



IMAGINE. DISCOVER. CULTIVATE.

CAC Update - Site Planning
December 14, 2017

Site Planning Update

- **Summary of Process to Date**
- **Revised Alternatives**
- **Overlays**
- **Next Steps**



BASLINE

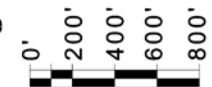
December 12, 2017



*SF values represent building footprints. Gross square footage (gsf) includes ground floor and upper level space. All footprints accommodate the Baseline gsf.

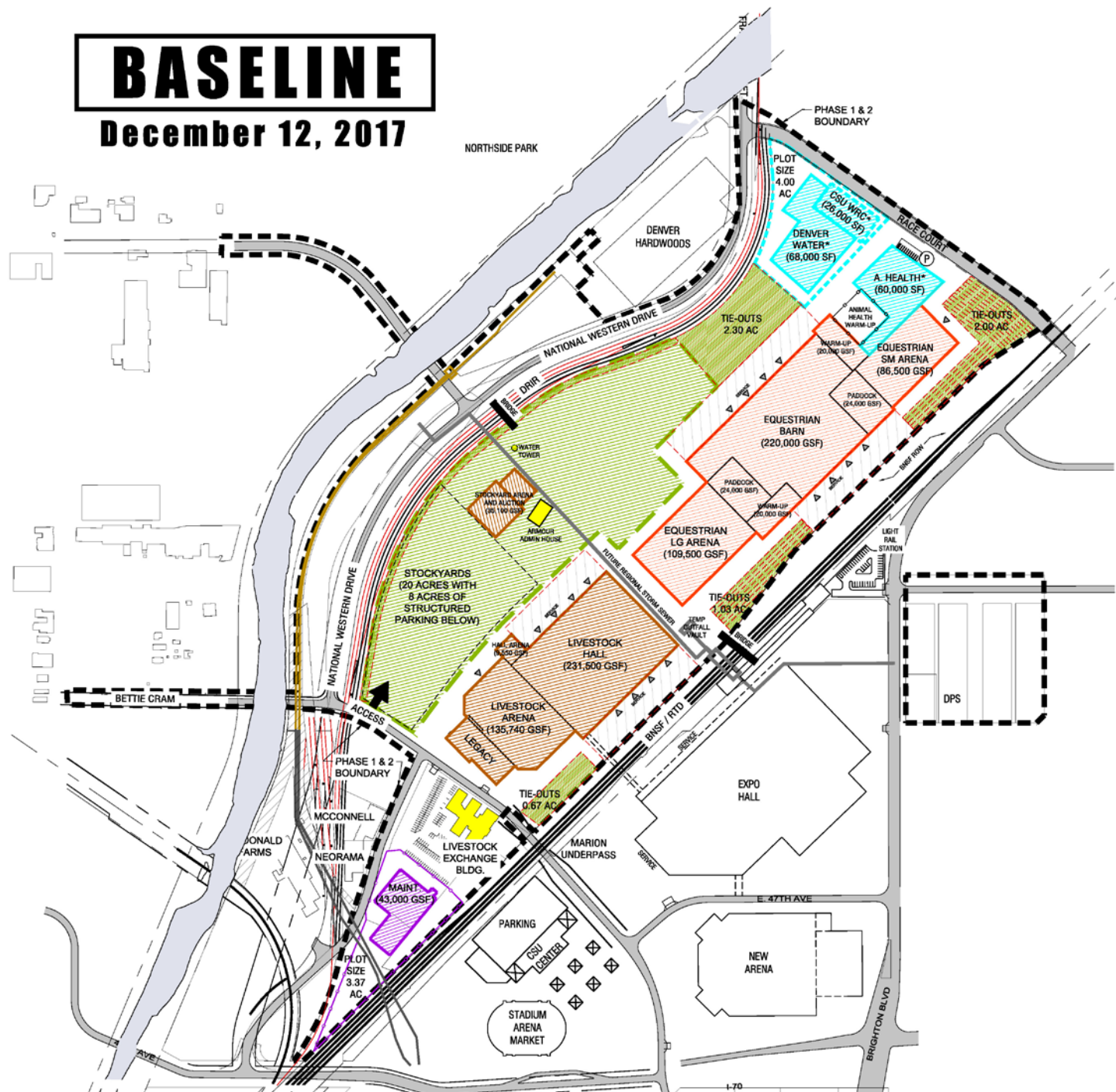


1 acre

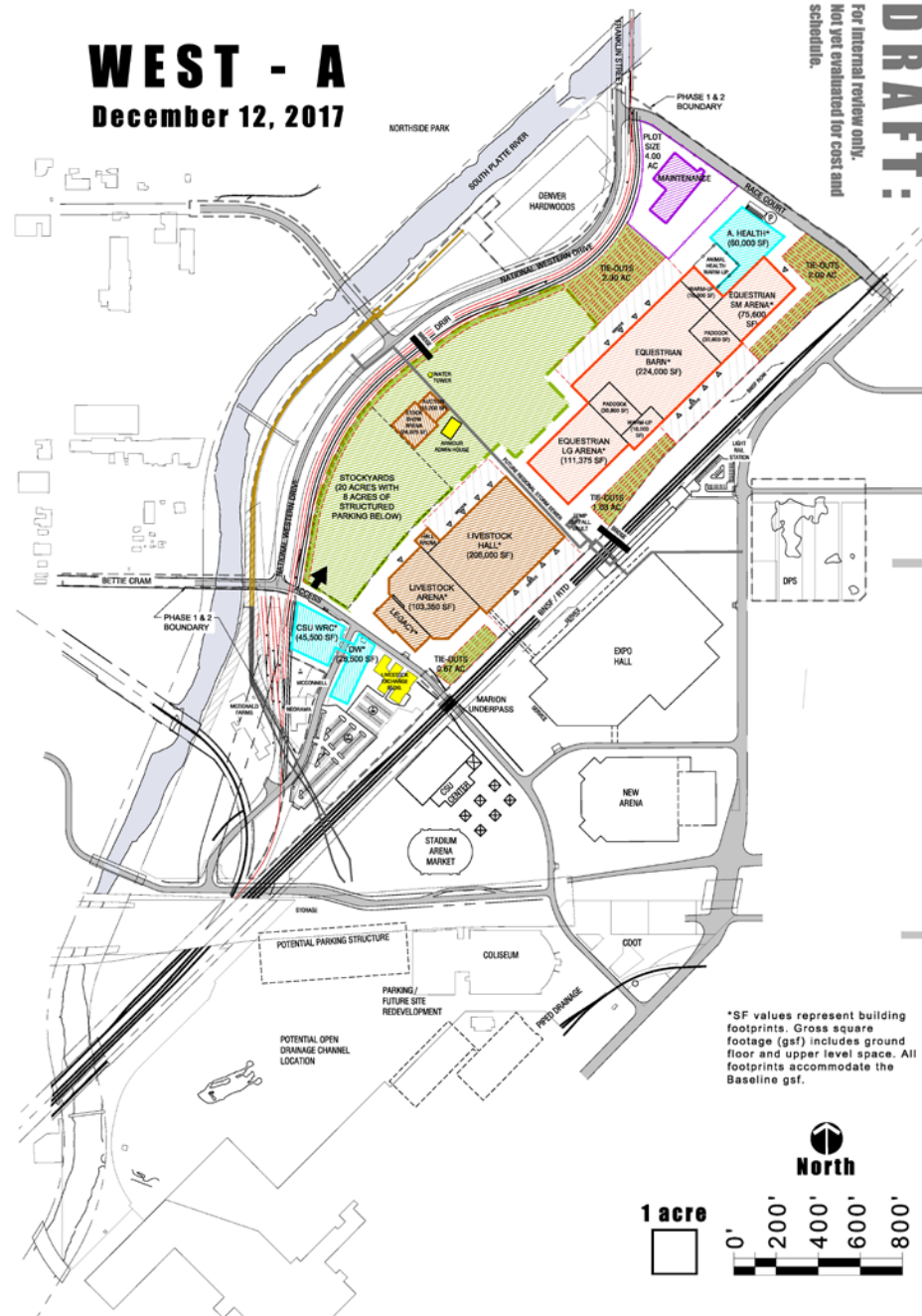


SITE PLAN NATIONAL WESTERN CENTER

December 12, 2017



DRAFT:
For internal review only.
Not yet evaluated for cost and
schedule.

