



CAMPUS PLACEMAKING: CAC WORK SESSION

September 11, 2018

IMAGINE. DISCOVER. CULTIVATE.

AGENDA

- User Experience Report Update
- User Experience Questionnaire
- Streetscape concepts introduction
- Plaza concepts introduction



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Task 3.4 User Experience: Purpose & Goal

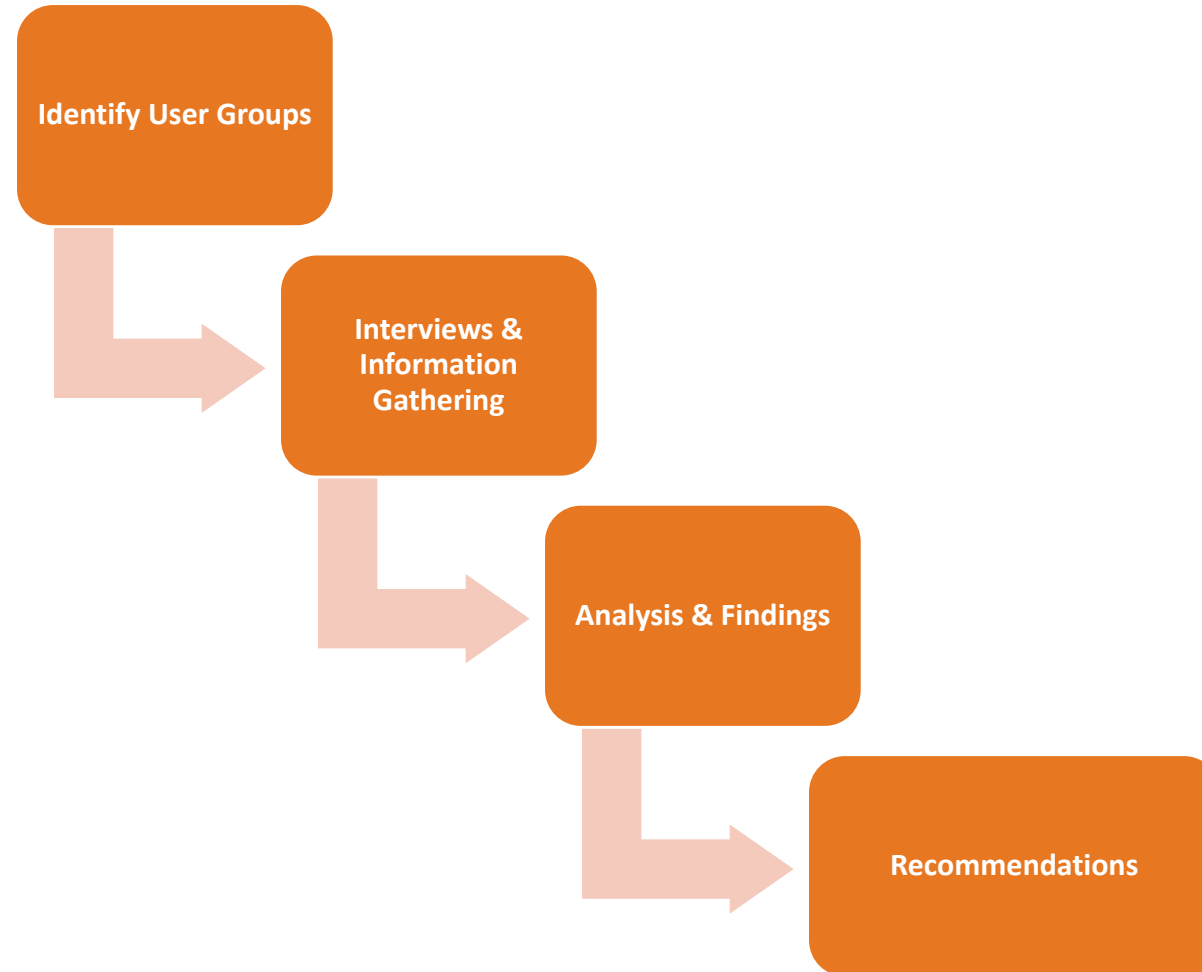
The overall purpose & goal is to:

1. Develop an understanding of how people will use the campus
2. Understand what should be considered in the design and programming of the campus spaces to enhance the user experience



Task 3.4 User Experience : Process

Four Step Process



Task 3.4 User Experience : User Groups

10 Categories of User Groups (existing & future users)

1. Visitors & Patrons
2. K-12 Students
3. Students (non K-12)
4. Exhibitors, performers, and event operators
5. Daily users & employees (WSSA, Denver Water, CSU)
6. Temporary and Part-time employees (or volunteers)/residents
7. Adjacent neighborhood residents
8. Regional residents
9. Other neighboring businesses & property owners
10. Citizens Advisory Committee





APRYL STEELE
President & CEO
Dumb Friends League

Outdoor areas for pets and animals

PERMANENT EMPLOYEE

ANIMAL HEALTH CENTER - DUMB FRIENDS LEAGUE

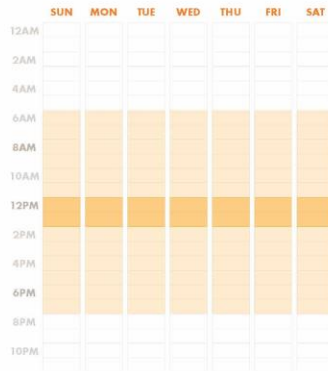
MODE OF TRANSPORTATION



ABOUT

This is placeholder text. Bacon ipsum dolor amet alcatra prosciutto doner buffalo short loin bresaola. Prosciutto venison jowl, hamburger ham hock cow buffalo beef ribs. Bacon pork beef spare ribs filet mignon tri-tip pig ball tip ham sirloin brisket corned beef. Ground round buffalo frankfurter, venison fatback drumstick alcatra shoulder bresaola sirloin leberkas landjaeger.

OUTDOOR USE FREQUENCY & DURATION



Legend: Frequency of Use
Low High

DESIRED SITE PROGRAMS

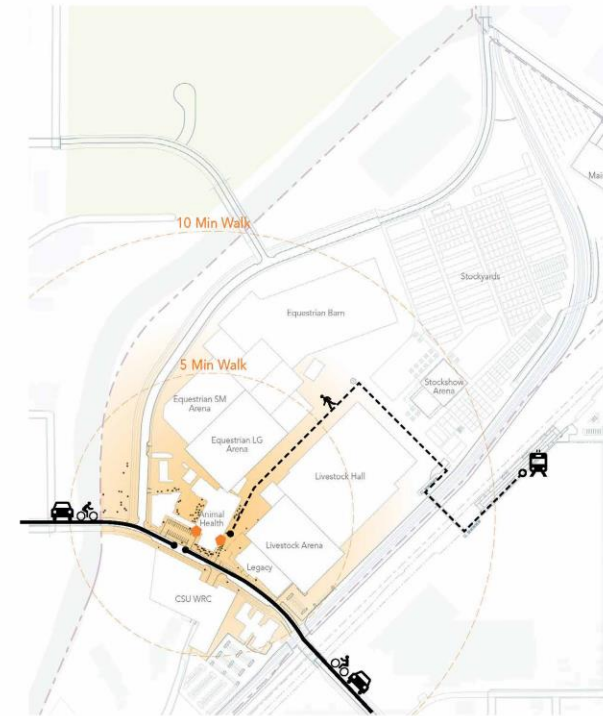
- Designated parking spaces for employees and patrons
- Outdoor areas for dogs
- Picnic spaces for lunch
- Smoking areas for employees and patrons
- Outdoor gathering spaces
- Daycare
- Places to eat – breakfast / lunch
- Coffee shops
- Dry cleaning
- Gym
- Beer and happy hour
- Adequate sidewalk width – for humans and dogs
- Safe & secure bike storage

FINDING SUMMARY

Permanent employees hope for small outdoor gathering spaces to eat lunch and take a break.

Animal Health Center needs outdoor spaces for dogs as part of their operation.

USER ACTIVITY HOTSPOT ZONE



STRATEGIES

- Include outdoor eating area in Entry Plaza
- Provide adequate seating opportunities for lunch and gathering
- Add dog "zones" near Animal Health Building to provide areas to walk dogs
- Outdoor areas for lunch and picnic
- Partner with buildings and consider adding programs such as restaurants, coffee shops, beer bars, gym, day care and day care near Bettie Cram Drive.
- Install wide sidewalk to accommodate people and pets along north of Bettie Cram Dr
- Provide bike storage near building

Anticipated pedestrian arrival point





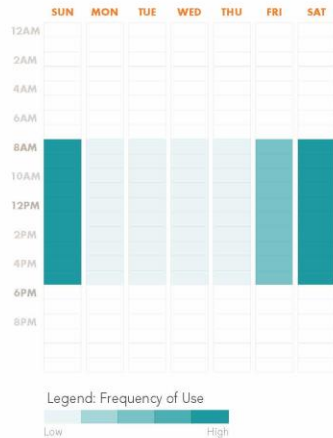
SHELBY RICH
Denver County Fair
Event Manager

It's important be able to move around in a trailer/truck and set up events

MODE OF TRANSPORTATION



OUTDOOR USE FREQUENCY & DURATION



EVENT OPERATORS

STOCK SHOW EVENT - DENVER COUNTY FAIR

ABOUT

This is placeholder text. Bacon ipsum dolor amet alcatra prosciutto doner buffalo short loin bresaola. Prosciutto venison jowl, hamburger ham hock cow buffalo beef ribs. Bacon pork beef spare ribs filet mignon tri-tip pig ball tip ham sirloin brisket corned beef. Ground round buffalo frankfurter, venison fatback drumstick alcatra shoulder bresaola sirloin leberkas landjaeger.

DESIRED SITE PROGRAMS

- Close and adequate parking spaces
- Clear signage to direct people to the event
- Nice ambiance for the outdoor space so people feel comfortable
- Electrical and IT support

FINDING SUMMARY

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USER ACTIVITY HOTSPOT ZONE



STRATEGIES

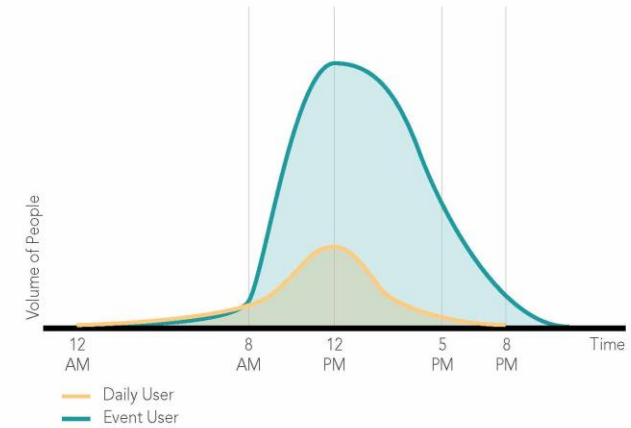
- This is placeholder text.
- Bacon ipsum dolor amet alcatra prosciutto doner buffalo short loin bresaola.
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- Bacon pork beef spare ribs filet mignon tri-tip pig ball tip ham sirloin brisket corned beef. Ground round buffalo frankfurter, venison fatback drumstick alcatra shoulder bresaola sirloin leberkas landjaeger.
- Pig bacon buffalo pork belly, spare ribs pastrami pork sausage fatback jowl kevin meatloaf drumstick doner boudin.
- Burgdoggen spare ribs chicken biltong picanha ground round, frankfurter landjaeger kevin.



USER INTERVIEW FINDING SUMMARY

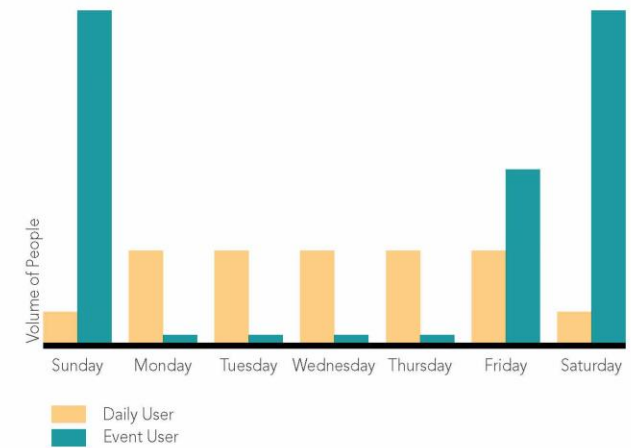
COMPOSITE USER GROUP HOTSPOT ZONE

The composite user group map below illustrates that daily user groups use mainly south of the site, whereas event users are evenly distributed throughout the site, with most of the users gathering around Stock Show Arena Plaza.



VOLUME OF USERS - TIME OF DAY

Users are expected to use outdoor spaces mostly during lunch hours. Daily users will peak during lunch hours, and event users may use the site mostly during lunch and in the afternoon due to events.



