

National Western Center Citizen's Advisory Committee

May 28, 2015

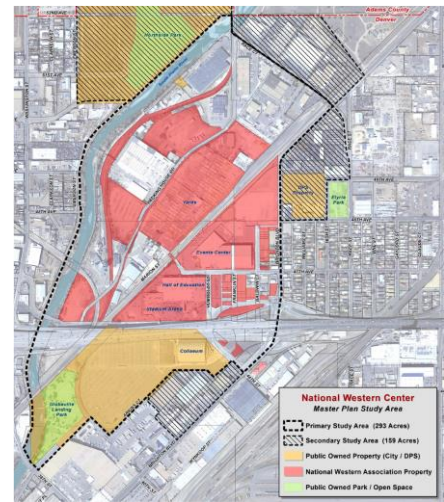
2015 – 2016 NWC Work Plan

Critical Path Activities

The NWC-MOU partners will be undertaking the following activities over the next 18 months to lay the groundwork for a successful implementation of the Master Plan vision over the next decade.

Land Acquisition Without land, there is no program. To realize the vision outlined in the Master Plan, the City is currently analyzing, and will soon launch a land acquisition process to assemble the ground needed to accommodate the approximately 270 acre National Western Center program. The City will communicate closely with the neighborhood and the property owners as the plan unfolds.

Rail Consolidation There are currently three stretches of trackage that divide the National Western Center campus and hamper circulation within the campus, include access to the South Platte through the site. The City has begun working with Denver Rock Island Railroad (DRIR) to discuss the consolidation of their two sections of trackage into a single right-of-way, to enable the contiguous development of the campus.



Environmental Investigation In order to properly program the land and develop project budgets for the various development zones of the campus, the project team must understand if any, or to what extent, contamination exists within the Master Plan Study Area. The City of Denver, through its Department of Environmental Health, has commissioned a “Phase I Light” investigation of the environmental history of the campus, and recently began sampling the potentially contaminated areas of the campus that are currently owned by either the City of Denver or the Western Stock Show Association.

Entitlements The current zoning of the properties on the campus is a combination of industrial, residential and mixed use designations. In order to facilitate and enable the development of overall campus vision, the City is writing a new zoning designation, within the Campus family, for the National Western Center. The new zoning designation will allow for the uses outlined in the Master Plan, and enable the sustainability, circulation and public amenity guidelines defined in the Master Plan.

Other Activities

Parking Management Study In order to test the ideas and assumptions discussed in the Master Plan about parking strategies and quantities, the City is commissioning a Parking Management Study, which

will be launched in 2015. The plan will consider tools to provide both the ultimate number of spaces needed once the site has been fully redeveloped, as well as tools to manage inventory changes related to construction impact and the phasing plan of the campus development.

NWC Program Refinement While a preliminary framework program for the campus was developed through the master planning process, including critical facility adjacencies, further refinement of the program is necessary to inform the design process of both the buildings and the infrastructure. The City will be working with Western Stock Show Association and Colorado State University to develop their respective program descriptions and assumptions.

Regeneration/Sustainability Appendix D of the Master Plan outlines a bold initiative to design a campus with the appropriate green infrastructure to achieve net-zero goals in energy, waste, and water upon full build-out of the campus. In order to realize that vision, the MOU partners have engaged ME Engineers to conduct a preliminary, high-level study of the potential for district level solutions for energy production, water management, and waste processing and disposal. Once the ME Engineers study is complete, a larger, more comprehensive study will be launched to deeply analyze the National Western Center’s energy, waste and water demands, capacity generation, potential district solutions, and numerous other factors that will contribute to meeting the regeneration goals of the campus.

Public Realm Study With over 45 acres of public space on the campus, it is imperative that the project team develop a cohesive set of goals and standards for the numerous parks, plazas and open spaces. The City will commission a study to develop standards and guidelines for the spaces and plazas between the buildings, as well as the rights of way and pedestrian amenities. The study will include an exploration of alternate and complementary program elements that could enhance the patron experience and further the goals of the campus.

NWC Campus Design Standards and Guidelines Similar to the public realm study, the campus buildings should be designed to relate to and complement each other, and engage the visitors and occupants in a manner that achieves the aesthetic and goals of the NWC Sustainability and Regeneration Framework. The City’s Department of Community Planning and programming Development will lead the effort to define guidelines that will establish the architectural and urban design standards and review criteria for the buildings, including materials, windows, entrances and facades, and how the buildings will relate to the pedestrian realm.

Activity	2015				2016			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Land Acquisition		Prep/Procurement/Survey						
Rail Consolidation		Prep/Procurement						
Environmental Investigation				Ongoing				
Entitlements	Ongoing							
Parking Management Study		Procurement						
NWC Program Refinement								
Regeneration/Sustainability		Prep/Procurement						
Public Realm Study		Procurement						
Design Standards & Guidelines								