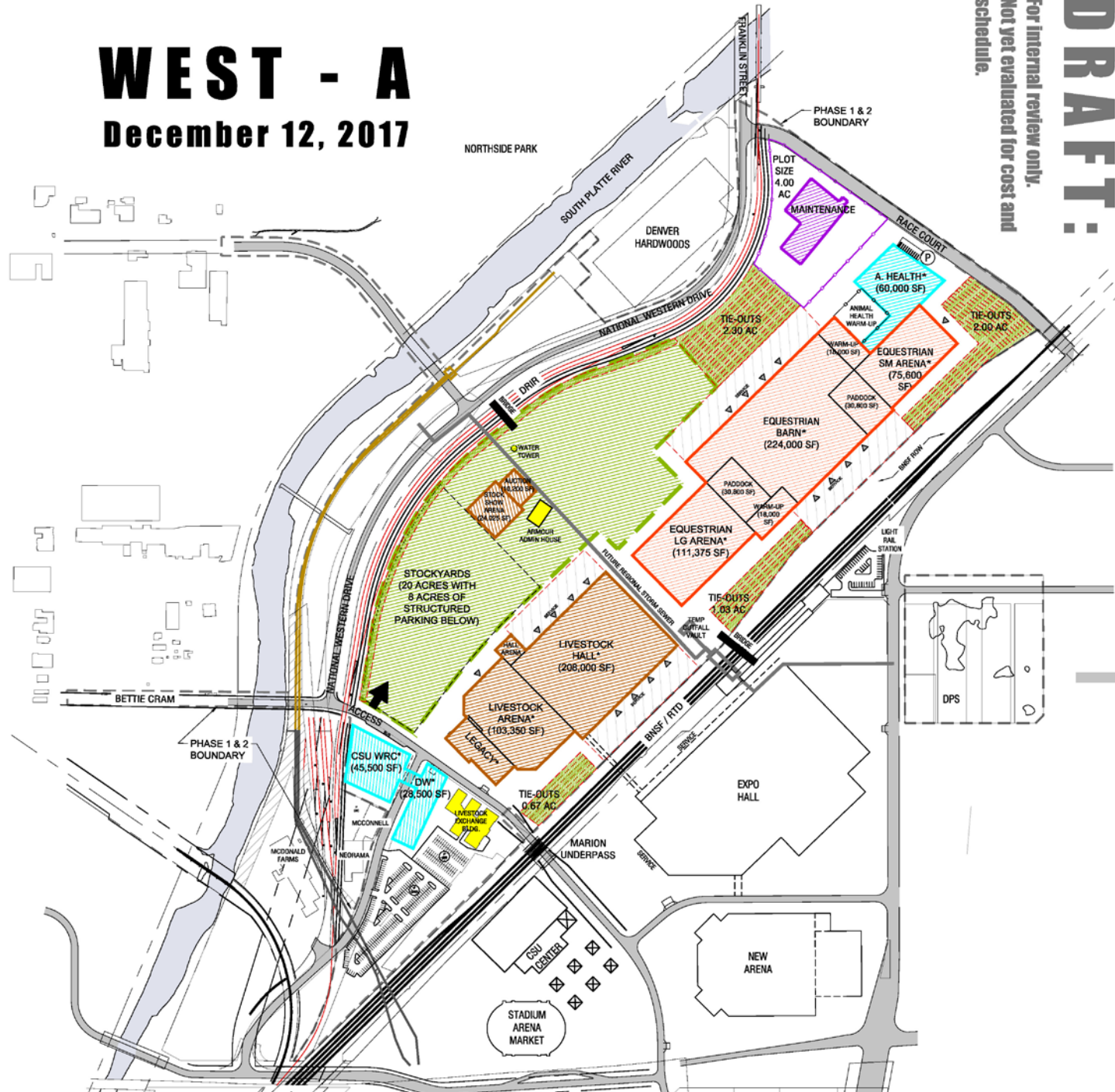
 

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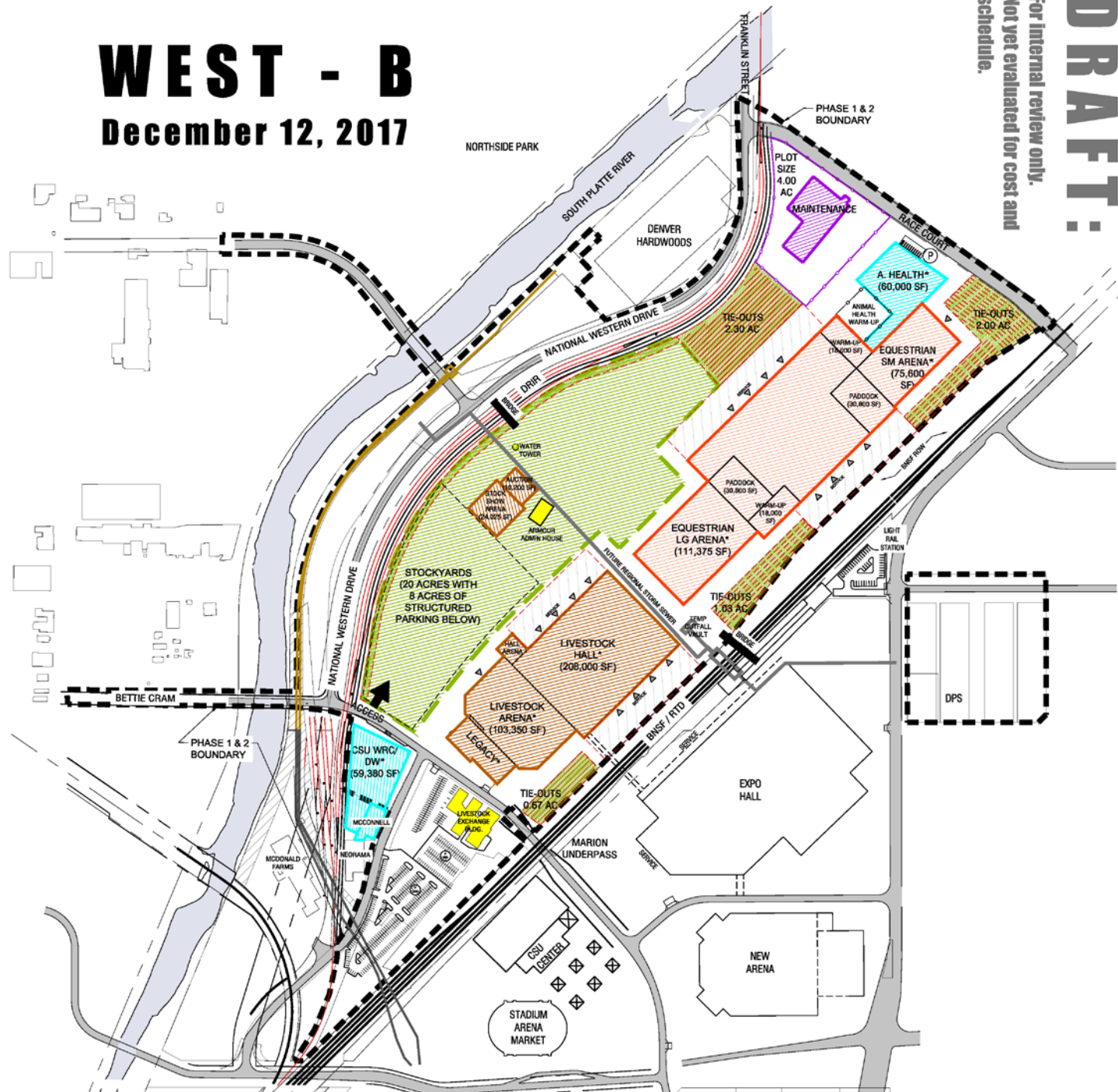


WEST - B

December 12, 2017

DRAFT:

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Not yet evaluated for cost and
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EAST - A

