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# NATIONAL WESTERN CENTER

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DENVER  COLORADO





NWCO Director's Report  
Citizen Advisory Committee  
February 23, 2017

National Western Stock Show  
formed in 1906

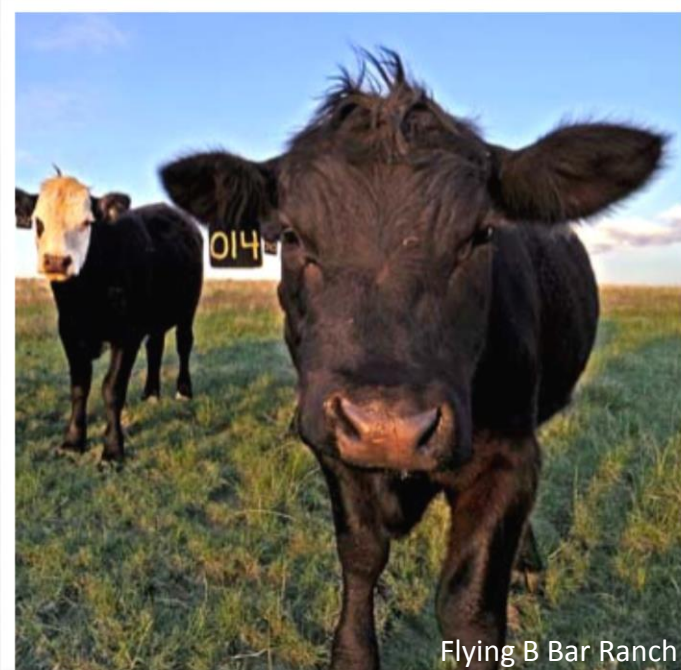




# NATIONAL WESTERN CENTER

## A Shared Partner Vision:

The National Western Center will be the global destination for agricultural heritage and innovation.



