

WYNKOOP PLAZA UPDATE

MARCH 25, 2010

PUBLIC MEETING SUMMARY

08.07.08

- CONCEPTUAL FRAMEWORK: PUBLIC MEETING #1

09.04.08

- CONCEPTUAL FRAMEWORK: PUBLIC MEETING #2

09.23.08

- CONCEPTUAL FRAMEWORK: PUBLIC MEETING #3

10.30.08

- CONCEPTUAL FRAMEWORK: PUBLIC MEETING #4

06.26.09

- SCHEMATIC DESIGN: PEER MEETING – 8:00-10:30 pm

10.01.09

- SCHEMATIC DESIGN: PEER/PUBLIC MEETING #1 – 5:30-7:00 pm

11.12.09

- SCHEMATIC DESIGN: PEER/PUBLIC MEETING #2 – 5:30-7:00 pm

12.15.09

- SCHEMATIC DESIGN: PEER/ PUBLIC MEETING #3 – 5:30-7:00 pm

02.24.10

- SCHEMATIC DESIGN: WYNKOOP STAKEHOLDER WORKSHOP – 8:30-4:00 pm

03.25.10

- SCHEMATIC DESIGN: PEER/PUBLIC MEETING #4 – 5:30-7:00 pm

PUBLIC REALM FRAMEWORK SUMMARY

August 2008 – October 2008

ANALYSIS



SITE HISTORY: 1879

- DUS District is within original street grid layout



SITE HISTORY: 1898

- View down 16th Street from Broadway



1881

The Union Depot & Railroad Company built the city's first Union Station. It cost \$525,000 and opened on June 1, 1881.

1895

In the late nineteenth century the landscape in front of the station was a formal planting of trees surrounding open greens.

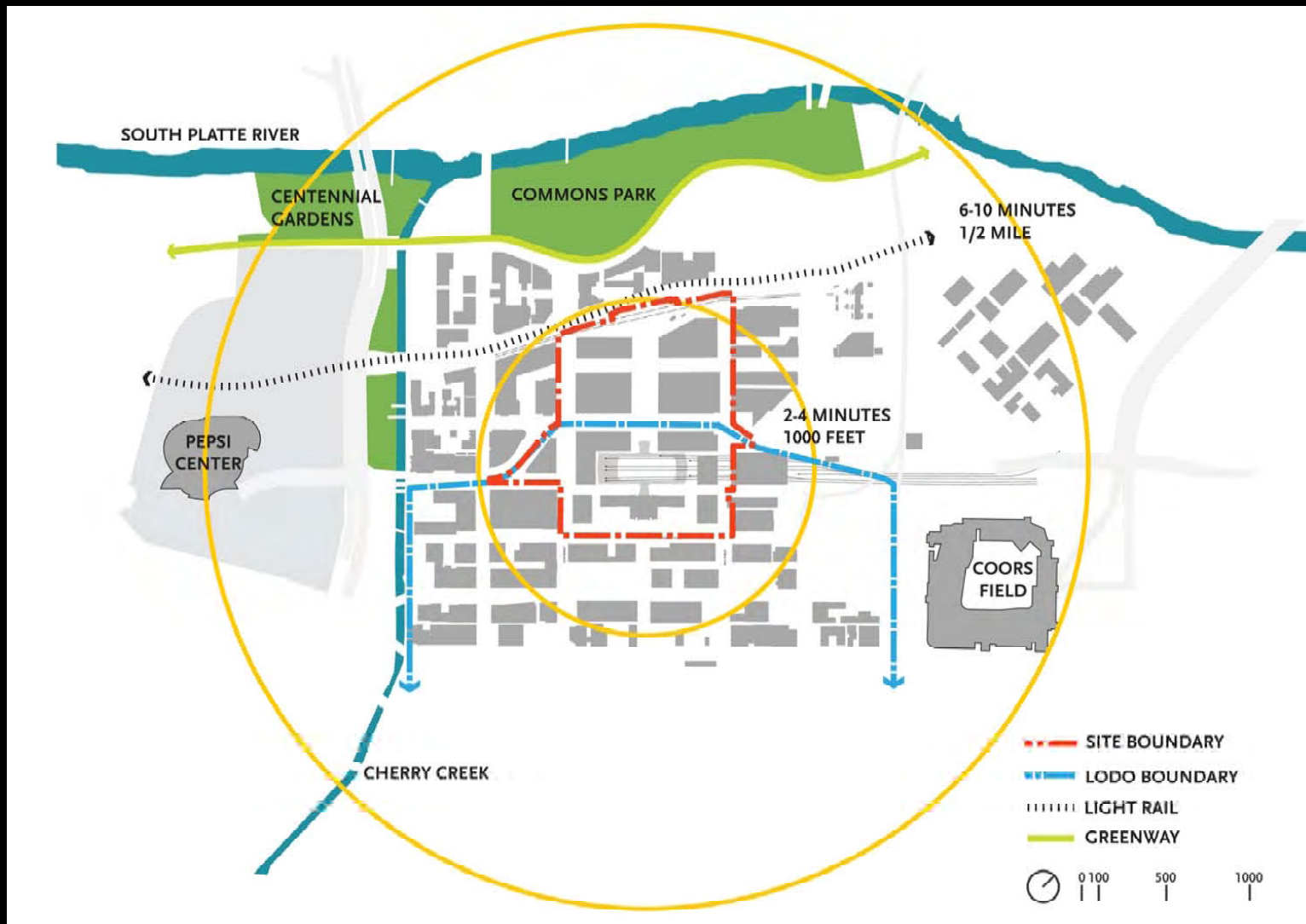


1914

After burning in 1894, Union Station was rebuilt with a lower roofline and clock tower.

Later, the Denver Union Terminal Railway tore down the stone clock tower and replaced with the building's lower expanded center section that you see to this day.

SITE HISTORY: UNION STATION



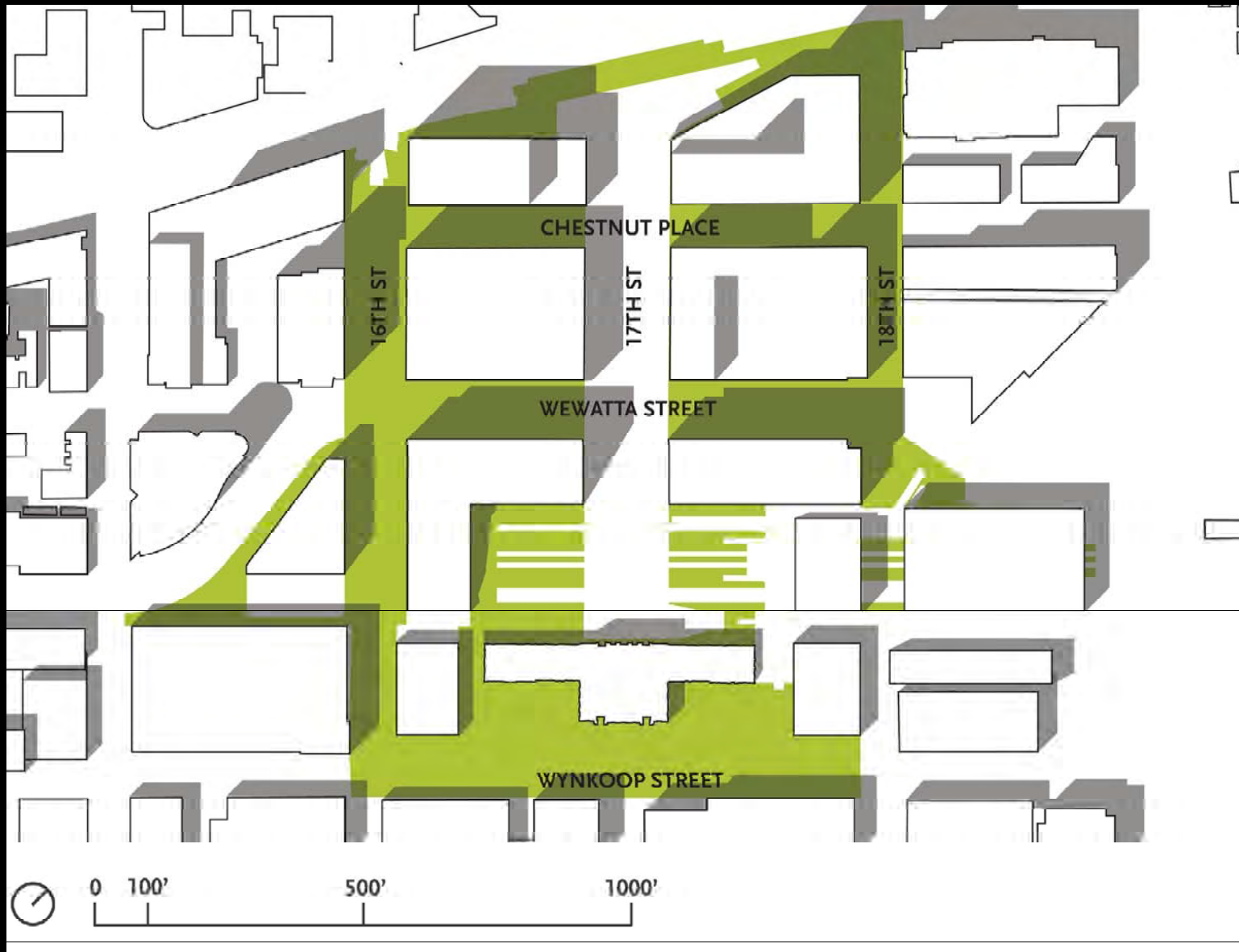
CONTEXT

- Walking distance to Major Stadia, Cherry Creek, South Platte River and Downtown

