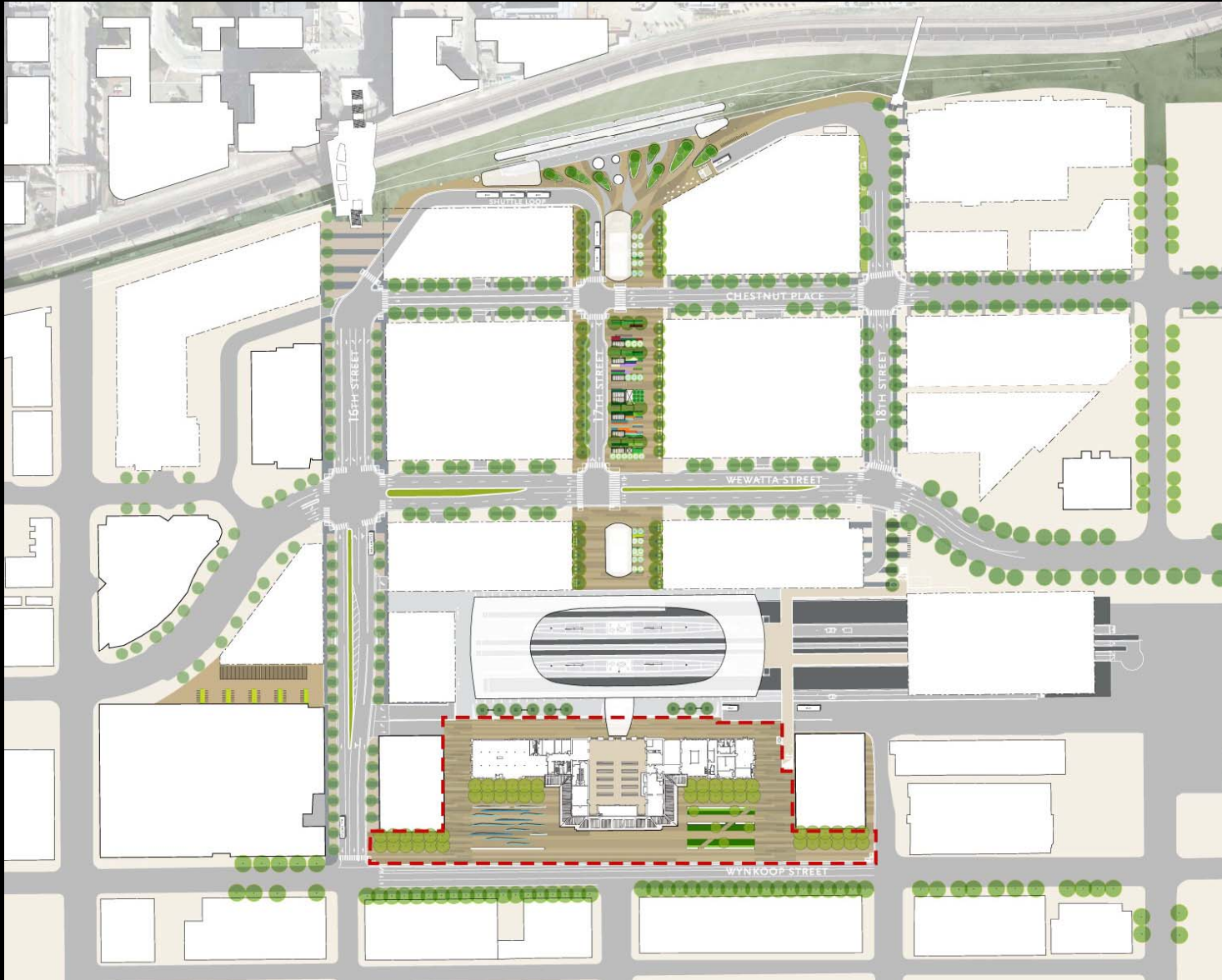


# WYNKOOP PLAZA

HARGREAVES ASSOCIATES · AECOM · SOM



WYNKOOP PLAZA AREA OUTLINE



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.

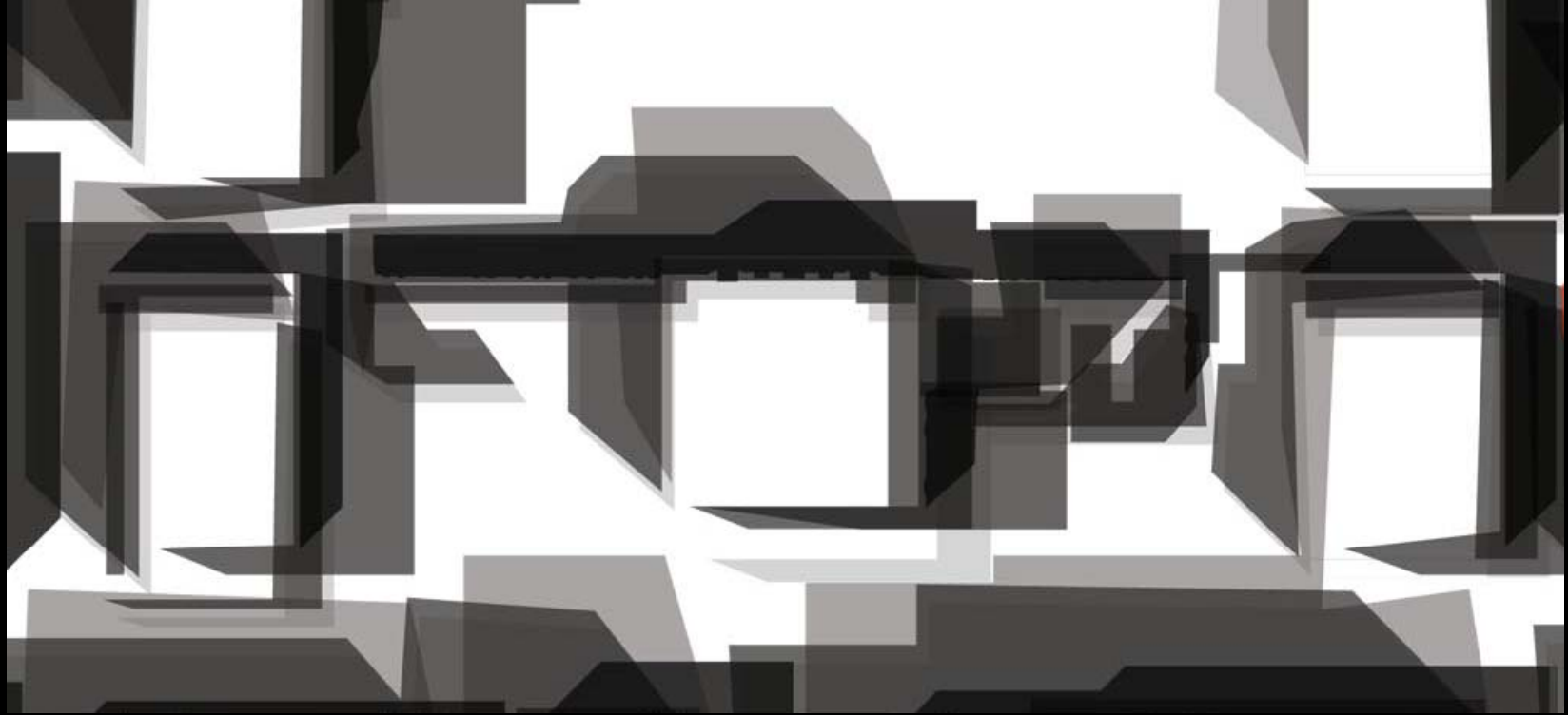
## SITE HISTORY: UNION STATION



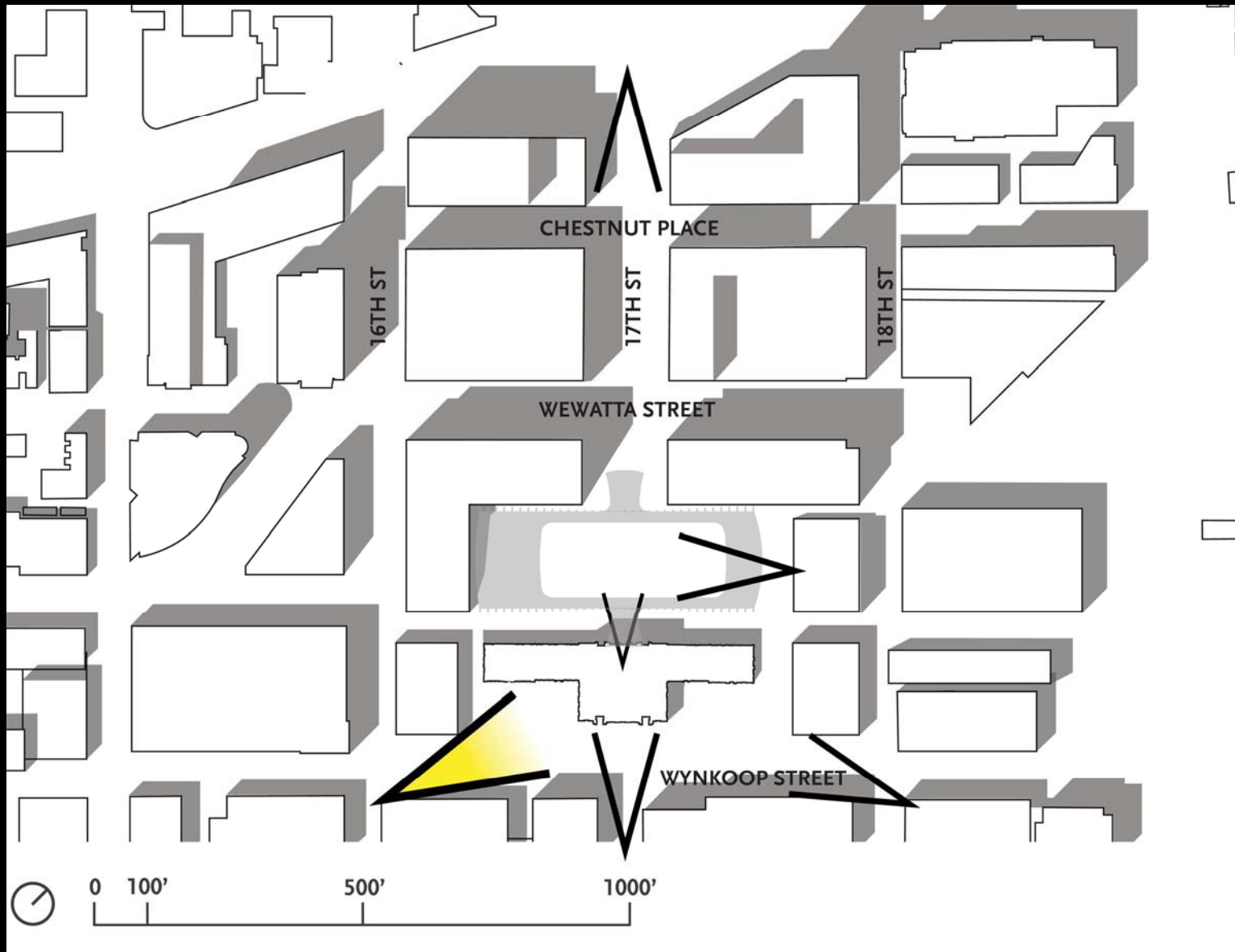


## OPEN SPACE CONTEXT

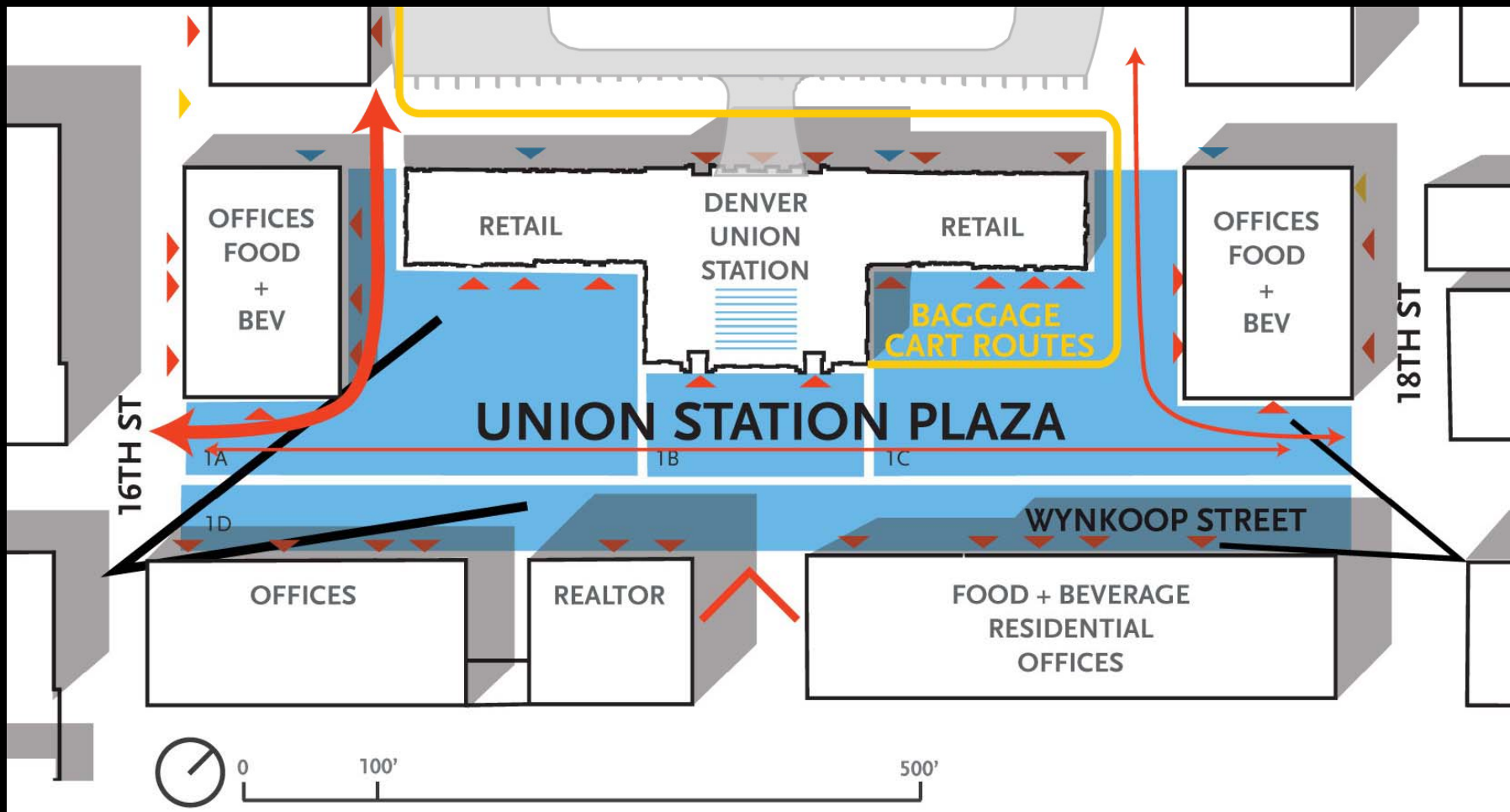
- |  |                                 |
|--|---------------------------------|
| 1. Denver City Park                        | 7. City of Cuernavaca Park      |
| 2. Denver Civic Center and City Hall Plaza | 8. 16 <sup>th</sup> Street Mall |
| 3. Centennial Gardens                      | 9. Skyline Park                 |
| 4. Confluence Park                         | 10. Gates-Crescent Park         |
| 5. Commons Park                            | 11. Cherry Creek Greenway       |
| 6. Denver Skate Park                       | 12. Tivoli Quad, Auraria Campus |



