



National Western Citizens Advisory Committee

August 28, 2014



National Western Center Master Plan

Inspiration

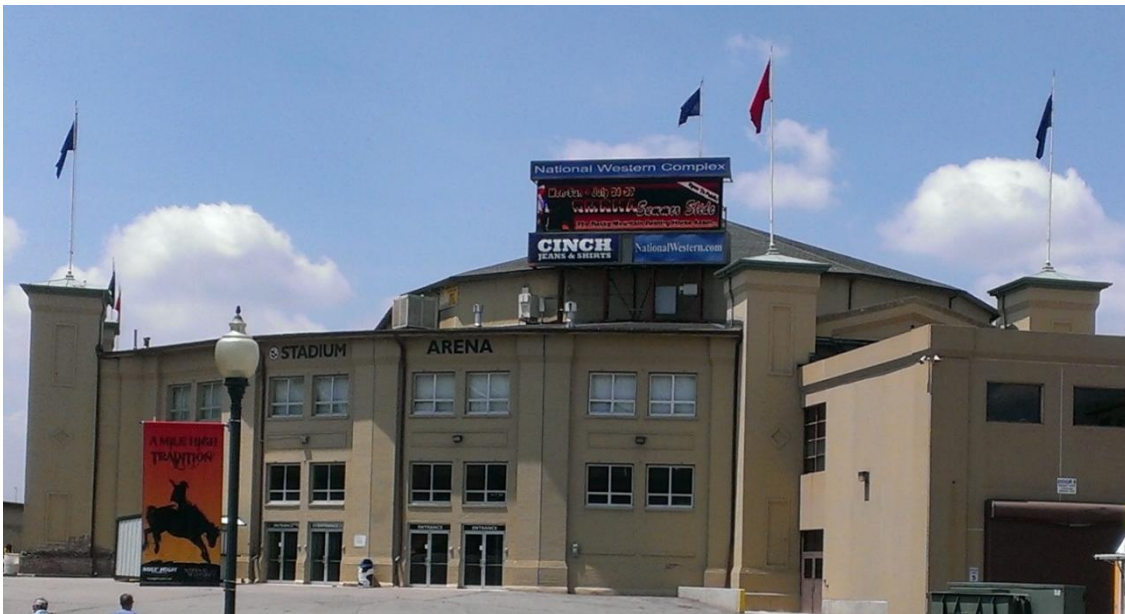
STUDY AREA ASSETS



Coliseum 1952



Livestock Exchange 1916



Stadium Arena 1909



Armour and Co. Administration 1917



PRECEDENTS – PROGRAMMING BENEATH INFRASTRUCTURE



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A8ernA, Netherlands



A8ernA, Netherlands



BMX Course, Seattle

DELGANY INTERCEPTOR



PRECEDENTS – TERRACED WATERFRONTS



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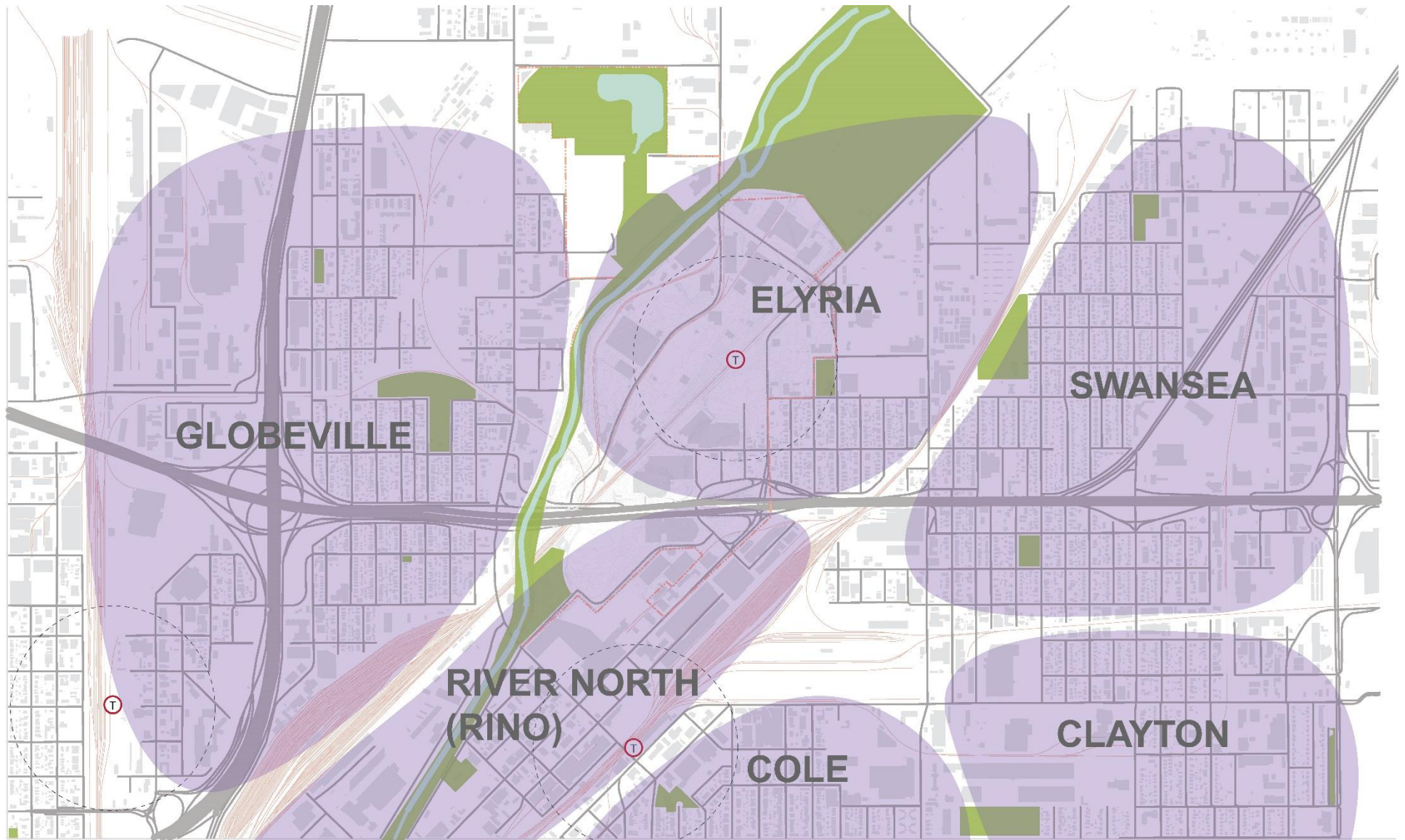


National Western Center Master Plan

Site Alternatives

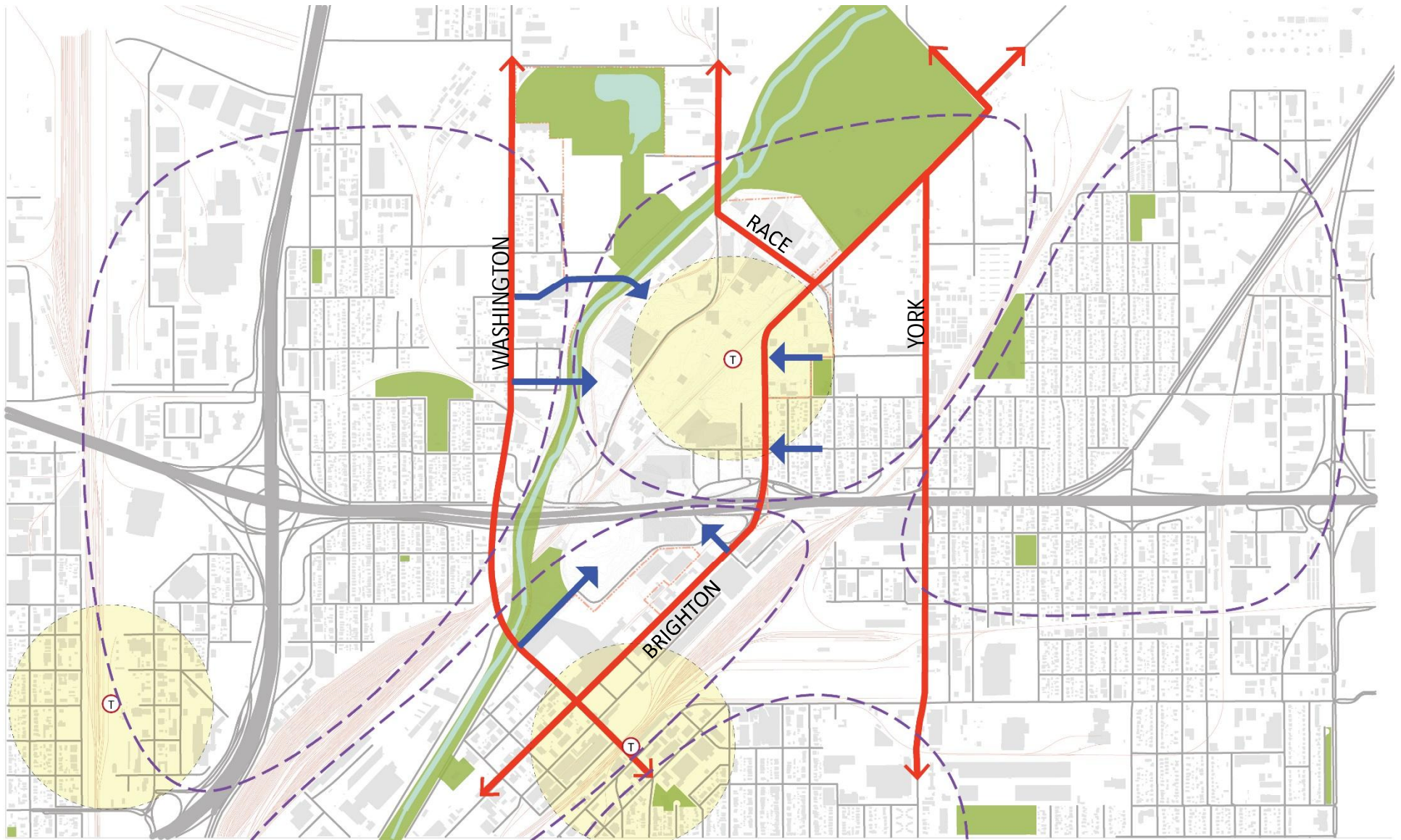
SITE WITHIN CONTEXT

NEIGHBORHOODS & OPEN SPACE



SITE WITHIN CONTEXT CONNECTIONS

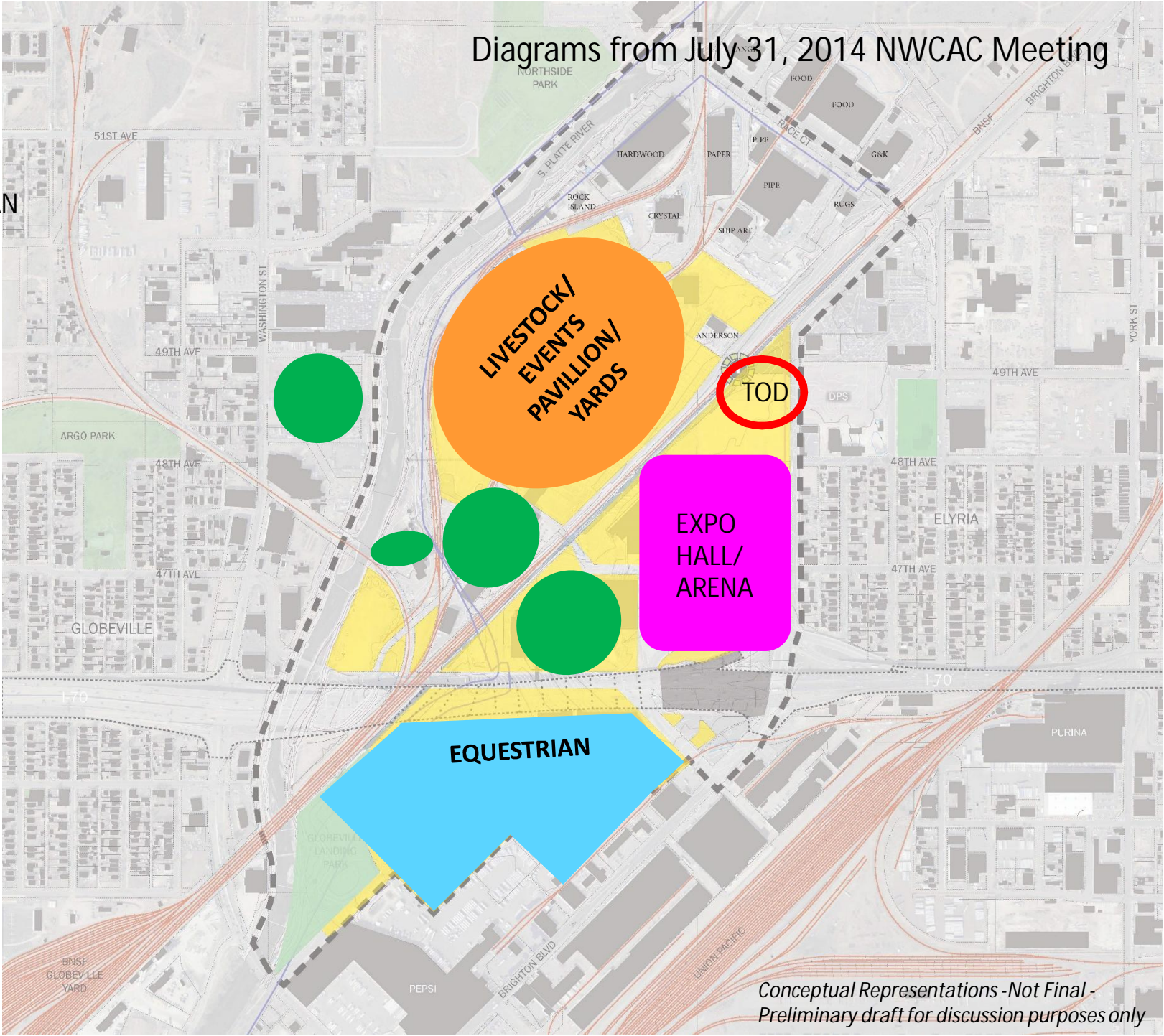
EXISTING CONNECTIONS
DESIRED CONNECTIONS