December 7, 2017

DRAFT:
For internal review only.
Not yet enhanced for cost and
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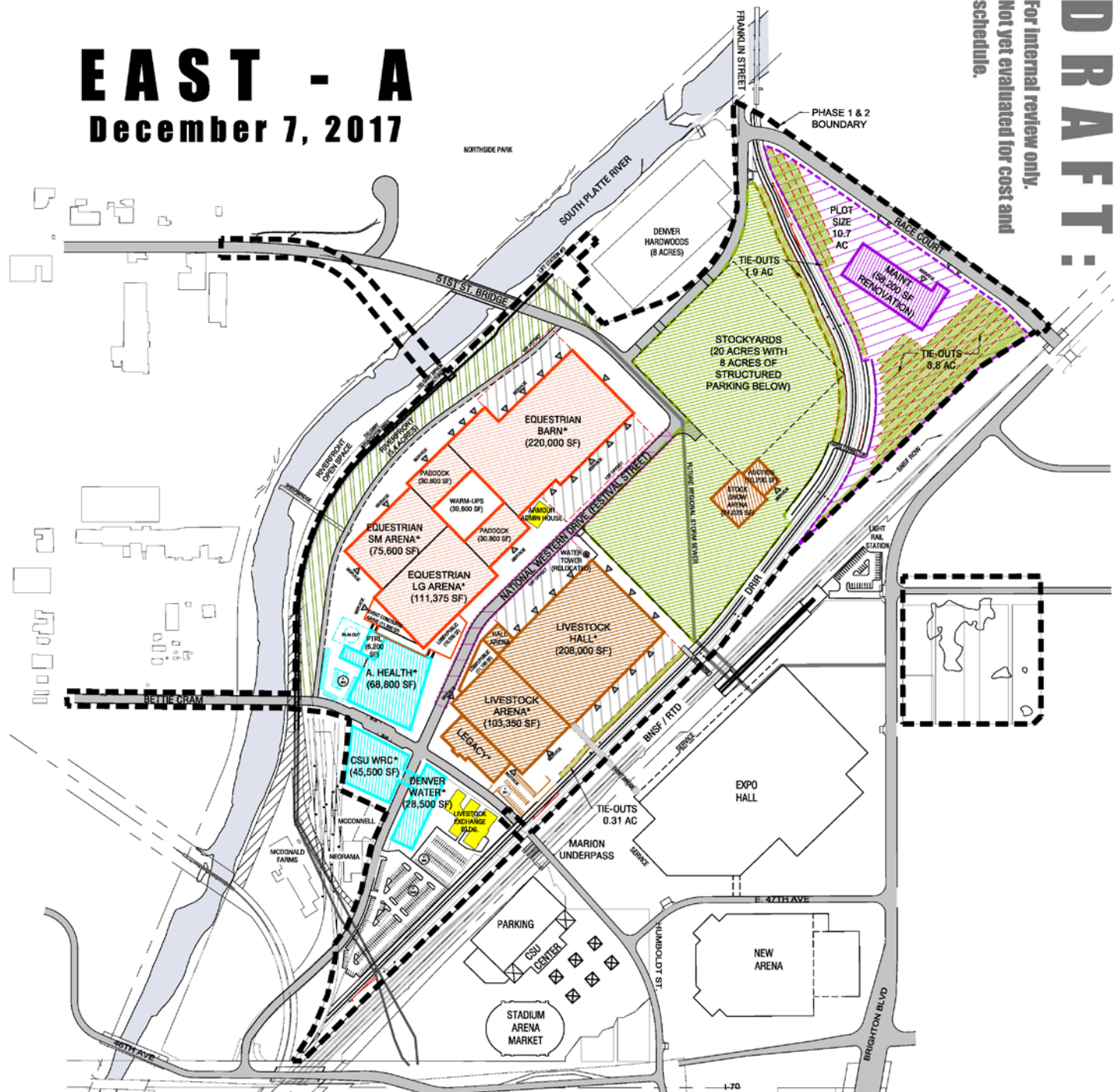
SITE PLAN ALTERNATIVE NATIONAL WESTERN CENTER

EAST - A

December 7, 2017

DRAFT:

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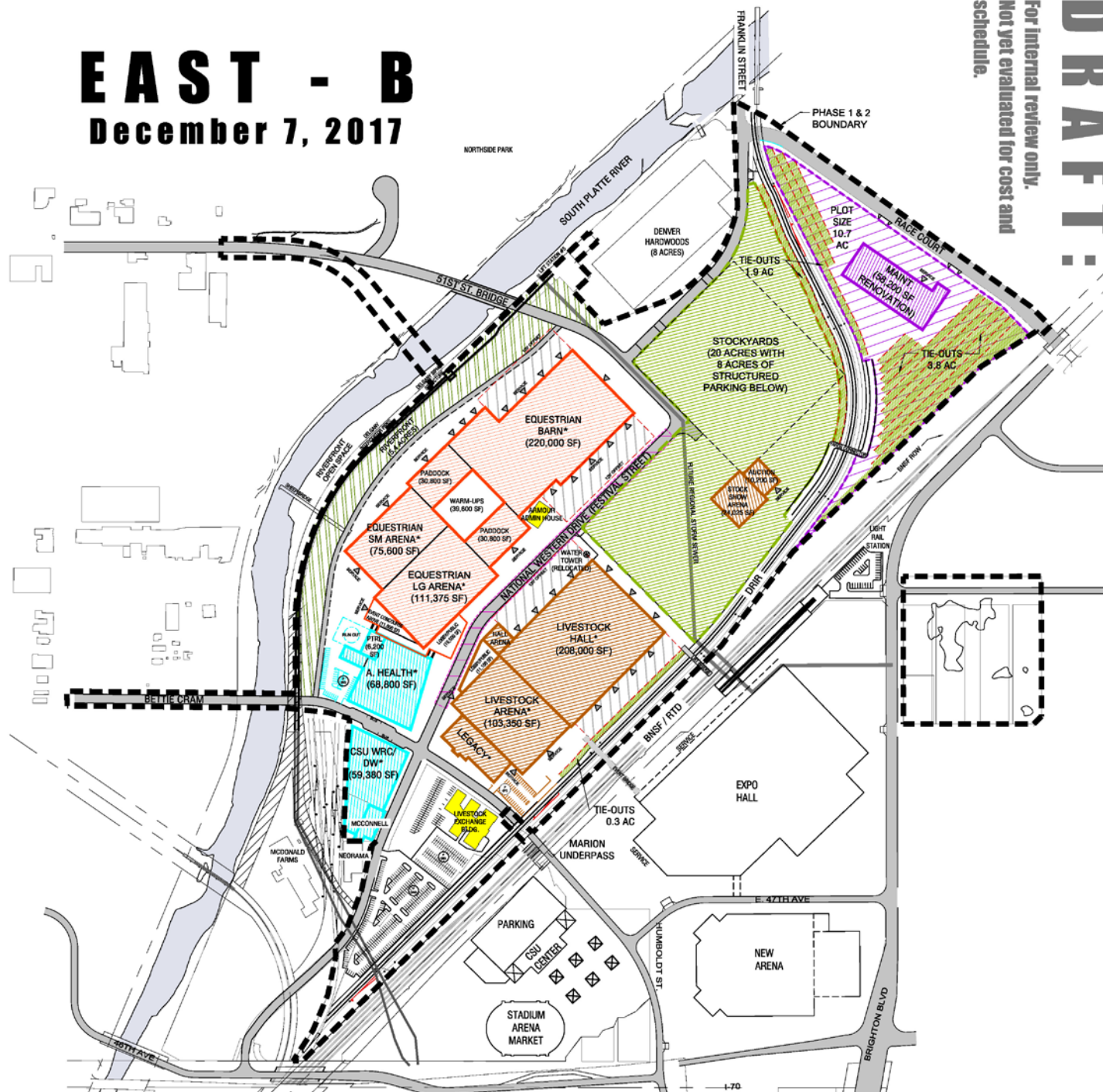


December 7, 2017

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DRAFT

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Overlays



Public Spaces

PUBLIC REALM PLACEMAKING

WEST - A

December 12, 2017

1 - Livestock Exchange

Formal plaza - 8,000 SF

Potential uses: event/rental space (dependent on use)

Secondary plaza/patio - 5,000 SF

Potential uses: outdoor extension of restaurant/bar with views of Legacy

2 - Water Resources Center

WRC Entry Plaza - 2,500 SF

Potential uses: queuing space for K-12 groups, permeable paving, demonstration gardens, view of indoor food growing / aquaponics (TBD)

3 - Livestock Center

Legacy Building Plaza - 8,000 SF

Potential uses: welcome center/tourist destination, highly visible, high quality space, Western Art-focused

Livestock Center Plaza - 24,000 SF

Potential uses: large event queuing, drop-off area, high quality space, views of stock yards

4 - Equestrian Center

Equestrian Arenas Plaza - 25,000 SF

Potential uses: large event queuing, high quality space

AHF Entry Plaza - 10,000 SF

Potential uses: public access, K-12 groups, high quality space

Small Arena Plaza - 5,000 SF

Potential uses: rustic space, event / rental space

5 - Stock Yards

Primary Public Yards Entry - 5,000 SF

Potential uses: small plaza, petting zoo (TBD)