SUN/SHADOW



IMPORTANT VIEWS



## UNION STATION PLAZA

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

- ▶ PARKING ENTRANCE
- ▶ BUILDING ENTRANCE
- ▶ SERVICE ACCESS

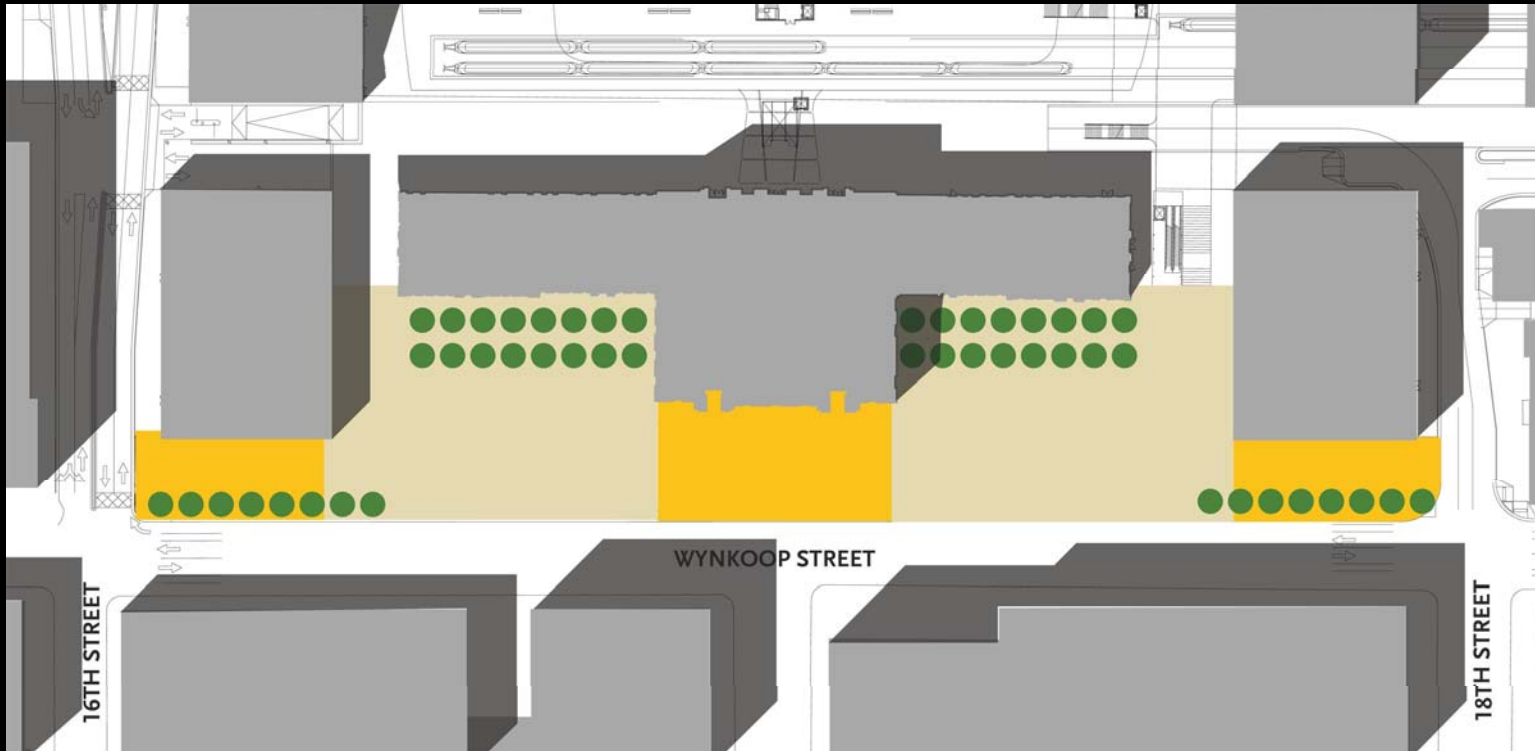




## UNION STATION

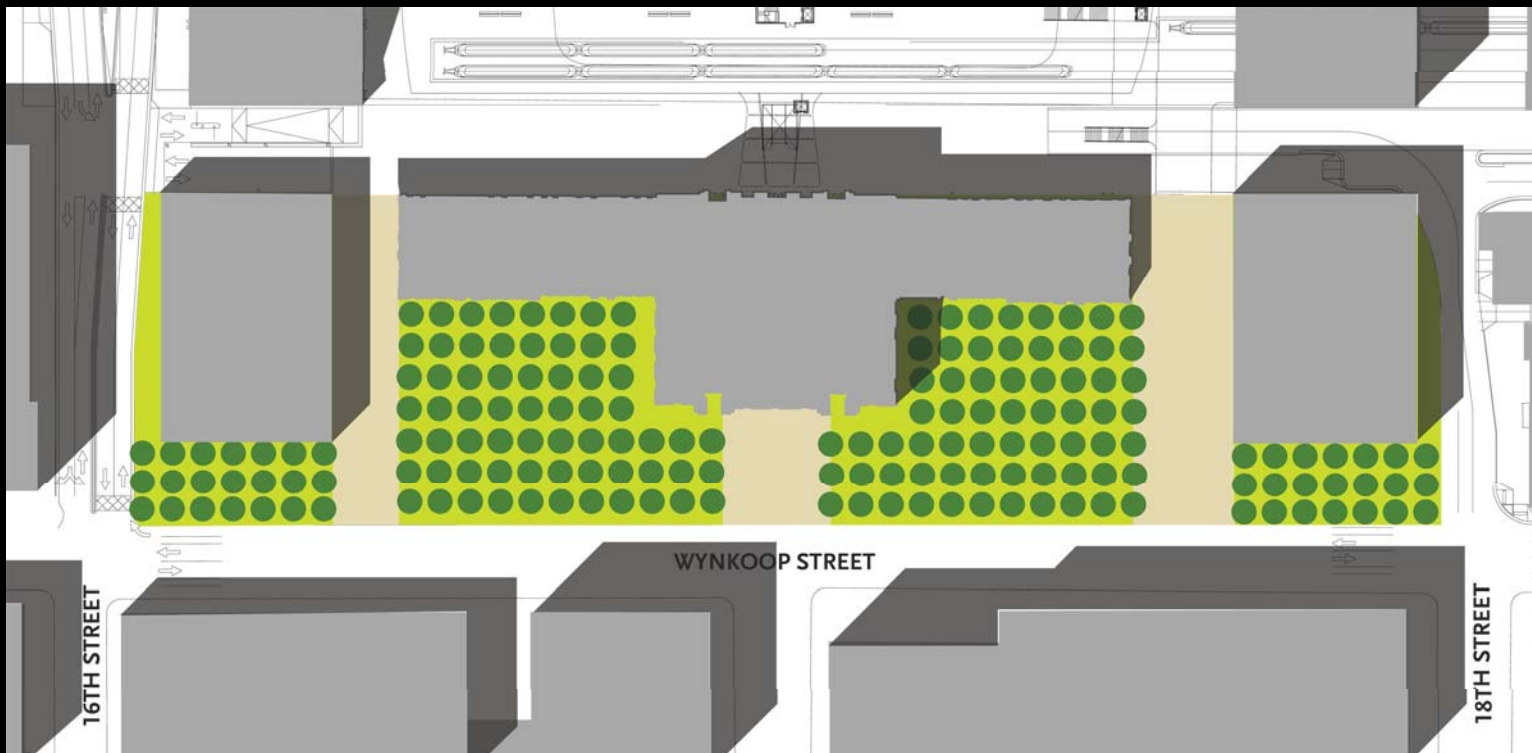
- View corridor from 16<sup>th</sup> Street Mall / Shuttle





## TYPICAL

- Symmetrical
- Historic

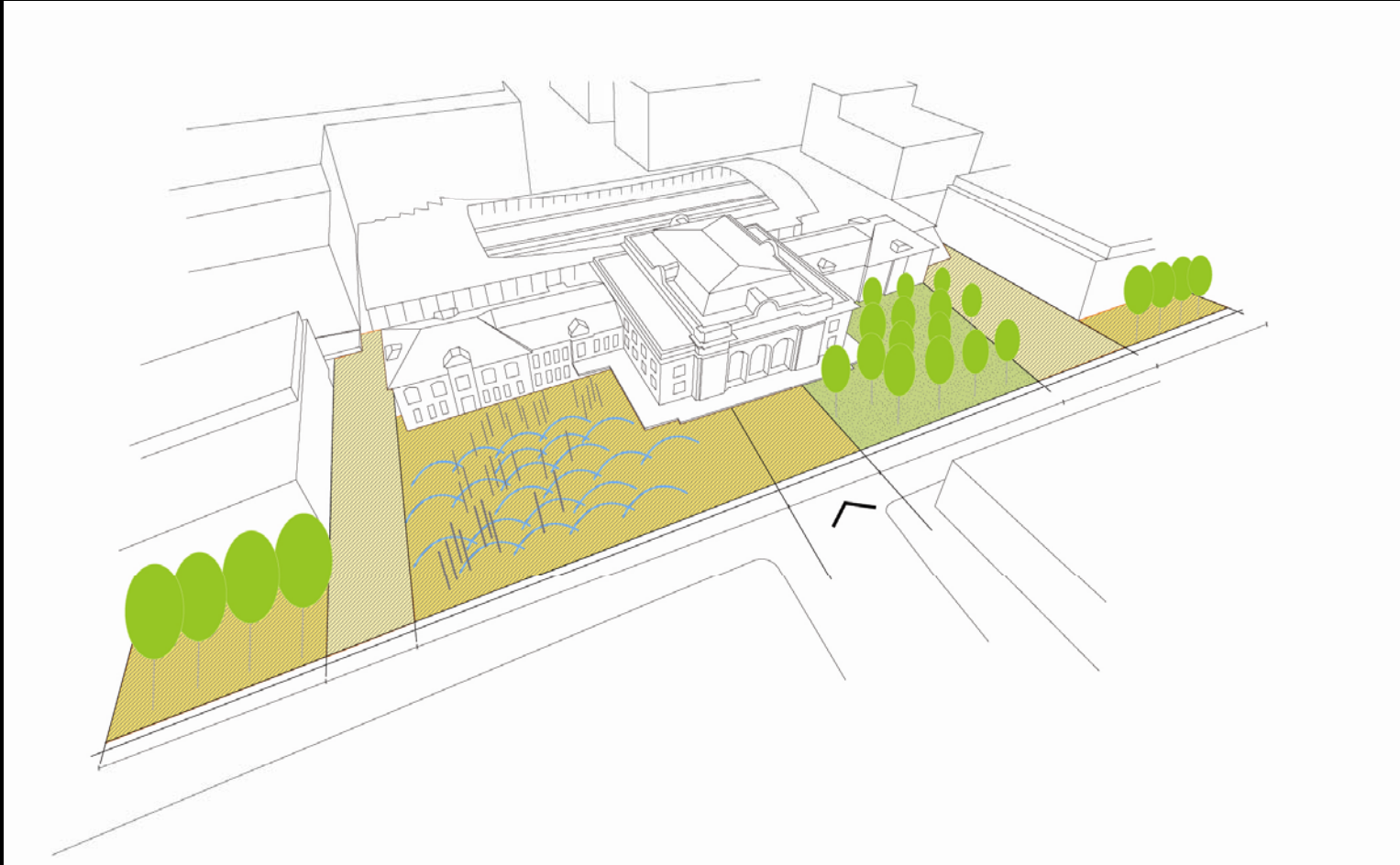


ALTERNATE – max green



## PROPOSED – HYBRID/ASYMMETRICAL

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



## PROPOSED – HYBRID/ASYMMETRICAL

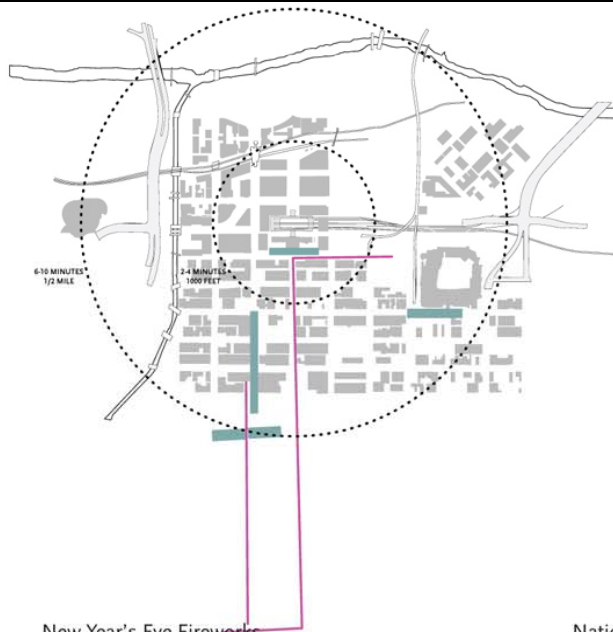
- Addresses asymmetry of the site
- Expresses east-west movement
- Variety of spaces and uses
- Flexible spaces



# PROPOSED PRECEDENTS







EVENTS:  
 Christ Kindl Market  
 9News Parade of Lights  
 Tuba Christmas  
 New Year's Eve Fireworks  
 National Western Stock Show Parade

9News Parade of Lights



New Year's Eve Fireworks



National Western Stock Show Parade



## WINTER PROGRAMMING



EVENTS:  
 St. Patrick's Day Parade  
 Runnin' of the Green Lucky 7k  
 Colorado Rockies Opening Day  
 Ballpark Market  
 Go Metro State 5k  
 Arthritis Walk  
 Strides Against Breast Cancer  
 Stop the Violence  
 Rockies Home Run 5k  
 Learning Source Spelling Bee

