



# NWC CAPITAL BUILD PHASE 1 AND 2

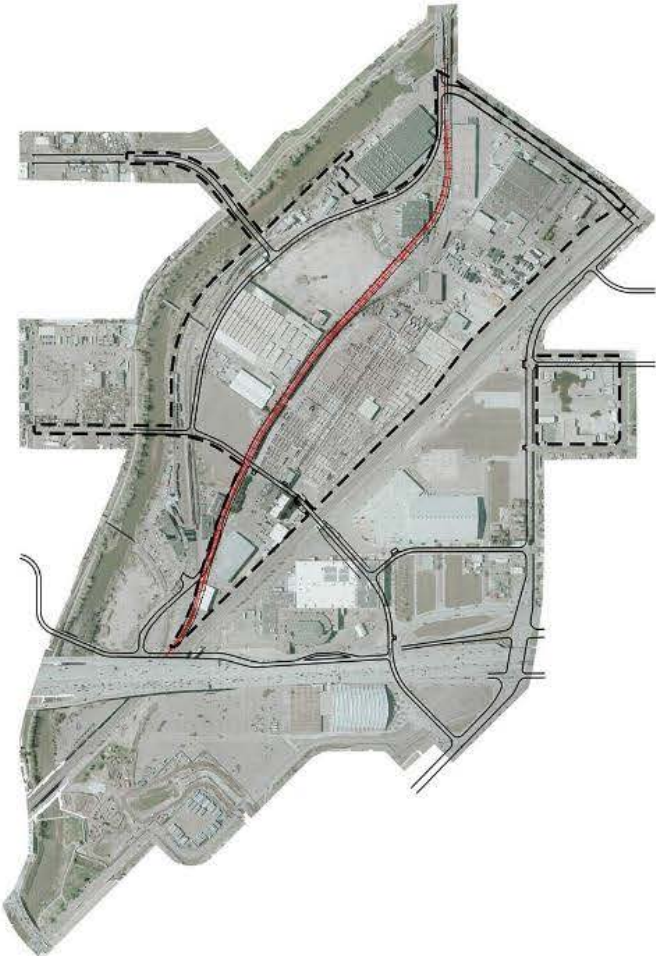
## SITE PLANNING EVALUATION

NWC CAC

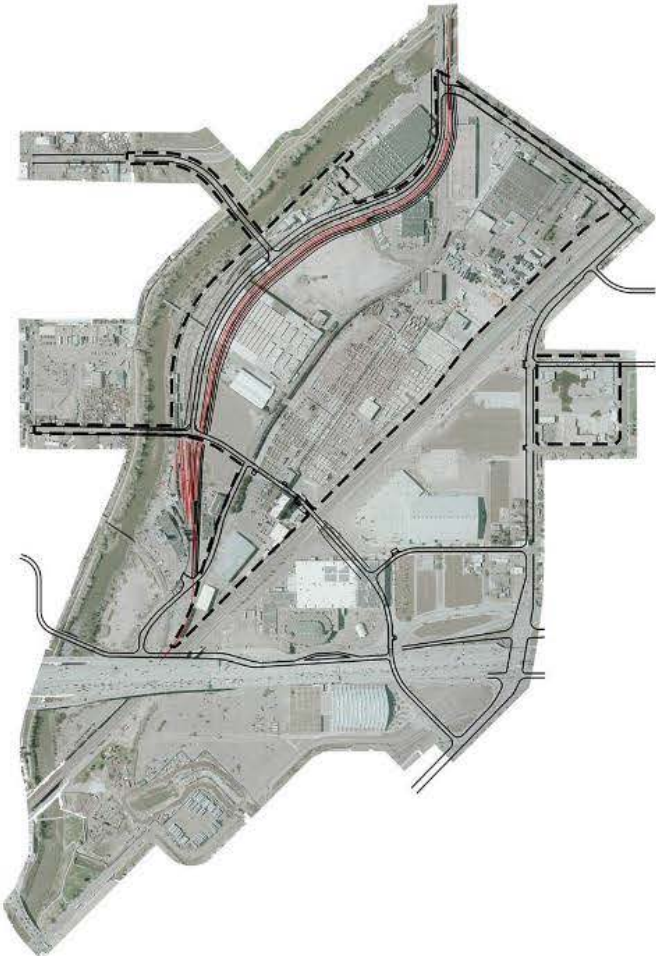
January 25th, 2018

IMAGINE. DISCOVER. CULTIVATE.

# Denver Rock Island (DRIR) Alternative Alignments



Master Plan (Center)



West Alignment



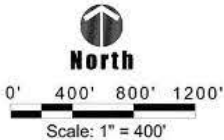
East Alignment



November 21, 2017



# NATIONAL WESTERN CENTER



# SITE PLANS

## Pros

- Provides public access to South Platte river along NWD
- Provides active uses along Bettie Cram Drive
- Provides an active street front on Race Court
- Places the stockyards as a prominent venue along Bettie Cram Drive

## Cons

- Limited space for CSU Animal Health;
- CSU facilities are split at 2 ends of the site;
- At grade rail crossing at Bettie Cram Drive;
- Rail barrier between NWC site and River;
- Limited site access points
- Increased conflicts between service and patrons
- Long walking distances between main portion of site and uses along Race Court;