Armour Admin Plaza - 7,500 SF

Potential uses: farmer's markets, high quality space

Stock Yards Parking / Event Space - 20 acres

Potential uses: festivals, concerts, car shows, parking

6 - Riverfront and Other Campus Public Space

NWC Transit Plaza - 80,000 SF

Potential uses: high quality space, water/food demonstration

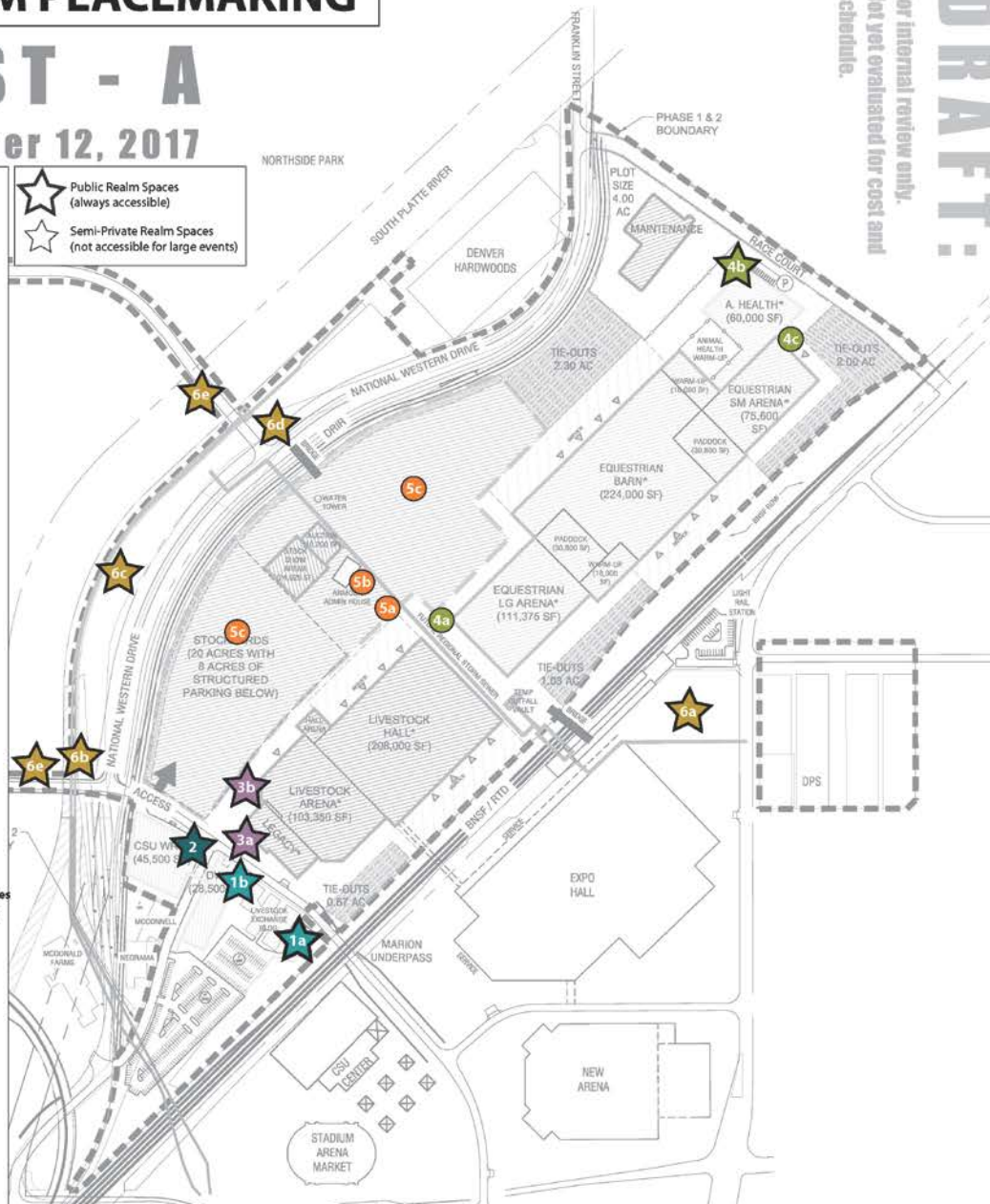
Riverfront Plaza/Garden - 2,500 SF

Potential uses: seating associated with adjacent land use (TBD), seating areas, boardwalk starting point

Riverfront Overlook - 10,000 SF

Potential uses: platform overlooking river/sheep bridge, public art-focused, pavilion / event space overflow for equestrian center

- ★ Public Realm Spaces (always accessible)
- ☆ Semi-Private Realm Spaces (not accessible for large events)



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Public Spaces

PUBLIC REALM PLACEMAKING

EAST - B

December 7, 2017

1 - Livestock Exchange

Formal plaza - 8,000 SF
Potential uses: event/rental space (dependent on use)

Secondary plaza/patio - 5,000 SF
Potential uses: outdoor extension of restaurant/bar with views of Legacy

2 - Water Resources Center

WRC Entry Plaza - 2,500 SF
Potential uses: queuing space for K-12 groups, permeable paving, demonstration gardens, view of indoor food growing / aquaponics (TBD)

3 - Livestock Center

Legacy Building Plaza - 8,000 SF
Potential uses: welcome center/tourist destination, highly visible, high quality space, Western Art-focused

Livestock Center Plaza - 22,000 SF
Potential uses: large event queuing, drop-off area, high quality space, views of stock yards (SF includes portion of festival street)

Water Tower Square - 5,000 SF
Potential uses: pictures, celebrations, meet up spot

4 - Equestrian Center

AHF Entry Plaza - 7,500 SF
Potential uses: public access, K-12 groups, high quality space

Equestrian Arenas Plaza - 20,000 SF
Potential uses: large event queuing, high quality space

Equestrian Concourse - 18,000 SF
Potential uses: elevated public space overlooking river

5 - Stock Yards

Yards Overlook (catwalk attached to bldg)
Potential uses: community gardens, edible landscaping

Primary Public Yards Entry - 5,000 SF
Potential uses: small plaza, petting zoo (TBD)

Secondary Public Yards Entry - 5,000 SF
Potential uses: small plaza, petting zoo (TBD)

Stock Yards Parking / Event Space - 20 acres
Potential uses: festivals, concerts, car shows, parking

6 - Riverfront and Other Campus Public Space

NWC Transit Plaza - 80,000 SF
Potential uses: high quality space, water-food demonstration

