

USNC Activities Update

DUSPA Board Meeting

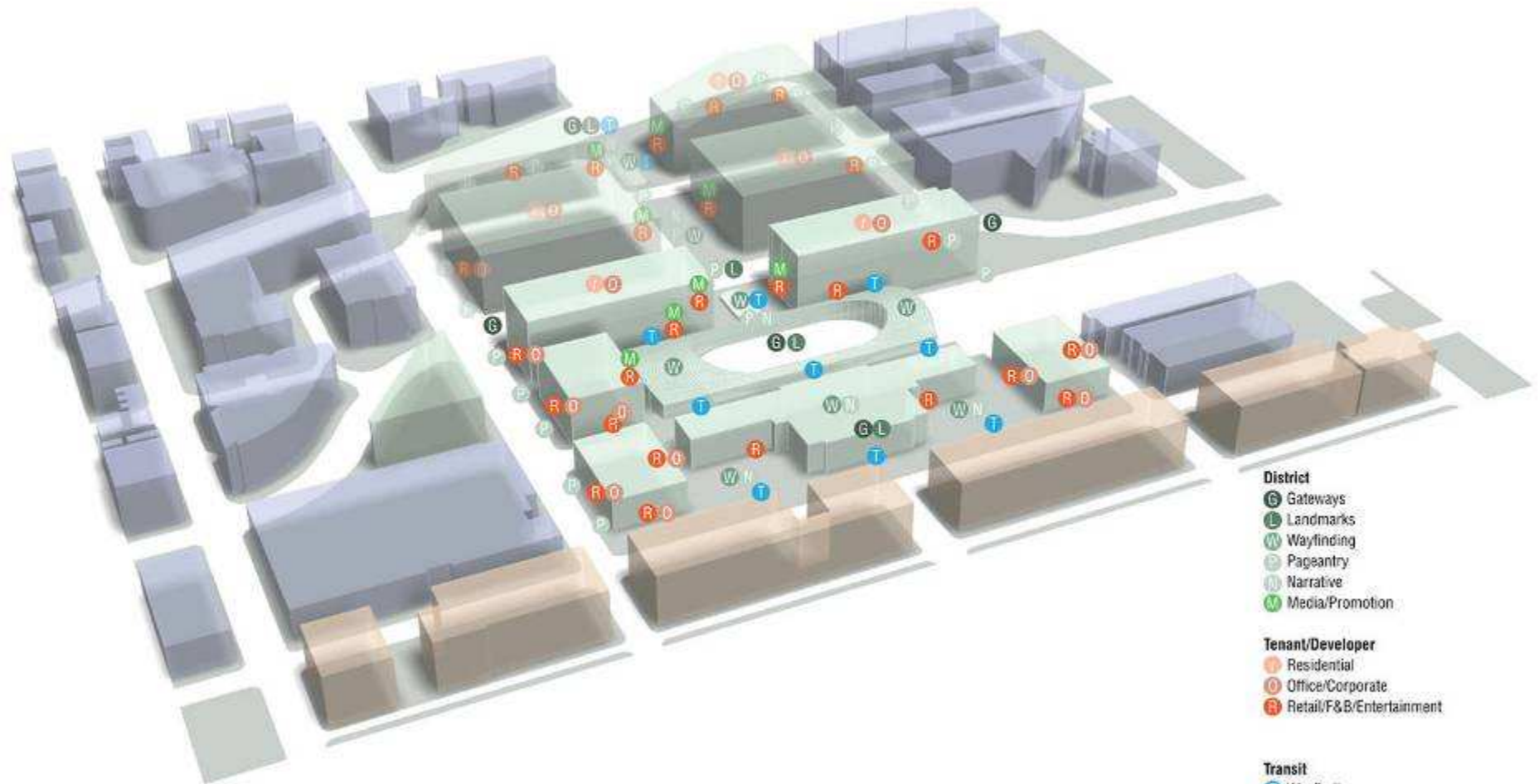
April 7, 2011

Current USNC MDA Activities

- Entitlements
 - Signage & Wayfinding
 - PBG
- Tail Tracks Area
 - Concept Plan
 - Bike Station
- Parking Options (integrated w/ development sites)
- Historic Station
 - Station Assessment
 - Renovation Budget & Schedule
 - Use Assessment
 - Station Plan
- Public Communications and Outreach

Entitlements - Signage & Wayfinding Plan

Concurrent Site Sign Families



- District**
- G Gateways
 - L Landmarks
 - W Wayfinding
 - P Pageantry
 - N Narrative
 - M Media/Promotion
- Tenant/Developer**
- R Residential
 - O Office/Corporate
 - B Retail/F&B/Entertainment

