



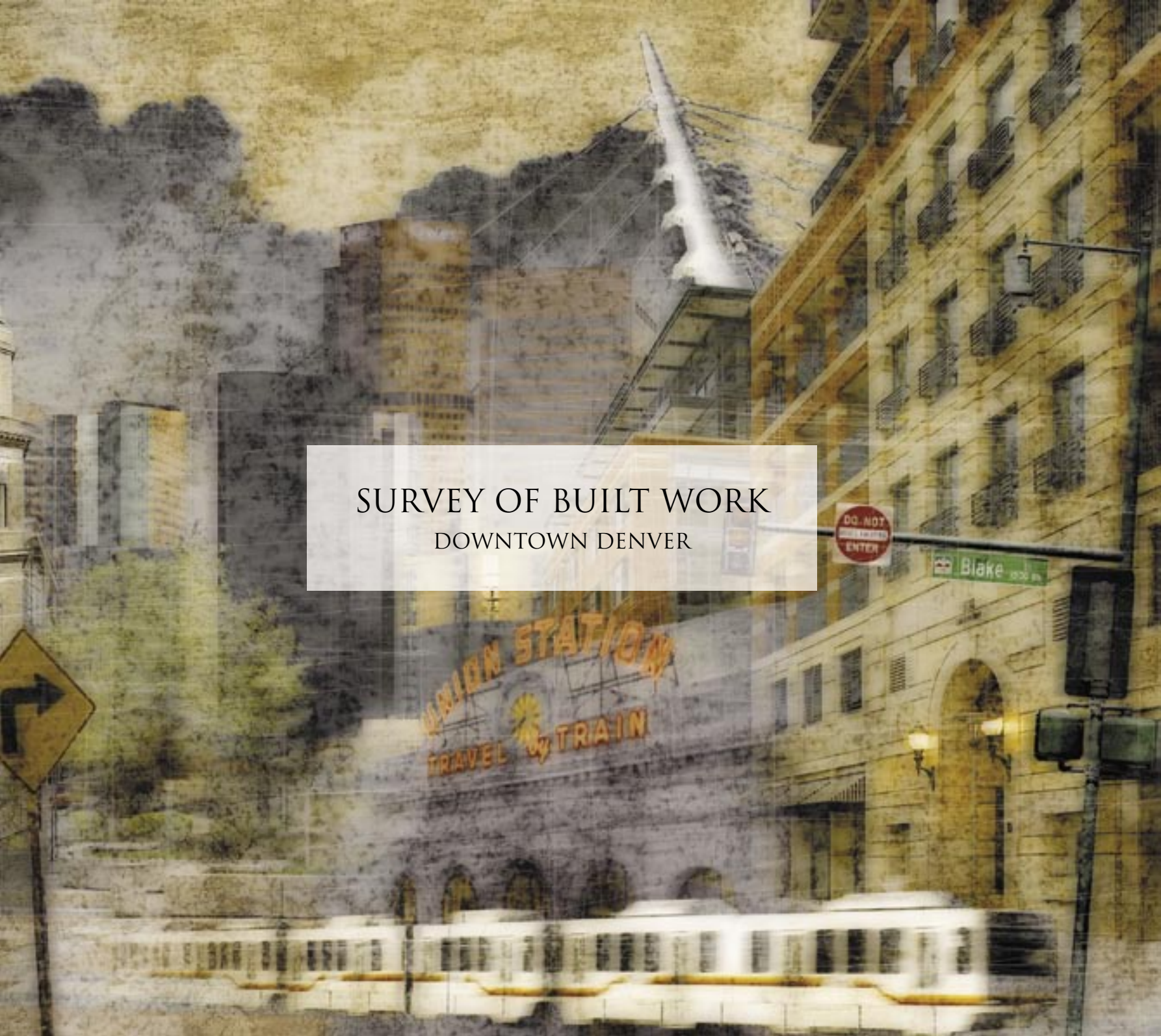
SURVEY OF BUILT WORK
DOWNTOWN DENVER



UNION STATION
TRAVEL & TRAIN



DO NOT
ENTER












Blake

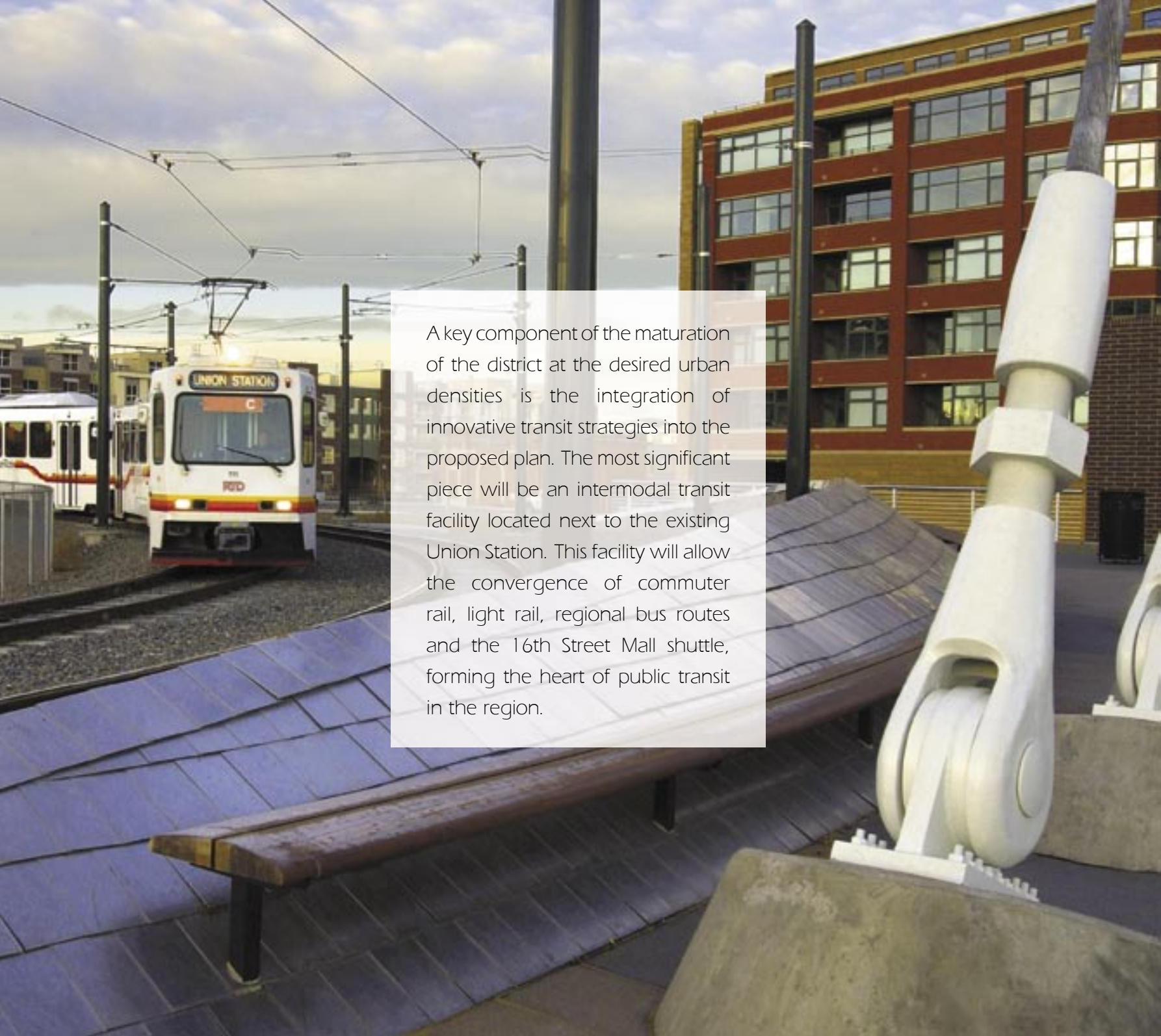
SURVEY OF BUILT WORK

DOWNTOWN DENVER

Design Workshop
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- The Commons Neighborhood 
-  Little Raven Street
15th to 20th Streets
- The 16th Street Mall Extension 
-  16 Market Square
1400 S. 16th Street
- 17th Street Plaza  1400 17th Street
-  Larimer Square
14th to 15th Streets
- Independence Plaza 
-  The World Trade Center
- Republic Plaza 





A key component of the maturation of the district at the desired urban densities is the integration of innovative transit strategies into the proposed plan. The most significant piece will be an intermodal transit facility located next to the existing Union Station. This facility will allow the convergence of commuter rail, light rail, regional bus routes and the 16th Street Mall shuttle, forming the heart of public transit in the region.