St. Patrick's Day Parade



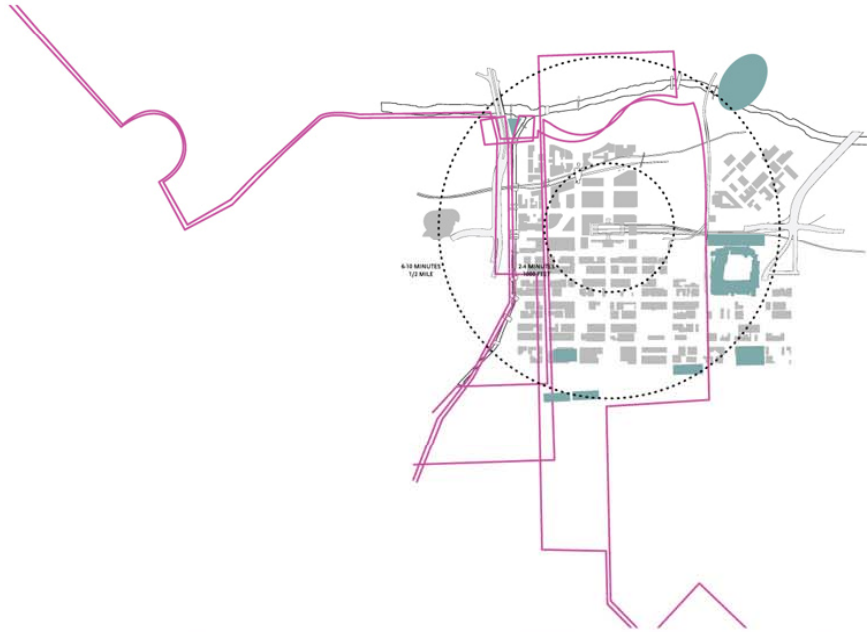
Strides Against Breast Cancer



Green Lucky 7k



## SPRING PROGRAMMING



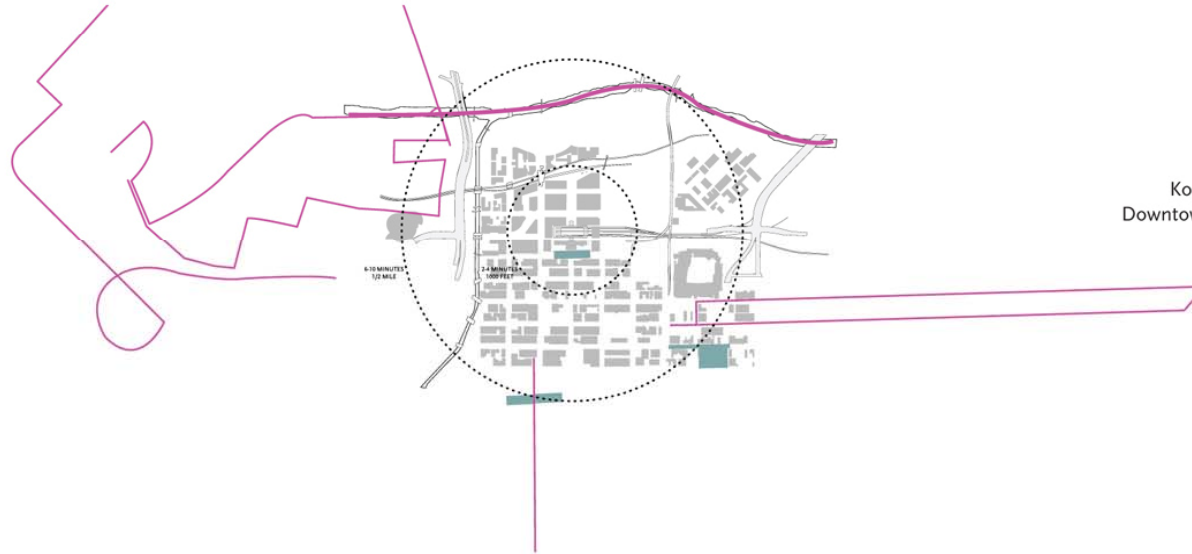
EVENTS:  
 La Piazza Dell'Arte  
 Puerto Rico Festival  
 Rocky Mountain Half-Marathon & 8k Race  
 Movies in the Park  
 Skyline Park Summer Concerts  
 Cherry Blossom Festival  
 Confluence Concerts  
 July 4th Fireworks  
 Ballpark Market  
 River Flicks  
 Fit to Fight 5k (IAFC)

July 4th Fireworks



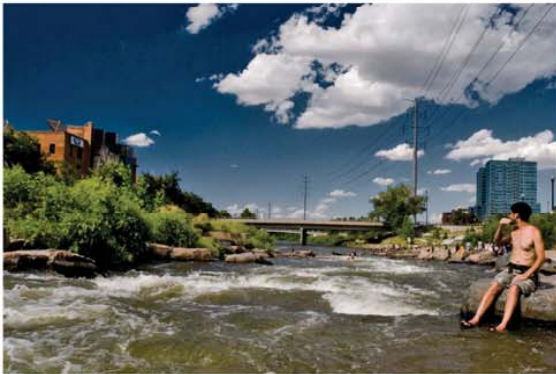
## SUMMER PROGRAMMING





EVENTS:  
 Ballpark Market  
 Racquetball Exhibition  
 Oktoberfest  
 South Platte Riversweep  
 Oktoberfest 5k and 10k Run  
 Fans on the Field  
 Komen Denver Race for the Cure  
 Downtown Denver Grand Illumination

South Platte Riversweep



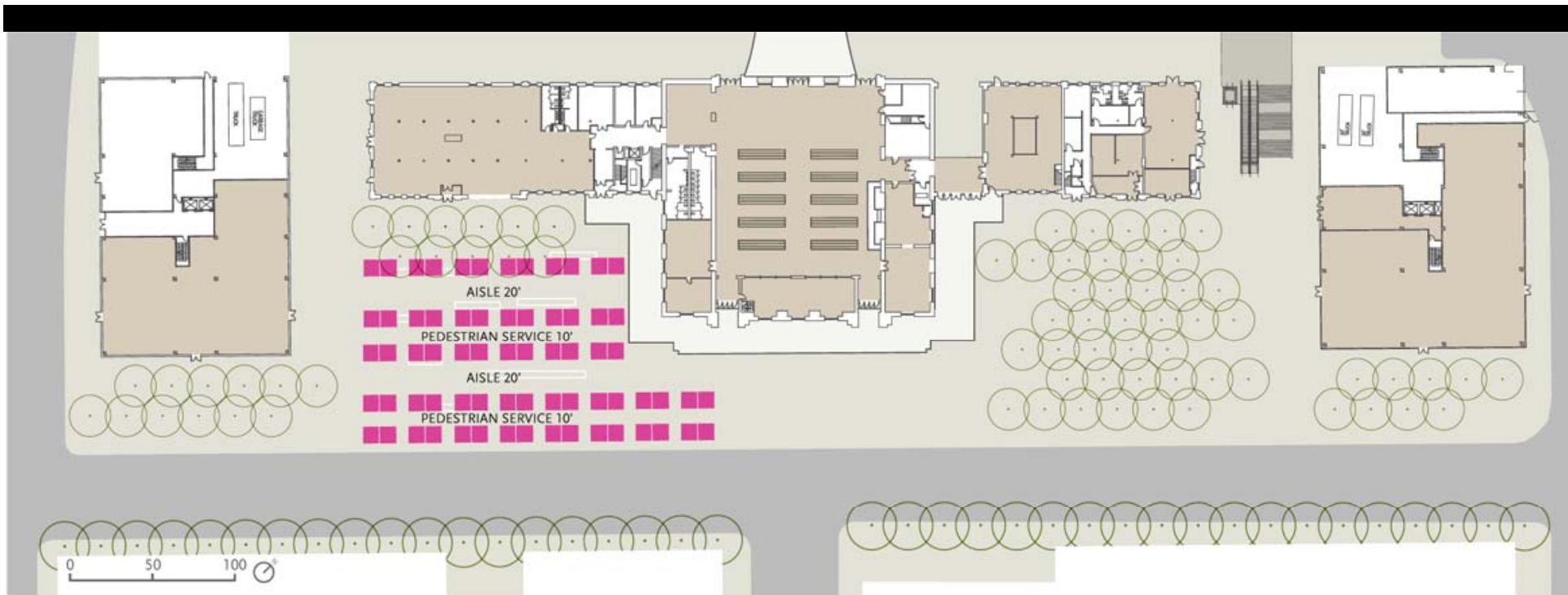
Oktoberfest at Larimer Square



Downtown Denver Grand Illumination



## FALL PROGRAMMING



**PROGRAM OPTIONS:**  
 Semi-Permanent Fairs & Festivals  
 Farmers Markets  
 Flea Markets  
 Food Festivals  
 Art & Craft Fairs

**COUNTS:**  
 68 Pedestrian Service Tents

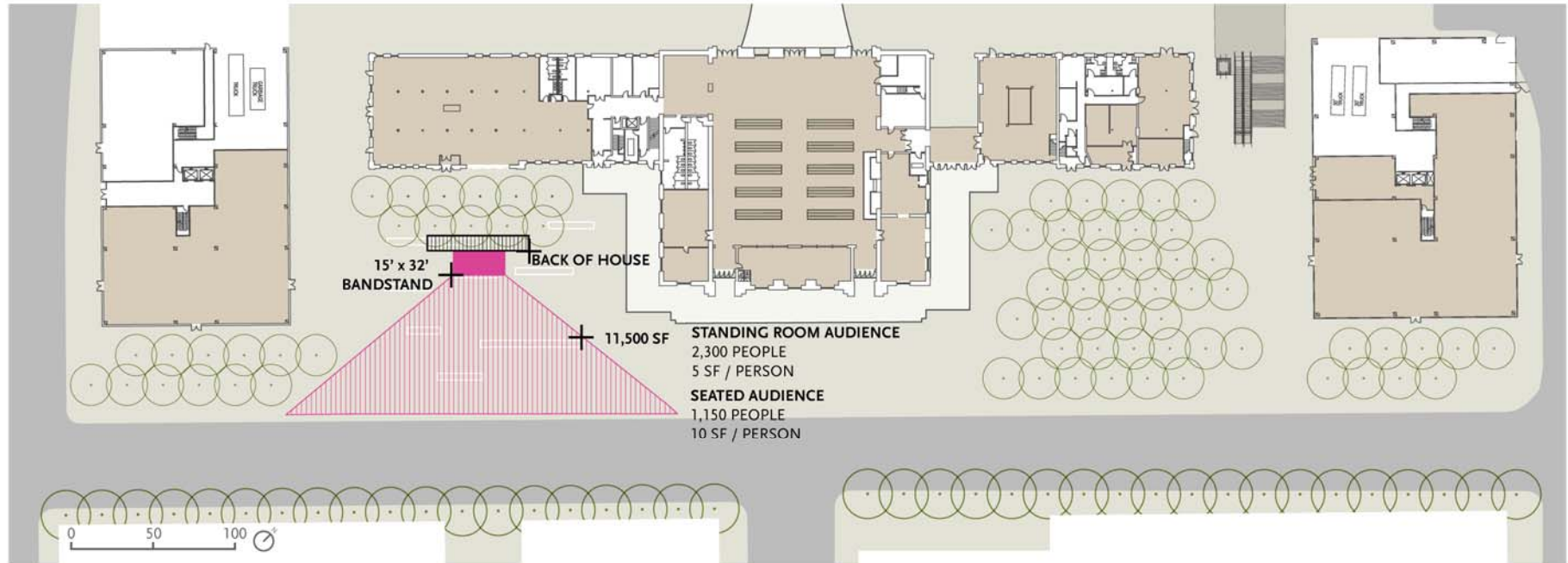
**DIMENSIONS:**  
 10' X 10' Tents

**REQUIREMENTS:**  
 Electric  
 Water

## MEDIUM FARMERS' MARKETS / FESTIVAL







**PROGRAM OPTIONS:**  
 Small Music Performances  
 Dance  
 Poetry / Literature Readings  
 Speeches  
 Puppet Shows  
 Small Theater

