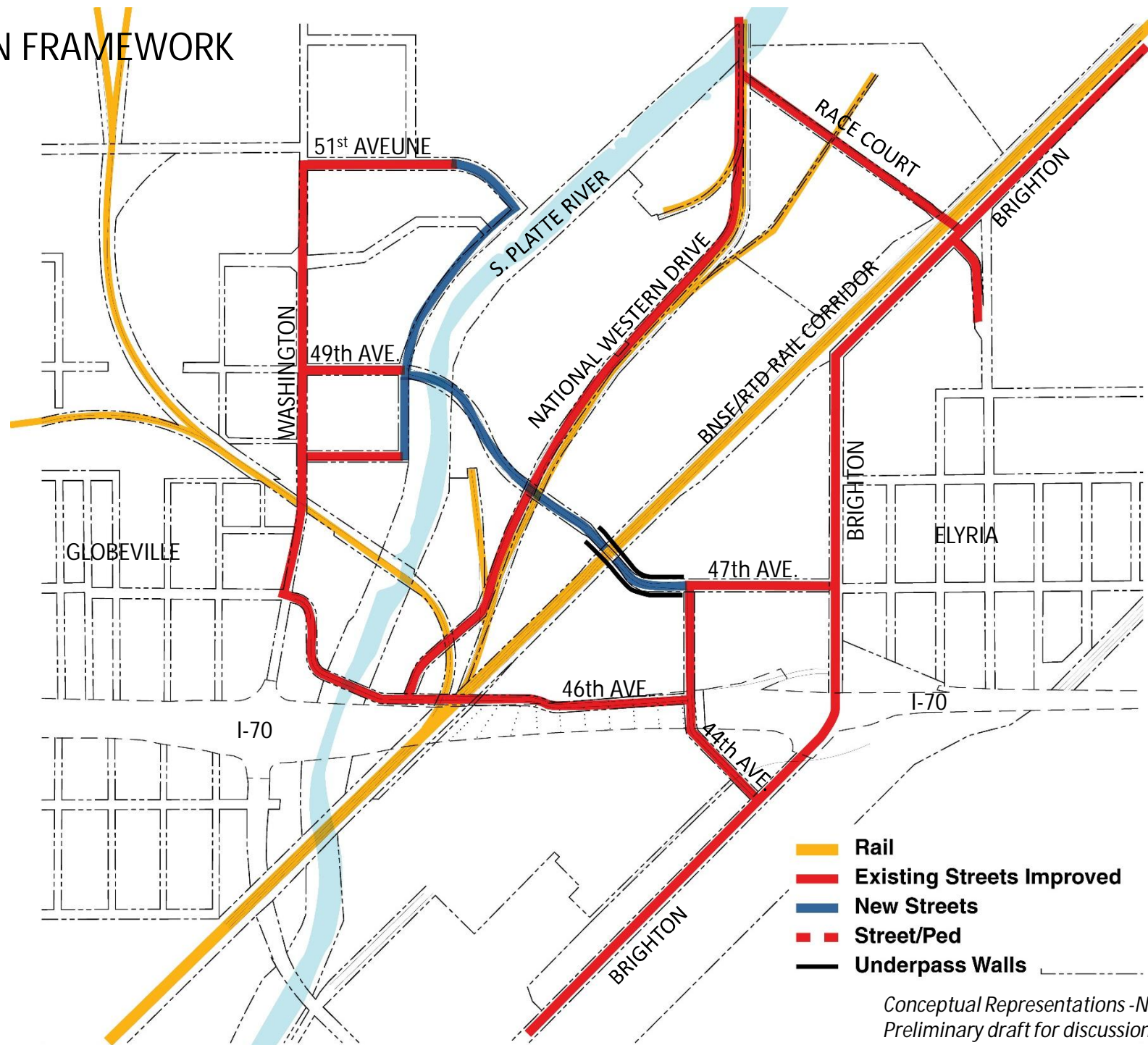
# PLAN FRAMEWORKS



*Conceptual Representations -Not Final -  
Preliminary draft for discussion purposes only*

# PLAN FRAMEWORK

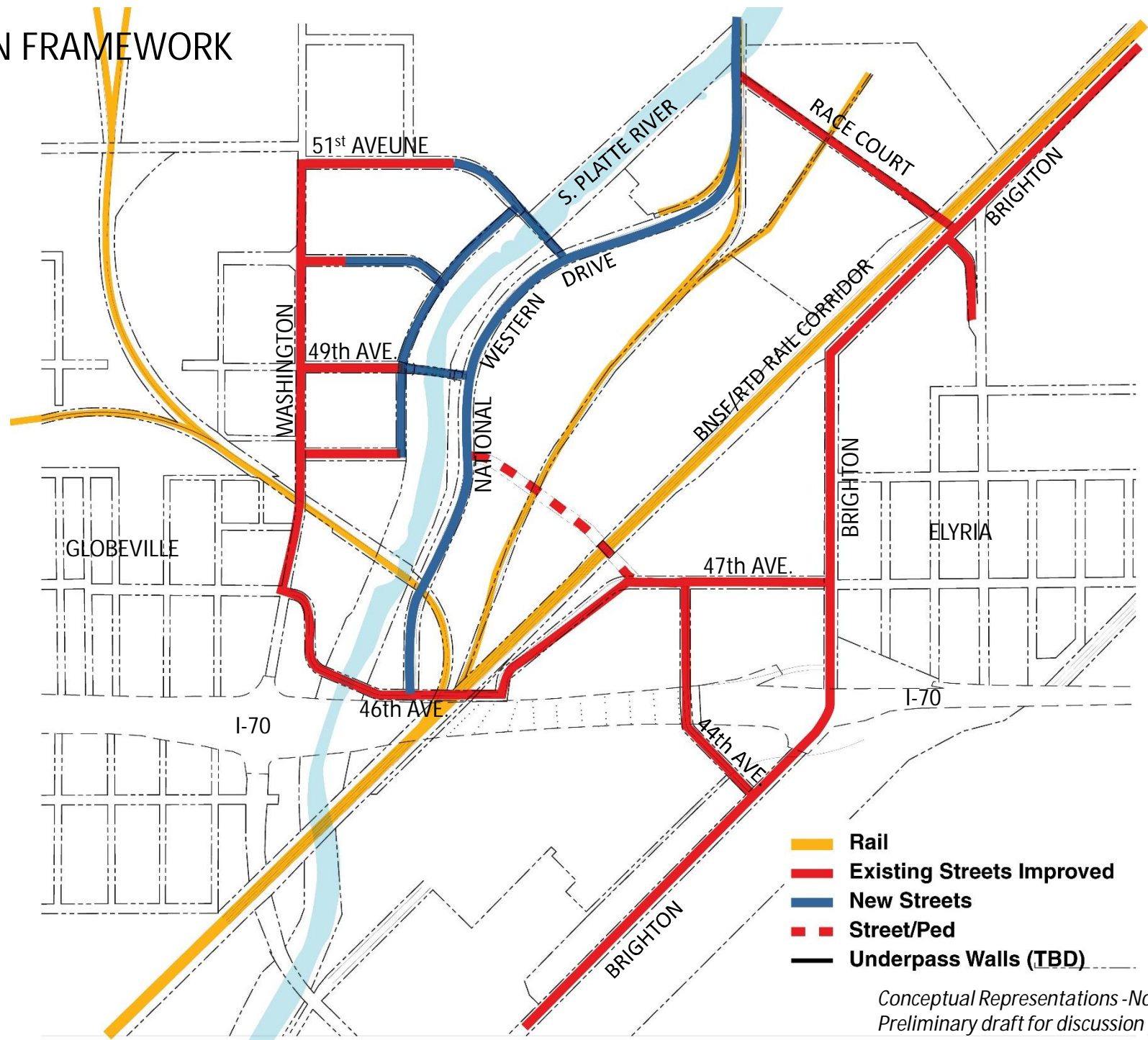
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# PLAN FRAMEWORK