Option A

- MULTI-USE
- LIVESTOCK
- EQUESTRIAN
- PARTNERS

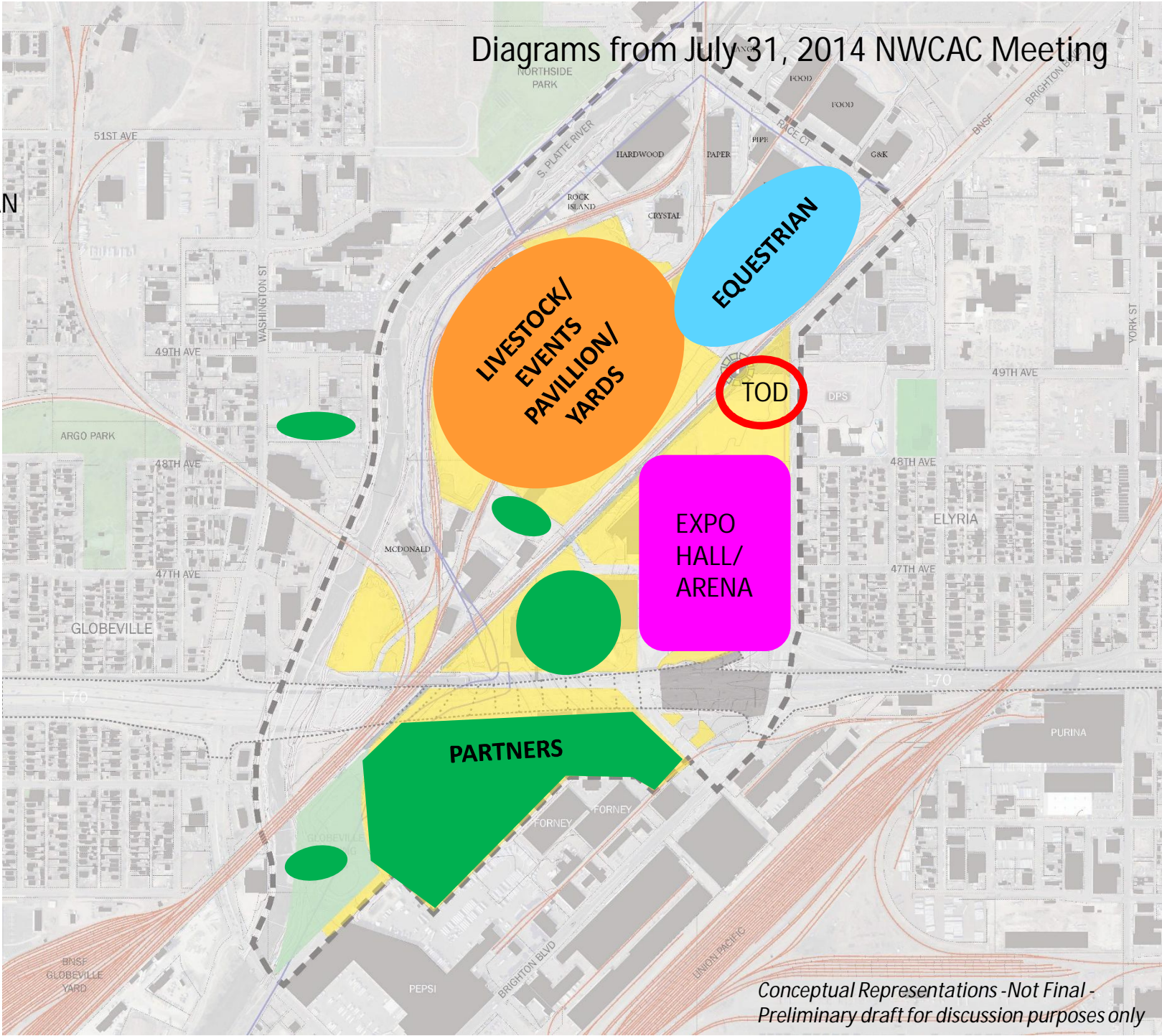
Diagrams from July 31, 2014 NWCAC Meeting



Option B

- MULTI-USE
- LIVESTOCK
- EQUESTRIAN
- PARTNERS

Diagrams from July 31, 2014 NWCAC Meeting

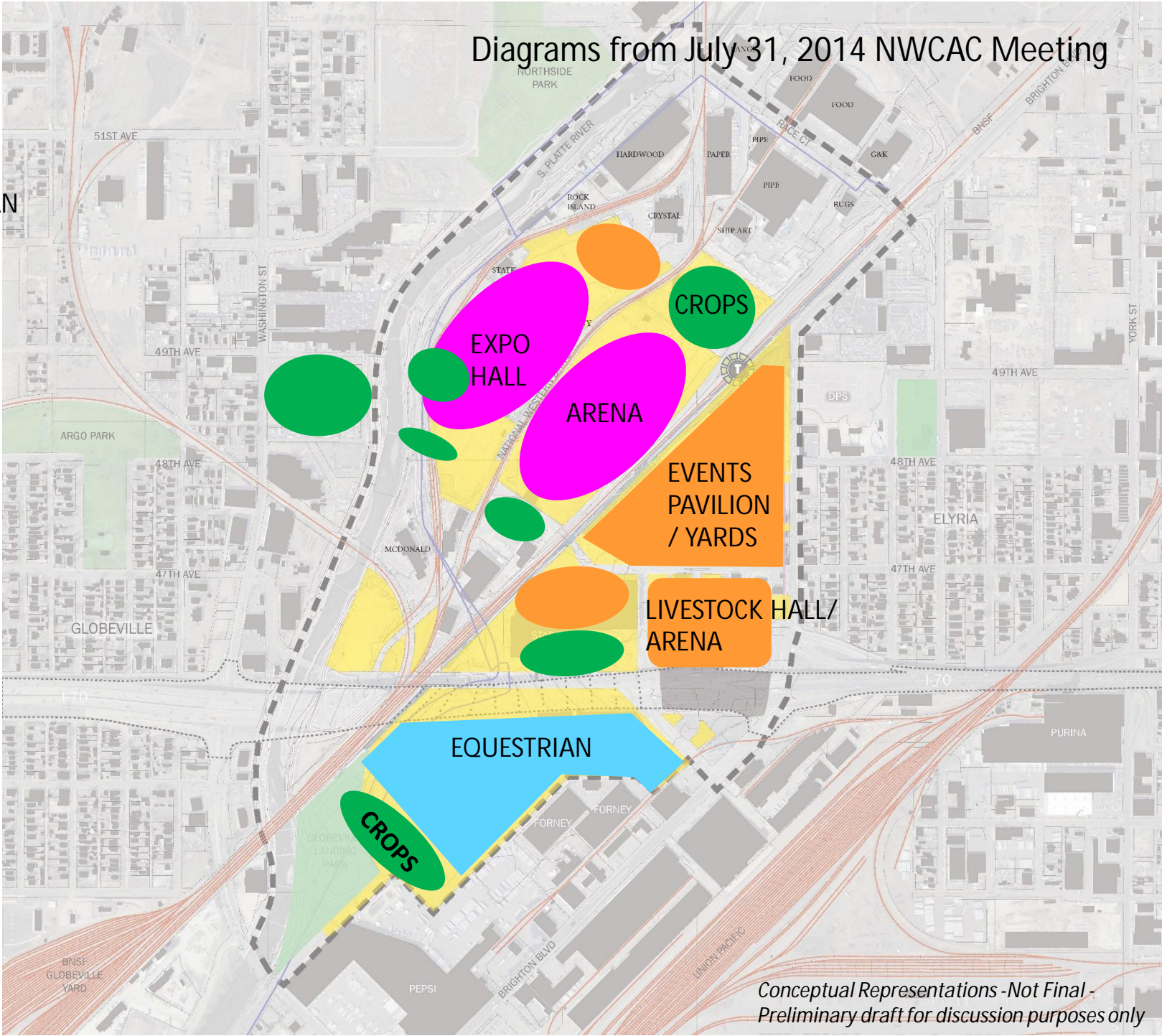


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Option C

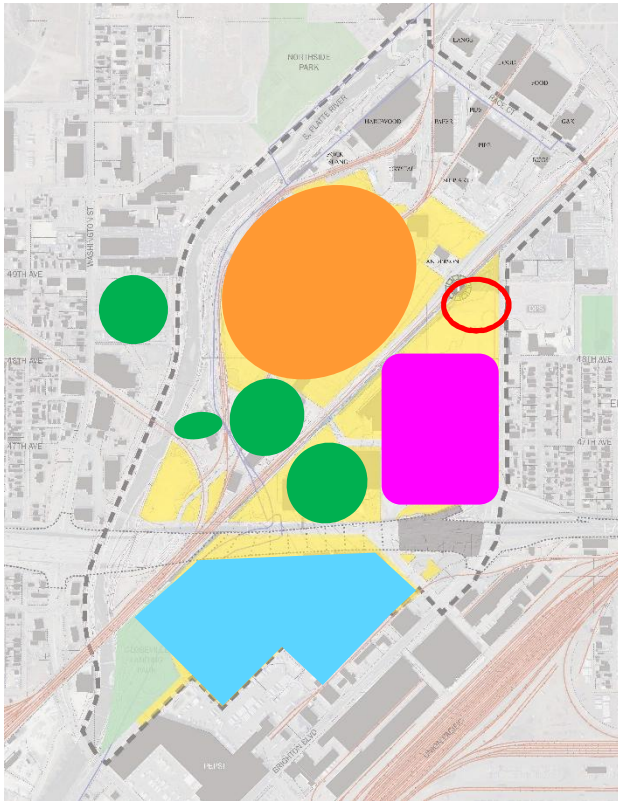
- MULTI-USE
- LIVESTOCK
- EQUESTRIAN
- PARTNERS