**COUNTS:**  
 1 Small Bandstand

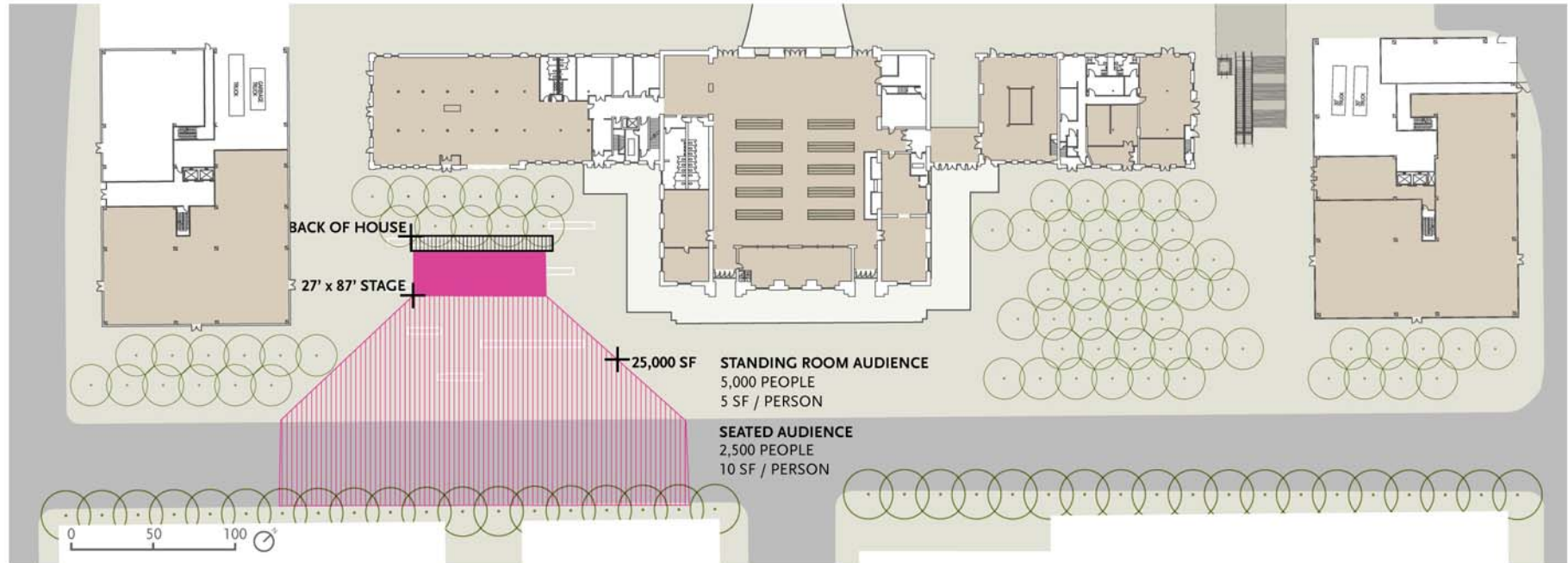
**DIMENSIONS:**  
 15' x 32' Bandstand

**REQUIREMENTS:**  
 Electric  
 Water

MEDIUM PERFORMANCE

HARC





**PROGRAM OPTIONS:**

Concerts  
Dance Recitals  
Rallies  
Outdoor Film

**COUNTS:**

1 Large Stage

**DIMENSIONS:**

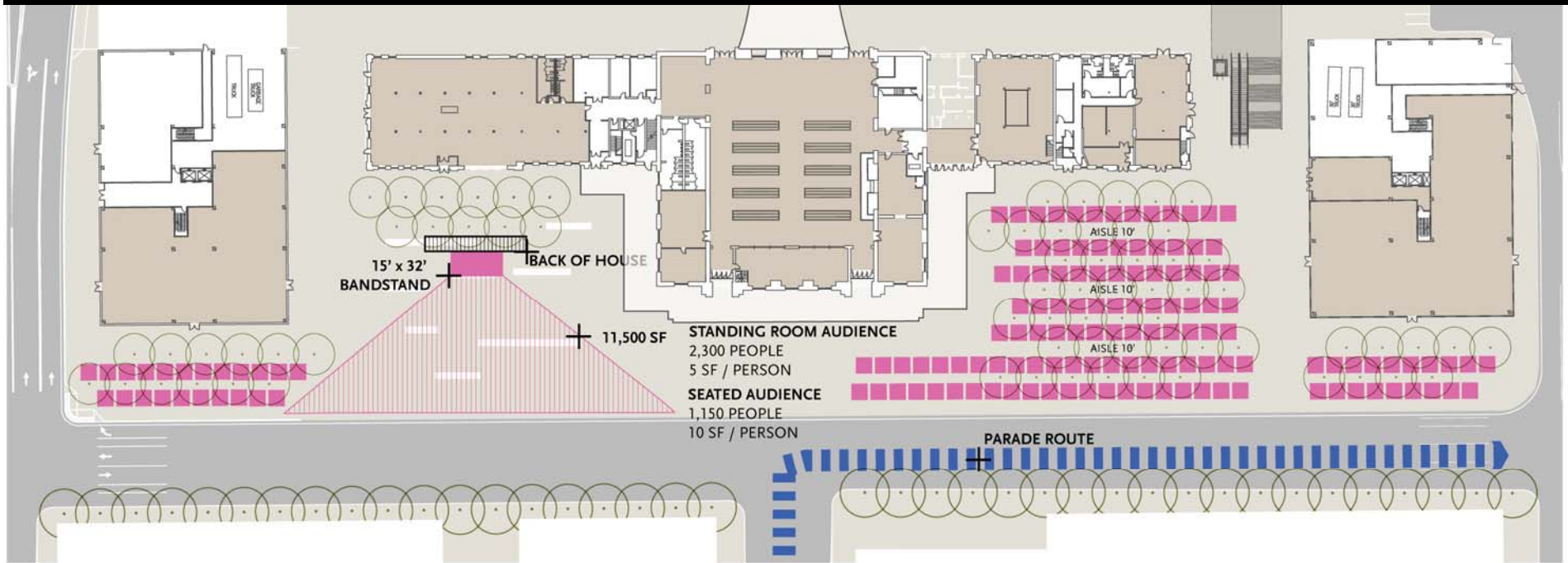
27' x 87' Stage

**REQUIREMENTS:**

Electric  
Water  
Street Closure

LARGE PERFORMANCE

HARC



MULTI-PROGRAMMED FESTIVALS

**PROGRAM OPTIONS:**

Fairs & Festivals  
Small Markets  
Bandstand Performances  
Parade Route

**COUNTS:**

145 Pedestrian Service Tents  
1 Small Bandstand

**DIMENSIONS:**

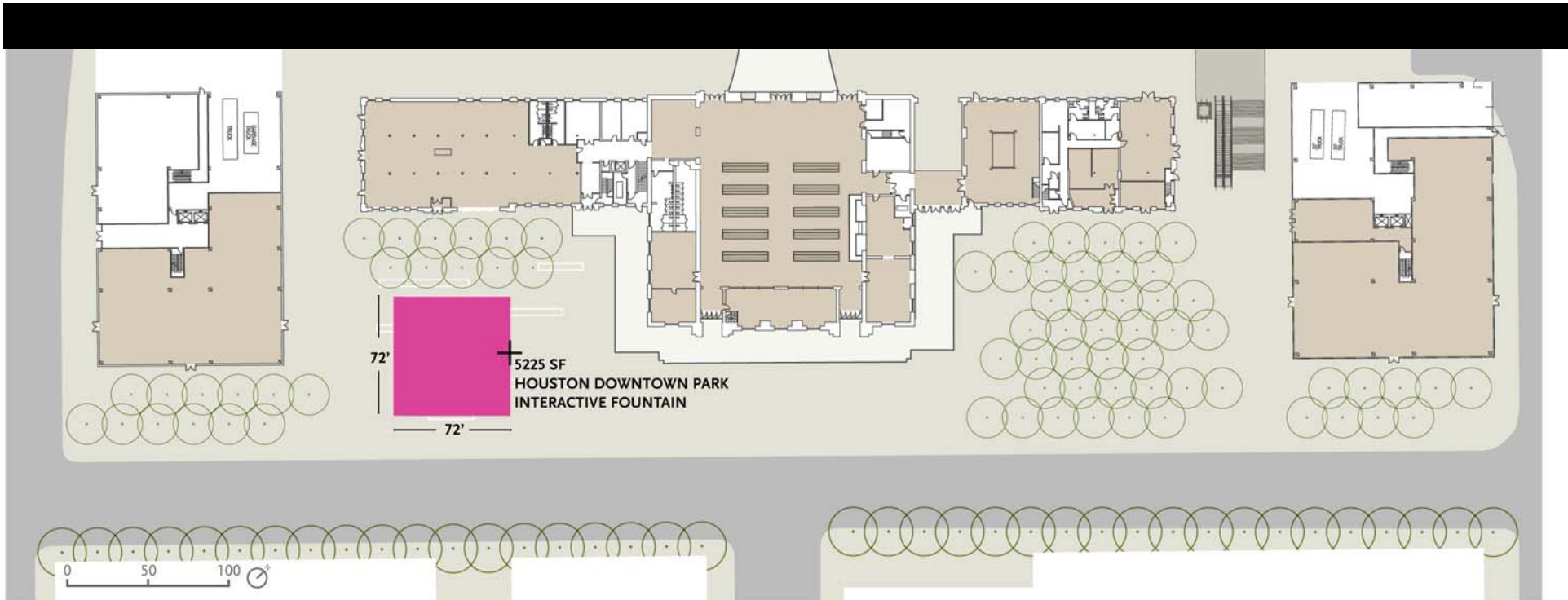
10' X 10' Tents  
15' x 32' Bandstand

**REQUIREMENTS:**

Electric  
Water  
Street Closure

# MULTI-EVENT FESTIVAL





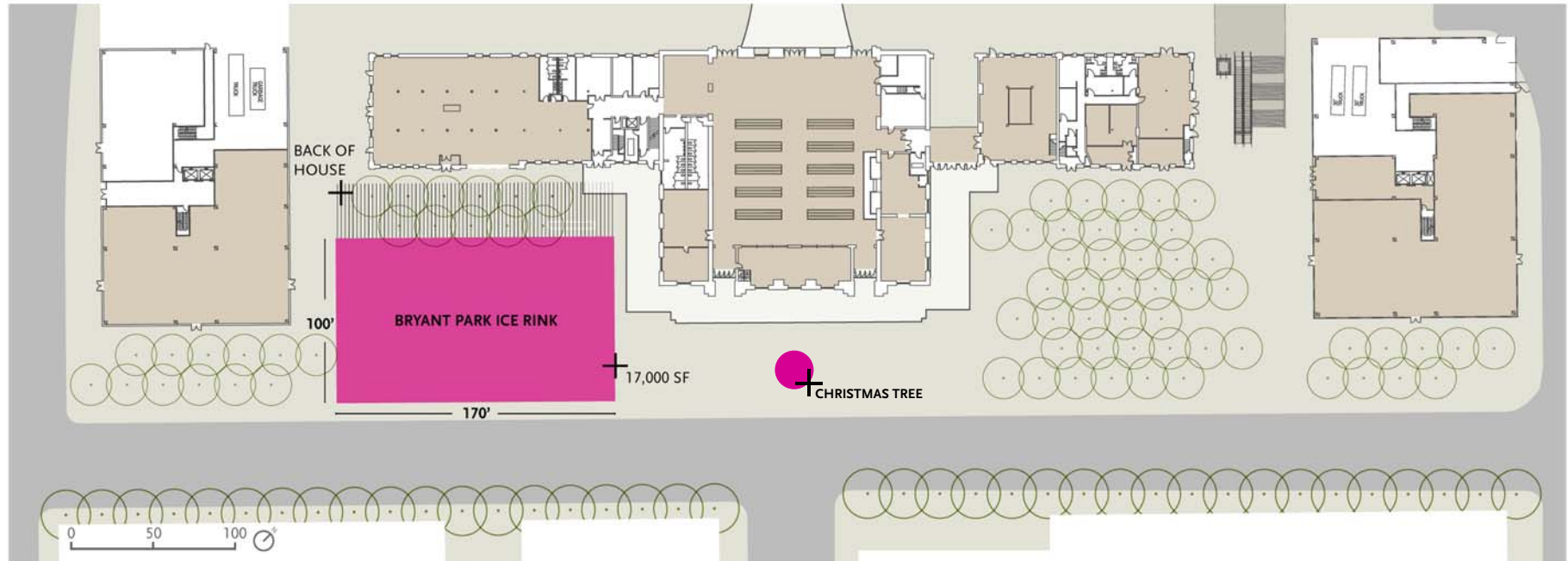
**PROGRAM OPTIONS:**  
Interactive Fountain  
On / Off Feature

**DIMENSIONS:**  
5225 SF  
72' X 72'

**REQUIREMENTS:**  
Electric  
Water  
Below Grade Reservoir  
Pump Room

INTERACTIVE FOUNTAIN

HARGRE



**PROGRAM OPTIONS:**

Open Skate  
Small Hockey Games  
Figure Skating

**COUNTS:**

1 Medium Ice Rink

**DIMENSIONS:**

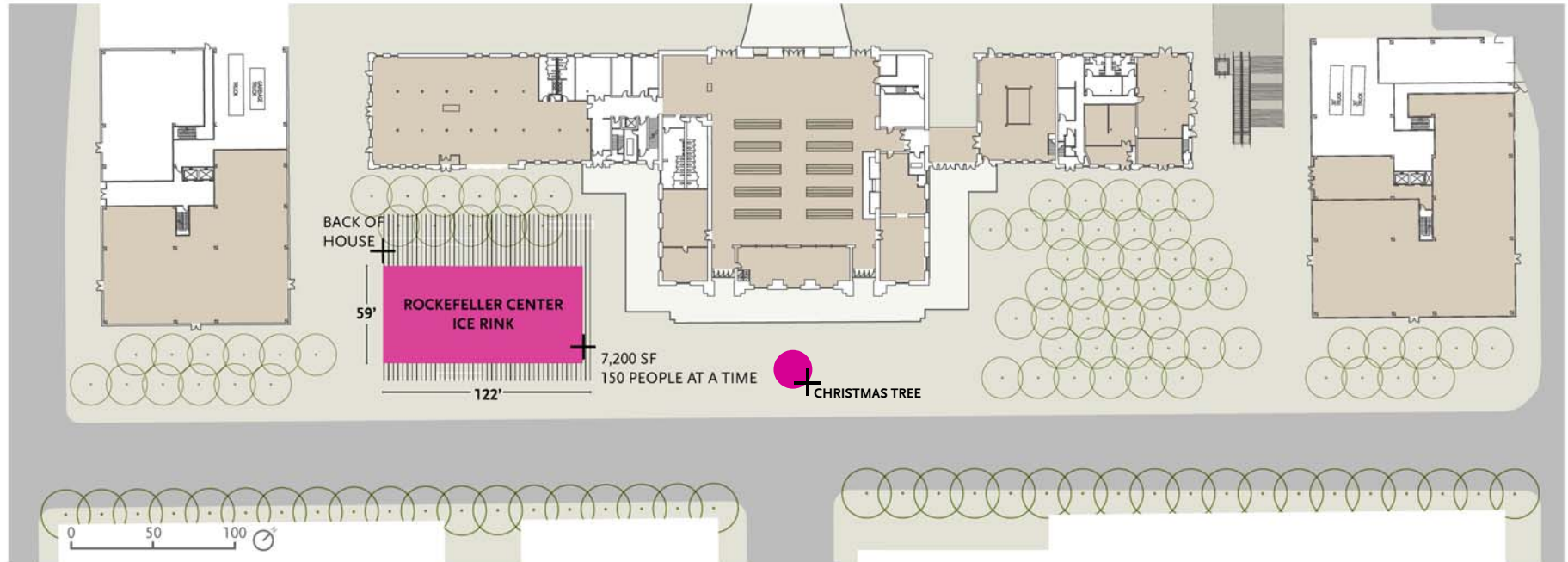
17,000 SF Rink / 170' x 100'  
+ Support Space

