

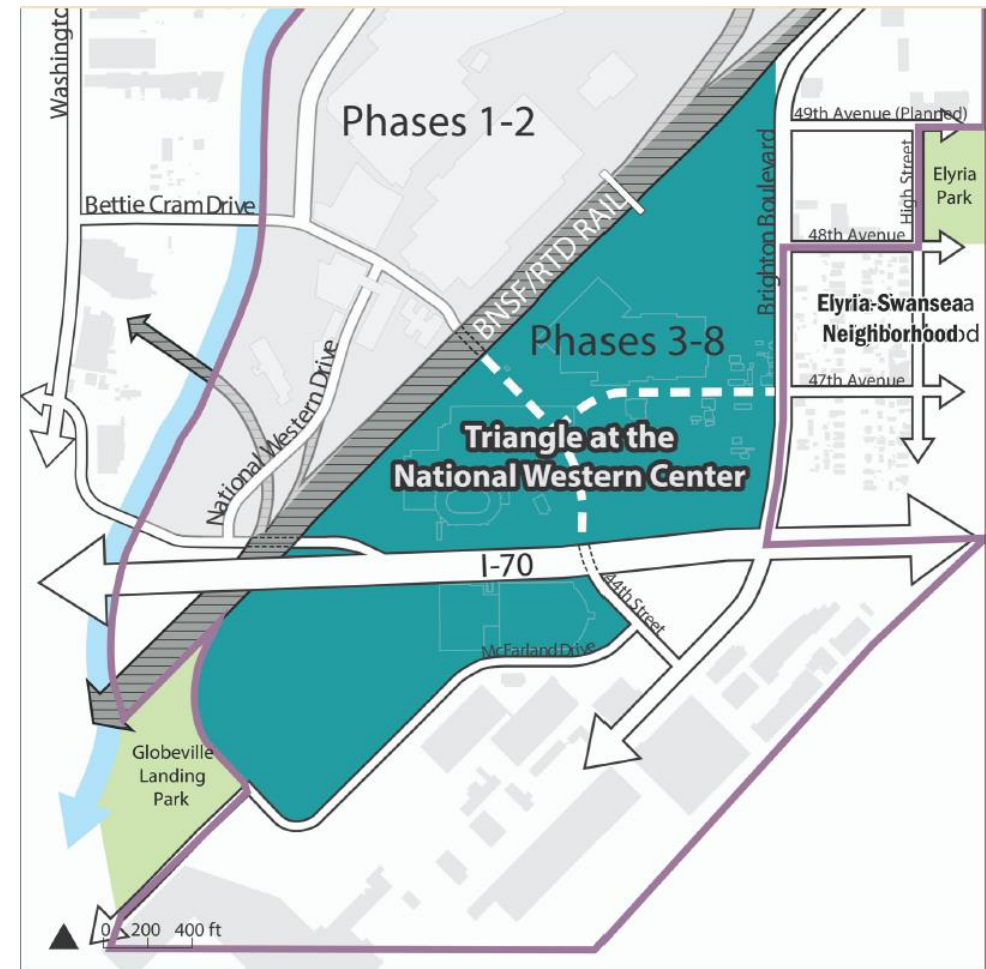


An update on the National Western Center Triangle Project

February 27, 2020

Overview

- Public assets:
 - 1909 Building restoration and creation of a community-operated public market
 - ~10,000-seat Arena
 - Expo Hall
 - Parking and other supporting infrastructure
- Anticipated improvements
 - Updates to aging infrastructure
 - Environmental clean-up
 - Open space
 - Design character
 - 1909 Public Market
 - Small business opportunities
 - Transportation/mobility connections
 - Affordable housing



Equity Package: Ordinance Requirements

Green Building
Codes

City's LEED Gold
standards

Public Art (1% of
total design and
construction costs)

Prevailing Wage

Living
Wage/Minimum
Wage

M/WBE
Compliance*

* Triangle Small Business Subcommittee to be created under the long-standing Construction Empowerment Initiative (CEI).