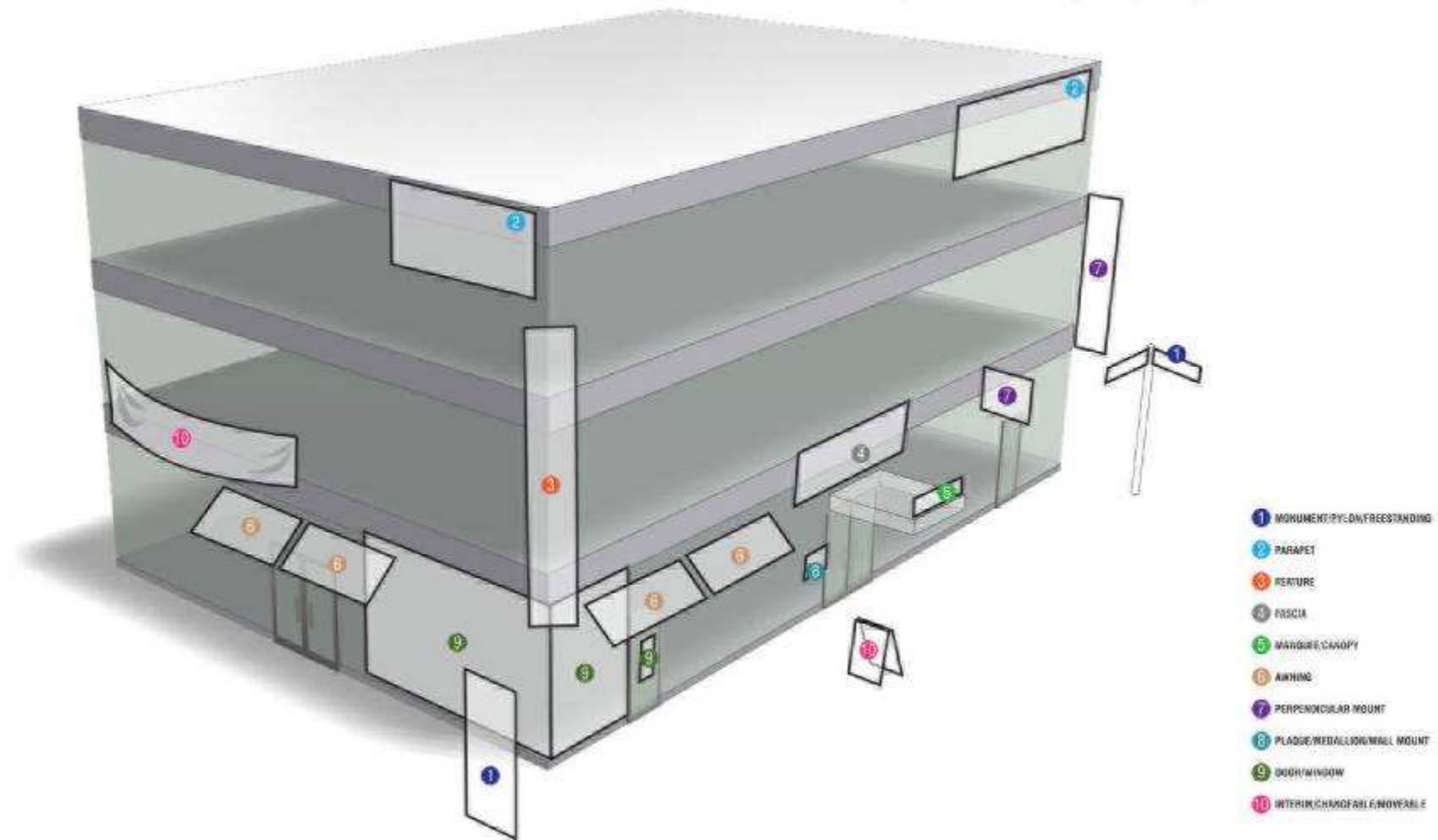
- Transit**
- T Wayfinding

Concurrent Site Sign Voices Diagram

