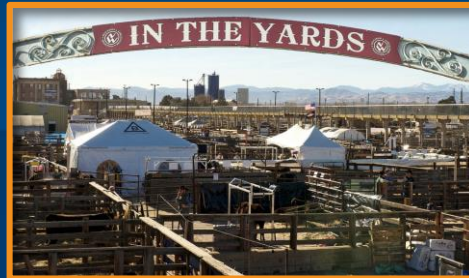




DENVER
THE MILE HIGH CITY

North Denver Cornerstone Collaborative

Six Projects – One Vision



Creating the NDCC: An Initiative of Mayor Michael B. Hancock

- Founded by Mayor Hancock in January 2013.
- Appointed Kelly Leid as Executive Director to oversee initiative
- Set out four objectives:
 - Strategically align the planning and implementation of the six projects
 - Support internal and external teams
 - Create new partnerships to execute vision
 - Establish a community engagement and communications effort to advance project efforts.

- What: Aligning **six major projects with one bold vision** to reconstruct 3,000 acres of Denver's northern gateway entrance into the Mile High City. One of the largest urban redevelopment efforts in the nation.



- Why: Transformational **place-making is required to energize neglected neighborhoods and Denver's historic industrial edge** that will have a local (*"quality of life"*) impact AND a dynamic global reach.