Equity Package: M/WBE Requirements

- Compliance Plan **must** address:

- ✓ Division of Work
- ✓ Transparency
- ✓ Challenges and Opportunities
- ✓ Community Outreach
- ✓ Innovative Activities
- ✓ Reporting (monthly)
- ✓ M/WBE Coordinator as Key Personnel
- ✓ Past Performance
- ✓ Mentor/Protégé

Triangle Small Business Subcommittee to be created under the long-standing Construction Empowerment Initiative (CEI).



Equity Package: Workforce

- On **public assets** the developer is required to:

- ☑ Coordinate and interface with WORKNOW and city employment services
- ☑ Report a list of subcontractors and progress toward meeting goals consistent with Denver Construction Career Pilot Program including:
 - Outreach
 - Training
 - Job opportunities
 - Apprenticeship requirements

- On **private assets** the developer is required to:

- ☑ Propose and execute innovative workforce solutions resulting in tangible outcomes for the community and local business (e.g., bilingual support, childcare options, transportation/parking solutions, etc.)
- ☑ Propose a timeline and change management strategy as needs evolve over time

Equity Package: Workforce (continued)

Employment of people in targeted areas and targeted categories:

- ☑ Targeted Areas: economically disadvantaged areas identified by zip code
- ☑ Targeted Categories: Veterans, formerly incarcerated individuals, TANF recipients, individuals with a history of homelessness, people exiting the foster care system, and graduates of pre-apprentice programs

Apprenticeship utilization requirements:

- ☑ 15% of Construction Hours will be performed by apprentices in registered apprenticeship programs
 - 25% performed by first-year apprentices
 - 25% met by people who reside in Target Areas or are from Target Categories

Operations & maintenance

- ☑ Operation and maintenance plan requirements for hiring, outreach, and reporting

Affordable Housing

If residential housing *then*:

- 20% of *any* residential units in private development must be income-restricted
 - Any rental development must include affordable units
 - Any for-sale development must include affordable units
- Must serve a range of incomes and family sizes

If NO residential housing *then*:

- Developer must construct income-restricted affordable housing units within immediate and surrounding areas
- Developer must identify the *specific number* to be developed off-site
- Off-site development must include mix of for-sale and rental development types, bedroom sizes, and other requirements