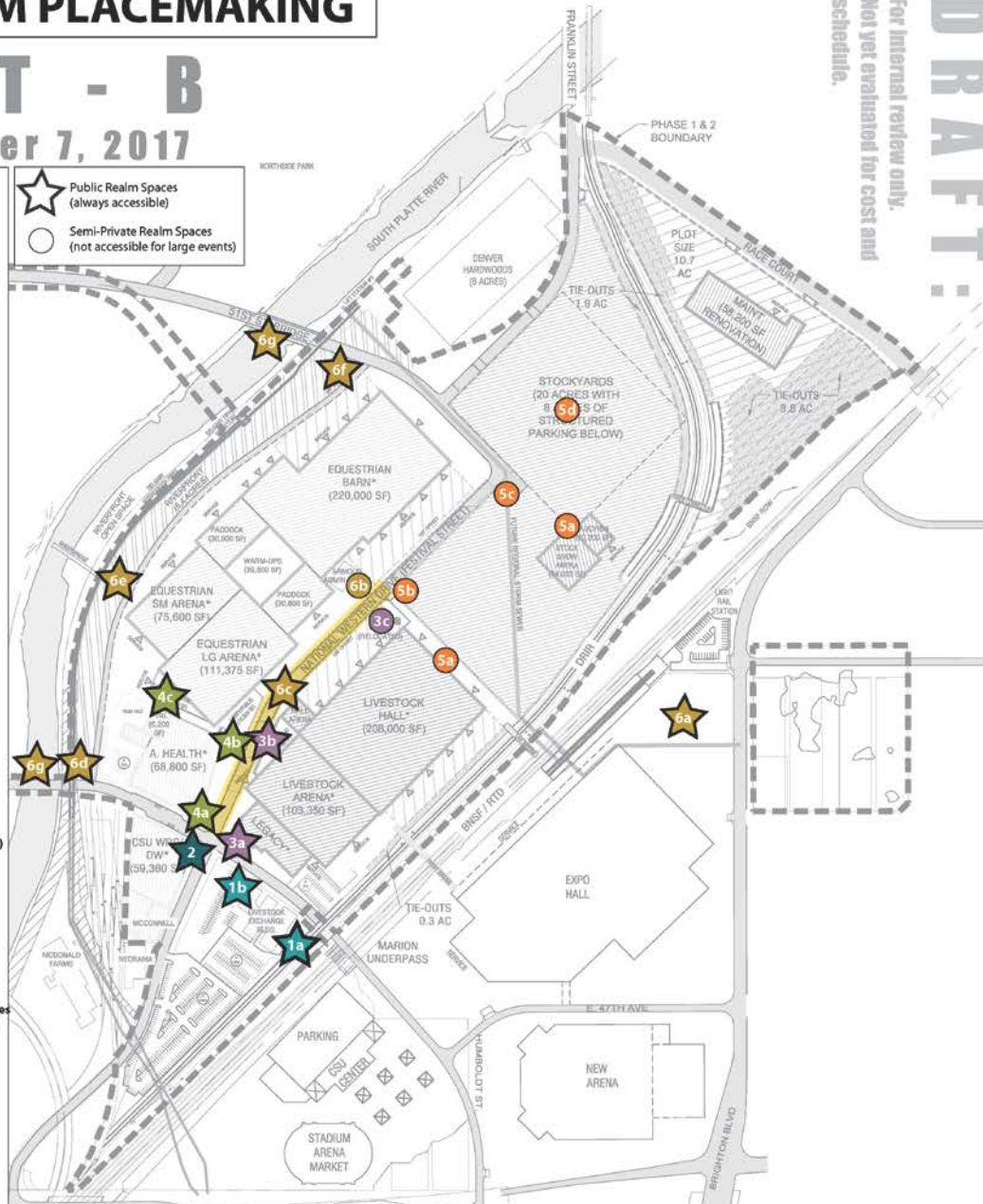
Armour & Water Tower Plaza - 7,500 SF
Potential uses: farmer's markets, high quality space



Public Realm Spaces
(always accessible)



Semi-Private Realm Spaces
(not accessible for large events)



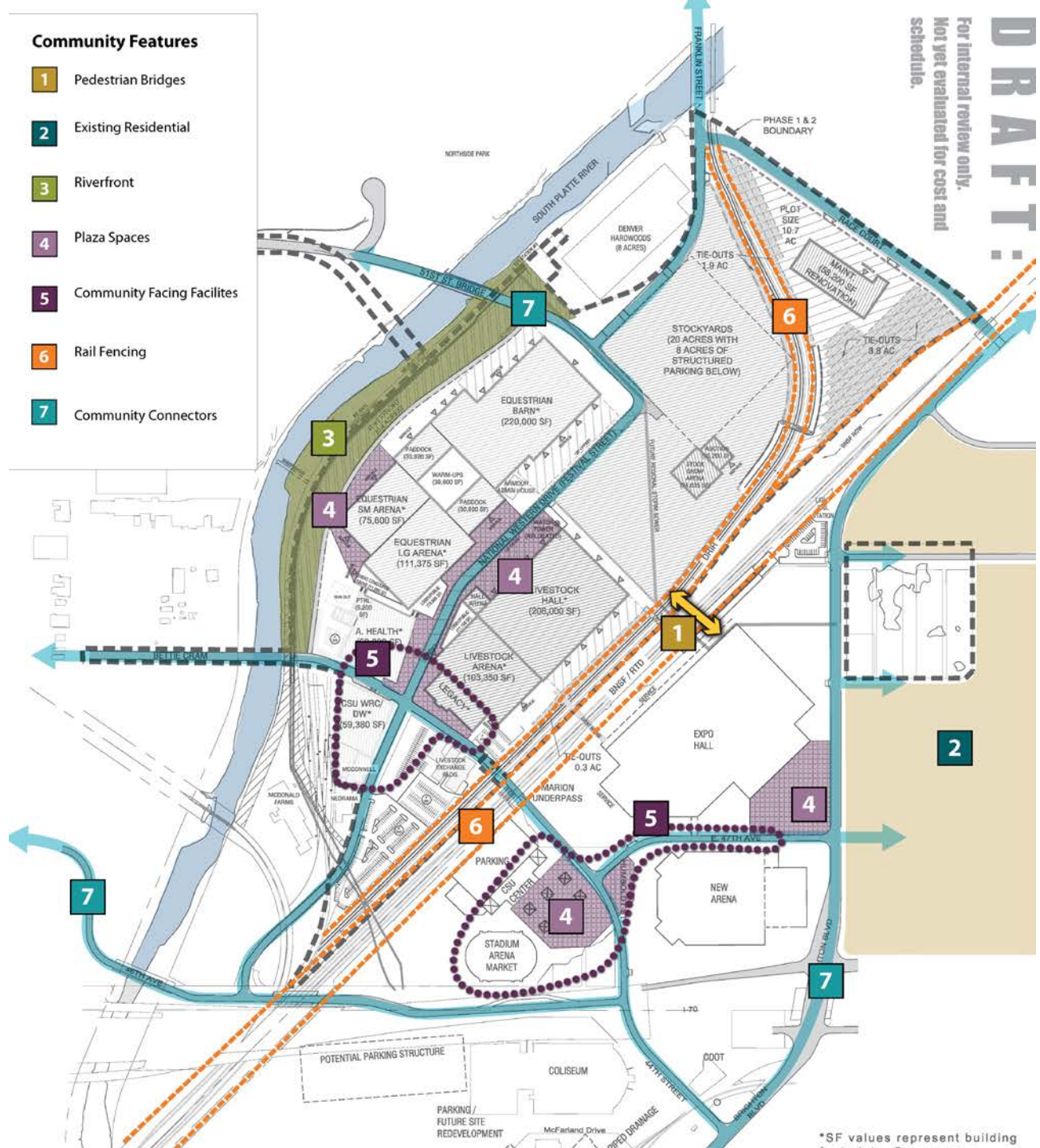
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*SF values represent building

Community Connections (East)

Community Features

- 1 Pedestrian Bridges
- 2 Existing Residential
- 3 Riverfront
- 4 Plaza Spaces
- 5 Community Facing Facilities
- 6 Rail Fencing
- 7 Community Connectors



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DRAFT:

*SF values represent building

Riverfront













Next Steps



Next Steps

- Riverfront alternatives development and community engagement
- Refinements and overlays to SteerCom on December 18





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Site Planning
December 14, 2017

Evaluation Criteria Overview



Evaluation Criteria Overview

INFRASTRUCTURE:

- Meets Site Controlling Conditions
- Acceptable Rail Consolidation
- Uses 200k Cubic Yards of Fill (Central 70)
- Utility distribution supports Phase 1 and 2 sequencing (and full build-out) and uses existing tie-ins



Evaluation Criteria Overview

OPERATIONS, ACCESS, CIRCULATION:

- WSSA operations continue during construction
- Meets site operational requirements (loading, ingress/egress, parking, site control, etc.)
- Roadway network supports circulation/connectivity needs
- Positively integrates neighborhoods



Evaluation Criteria Overview

NEIGHBORHOOD COMMITMENTS FROM MASTER PLAN:

- Includes at least two new bridge connections across Platte River
- Includes pedestrian bridge connections over rail at or near rail station
- Improves overall circulation to and through the NWC area
- Creates riverfront access and engages the river into the overall site plan



Evaluation Criteria Overview

PHASING & CONSTRUCTABILITY:

- Efficient phasing
- Meets or accelerates Baseline schedule
- Meets or is less than Baseline cost



Evaluation Criteria Overview

OTHER PARTNER CONCERNS:

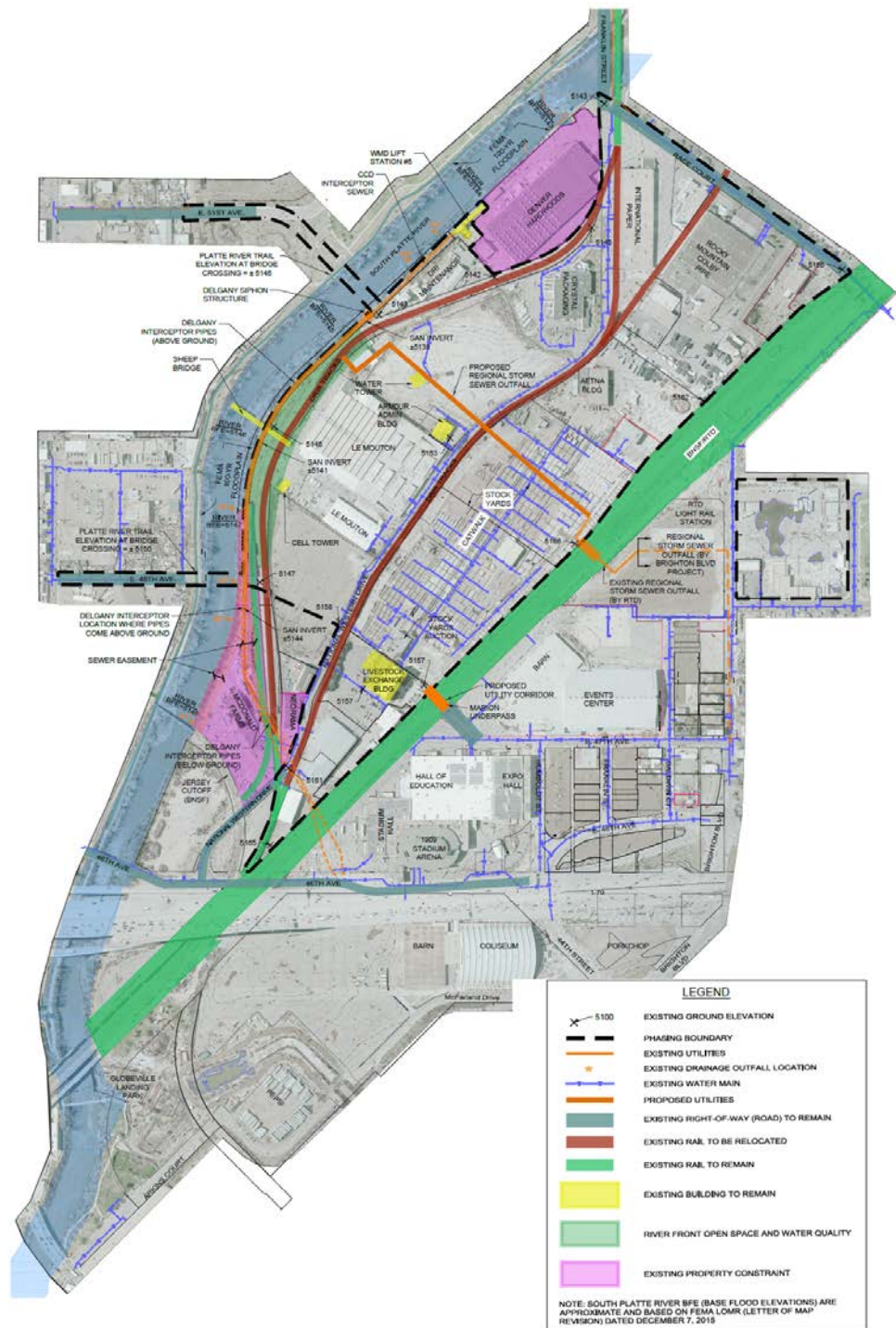
- Includes Legacy Building (WSSA)
- Meets CSU Phase 1 and 2 Location Criteria:
 - Animal Health Facility adjacent to Equestrian Center
 - Water Resources Center and Denver Water programs ideally combined into one facility
- Creates opportunities for co-development, activation and community serving uses (CPD)