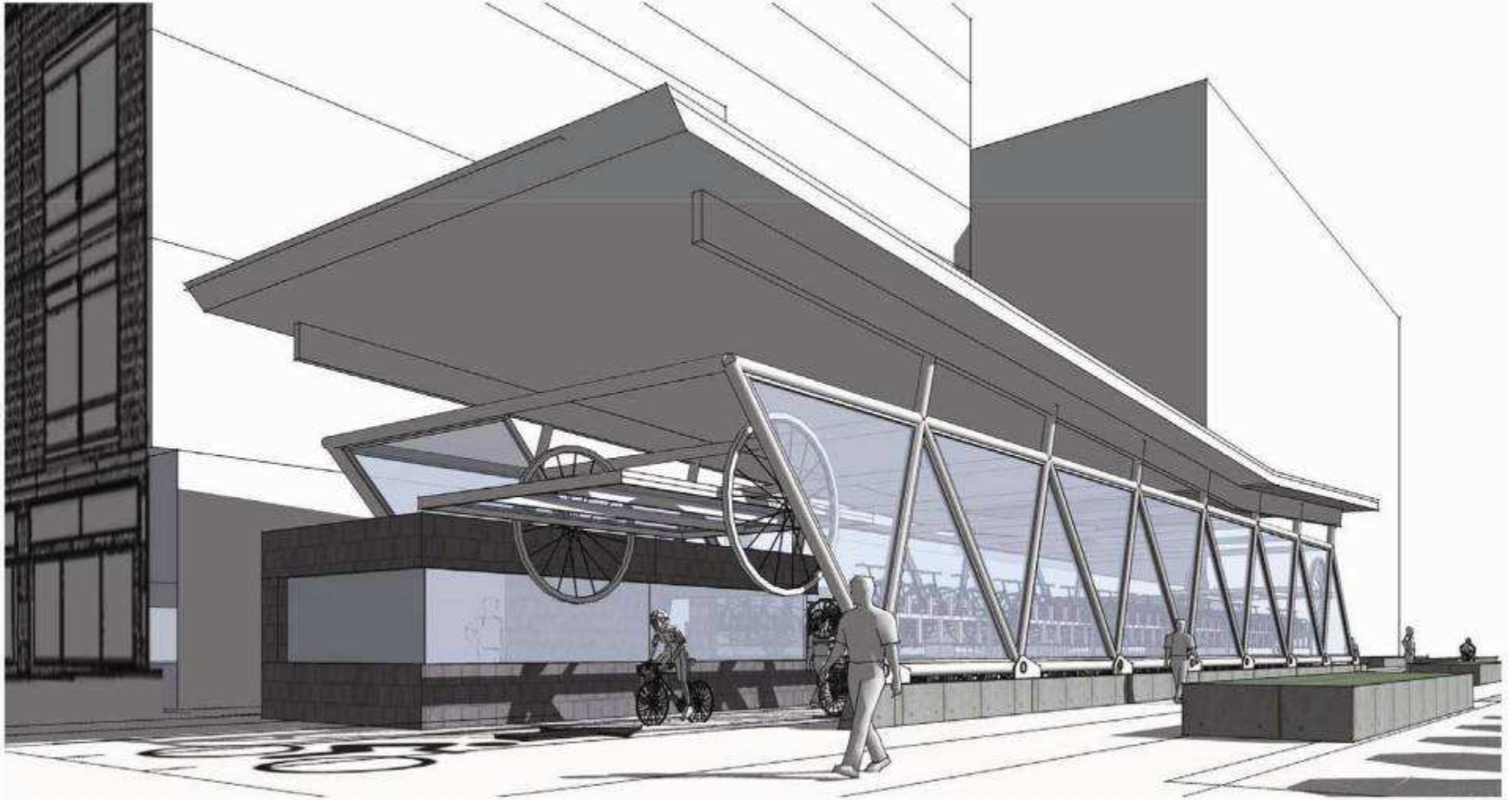
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Entitlements - Signage & Wayfinding Plan