Connections & Impacts

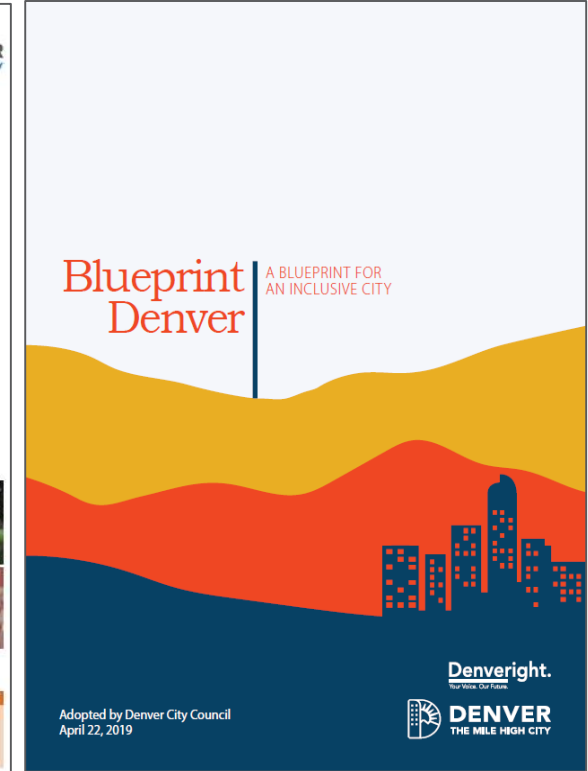
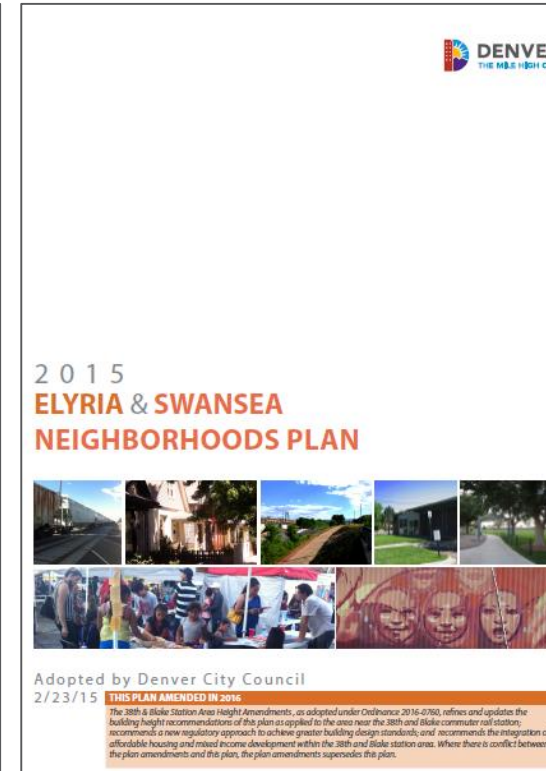
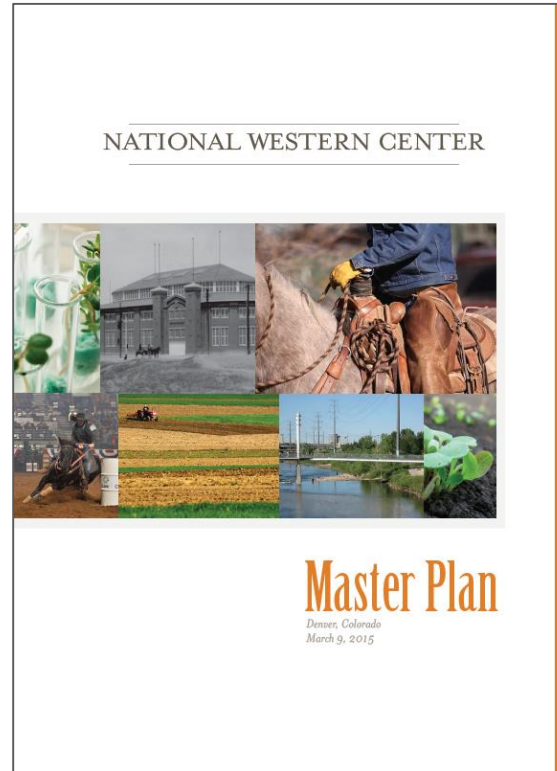
- Enhance connectivity:
 - Surrounding neighborhoods
 - South Platte River
 - New RTD NWC station
- Explore use of renewable energy resources
- Improve overall environmental conditions of the site
- Mitigate traffic, noise, dust and adhere to environmental commitments
- Outreach to and inform neighbors about the project, especially around construction traffic, noise, dust, and other potential disturbances
- Strategies to mitigate displacement
- Community Investment Fund
- Youth involvement and education

Design

- Campus designed to be accessible and inviting to all
- Engage neighbors to help inform the design of buildings, streets, and public spaces
- Through design, incorporate:
 - educational components,
 - interpretive elements,
 - signage,
 - art,
 - other features that celebrate the history and culture of the site and adjacent neighborhoods