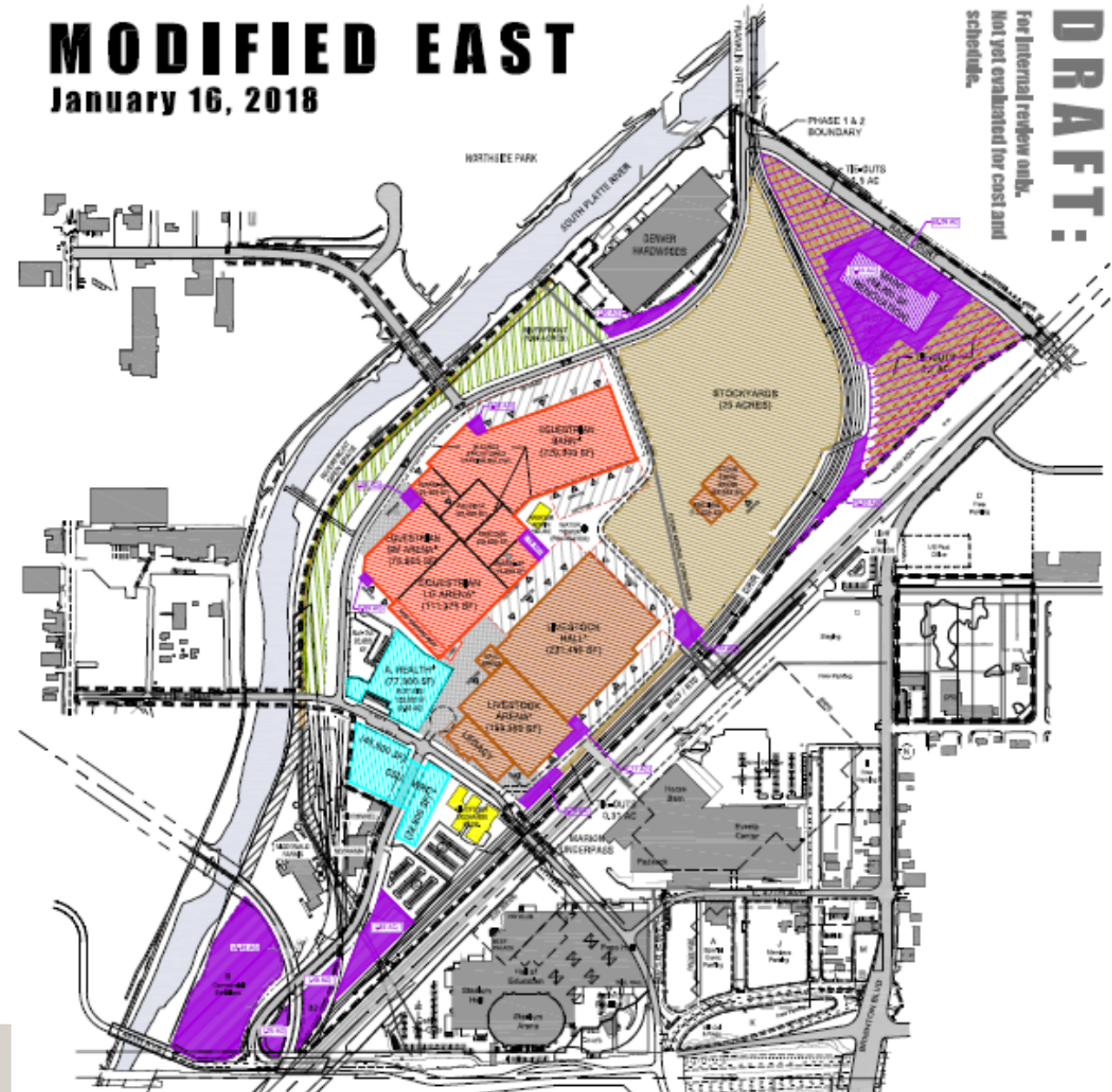
# SITE PLANS

## Pros

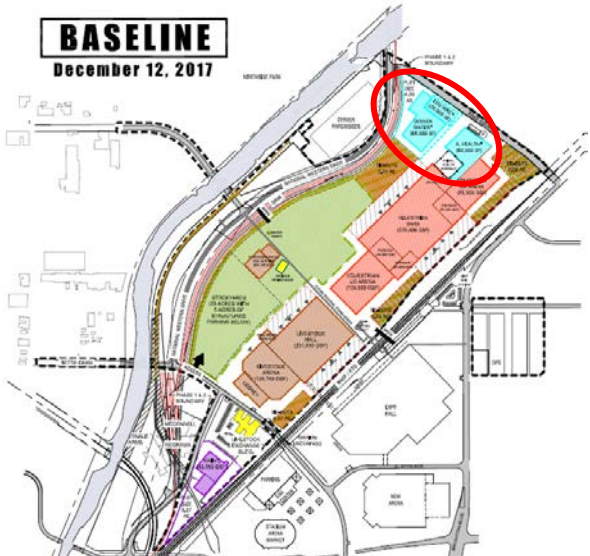
- Provides full access to the River from NWD and the site
- Removes at grade rail crossing of Bettie Cram Drive and rail barrier along NWD
- Clusters the education, research, innovation and entertainment venues and “front-of-house” activities nearest to Bettie Cram Drive
- Reduces conflicts between patrons and vendors
- Creates a more legible experience for visitors

## Cons

- Limited space for CSU Animal Health
- Longer underpass along Bettie Cram Drive under BNSF
- New DRIR tracks closer to livestock exchange (+/-60')
- Back of house uses along Race Court