**REQUIREMENTS:**

Electric  
Water  
Zamboni  
Skate Rental  
Storage

# ICE SKATING – BRYANT PARK





**PROGRAM OPTIONS:**

Open Skate  
Small Hockey Games  
Figure Skating

**COUNTS:**

1 Medium Ice Rink

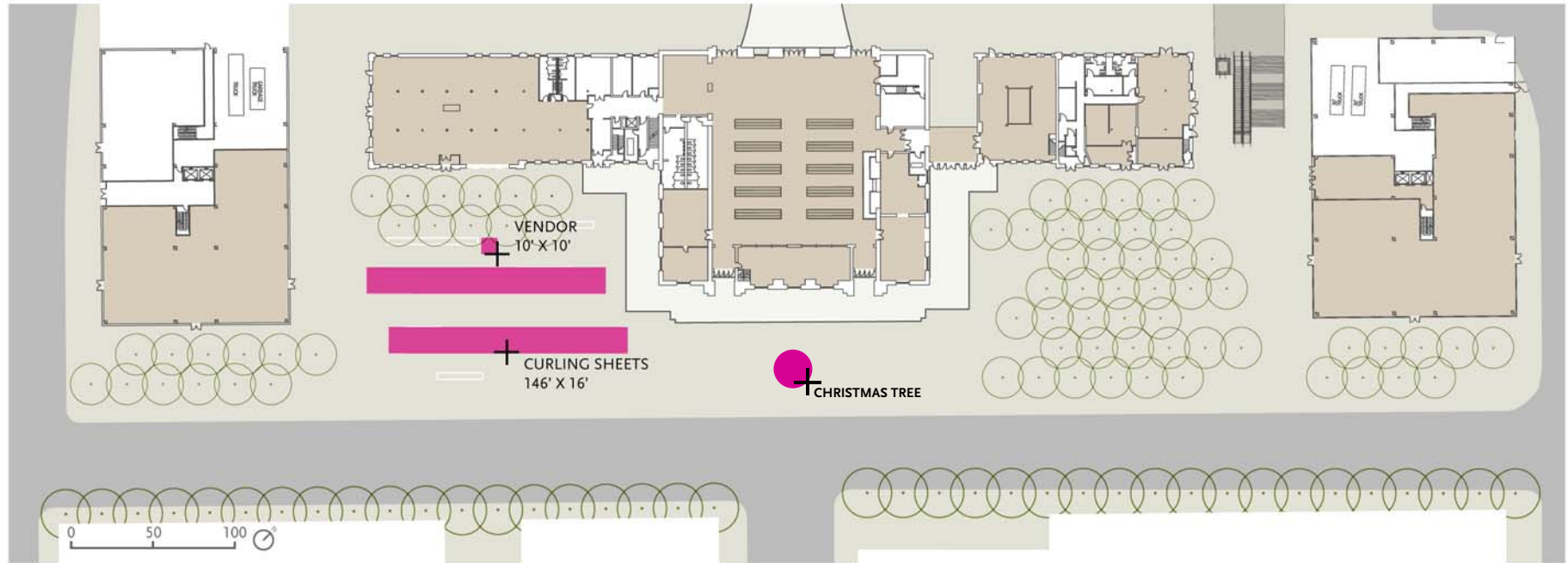
**DIMENSIONS:**

7,200 SF Rink + Support Space

**REQUIREMENTS:**

Electric  
Water  
Zamboni  
Skate Rental  
Storage

# ICE SKATING – ROCKEFELLER CENTER



**PROGRAM OPTIONS:**

Curling  
Ice Bowling

**COUNTS:**

2 Curling Sheets

**DIMENSIONS:**

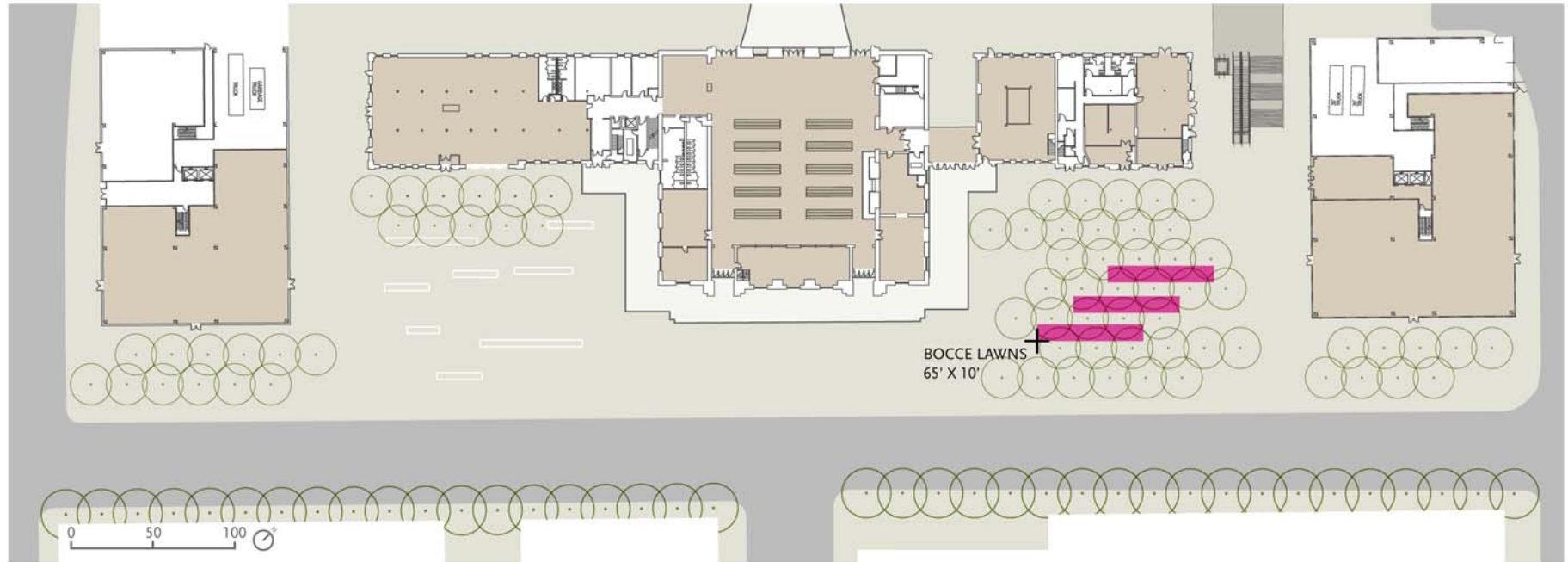
146' x 16' Sheets  
10' x 10' Vendor

**REQUIREMENTS:**

Electric  
Water  
Equipment Vendor  
Storage

CURLING

HARC



**PROGRAM OPTIONS:**  
Bocce / Lawn Bowling

**COUNTS:**  
3 Bocce Courts or Lawns  
Rental or Vendor

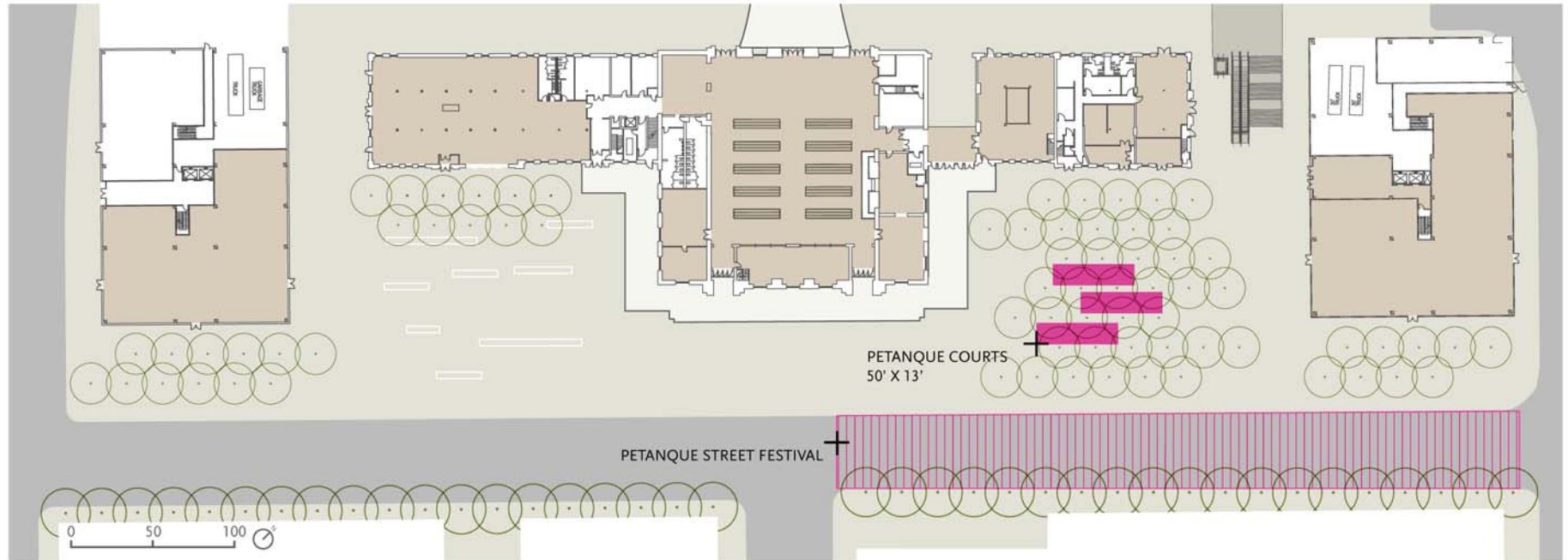
**DIMENSIONS:**  
65' x 10' Bocce Lawns

**REQUIREMENTS:**  
Lawn / Court Maintenance  
Water  
Rental  
Storage

BOCCE

HARC





**PROGRAM OPTIONS:**  
Petanque  
Horseshoes

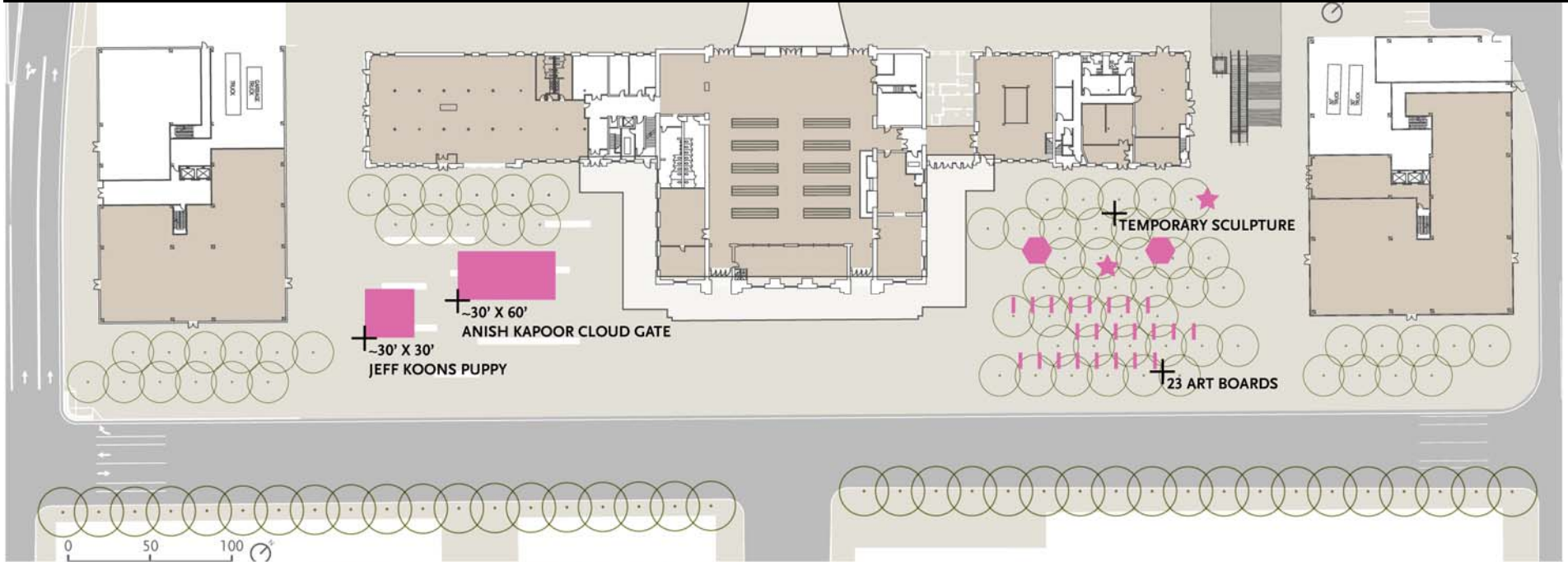
**COUNTS:**  
3 Petanque Courts  
\*Petanque Street Fair