Sign Inventory- by Sign Construction



Commuter Bike Station – Tail Tracks Plaza



east west partners
SA+R

18 October 2010

Denver Union Station
Denver, Colorado

Bike Station
Site Development Concept



Commuter Bike Station – Tail Tracks Plaza



east west partners
SA + E

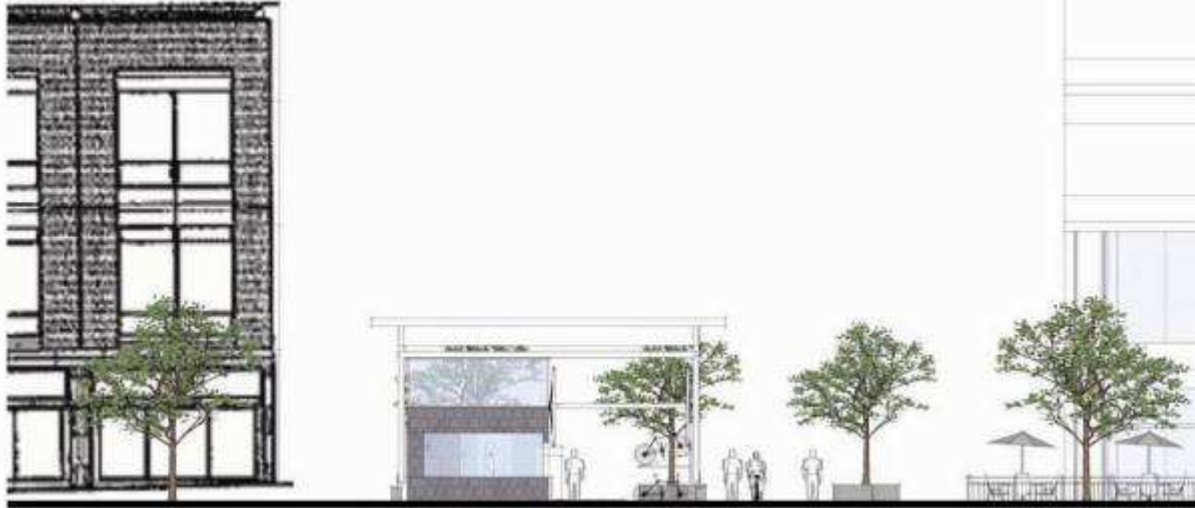
10 October 2010

Denver Union Station
Denver, Colorado

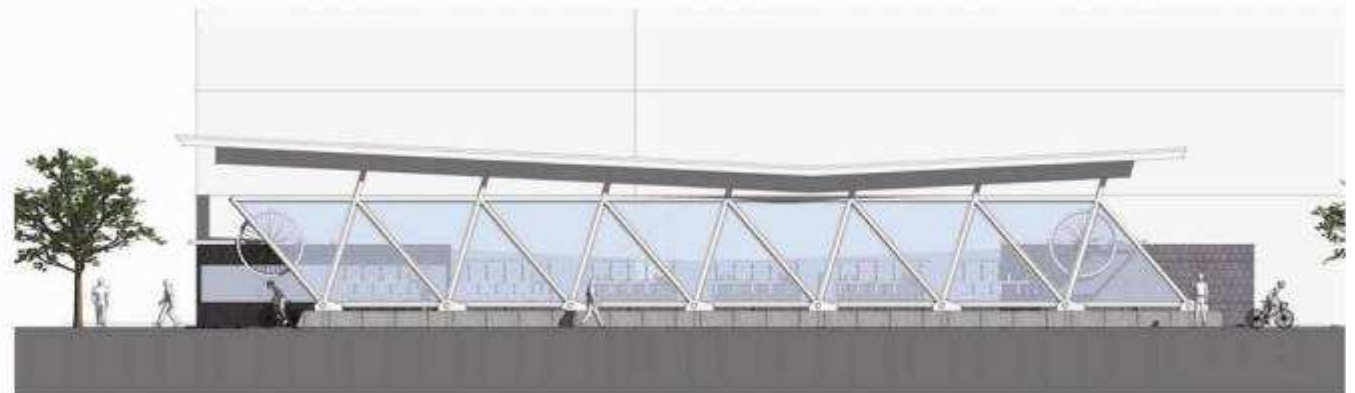
Bike Station
Site Development Concept



Commuter Bike Station – Tail Tracks Plaza



16th Street Elevation