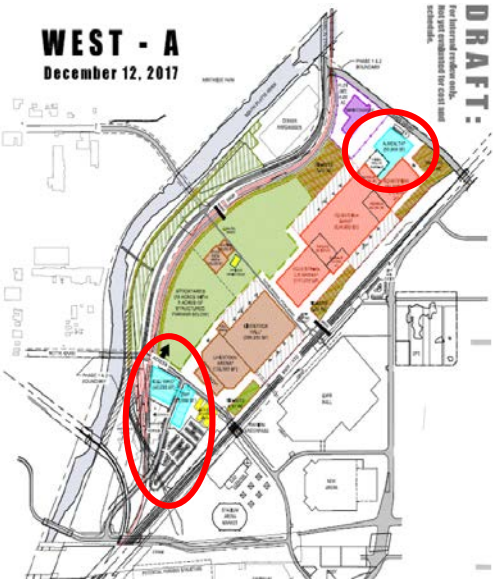


# SITE PLANNING – CSU PLOT ASSESSMENT



North

APPROVED – Nov 2017  
SteerCom



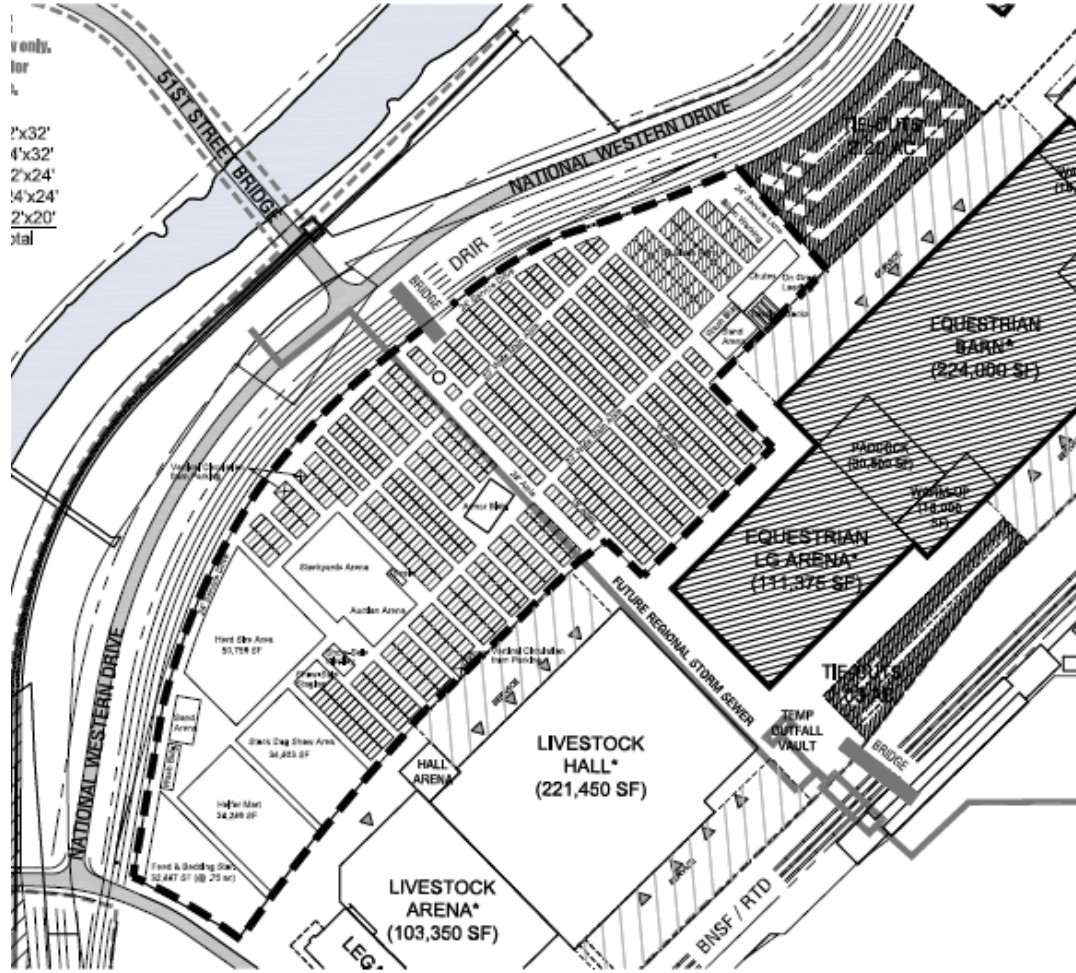