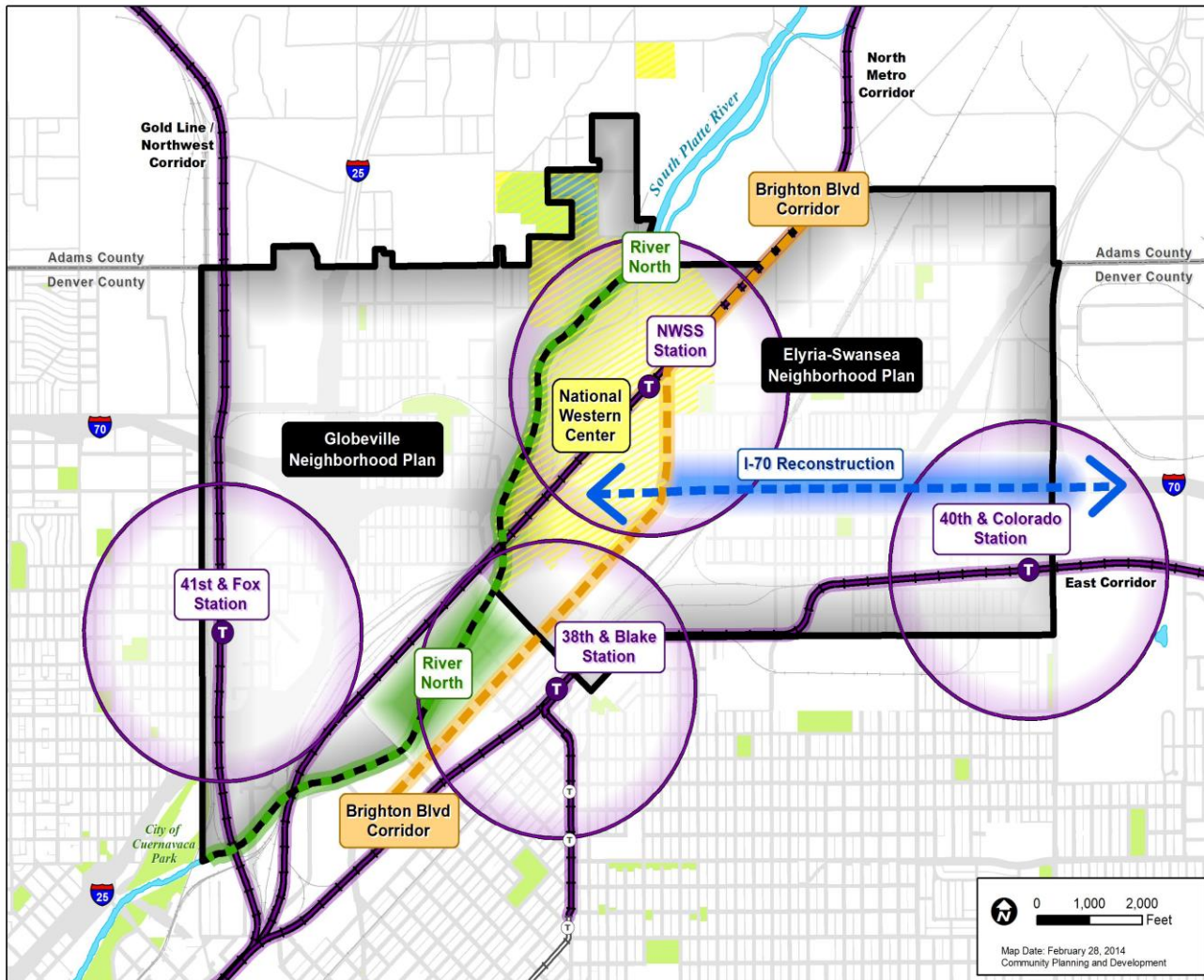
Mayor Hancock's Vision

Denver's Corridor of Opportunity

The North Denver Cornerstone Collaborative (NDCC) is part of a larger comprehensive envisioning effort by Mayor Michael B. Hancock to energize a nearly **23-mile corridor** linking Denver Union Station to Denver International Airport along I-70 & RTD's east line



Project Overview & Impact



- 3,000 acres
- Minutes from downtown
- Located at the convergence of I-25 and I-70

Projects:

- I-70 east redevelopment
- River North/South Platte
- 3 transit lines/4 stations
- Globeville, Elyria and Swansea neighborhood plans
- Brighton Blvd
- National Western Center

Historic Neighborhoods

Reconnect and Re-energize

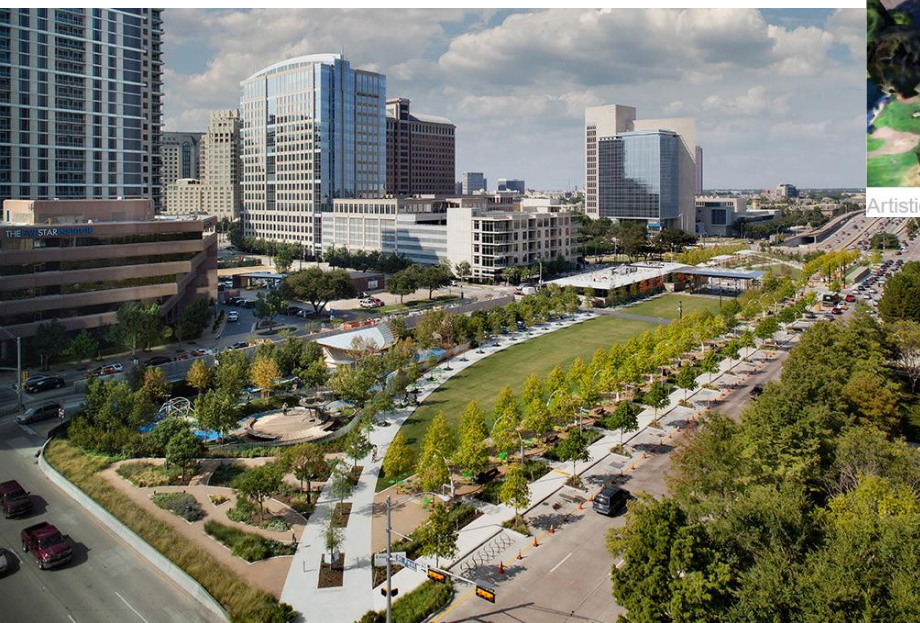




I-70 East Project: Improved Commerce & Community Connections

I-70 east is a billion dollar plus project to modernize a 50 year old viaduct that links Denver to DIA

What's Possible: Klyde Warren Park (Dallas)