VOLUME OF USERS - TIME OF WEEK

Daily users are mostly on site during week days, with few using the campus during weekends due to work requirements, such as Animal Hospital Hours or Stock Show event hours. Event users are mostly using the site during weekends, and some on Friday and few during weekdays.



USER INTERVIEW FINDING SUMMARY

USER GROUP STRATEGIES SUMMARY

This is placeholder text. Bacon ipsum dolor amet alcatra prosciutto doner buffalo short loin bresaola. Prosciutto venison jowl, hamburger ham hock cow buffalo beef ribs. Bacon pork beef spare ribs filet mignon tri-tip pig ball tip ham sirloin brisket corned beef. Ground round buffalo frankfurter, venison fatback drumstick alcatra shoulder bresaola sirloin leberkas landjaeger.

User Groups	Grand Plaza Strategies	Shared Central Court / Stock Yards Strategies
Temporary Residents	<ul style="list-style-type: none"> Consider adding vertical vegetable garden on buildings near Animal Health Center. Gathering spaces in Entry Plaza or Riverfront Open Space for outdoor movie opportunities 	
Permanent Employees	<ul style="list-style-type: none"> Include outdoor eating area in Entry Plaza Provide adequate seating opportunities for lunch and gathering Add dog "zones" near Animal Health Building to provide areas to walk dogs Consider adding more vegetation near the Legacy building to provide shaded picnic areas Multi-modal hotspots near Entry Plaza 	
Temporary Employees	<ul style="list-style-type: none"> Outdoor learning opportunities at Entry Plaza and south end of Riverfront Open Space Consider gathering areas with wifi at Entry Plaza 	

Riverfront Open Space Strategies	Campus-Wide Design Strategies	Future Site Design Strategies
<ul style="list-style-type: none"> Locate demonstrate gardens and tool storage areas near southern end of the Riverfront Open Space area Clear access and connection to the Riverfront Open Space Include community garden near south end of Riverfront Open Space to grow vegetables Gathering spaces in Entry Plaza or Riverfront Open Space for outdoor movie opportunities 	<ul style="list-style-type: none"> Consider adding restaurants near Entry Plaza 	<ul style="list-style-type: none"> Consider an outdoor kitchen area with grills and fire place near Animal Health Building Outdoor office with various spaces for different sized groups near Animal Health Building. Outdoor offices should have wifi and electricity.
<ul style="list-style-type: none"> Outdoor areas for lunch and picnic Provide clear access and connection to the Riverfront Open Space 	<ul style="list-style-type: none"> Partner with buildings and consider adding programs such as restaurants, coffee shops, beer bars, gym, day care and day care near Bettie Cram Drive. Install wide sidewalk to accommodate people and pets along north of Bettie Cram Dr 	<ul style="list-style-type: none"> Provide bike storage near building Provide adequate seating opportunities for lunch and gathering
<ul style="list-style-type: none"> Outdoor learning opportunities at Entry Plaza and south end of Riverfront Open Space Locate demonstrate gardens and tool storage areas near southern end of the Riverfront Open Space area Provide clear pedestrian and bike connections to the Riverfront Open Space Include outdoor classroom near Riverfront Open Space 	<ul style="list-style-type: none"> Incorporate vertical growing garden on building walls near Animal Health Center Consider restaurants and breweries near Entry Plaza 	



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- **User Experience Questionnaire**
- Streetscape concepts introduction
- Plaza concepts introduction



User Experience : Questionnaire for CAC

Format

One-page questionnaire with open-ended questions.

- What could make your biking, walking, transit, or driving experience better?
- What would make you stay on the campus longer?

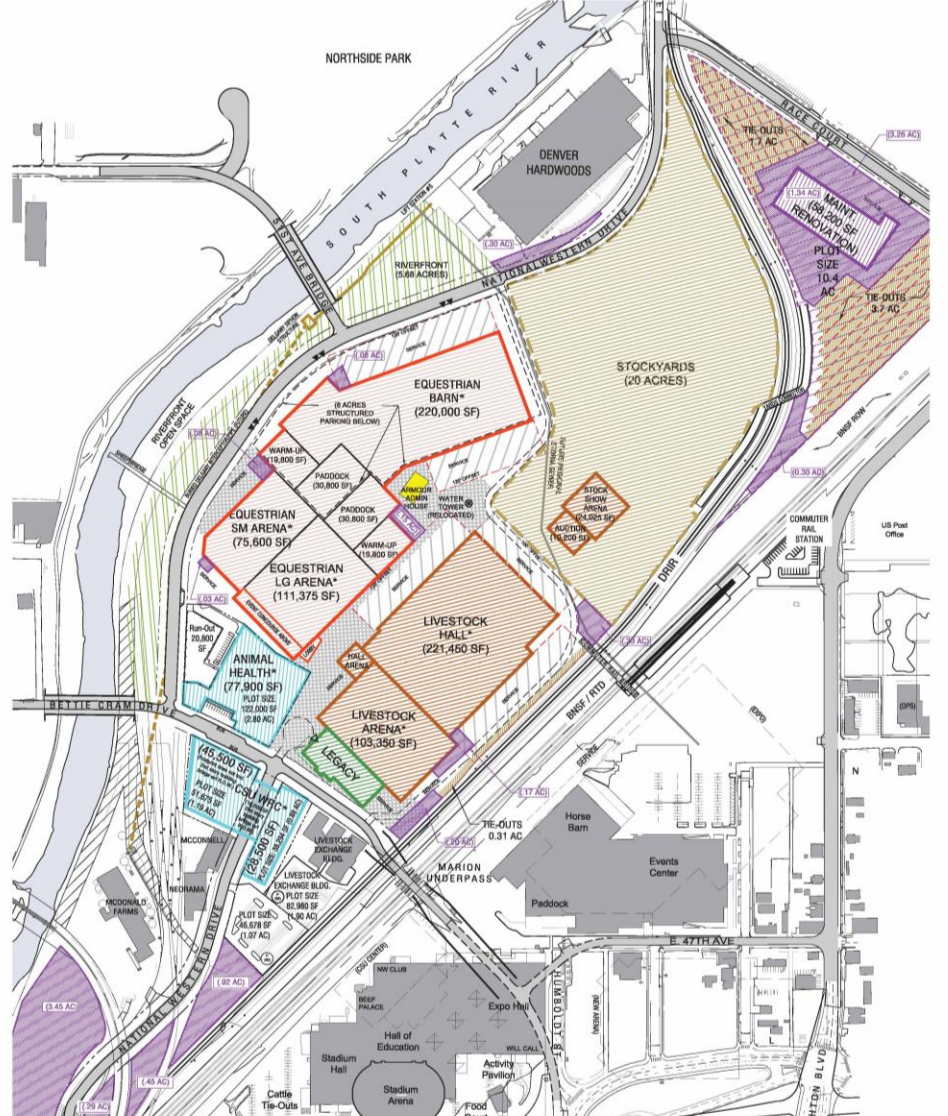
Answer the questions as a future user of the site.



SITE PLANNING



PLAN RENDERING



APPROVED BASELINE SITE PLAN



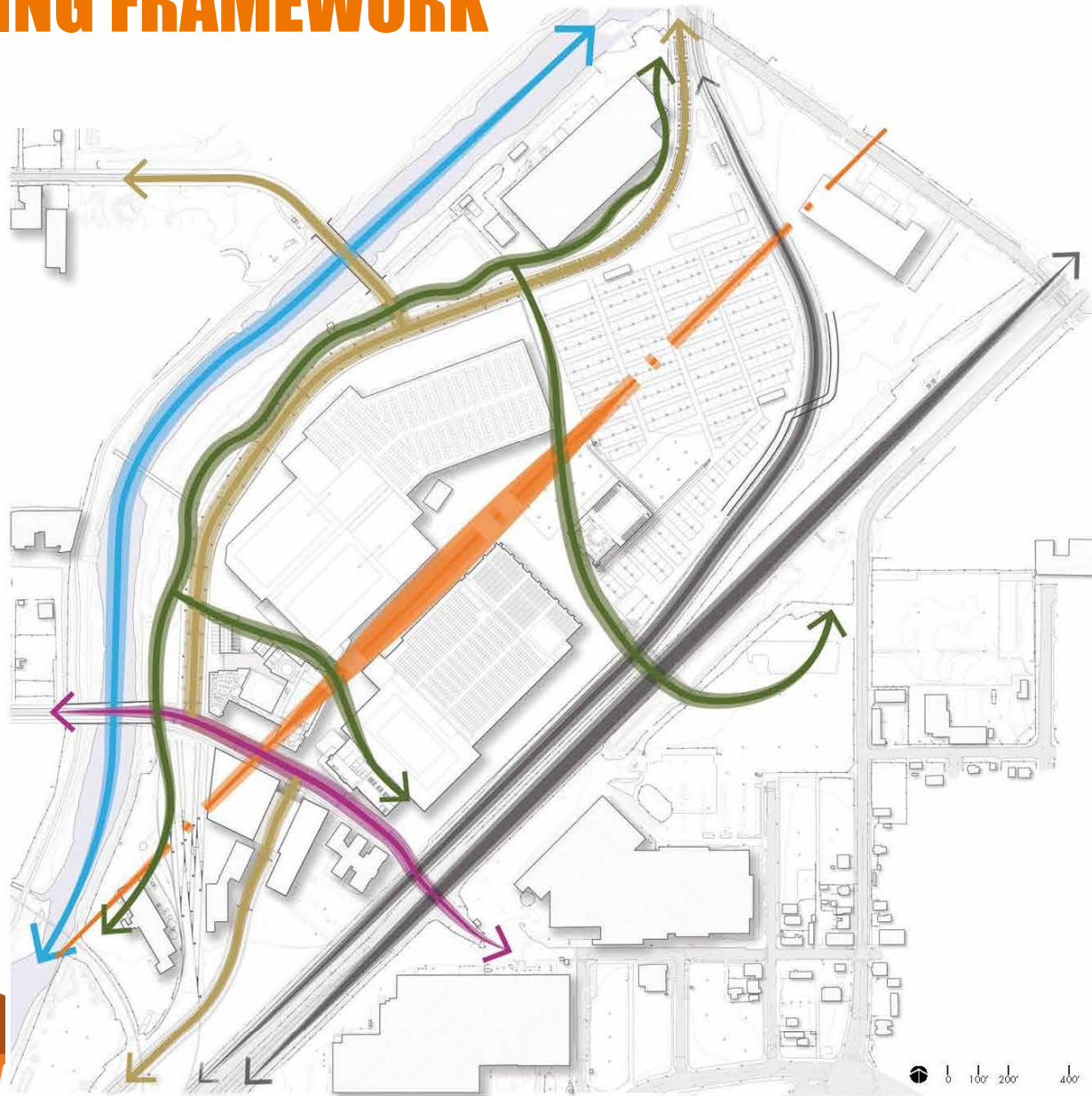
IMAGINE. DISCOVER. CULTIVATE.