Diagrams from July 31, 2014 NWCAC Meeting

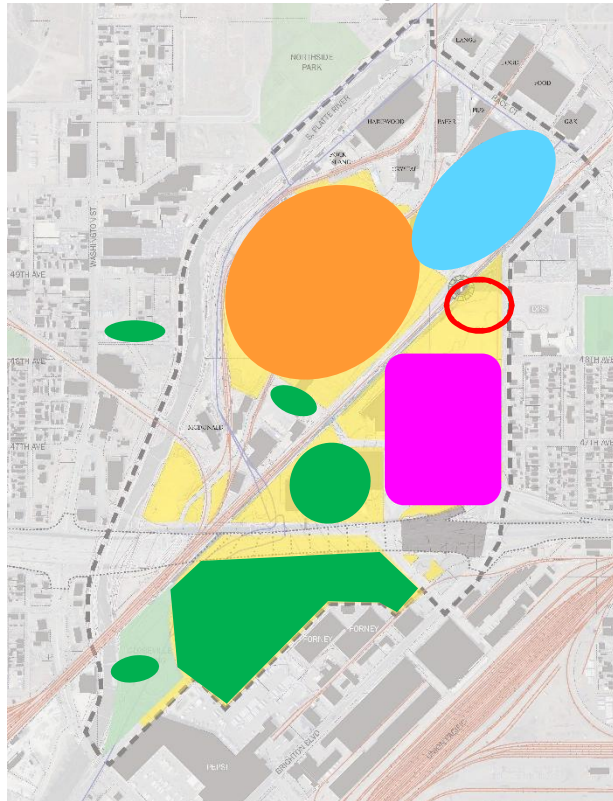


NWC PROGRAM LOCATION OPTIONS

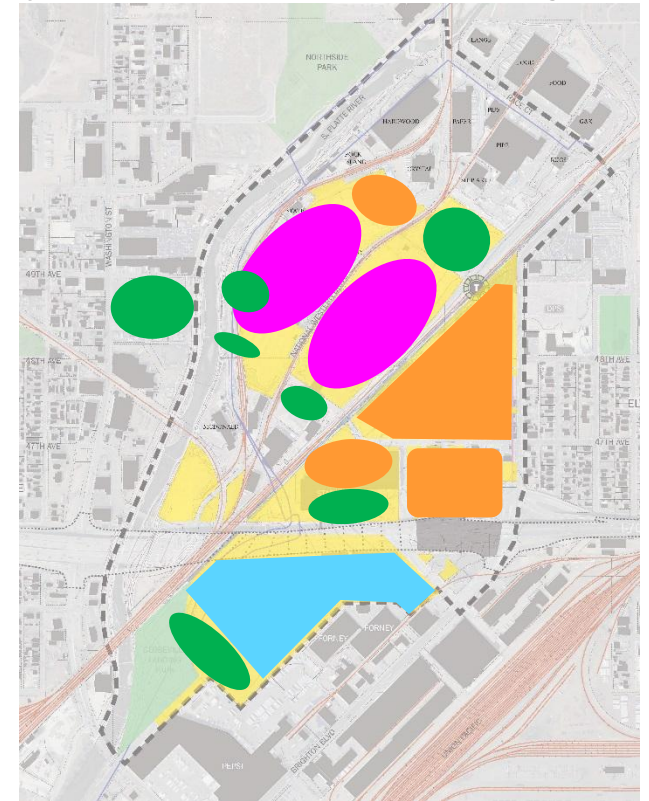
Diagrams from July 31, 2014 NWCAC Meeting



A



B



C







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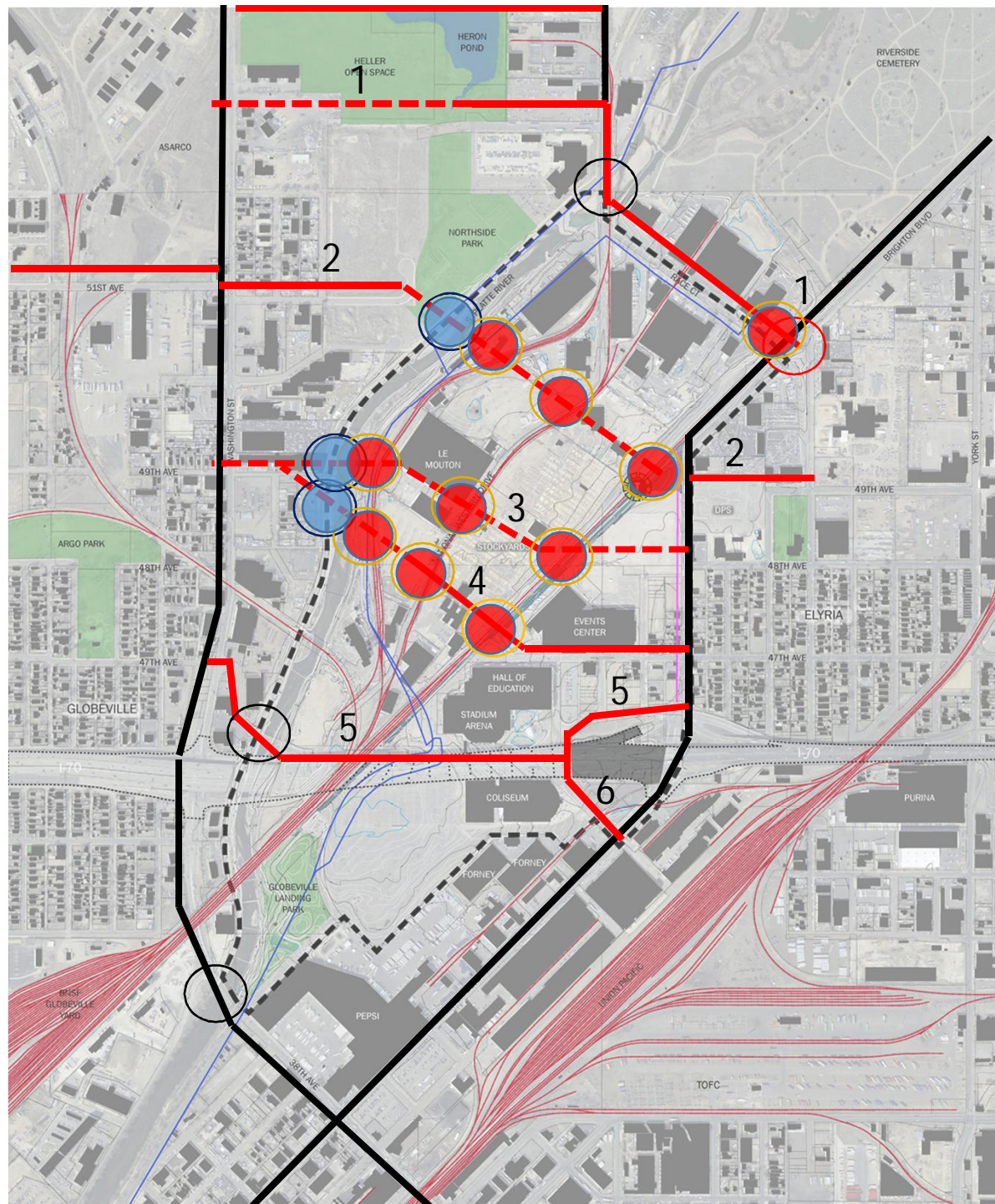
CONNECTION OPTIONS

Possible East/West Connections

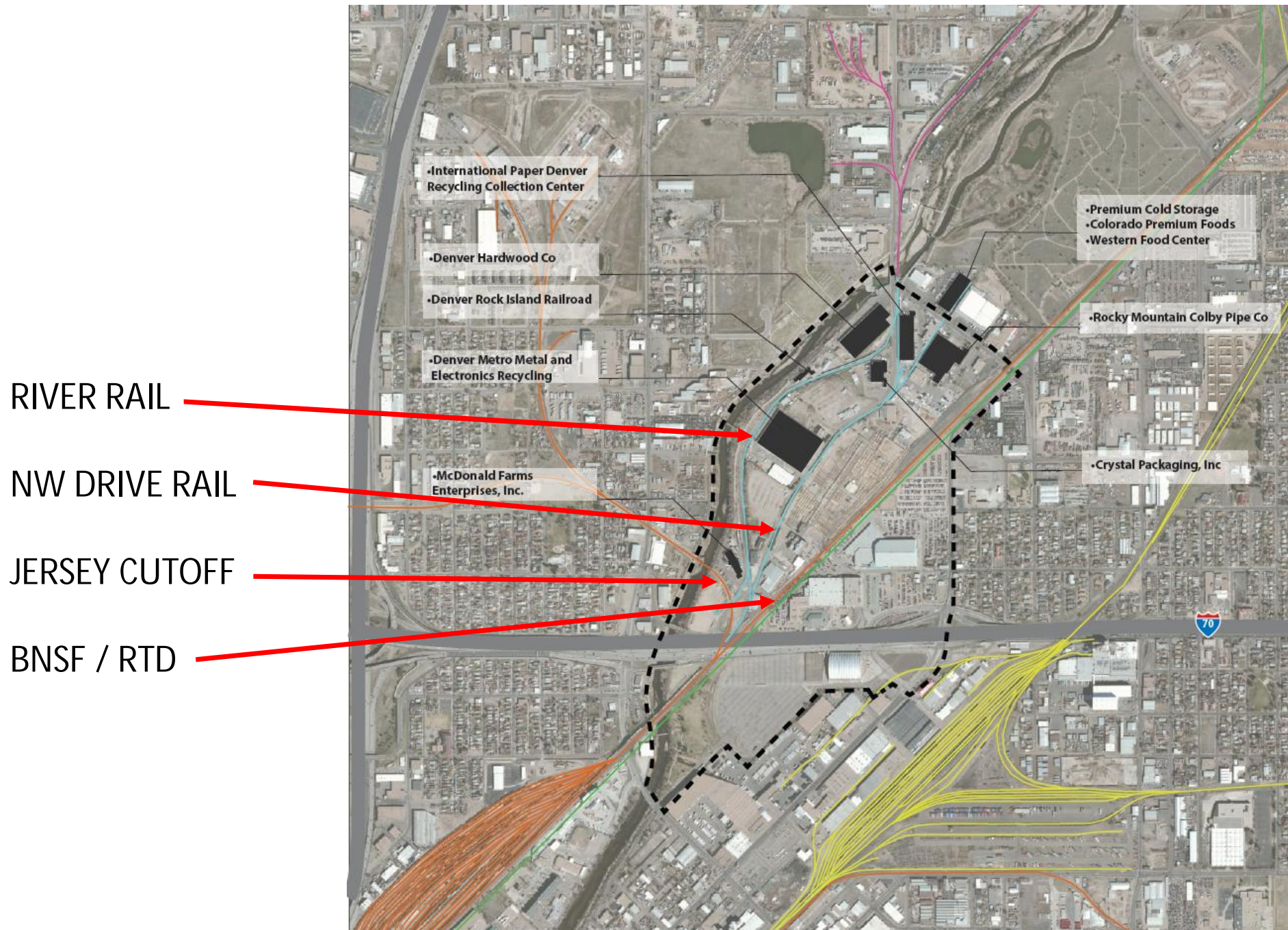
1. 53rd Ave./Franklin/Race Ct.
2. 51st Ave./49th Ave.
3. 49th Ave./48th Ave.
4. 49th Ave./47th Ave.
5. 46th Ave./46th Ave.
6. 46th Ave./44th Ave.

Legend

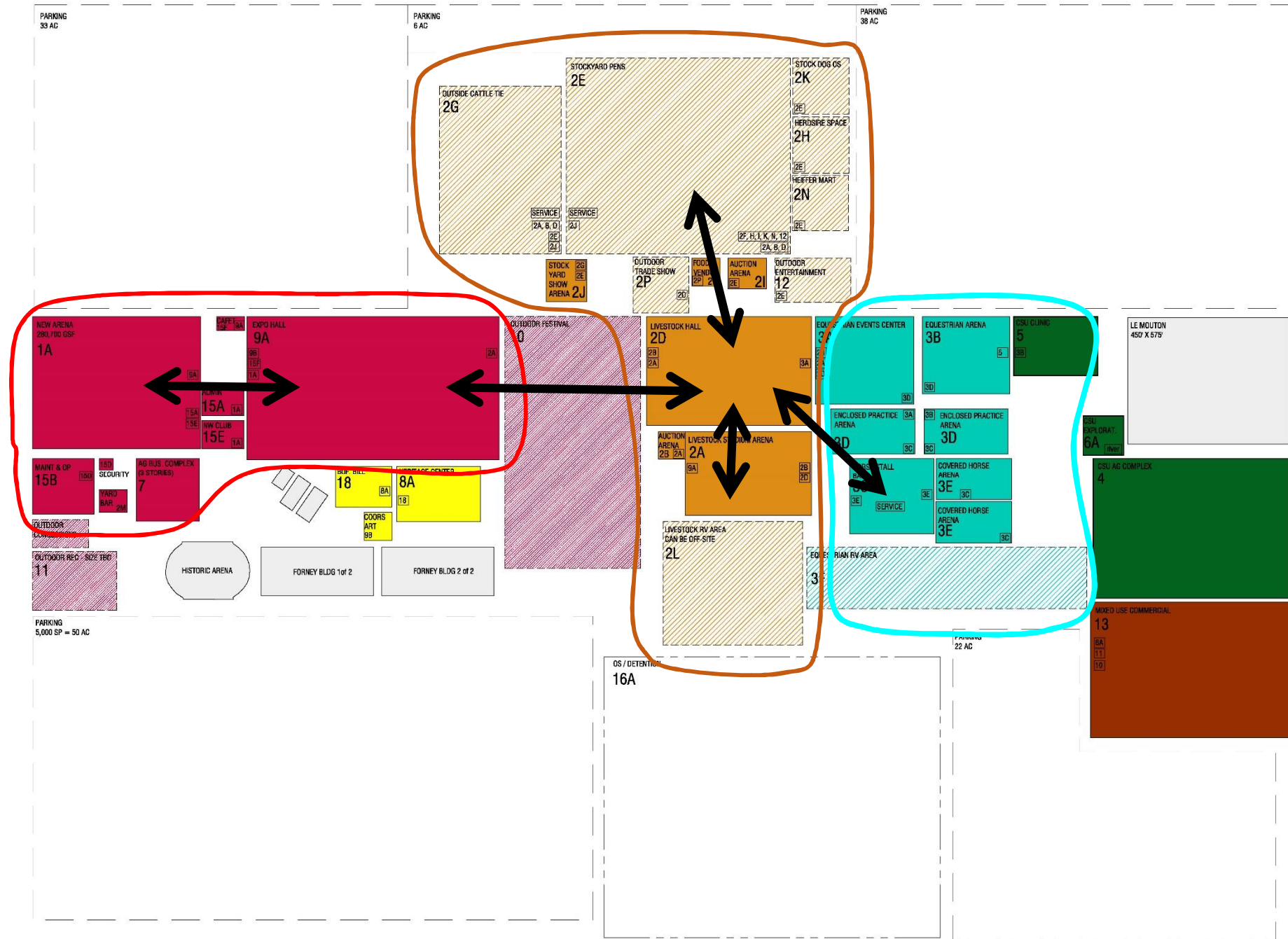
-  Existing Connection
-  Possible New Connection
-  Vehicular Structure
-  Rail Crossing
-  Existing River Crossing
-  New River Crossing