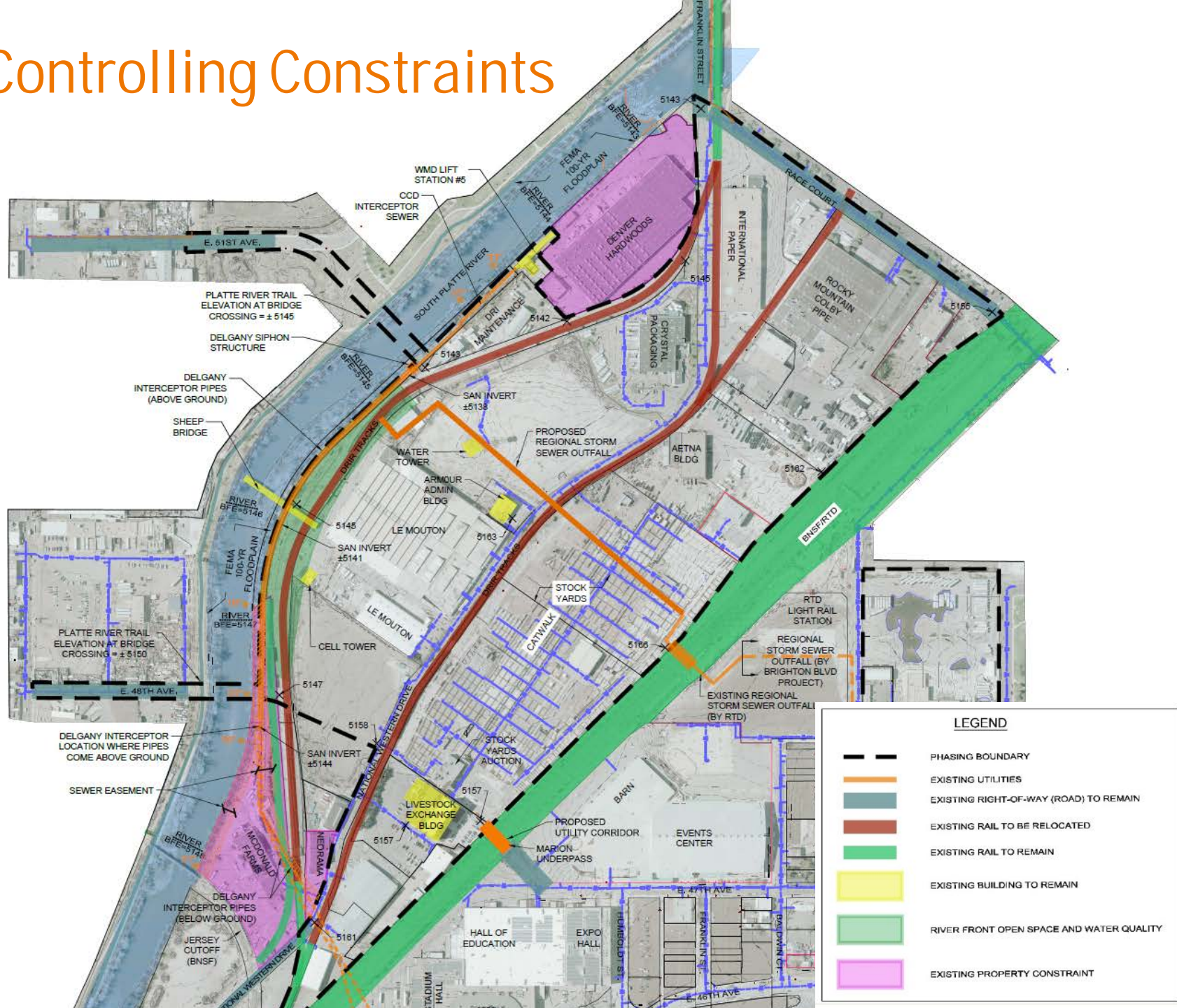
Site Controlling Constraints



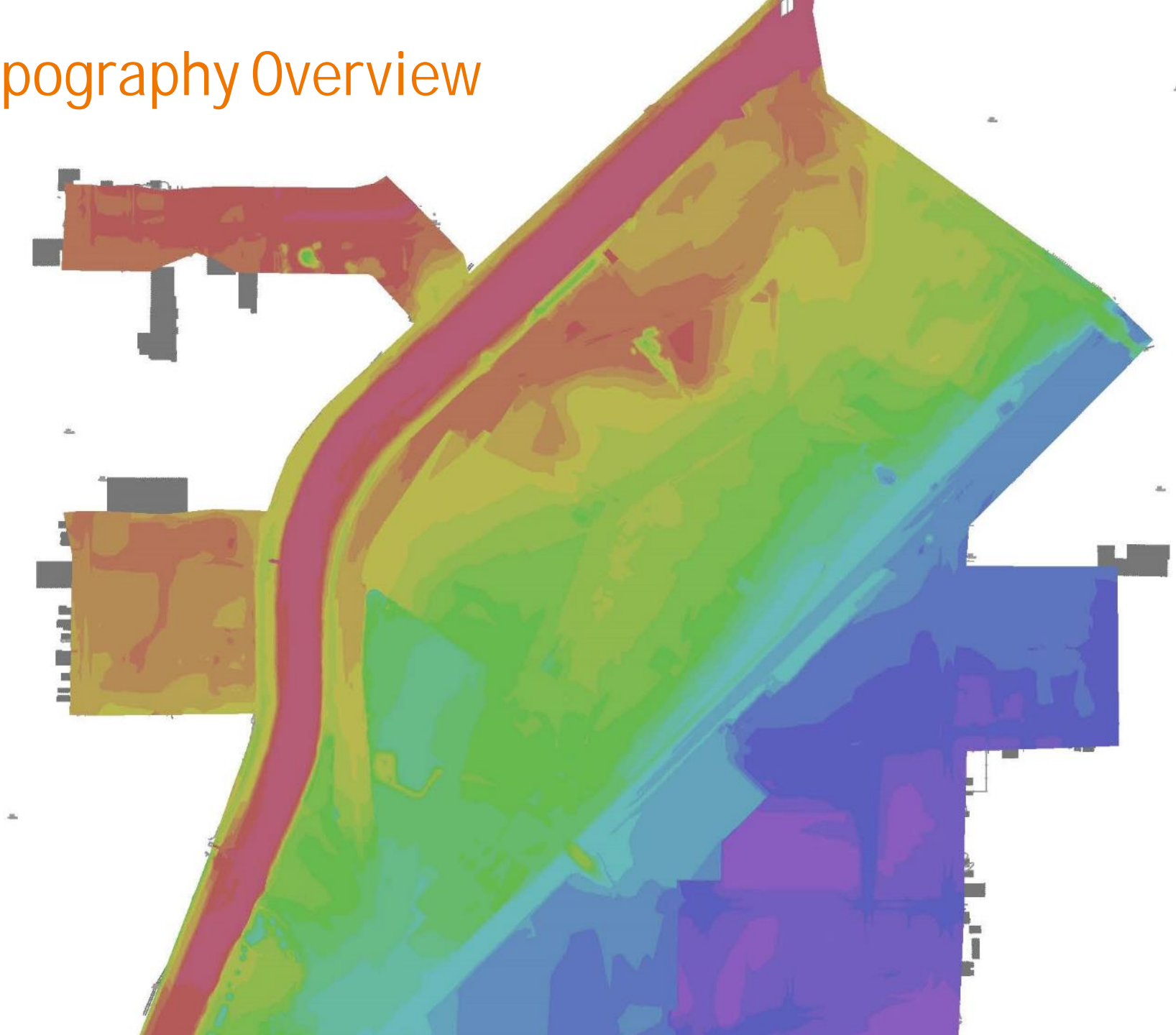
Site Controlling Constraints



Site Controlling Constraints



Topography Overview



Summary of Process to Date

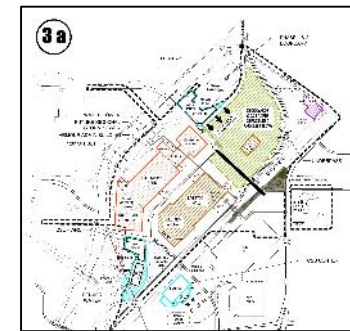
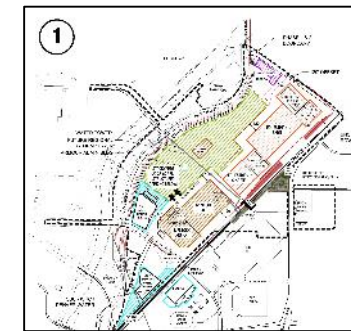
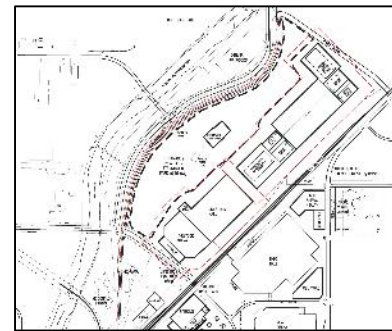
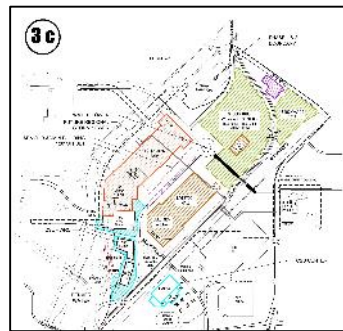
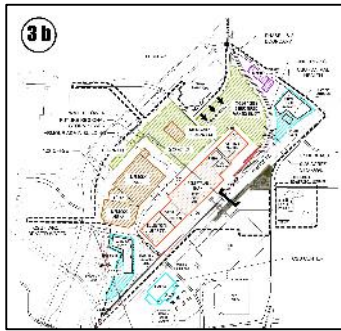
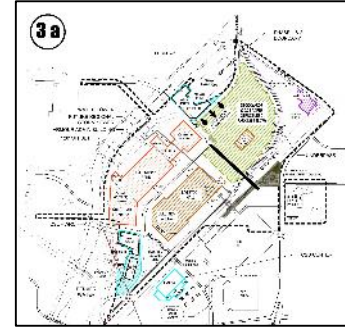
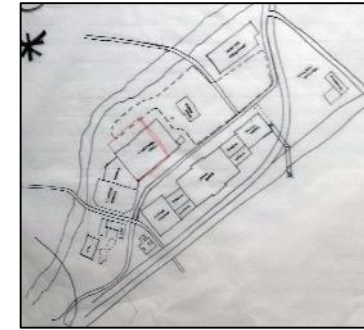
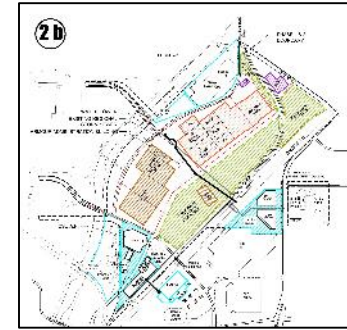
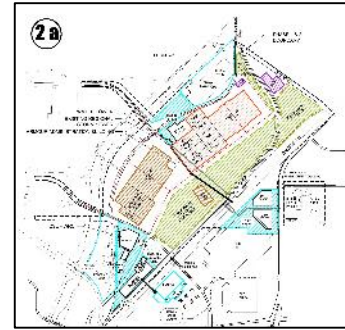
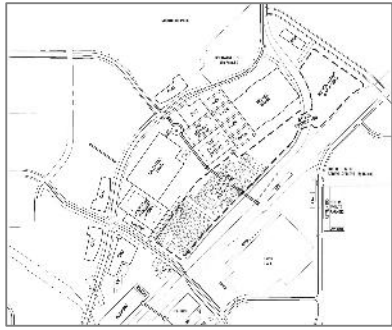
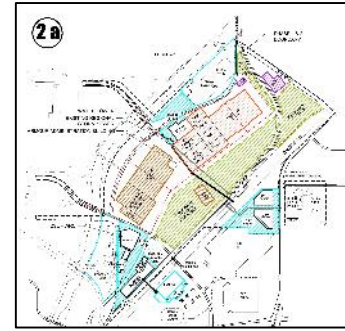
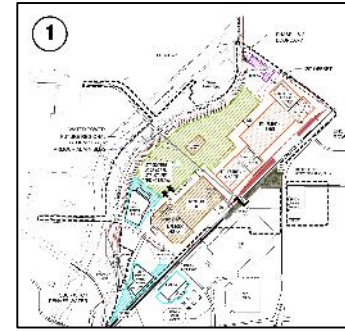
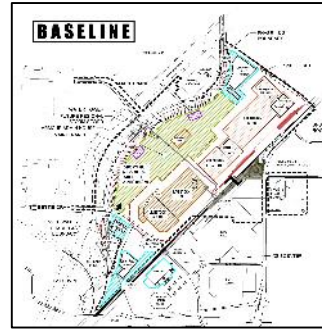
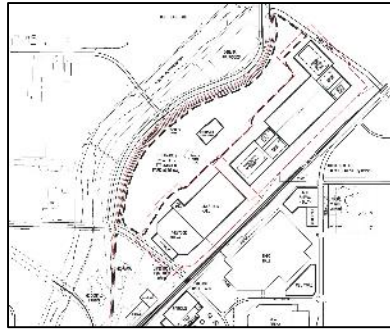
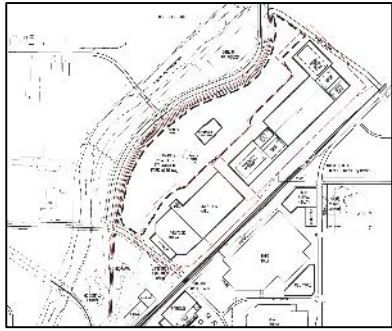