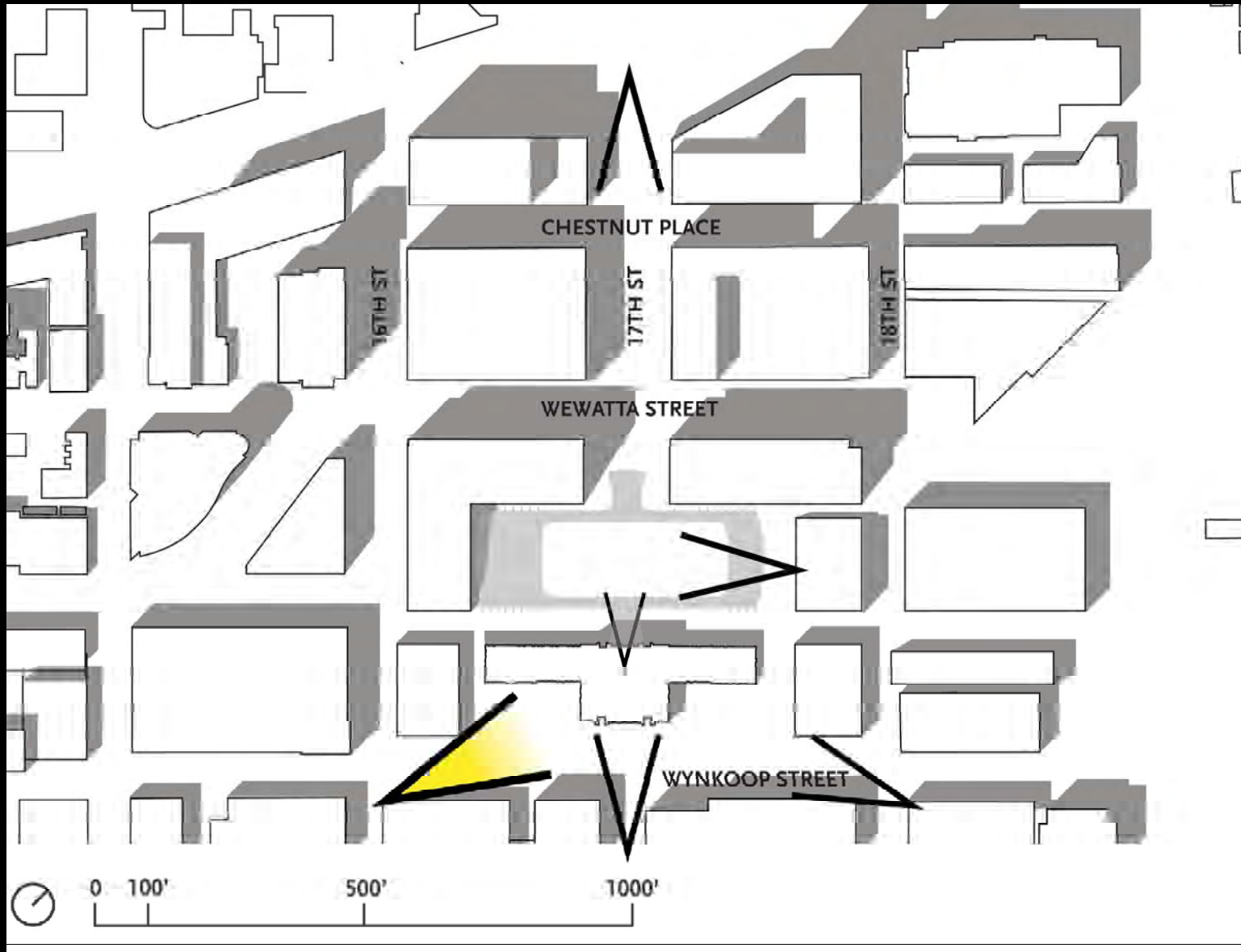


OPEN SPACE CONTEXT

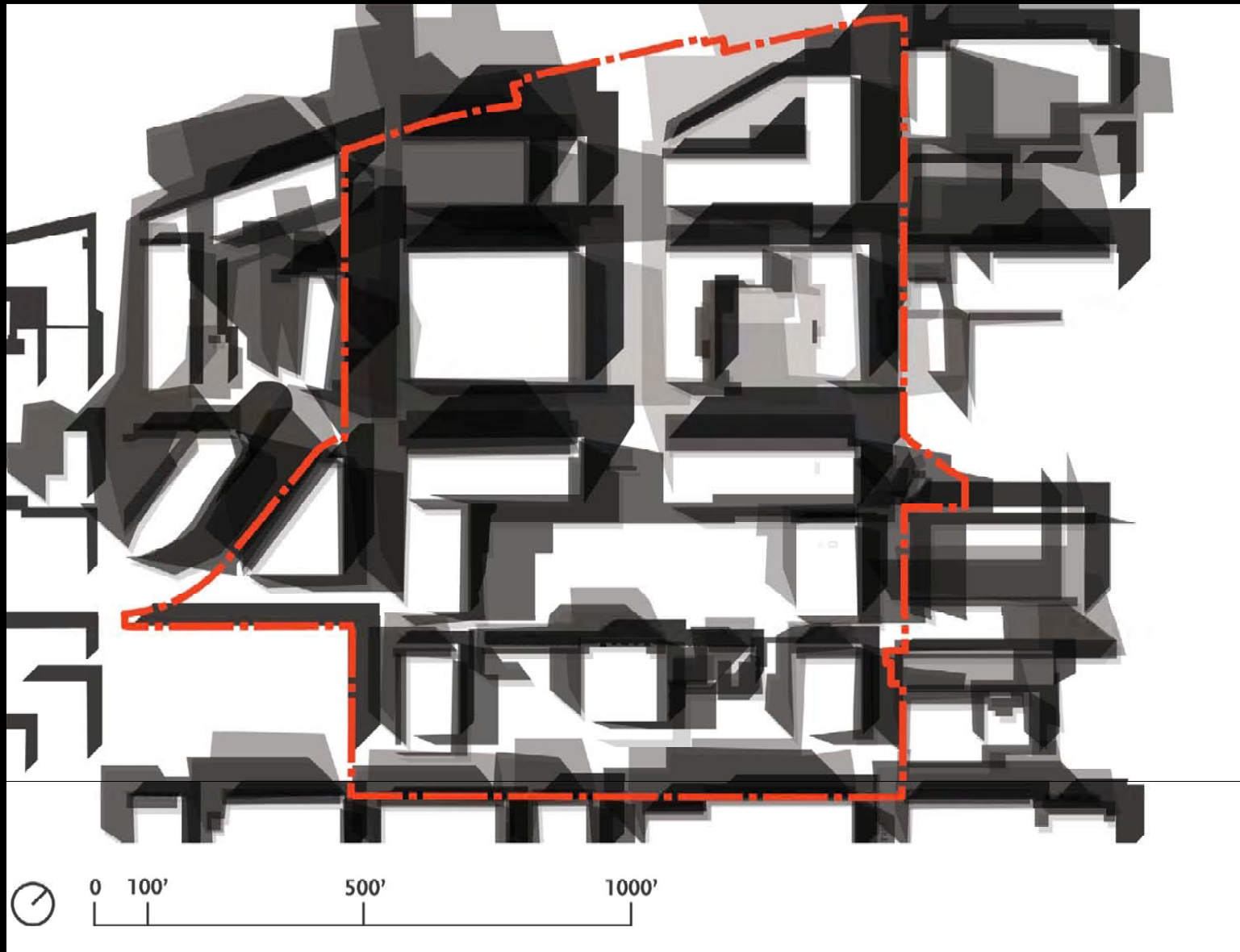
1. Denver City Park
2. Denver Civic Center and City Hall Plaza
3. Centennial Gardens
4. Confluence Park
5. Commons Park
6. Denver Skate Park
7. City of Cuernavaca Park
8. 16th Street Mall
9. Skyline Park
10. Gates-Crescent Park