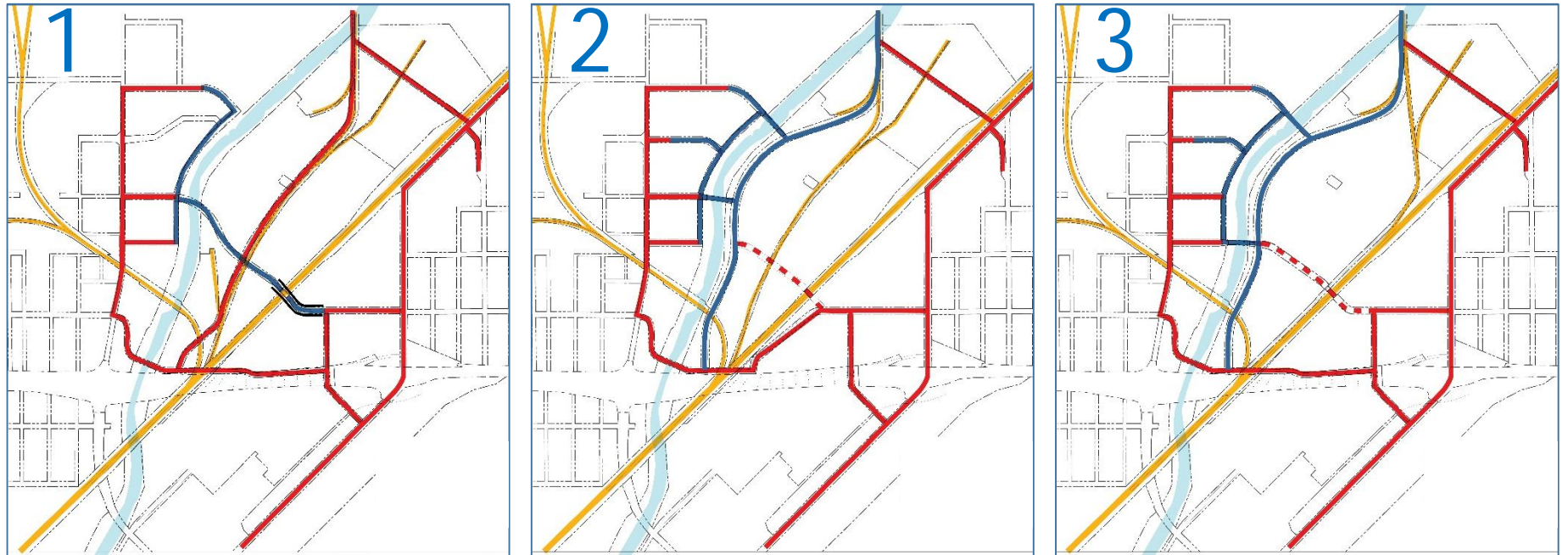
RAIL CONSOLIDATION STUDY



NWC PROGRAM



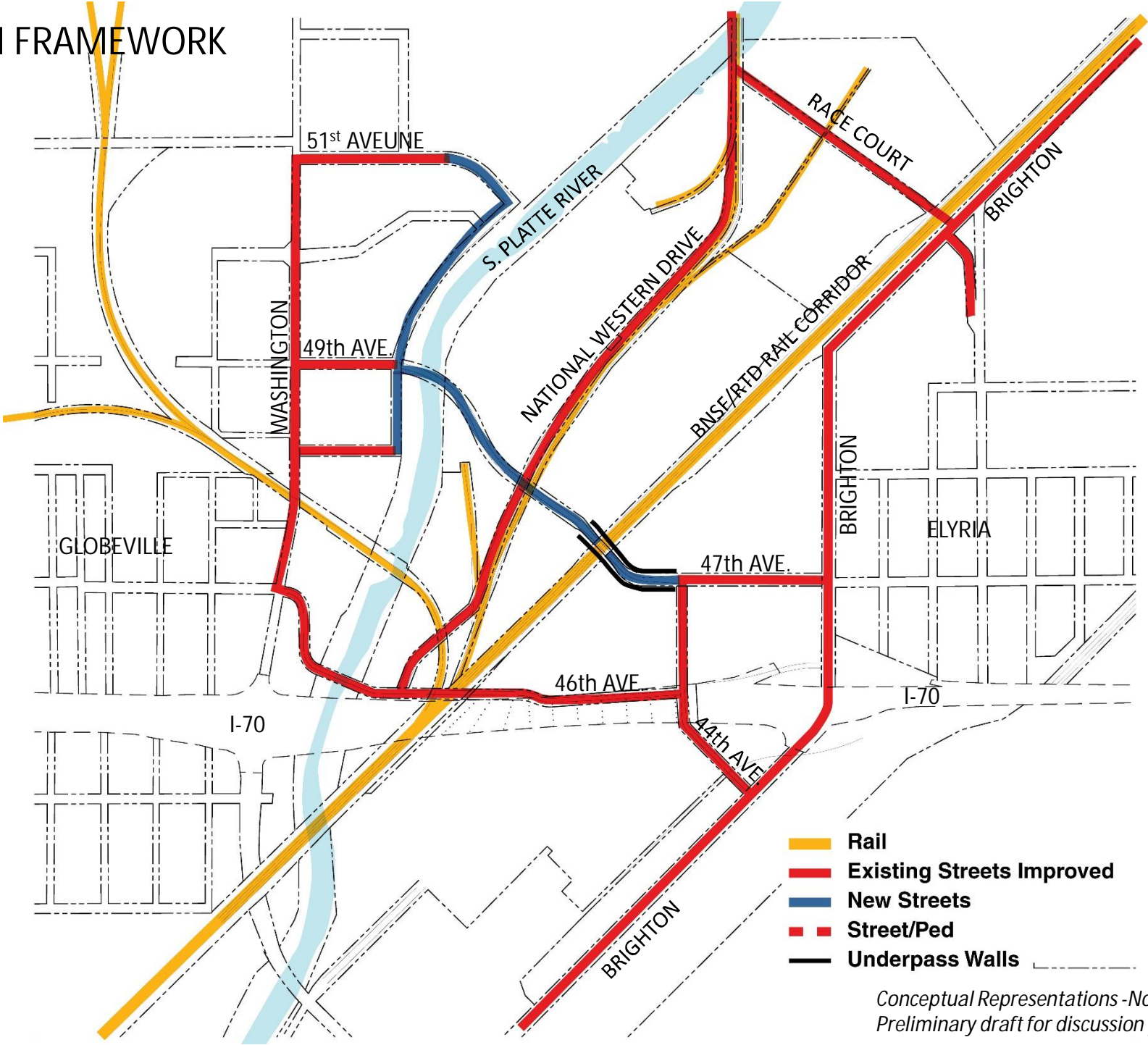
PLAN FRAMEWORKS



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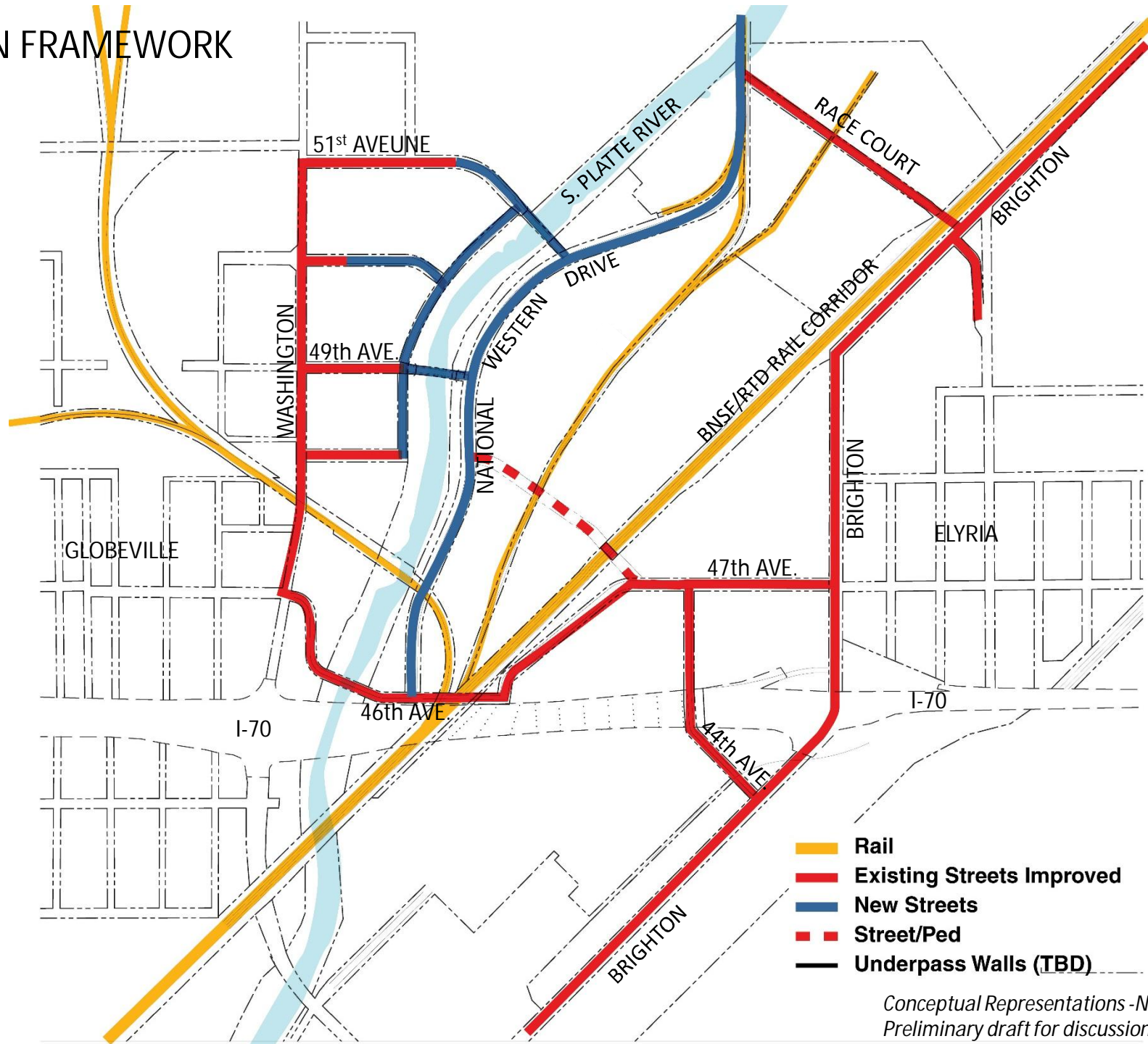
PLAN FRAMEWORK