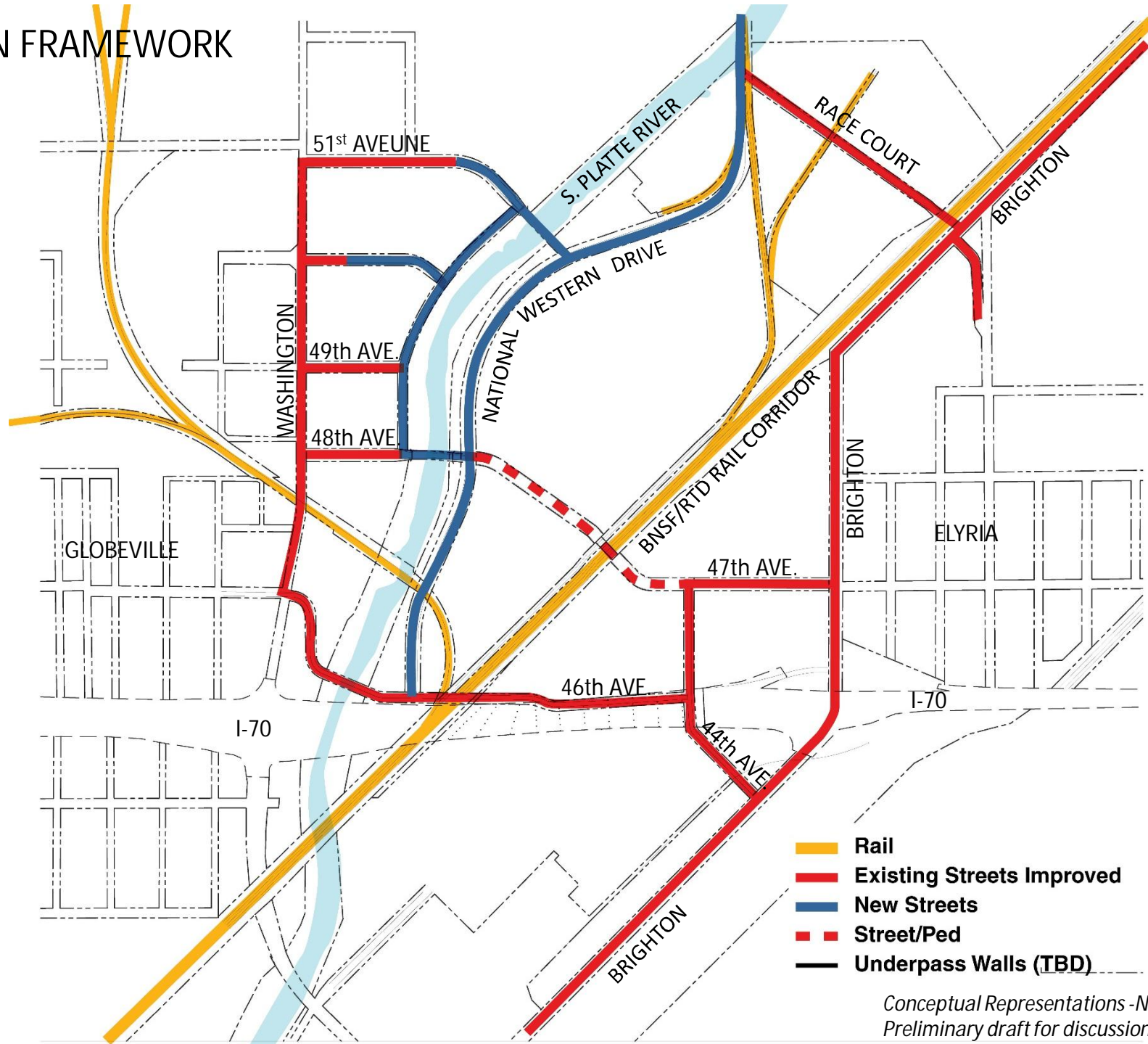
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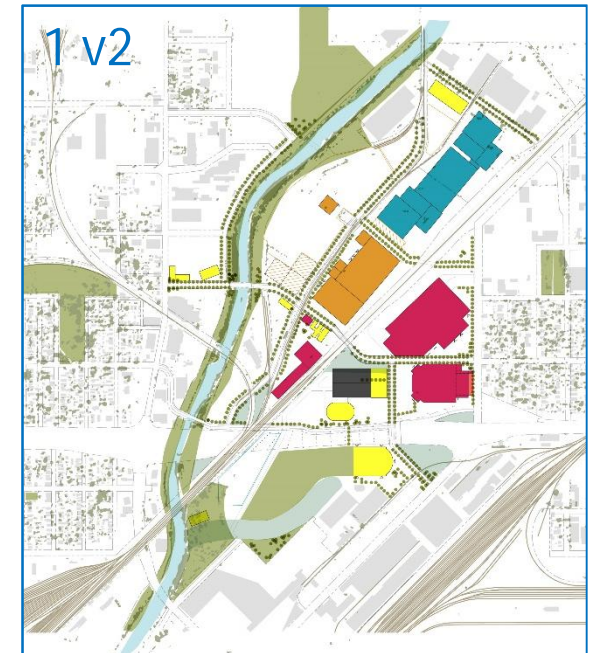
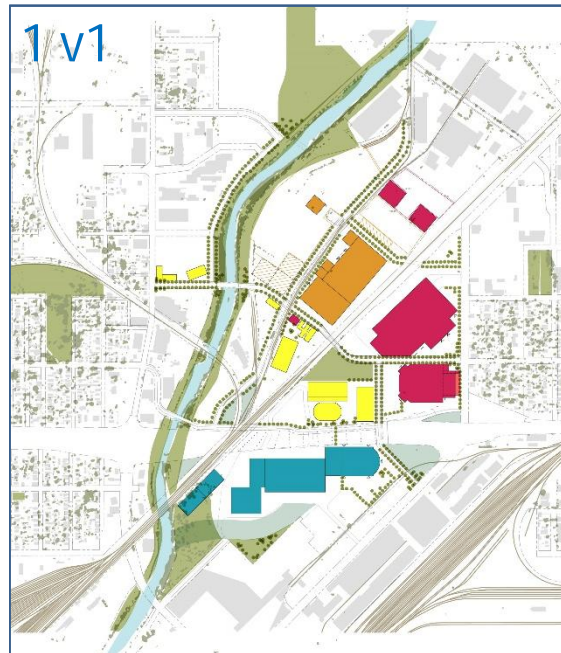
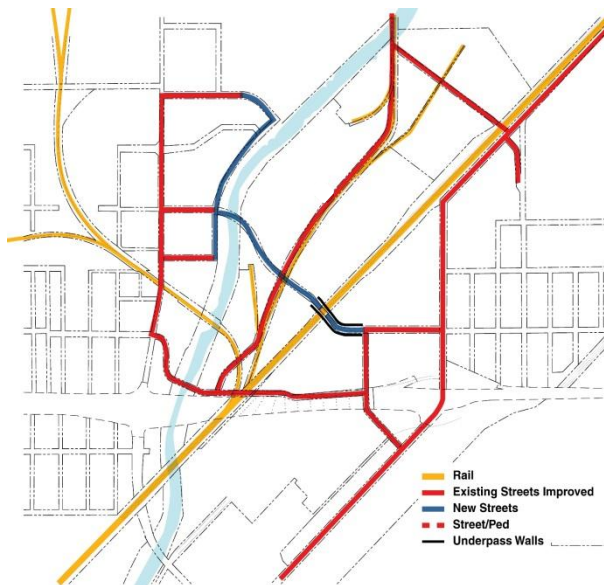
# PLAN FRAMEWORK