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ORGANIZING FRAMEWORK



CIVIC



RIVER



PROMENADE



RAILROAD



CORRIDOR

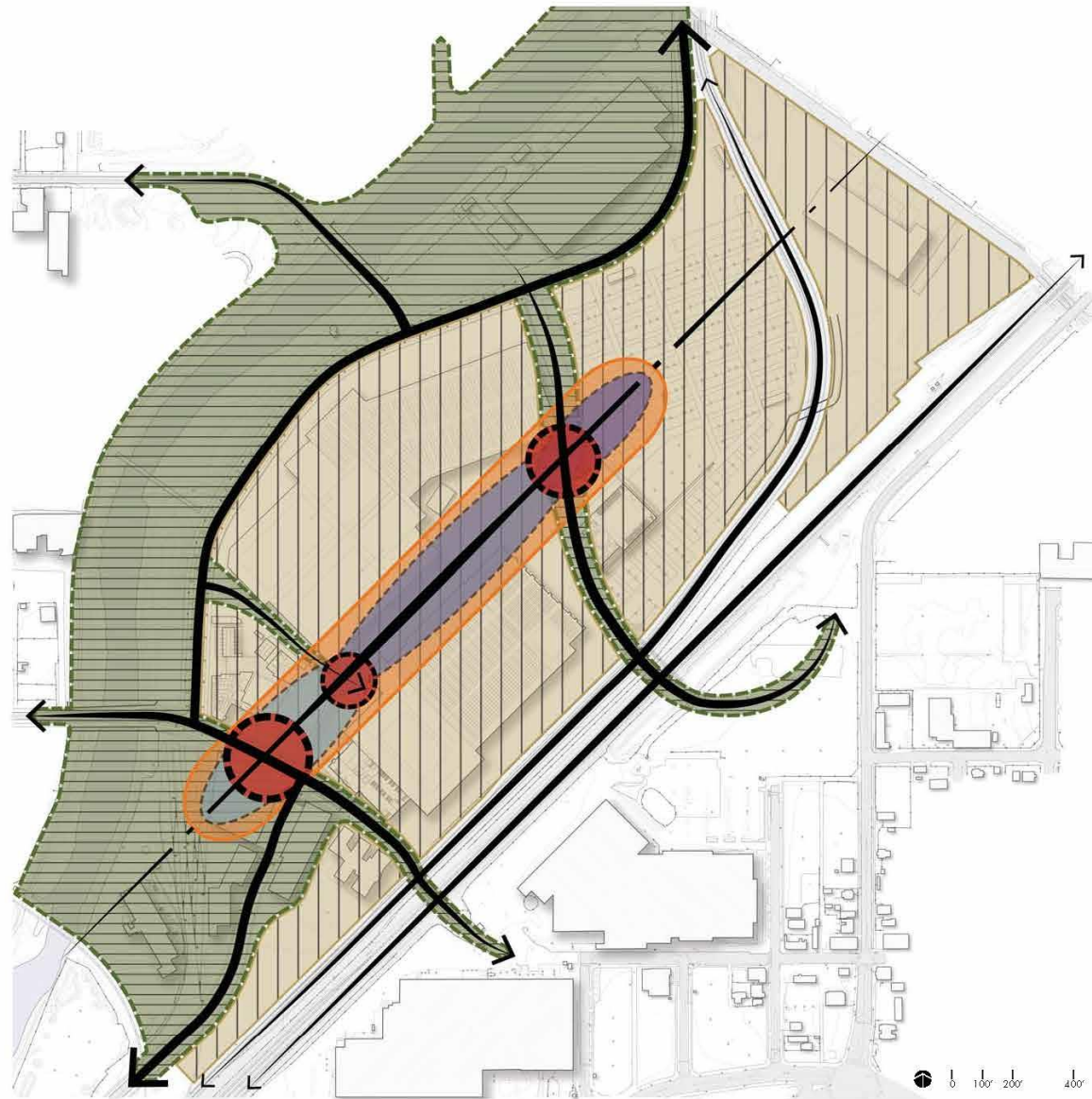


PASSAGE



IMAGINE. DISCOVER. CULTIVATE.

SPATIAL CONVERGENCE DIAGRAM



CIVIC



CAMPUS



RIVER



JUNCTION

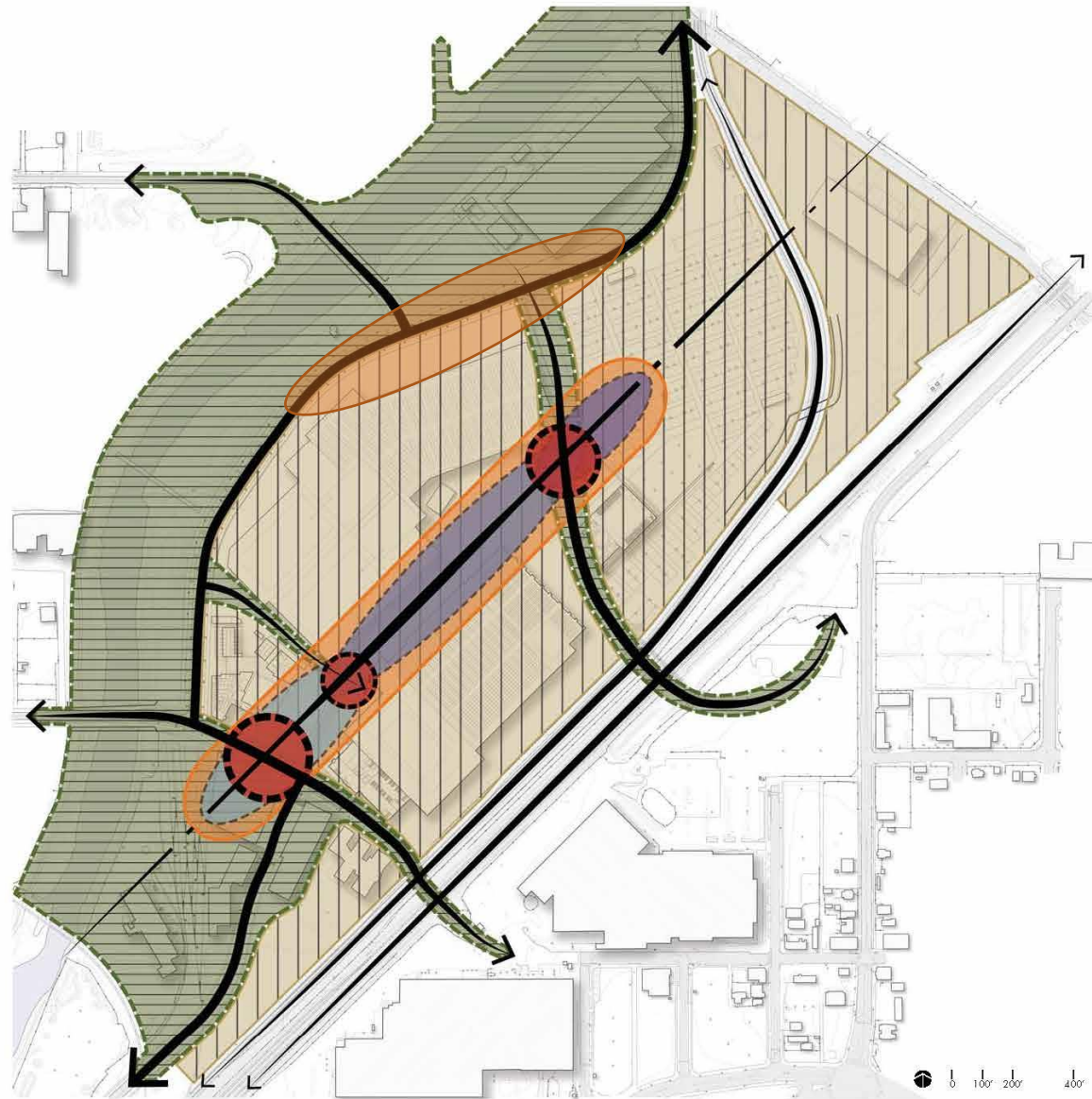


LINK



IMAGINE. DISCOVER. CULTIVATE.

SPATIAL CONVERGENCE DIAGRAM



CIVIC



CAMPUS



RIVER



JUNCTION



LINK



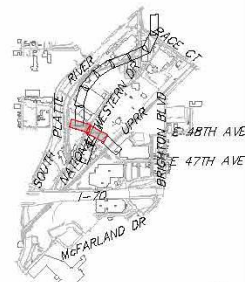
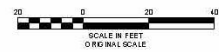
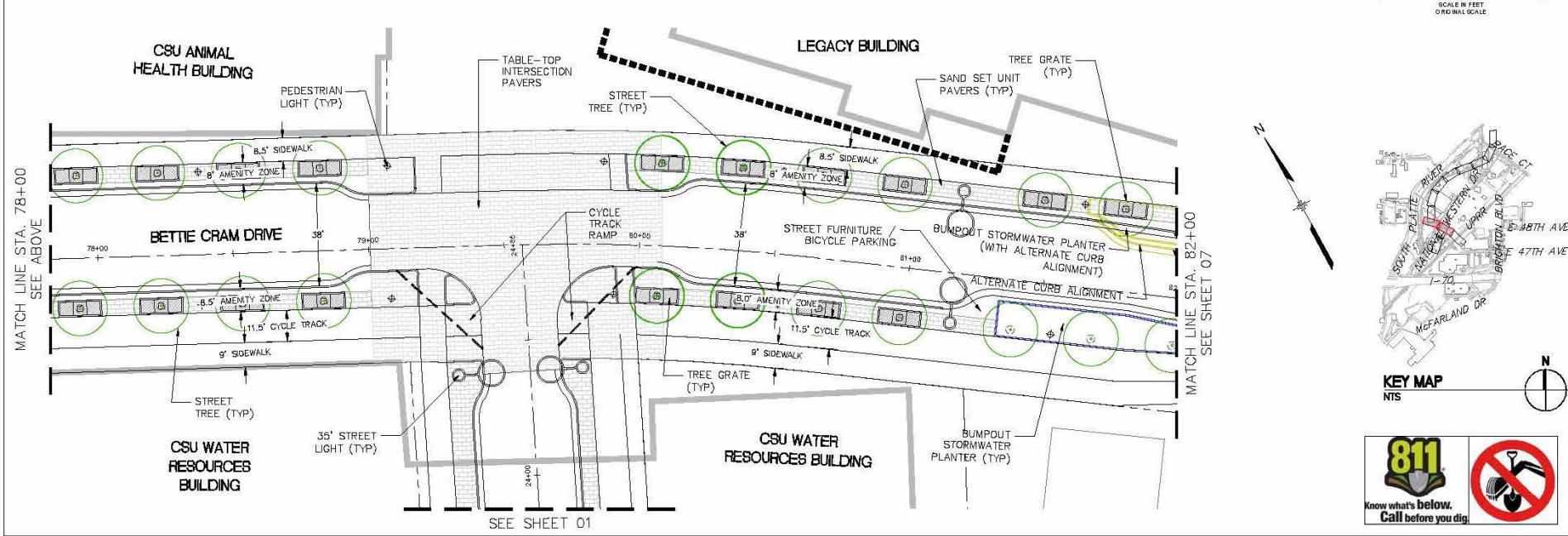
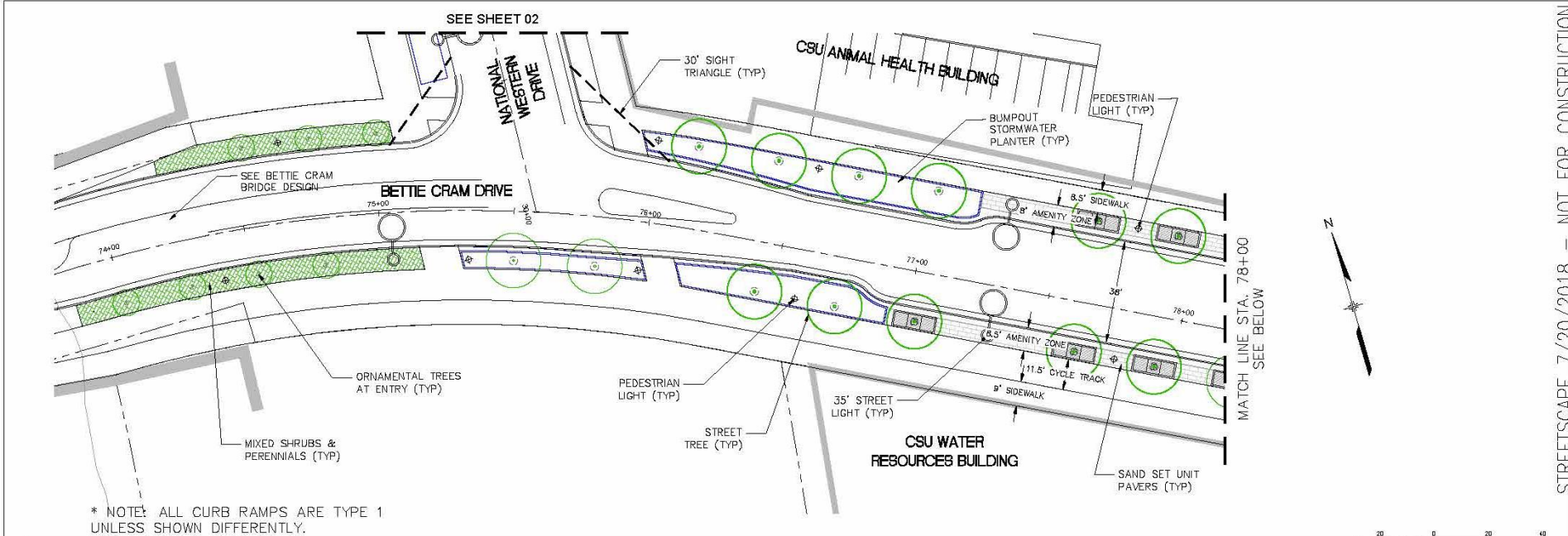
IMAGINE. DISCOVER. CULTIVATE.