1

THE COMMONS NEIGHBORHOOD

Urban Design: Design Workshop

Engineering: Washington Infrastructures



The Commons Neighborhood is emerging from a 60-acre former railyard located next to Denver's existing downtown core. Design Workshop prepared a master plan for Trillium Corporation, owners and developers of the property, that includes over six million square feet of mixed-use development with residential, hotel, retail, office, and intermodal transportation uses. The firm worked closely with Trillium, the City of Denver planning staff, and a 20-person citizen task force to achieve consensus on the proposed plan, zoning and design guidelines. Several underlying principles guided this collaborative effort:

The neighborhood must be urban in character, maximizing building street frontages and achieving urban densities.

The plan must be sensitive to surrounding residential neighborhoods, providing a residential scale along important public spaces.

The plan must establish a strong transit program.

The zoning must provide every opportunity for development to succeed as a real-estate venture.

2

LITTLE RAVEN STREET 15TH TO 20TH STREETS

Urban Design: Design Workshop

Engineering: Washington Infrastructures

Date of Completion: Summer 2001



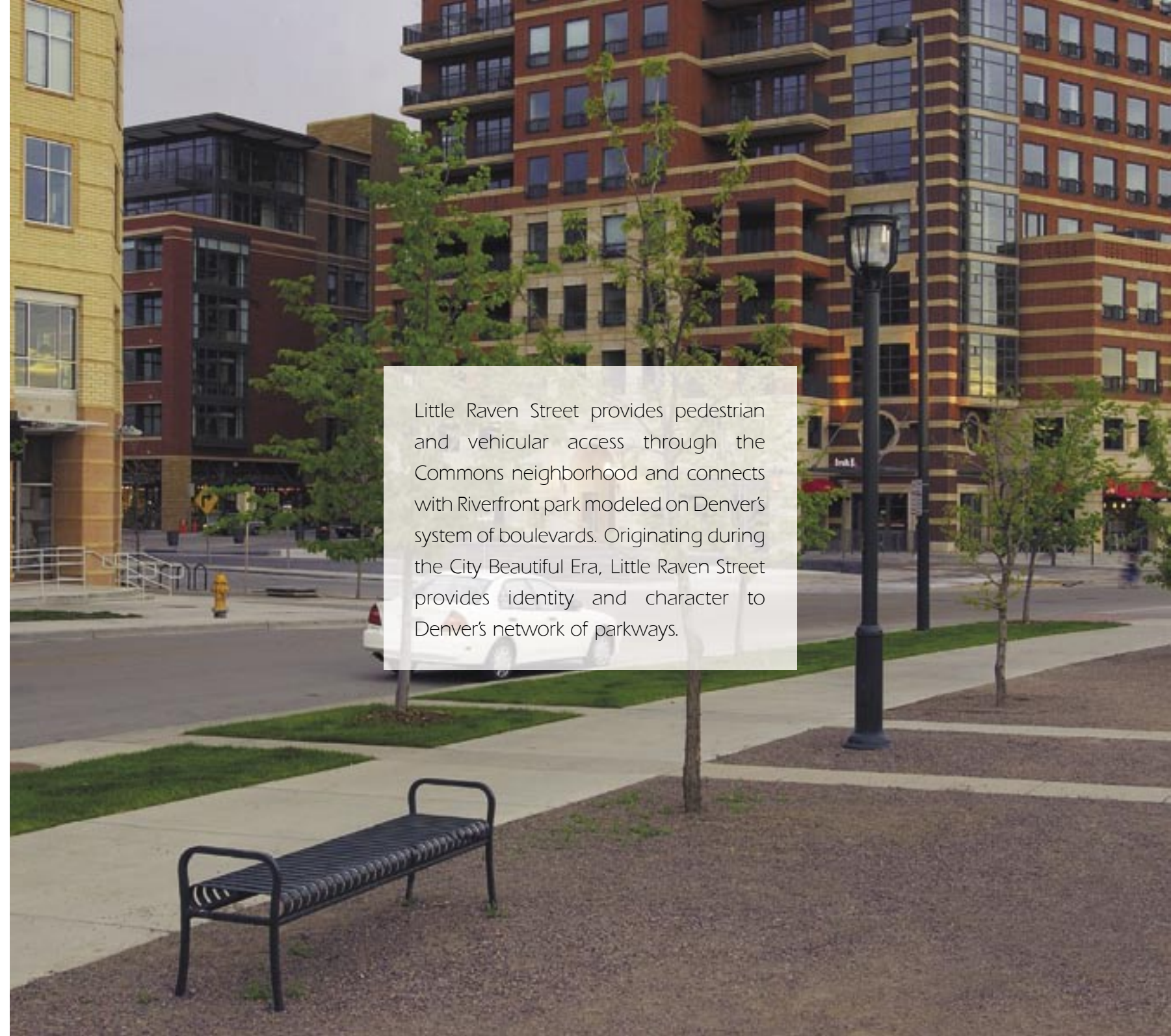
A dense spacing of trees ties the street to the park, creating a seam between the park and the neighborhood development. Little Raven street is and will continue to be an important development catalyst in the Continental Platte Valley.