3



# FRAMEWORKS PAIRED WITH PROGRAM SETS TO CREATE PLAN VERSIONS

Framework 1



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## FRAMEWORK 1 v1

### EQUESTRIAN SOUTH

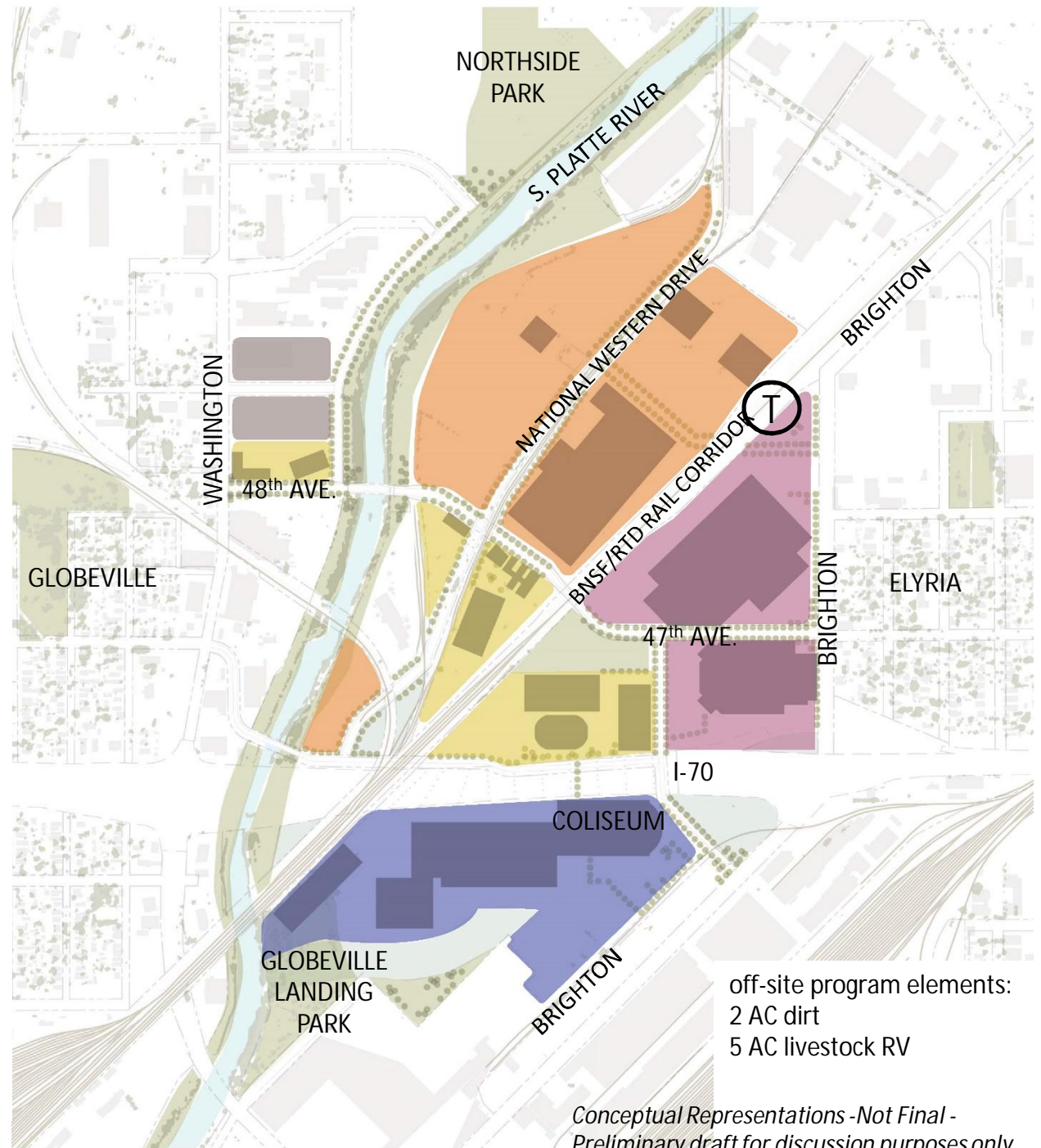
+ utilizes current land ownership to the fullest

- not ideal for large equestrian shows and requires relocation of Forney

### YARDS ALONG RIVER

+ creates event space along river

- ARENA/EXPO
- PARTNER FACILITIES
- LIVESTOCK
- EQUESTRIAN
- PRIVATE DEVELOPMENT



## FRAMEWORK 1 v2

### EQUESTRIAN NORTH

+ consolidates Stock Show program & better accommodates large horse shows

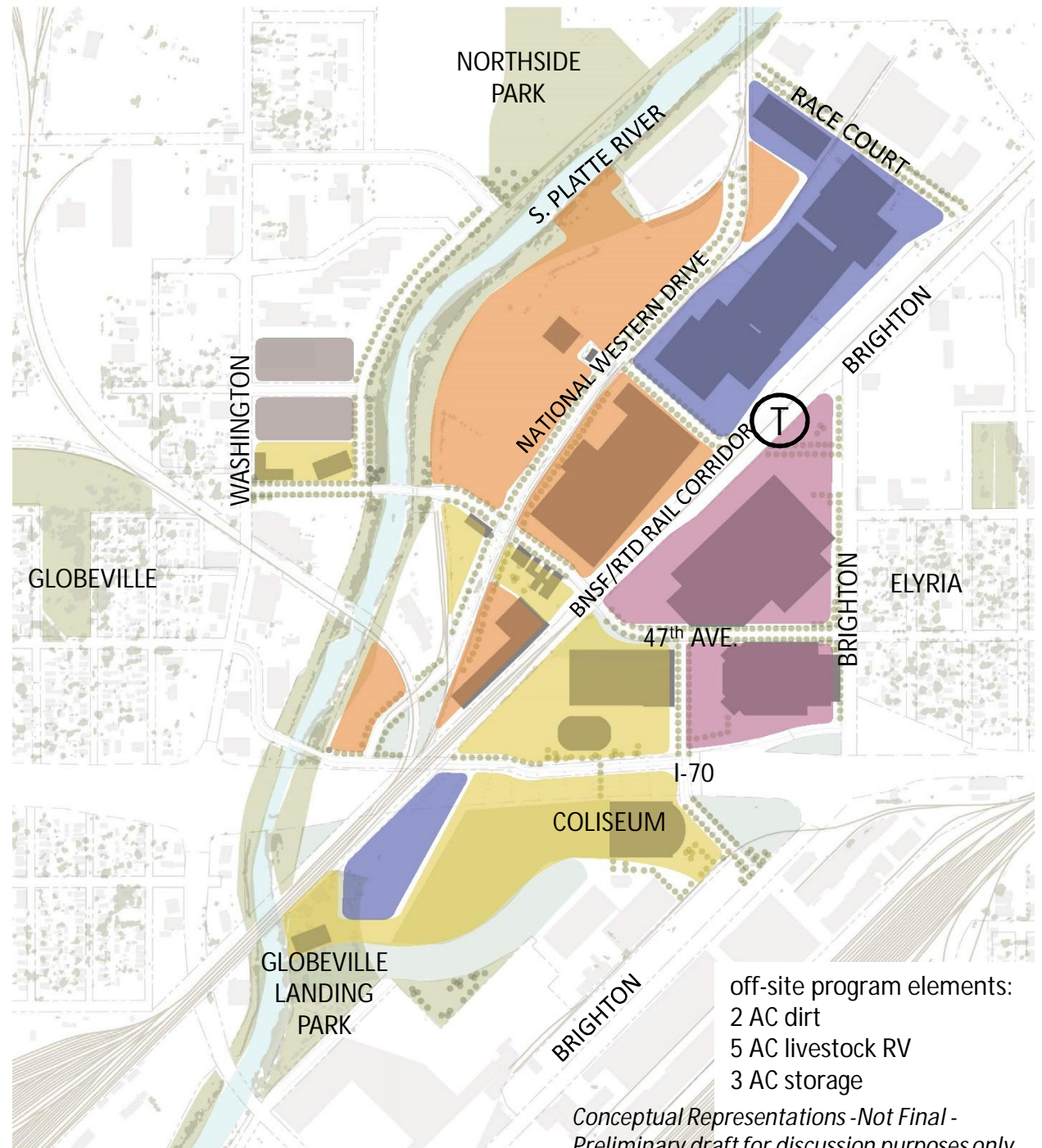
- additional business relocation is necessary in initial phases