STREETSCAPE CONCEPTS: National Western Drive



PLAN RENDERING





STREETSCAPE 7/20/2018 - NOT FOR CONSTRUCTION

STREETSCAPE PLAN

Project No./Code	N/A
Designer: JK	N/A
Detailer: SK	N/A
Structure Numbers	N/A
Sheet Subject: PLAN	Sheet Sheets: 6 of 7
Sheet Number: 6	of 16

Matrix CONSULTING

3000 SOUTH PLATTE AVENUE, SUITE 100 DENVER, CO 80202

Print Date: 7/20/18
File Name: Streetscape Plans.dwg
Vert. Scale: AS NOTED
Horiz. Scale: AS NOTED

B1.06

STREETSCAPE CONCEPTS: National Western Drive



CONCEPT 1: URBAN RIVERFRONT

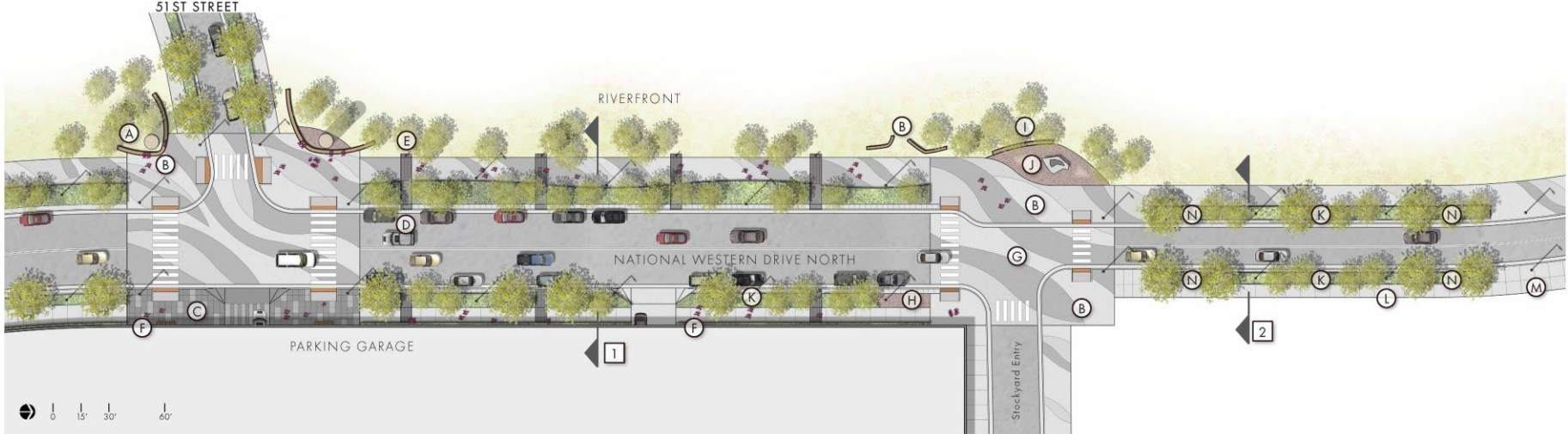
- Ⓐ Wayfinding Monument
- Ⓑ Interpretive Entry Plaza
- Ⓒ Natural Stone Bench
- Ⓓ Stormwater Swale w/ Walkway
- Ⓔ Unit Paver Band w/ Bollard Light
- Ⓕ Art Wall
- Ⓖ Decorative Concrete
- Ⓗ Crusher Fines
- Ⓘ Stone Seat Wall
- Ⓝ Sculpture/Monument
- Ⓚ At Grade Planter
- Ⓛ Standard Concrete Pavement
- Ⓜ Decorative Light Fixture
- Ⓝ Stormwater Planter



Preliminary: For discussion & pricing

IMAGINE. DISCOVER. CULTIVATE.

STREETSCAPE CONCEPTS: National Western Drive



CONCEPT 1: NATURAL RIVERFRONT

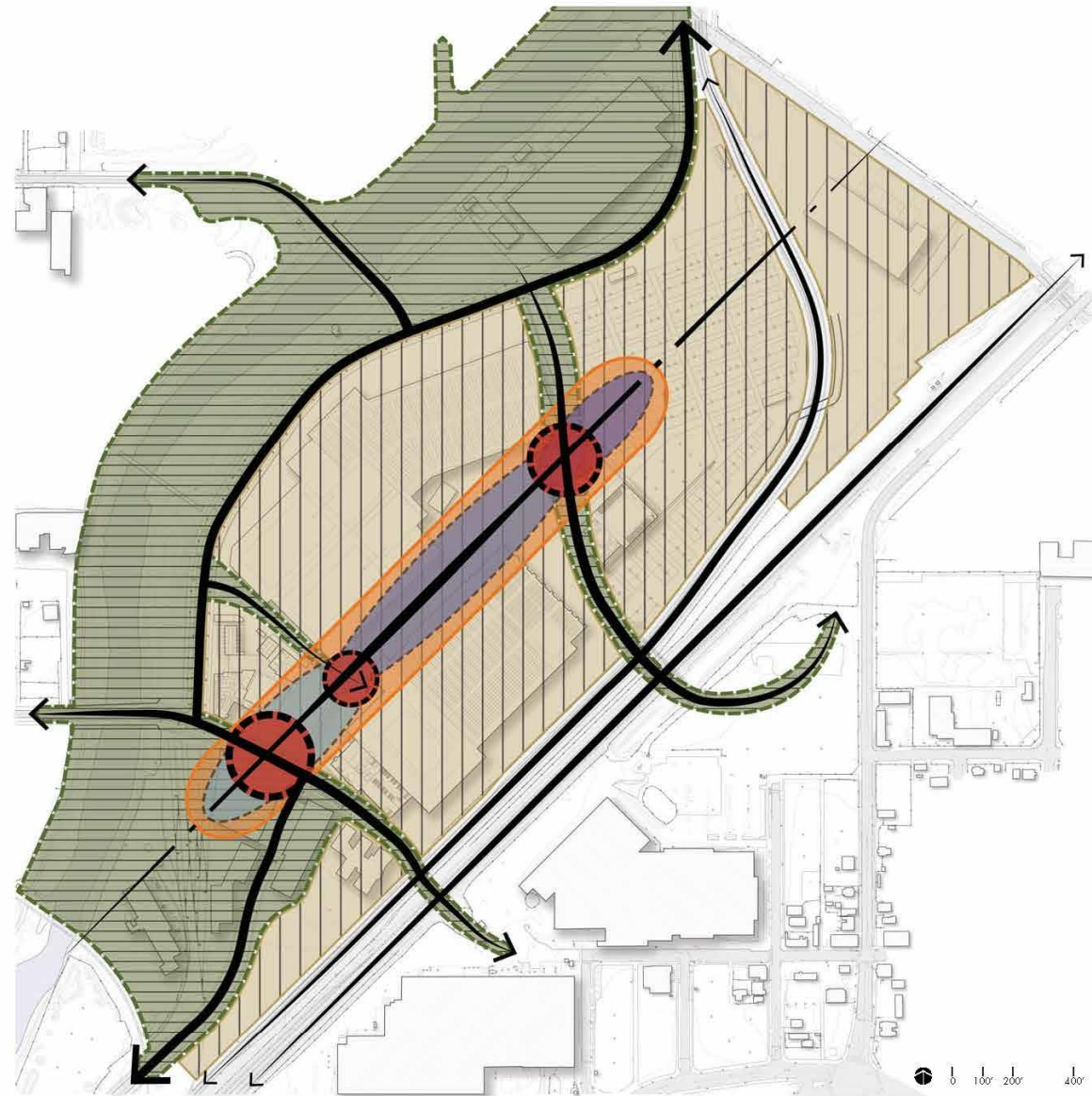
- (A) Wayfinding Monument
- (B) Stone Seat Wall
- (C) Perable Concrete Unit Pavers
- (D) Stormwater Swale w/ Walkway
- (E) Unit Paver Band w/ Bollard Light
- (F) Art/Green Wall
- (G) Decorative Concrete
- (H) Decomposed Granite
- (I) Wood Seat Wall
- (J) Sculpture/Monument
- (K) At Grade Planter
- (L) Standard Concrete Pavement
- (M) Decorative Light Fixture
- (N) Stormwater Planter



Preliminary: For discussion & pricing

IMAGINE. DISCOVER. CULTIVATE.

SPATIAL CONVERGENCE DIAGRAM



CIVIC



CAMPUS



RIVER



JUNCTION

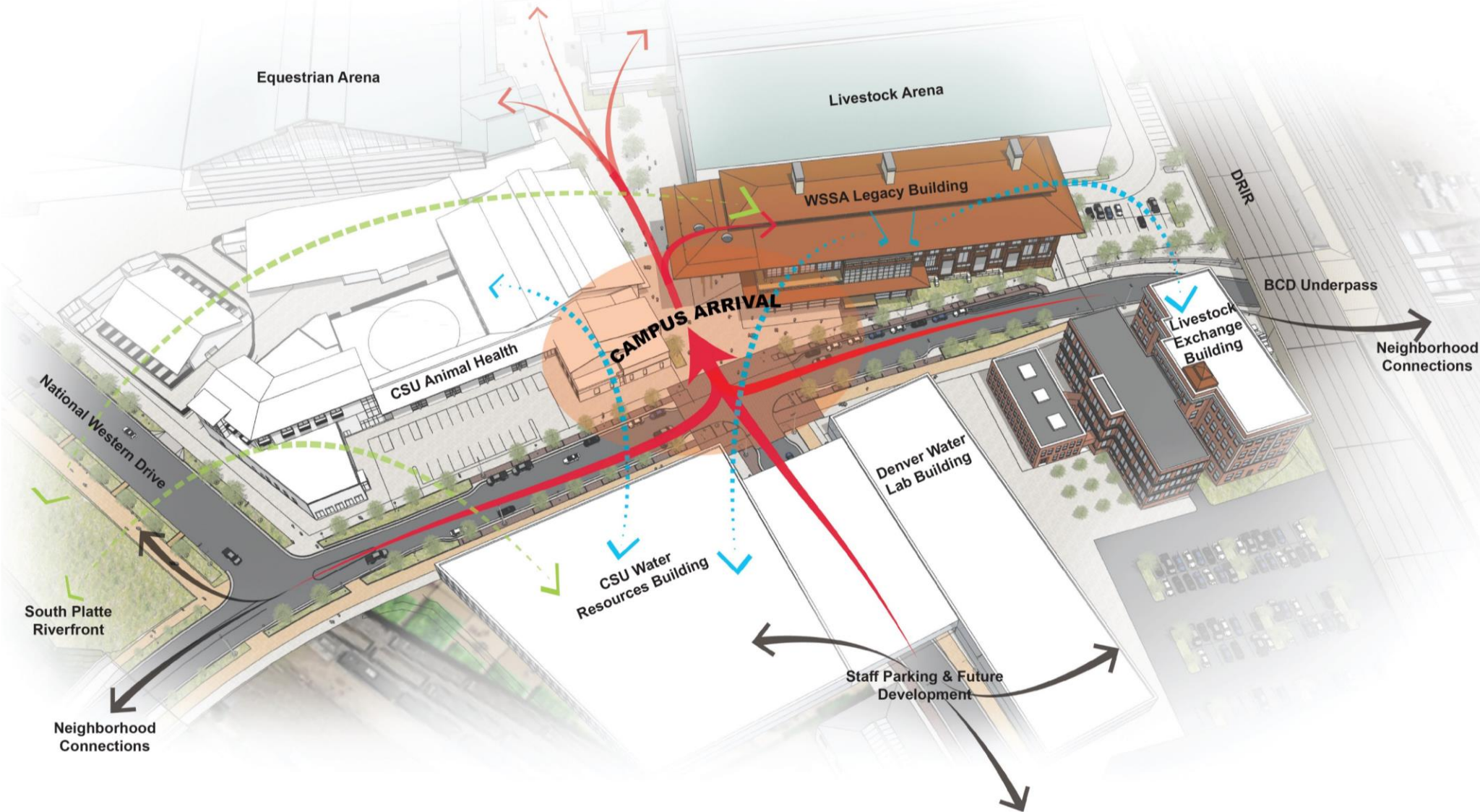


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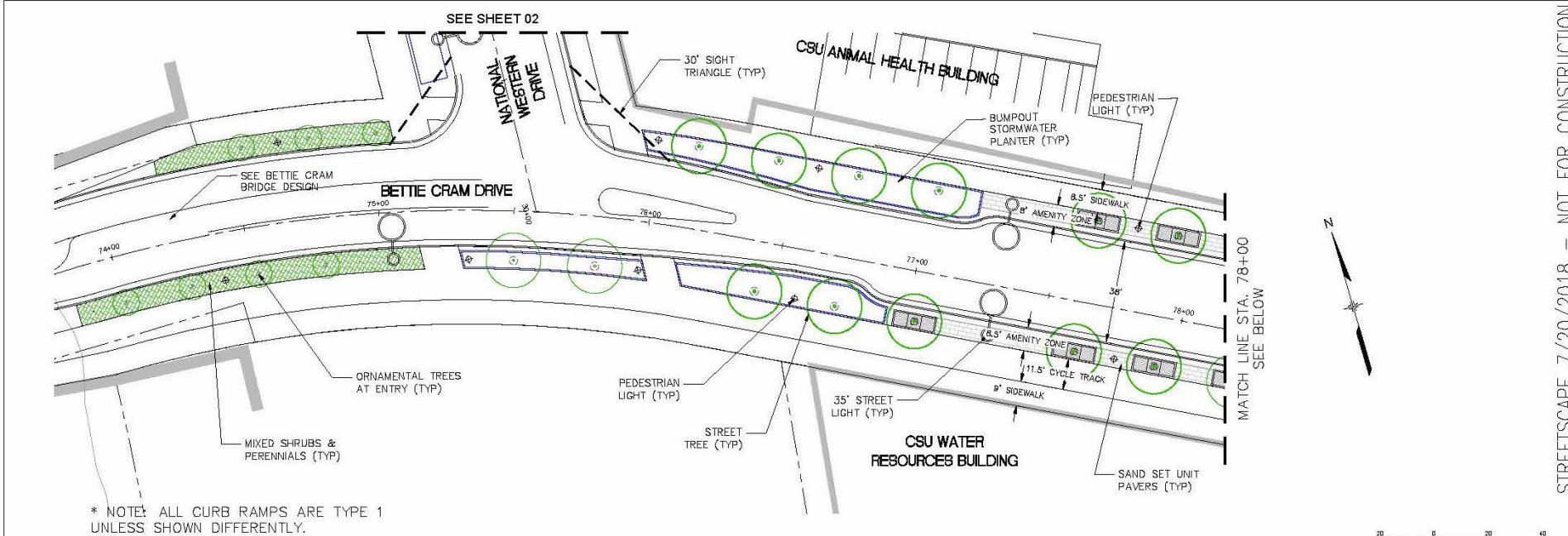


IMAGINE. DISCOVER. CULTIVATE.