Swansea Highway Cover
Cubierta de la Autopista en Swansea

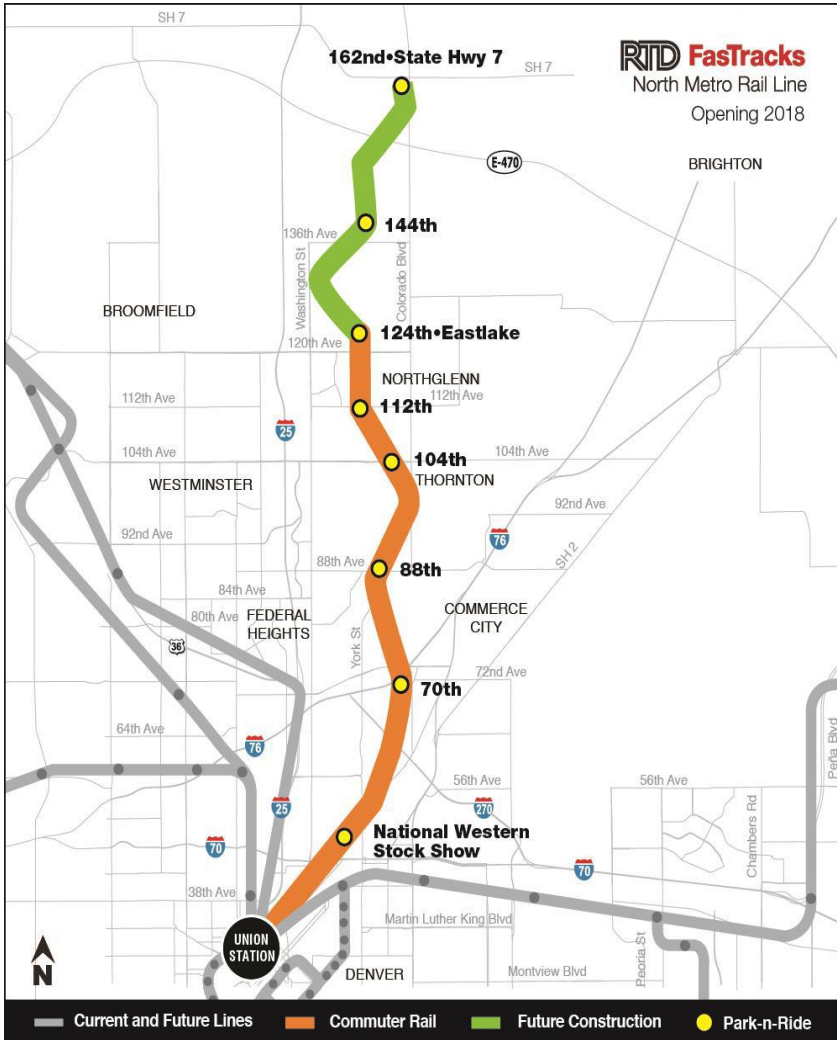
Partial Cover Lowered: Modified Concept
Paso a Desnivel Parcialmente Cubierto Modificado



Artistic Concept *Concepto Artístico*

Swansea Lid – represents a significant opportunity for neighborhood placemaking.

Transit Oriented Development: A Regional Approach



Brighton Blvd: A New Gateway into the Mile High City

Brighton Boulevard - 20' Sidewalk



- ✓ Key access into downtown Denver from I-70 (airport)
- ✓ Brighton Blvd. is 3 miles in length
- ✓ Blvd has been organized into 4 character areas
- ✓ In 2015, Denver is investing \$26 million into Blvd. improvements
- ✓ Objective is to convert a historical back door into a new front door



National Western Center: A Year Round Campus



Presently, the NWSS event generates \$115 million in economic impact (60% out of state).

The transformation of this antiquated, but historic site into a dynamic 270 acre year-round campus includes –

- **\$856 Million Dollar Investment**
- Doubling attendance, driving **1 million new visitors** annually;
- **Nearly doubles** the annual economic impact to over \$200 million;
- The plan creates more than a **100 new events**;
- In total, the Campus is expected to generate **\$5.9 billion in net new spending** over 30 years.

National Western Center: A Bold Vision for Colorado Ag

Vision

The National Western Center celebrates the pioneering spirit and promise of the West through year-round experiential life-long learning, the arts, entertainment, competition and commerce.

