

# North Denver Cornerstone Collaborative

Office of the National Western Center

*An Initiative of Mayor Michael B. Hancock*



## **NATIONAL WESTERN CENTER PROJECT LAND ACQUISITION**

*Executive Oversight Committee – December 15, 2016*

**Six Projects – One Vision**





# NWC Land Acquisition Overview

- Denver's approved Land Acquisition Ordinance includes **62 parcels** within the campus
  - 24 CDOT parcels - 8% of land area
  - 38 private parcels – 92% of land area
    - 26 Commercial
    - 10 Residential
    - 1 State Dept. of Agriculture
    - 1 DPS (bus barn)

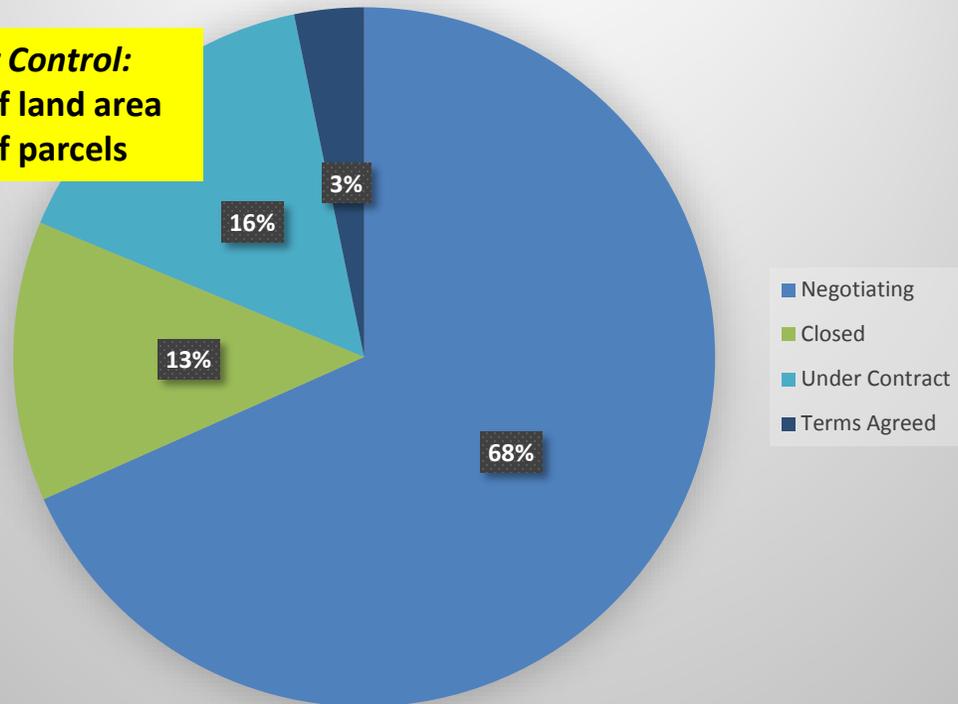




# Land Acquisition Status – Third Party Parcels

Third Party Parcels Under Control as % of Land Area (excludes CDOT land)

**Under Control:**  
32% of land area  
45% of parcels



| Date     | Number of Private Parcels (38 total) Under Control |
|----------|--|
| Dec 2015 | 3  |
| Mar 2016 | 8  |
| Jun 2016 | 12   |
| Sep 2016 | 15   |
| Dec 2016 | 17   |



# Acquisition Status Details

## ■ CLOSED (6 parcels)

- 5135 Race Ct
- 5130 Franklin
- 5131 Race Ct
- 4699 Marion
- 4741 Brighton
- 4712 Baldwin Ct

## ■ UNDER CONTRACT (9 parcels)

- Scott Family LP (2 parcels)
- State Dept of Agriculture
- Baldwin Ct. Real Estate
- 7-Eleven
- Power Assist (Crystal Packaging)
- McConnell (4747 Packing House Rd)
- G & K Services
- 4656 Baldwin Ct

## ■ TERMS AGREED (2 parcels)

- 4800 Brighton
- Mann Properties





# Acquisition Status

## *WSSA, CDOT and DPS*

### ■ **WSSA** (approx. 89 acres)

- Appraisal complete
- Surveys in process in 2 groupings
  - Group 1 (59% of land area): complete
  - Group 2 (41% of land area): 1<sup>st</sup> quarter 2017
- Anticipate land transfer in multiple groupings based upon required survey work and project needs

### ■ **CDOT** (approx. 8 acres)

- Evaluating needs related to 70 Central redevelopment (City may not need all 24 parcels)

### ■ **DPS/Bus Barn** (approx. 6 acres)

- Appraisal update in process based upon recent, more comparable sales in area
- DEH completed additional environmental due diligence