### CSU SOUTH

+ allows for prime river access and reuse of a major City asset

- current program may not be large enough to locate here and disperse throughout campus as desired
- does not achieve a critical mass for private development

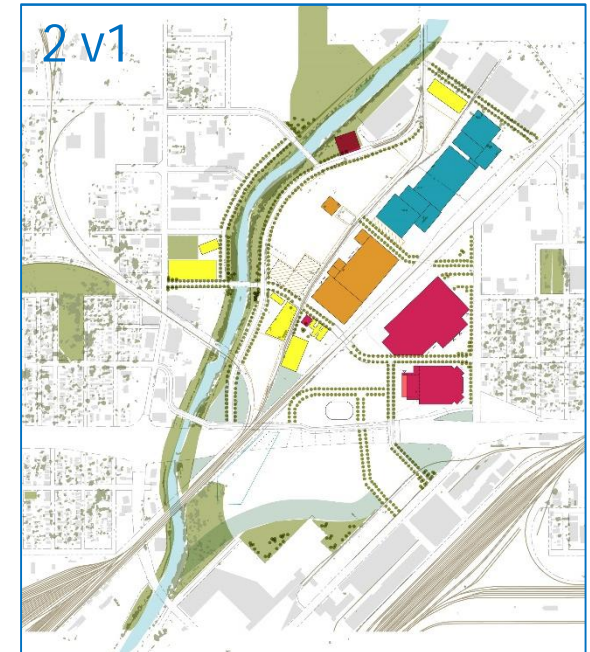
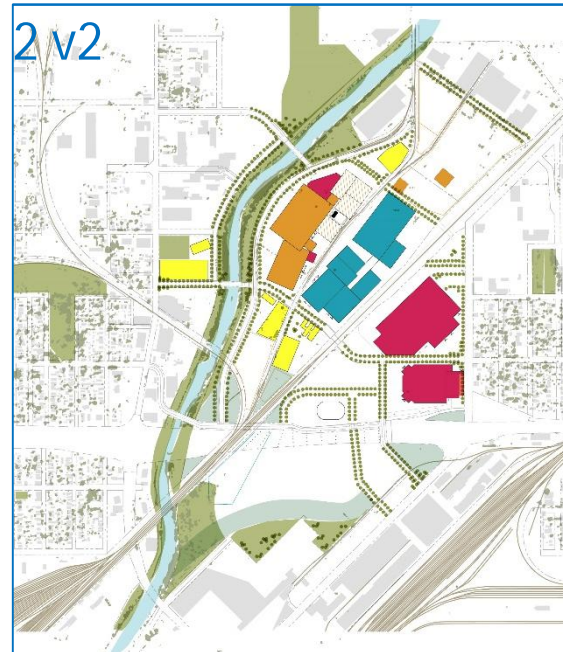
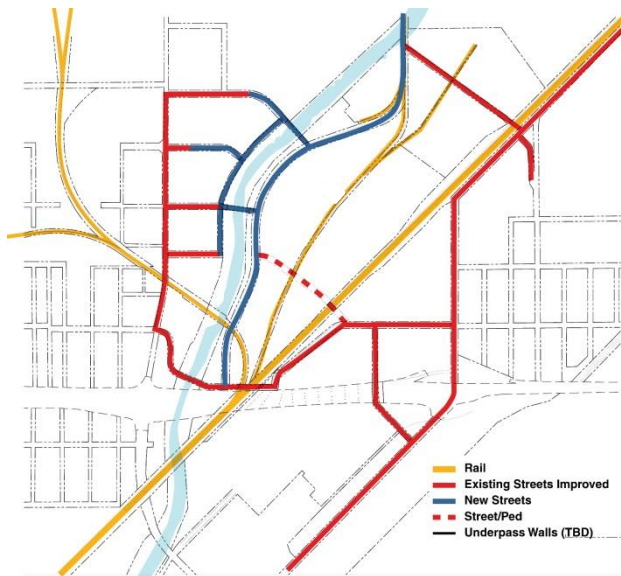
- ARENA/EXPO
- PARTNER FACILITIES
- LIVESTOCK
- EQUESTRIAN
- PRIVATE DEVELOPMENT





# FRAMEWORKS PAIRED WITH PROGRAM SETS TO CREATE PLAN VERSIONS

Framework 2



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## FRAMEWORK 2 v1

### NW DRIVE ALONG RIVER

+ enhances public accessibility to river  
and can remain open during events

### CSU MORE FOCUSED ON WASHINGTON

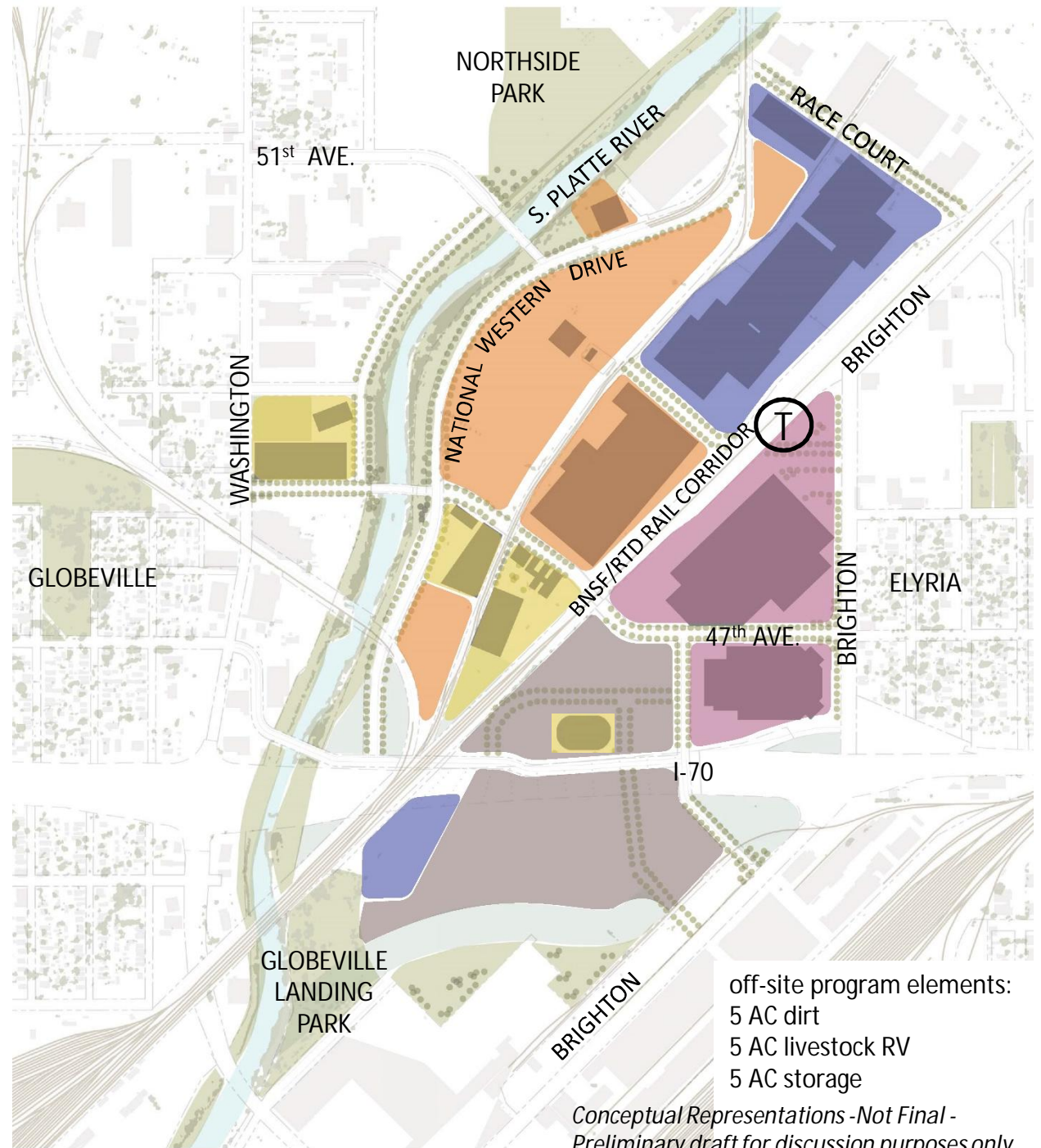
+ opens up private development south  
and still allows for river access