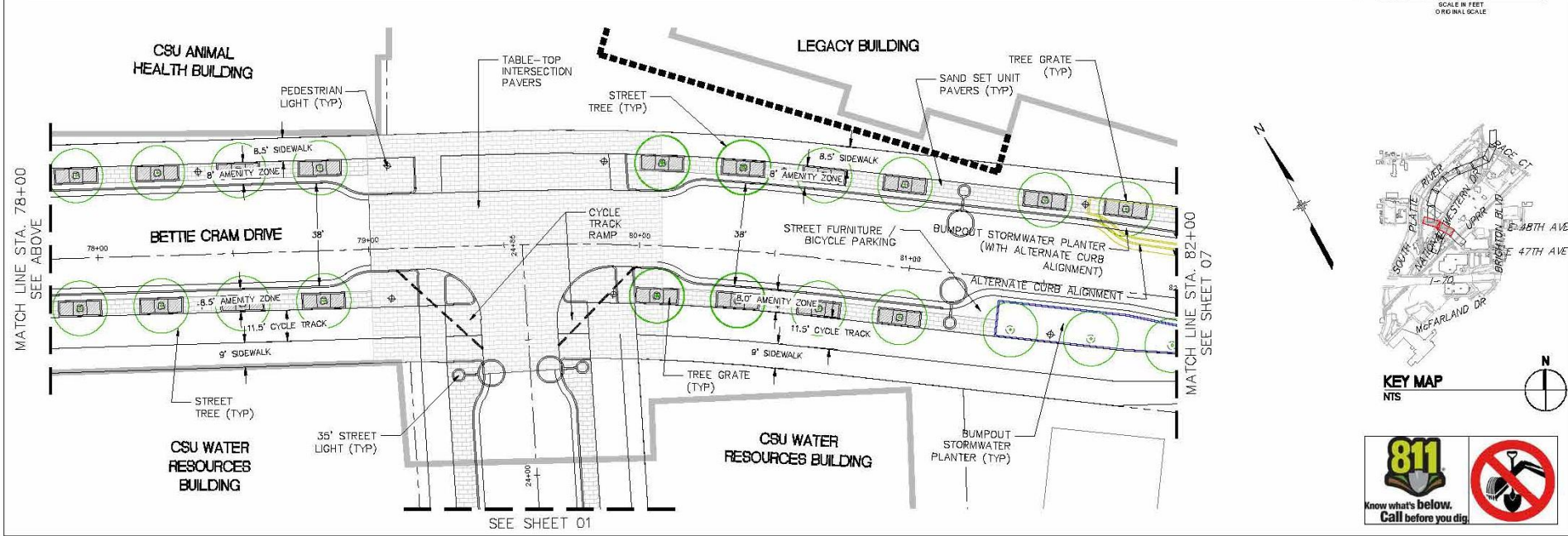
STREETSCAPE CONCEPTS



IMAGINE. DISCOVER. CULTIVATE.



* NOTE: ALL CURB RAMPS ARE TYPE 1 UNLESS SHOWN DIFFERENTLY.



KEY MAP
NTS



STREETSCAPE 7/20/2018 - NOT FOR CONSTRUCTION

Project No./Code: N/A

Design: N/A

Structure Numbers: N/A

Designer: JK

Detailer: SK

Sheet Subject: PLAN

Sheet Number: 6 of 7

Subst. Sheet: 6 of 7

B1.06

Print Date: 7/20/18

File Name: Streetscape Plans.dwg

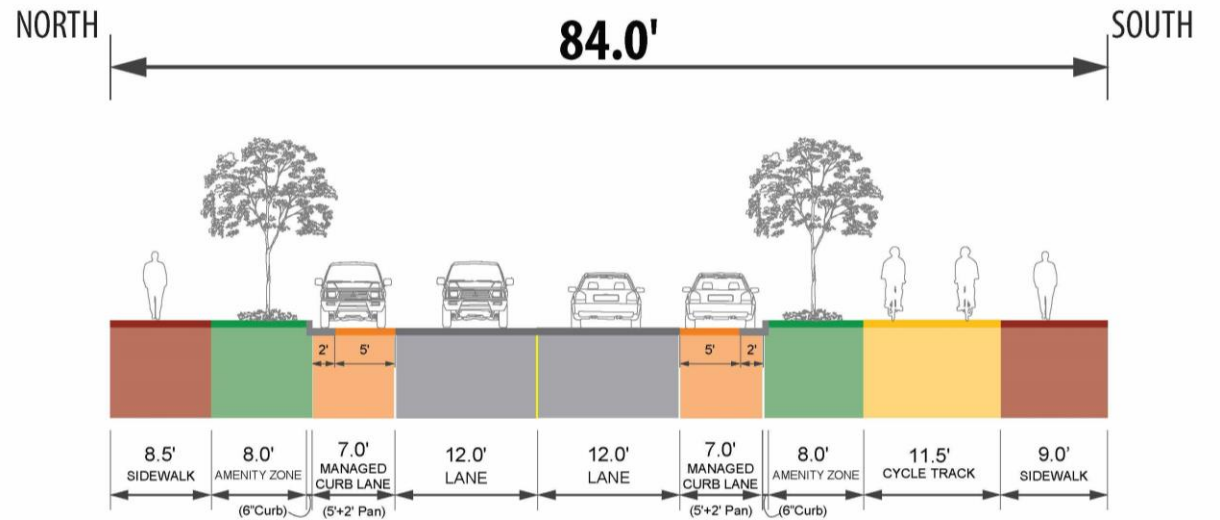
Vert. Scale: AS NOTED

Horiz. Scale: AS NOTED

STREETSCAPE CONCEPTS: Bettie Cram Drive

DESIGN FUNCTION

- . **Sense of Arrival** – Front Door to the NWC
- . **Complete Street**
 - Bicycle connections
 - Year-round pedestrian accessibility
 - Flexibility to change / adapt to events
 - Freight considerations
- . **Connections to Water** – Stormwater Capture
 - Relationship to the South Platte
 - Public Education on Water Quality
- . **Vision of Campus**
 - Raise the bar on design
 - Set the example for a high-quality public realm