Components: concrete sidewalk, street trees, tree lawn, pedestrian and street lights, furnishings & roadway

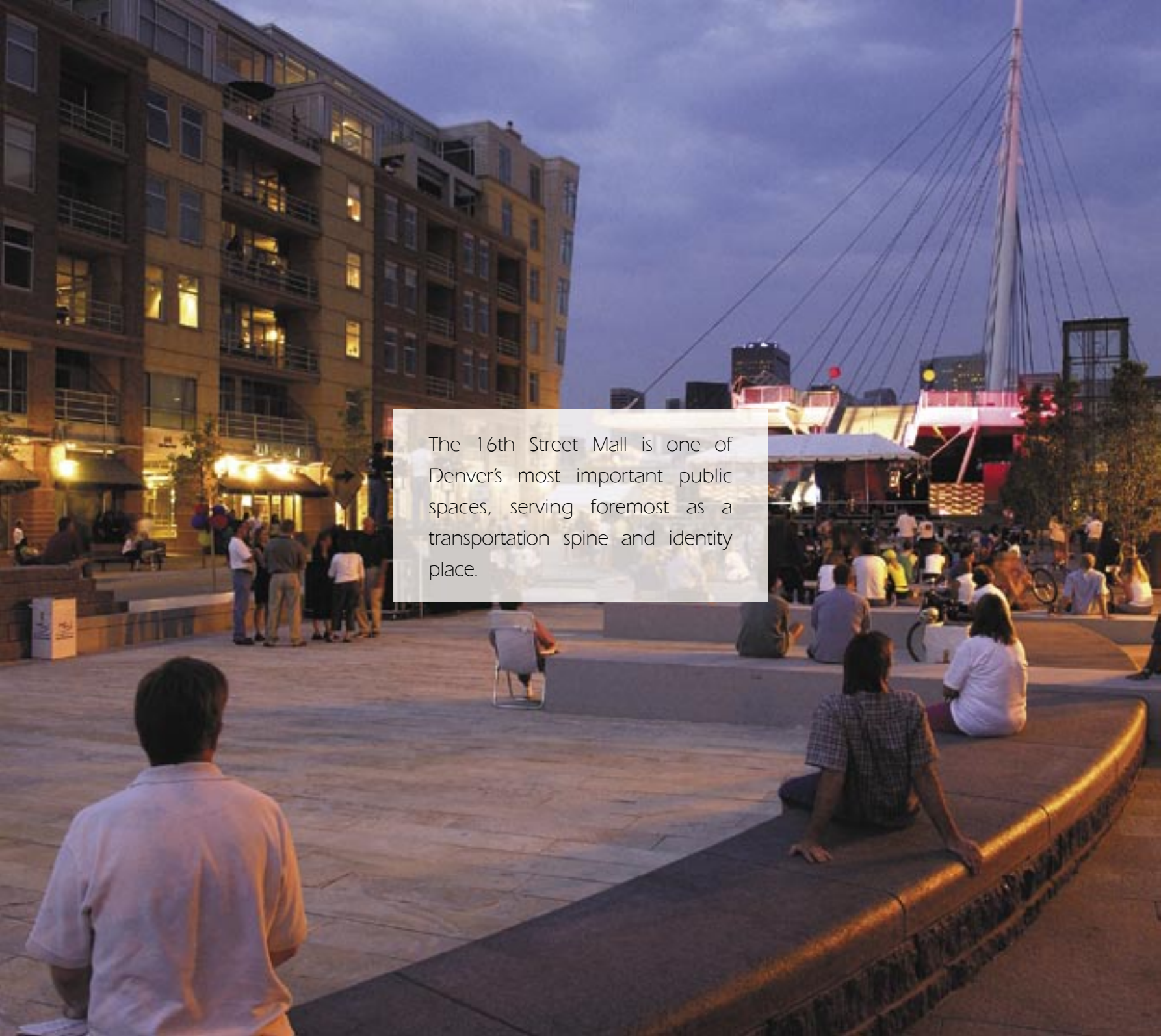


Streets are vital to the success of the Commons Neighborhood and its ability to integrate with the surrounding neighborhood.

Design Workshop was retained by The Trillium Corporation and the City of Denver to plan and design a streetscape system that extends Denver's traditional grid into the new neighborhood. This complementary street system establishes a hierarchy that addresses city and private development needs while providing the pedestrian an enjoyable and safe environment.



Little Raven Street provides pedestrian and vehicular access through the Commons neighborhood and connects with Riverfront park modeled on Denver's system of boulevards. Originating during the City Beautiful Era, Little Raven Street provides identity and character to Denver's network of parkways.



The 16th Street Mall is one of Denver's most important public spaces, serving foremost as a transportation spine and identity place.

3

THE 16TH STREET MALL EXTENSION

Urban Design: Design Workshop

Architect: Architecture Denver

Engineering: Washington Infrastructures

Date of Completion: Spring 2002



The mall functions as the retail heart of the central business district and, like many great streets, has proven itself as a development catalyst. What makes the mall special, however, are its informal activities such as dining, performances and people-watching. As part of the Commons Neighborhood, the project is designed to strengthen the transit and pedestrian connection between downtown, Riverfront Park and neighborhoods to the west of the Platte River. The extension features a major pedestrian bridge spanning the Consolidated Main Line railroad tracks and a light-rail stop, with access to the future intermodal transit facility adjoining the existing Union Station.