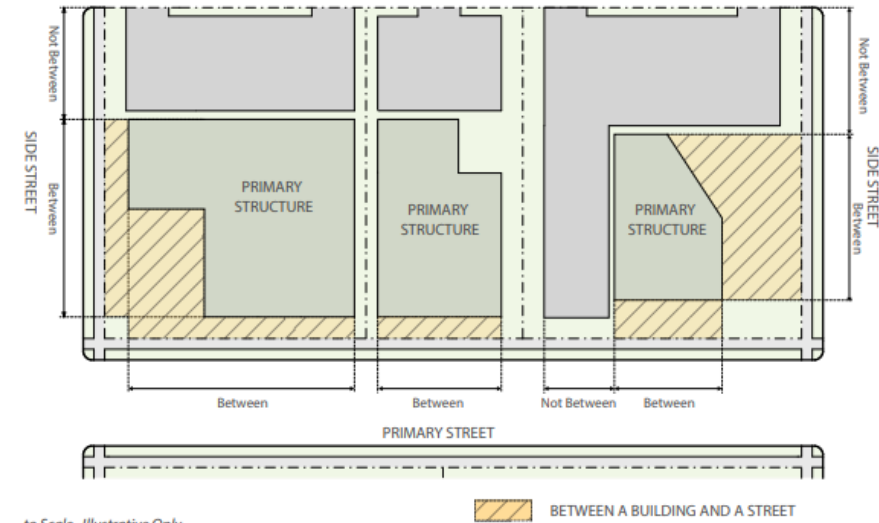
Zoning

- Create rules for development consistent with City Council-adopted Plans

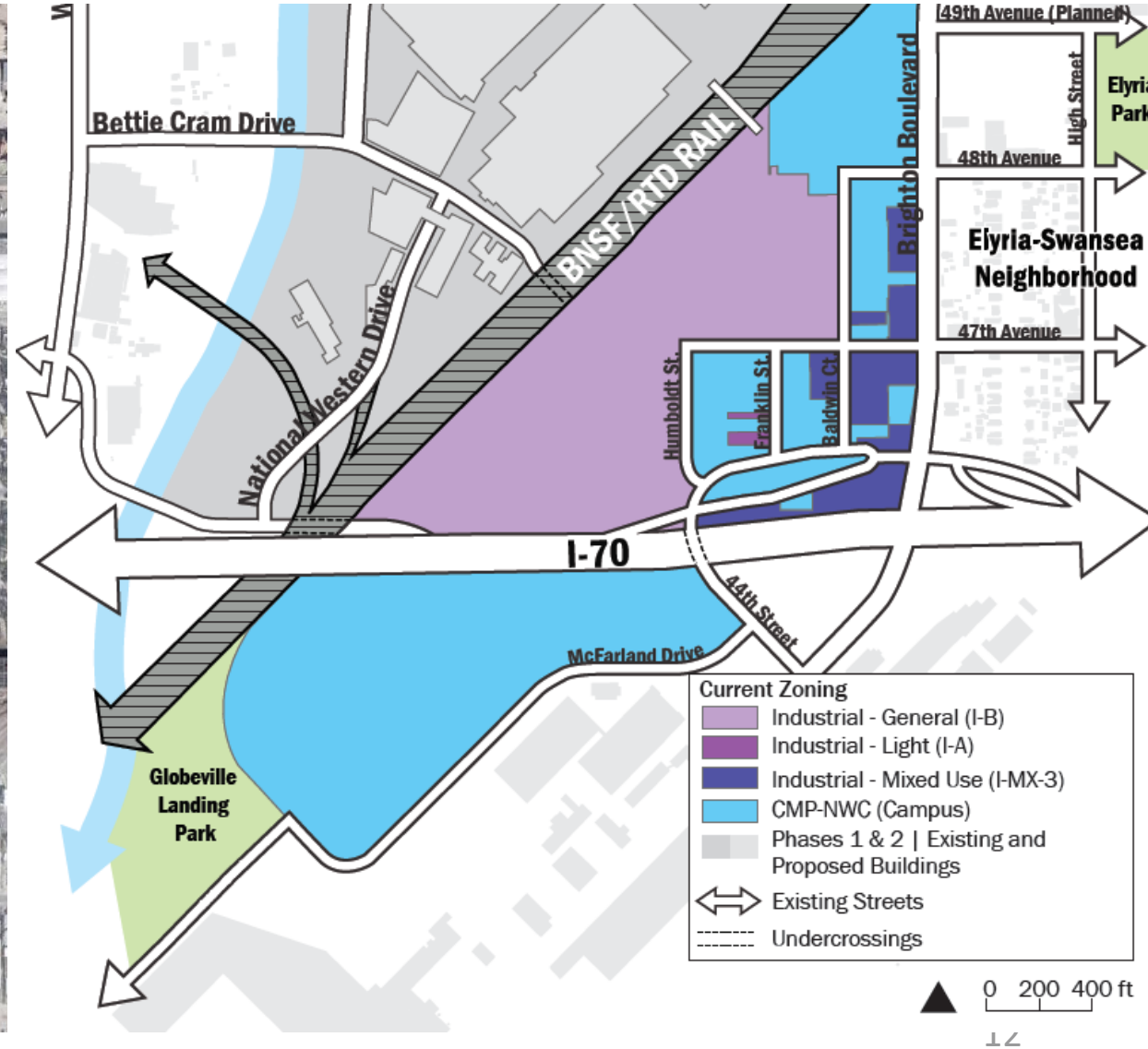


Key Roles of Zoning

- Land Use
- Building Scale/Form
- Site Layout
- Street Character
- Parking Requirements