**DIMENSIONS:**  
50' x 13' Courts

**REQUIREMENTS:**  
Court Maintenance  
Rental  
Storage  
\*Street Closure

# PETANQUE

HARC

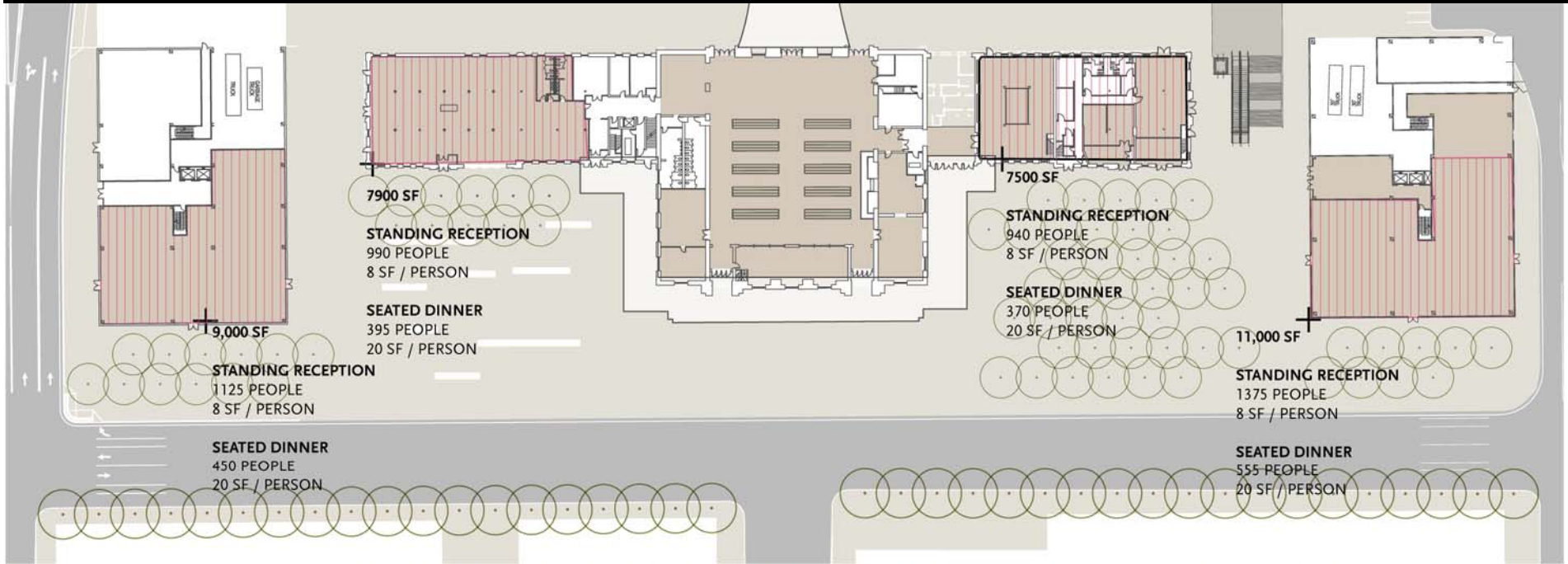


**PROGRAM OPTIONS:**  
 Rotating Exhibits  
 Permanent Sculpture  
 Temporary Sculpture

**REQUIREMENTS:**  
 Lighting

ART: PERMANENT OR TEMPORARY





#### PROGRAM OPTIONS:

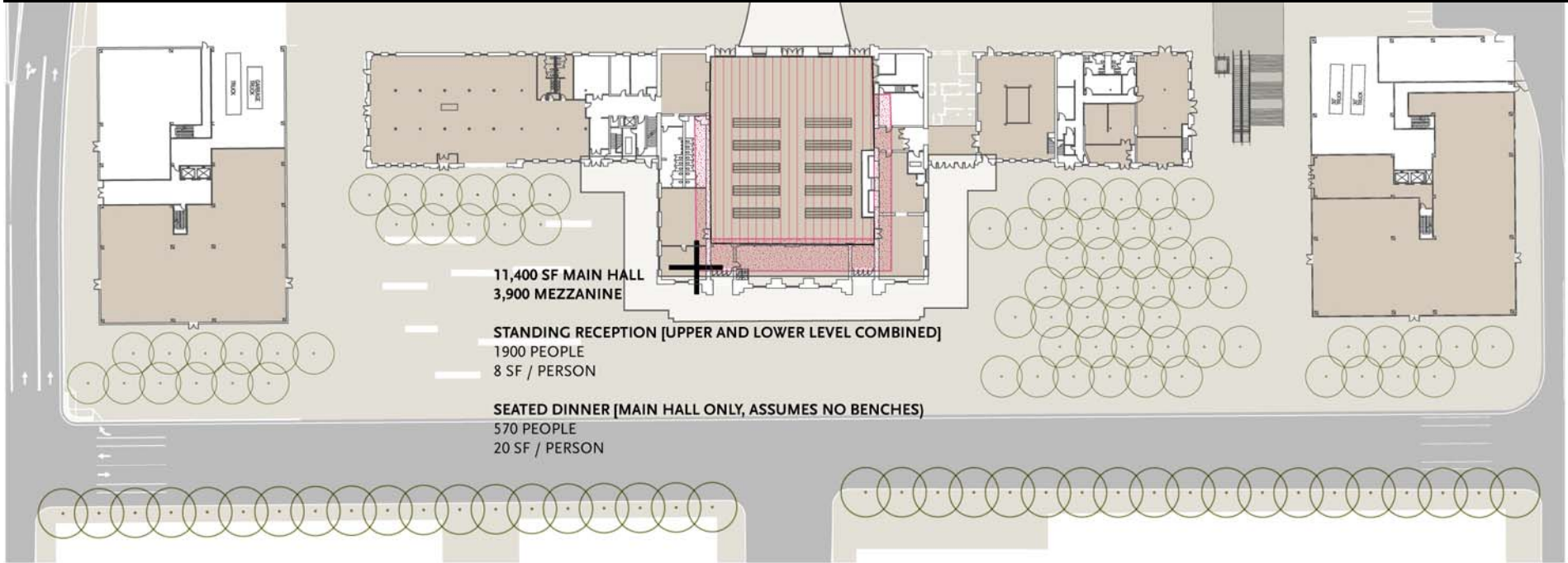
- Cafe
- Retail
- Restaurant
- Gallery

#### DIMENSIONS:

~35,400 SF

# PERMANENT TENANTS

HARGREAVES



**PROGRAM OPTIONS:**  
Reception  
Seated Dining

**COUNTS:**  
Sit Down Dining for 570 People  
1 Person / 20 SF

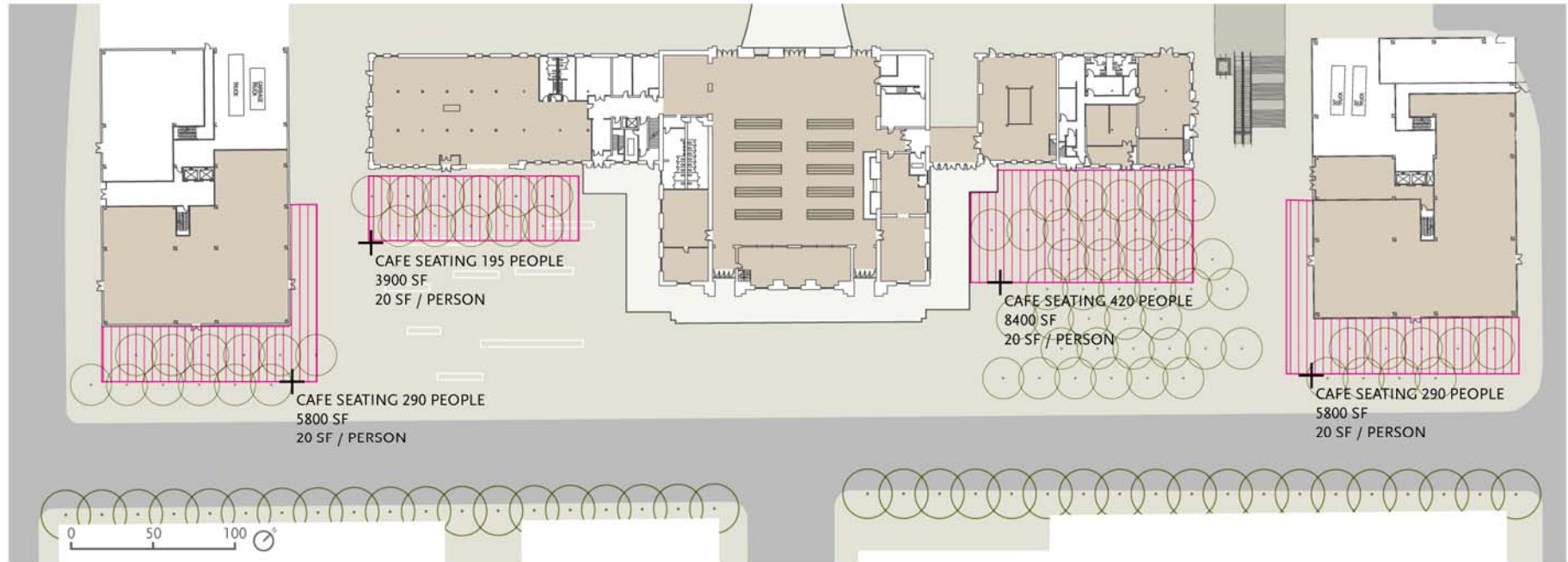
Reception Space for 1900 People  
1 Person / 8 SF

**DIMENSIONS:**  
~15,300 SF

**REQUIREMENTS:**  
Building Utilities

## TRAIN HALL RECEPTION / DINING





**PROGRAM OPTIONS:**

Cafe  
Restaurant  
Coffeeshop

**COUNTS:**

Sit Down Dining for 1,195 People  
1 Person / 20 SF

**DIMENSIONS:**

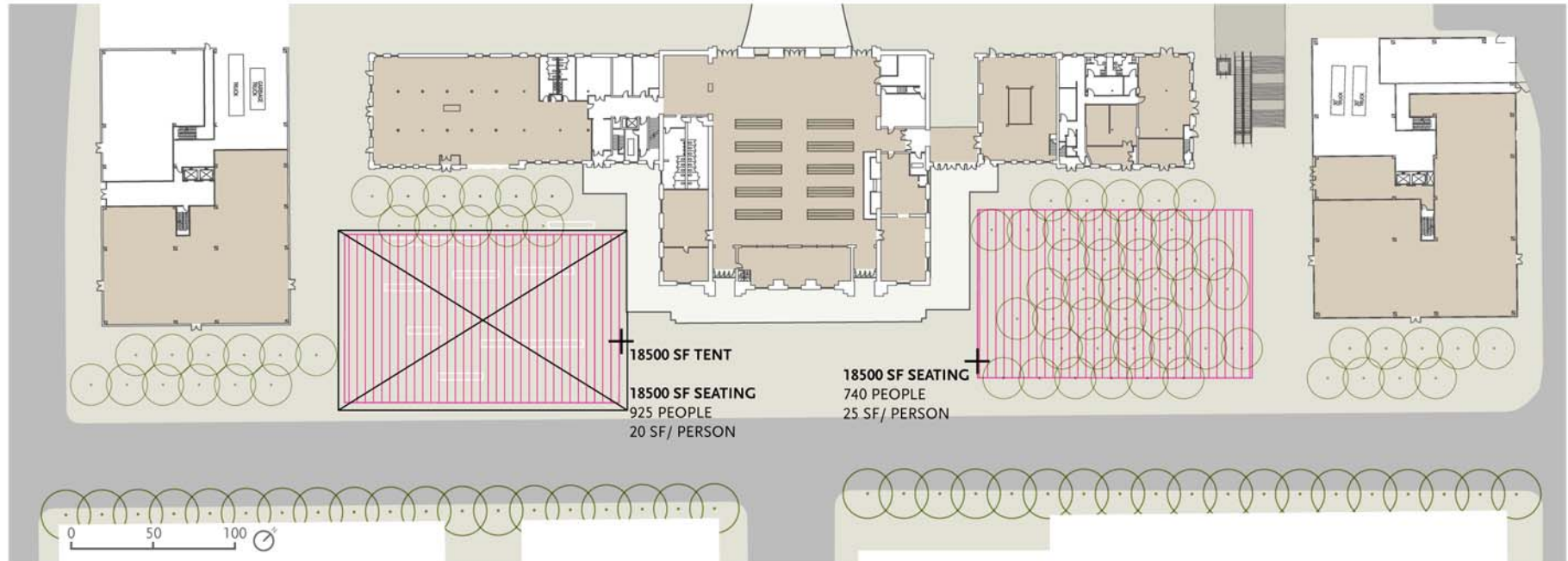
~24,000 SF

**REQUIREMENTS:**

Adjacent In-Building Restaurant or Cafe

# PERMANENT OUTDOOR DINING





**PROGRAM OPTIONS:**

Beer Garden  
Food Festival  
Banquet

**COUNTS:**

1 Tent  
Table Space for 1,665 People

**DIMENSIONS:**

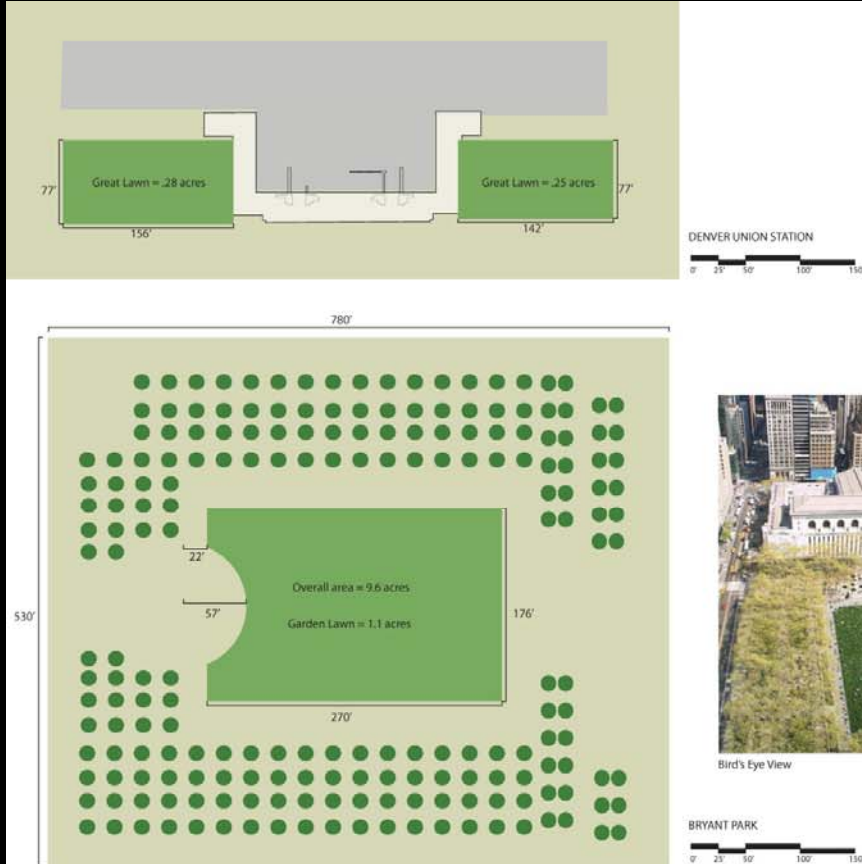
37,000 SF

**REQUIREMENTS:**

Water  
Electric

FESTIVAL / BANQUET DINING

HARC



DENVER UNION STATION  
0' 25' 50' 100' 150'



Bird's Eye View

BRYANT PARK  
0' 25' 50' 100' 150'