North and South



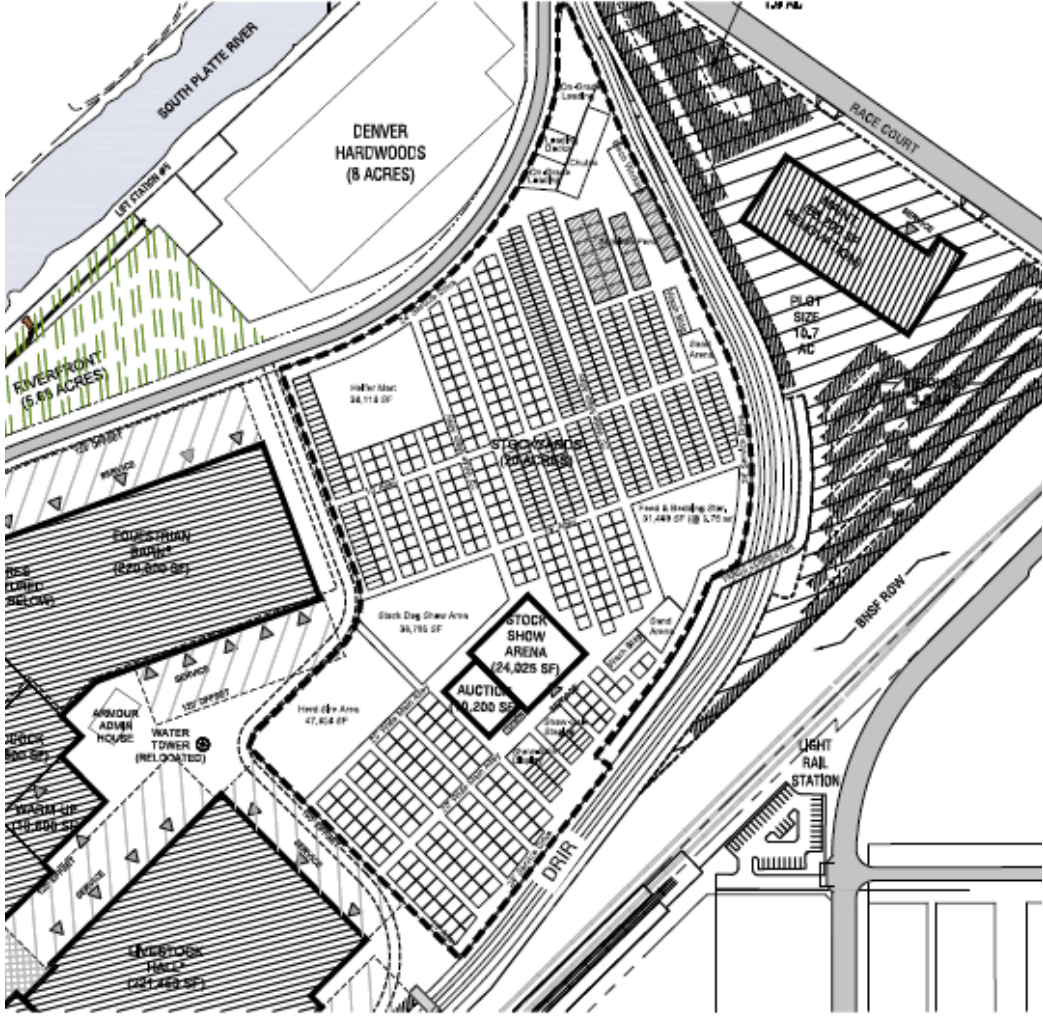
South



# STOCKYARDS LAYOUTS



West

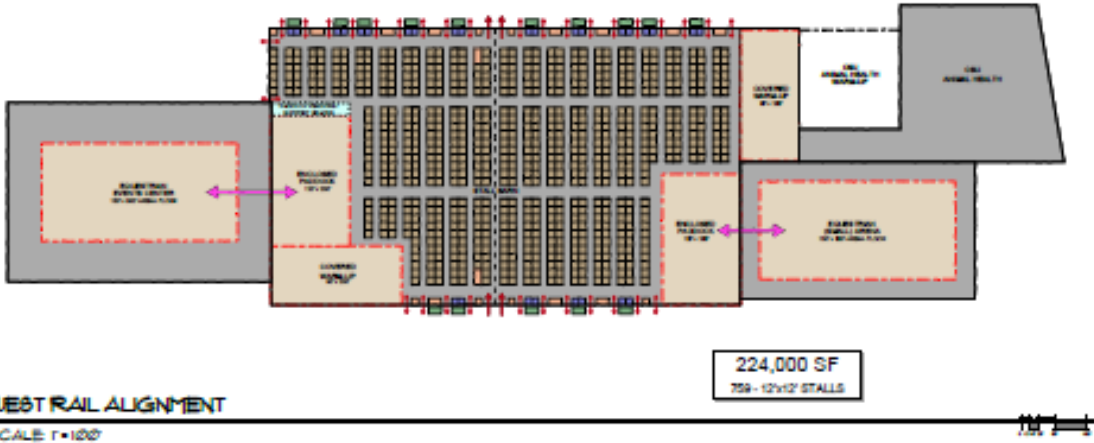