Flying B Bar Ranch



Colorado State University



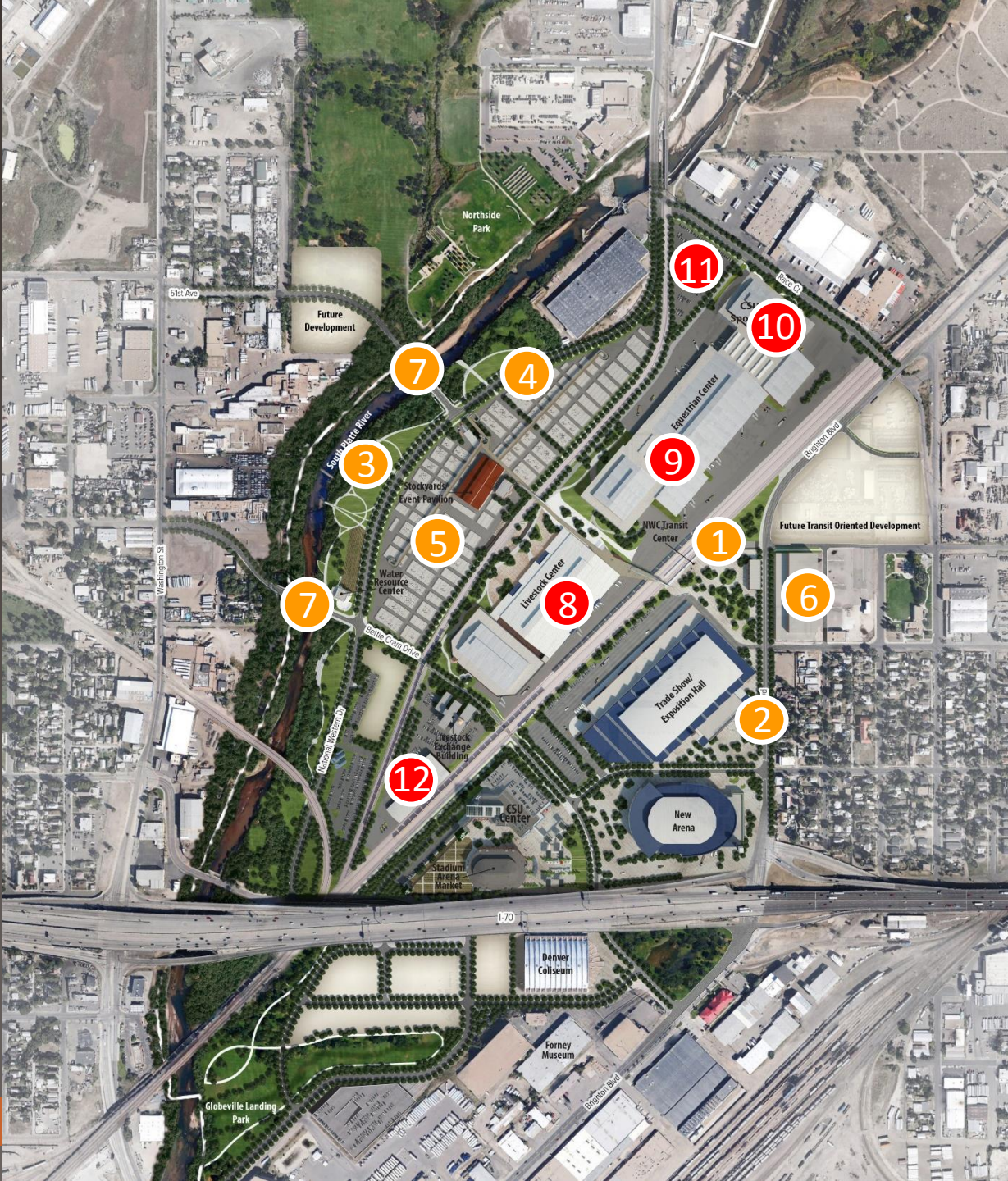
RJ Sangosti | The Denver Post



Colorado State University



# Phases 1 & 2

- 
- ① NWC Transit Station
  - ② Brighton Blvd.
  - ③ South Platte Riverfront
  - ④ New Nat'l Western Drive
  - ⑤ Stock Yards and Stock Yards Events Center
  - ⑥ Mixed Use TOD w/parking
  - ⑦ New bridges at 49<sup>th</sup> and 51<sup>st</sup> Streets
  - ⑧ Livestock Center
  - ⑨ Event Center
  - ⑩ CSU Equine Sports Medicine Clinic
  - ⑪ CSU Water Resource Ctr.
  - ⑫ NWSS Maintenance Fac.



# Later Phases

- 13 Stadium Arena Market
- 14 Colorado Commons
- 15 CSU Center
- 16 Trade Show / Exhibition Hall
- 17 New Arena
- 18 Coliseum Site Redevelopment







## NWC Master Plan

80% of planned  
amenities are  
included in  
phases I & II

# 2017 NWCO Work Plan Highlights



- Continued land acquisition to fulfill campus vision
- Shortline railroad path forward, including rail preferred consolidation plan (begin design)
- Start demo and remediation to clear the path
- **Development (detailing) of program scope, schedule and budget; release schedule**
- **Development of program controls process**
- Brighton Blvd 100% design, 44<sup>th</sup> – Race Court; (align w. RTD)
- Campus Placemaking Study Selection & Launch
- Delgany Interceptor Study
- NDCC Alignment with Adjacent Projects
- Next GEN Ag 2
- New Campus Website and Social Media Platforms



# Land Acquisition & Rail Consolidation

<i>Date</i>	<i>Number of Private Parcels (38 total) Under Control</i>
<i>Dec 2015</i>	<i>3</i>
<i>Mar 2016</i>	<i>8</i>
<i>Jun 2016</i>	<i>12</i>
<i>Sep 2016</i>	<i>15</i>
<i>Dec 2016</i>	<i>17</i>
<i>Jan 2017</i>	<i>18</i>

## Land Acquisition

- Formal acquisition began in April 2016 with issuance of the first \$200 million from the 2C measure (we are 9 months into the formal process).
- As of January 31, the City has 47% of the private parcels under some level of control

**2017 GOAL – Have all required Phase I and II private parcels under control to allow demo and Phase I construction to proceed.**

## Rail (DRIR)

- Discussions have been difficult
- We have gathered enough information to advance two (2) development options to DRIR
- Seeking path forward by end of March 2017



# Demolition & Site Remediation

Targeted demolition will commence (2017) with a focus on preparing for Brighton Blvd multimodal improvements (2018) to support RTD station access.





## ***DPS Bus Barn Site Status***



Like the remaining parcels required to fulfill the vision of the Campus, the former DPS Bus Barn site was included in the adopted master plan boundaries, the City and DPS are in active discussions relative to its acquisition.