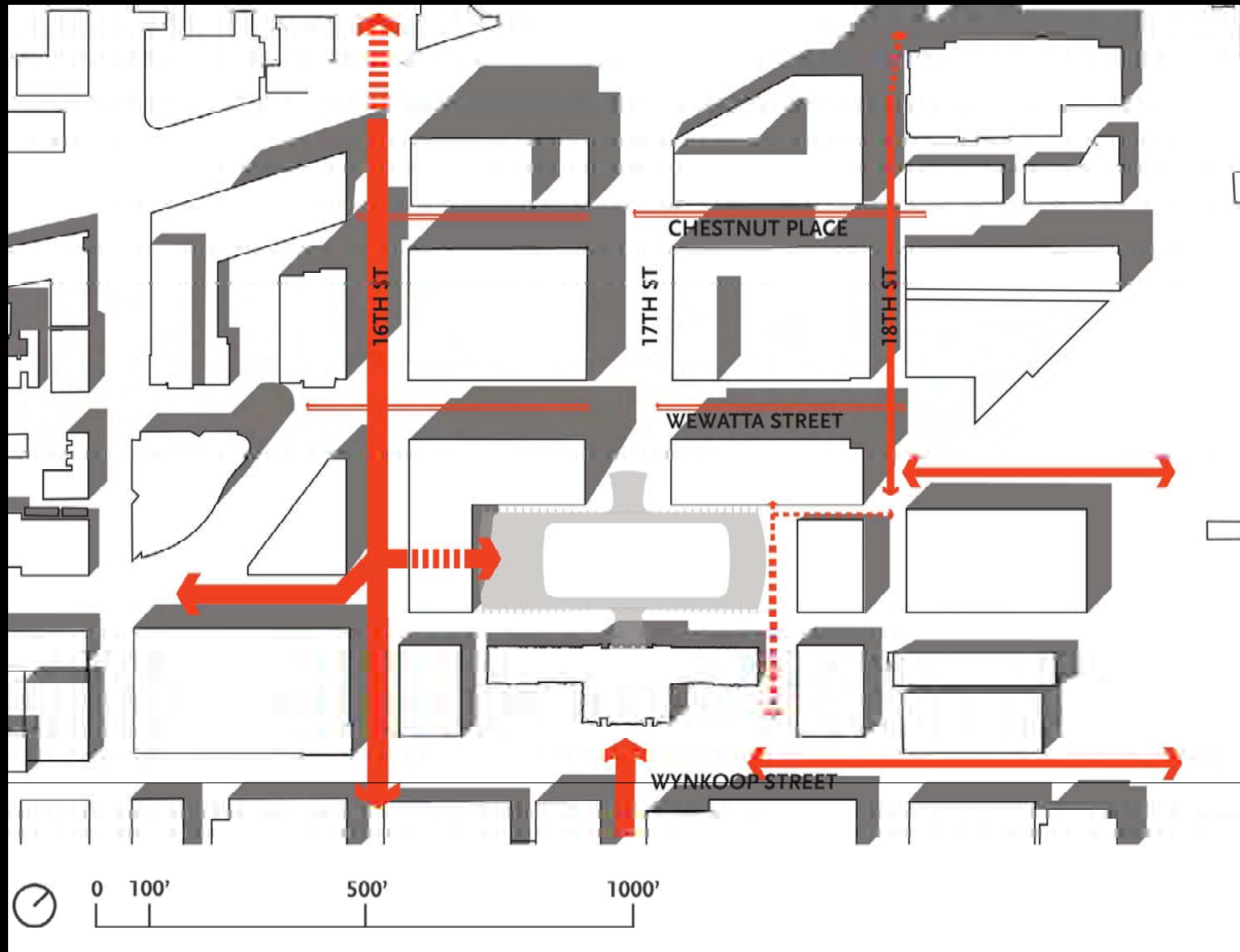
SITE
ON DIRT



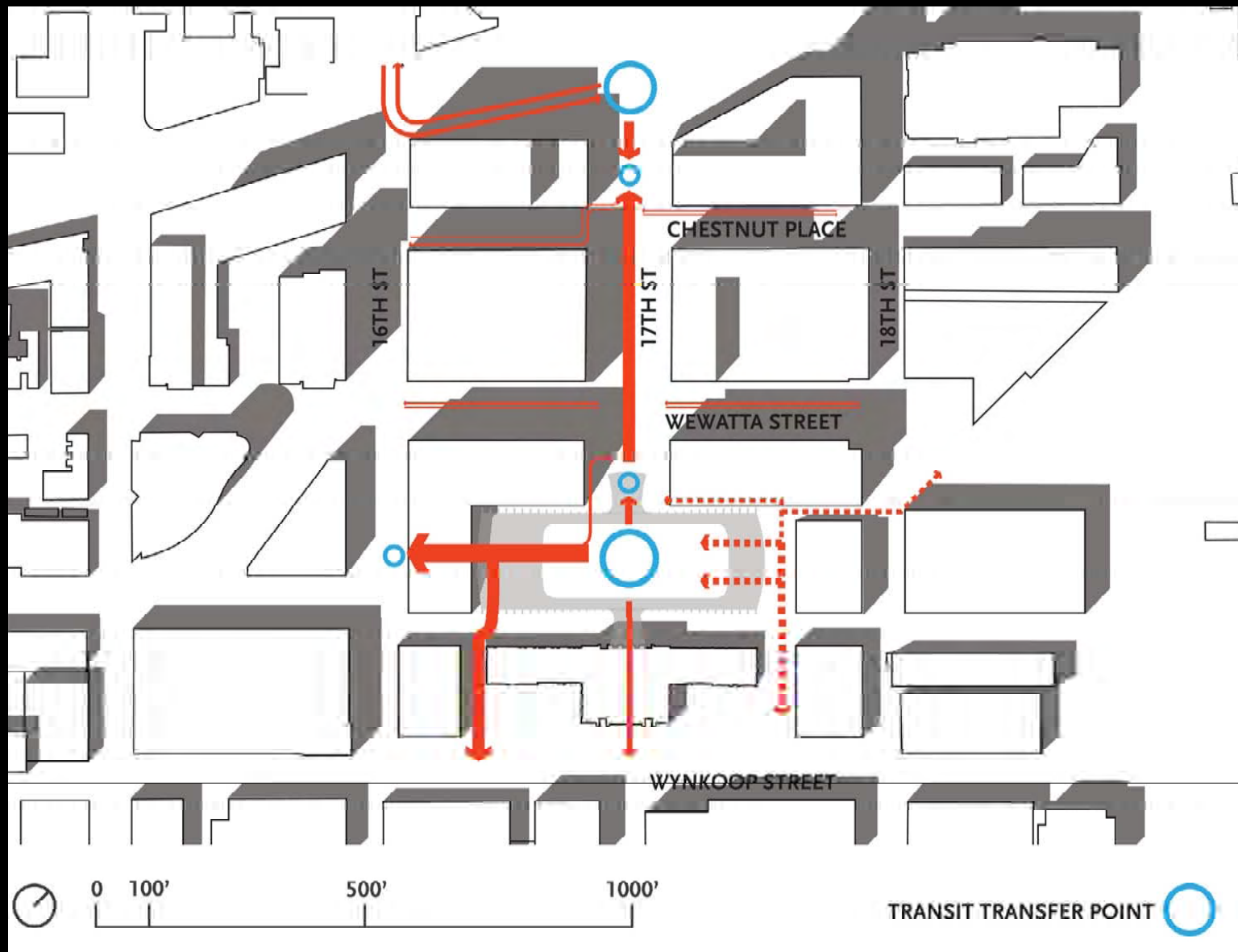
IMPORTANT VIEWS



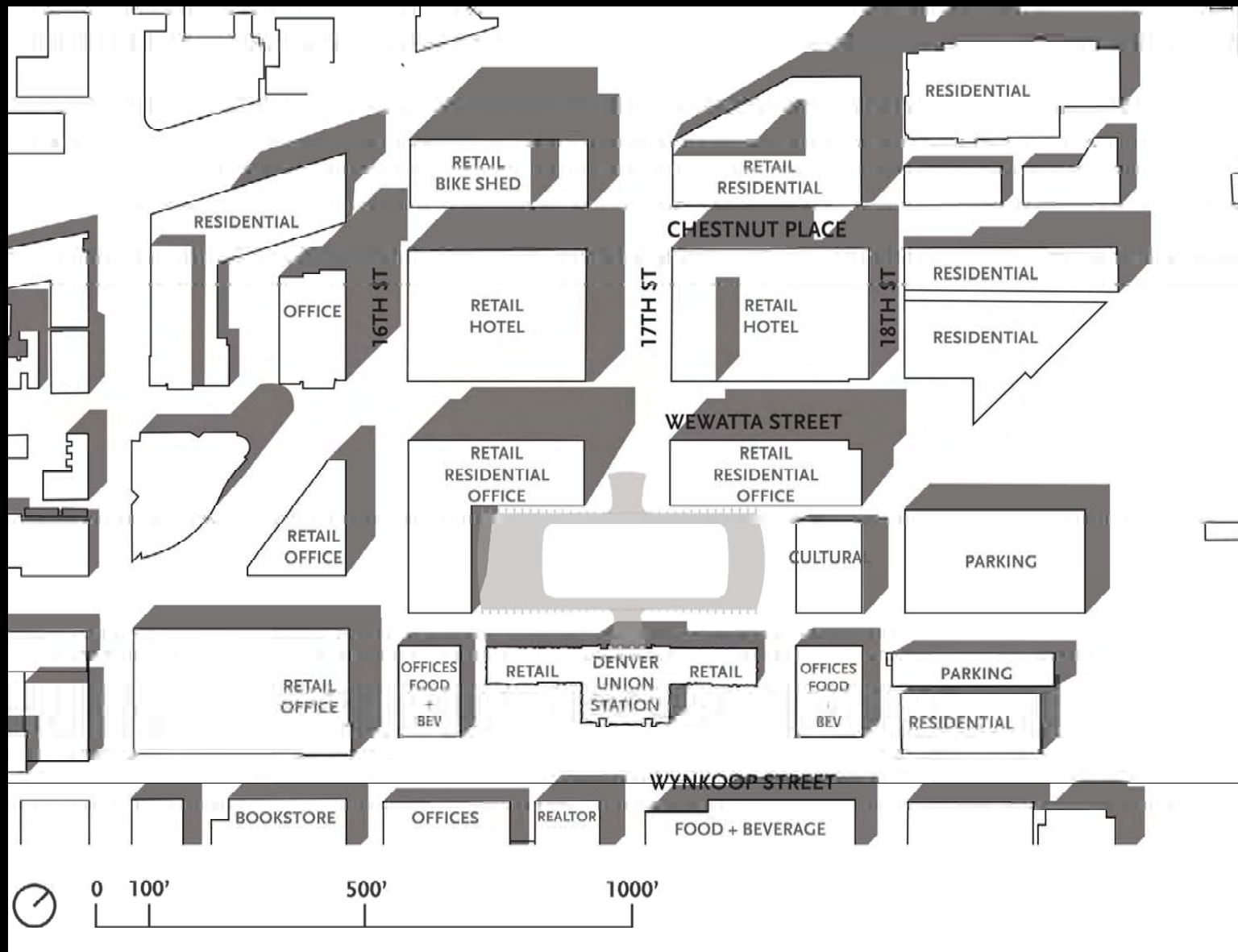
SUN AND SHADOW COMPOSITE



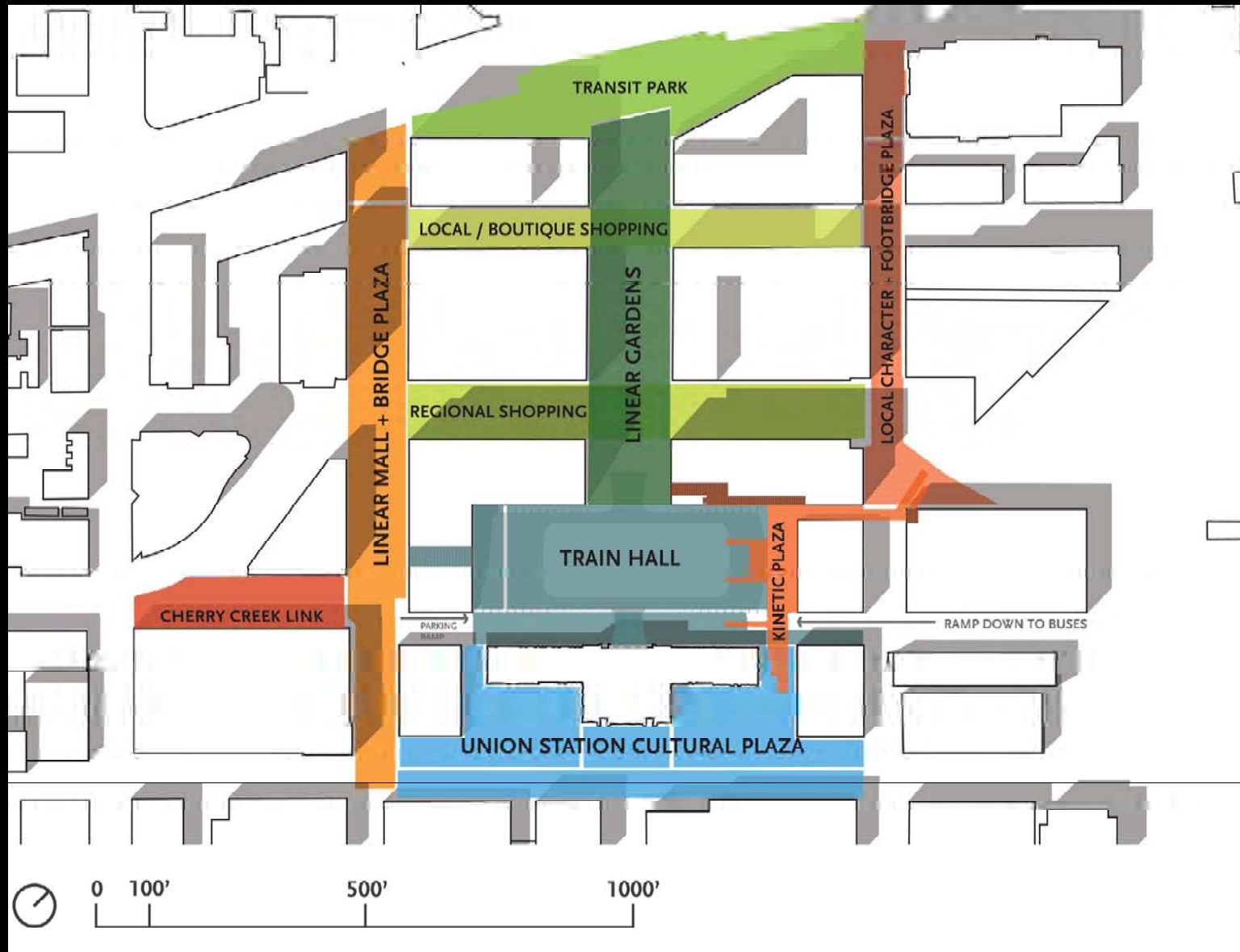
CIRCULATION: NEIGHBORHOOD



CIRCULATION: TRANSIT DISTRICT