2015 Master Plan and Rezoning



Exercise 1: Identify optimal locations for plan-supported land uses

TABLE NUMBER _____	PARTICIPANT NAMES _____
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LAND USE

Ground Rules:

- Each land use listed here is supported by adopted plans
- All land uses must be accommodated

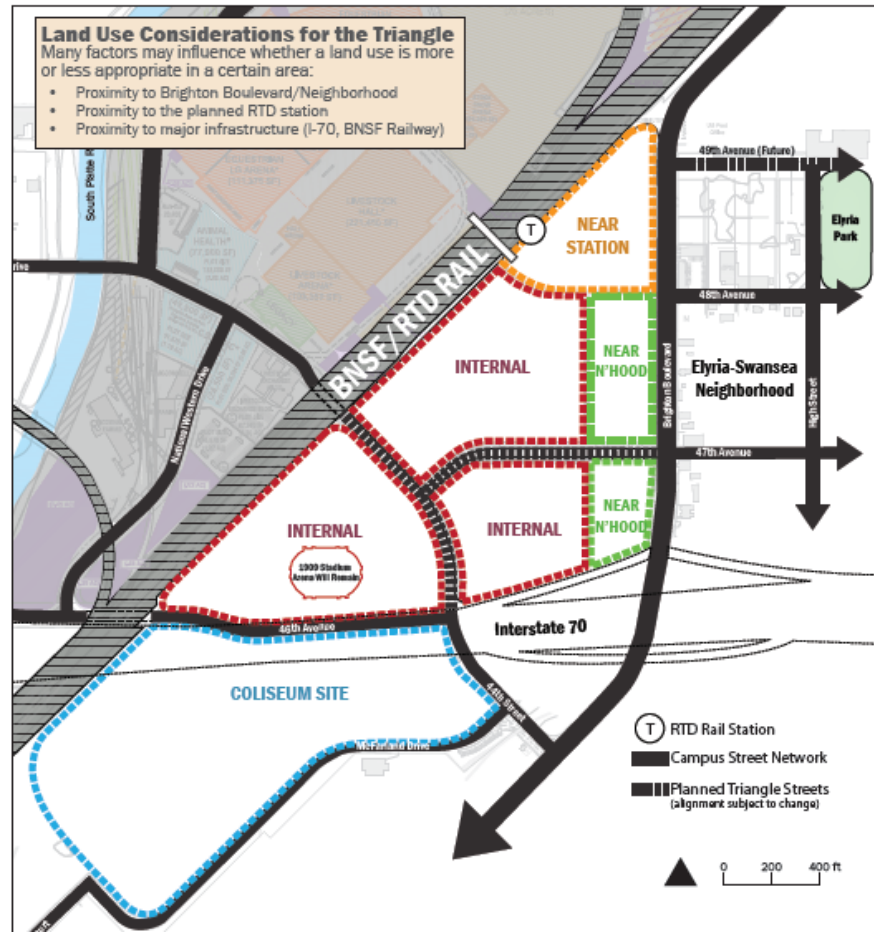
DIRECTIONS AND GROUND RULES

Directions

For each area shown on the map, work individually or with your team to identify on the Scoring Sheet how well each planned land use fits. If you or your team believe a land use is inappropriate in an area, please specify why it is in appropriate in the Notes column. Feel free to make additional notes directly on the map.

Ground Rules

Since all land uses are supported by adopted plans, you/your team must accommodate each land use in a minimum of two areas.



LAND USES IDENTIFIED IN EXISTING ADOPTED PLANS FOR THE AREA



SCORING SHEET	NEAR STATION		NEAR N'HOOD		INTERNAL CAMPUS		COLISEUM		Notes
	VA	SA	VA	SA	VA	SA	VA	SA	
HOUSING									
OFFICE/ EDUCATION									
MATERIALS STORAGE									
RETAIL/ DINING									
HOTEL									
EVENT FACILITIES									
COMMUNITY USE/ OPEN SPACE									
PARKING									

VA = Very Appropriate; SA = Somewhat appropriate; I = Inappropriate

BUILT FORM/ BUILDING SCALE

Ground Rules:

Must accommodate:

- Event Facilities (approx. 110-140')
- Heights up to 8 stories per Elyria-Swansea Neighborhood Plan (5 stories along Brighton Blvd)

Exercise 2: Consider appropriate building scale

TABLE NUMBER _____

PARTICIPANT NAMES _____

DIRECTIONS AND GROUND RULES

Directions

Work individually or with your group to answer the questions on this page. Feel free to make additional notes directly on the map.

