



Mile High Greyhound Park Multi-Purpose Complex

Urban Renewal Redevelopment Project
Commerce City, Colorado

Commerce City Cultural Council
March 19, 2024

Purpose

Engage the Cultural Council to discuss how the development of a Multi-Purpose Complex at Mile High Greyhound Park might further their mission of bringing together the Community by embracing and creating experiences through art, music, theatre, dance, and culturally diverse efforts.

Multi-Purpose Complex

Feasibility and Concept

The Consultant will complete a Feasibility Study to assist with the pre-design, concept design, and programming services necessary to create the project scope of work as well as the preliminary schedule and budget for a 25,000 -60,000sf Multi-Purpose Complex. The Complex may include, but is not limited to, the following primary uses:
Performing Arts Facility, Cultural Facility, Advanced/Higher Education Facility, Career Training Facility, and/or Educational Innovation Campus.

History

- The Urban Renewal Authority (CCURA) has purchased and is redeveloping the formal Mile High Kennel Club.
- The Development Goals include:
 1. Create a flexible, master framework plan;
 2. Create a mixed-use and multi-use neighborhood;
 3. Provide a variety of retail and commercial development options;
 4. Create a community destination and sense of place;
 5. Provide space for the Boys & Girls Club and other service organizations; and
 6. Hold a portion of the property for an institutional anchor while pursuing development on the remainder of the property.
- CCURA gave 3 acres to the Boys and Girls Club for the development of a new Club.
- CCURA sold 40 acres to Delwest to develop 921 homes, of which 523 have been built or are under construction with full built-out expected by 2028.
- The CCURA sold 2 acres to TGC Company for the development of a 122-room hotel opening in April 2024.
- The CCURA is under contract to sell 6 acres to a retail developer to complete the development of Tract B surrounding the hotel.
- The CCURA has held a 4.5 acre tract of land known as Tract A for the development of an Institutional Anchor (“Multi-Purpose Complex”).



2012 Visioning

Higher Educational Facility

- Community College or Vocational/Tech School
- 10-12 acres banked for future use
- Approximately 146,000 total sq. ft.

Attached Residential

- Townhomes
- Approximately 108-162 units
- For Sale Product

Detention/Park

- Provide for existing detention volumes
- Serve as a community amenity
- 6-7 acres

Retail

- 80,000—100,000 sq. ft.
- Main street concept
- Pad sites

Boys and Girls Club

- 2.5 acres
- Fundraising under way
- Conceptual plans complete

Lodging

- 260 rooms
- Supported by future development

Office

- 65,000– 91,000 sq. ft.
- Potential Incubator space

Multi-Family Residential

- Apartments or Condos
- Approximately 189-252 units
- Urban Style
- Rental or for sale units



2014 Visioning

Training and Education Center

- Sustainable Construction Techniques
- Classroom, Office, Construction and Laboratory



2021 Visioning



Program Details:

- 60,000 SF Building (30,000 SF footprint - 2 story)
- Facility to include:
 - Culinary Arts program space
 - Small restaurant spaces for students to operate
 - 3,000 Bistro kitchen on lower level - area to include storage, equipment, and instruction space
 - Flexible meeting spaces on upper level
 - (3-4) 800+ SF classroom spaces adjacent to kitchen space
 - Provide adequate space outdoors for food trucks and other culinary centric events
 - 12,000-14,000 SF for Historical Society and Chamber of Commerce
 - Potential innovation center component
- Facility needs to be flexible for future uses that support this building type
- Building will be active morning, noon, and night - security for students and staff is of great importance
- Provide adjacency with hotel, potential convention



2023 Visioning



Cultural Council Feedback

1. What events or programming does the Cultural Council currently facilitate? How many events, frequency, and time of year?
2. Where are events currently held? (location, indoors vs. outdoors, size or type of space/facility needed?)
3. What are the typical costs to attend (if any)?
4. Do you track attendance or participation at these events? How many or what share of attendees come from Commerce City?
5. What does it cost to host these events and how are costs currently funded (any examples you can share)?



Cultural Council Feedback

6. What are the primary challenges/limitations to securing additional Scientific and Cultural Facilities District (SCFD) funds?
7. If a multi-purpose event center were available at MHGP, could any existing events be moved to it? If yes - which would make sense to host at MHGP and why?
8. If a multi-purpose event center were available at MHGP, what types of new programming or events could expand the reach/impact of the Cultural Council mission? Which are currently limited by lack of suitable facilities or spaces? Which are currently limited by lack of funds or organizational capacity?
9. Are there other local arts groups (dance, musical, etc.), community or cultural organizations, and so forth, that you would recommend be consulted as part of the market/feasibility study?