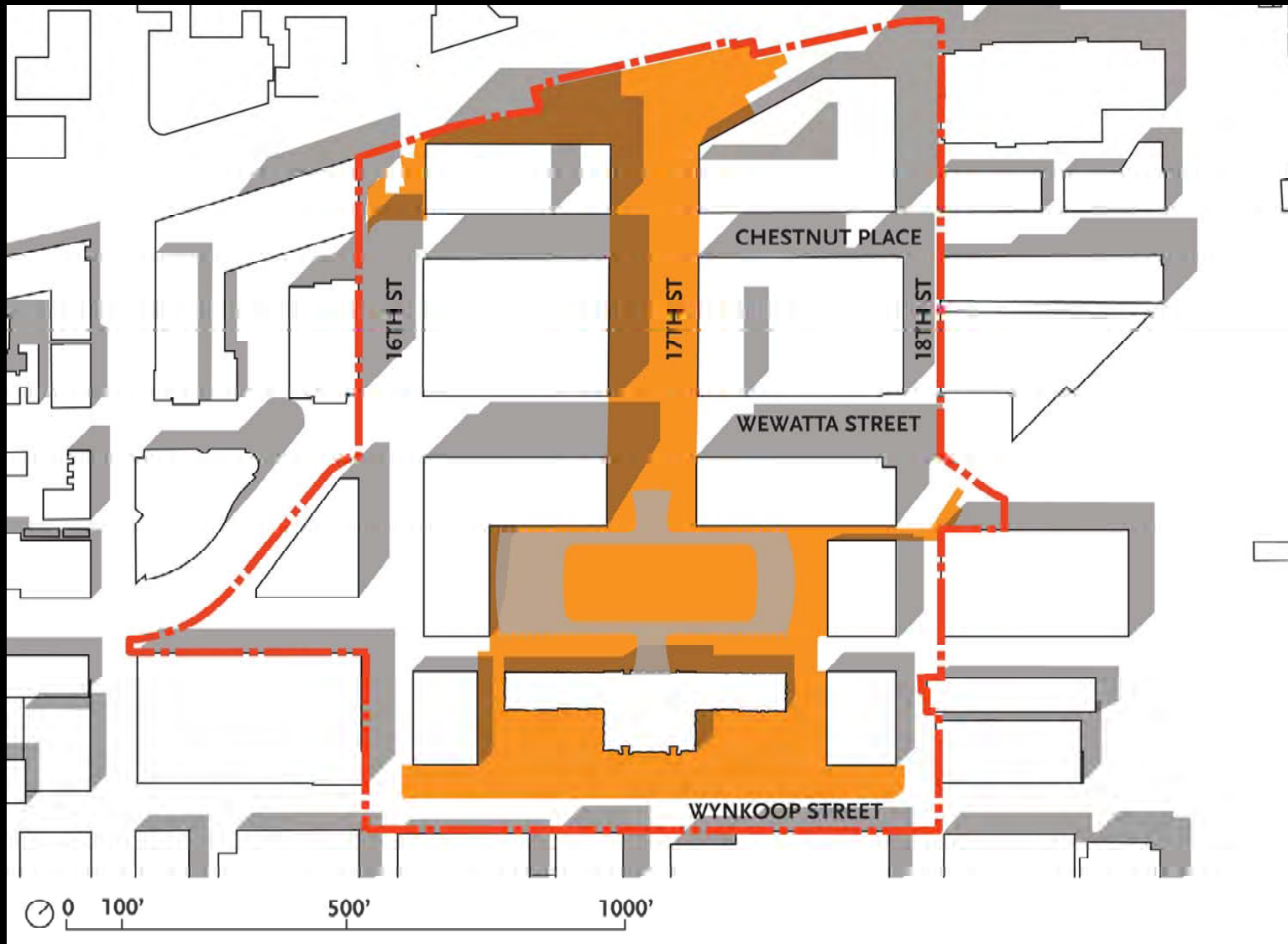


BUILDING PROGRAM



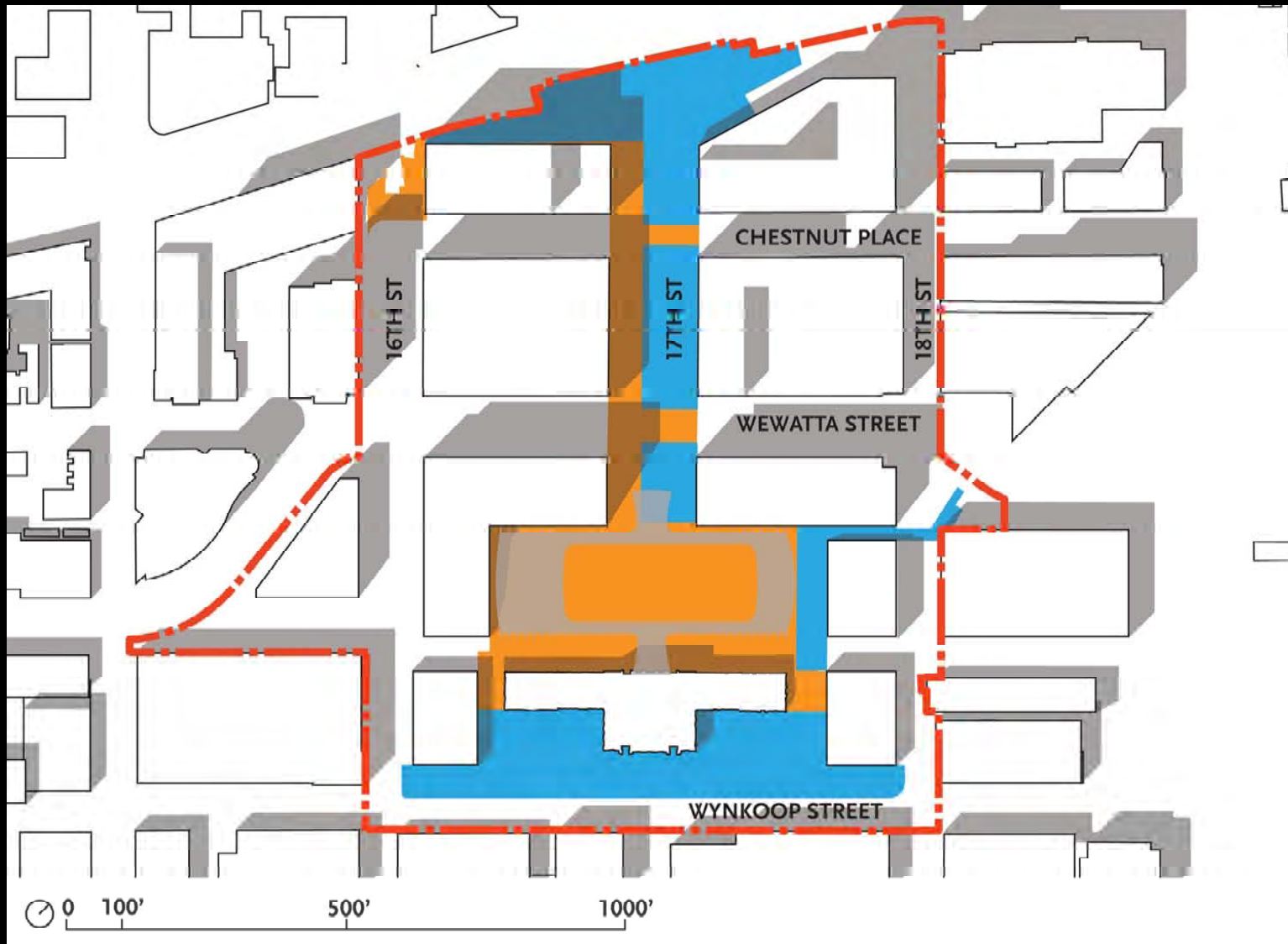
CHARACTER ZONES

CONCEPTUAL FRAMEWORK



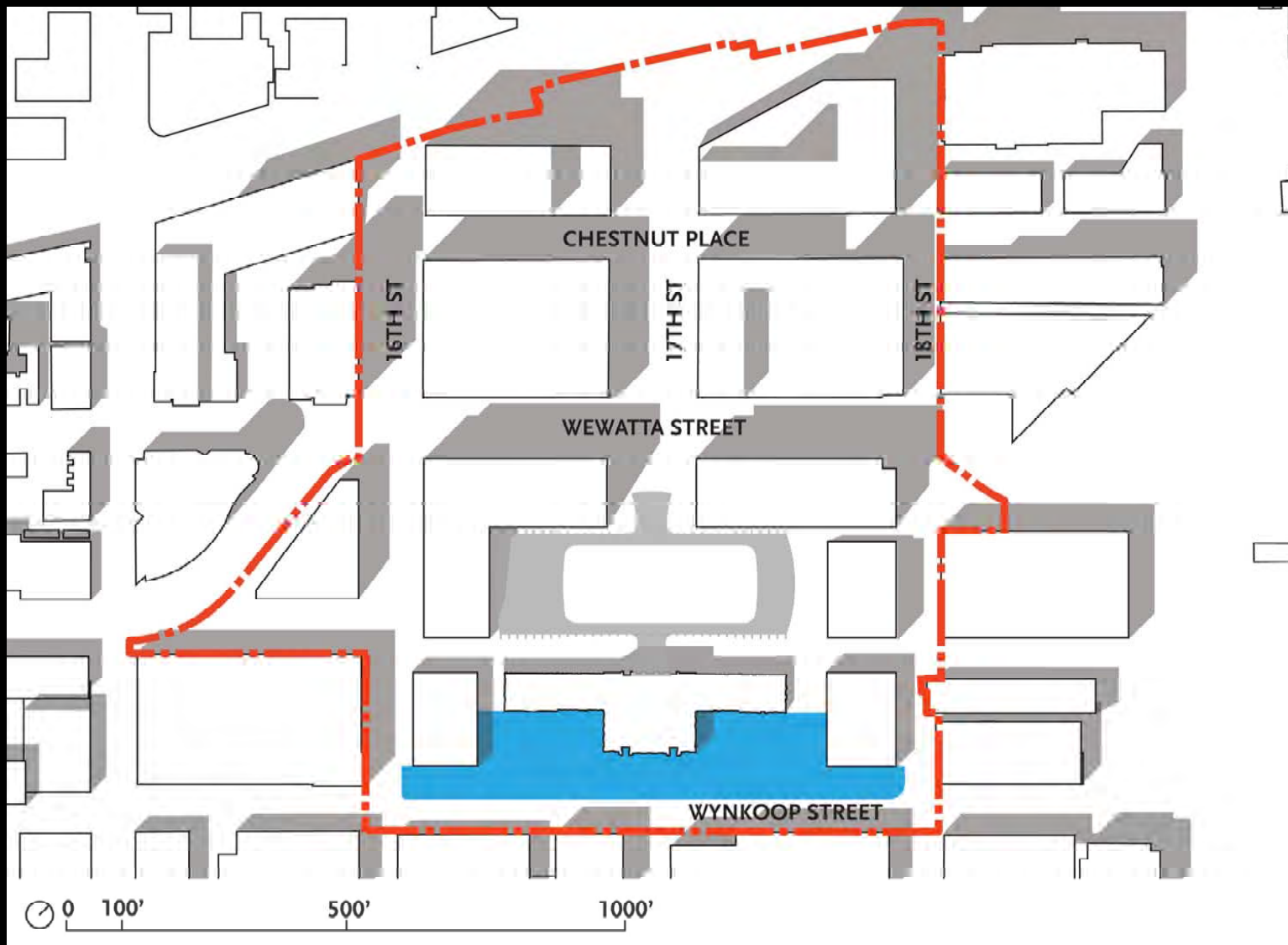
TRANSIT REALM

- Distinct Identity with the City of Denver
- Vehicle-Free
- Unified Character
- 10.5 Acres