Great Lawn



Great Lawn



Great Lawn

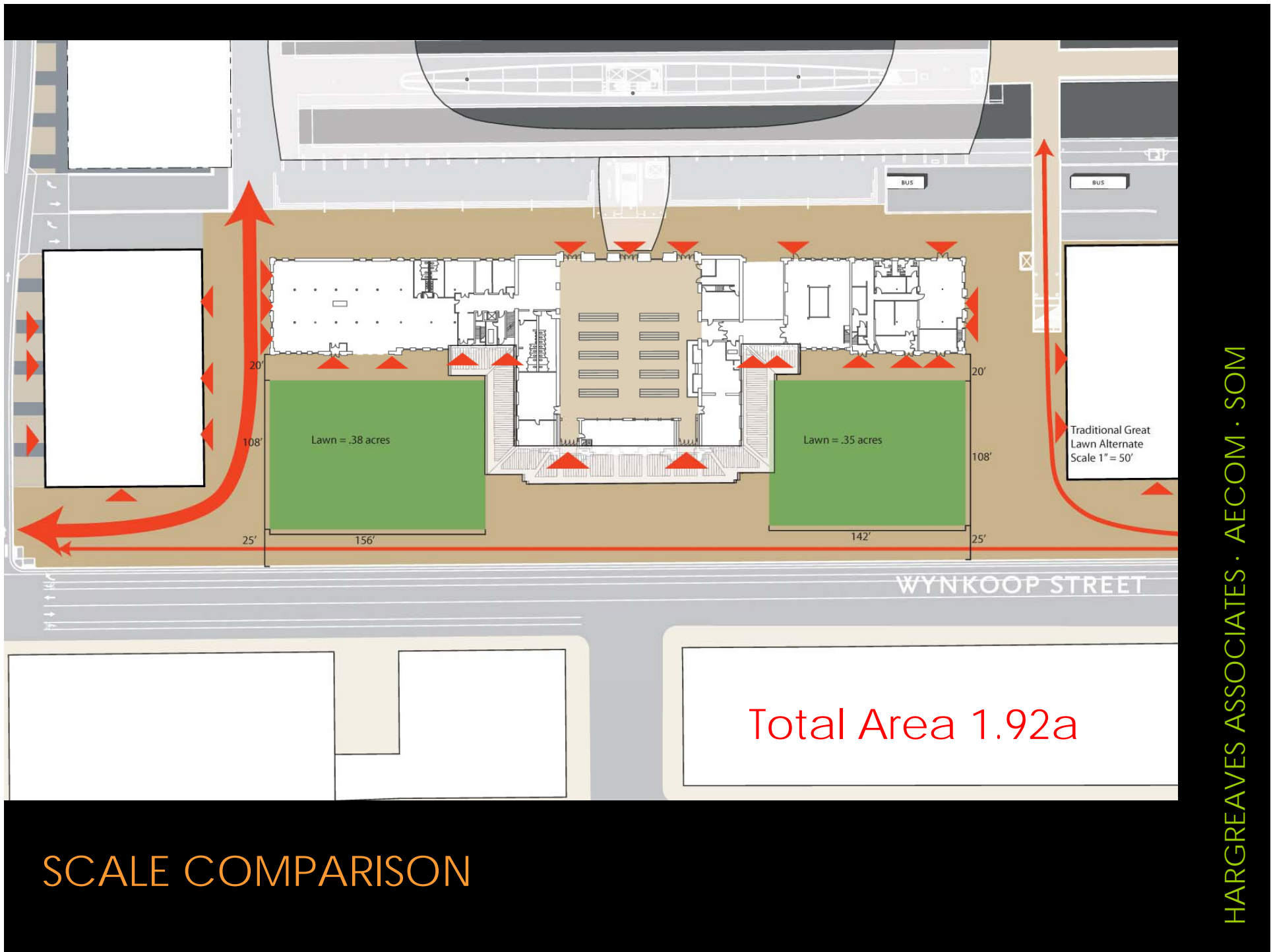


Tree-Lined Promenade

## SCALE COMPARISON- WYNKOOP VS BRYANT PARK

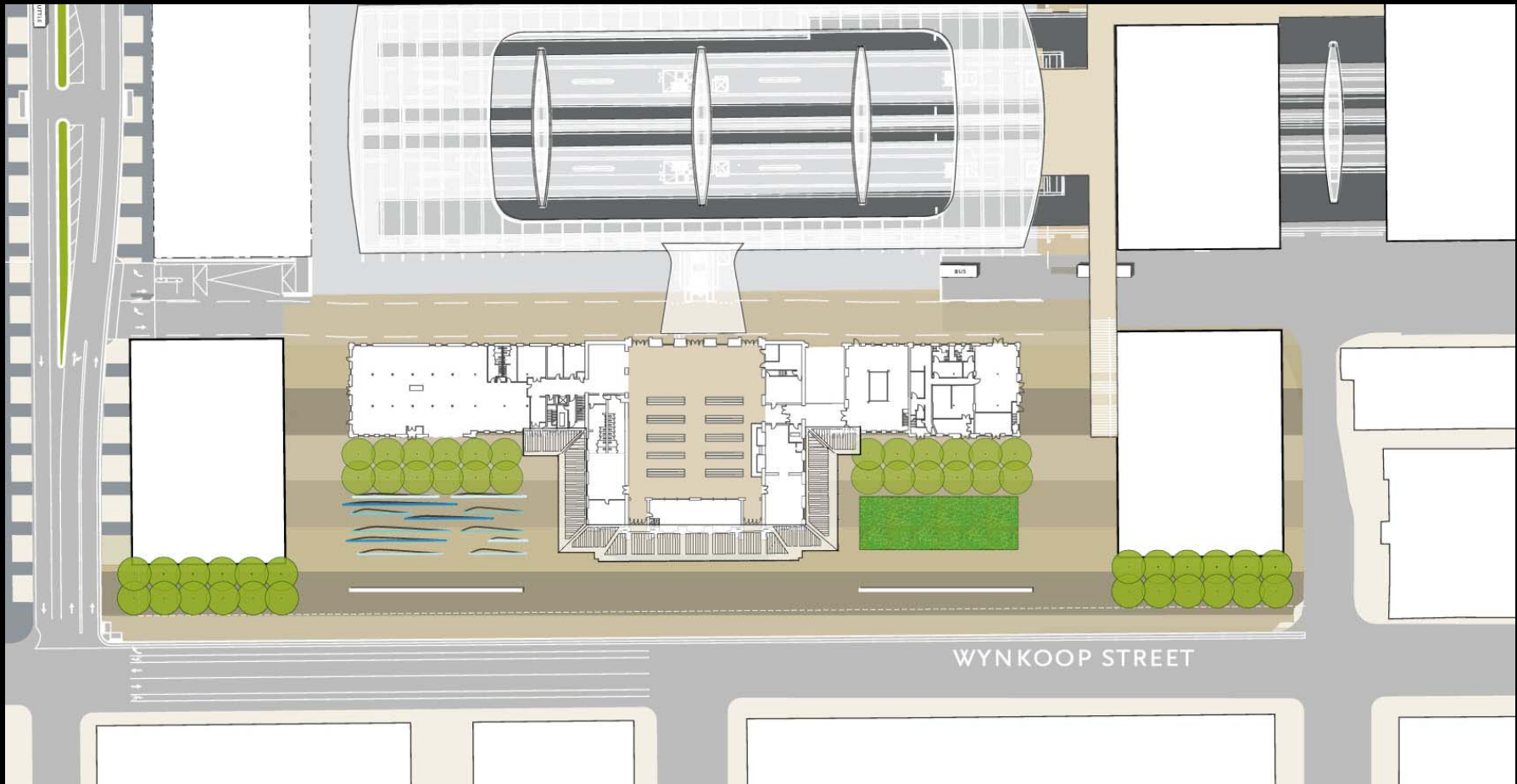
BRYANT PARK - 9.6 ACRES OVERALL/1.1 ACRE LAWN

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

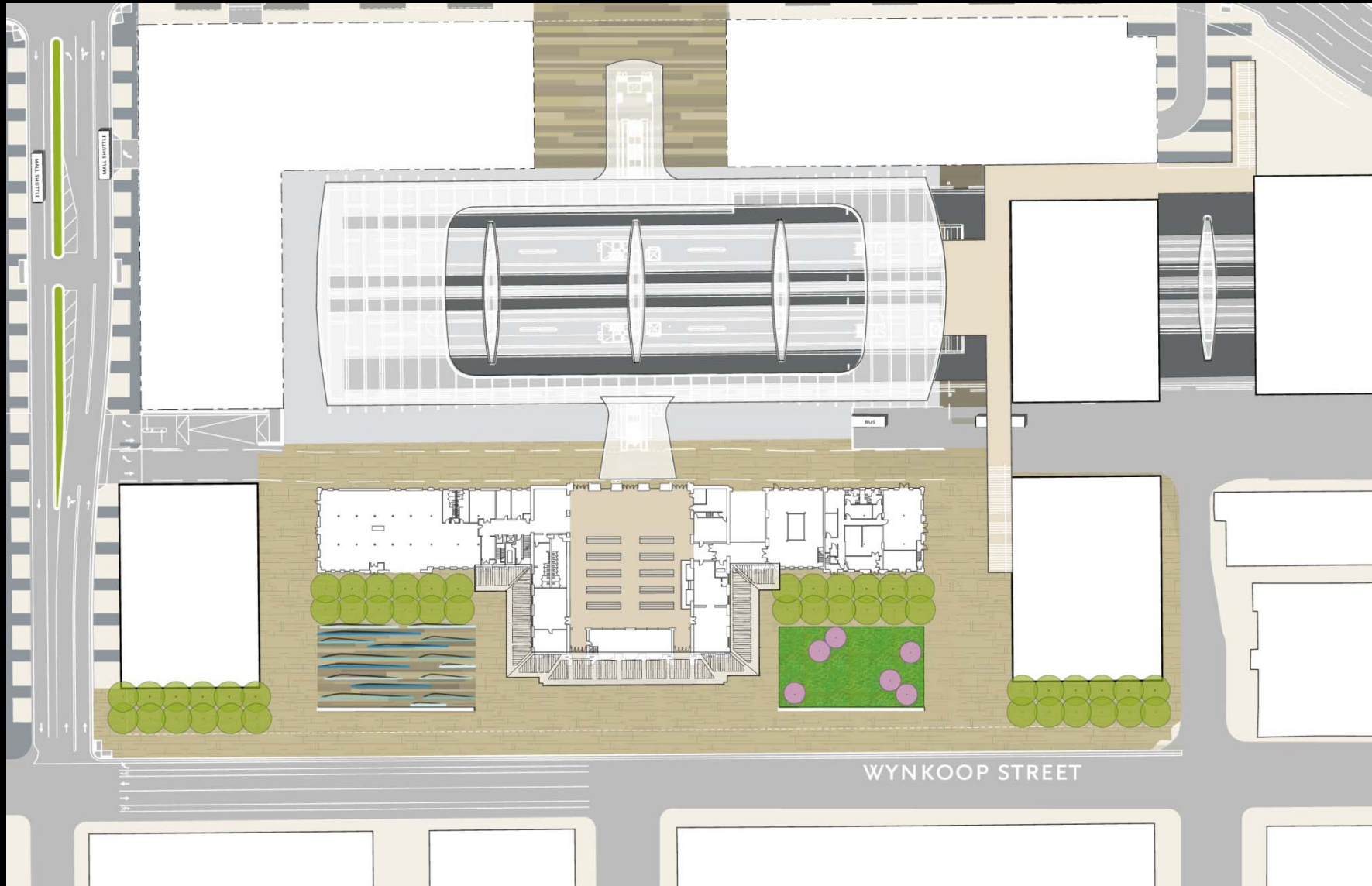


## SCALE COMPARISON

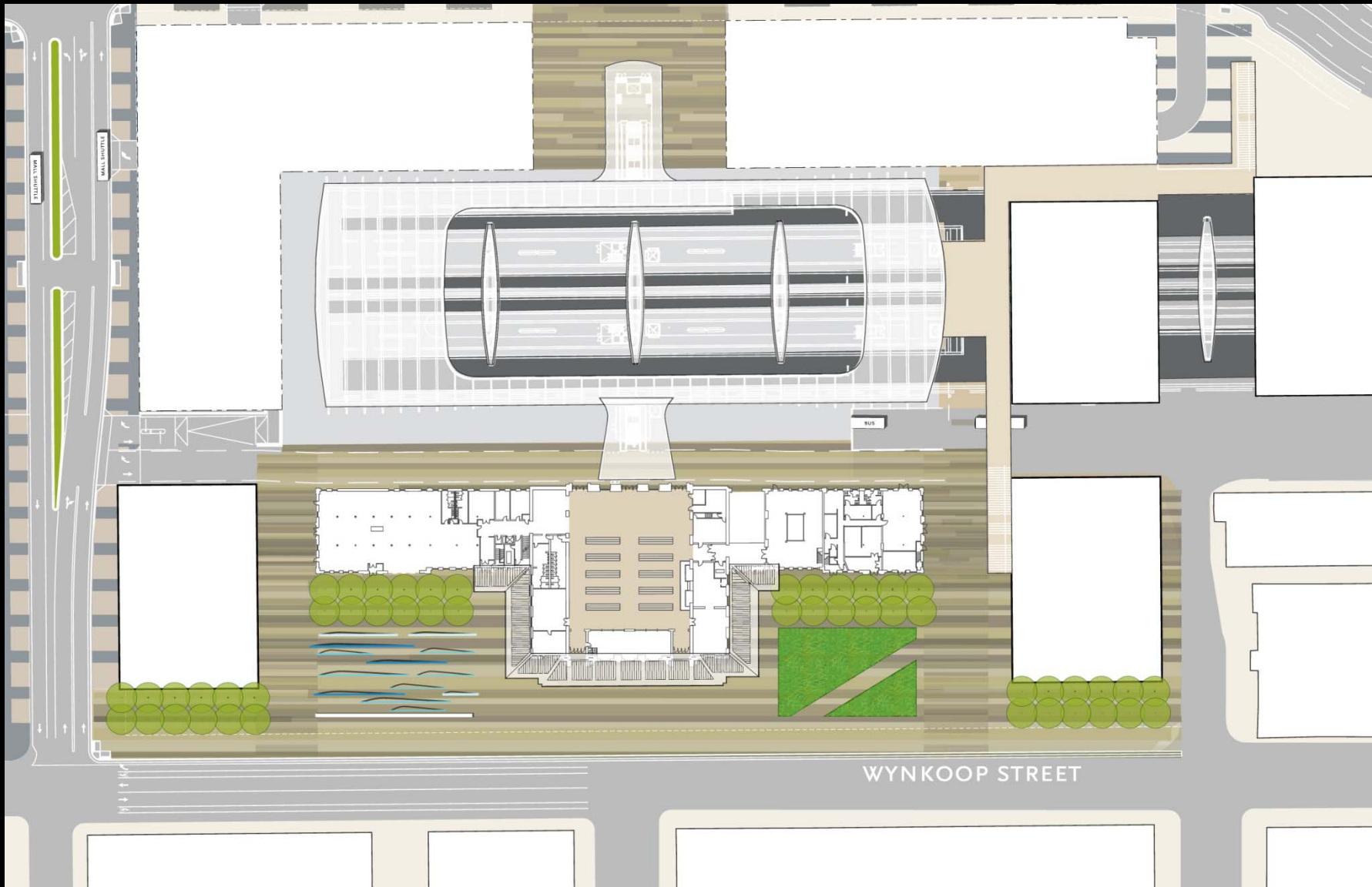




WYNKOOP DESIGN CONCEPT "A"