Side Elevation

east west partners
S A + R

10 October 2010

Denver Union Station
Denver, Colorado

Bike Station
Site Development Concept



Commuter Bike Station – Tail Tracks Plaza



east west partners
S+A+B

10 October 2010

Denver Union Station
Denver, Colorado

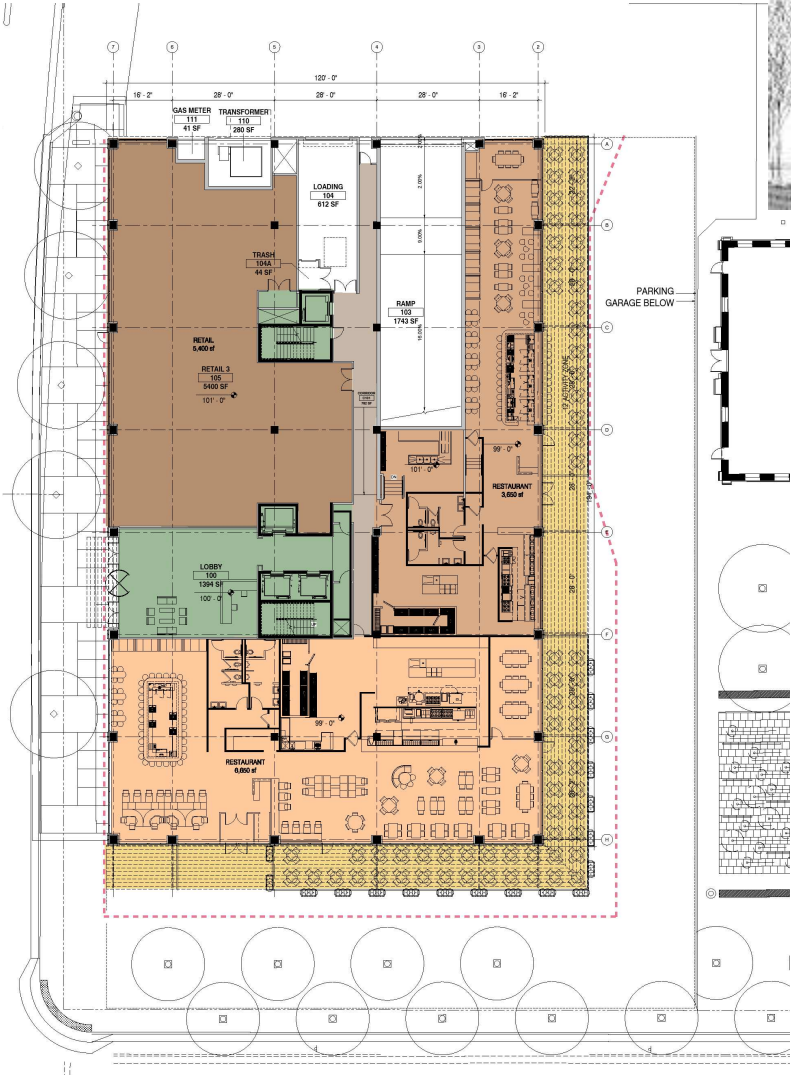
Bike Station
Site Development Concept



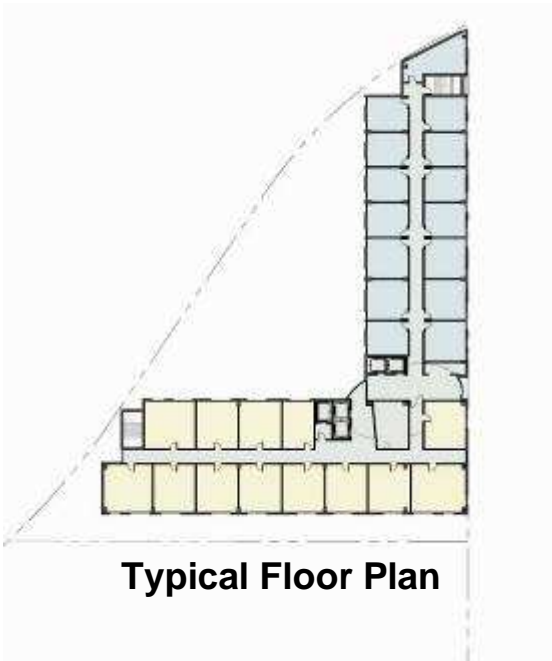
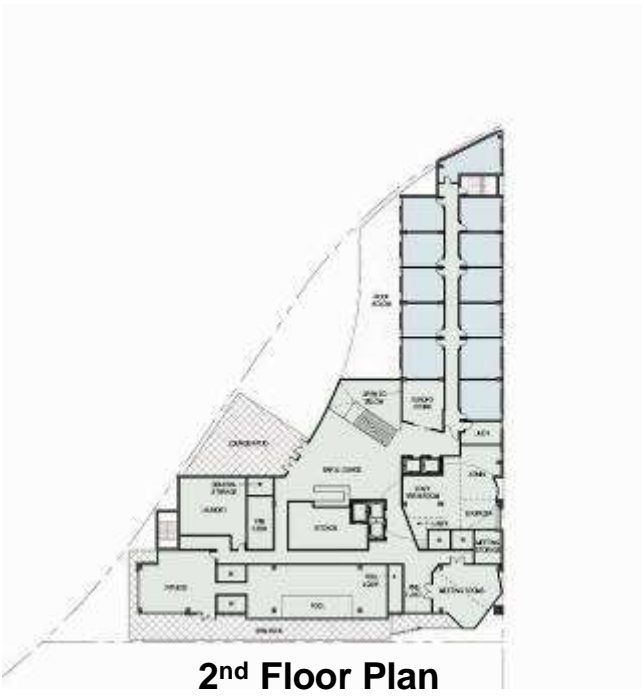
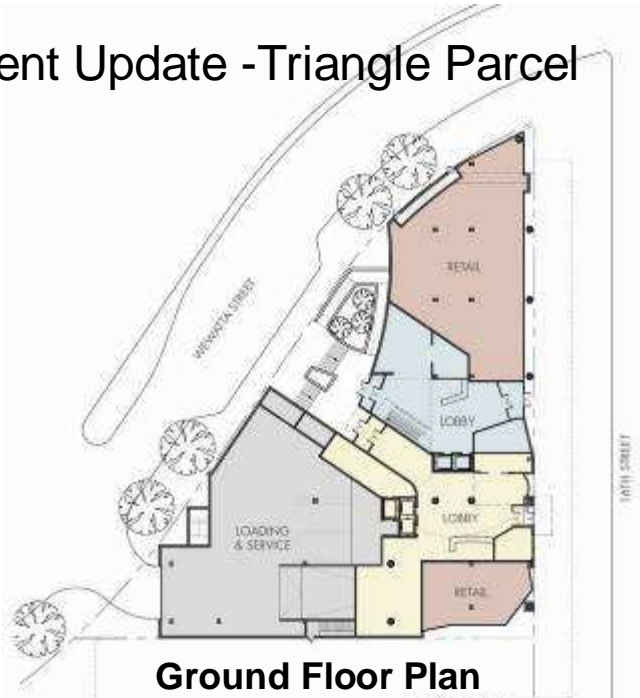
Development Update - North Wing Building