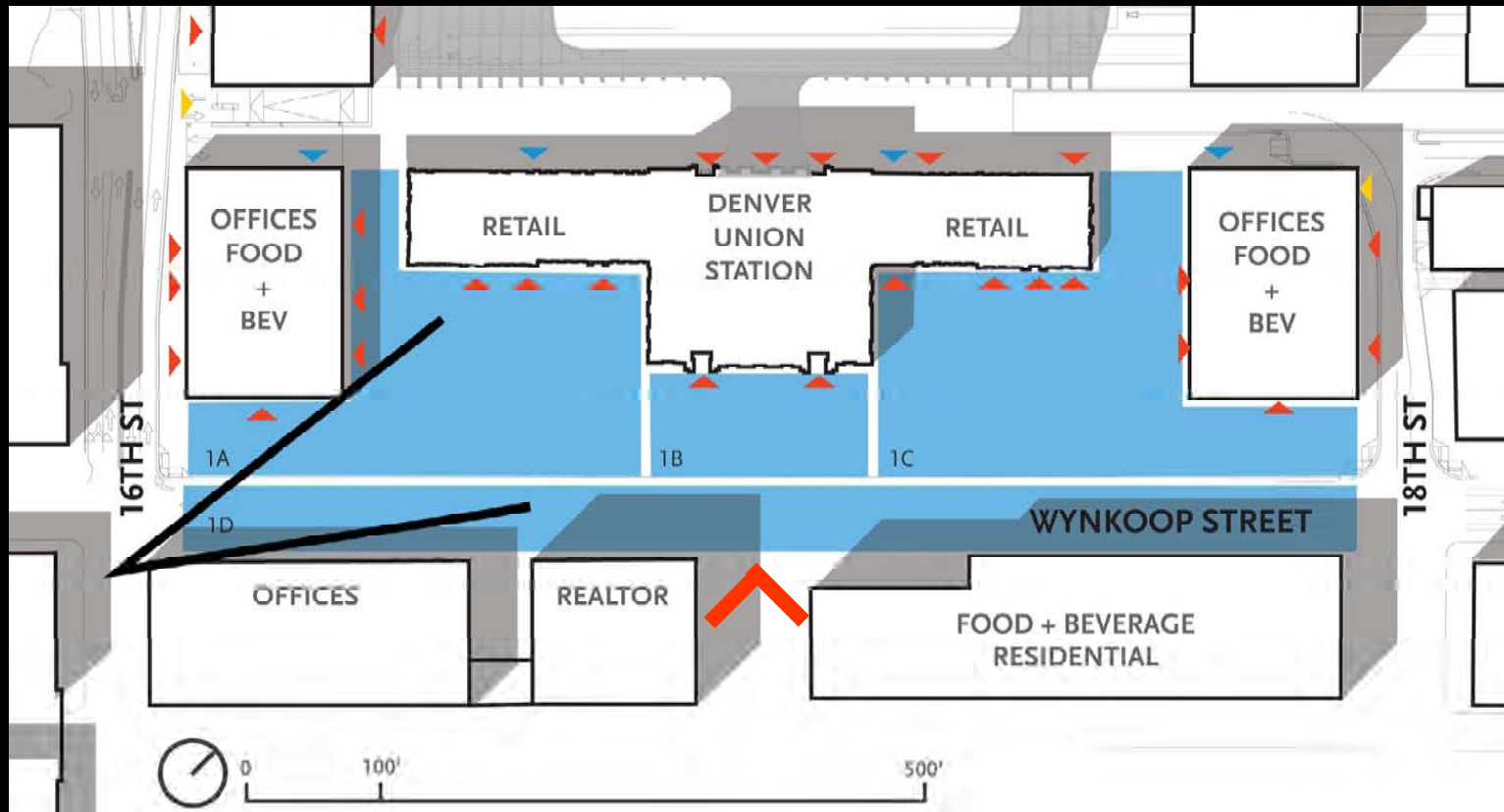
TRANSIT REALM ROOMS

- Site Specific Programming
- Provides for diverse user groups
- Pedestrian-only spaces



UNION STATION CULTURAL PLAZA

- Shadow Study = Equinox at Noon
- 2.3 Acres



UNION STATION CULTURAL PLAZA

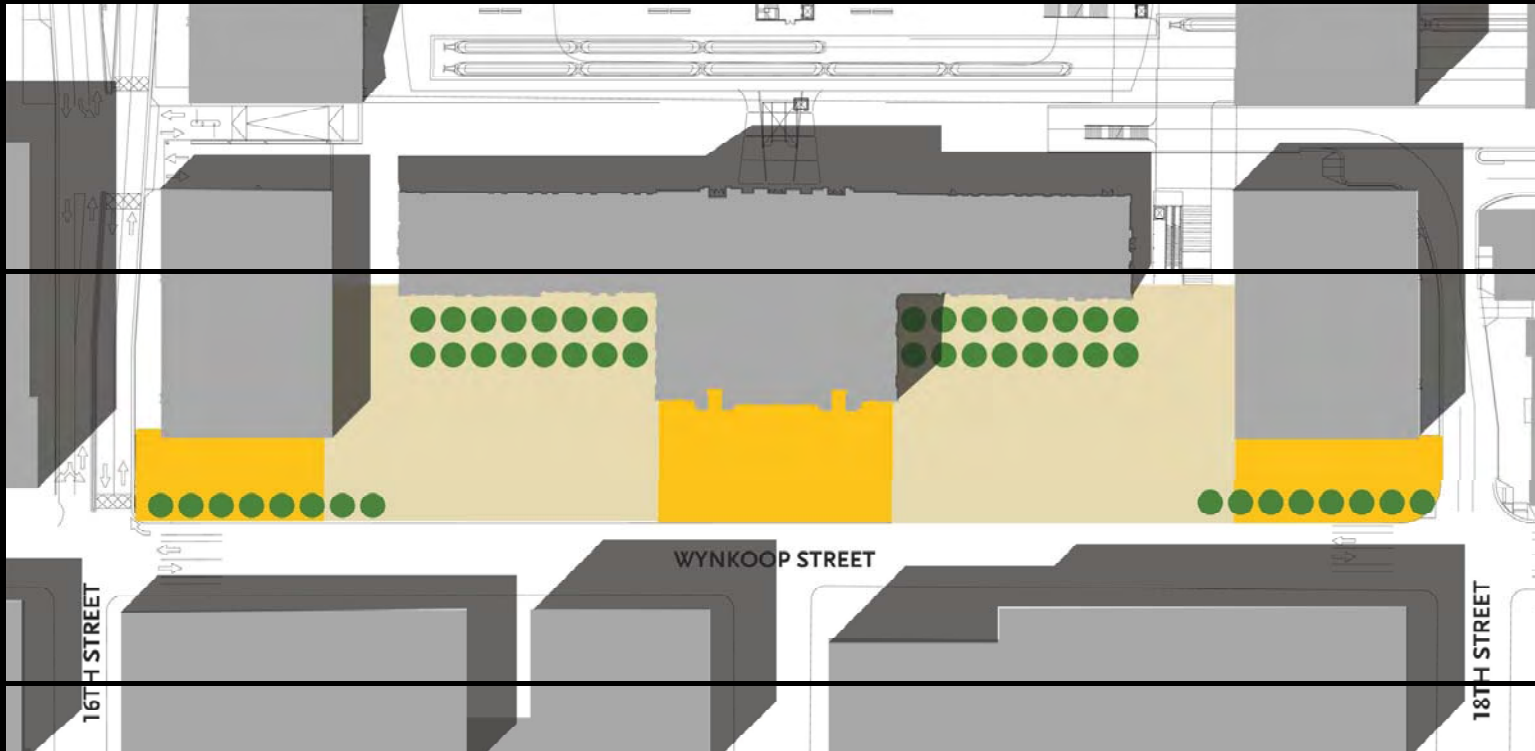
- Shadow Study = Equinox at 12 pm
- Zones 1A, 1B, 1C, 1D