Ground Rules

You/your team must accommodate buildings at stories/heights at least as tall as are recommended in the Elyria-Swansea Neighborhoods Plan and the NWC Master Plan. See "Height Reference Sheet" attached.

Plan Guidance Summary

Elyria-Swansea N'hoods Plan

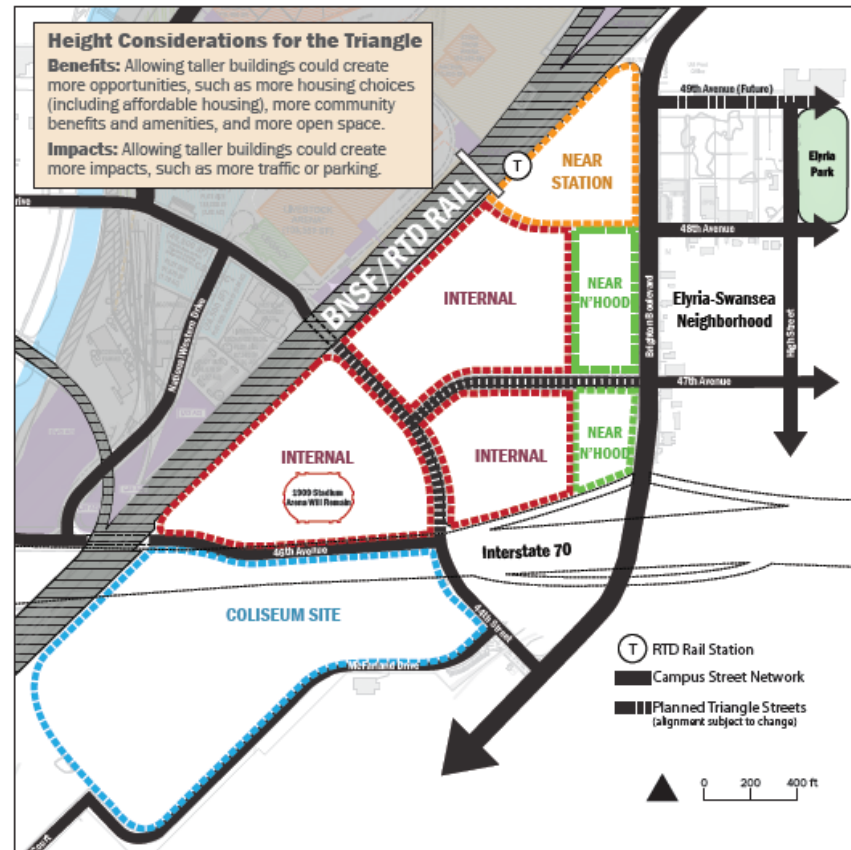
- Allow 8 stories throughout the campus and 5 stories along Brighton Boulevard
- Potentially allow 12 stories at Coliseum with community discussion/benefits

NWC Master Plan

- Allow large event facilities, which may be between 110-140 feet in height

Blueprint Denver

- The NWC campus is identified as a Regional Center which allows the tallest buildings in the city outside of Downtown
- Large redevelopments should provide benefits to the community such as affordable housing and open space