Guiding Principles

- Community and Neighborhood Integration
- Engage the River and Nature
- Celebrate Western Heritage
- Inspire Health and Wellness
- Build Cultural Crossroads
- Be Pioneering: Break Trail and Foster Innovation
- Create Fun and Entertain Experiences
- Grow Local, Regional, and Global Intelligence
- Embrace an Ethic of Regeneration

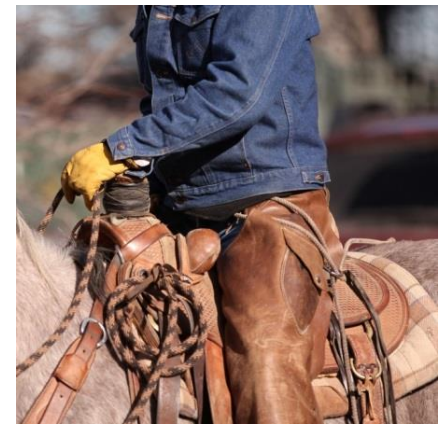
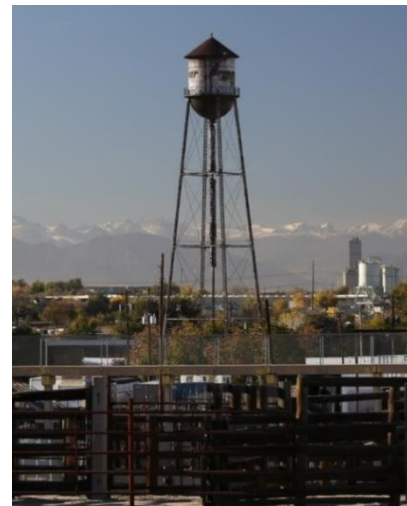


NATIONAL
WESTERN
Center of the West



DENVER
THE MILE HIGH CITY

HISTORY
Colorado



1. Water Resources Center & S. Platte River Frontage
2. Stockyards/Event Pavilion
3. CSU Equine Sports Medicine Clinic
4. Equestrian Center/Events Center
5. Livestock Center/Livestock Stadium Arena
6. NWC Transit Station
7. Shared Use/TOD Parking Structure
8. Livestock Exchange Building/Flex Space
9. Trade Show/Exhibition Hall
10. New Arena
11. CSU Center
12. Colorado Commons
13. Stadium Arena Market
14. Denver Coliseum Redevelopment
15. Forney Transportation Museum
16. Denver and Rock Island Rail Corridor
17. BNSF/RTD Rail Corridor
18. Globeville Landing Park
19. Northside Park/Heron Pond/Heller Open Space



CSU Center & Stadium Market



Arena & Expo Hall





The New Stockyards

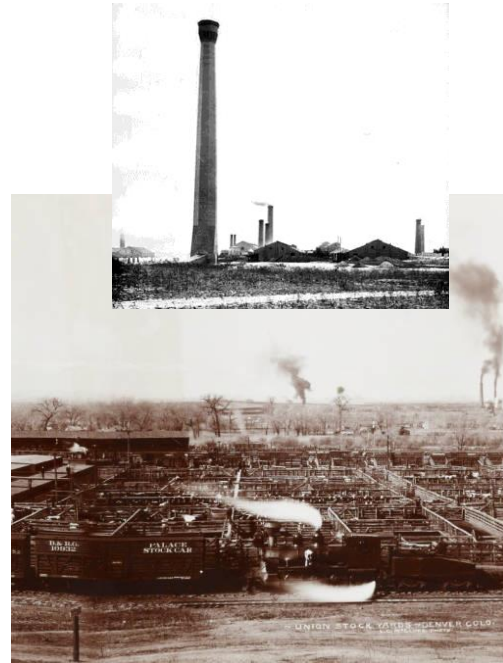
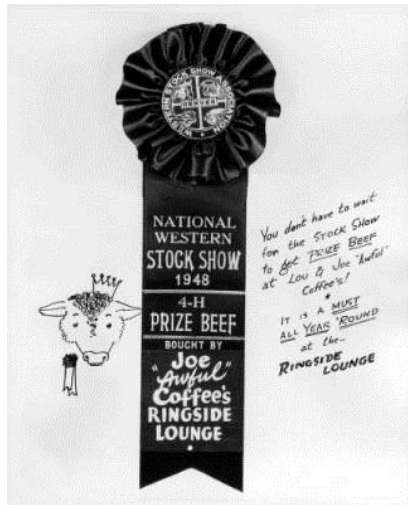