1



PLAN FRAMEWORK

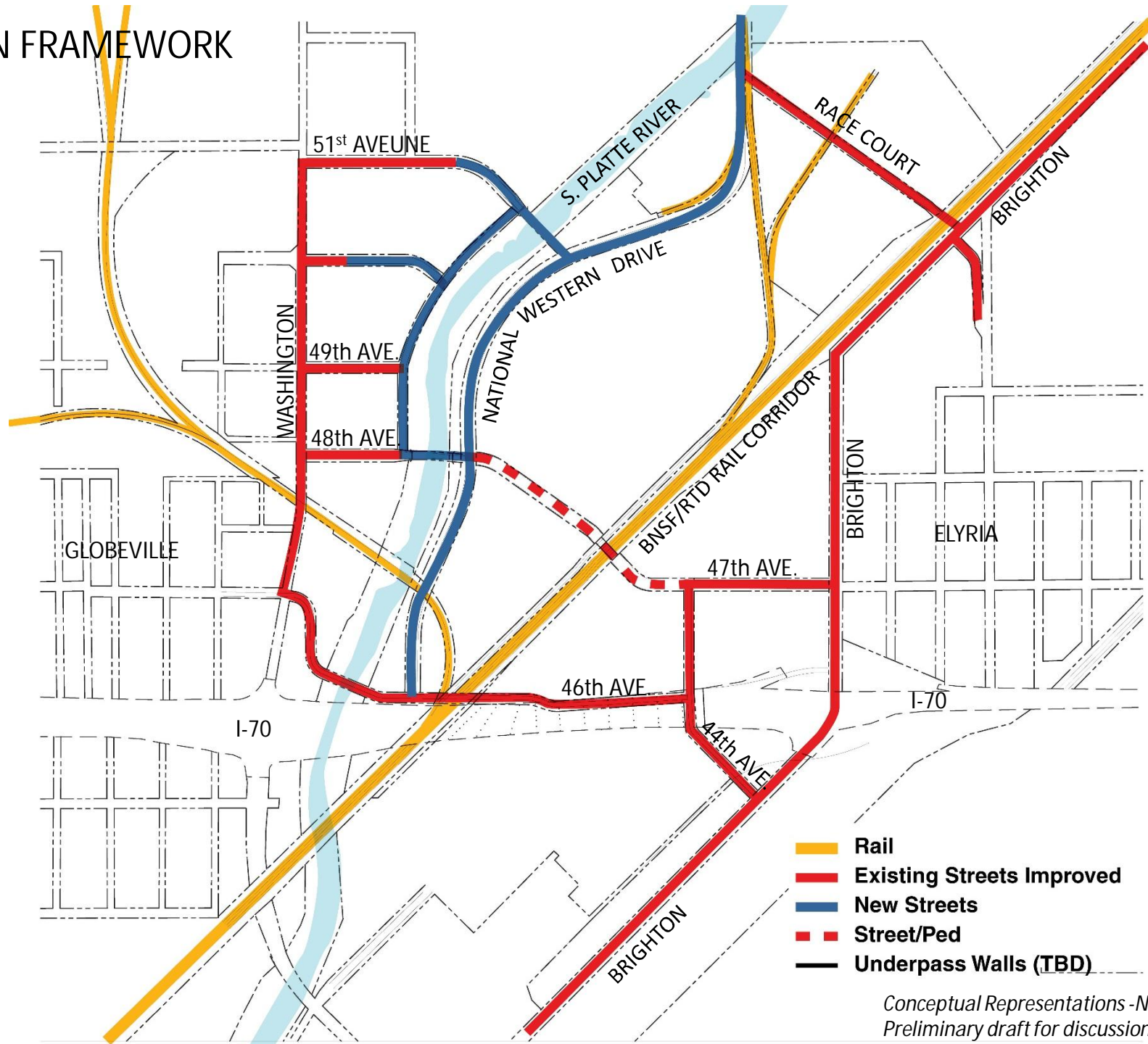
2



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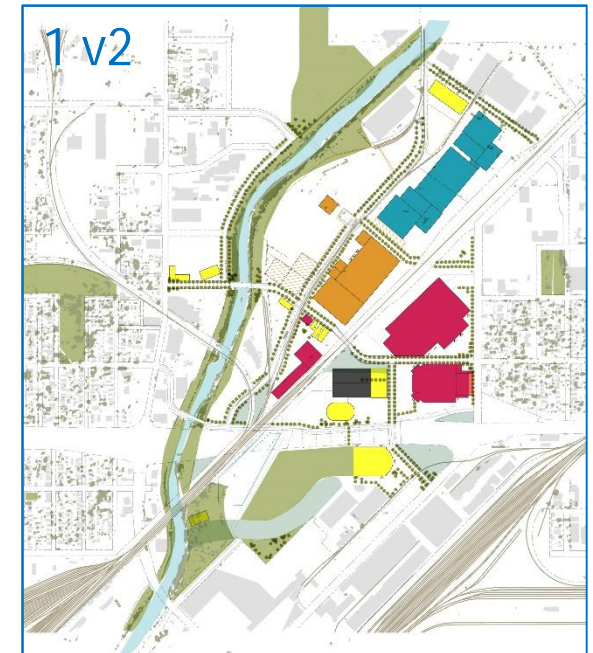
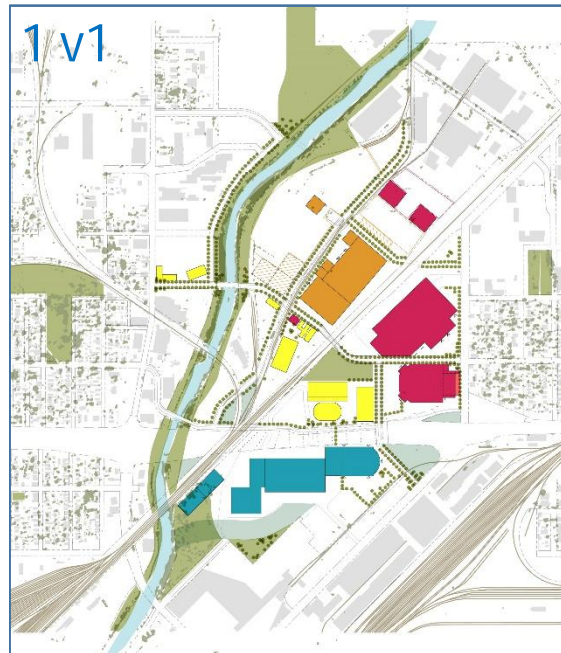
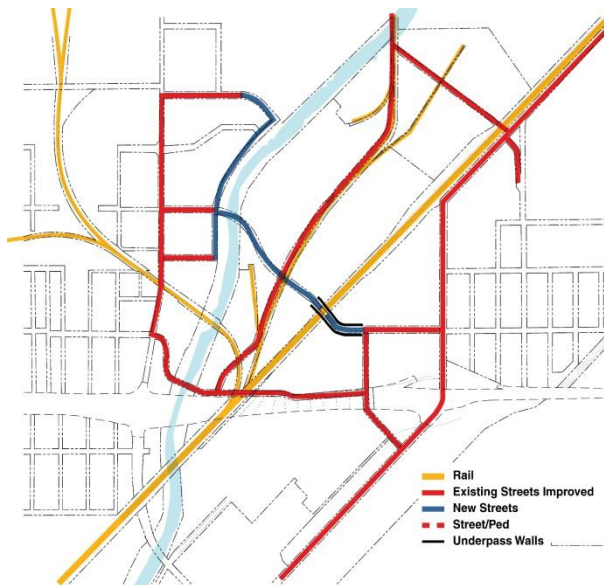
PLAN FRAMEWORK

3



FRAMEWORKS PAIRED WITH PROGRAM SETS TO CREATE PLAN VERSIONS

Framework 1



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FRAMEWORK 1 v1

EQUESTRIAN SOUTH

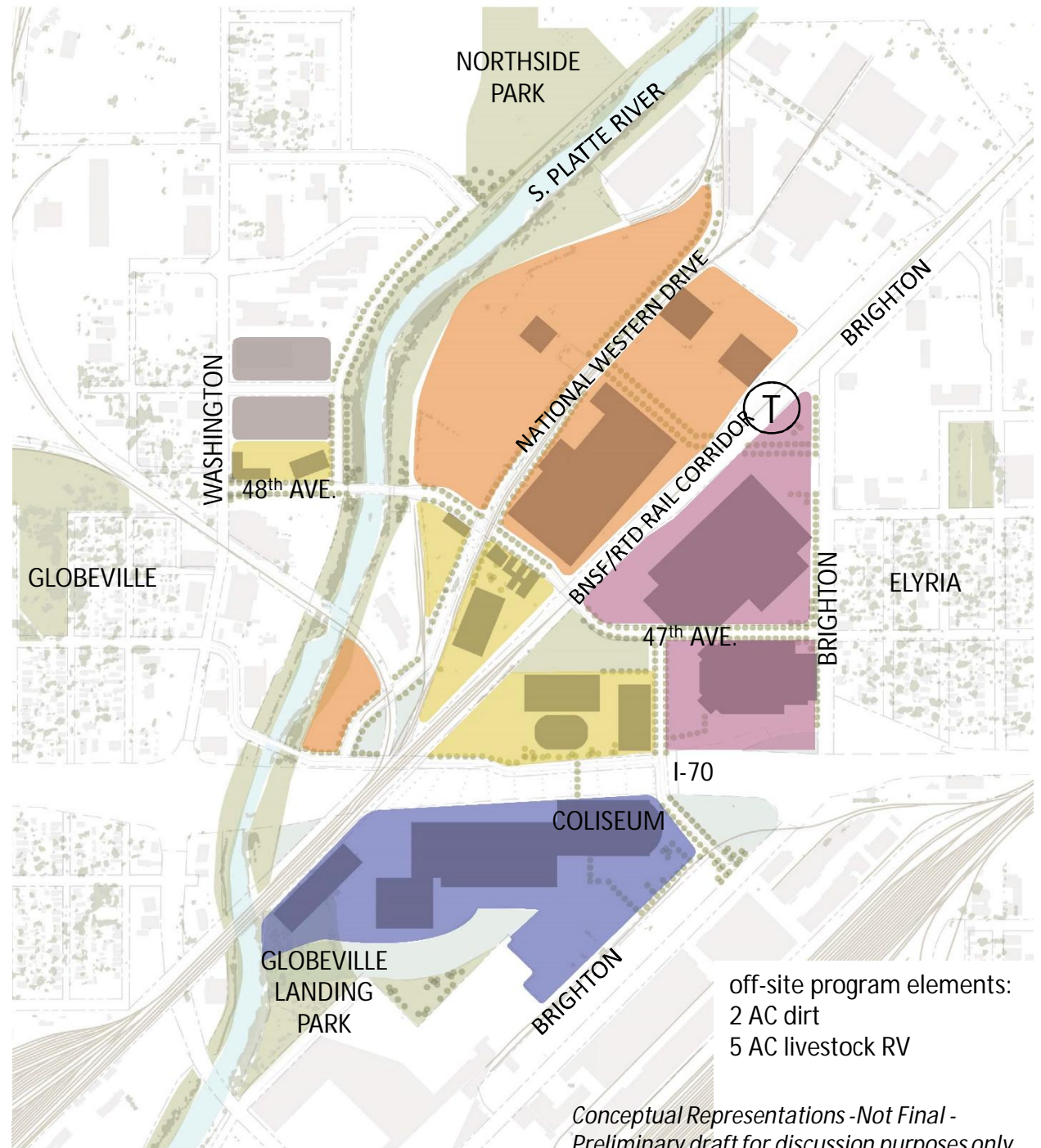
+ utilizes current land ownership to the fullest