- ▶ PARKING
- ▶ BUILDING ENTRANCE
- ▶ SERVICE ACCESS



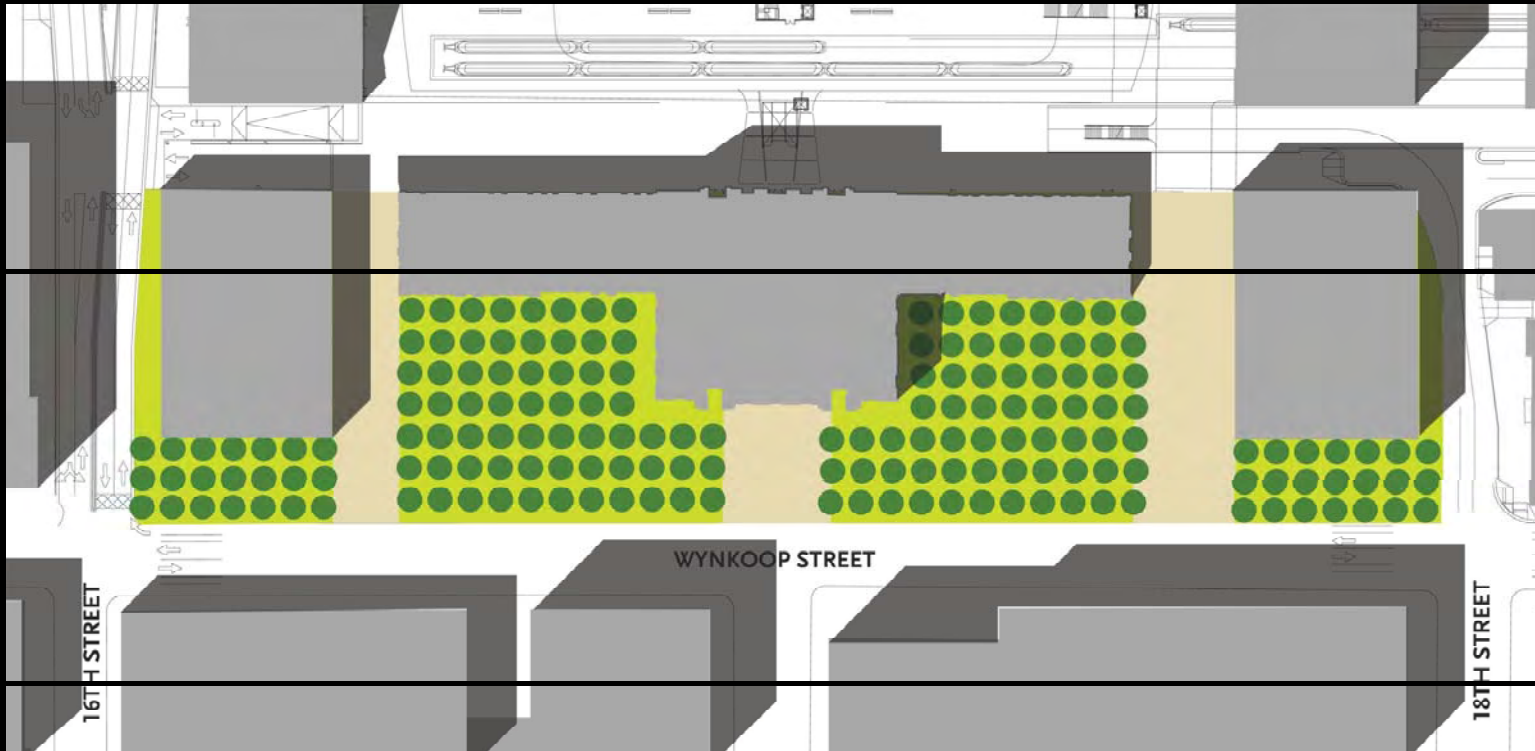
UNION STATION

- View corridor from 16th Street Mall / Shuttle

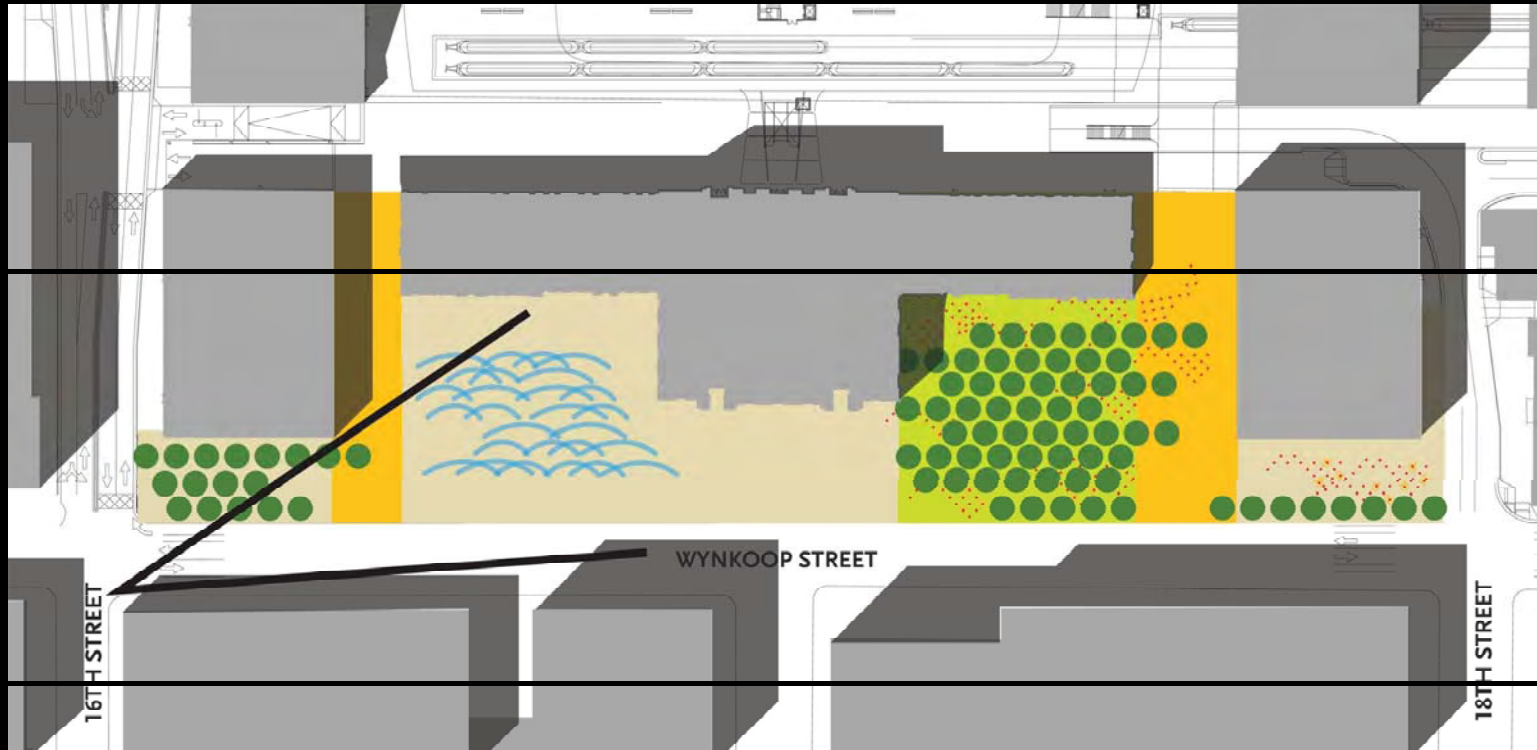


TYPICAL

- Symmetrical
- Historic

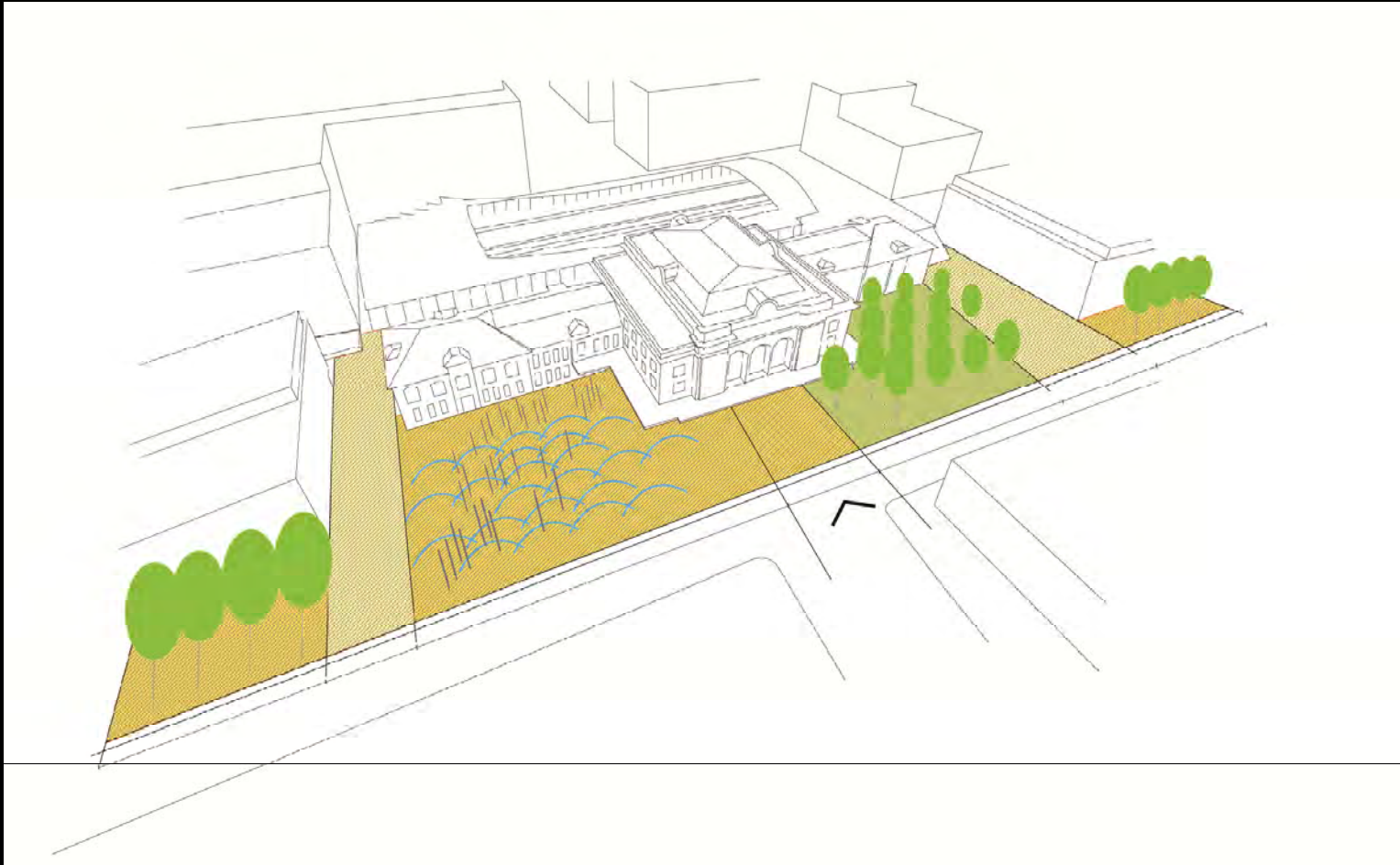


ALTERNATE – max green



PROPOSED – HYBRID/ASYMMETRICAL

- Addresses asymmetry of the site
- Expresses east-west movement
- Variety of spaces and uses
- Flexible spaces



PROPOSED – HYBRID/ASYMMETRICAL

- Addresses asymmetry of the site
- Expresses east-west movement
- Variety of spaces and uses
- Flexible spaces

PROPOSED PRECEDENTS



PROGRAMMING



FLEXIBILITY: BRYANT PARK, NYC



24 HOURS / 365 DAYS: MUSEUMSQUARTIER, VIENNA



MAXIMIZING ACTIVITY: HOUSTON DOWNTOWN PARK

GUIDELINES



DENVER UNION STATION PLAZA - SOUTH

- Preserve “Front Door” of Historic Station Building
- Open and Sunny Space Reveals the Building
- Interactive Fountain
- Active/Celebratory Identify Foregrounds DUS in Response to Major View/Circulation from 16th Street
- Permanent Outdoor Dining
- Flexible Event Spaces – Large and Small
- Temporary Art Installations
- Seasonal Events (Ice Skating, Markets)
- Outdoor Reception
- Temporary Games (Curling, Bocce, Petanque)



DENVER UNION STATION PLAZA – SOUTH

- Celebratory Fountain



DENVER UNION STATION PLAZA - SOUTH

- Interactive Fountain
- Children's Play Space



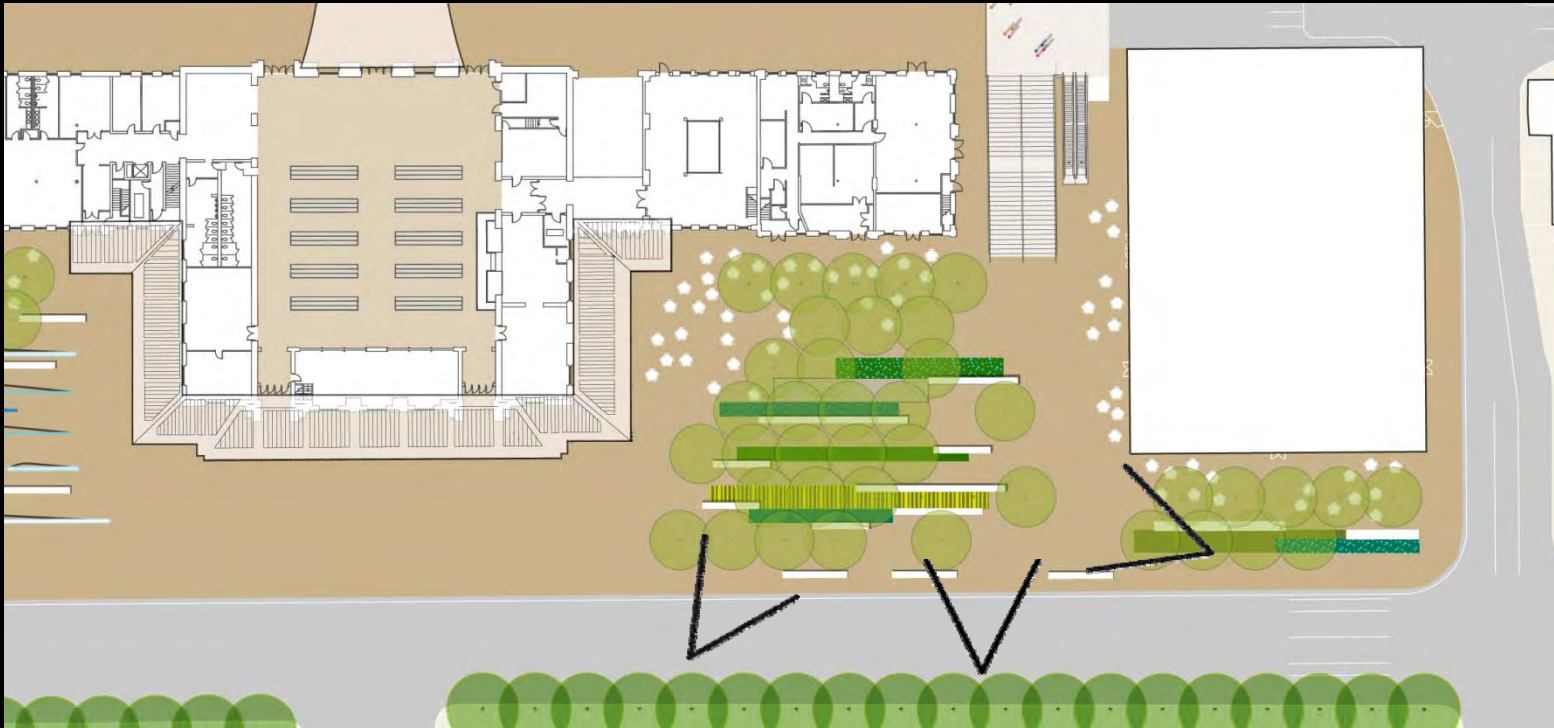
DENVER UNION STATION PLAZA - SOUTH

- Marketplace



DENVER UNION STATION PLAZA - SOUTH

- Lighting of Historic Station Building
- Fountain Has a Night Presence



DENVER UNION STATION PLAZA - NORTH

- Preserve “Front Door” of Historic Station Building
- Clear Circulation to Adjacent Amenities
- Quiet, Shady, Cool and Green
- Passive Hangout Spaces
- Weekend Markets
- Permanent Outdoor Dining
- Small Permanent Art, Temporary Exhibits
- Outdoor Receptions
- Variety of Seating
- Games (Bocce, Petanque)