East

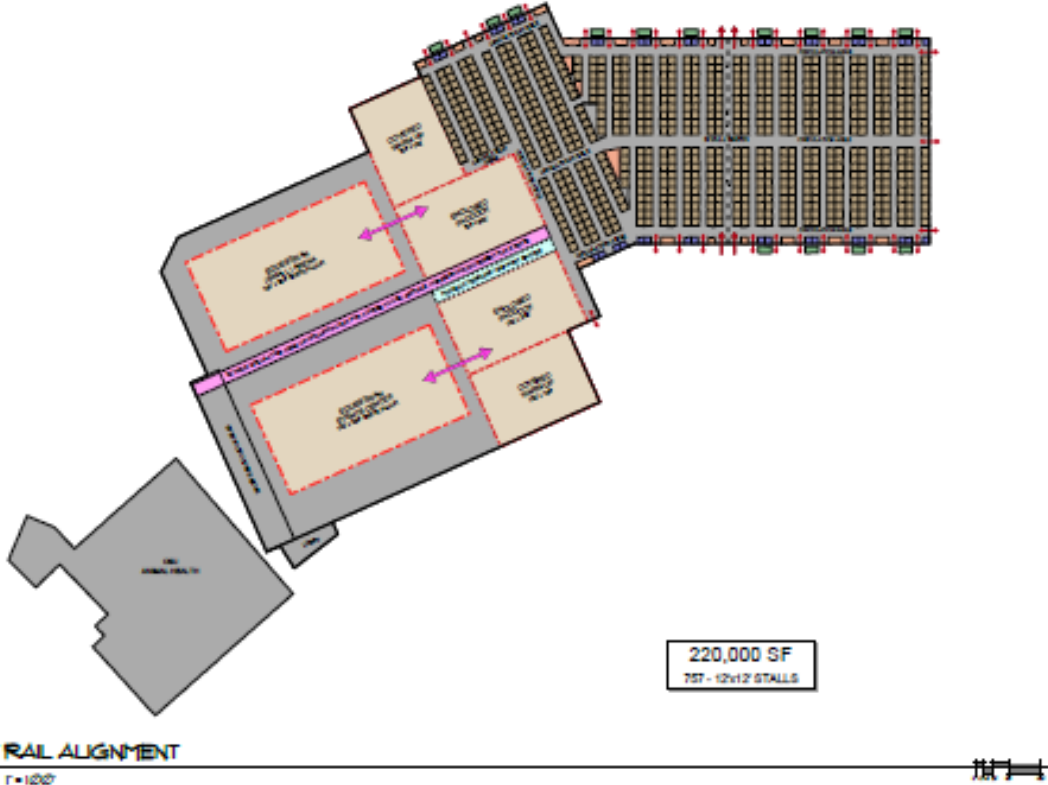


# HORSE BARN LAYOUT

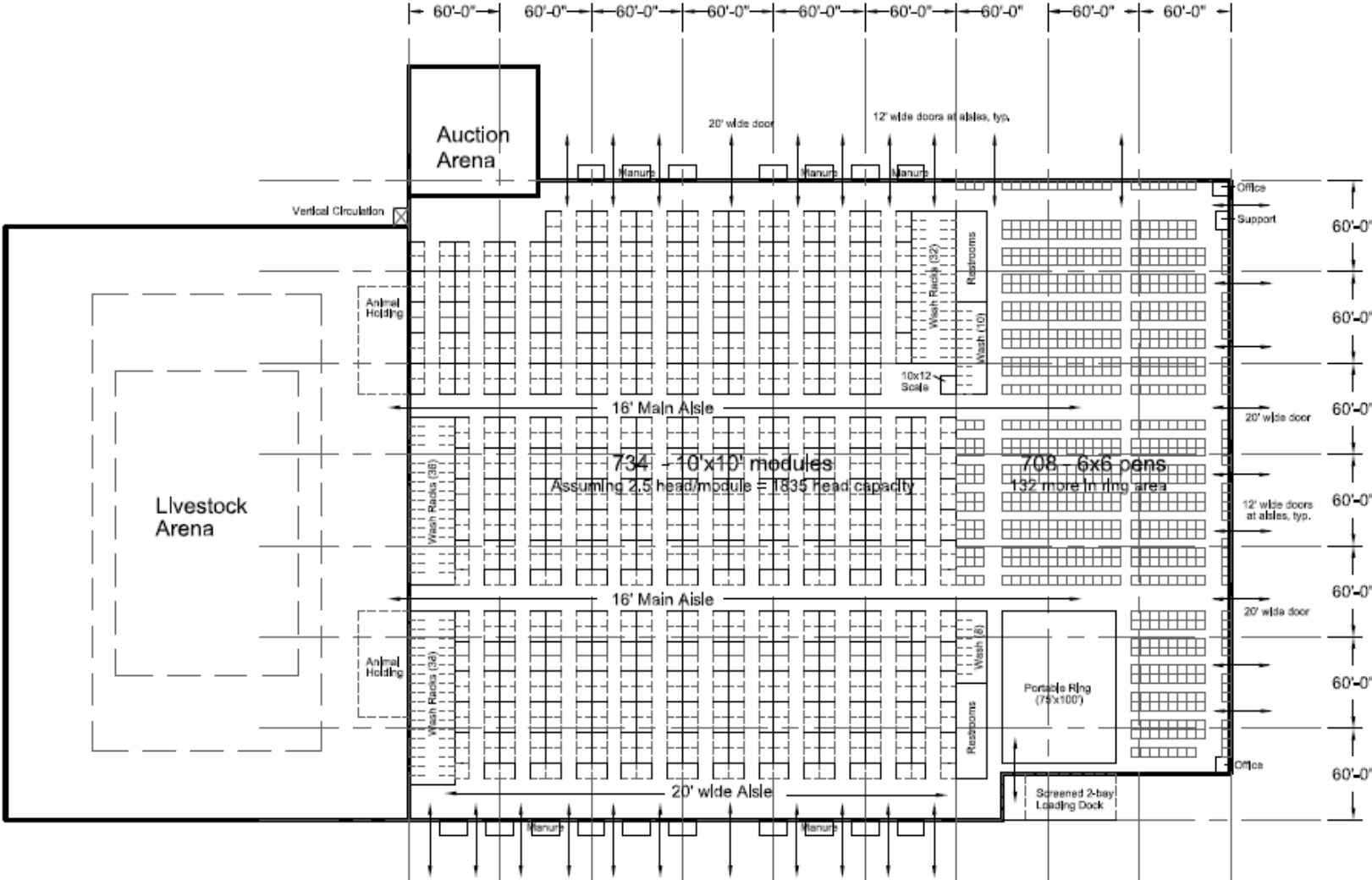
**West Alternative**  
759 12' x 12' Stalls