- 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

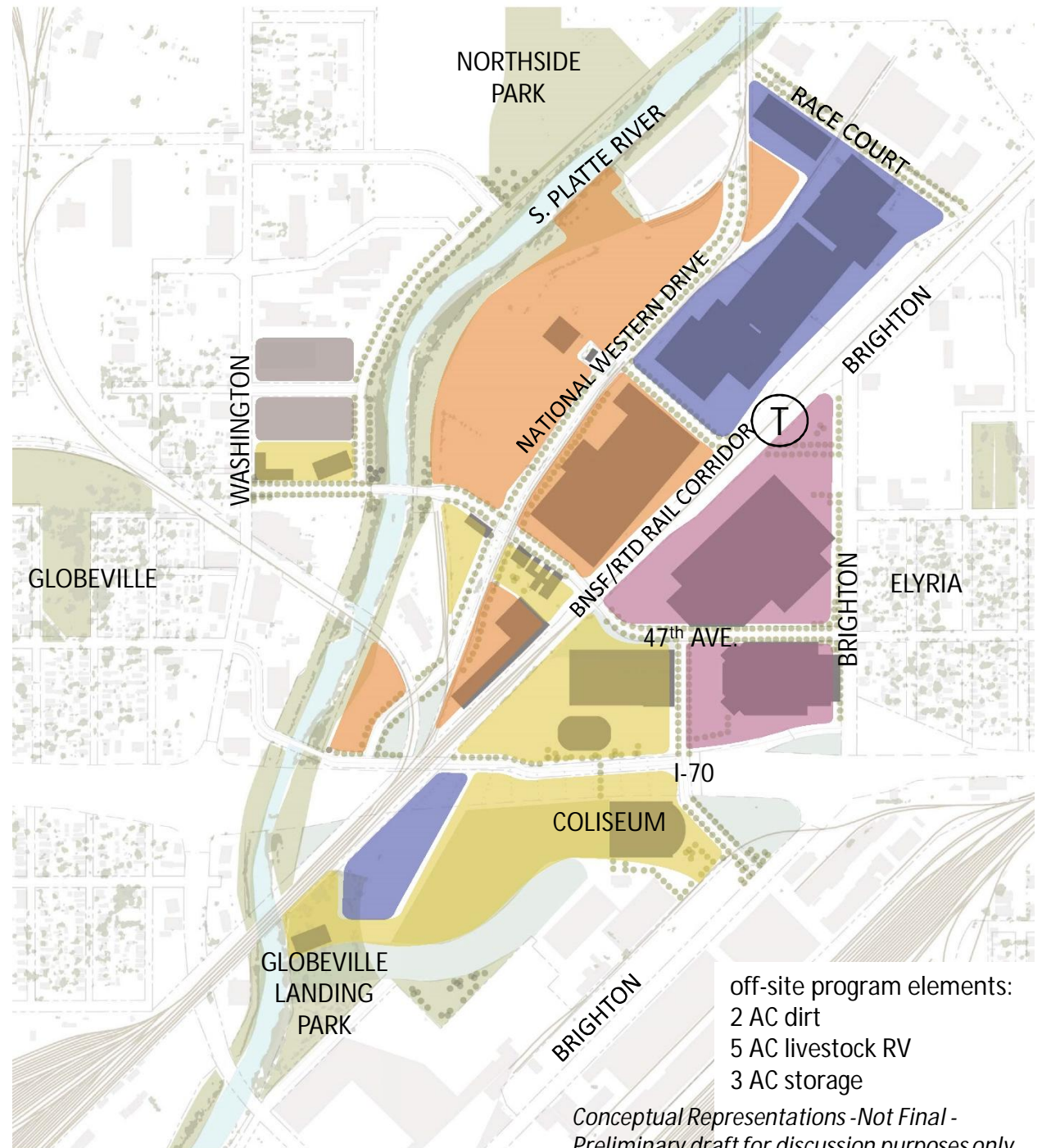
- additional business relocation is necessary in initial phases

CSU SOUTH

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

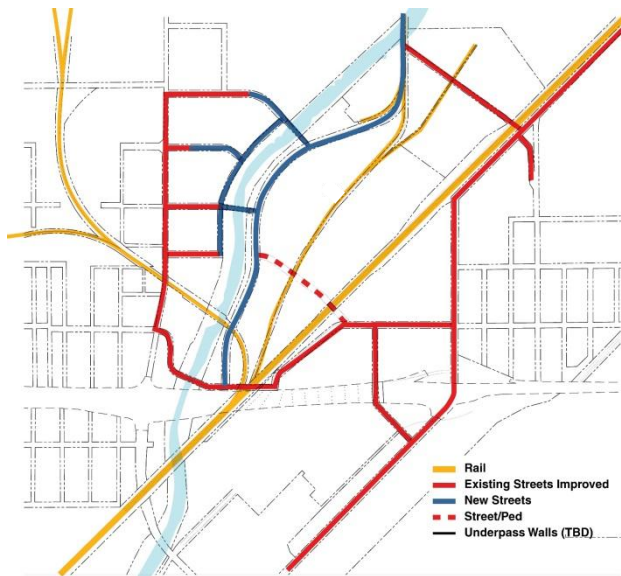
- current program may not be large enough to locate here and disperse throughout campus as desired
- does not achieve a critical mass for private development

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

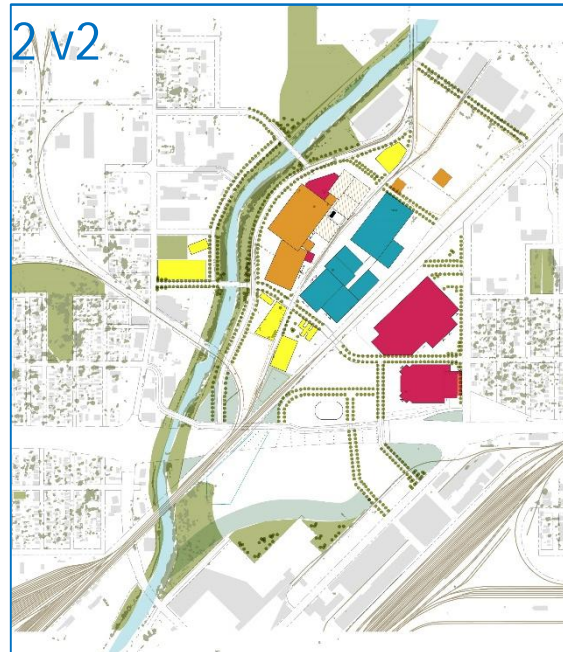


FRAMEWORKS PAIRED WITH PROGRAM SETS TO CREATE PLAN VERSIONS

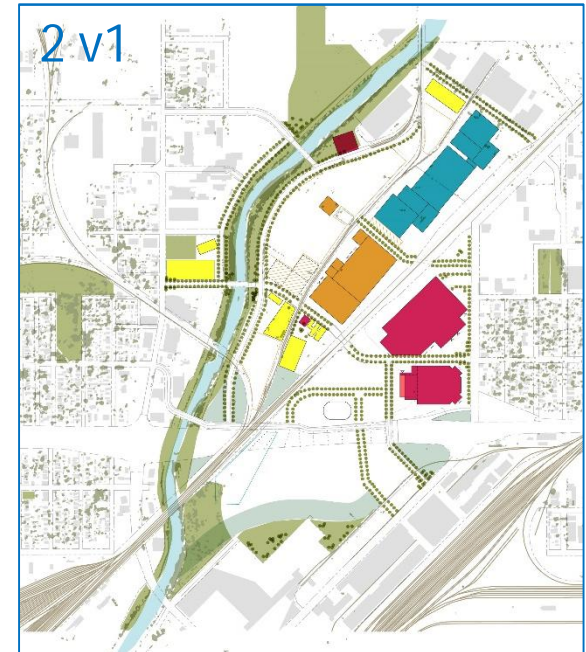
Framework 2



2 v2



2 v1



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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

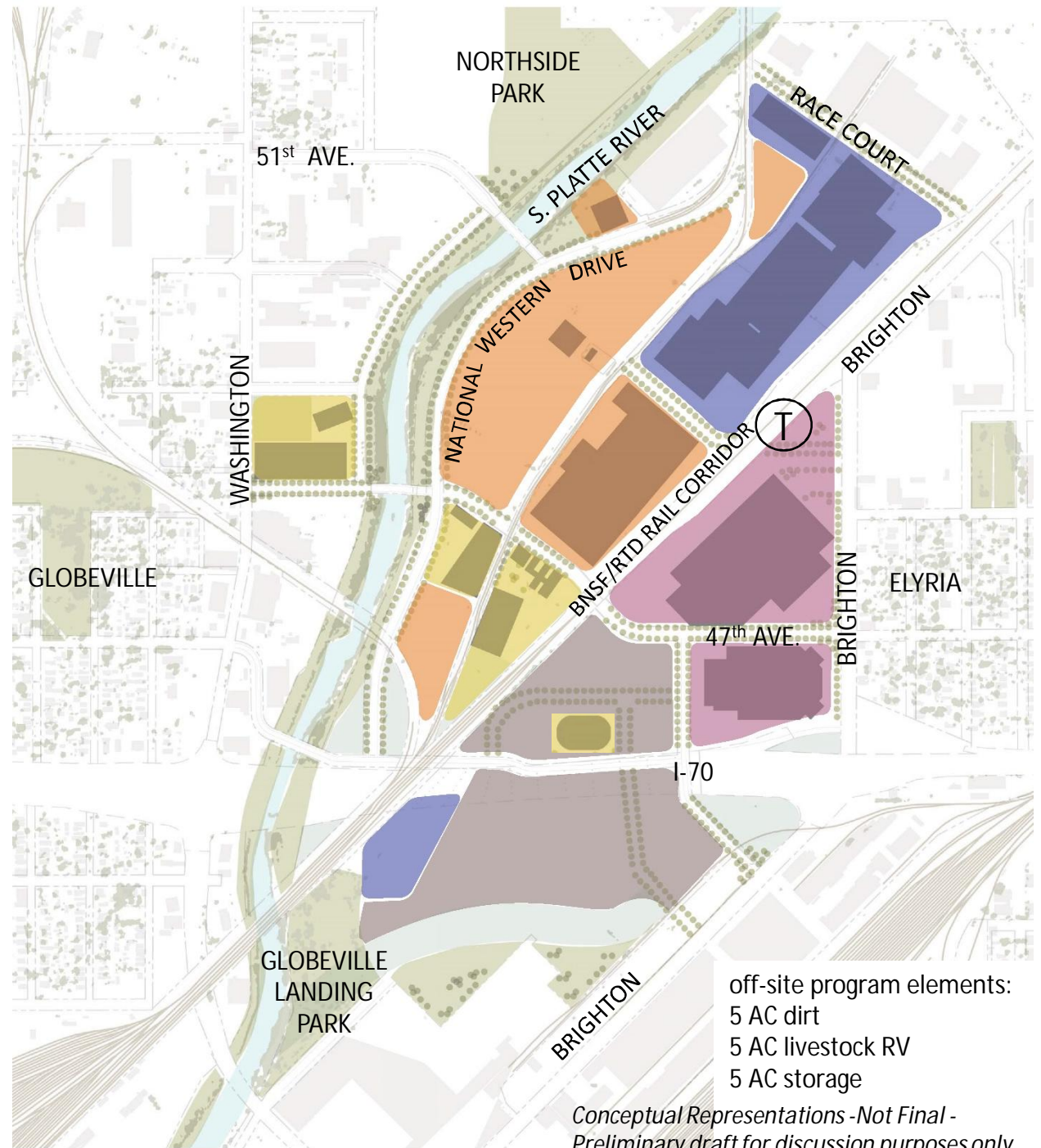
+ opens up private development south
and still allows for river access