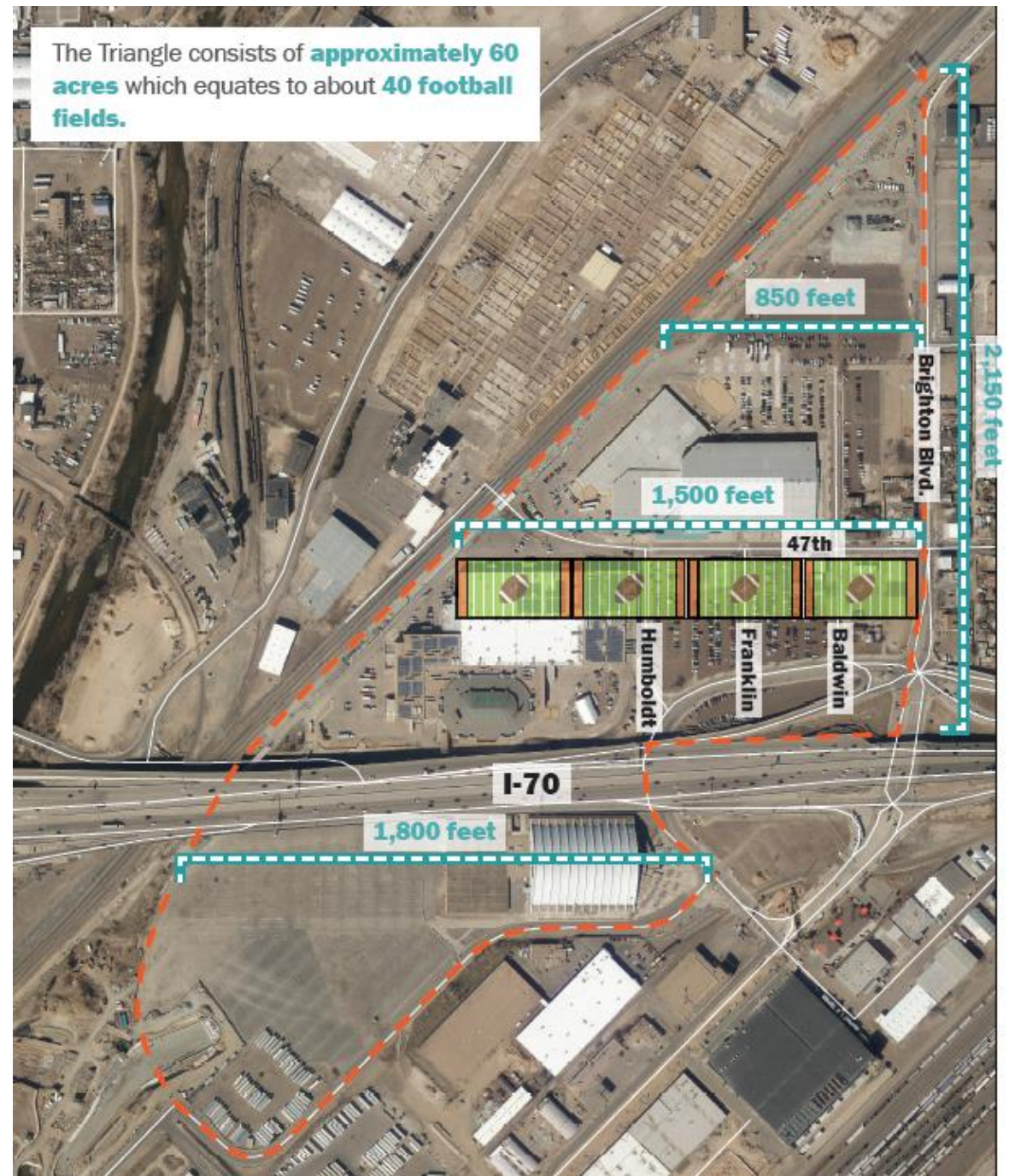
Question 1: Are heights beyond those called for in the Elyria-Swansea Neighborhoods Plan and NWC Master Plan appropriate? Record your answer below.

Question 2: If you answered YES to Question 1, which areas are most appropriate for additional building height and why?

Question 3: If you answered NO to Question 1, would you answer yes if stronger community benefits (affordable housing, open space, etc.) were assured in exchange for height? If YES, what areas would be most appropriate for additional building height and why?