**East Alternative**  
757 12' x 12' Stalls



# LIVESTOCK BARN-WEST AND MODIFIED EAST ALTERNATIVES

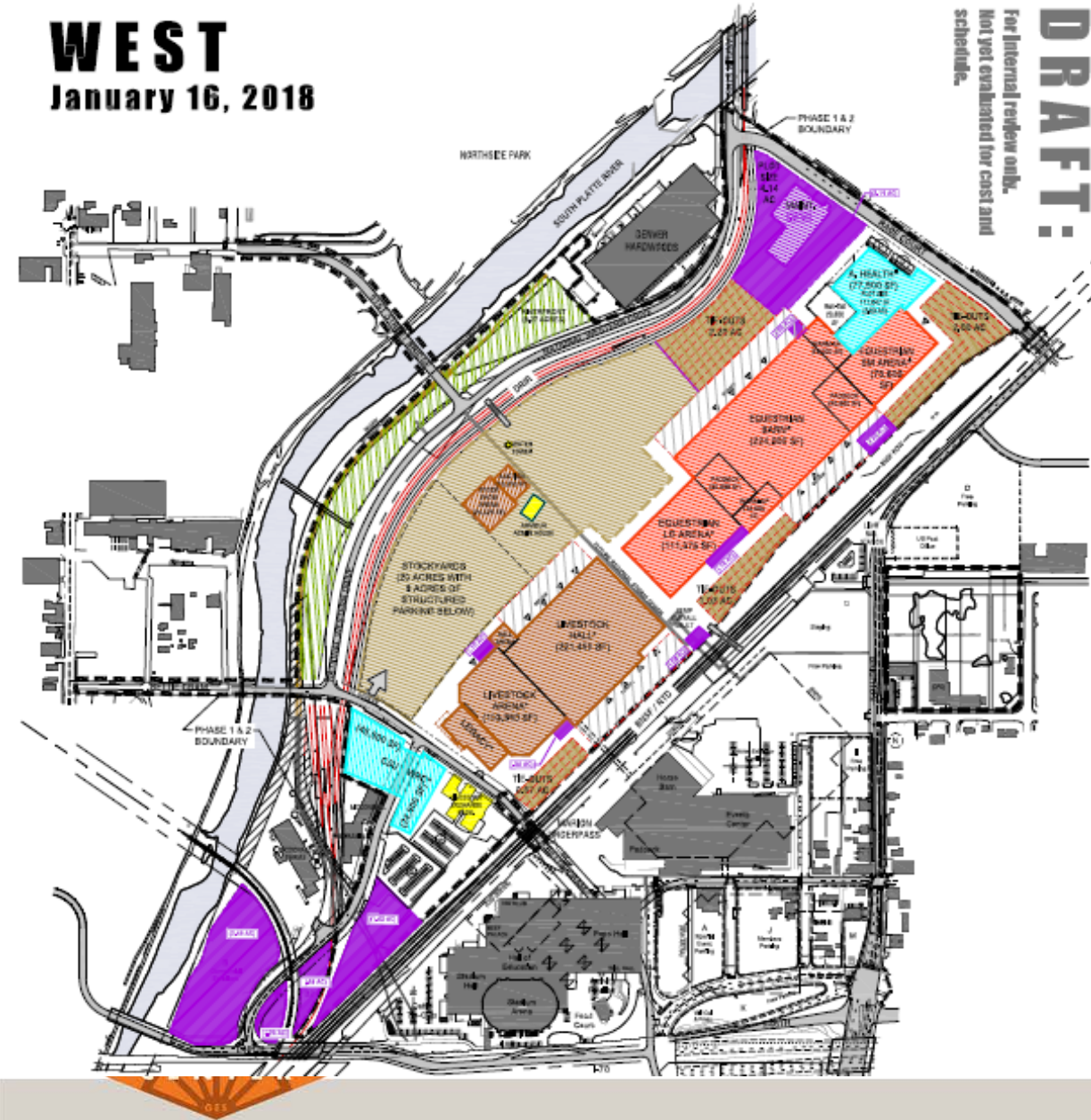




# SITE PLANS

## WEST

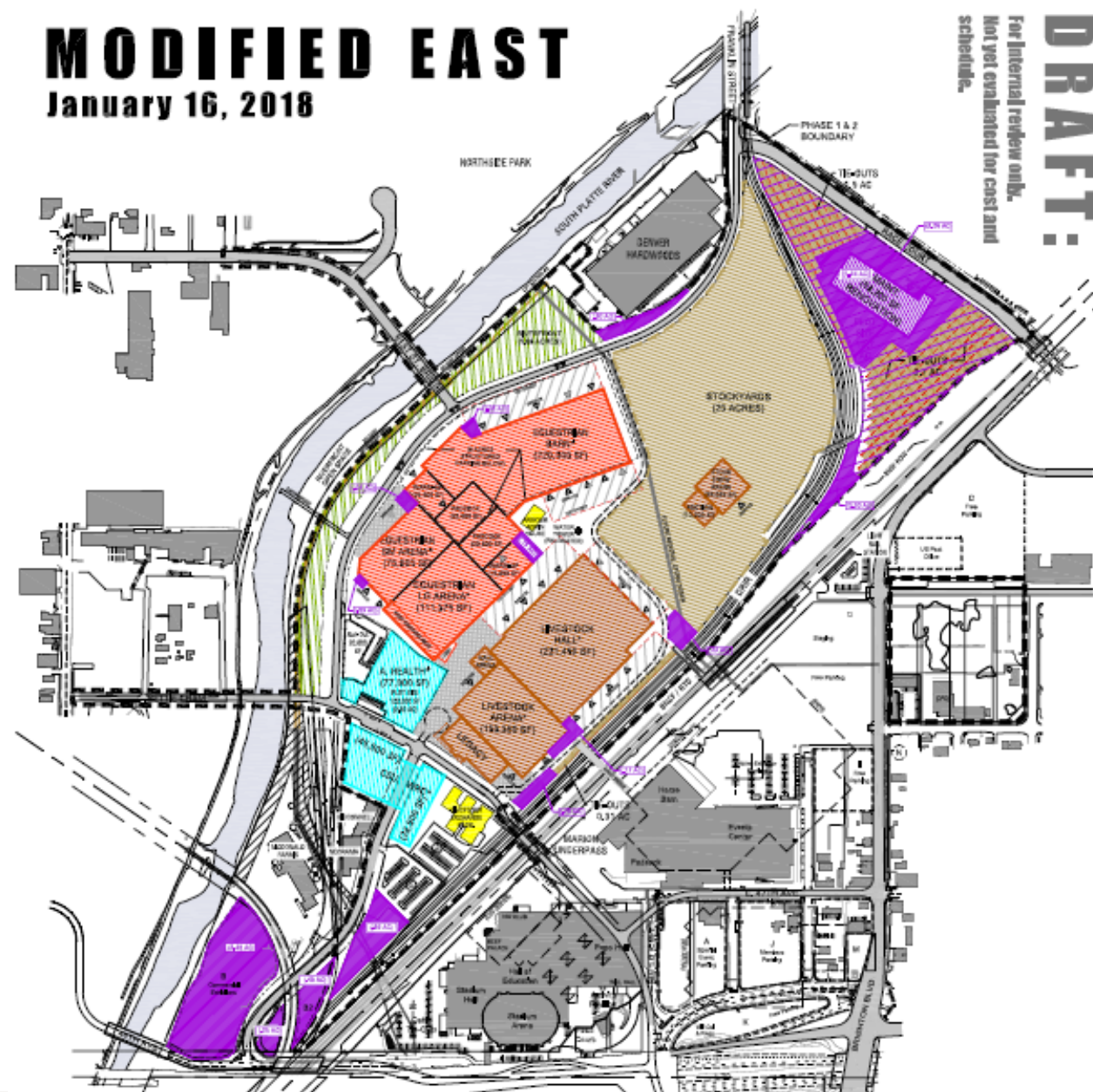
January 16, 2018



**DRAFT:**  
For internal review only.  
Not yet evaluated for cost and schedule.

## MODIFIED EAST

January 16, 2018

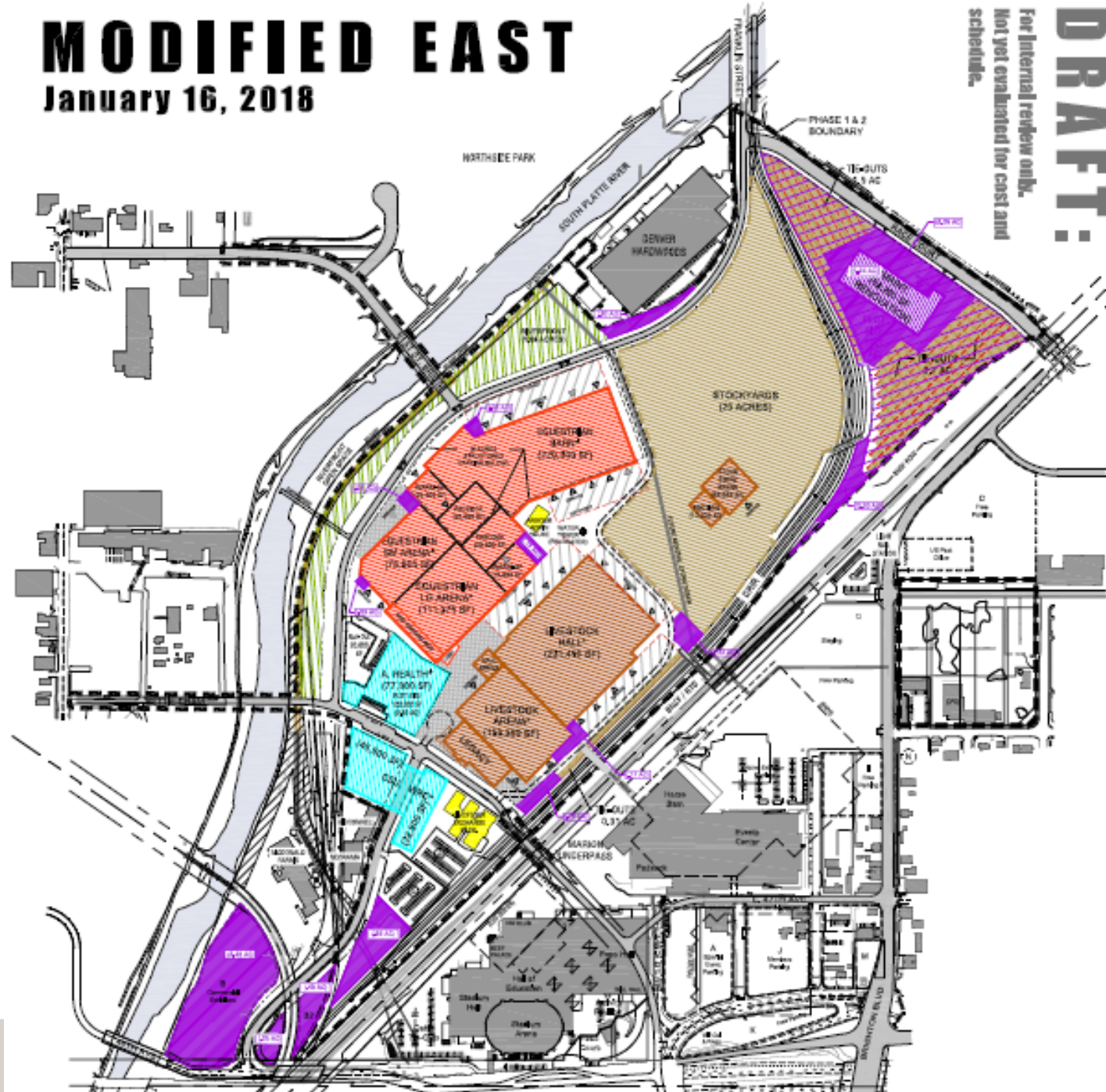


**DRAFT:**  
For internal review only.  
Not yet evaluated for cost and schedule.

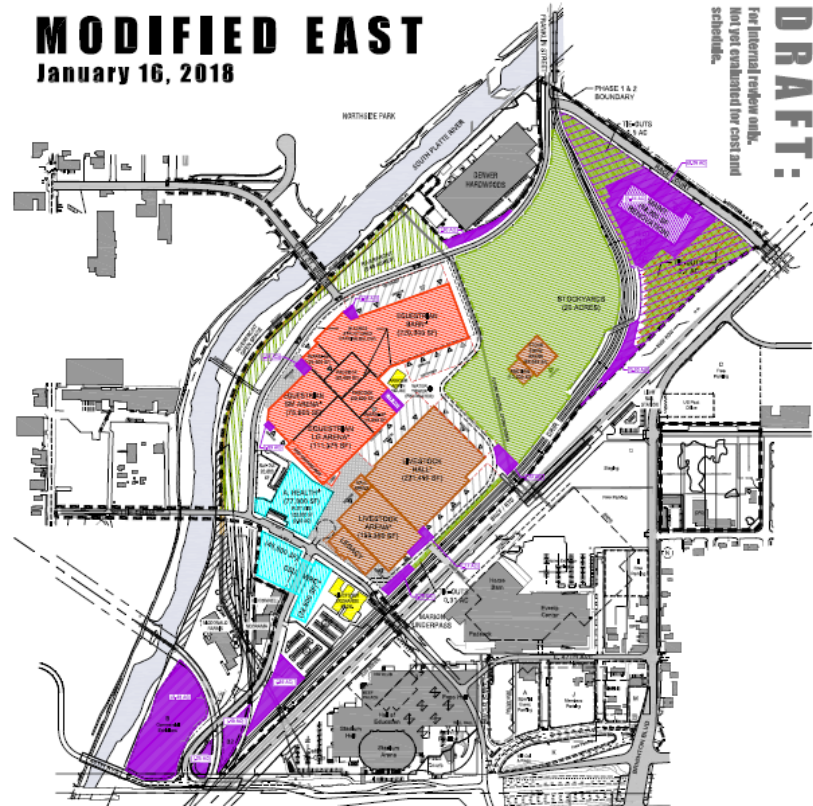
# MODIFIED EAST

January 16, 2018

**DRAFT:**  
 For internal review only.  
 Not yet evaluated for cost and  
 schedule.



# RECOMMENDATION FROM DESIGN TEAM -- WITHOUT COST OR CONSTRUCTABILITY CONSIDERATION: MODIFIED EAST



- ❖ Best engages the South Platte River by:
  - eliminating the adjacent railroad barrier