Size: 6.49 acres (approx.)

Prior to becoming the bus barn, the site served as a landfill. Clean-up cost estimates range from \$5 million to over \$20 million before it can be used (activated) beyond a surface parking/storage lot.

Immediate NWC objectives:

- Complete acquisition
- Finalize clean-up assessment with DEH and State
- Select/hire demo-clean-up team
- Commence (start) clean-up



# Program Scope, Schedule & Budget



- Building the foundation for fulfilling our campus promises to the voters, EDC and legislature on –
  - Program Scope
  - Schedule
  - Budget....AND
  - Connection with the community
- Connection with our campus partners
- Effectively integrating multiple work streams
- **Objective: NWCO will issue its first program schedule this summer**



# Brighton Blvd. Segment 3 Design



- **Design Lead:** Wilson & Co.
- **Agency Lead:** Public Works
- **Executive Sponsor:** NWCO
- **Funding:** NWC
- **Objective:** 100% design (*builds on 30% design completed by SEH*) from 44<sup>th</sup> to Race Court; alignment with RTD Station activation.
- Also includes new 49<sup>th</sup> Ave design (*construction subject to DPS bus barn clean-up*)
- **NWC Construction focus: 47<sup>th</sup> to Race Court (2018)**
- Selected CDOT developer to build 44<sup>th</sup> – 47<sup>th</sup> section



# Campus Placemaking

- RFQ to be issued February 28, 2017



Objective: refine adopted master plan into more detailed campus design parameters/technical specifications that will inform horizontal (infrastructure) and vertical (building) procurements.

Contract will be “task-based” to include the following:

- ☐ RTA Program Refinement (Yards, Livestock Center and Equestrian Center)
- ☐ Campus Design Standards & Guidelines
- ☐ Public Realm Study
- ☐ 30% Campus ROW-Infrastructure Design



# Delgany Interceptor Study

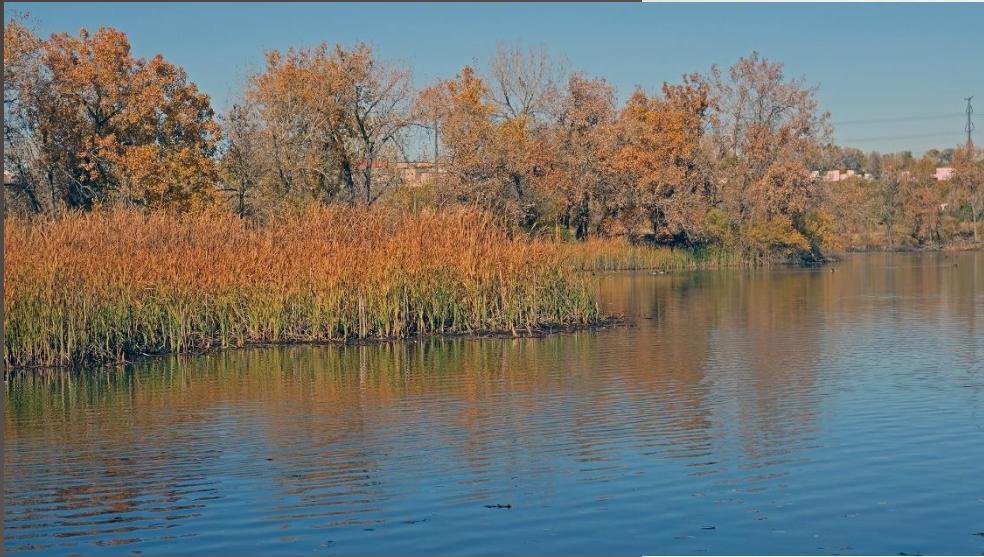
## Study objectives:

- Exploring options to remove “above ground” portion of pipes (owned by metro wastewater)
- Heat capture as part of campus regeneration efforts
- Preliminary studies of the interface with the river should the pipes be removed





# NDCC Project Alignment & Coordination



- ❑ Northside Park/Heller Open Space/Heron Pond Master Planning
  - ❑ Lead Agency: Denver Parks & Recreation
  
- ❑ Washington Street Concept Design
  - ❑ Lead Agency: Public Works



## NextGEN Agribusiness

Growing Colorado Agriculture

Goal: Drive job growth, economic opportunity and diversity in Colorado's Ag industry clusters.