### PRIVATE SOUTH

+ creates a tax base for the City on  
desirable Brighton frontage

- may take time to develop and finding  
a user for coliseum and 1909 building  
may be a challenge

- ARENA/EXPO
- PARTNER FACILITIES
- LIVESTOCK
- EQUESTRIAN
- PRIVATE DEVELOPMENT





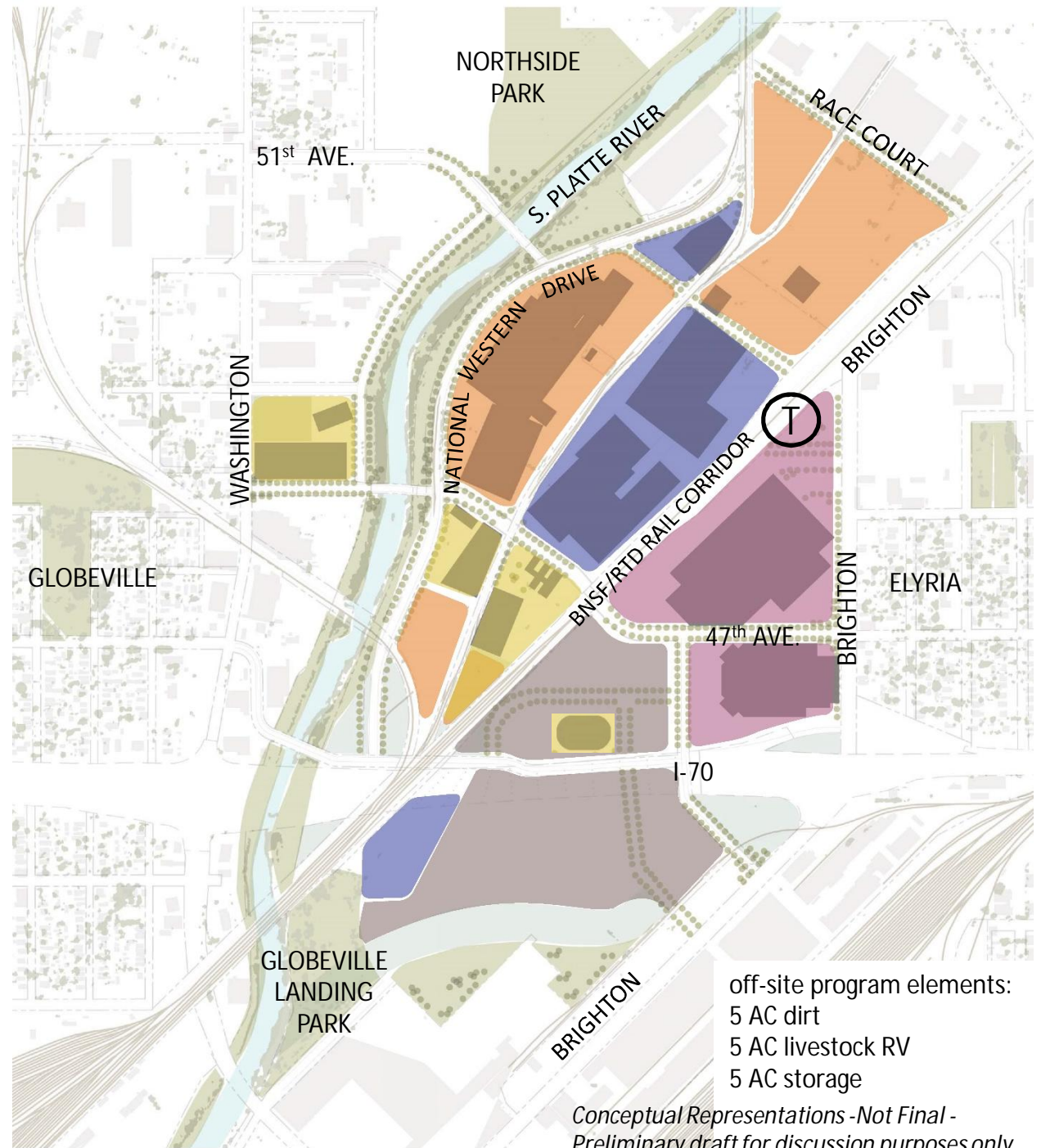
## FRAMEWORK 2 v2

### LIVESTOCK ALONG RIVER

+ allows for equestrian to have a front door on 47<sup>th</sup> and allows for phased acquisition for yards and cattle ties