  - placing a public street along the east edge of the riverfront open space
  - placing the most active campus uses closest to the river (Equestrian Center and CSU facilities)
  - creating an opportunity for other active uses on the east edge of National Western Drive
- ❖ Removes the at-grade rail crossing at Bettie Cram Drive creating a safer environment for rail, vehicles and pedestrians;
- ❖ Clusters the education, research, innovation and entertainment venues and “front-of-house” activities nearest to Bettie Cram Drive
- ❖ Best reduces conflicts between patrons and vendors while still maintaining a certain element of "seeing behind the curtain";
- ❖ Locates parking structure in a location with safe, sufficient and convenient access
- ❖ Best makes the Campus feel like a “place”
- ❖ Adapts better to future unknown uses and programs and provides greater opportunities for various facilities to be programmed together;
- ❖ Reduces walking distances for patrons and most users of the site and improves the overall pedestrian experience;



# REMAINING CONSTRUCTION RISKS

Design/Construction Risk	Baseline	West	Modified East
Unforeseen conditions and geotechnical suitability impacts	Red	Red	Red
Timing of Water Quality and operations	Orange	Orange	Orange
Environmental Clean Up issues delay completion of work (e.g. Le Mouton)	Orange	Orange	Yellow
Groundwater/PCE Plume impacted	Yellow	Yellow	Orange
Temporary utility requirements	Yellow	Yellow	Orange
Rail complexity/impact on construction	Yellow	Yellow	Orange
Green Roof Implementation TBD (\$20-30 M)	Red	Red	Red
Interim operations and use (temporary parking, interim pen locations)	Yellow	Yellow	Orange
Construction impacts on community	Yellow	Yellow	Yellow
Concurrent operations of NWSS	Yellow	Yellow	Orange