- The concept expands the reach to include DEN beyond the NWC Founding Partners
- CSU Report: Ag Innovation Clusters Value Chain (2014)
- NextGen Ag Study 1 (2016)
- NextGen Ag Study 2 (2017)
- Initial efforts are driving new forms of collaboration by Denver, the State, CSU and other stakeholders

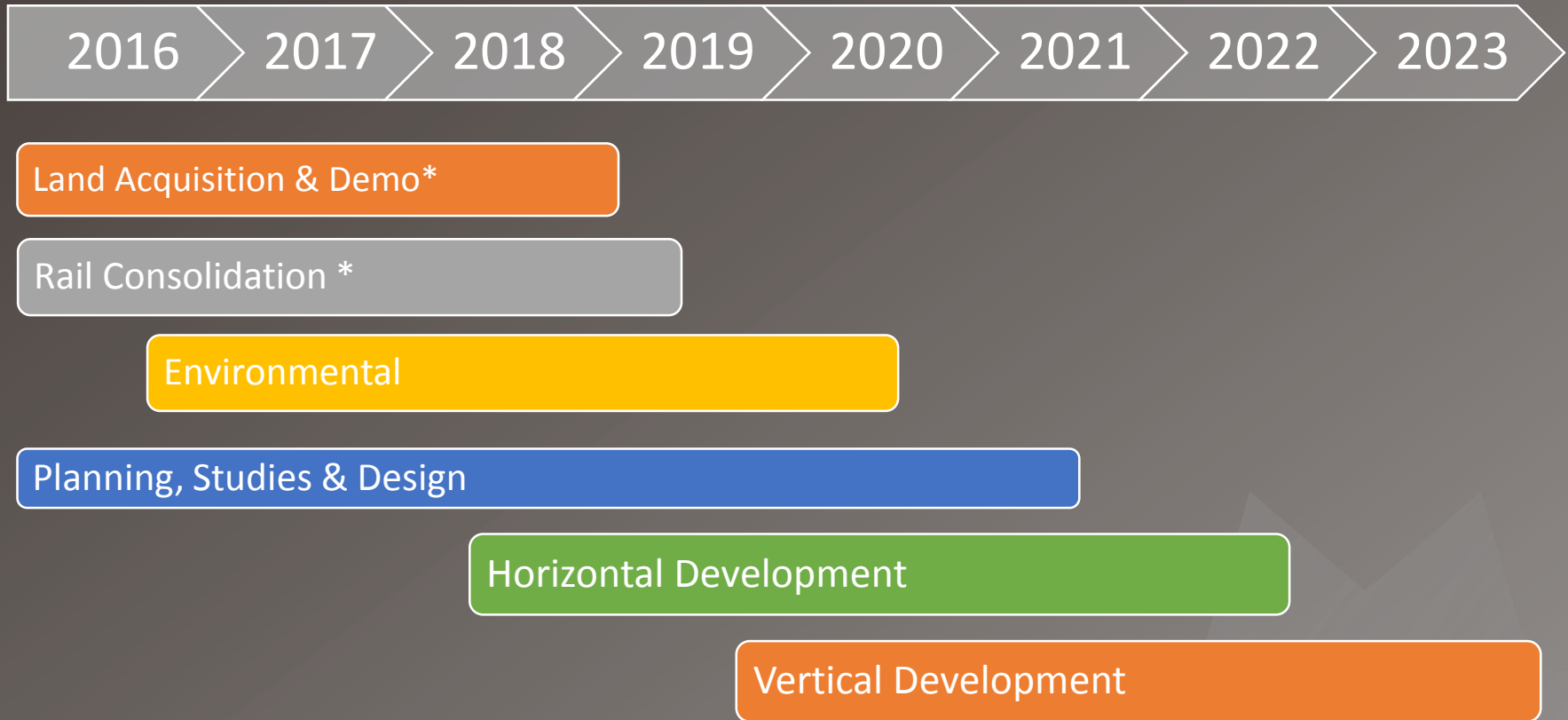
## "Agribusiness Innovation Triangle"™





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## Preliminary Development *“Go Slow to Go Fast”*



*\* Design and construction timelines will depend completely on the trajectory and schedule of the Land Acquisition and Rail Consolidation programs.*



## A Campus of Possibilities Denver, Colorado



To Learn More Visit:  
[www.nationalwesterncenter.com](http://www.nationalwesterncenter.com)