Development Update - South Wing Building



Development Update -Triangle Parcel

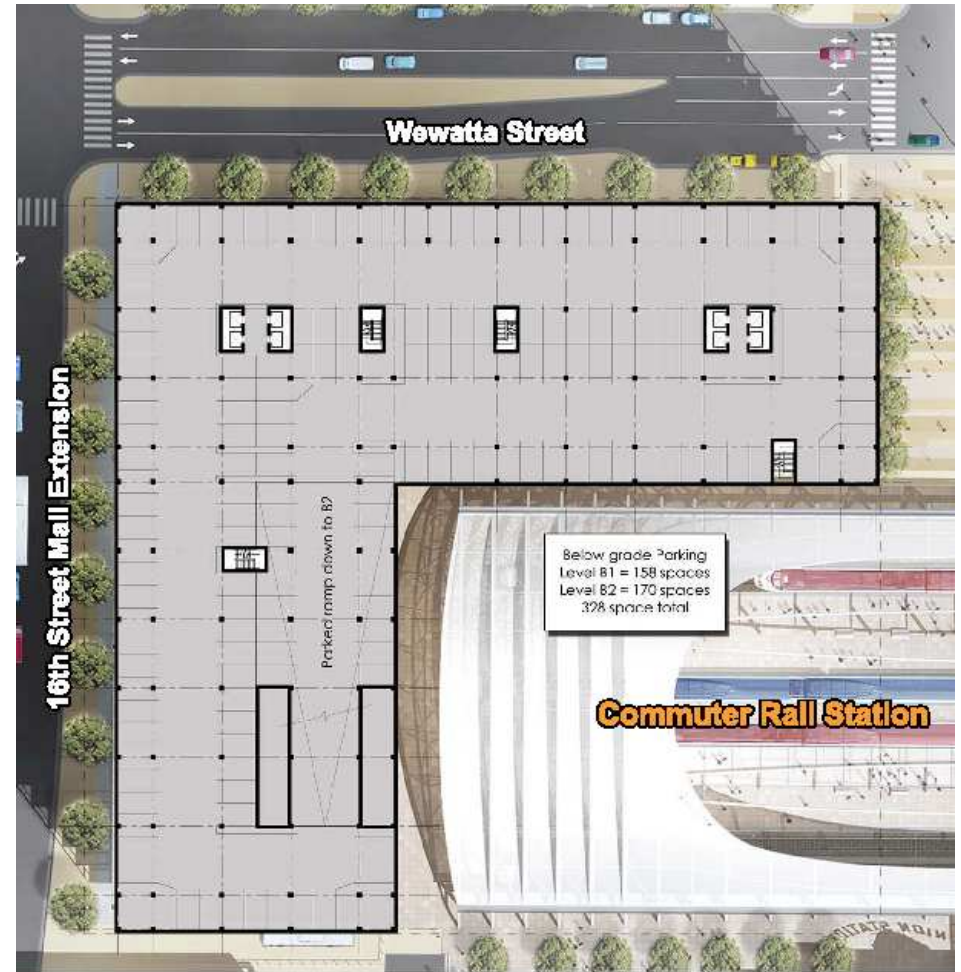


The main architectural rendering shows a multi-story building with a prominent yellow curved facade on the left side. The building has a grid-like window pattern and a glass-enclosed ground floor. To the right, a smaller inset image shows a different building design, featuring a mix of brick and glass, with a list of levels and elevations on the left side of the inset.

Development Update - A-Block Parcel



Level 1
1"=50'



Level B1/B2
1"=50'