DENVER UNION STATION PLAZA - NORTH

- Clear Circulation South-North
- Shady Spaces to Sit and Eat
- Bocce Court



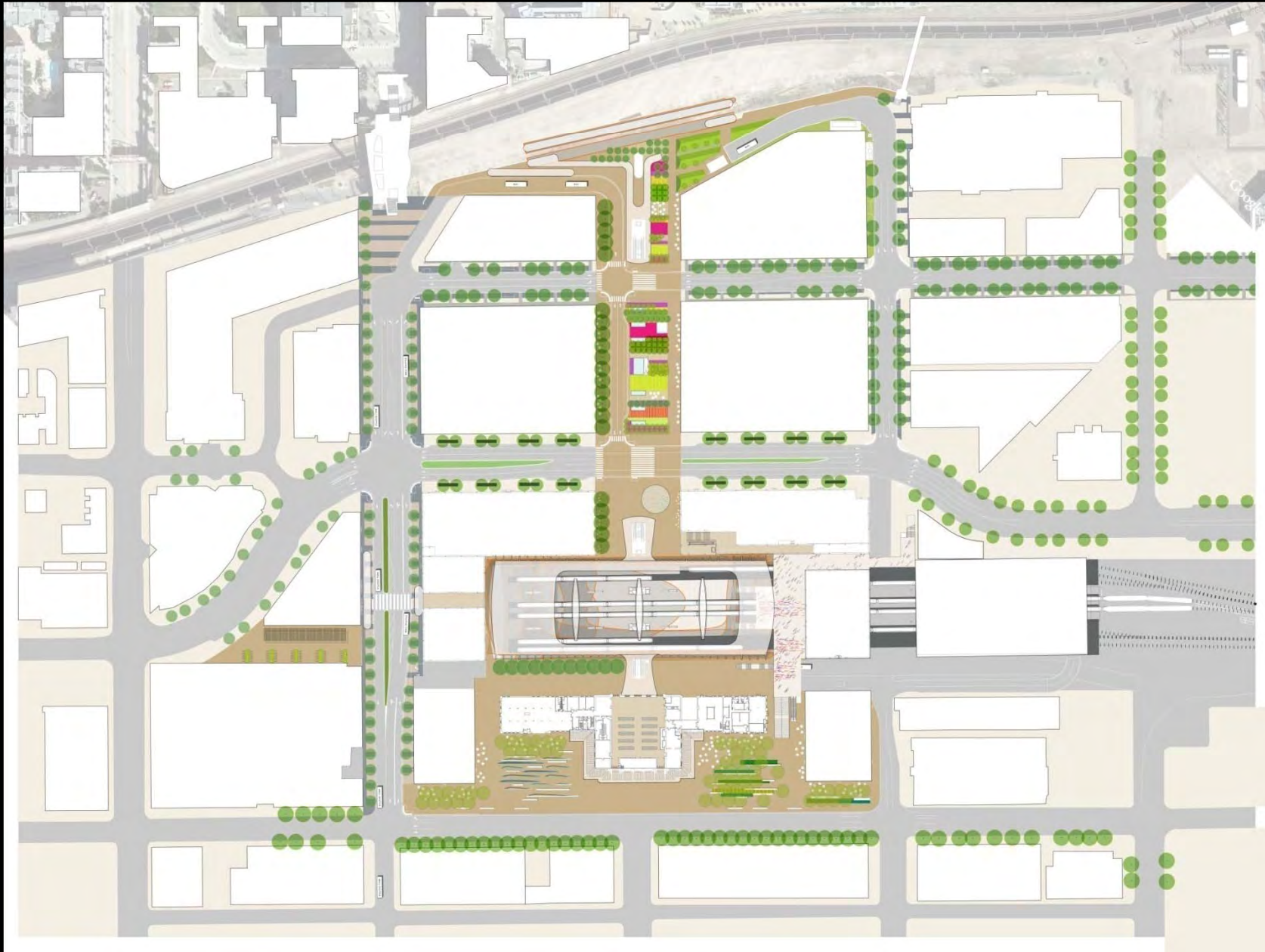
DENVER UNION STATION PLAZA - NORTH

- Clear Route to Kinetic Plaza Stairs
- Wing Buildings Enclose the Urban Plaza



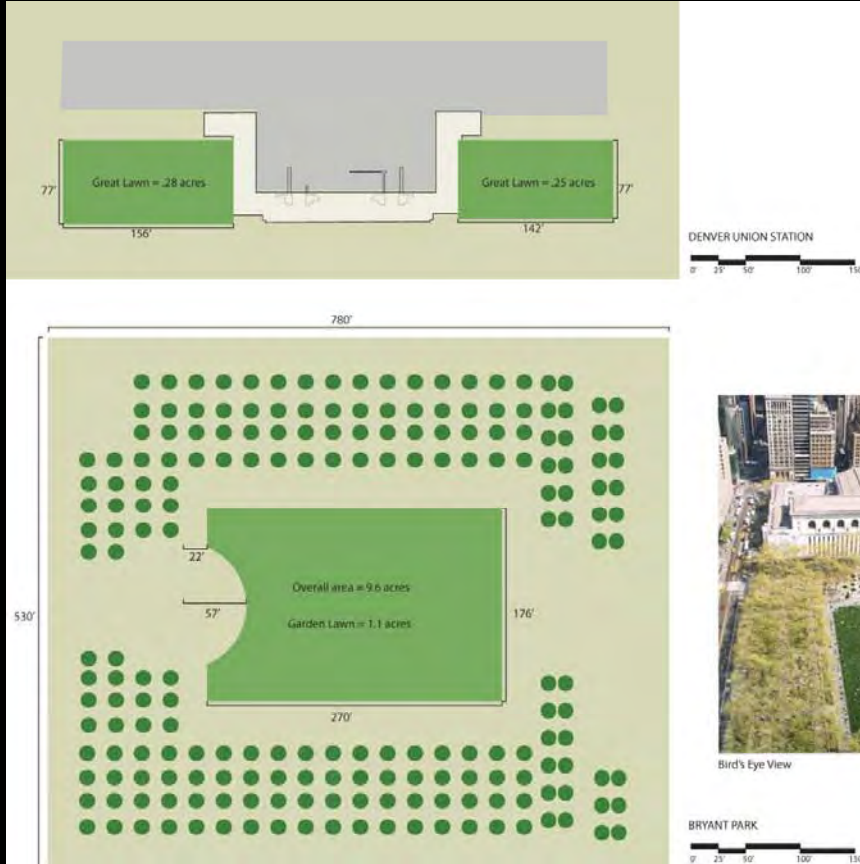
DENVER UNION STATION PLAZA - NORTH

- Strong Visual Connection to Kinetic Plaza
- Café Seating



10.30.08 FRAMEWORK PLAN

11.12.09 SD PRESENTATION



BRYANT PARK



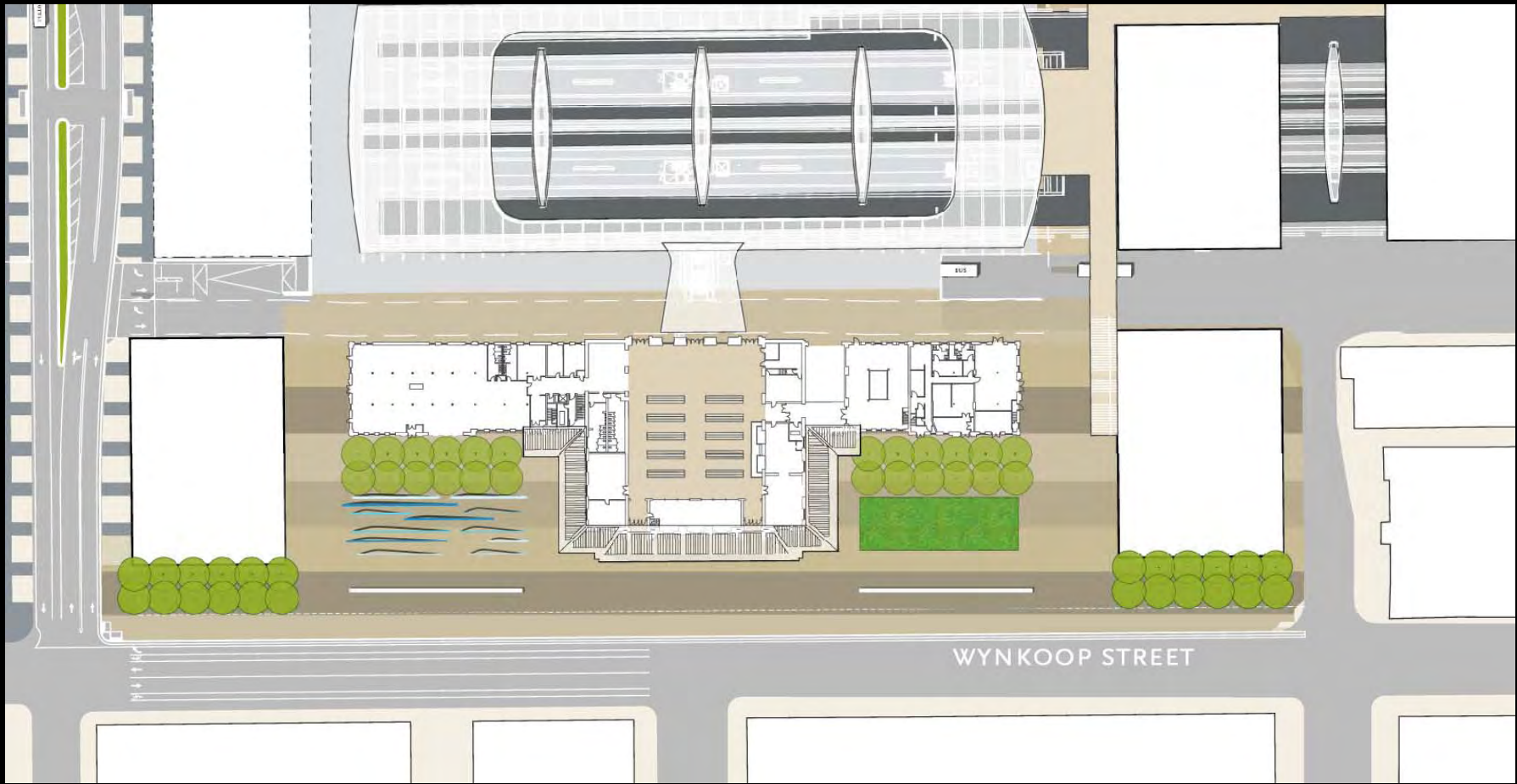
SCALE COMPARISON- WYNKOOP VS BRYANT PARK