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



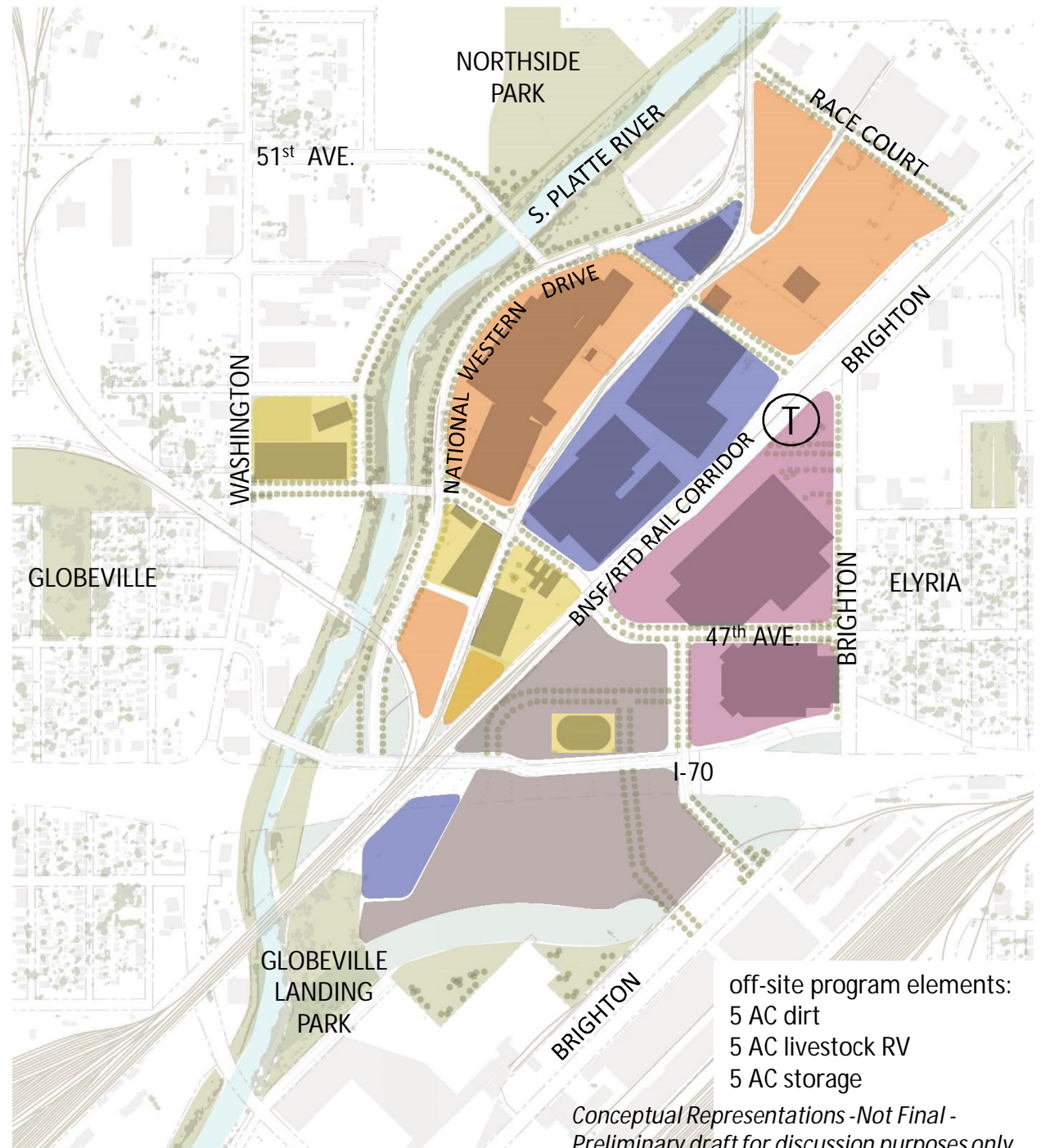
FRAMEWORK 2 v2

LIVESTOCK ALONG RIVER

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

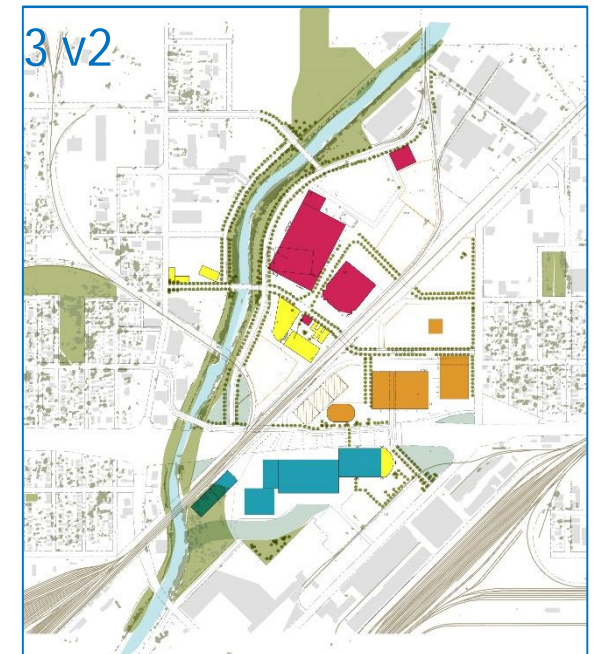
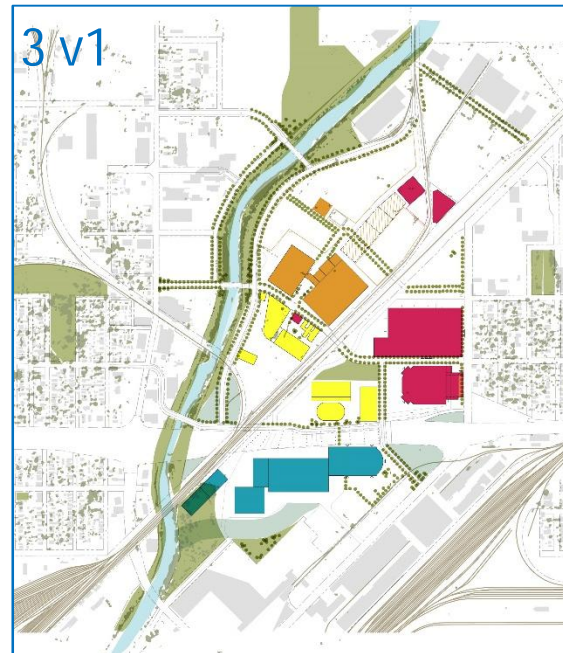
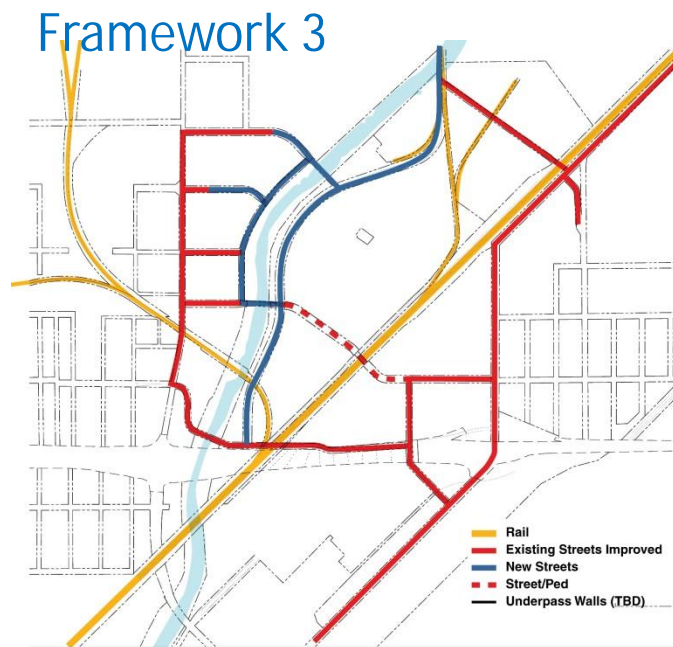
- event space along rail/Race is not as desirable as along river

- 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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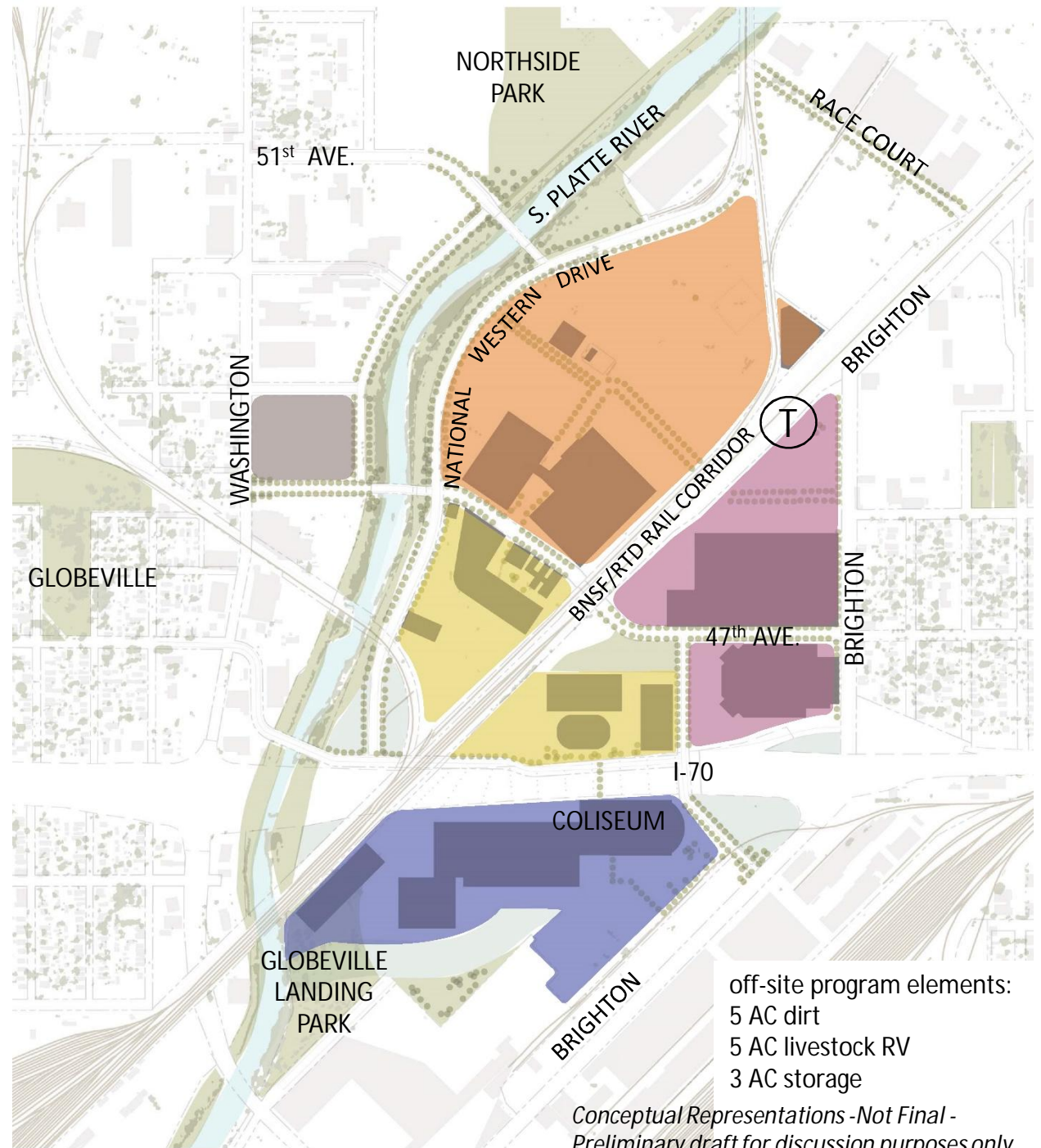
FRAMEWORK 3 v1