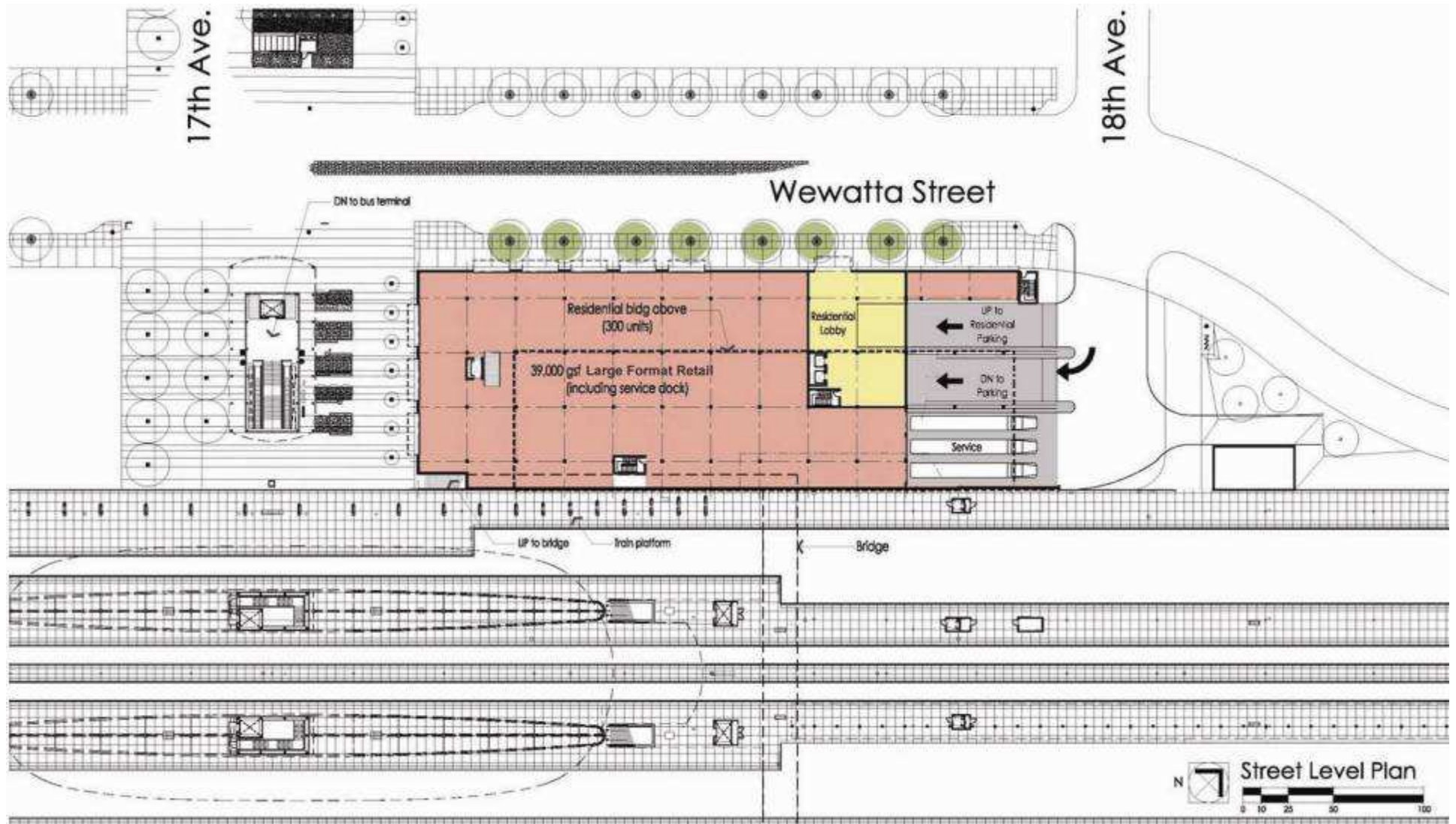
A-Block Parcel



Parking over retail ground floor
w/ mixed-use building above

Level 2
1"=50'

Development Update - B-Block Parcel

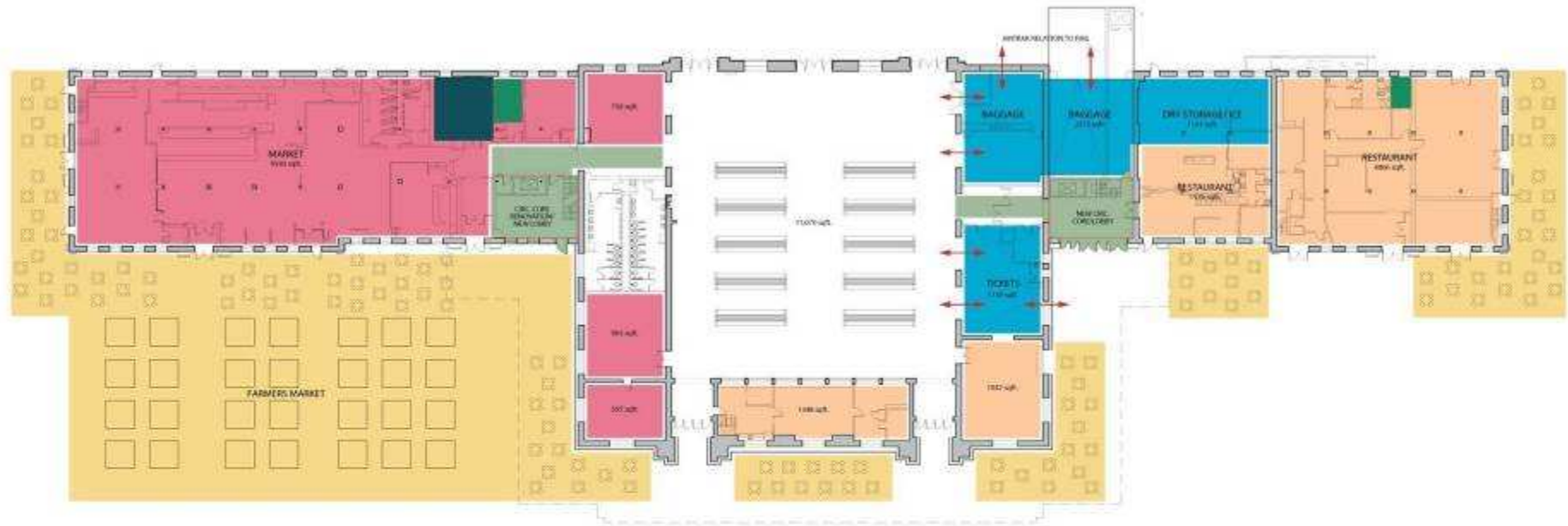




Historic Station Building Update – USNC Proposed Program and Plan



Ground Floor Program



- Restaurant/Retail - 8,832 sqft.
- Amtrak - 4,515 sqft.
- Patio/Outdoor Dining/Farmers Market
- Market * - 11,843 sqft.
- Vertical Circulation/Lobby