- event space along rail/Race is not as desirable as along river

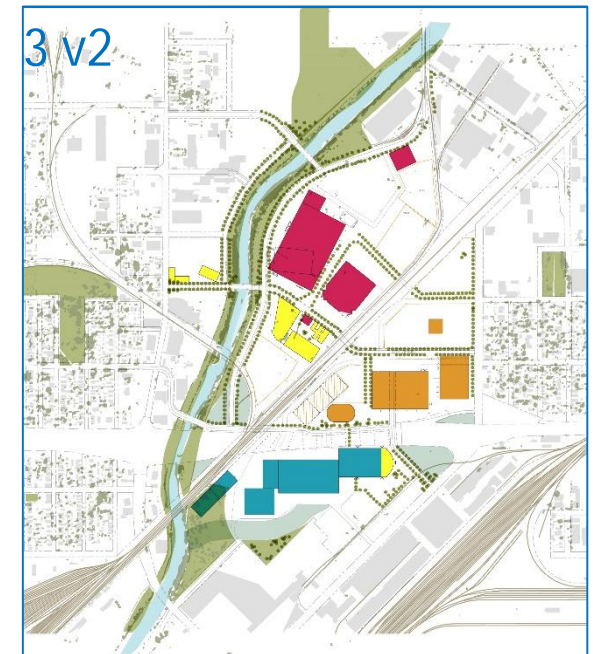
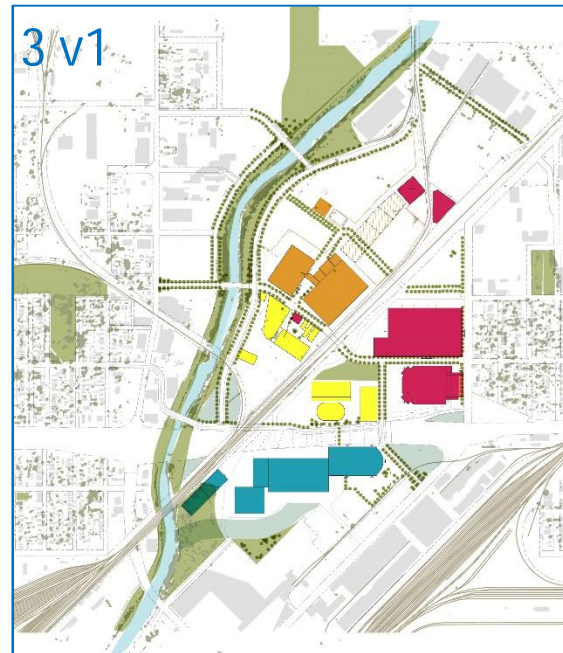
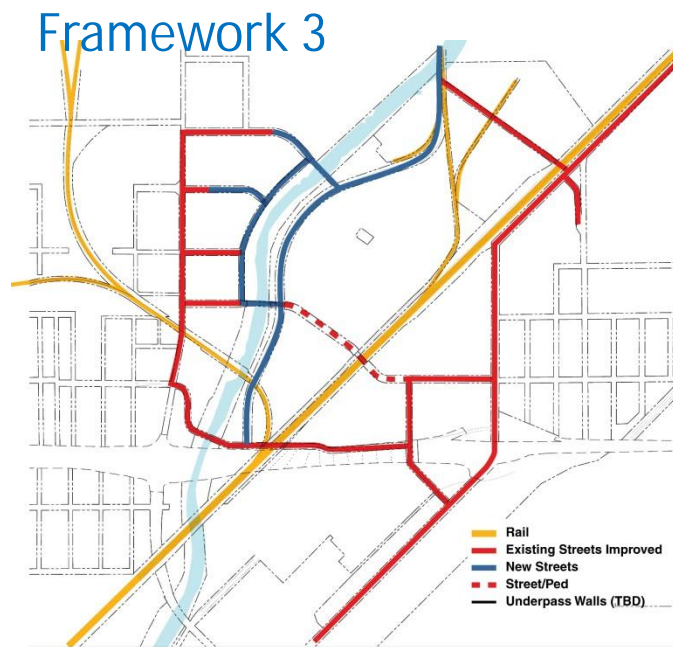
- ARENA/EXPO
- PARTNER FACILITIES
- LIVESTOCK
- EQUESTRIAN
- PRIVATE DEVELOPMENT



off-site program elements:  
5 AC dirt  
5 AC livestock RV  
5 AC storage



## FRAMEWORKS PAIRED WITH PROGRAM SETS TO CREATE PLAN VERSIONS



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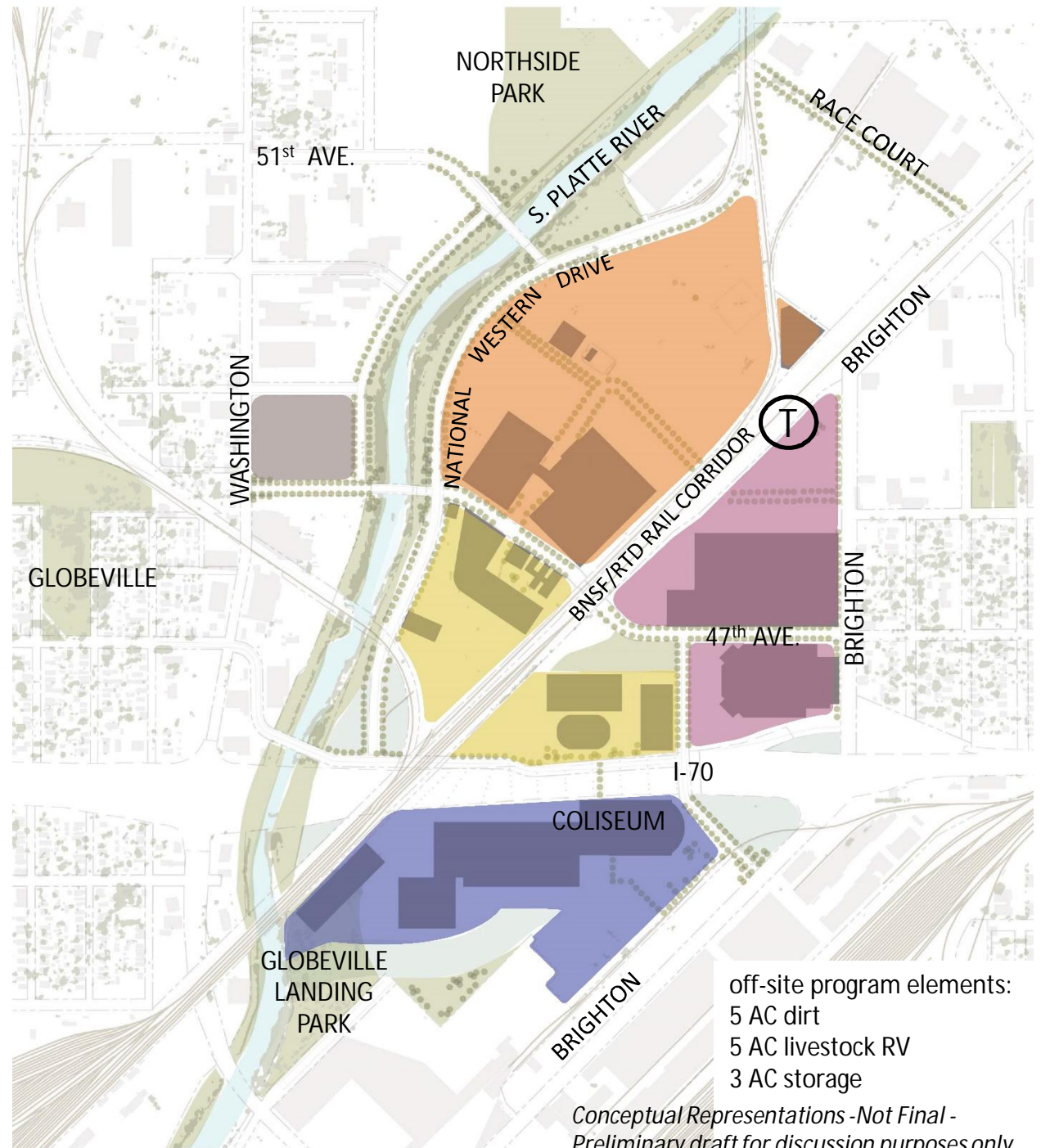
## FRAMEWORK 3 v1

### CONSOLIDATE DRI RAIL ALONG BSNF TRACKS

+ removes dividing line between livestock facilities to create a more flexible facilities layout and pedestrians do not have to cross rail at grade

- will still be desirable to suspend rail traffic during certain events and increases tunnel length for east-west connections

