

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 – October 27, 2016

Six Projects – One Vision





NWC Land Acquisition Overview

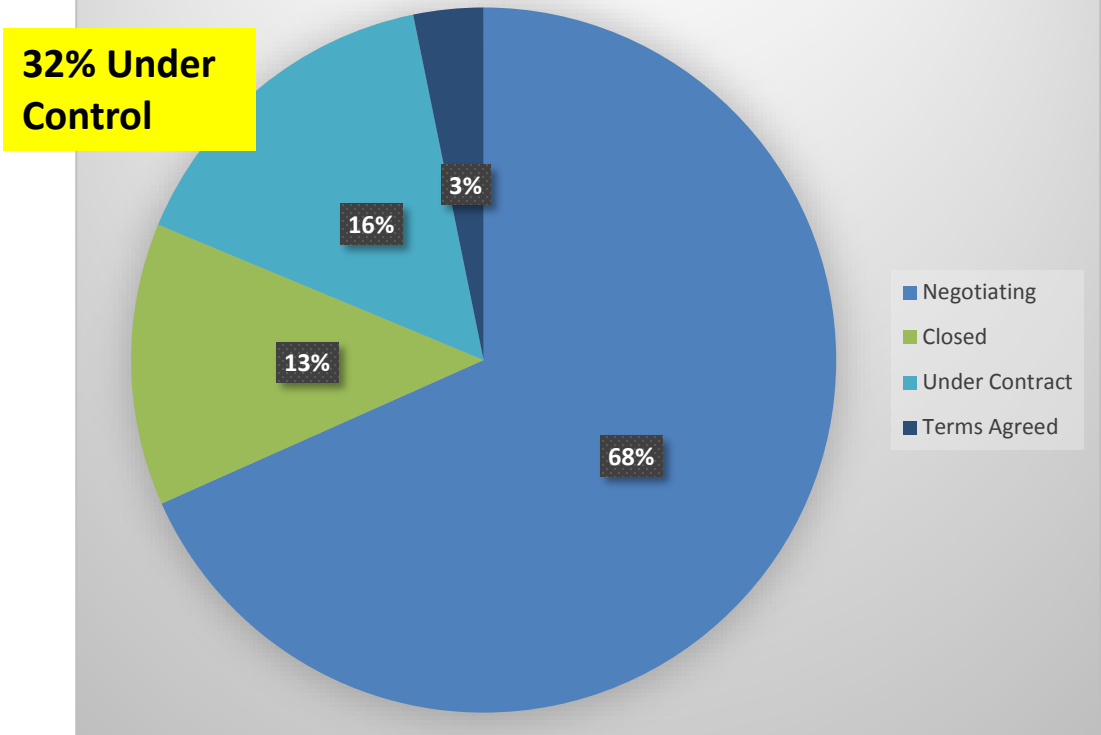
- Denver's approved Land Acquisition Ordinance includes **62 parcels** within the campus
 - 24 CDOT parcels - 8% of land area
 - 38 private parcels – 92% of land area
 - 26 Commercial
 - 10 Residential
 - 1 State Dept. of Agriculture
 - 1 DPS (bus barn)





Land Acquisition Status – Third Party Parcels

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



<i>Current Status</i>	<i>Number of Private Parcels (38 total)</i>
Negotiating	22
<i>Under Control</i>	16
<i>Number of Private Parcels Under Control</i>	
• <i>Commercial (26 total)</i>	12
• <i>Residential (10 total)</i>	3
• <i>Dept. of Agriculture (1 total)</i>	1
• <i>DPS (1 total)</i>	0
TOTAL Under Control	16



Acquisition Status Details

■ CLOSED (5 parcels)

- International Paper (5135 Race Ct)
- Back Country (Ship Art, 5130 Franklin)
- Wedco (Rocky Mtn Colby Pipe, 5131 Race Ct)
- 4699 Marion
- Marmolejo (residential, 4741 Brighton)

■ UNDER CONTRACT (9 parcels)

- Scott Family LP (2 parcels)
- State Dept of Agriculture
- Baldwin Ct. Real Estate
- 7-Eleven
- Power Assist (Crystal Packaging)
- Haynes (residential, 4712 Baldwin Ct)
- McConnell (4747 Packing House Rd)
- G & K Services

■ 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): 1st 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