*Market amenities

Market, high ceilings, dairy, bakery, cheese, deli, coffee, tea, wine, cheese, meats, condiments, cakes, ice cream, candy store, gift shop, magazines, pharmacy, tailor, shoe repair, stationery, florist, hardware store, flea market

Denver Union Station Historic Terminal Building

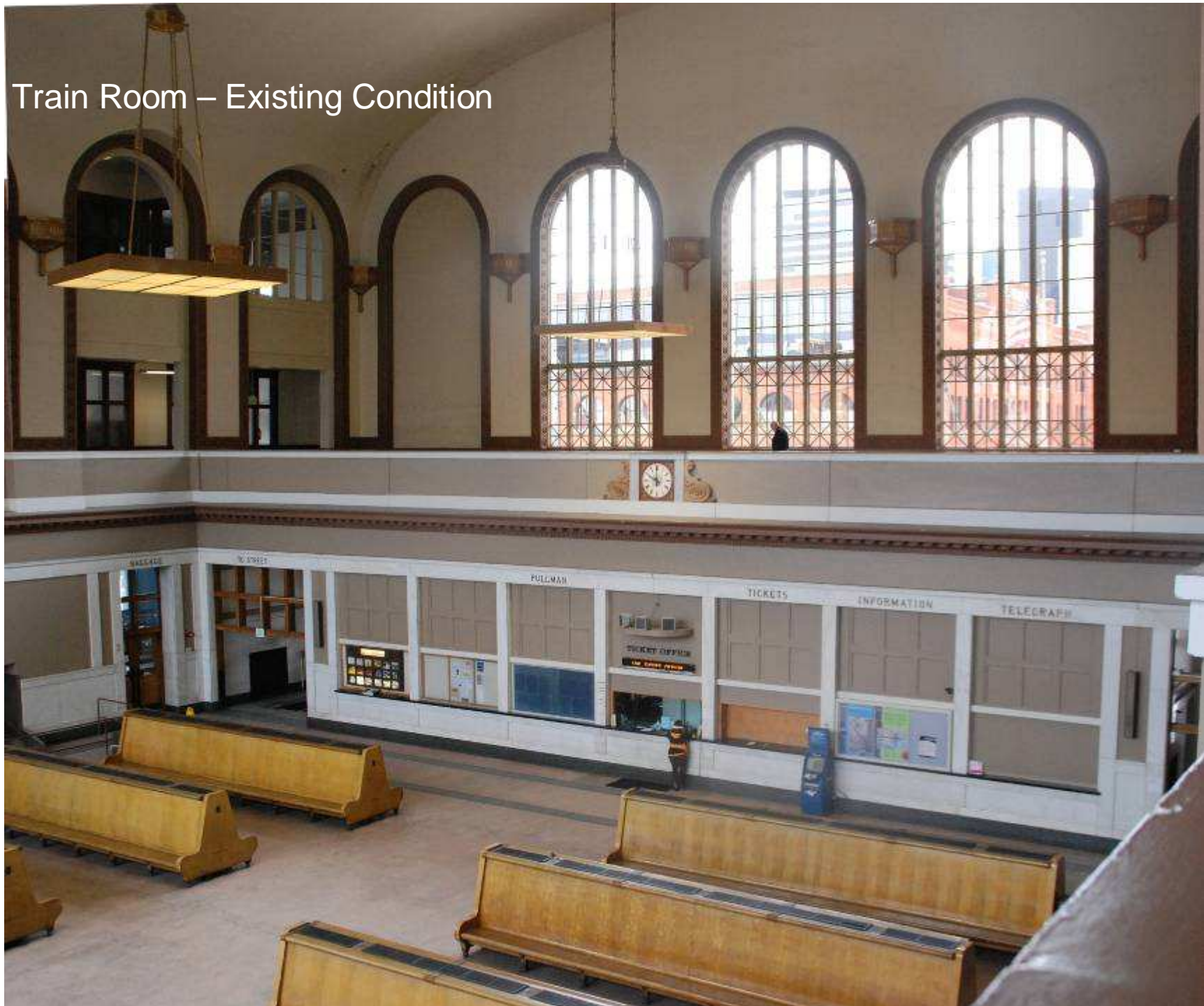
Ground Floor Plan

semplebrown design
architecture | interiors | vision

semplebrown design, PC
11801 South I-25 Suite 100
Denver, Colorado 80231
303.733.8127
www.semplebrown.com



Train Room – Existing Condition



Train Room – Vision



Train Room – Existing Condition





Train Room – Vision



Train Room – Existing Condition



Train Room – Vision

Train Room – Existing Condition



Train Room – Vision





Historic Station Market – South Wing



Historic Station Market – South Wing



South Wing – Existing Condition



South Wing – Vision





North Wing – Existing Condition



North Wing – Vision

Union Station Neighborhood Co.

www.unionstationdenver.com