Process to Date

- **Creation of baseline drawing**
- **Six iterations of alternatives (from 15 to 2 with many variations over three weeks)**
- **Weekly joint work sessions with equity parnters**
- **Weekly individual work sessions with CSU and WSSA**
- **Three additional meetings with CPD and other CCD departments**
- **Series of costing discussions**



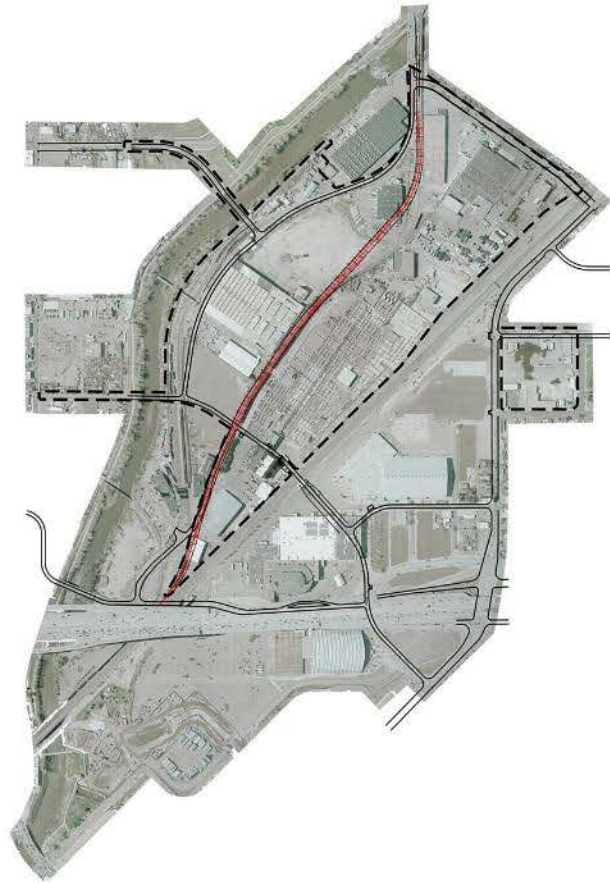
Preliminary Alternatives Studied



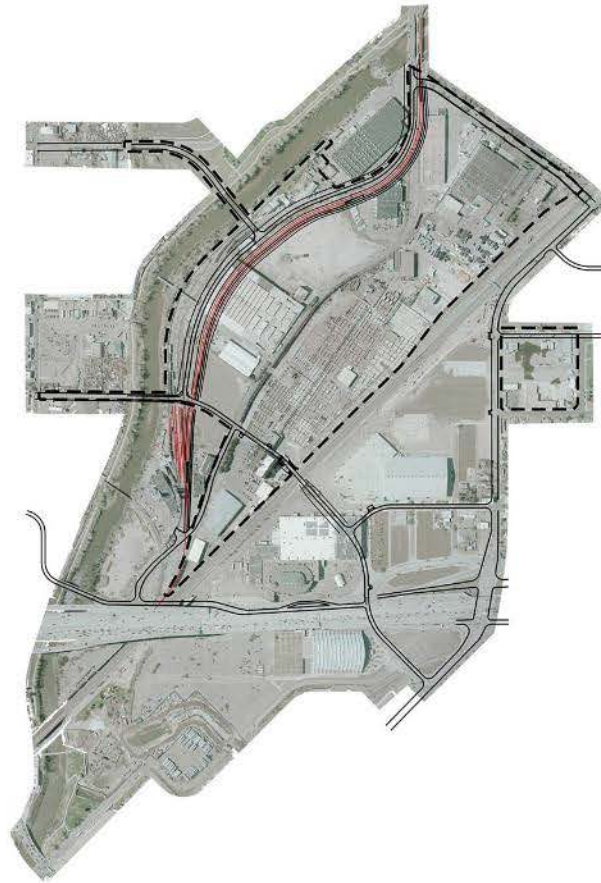
Baseline and Current Alternatives



Denver Rock Island (DRIR) Alternative Alignments



Master Plan (Center)



West Alignment

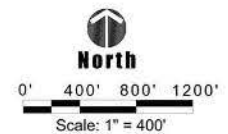


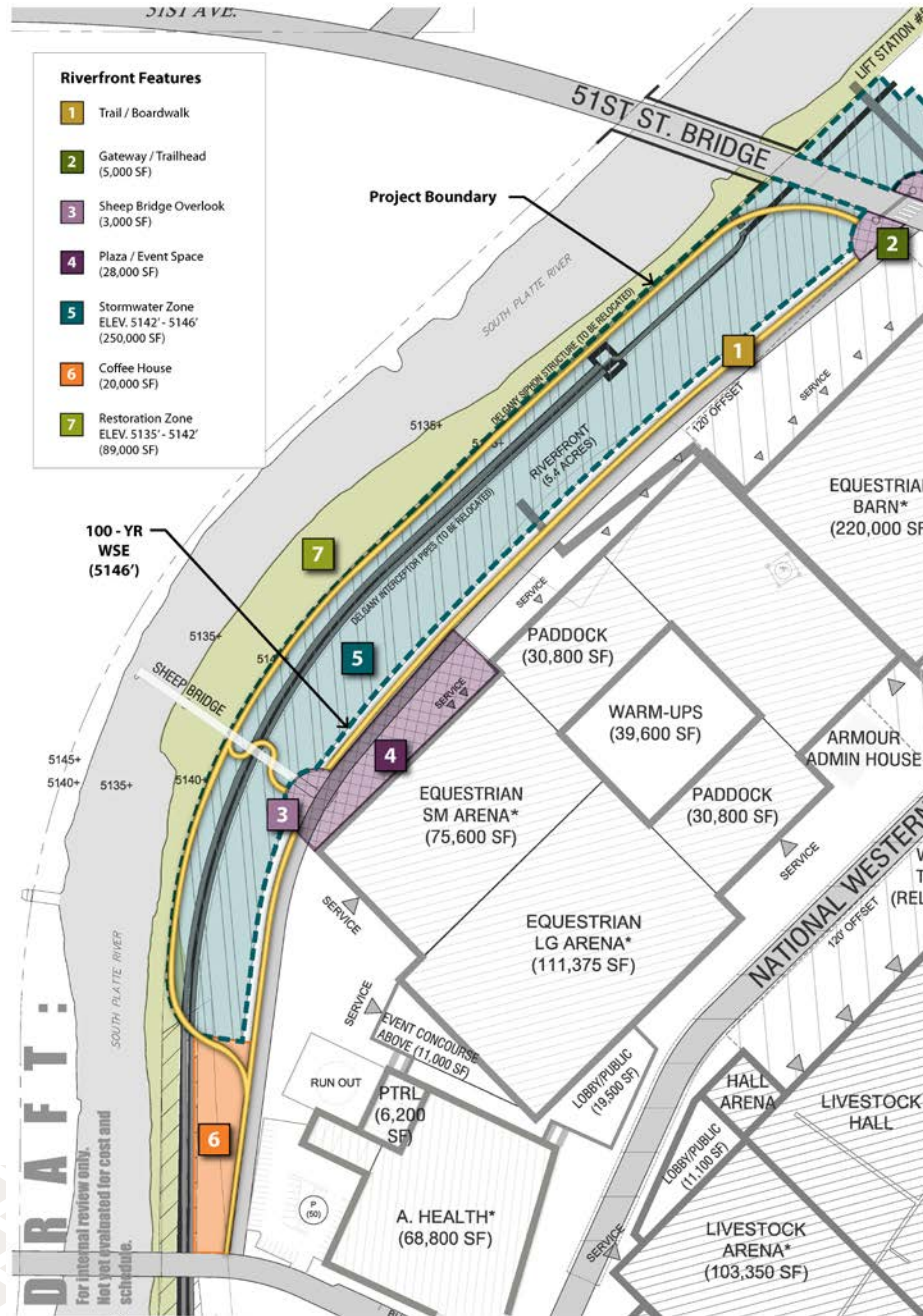
East Alignment

November 21, 2017



NATIONAL WESTERN CENTER





RIVERFRONT CONCEPT