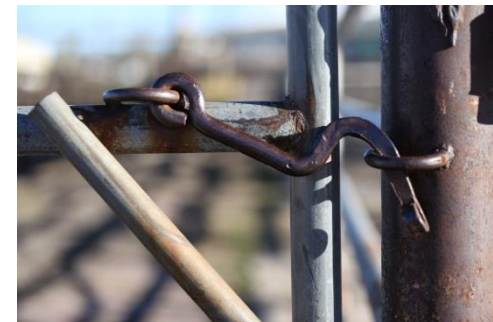
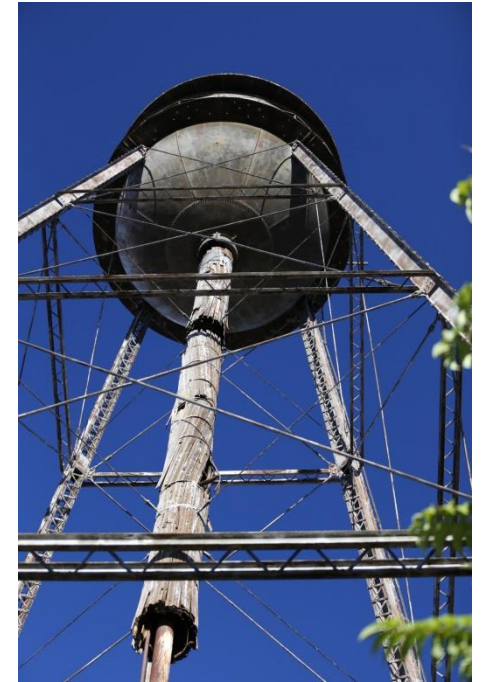
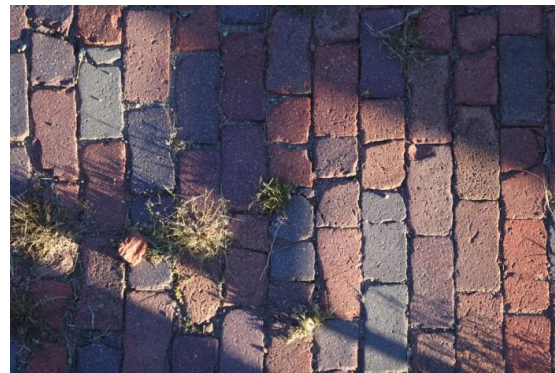
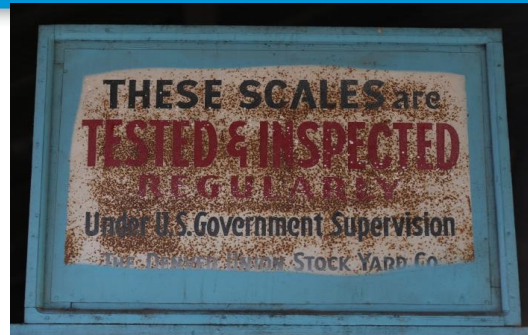


