

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

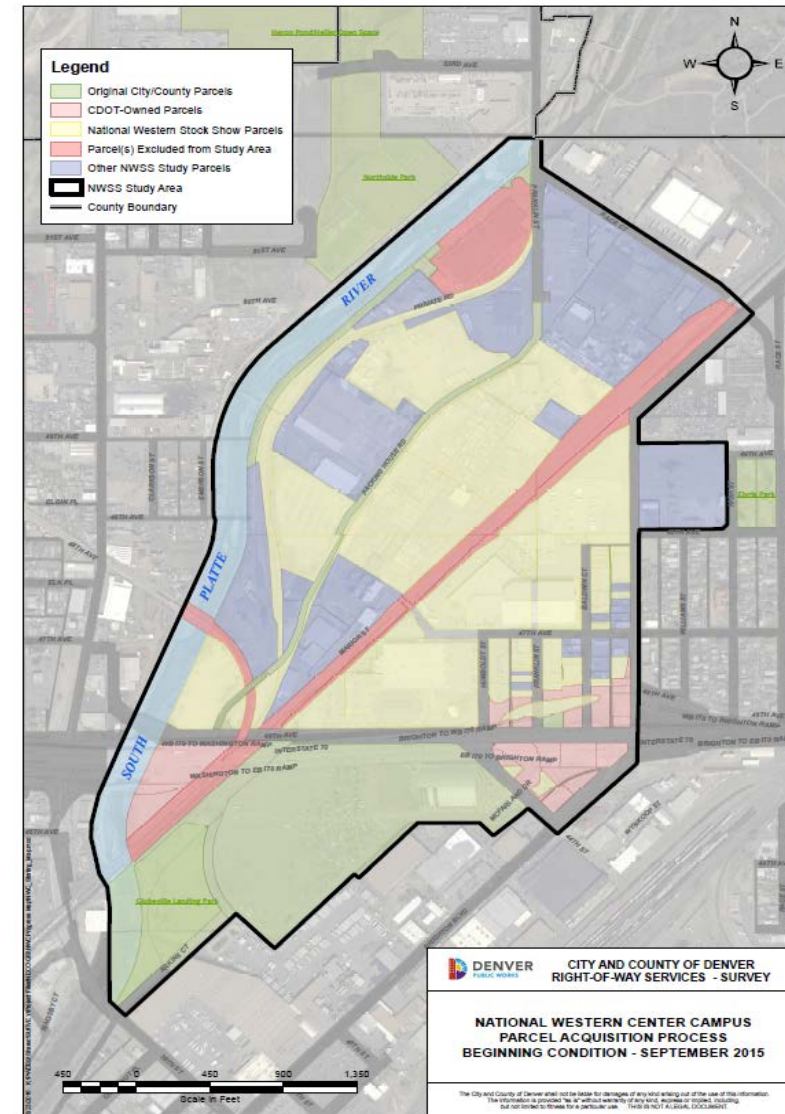
Six Projects – One Vision





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)