BRYANT PARK - 9.6 ACRES OVERALL/1.1 ACRE LAWN

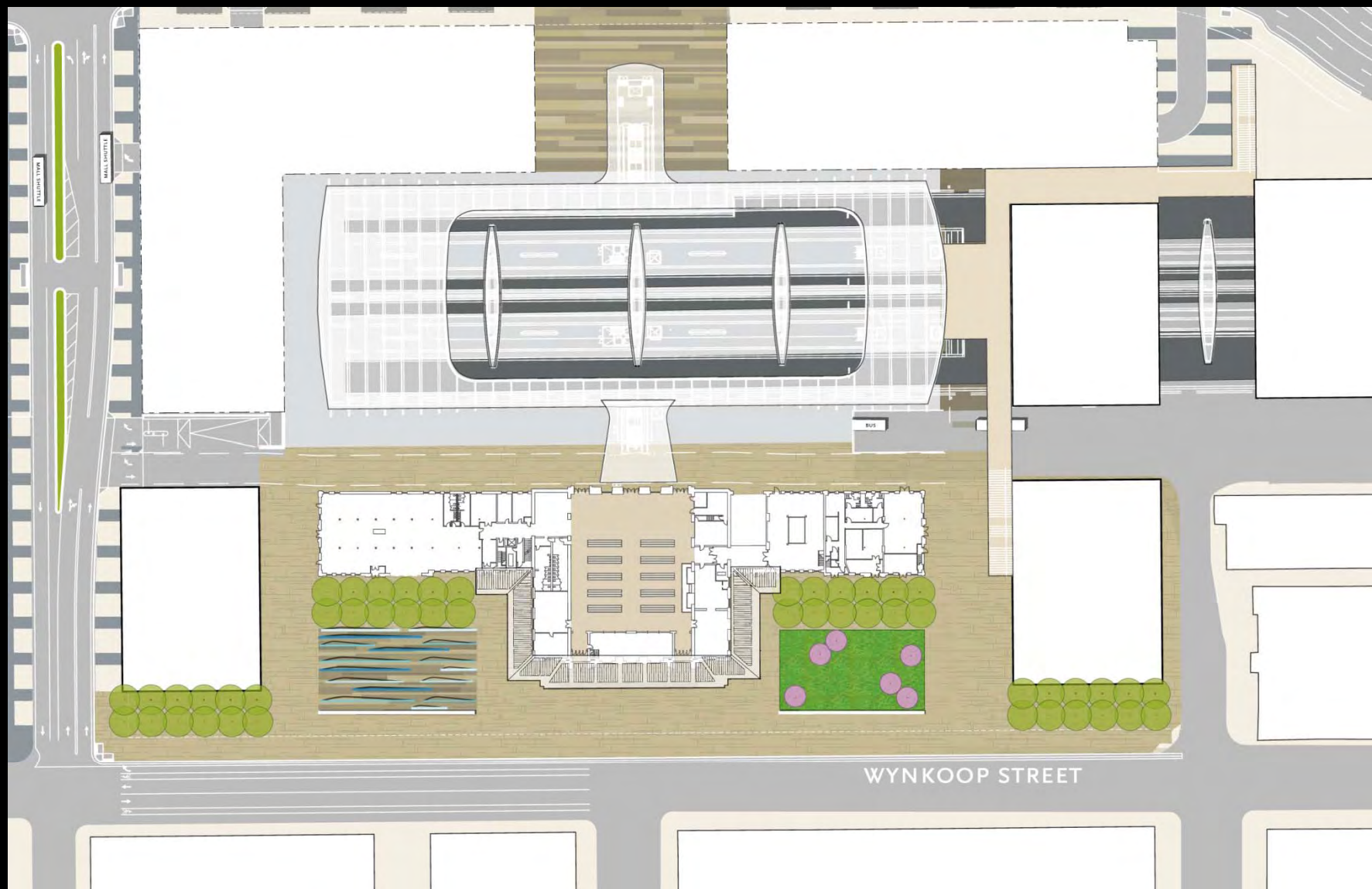
WYNKOOP PLAZA (IN FRONT OF STATION) – 1.92 ACRES OVERALL



Total Area 1.92a



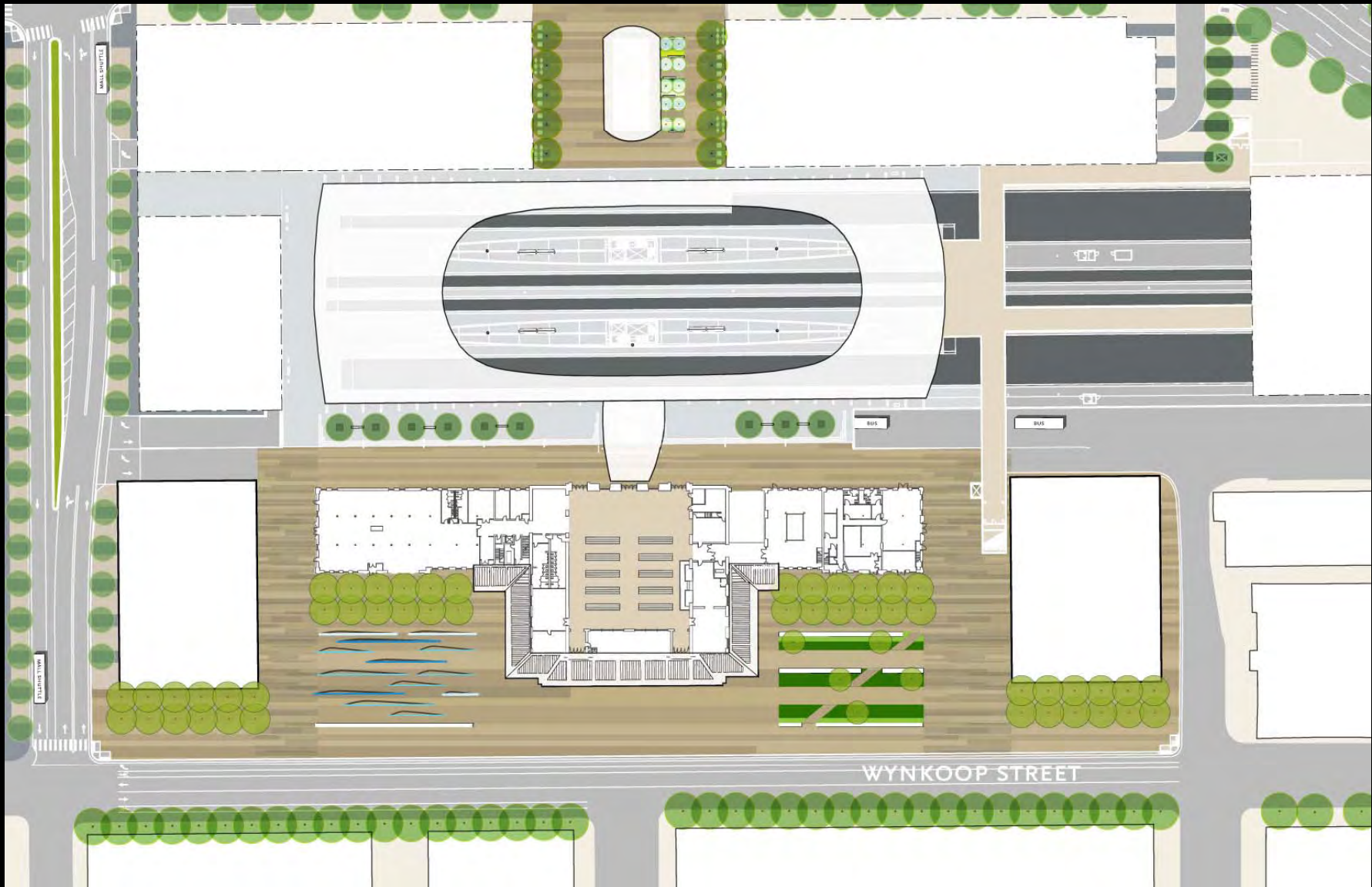
WYNKOOP DESIGN CONCEPT "A"



WYNKOOP DESIGN CONCEPT "B"



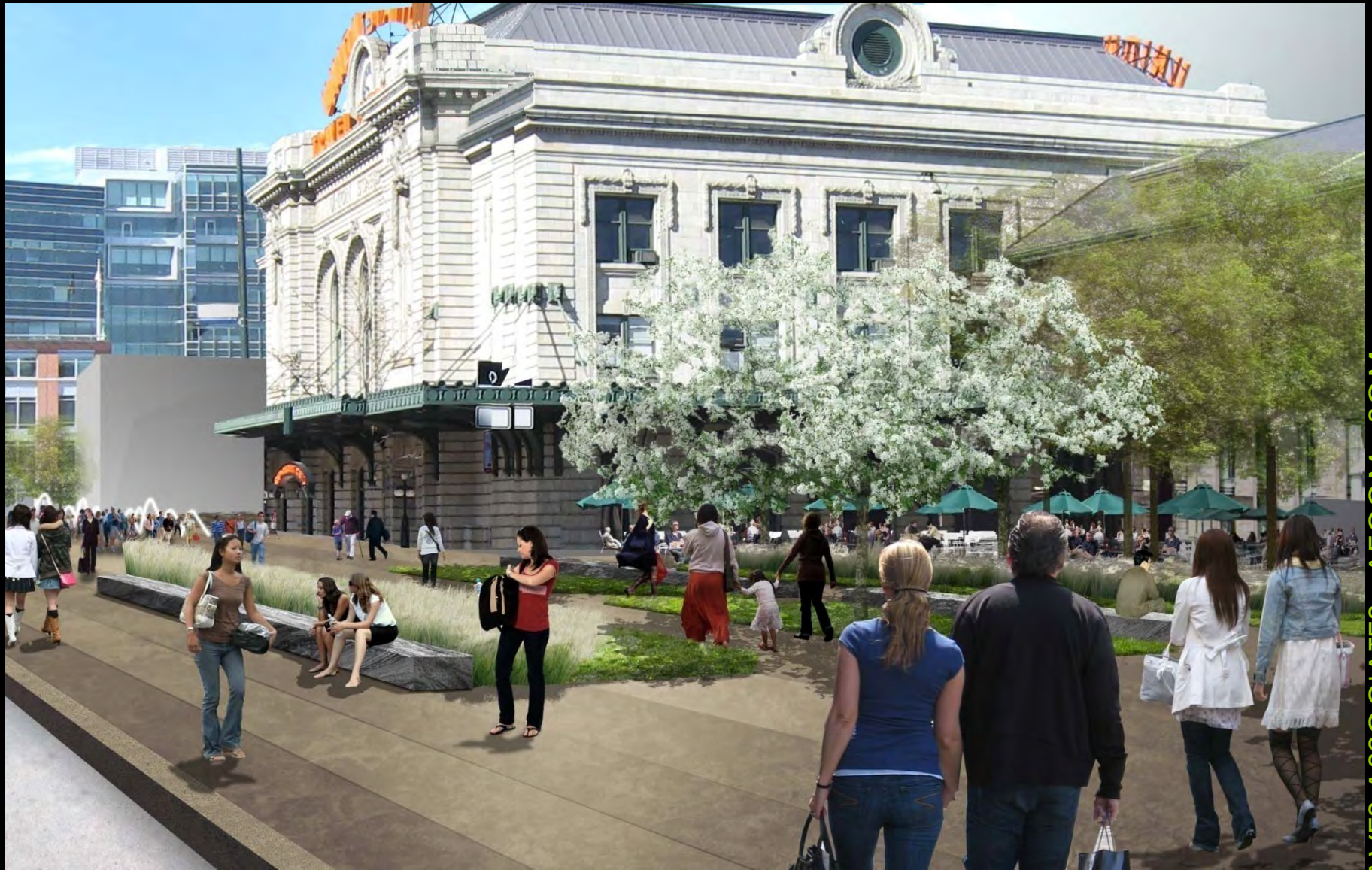
WYNKOOP DESIGN CONCEPT "C"



WYNKOOP DESIGN CONCEPT "D"



VIEW FROM 16TH STREET



VIEW FROM 18TH STREET



CONCEPT



CONCEPT



10.30.08 PLAN



12.15.09 PLAN