- ARENA/EXPO
- PARTNER FACILITIES
- LIVESTOCK
- EQUESTRIAN
- PRIVATE DEVELOPMENT





## FRAMEWORK 3 v2

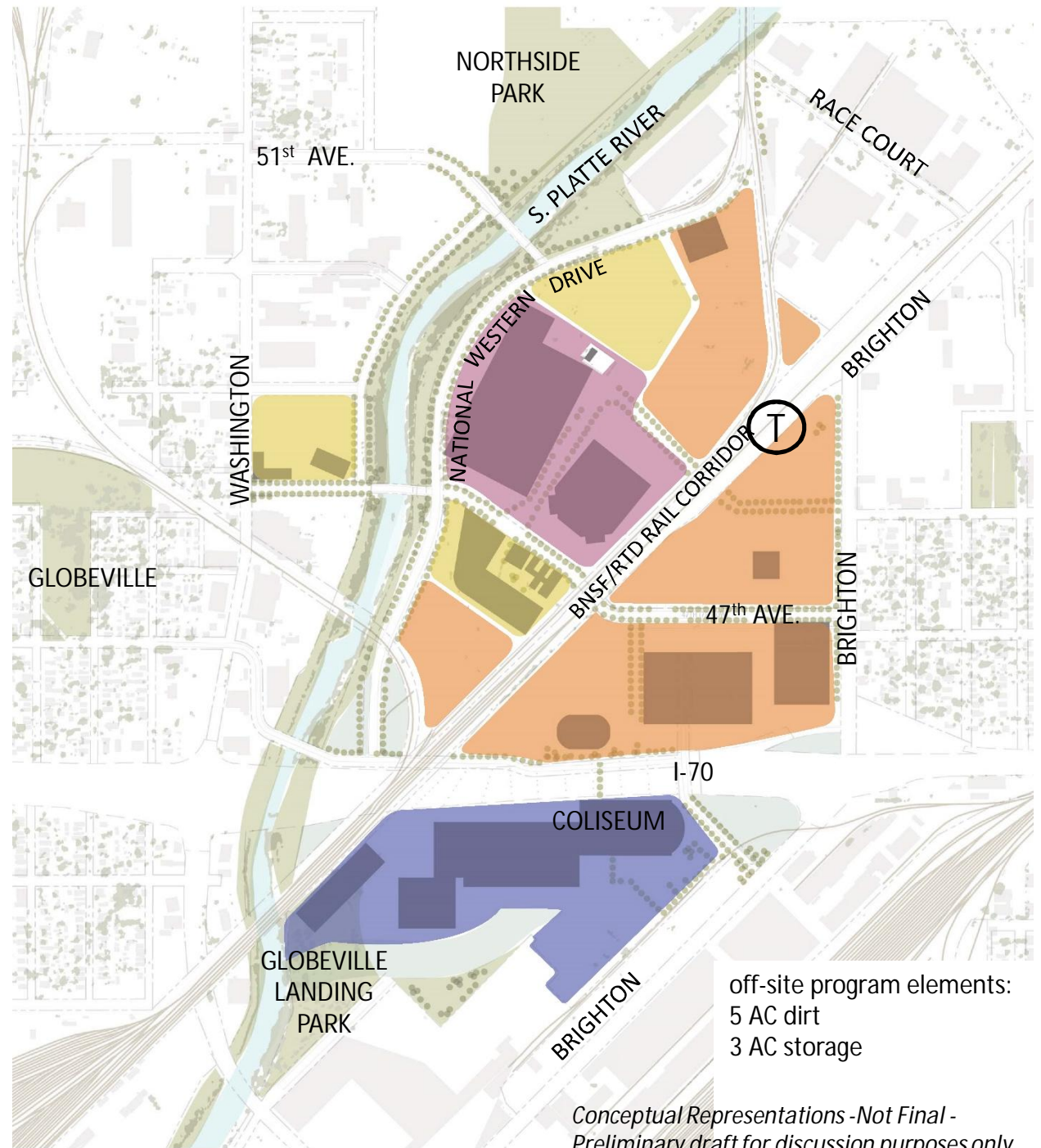
### ARENA AND EXPO HALL ALONG THE RIVER

- + imbeds the largest buildings in the center of the site to prevent placing a hard edge on the neighborhoods
- site phasing is difficult and there may be potential impact on neighborhood from event space
- difficult site access into center of site

### LIVESTOCK ON BRIGHTON

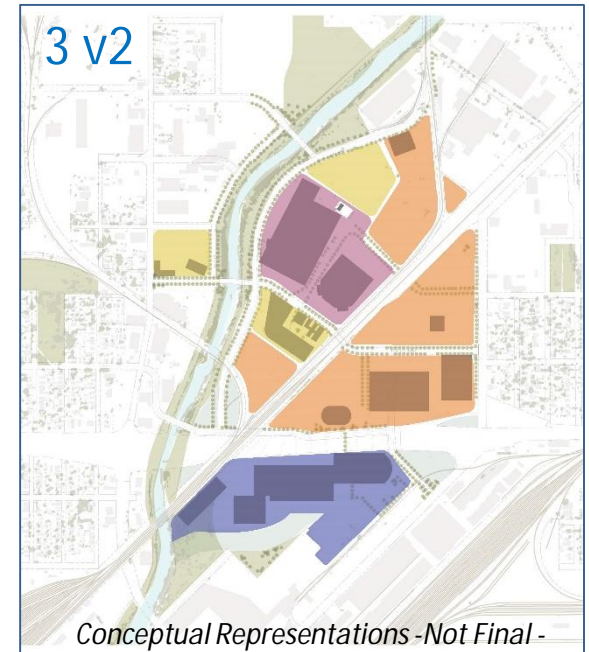
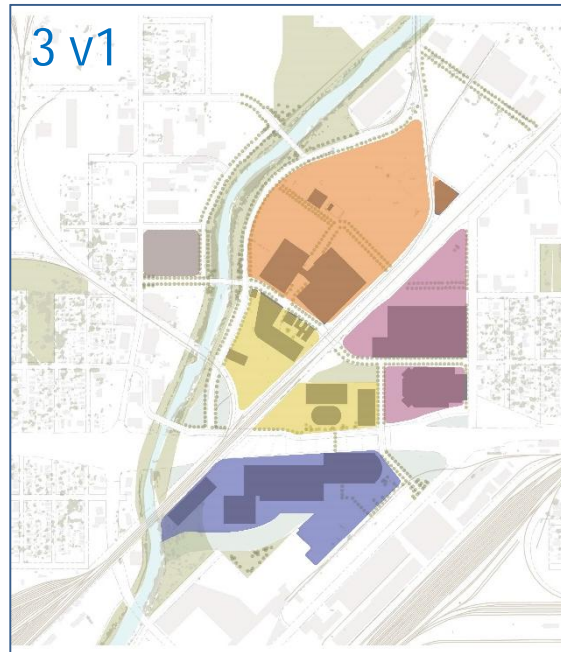
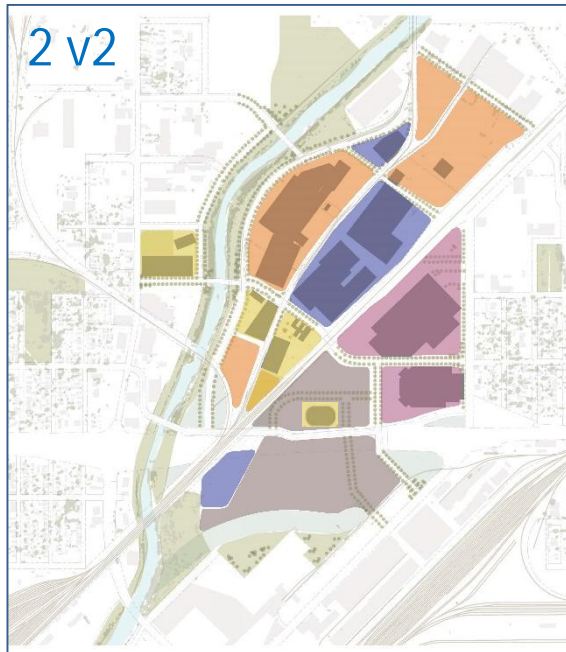
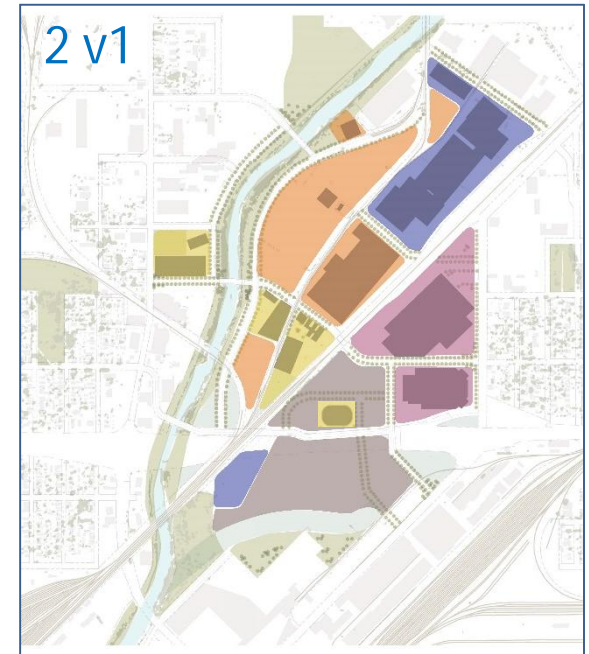
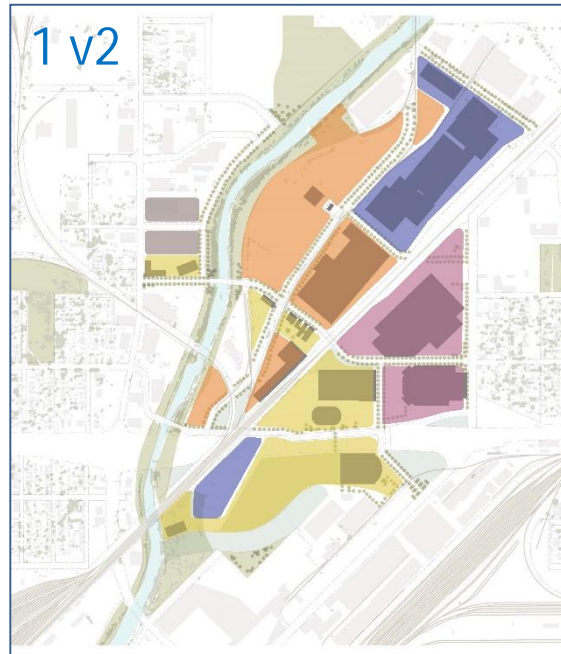
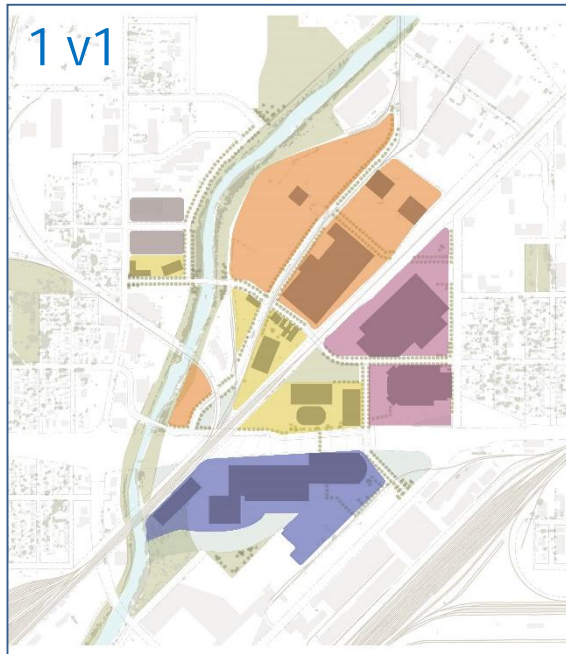
- + locates livestock adjacent to equestrian
- misaligns 47<sup>th</sup> at Brighton due to area needed for Livestock Arena and service