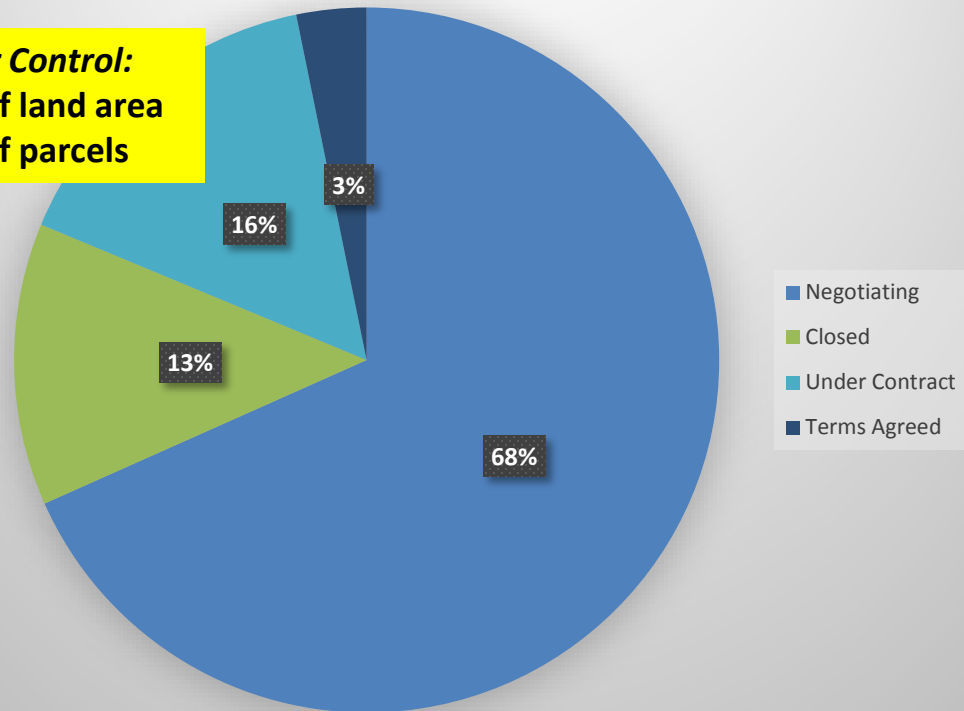




Land Acquisition Status – Third Party Parcels

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)

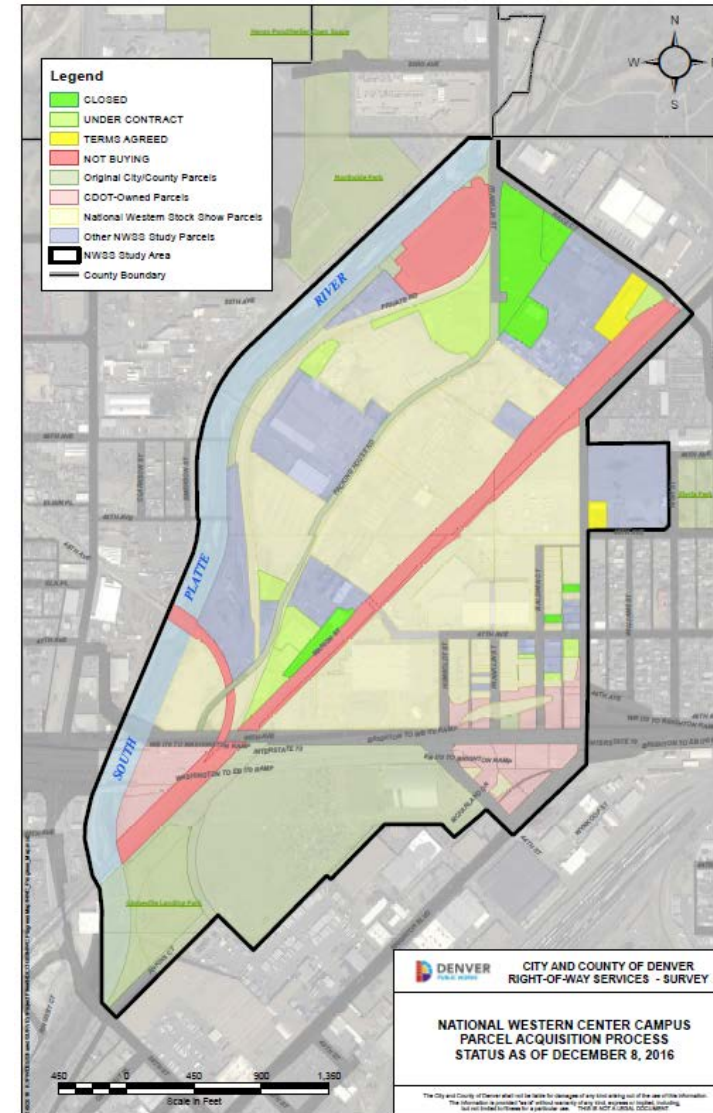
- 5135 Race Ct
- 5130 Franklin
- 5131 Race Ct
- 4699 Marion
- 4741 Brighton
- 4712 Baldwin Ct

■ 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): 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