EXTRA SLIDES

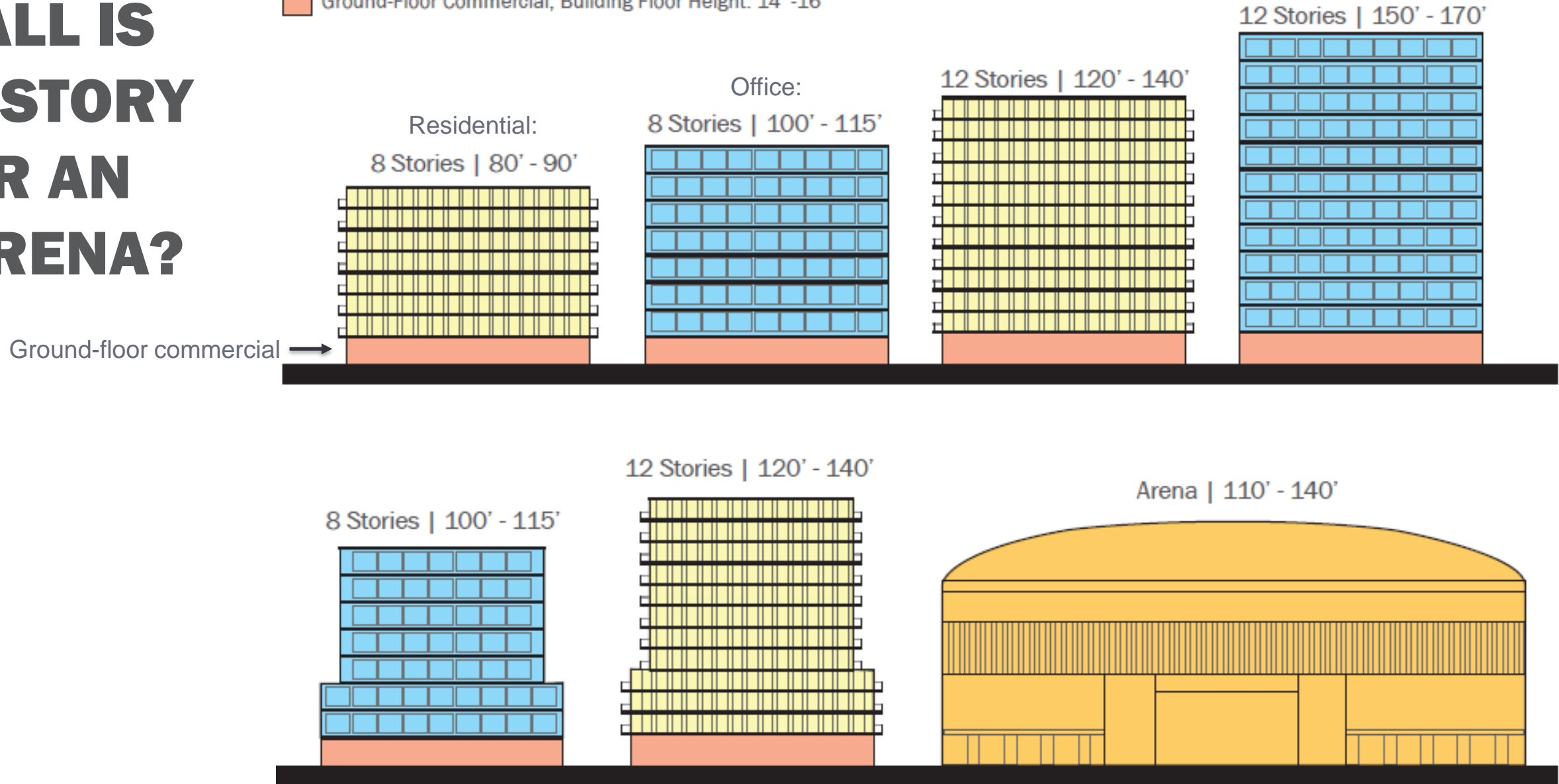
HOW BIG IS THE TRIANGLE?



HOW TALL IS A STORY OR AN ARENA?

Land Use and Typical Building Floor Height

- Residential; Building Floor Height: 9'-11'
- Office; Building Floor Height: 12'-14'
- Ground-Floor Commercial; Building Floor Height: 14' -16'



Land Use Considerations for the Triangle

Many factors may influence whether a land use is more or less appropriate in a certain area:

- Proximity to Brighton Boulevard/Neighborhood
- Proximity to the planned RTD station
- Proximity to major infrastructure (I-70, BNSF Railway)