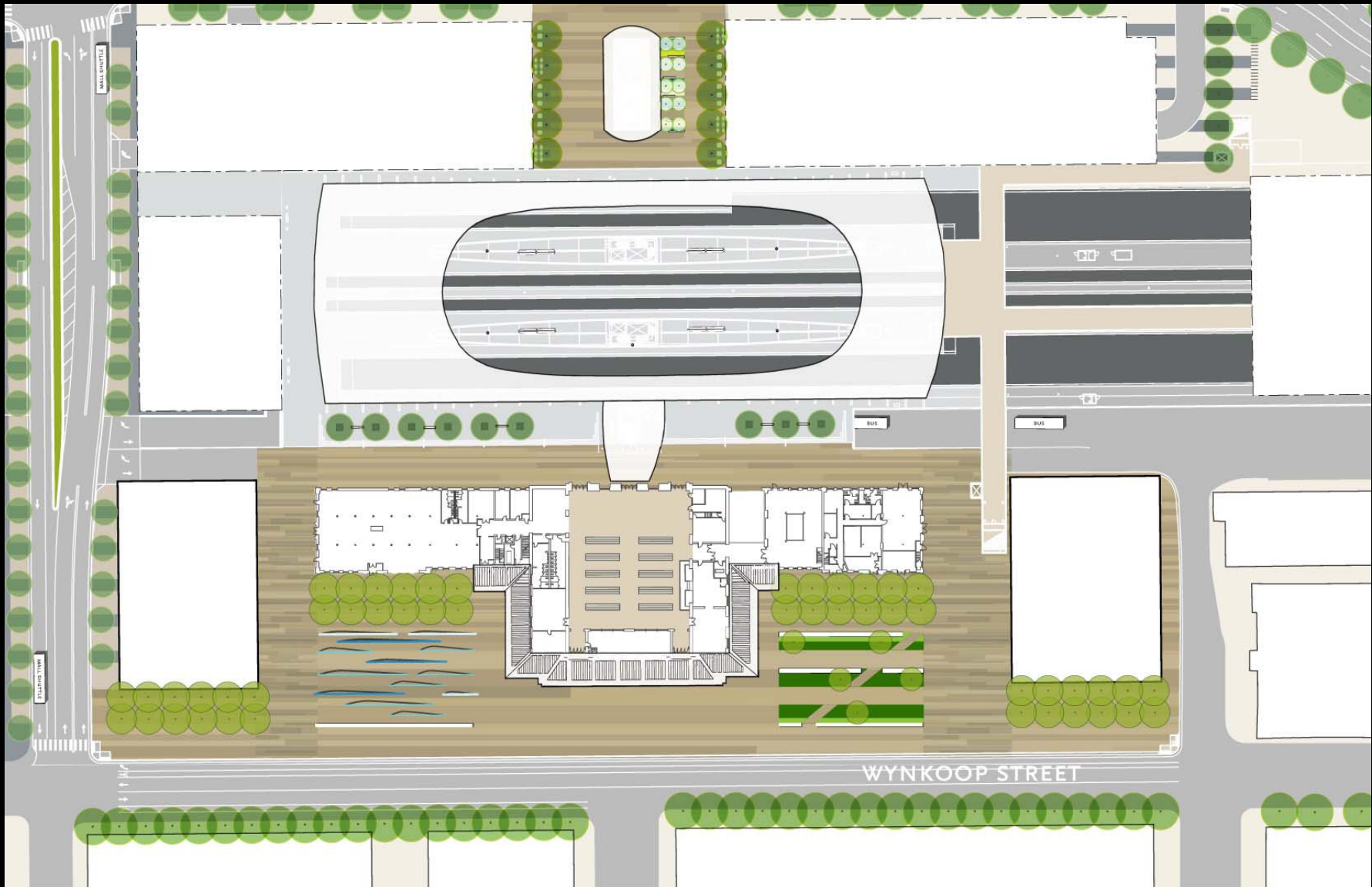


WYNKOOP DESIGN CONCEPT "B"

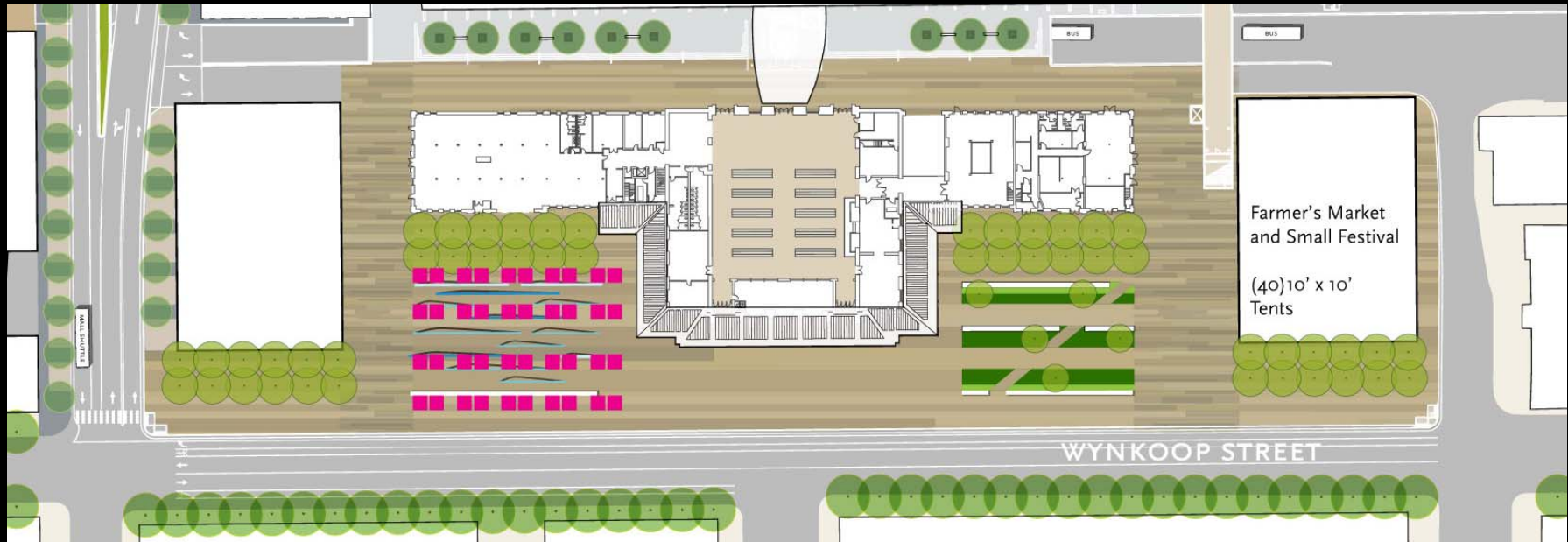


## WYNKOOP DESIGN CONCEPT "C"

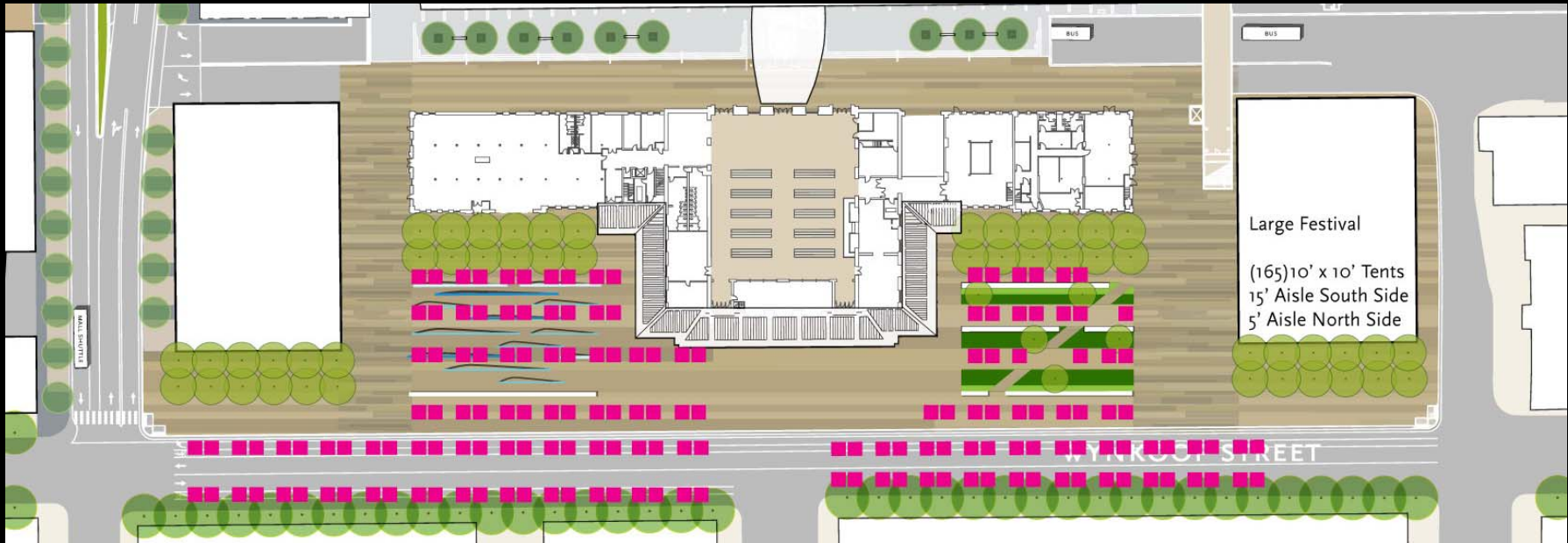




## WYNKOOP DESIGN CONCEPT "D"



# WYNKOOP FARMER'S MARKET AND SMALL FESTIVAL



Large Festival  
(165) 10' x 10' Tents  
15' Aisle South Side  
5' Aisle North Side

## WYNKOOP LARGE FESTIVAL

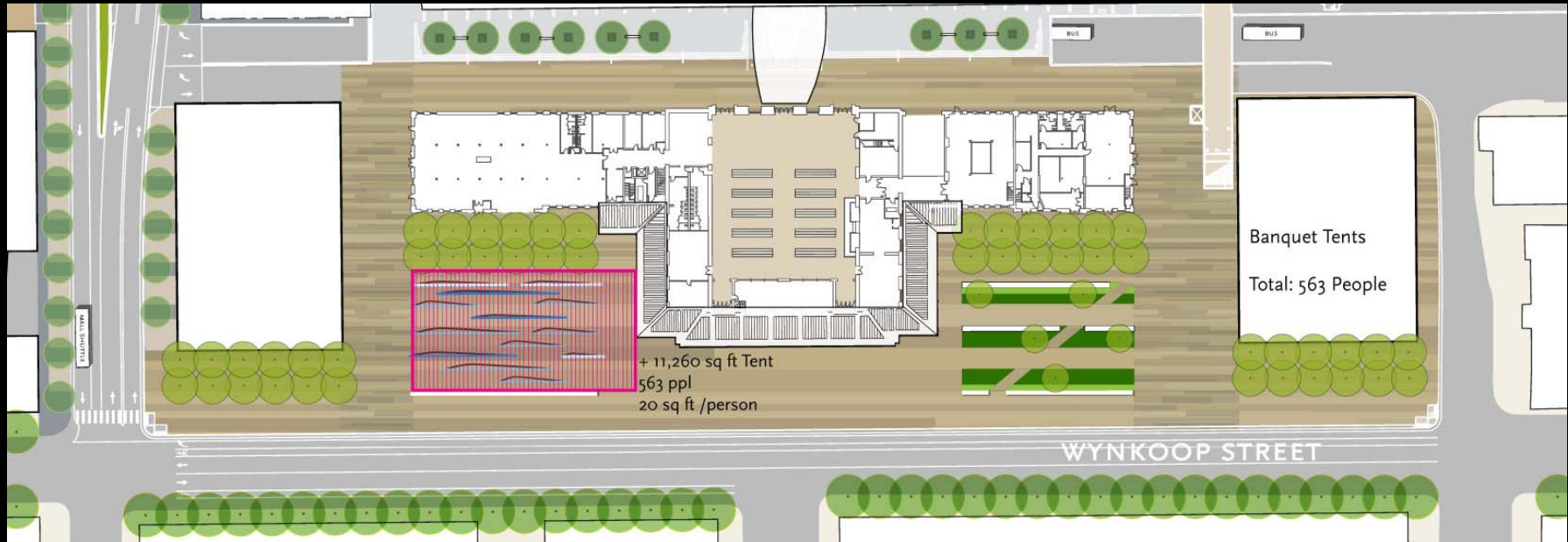




## WYNKOOP BOCCIE COURTS



## WYNKOOP OUTDOOR CAFES



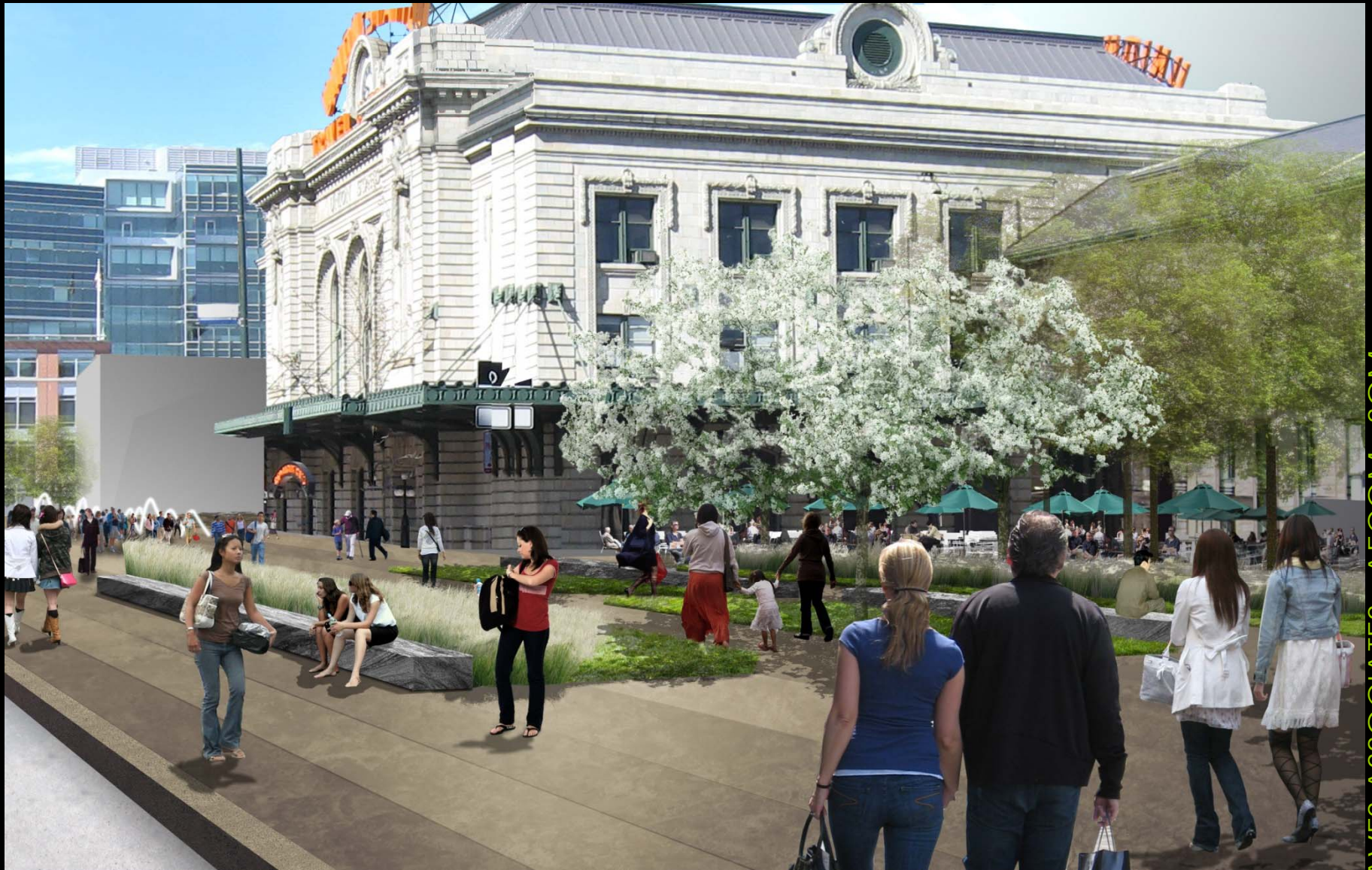
## WYNKOOP FESTIVAL / BANQUET DINING





VIEW FROM 16<sup>TH</sup> STREET





VIEW FROM 18<sup>TH</sup> STREET