BETTIE CRAM DRIVE EAST OF RIVER LOOKING EAST

84' ROW | 2-LANE | CYCLE TRACK | MANAGED CURB LANES BOTH SIDES



STREETSCAPE CONCEPTS: Bettie Cram Drive

BASELINE Option



NEW WEST Option

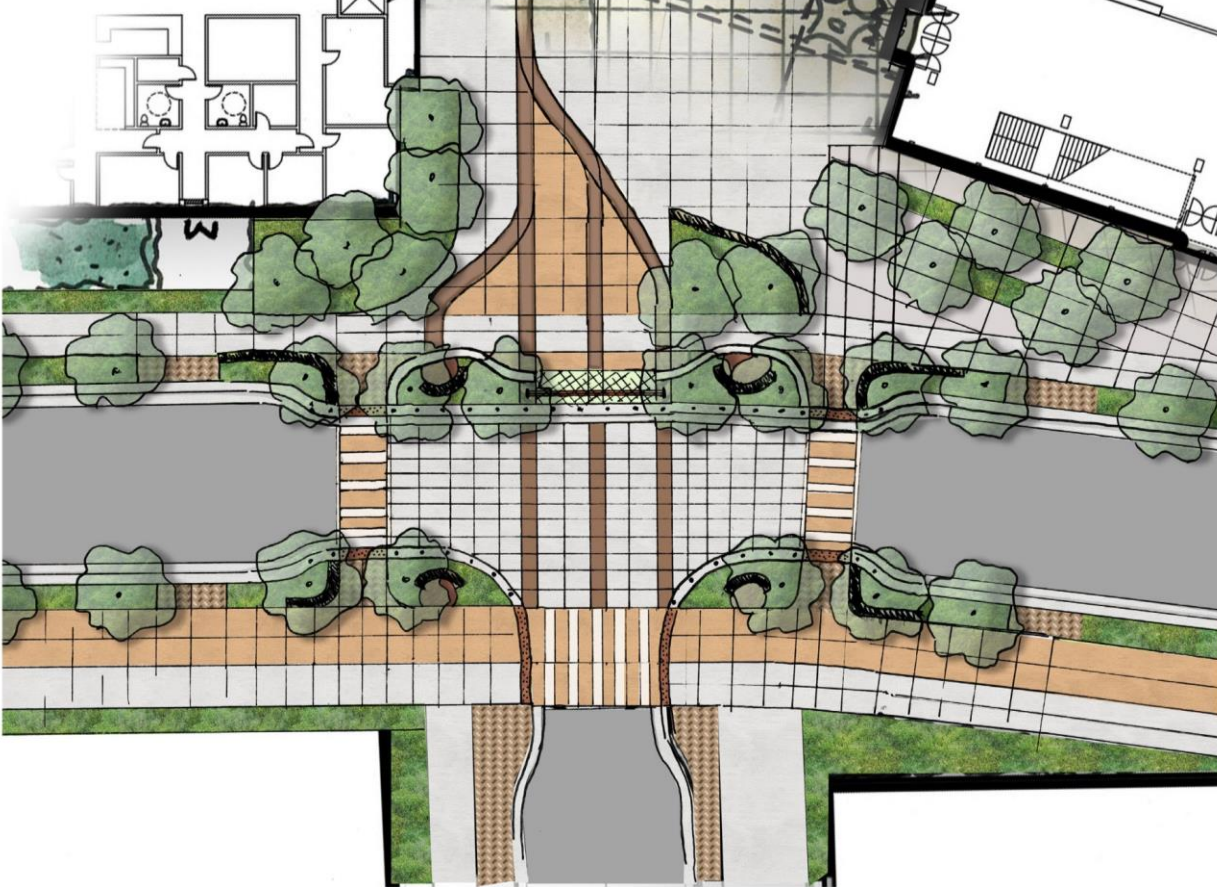


Preliminary: For discussion & pricing



STREETSCAPE CONCEPTS

BASELINE Option



NEW WEST Option



Preliminary: For discussion & pricing

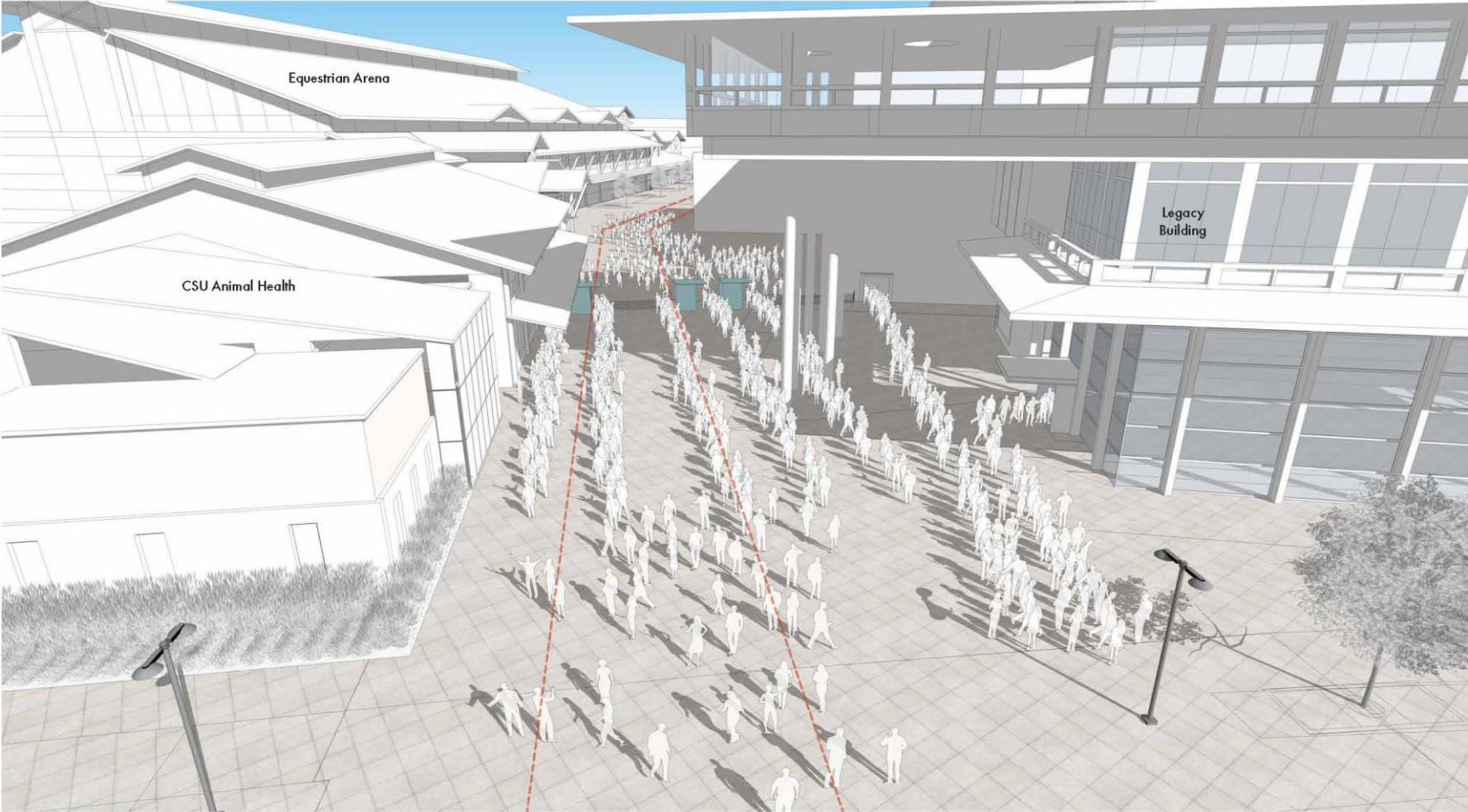


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PUBLIC SPACE DIAGRAM / CHARACTER AREAS



TICKETED ENTRY (875 People)
- - - 25' Fire Lane

ENTRY PLAZA | EVENT PROGRAM "TEST FIT"

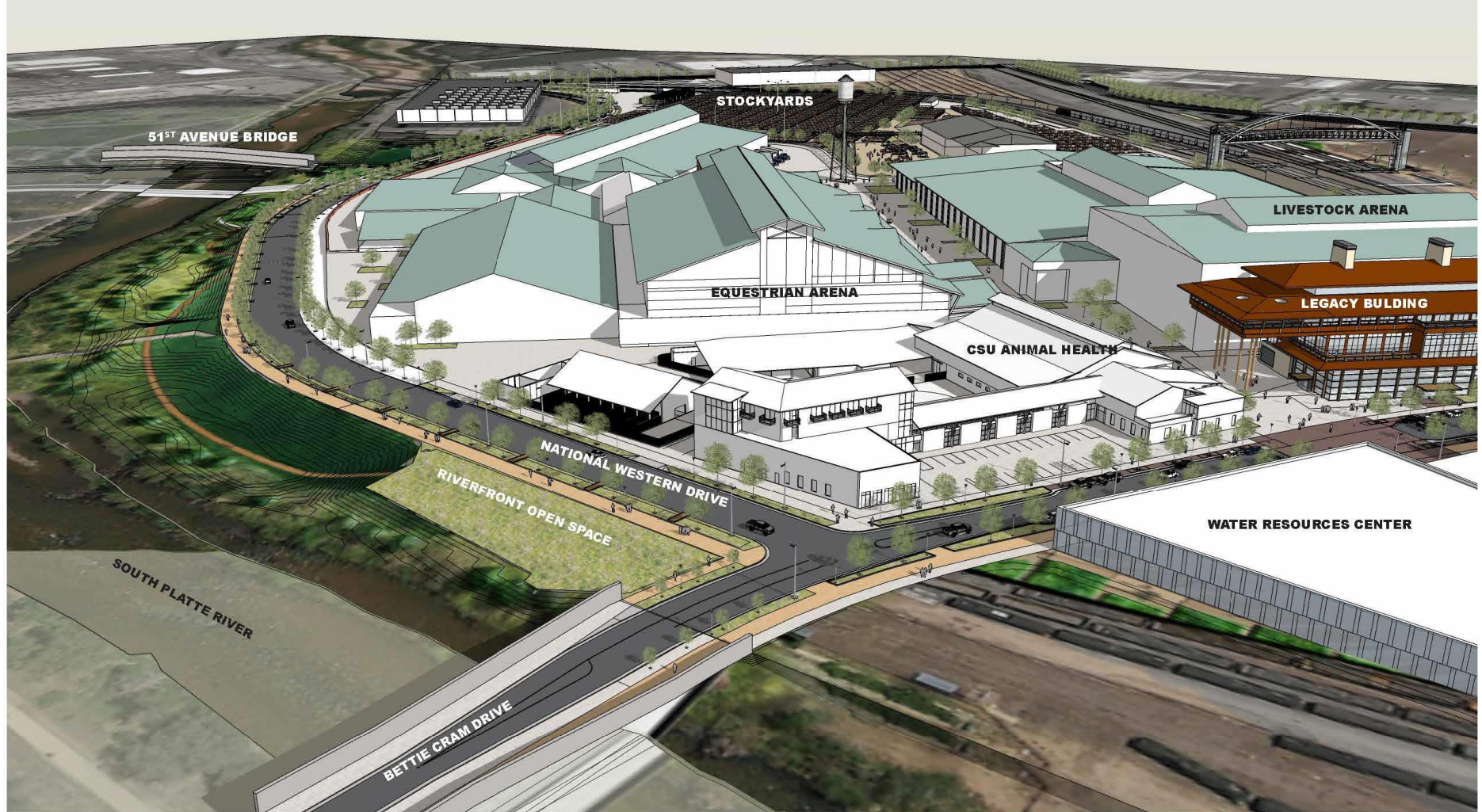
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SHEET 20

INSITE MITC



3D Working Model



BETTIE CRAM DRIVE BRIDGE LOOKING NORTHEAST



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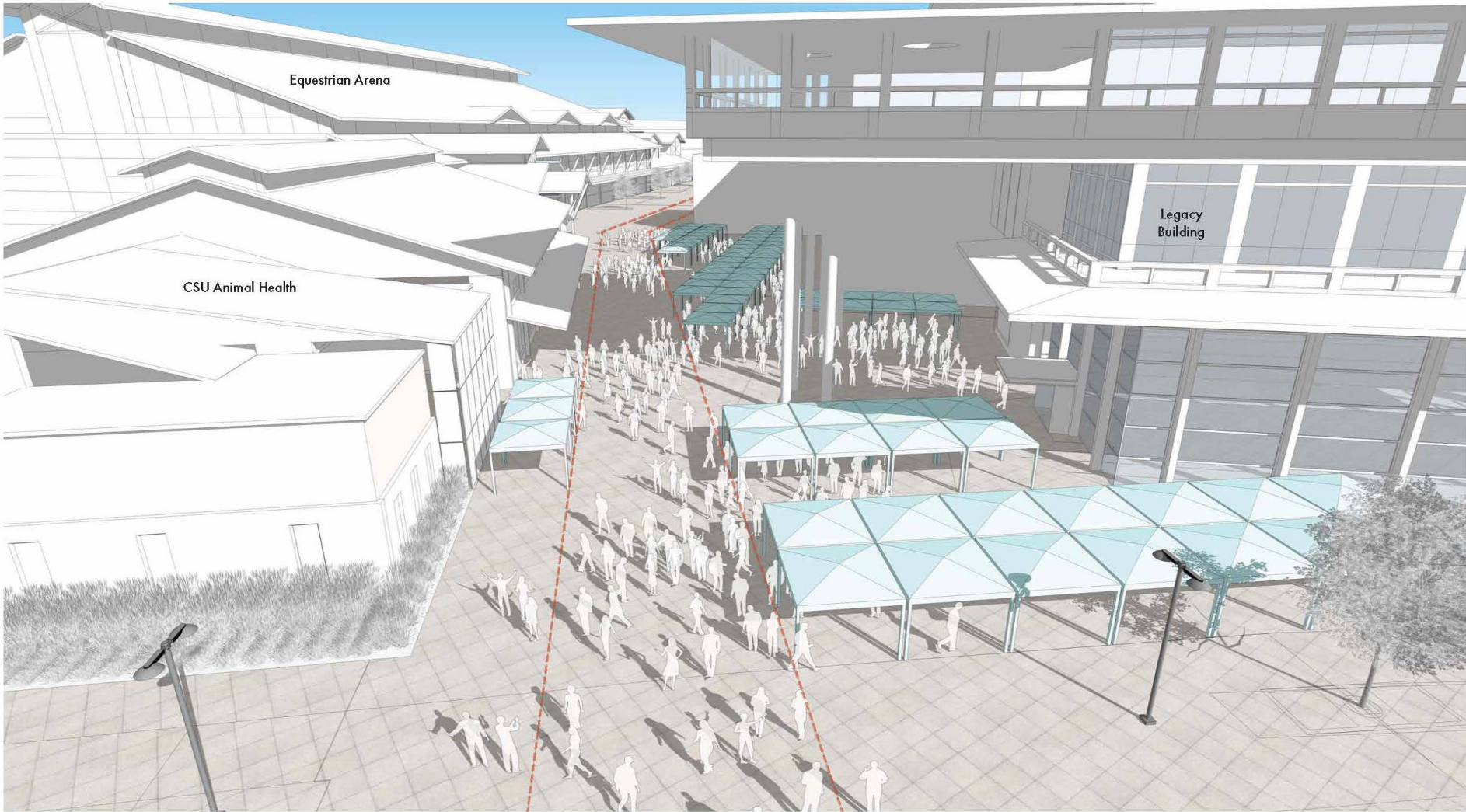
PROGRAMMABLE SPACE CONFIGURATION IDEAS (GRAND PLAZA)



FOOD TRUCK FESTIVAL
----- 25' Fire Lane



PROGRAMMABLE SPACE CONFIGURATION IDEAS (GRAND PLAZA)



10' X 10' TENTS
----- 25' Fire Lane



SUN / SHADE STUDIES (GRAND PLAZA)



9:00 AM
JANUARY 16



NOON
JANUARY 16



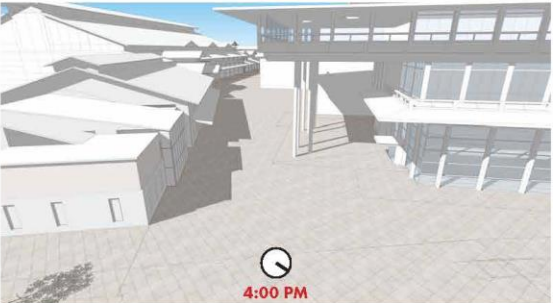
4:00 PM
JANUARY 16



9:00 AM
JUNE 21



NOON
JUNE 21



4:00 PM
JUNE 21



9:00 AM
SEPTEMBER 21



NOON
SEPTEMBER 21



4:00 PM
SEPTEMBER 21

ENTRY PLAZA | SOLAR SUN/SHADE STUDIES

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SHEET 13   



3D Working Model



AERIAL LOOKING SOUTH



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PROGRAMMABLE SPACE CONFIGURATION IDEAS (STOCKYARDS EVENT CENTER)



IMAGINE. DISCOVER. CULTIVATE.