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

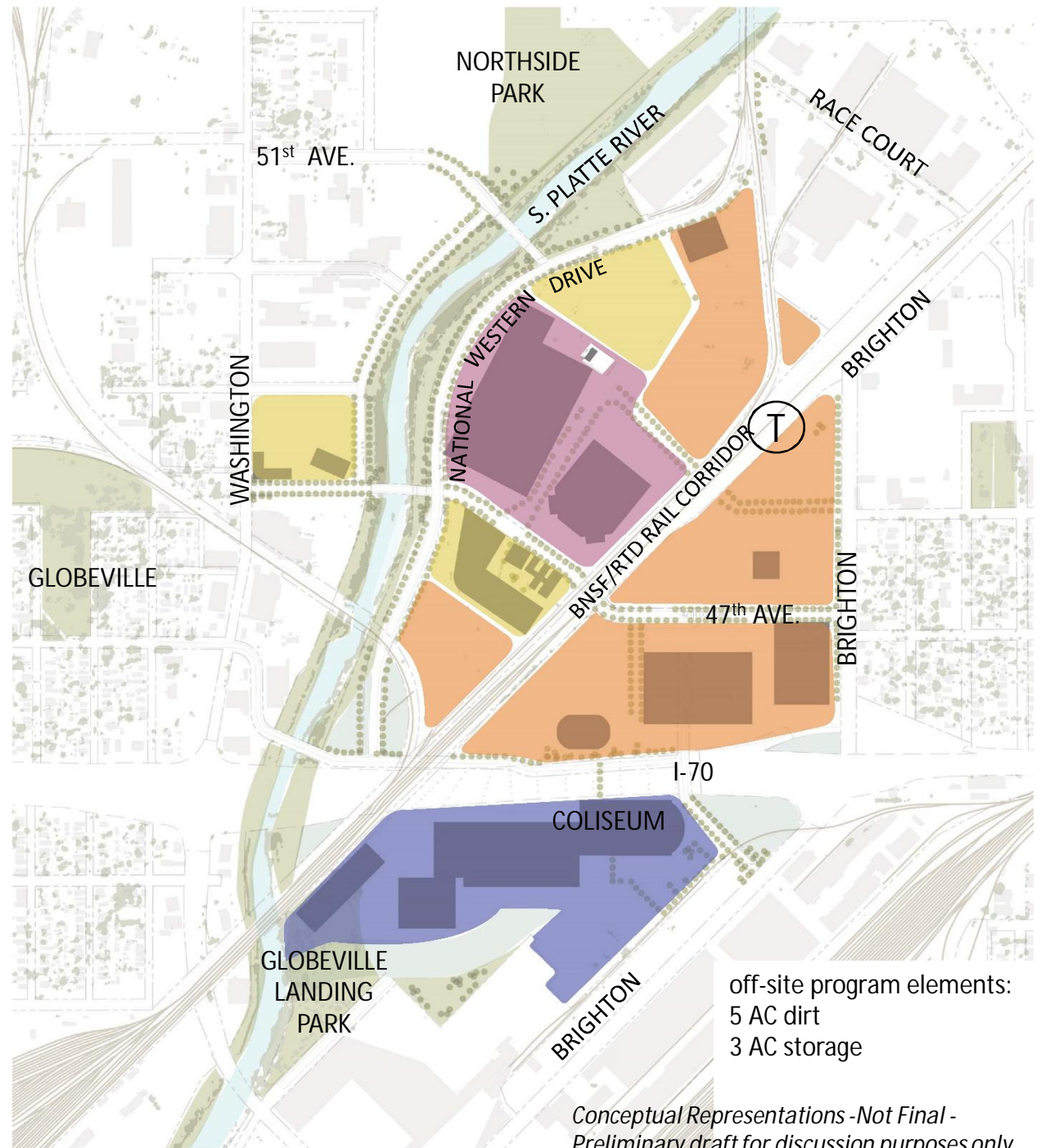
ARENA AND EXPO HALL ALONG THE RIVER

- + 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

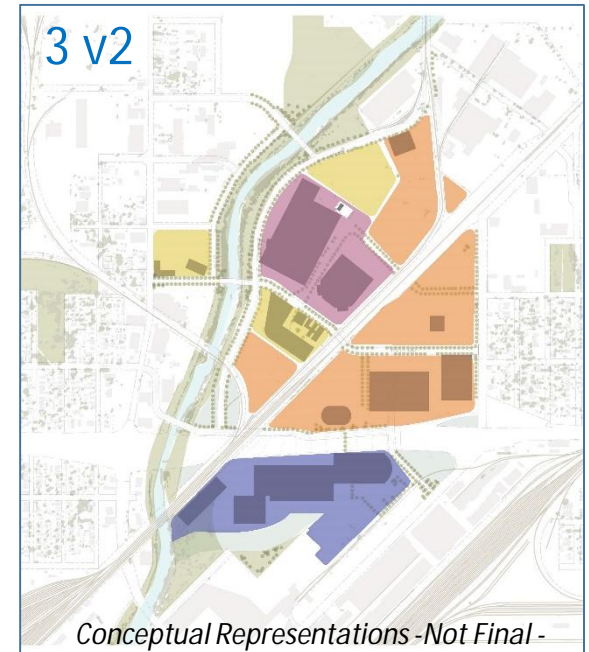
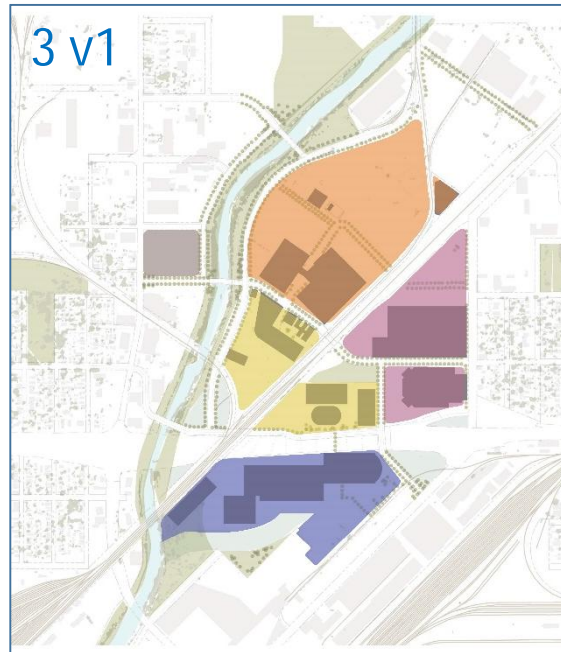
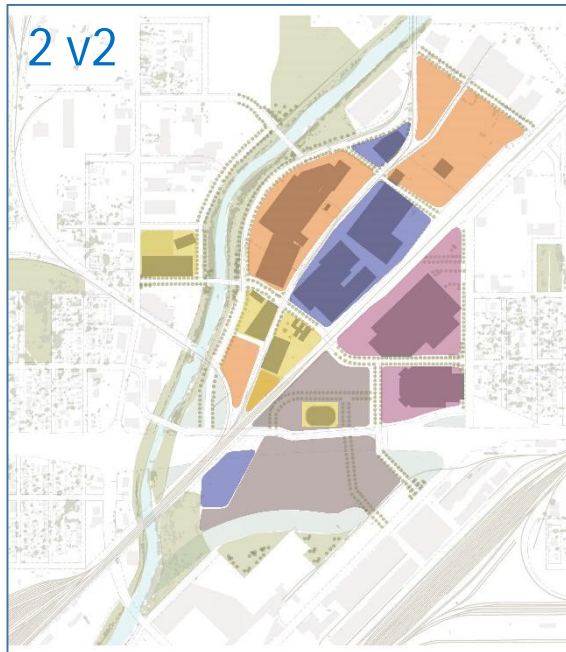
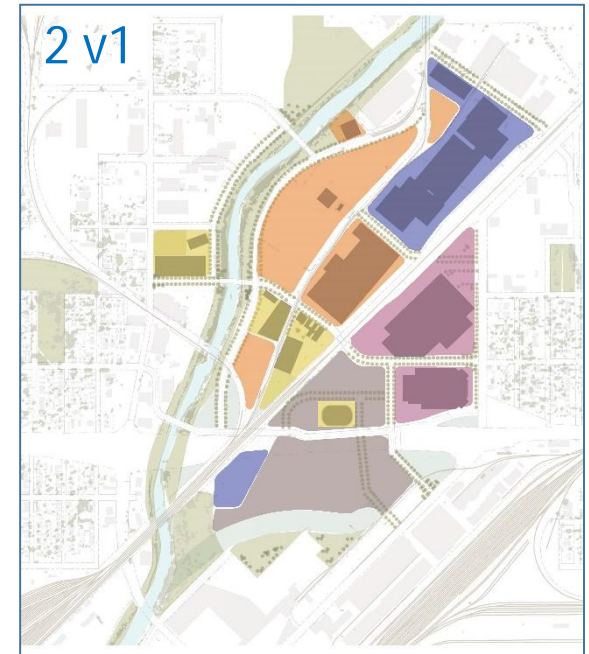
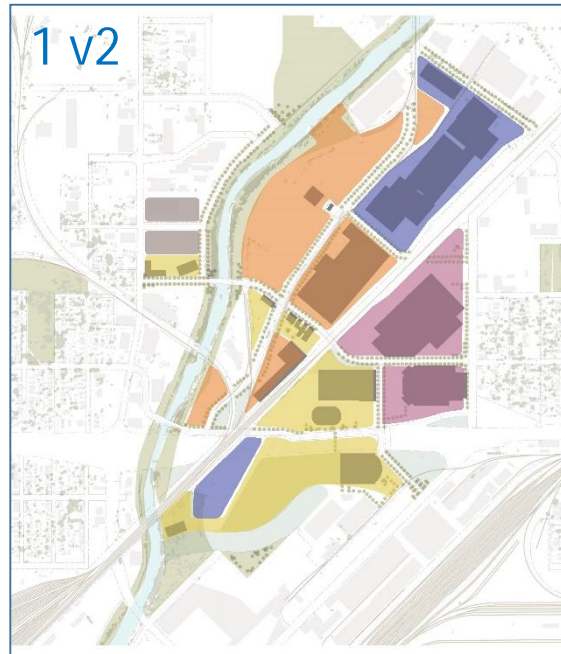
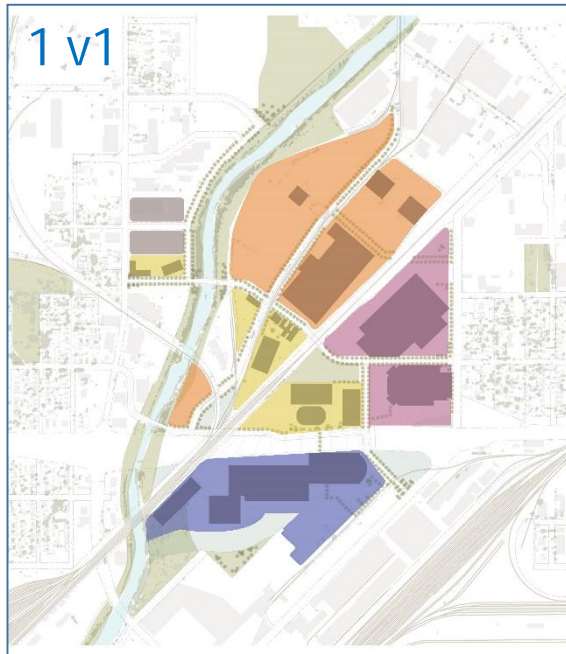
LIVESTOCK ON BRIGHTON

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

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

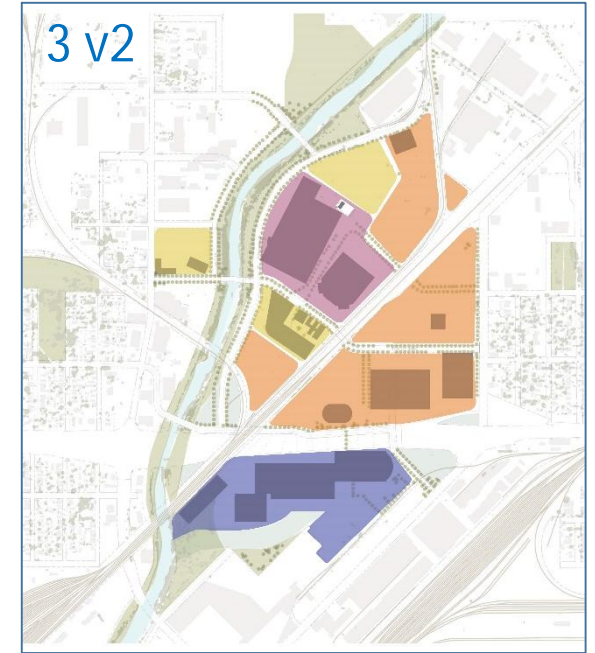
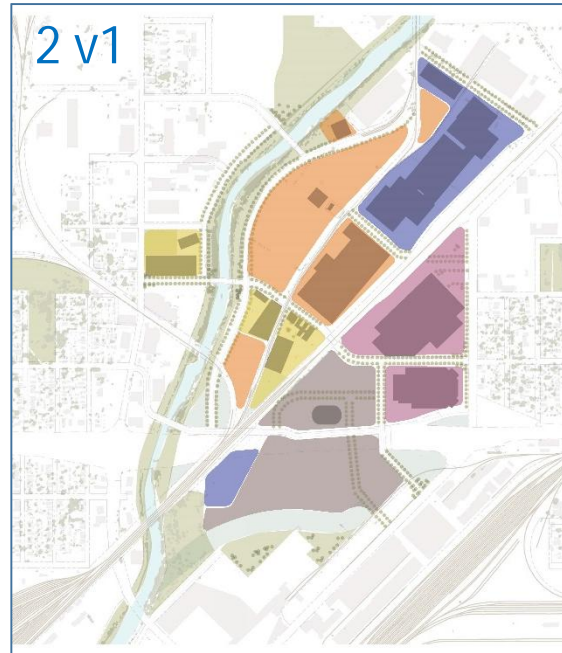
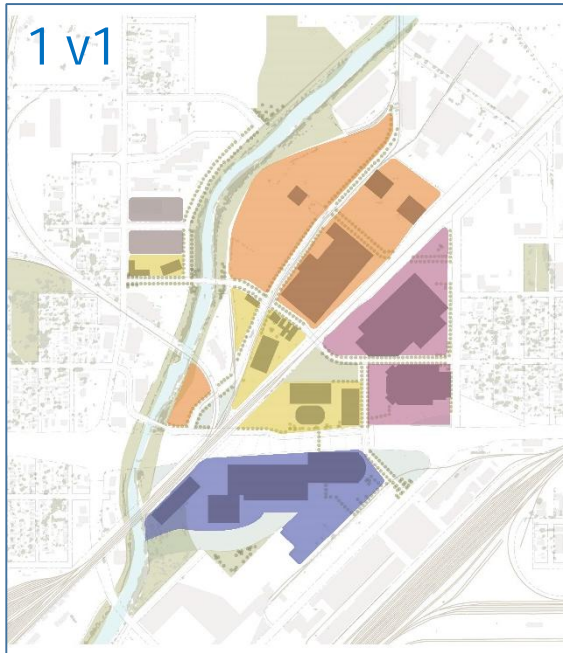


PROGRAM USE COMPARISON



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RECOMMENDED PLANS



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Next Steps

- CAC to review plans presented and provide any additional comments back to CRL by September 19, 2014.
- Design team to review alternatives with Partners and make modifications as necessary to meet their program needs.
- Design team to make recommendation for 2 alternatives for review at the next CAC meeting September 26.