CSU Water Resources Center



Retaining the Site's History





Facilities

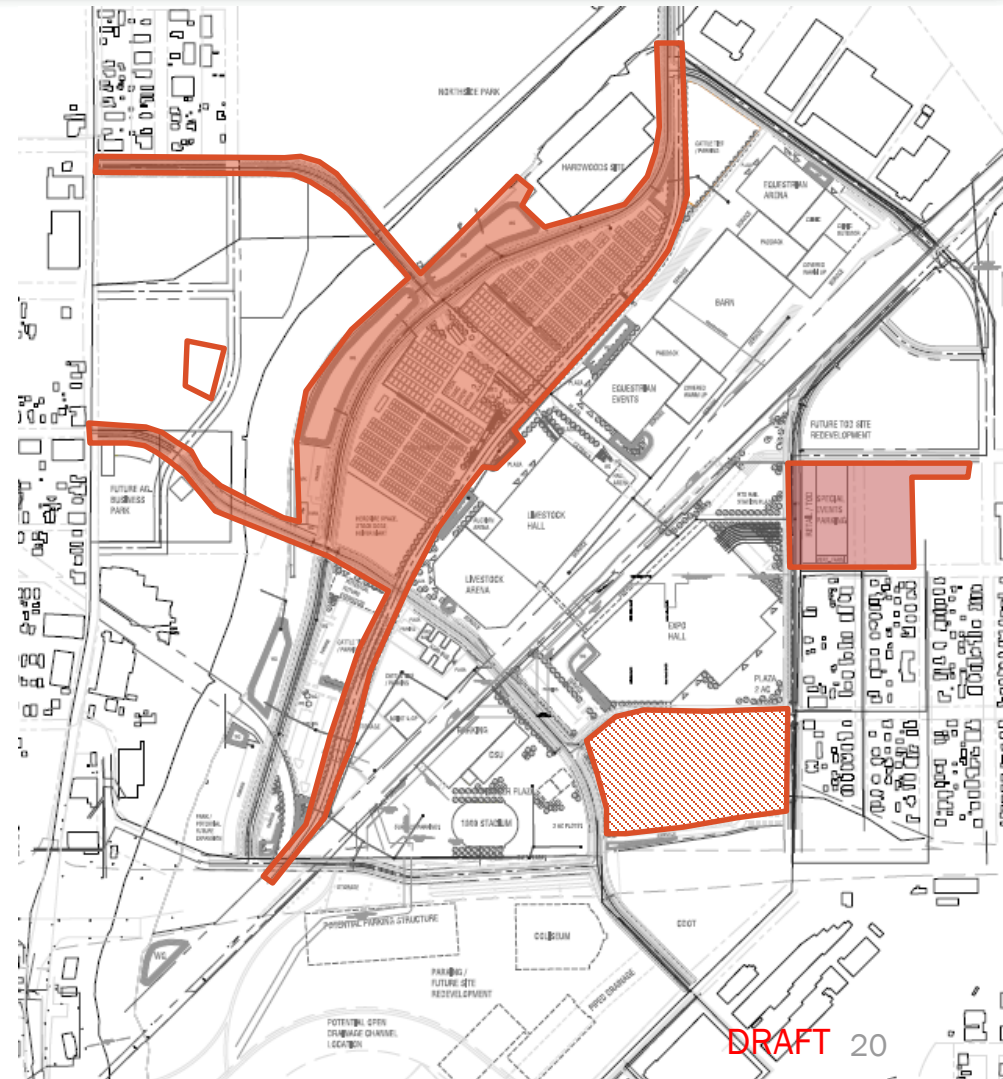
- Stockyards Auction and Show Arenas
- Stockyards Event Pavilion/Outdoor Event Space

Streets

- 51st Avenue and river bridge
- 49th Avenue and river bridge
- National Western Drive (new)
- Rail Consolidation (off river)
- Temporary NWD connection from Bettie Cram Drive to 46th Avenue
- 49th Avenue between Brighton Blvd. and High Street

Other

- River edge on east side
- Property purchase and temporary surface parking at New Arena site
- New shared use/TOD parking structure at DPS site w/ retail TOD, Temp. NWC/CSU Welcome Center with interim surface parking
- Storm sewer improvements
- Bury Delgany Interceptors



Facilities

- Livestock Stadium Arena
- Livestock Hall
- Equestrian Events Center
- Horse Barn
- Equestrian Arena
- CSU Equine Clinic
- Enclosed Equestrian Warm Up
- Covered Equestrian Warm up
- Maintenance Facility
- Cattle ties