PROGRAMMABLE SPACE CONFIGURATION IDEAS (STOCKYARDS EVENT CENTER)



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THREE LINKS DIAGRAM

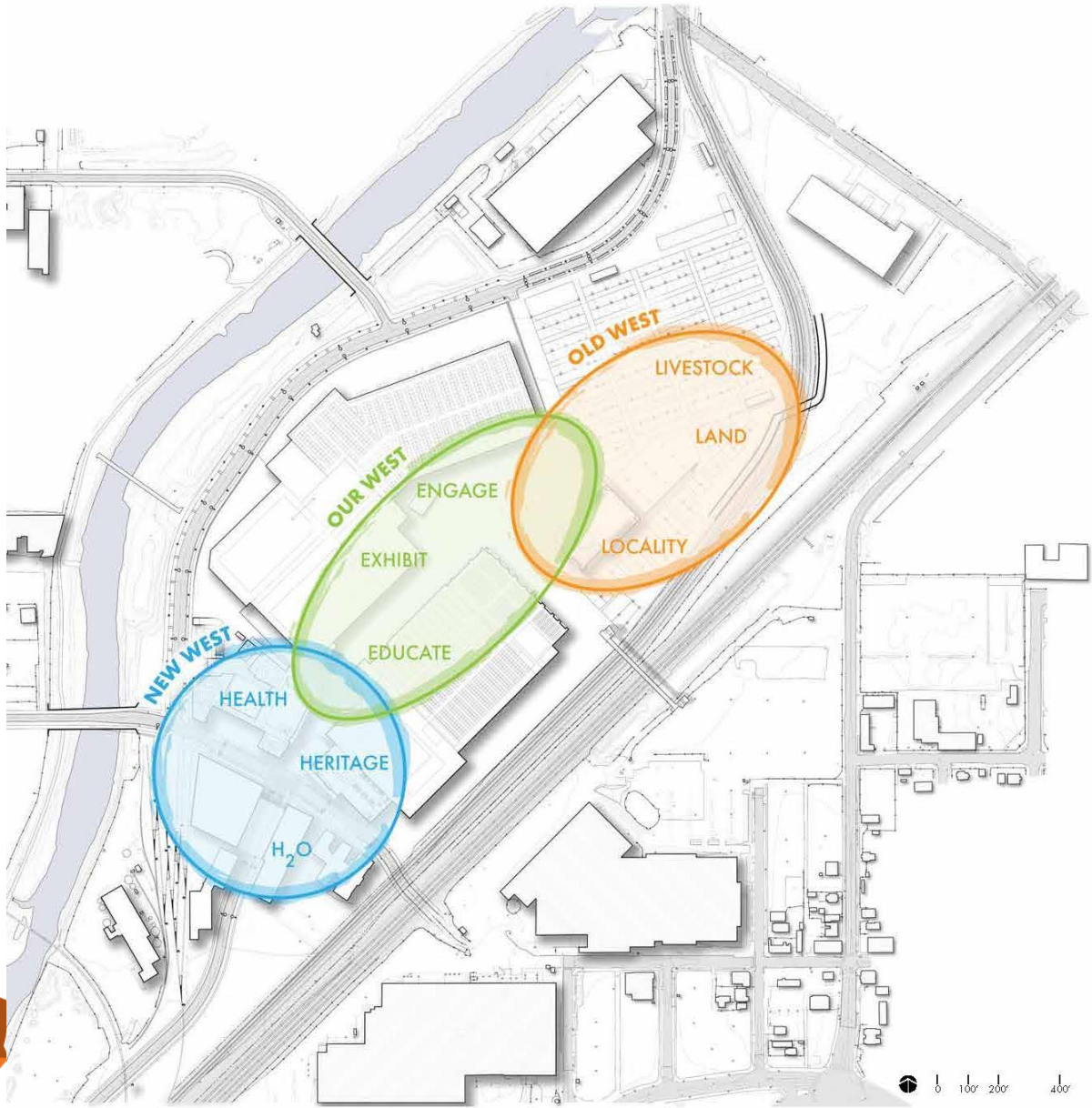
NEW WEST



OUR WEST

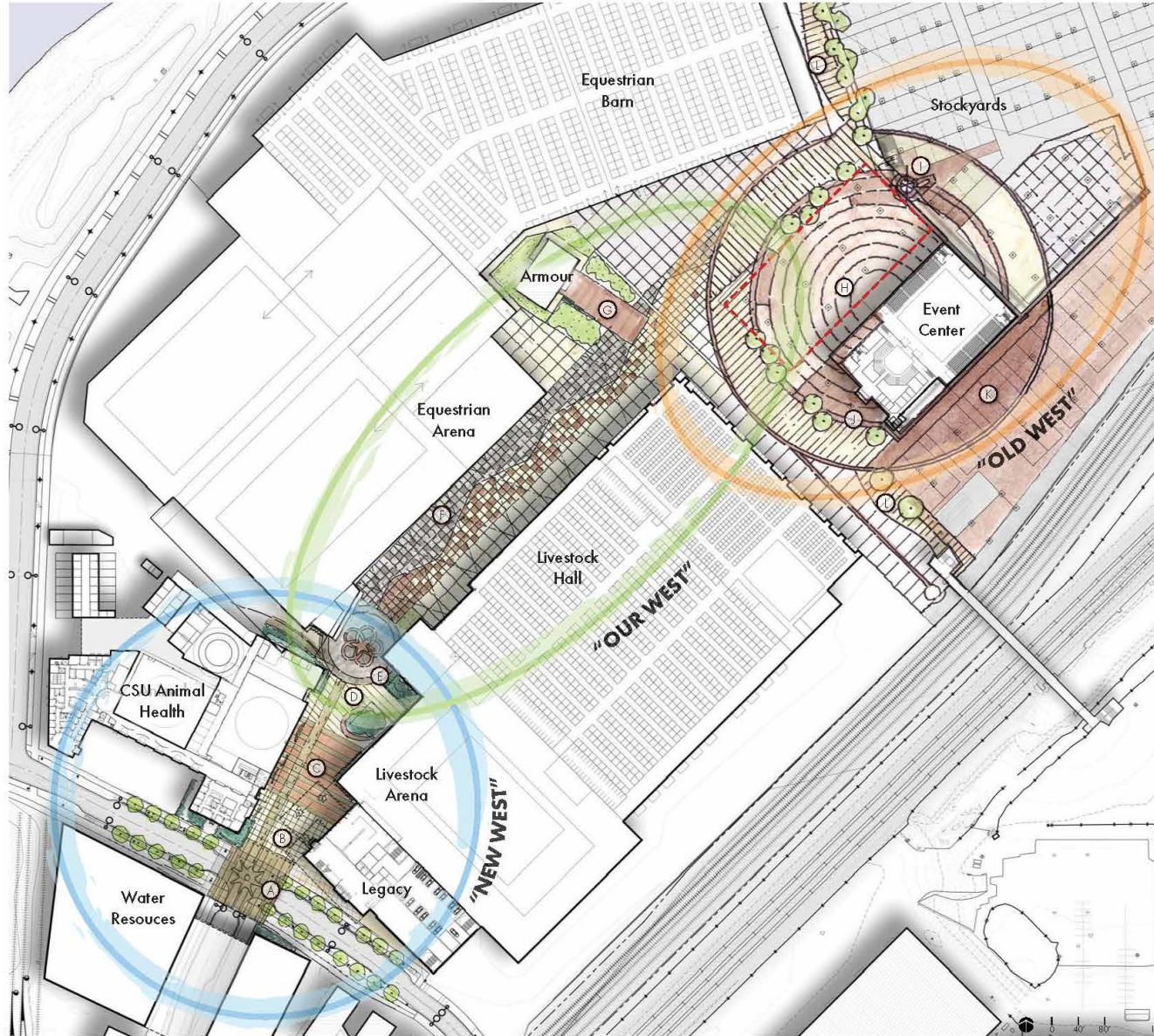


OLD WEST



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PLACEMAKING DESIGN THEMES: The "Pivot"



**Preliminary:
For discussion & pricing**

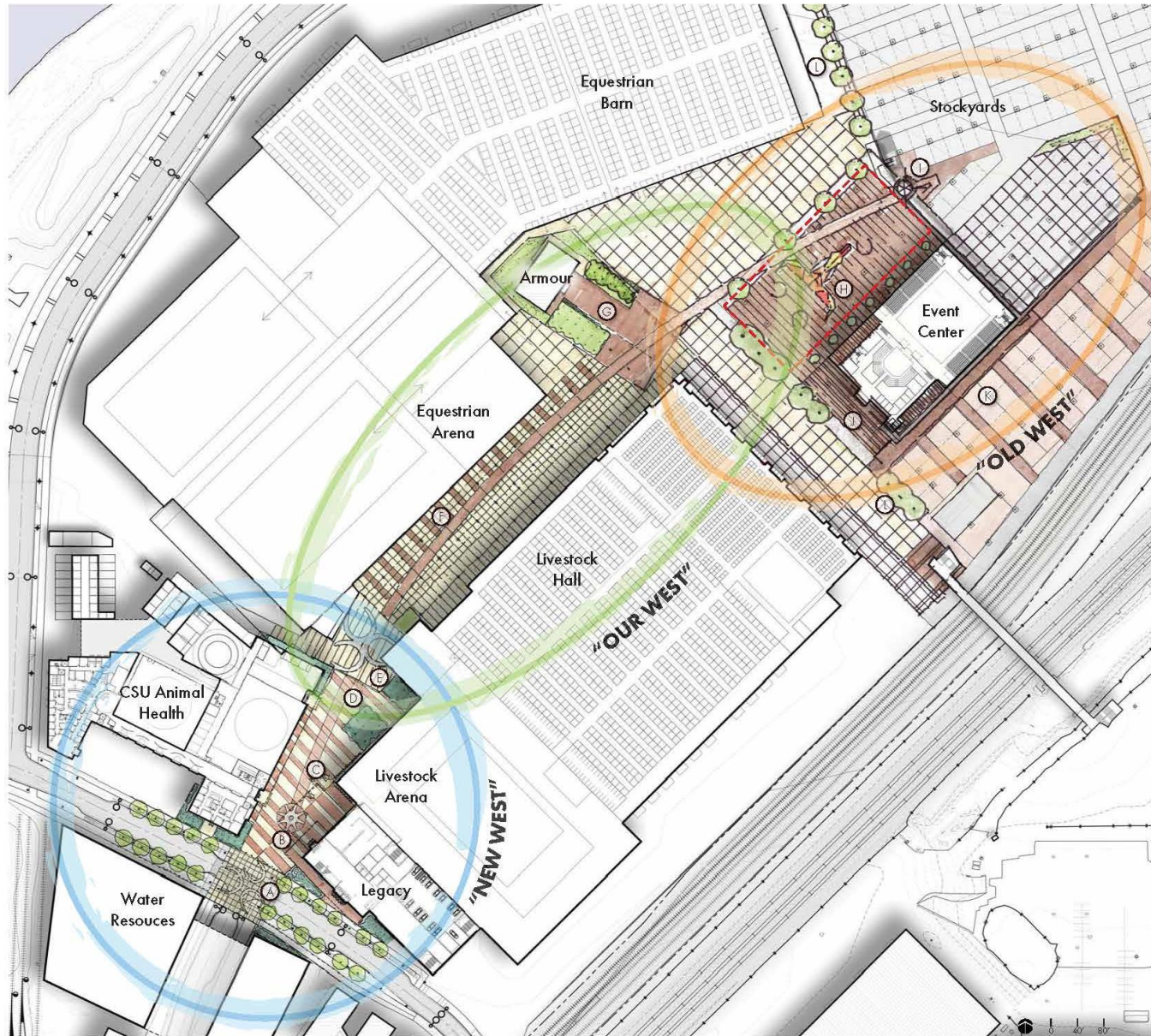
CONCEPT 1: THE "PIVOT"

- Ⓐ Bettie Cram Crossing
- Ⓑ "Heritage Plaza" Entry Court
- Ⓒ Viewing Gallery
- Ⓓ Hall Arena Plaza
- Ⓔ Arena Plaza
- Ⓕ Equestrian/Livestock Passage
- Ⓖ Armour Plaza
- Ⓗ Event Plaza and Water Tower Plaza
- Ⓘ Water Tower
- Ⓚ Stockyards Event Center Courtyard
- Ⓛ Bison Pens
- Ⓜ Bridge to Pedestrian Walkway



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PLACEMAKING DESIGN THEMES: The "Trail"



**Preliminary:
For discussion & pricing**

CONCEPT 2: THE "TRAIL"

- Ⓐ Bettie Cram Crossing
- Ⓑ "Heritage Plaza" Entry Court
- Ⓒ Viewing Gallery
- Ⓓ Hall Arena Plaza
- Ⓔ Arena Plaza
- Ⓕ Equestrian/Livestock Passage
- Ⓖ Armour Plaza
- Ⓗ Event Plaza and Water Tower Plaza
- Ⓘ Water Tower
- Ⓝ Stockyards Event Center Courtyard
- Ⓚ Bison Pens
- Ⓛ Bridge to Pedestrian Walkway



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FLEXIBLE SEATING



INTERPRETIVE PAVEMENT



HISTORIC INLAY



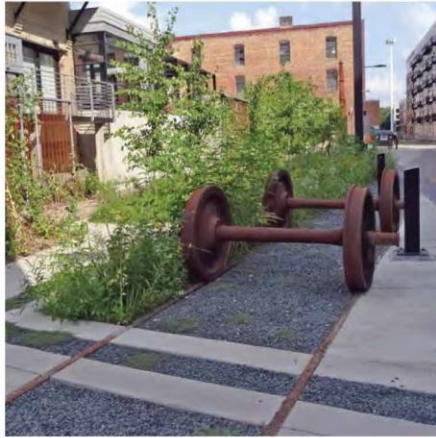
DECORATIVE FINISH



DECORATIVE BOLLARDS



SECURITY EDGE



HISTORICAL RELICS



MATERIAL REUSE



REPURPOSED PLANTER



ROTATING ART INSTALLATION



RE-PURPOSED TROUGH



UMBRELLAS



MOVABLE SEATING



NATURAL MATERIALS



FLEXIBLE SEATING



CATENARY LIGHTING



PEDESTRIAN LIGHTING



BANNER + PLANTING



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NEXT STEPS

- Finish user experience questionnaires and interviews and draft User Experience Report
- Refine individual concepts based upon CAC, partner and community input
- Develop cohesive public space strategy
- Develop draft design guidelines and standards (for entire campus)



CHARACTER AREAS

2



Wooden platform overlook with wood fencing.