- ARENA/EXPO
- PARTNER FACILITIES
- LIVESTOCK
- EQUESTRIAN
- PRIVATE DEVELOPMENT



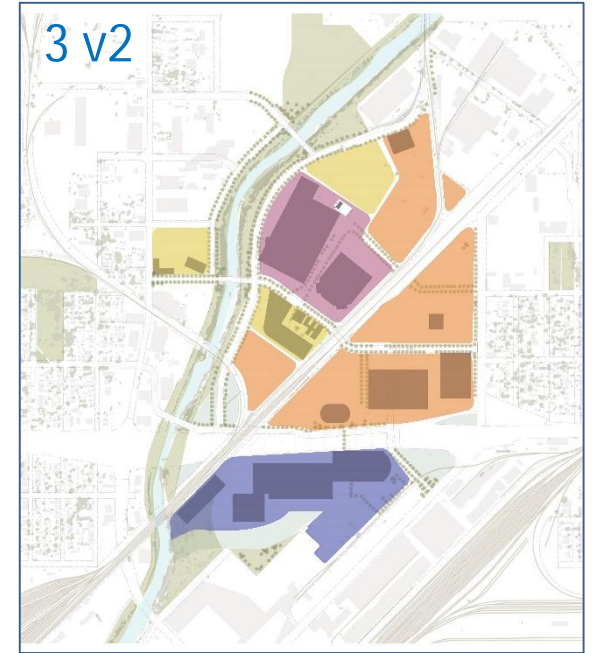
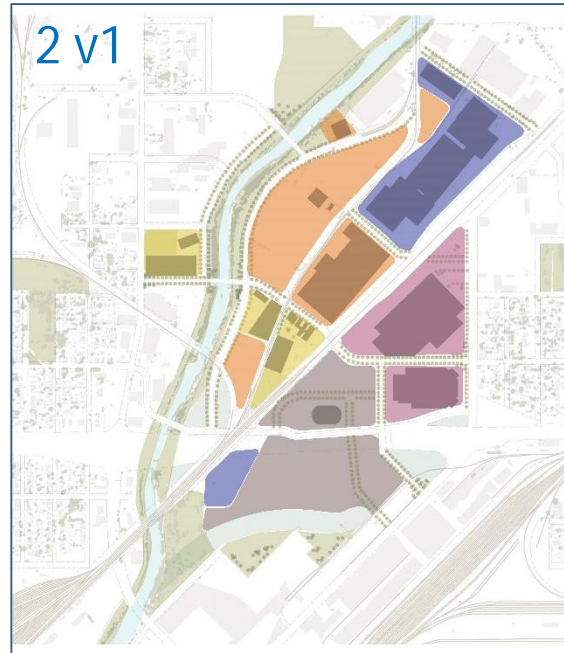
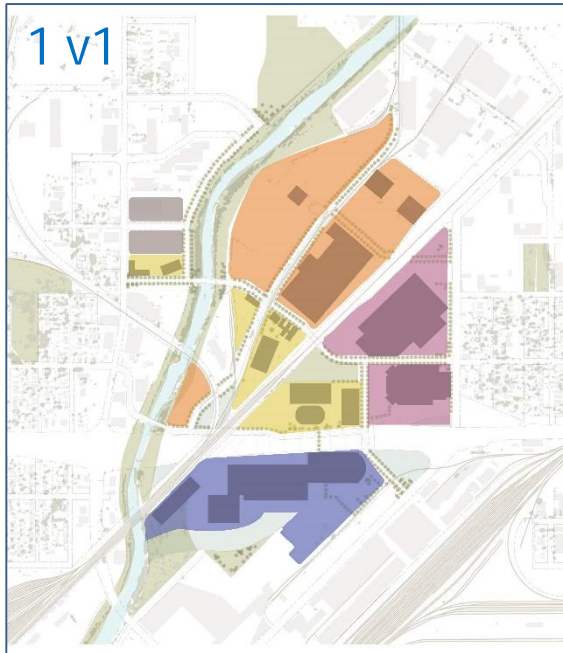


## PROGRAM USE COMPARISON



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## RECOMMENDED PLANS



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