Streets

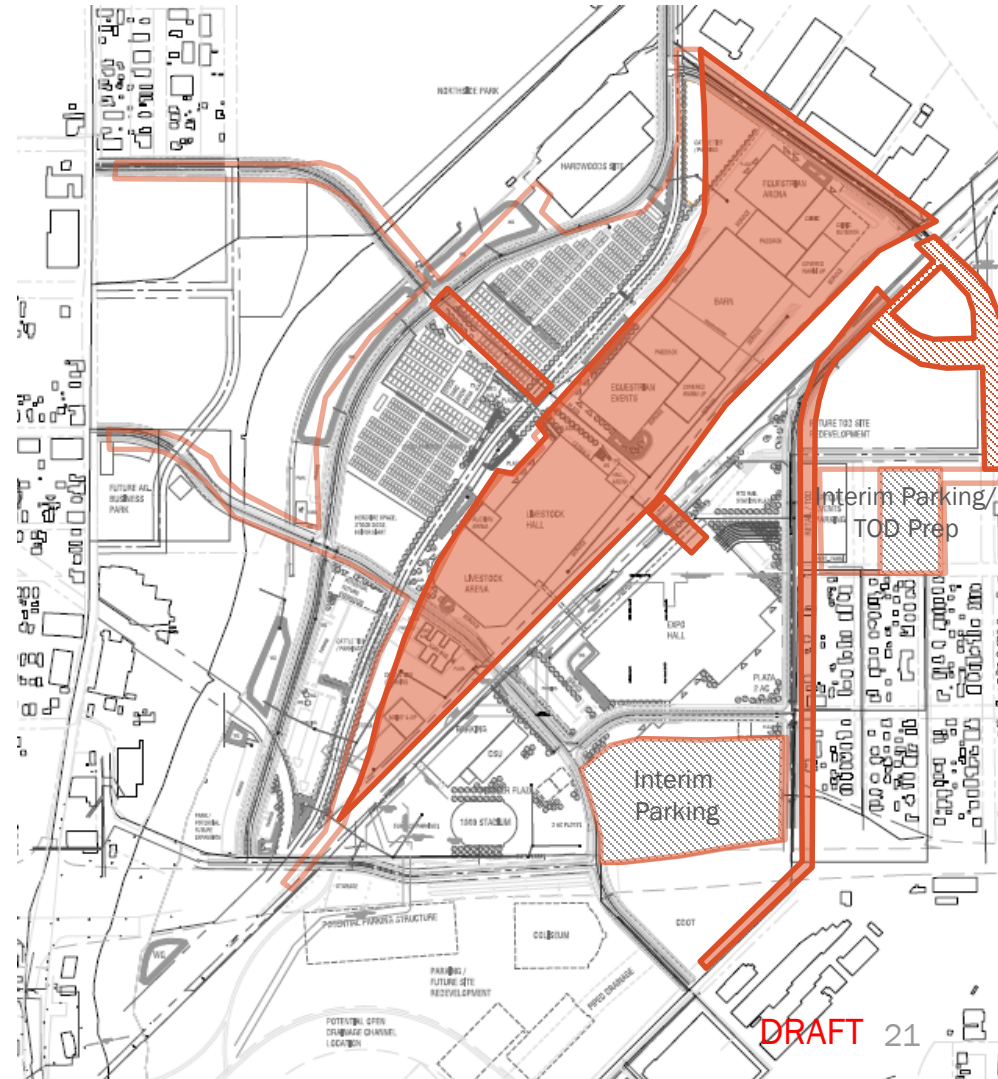
- Elevated Walkway (NWD to RTD Station)
- Portion of Bettie Cram Drive to BNSF (Maintain access to new Stockyards during construction)
- Race Court
- Brighton Blvd., 44th to 50th