Natural stone materials provide seating area.

Bridge Design Characteristics-

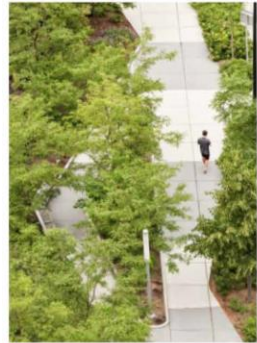
New bridges in Character Area 2, whether for vehicles or pedestrians, can create strong gateways that welcome visitors into the NWC. Designs will reference the traditions and materials found throughout the campus. Traditional bridges at the NWC should also be considered as reference points. Further discussion of bridge design will be refined in future documents and the design guidelines.

KEY FACILITIES

- To be determined.

PUBLIC SPACES

- Mix of active, manicured spaces and natural river habitat that will give users a wide range of experiences along the length of the river. Ideas include interpretive landscapes, growing fields, small plazas, outdoor classrooms, lawn area, and places to touch and interact directly with the river (P).



A transition from a formal sidewalk to a more natural landscaped edge.



A mix of manicured spaces and natural landscapes.



Streetscape improvements along Brighton Boulevard should enhance the pedestrian experience.



Stormwater management integrated in streetscape design.



With the a stop this traffic and development tandem with commercial RTD static

Future streetscape A key goal pedestrian and native into street opportunit art should

Numerous Character seating, h will accor spaces on be usable

Site design signature new buildi features o

Building C This area front door The architectural character of new arena buildings will be modern and open, with glass facades, welcoming entrances, and building elements that will help with site wayfinding and are visible from I-70.

Buildings in Character Area 4 will draw upon the materials and forms of the industrial heritage of the area, but combine these elements in new and innovative ways to create signature architecture. These buildings will be larger in scale and will reflect a contemporary industrial style, with creative use of metal and glass and simple building forms. Prominent entries, with substantial amounts of glass, invite visitors into the new facilities.

6

CHARACTER AREA 6: EQUESTRIAN CENTER, LIVESTOCK CENTER STOCKYARDS

DESCRIPTION AND KEY MAP

Equestrian Center, Livestock Center and Stockyards are located north of Bettie Cram Drive and west of the BNSF/RTD rail corridor. This area is currently the livestock yards for NWSS and also includes some surface parking lots and industrial uses. It is approximately 30 acres.

FUTURE CHARACTER

This Character Area will contain the new Livestock and Equestrian Centers and Stockyards. Character Area 6 will be active with many uses year-round that make use of the interplay between buildings and spaces. Places will be for programmed activities, as well as passive spaces. Buildings will have inviting entrances facing these spaces and will be visually interesting.

Some of the largest buildings in the campus will be located here, which is in keeping with historic precedent of the large structures associated with the meat packing industry that once stood here. These earlier buildings, and their associated supporting structures of ramps, loading docks and rail lines, reflected the functional needs of these operations, including well-managed circulation systems for pedestrians, automobiles and trucks, rail service and of course animals. New development in this Character Area, while now repurposed to other uses, will also reflect sophisticated and well-managed systems of circulation and access.



Existing site features.



Paving patterns define walkways. Concrete basins are reused as planters.



Character Area 6 will have places for programmed activities as well as passive spaces.



Plaza and site design should consider ways to celebrate the history of the railroads at the NWC.



Architectural metal, brick and glass block invoke an industrial character.

Event parking may be located in some of this and establishing a comfortable walking experience to Bettie Cram Drive will be critical.

With the large amount of historic industrial features present in this area, and the modification of rail lines in this Character Area, a large opportunity exists to adaptively reuse materials and relics from the surrounding area in a creative fashion to aid in interpretive storytelling.

Building Design Characteristics-

No new buildings are planned for Character Area 8. The design in character 8 should focus on the potential for reusing the McConnell Welders and Artist Studio buildings.

Any new development should consider ways to reflect this area's industrial heritage and warehouse-style building forms. This area also is strongly influenced by the railroads, which should inspire wall art and the use of building materials.

KEY FACILITIES

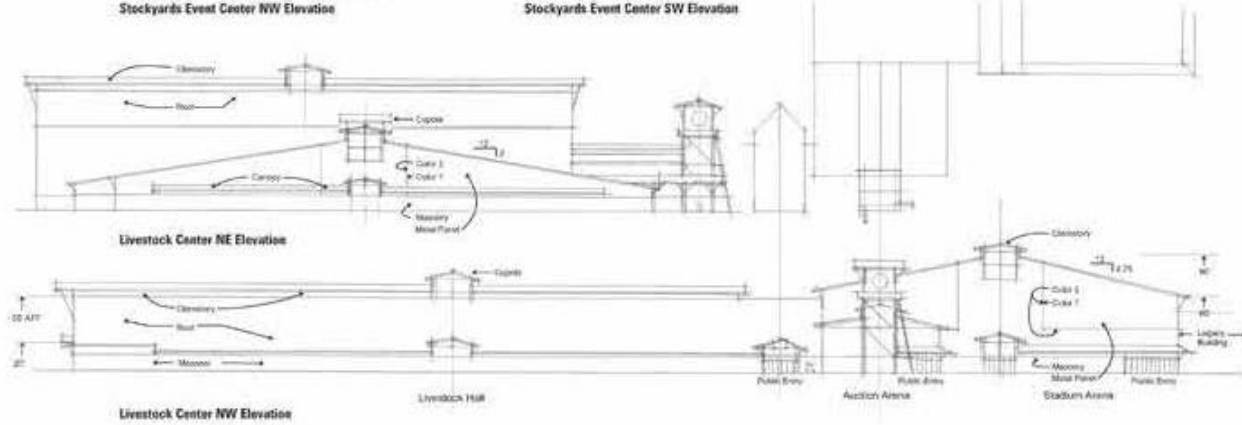
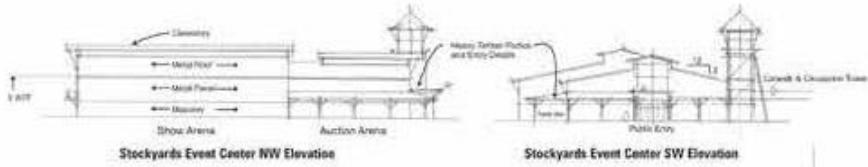
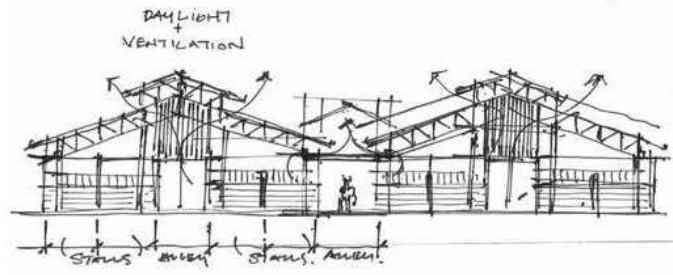
- The McConnell Welders
- The Artist Studio and McDonald Farm Enterprises, are in private third party ownership and will remain in place (E).
- The Campus Central Utility Plant may also be located in this area.



A building form that is reminiscent of industrial heritage and warehouse buildings.



ARCHITECTURAL CHARACTER



Fenestration-Industrial in character



Fenestration-operable doors and windows



Fenestration-windows Fenestration-operable doors

Pedestrian Level Interest and Details-framing and overhangs



Pedestrian Level Interest and Details-doors, windows and canopies



Wood & Metal Door Metal Trusses Wood Eaves



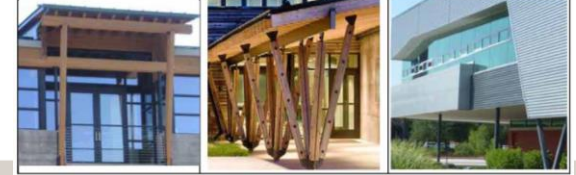
Entries-transparency and sense of arrival



Metal Articulation Metal Siding Color Change



Timber Framing Metal Articulation



IMAGINE. DISCOVER. CULTIVATE.

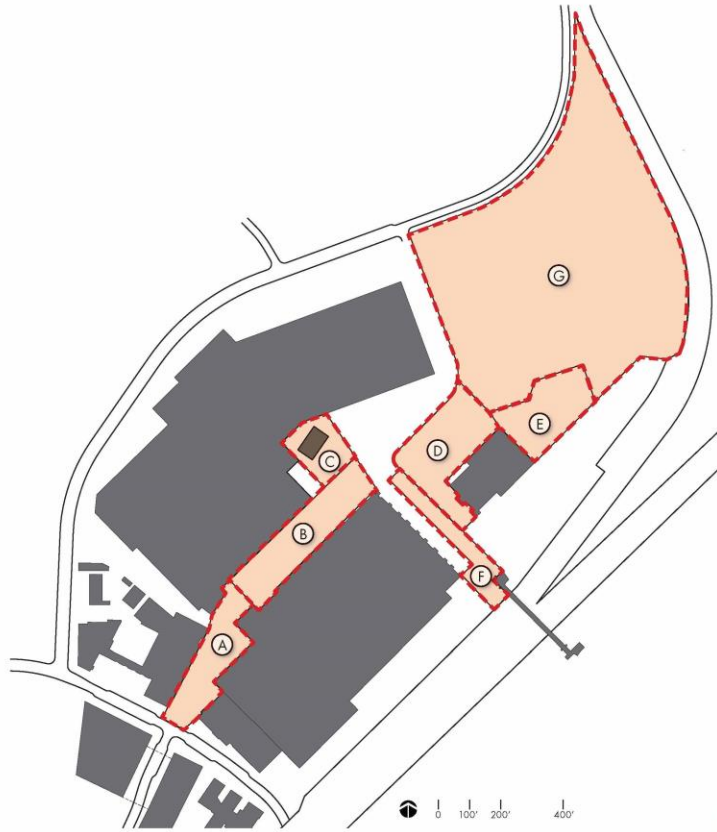


CAMPUS PLACEMAKING: CAC WORK SESSION

September 11, 2018

IMAGINE. DISCOVER. CULTIVATE.

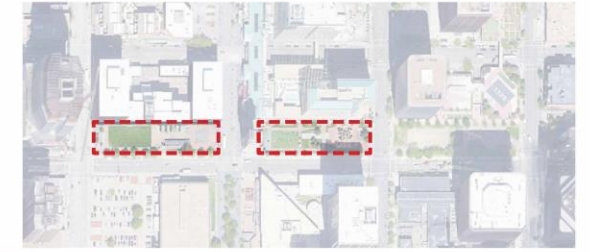
PLAZA SCALE COMPARISON



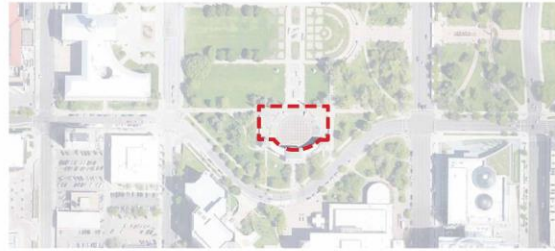
NATIONAL WESTERN CENTER		
Ⓐ	"Grand Plaza"	51,600 SF
Ⓑ	Central Court - NWC Promenade	67,800 SF
Ⓒ	Central Court - Armour Plaza	24,500 SF
Ⓓ	Stockyard Event Center - West	69,600 SF
Ⓔ	Stockyard Event Center - North	51,900 SF
Ⓕ	Central Court - Connector	32,100 SF
Ⓖ	Stockyards	568,200 SF



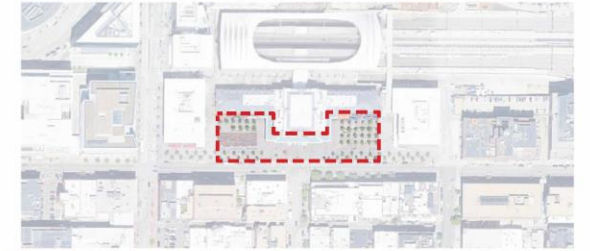
Ⓐ PEPSI CENTER ENTRY 59,200 SF



Ⓑ SKYLINE PARK (2 Blocks) 81,000 SF



Ⓒ CIVIC CENTER PARK PLAZA 17,700 SF



Ⓓ DENVER UNION STATION PLAZA 68,600 SF



Ⓓ+Ⓔ DENVER PERFORMING ARTS SCULPTURE GARDEN 132,900 SF



Ⓕ COMMONS PARK WEST AT HIGHLANDS BRIDGE 31,300 SF



Ⓖ ROCKY MOUNTAIN FLEA MARKET 696,700 SF