Other

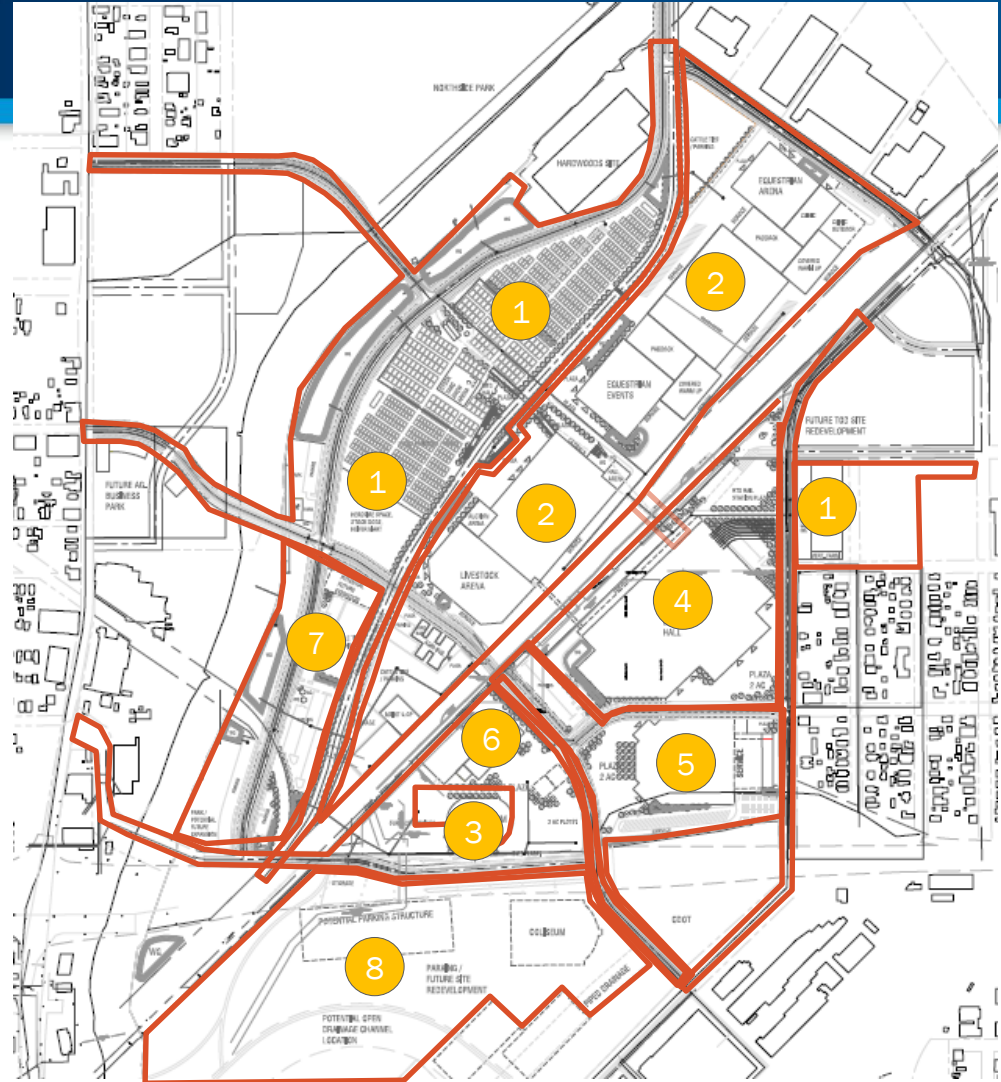
- Brighton/Race improvements could be a different phase
- Public Space at Livestock and Equestrian Centers (all or portions)

Construction Duration: 24 to 30 months

FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311



1. NEIGHBORHOOD CONNECTIONS, RIVER EDGE ACCESS AND STOCKYARDS
2. LIVESTOCK CENTER AND EQUESTRIAN CENTER
3. 1909 STADIUM ARENA RESTORATION AND MARKET
4. TRADE SHOW/EXPOSITION HALL AND RIVER CENTER
5. NEW ARENA
6. CSU CENTER/COLORADO COMMONS
7. RIVER EDGE/NATIONAL WESTERN DRIVE
8. COLISEUM REDEVELOPMENT





Excise Tax Bonding Opportunity

Assumptions

- Maintain the City’s current tax rates/keeps existing pledge of excise taxes (which includes extension of 1.75% lodgers and short-term car rental tax).
- Provides for annual maintenance funding for NWC and CC of \$2M/year through 2023 and \$10M/year thereafter.
- Preserves City G.O. Capacity
- Authorizes debt capacity to leverage RTA funds in addition to excise tax

	Convention Center	National Western Center				Grand Total
	<u>2016</u>	<u>2015</u>	<u>2018</u>	<u>2020</u>	<u>Total</u>	
Project Fund	103,950	138,600	90,250	247,225	476,075	580,028
Total Par	105,000	140,000	100,000	290,000	530,000	635,000
Authorized Par			DRAFT			778,000



NWC Estimated Project Costs and Funding

Estimate of Probable Costs: \$856 million (RTA Plan of Finance - Phases 1 & 2):

- Estimated “capital stack” sources:
 - \$673 million from the City of Denver
 - \$117 million from the State of Colorado Regional Tourism Act funds (if approved)
 - \$16 million from CSU for animal hospital
 - \$125 million cash contribution from the WSSA with \$50 million of it being cash

Breakdown of \$673 million over ten years from Denver

- \$476 million excise tax revenue bonds
- Additional bond capacity may become available depending on pledged revenue growth and interest rates.

Balance: land/asset sales, on-site revenues, capital and wastewater funds, federal grants.

The Opportunity to Partner

“Denver is taking bold steps to re-create a connected and sustainable community that will drive job creation and growth on a globally competitive scale.”

Mayor Michael B. Hancock



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