components: granite paving, sand set with drainage board on concrete sub-slab, granite curbs, milled pavers at corners and alleys, custom lights and furnishings, cubic stone feature pieces, water feature, street trees and shrubs, structural soil & irrigation

4

16 MARKET SQUARE 1400 S. 16TH STREET

Urban Architect: Design Workshop

Architect: OPK, Hartman-Cox & David Owen Tryba Architecture

Engineering: Martin & Martin

Date of completion: Spring 2001



components: granite and sandstone paving, sand setting bed with drainage board on CIP concrete sub-slab, milled stone pavers at corners and alley, CIP concrete curb and gutter, street trees, structural soil, historic lights, restaurant corrals & irrigation

The 16 Market Square project occupies one block face on the 16th Street Mall in Lower Downtown. The eight-story building includes ground-floor retail and commercial space, five floors of Class AA office and two floors of luxury penthouse residences. The sitework was the first implementation of the 16th Street Mall master plan prepared by Design Workshop.

Sixteen Market Square continues the enduring qualities of the original mall and sets the precedent for future construction and renovation projects on the mall.

5

17TH STREET PLAZA 1400 17TH STREET

Urban Architect: Todd Johnson, as Principal In Charge at Civitas

Date of completion: 1995

The \$1.5 million rehabilitation design proposal did much more than solve the problems of the failing deck. The finished design provides a Class-A plaza with a projected design life of 20 to 50 years.

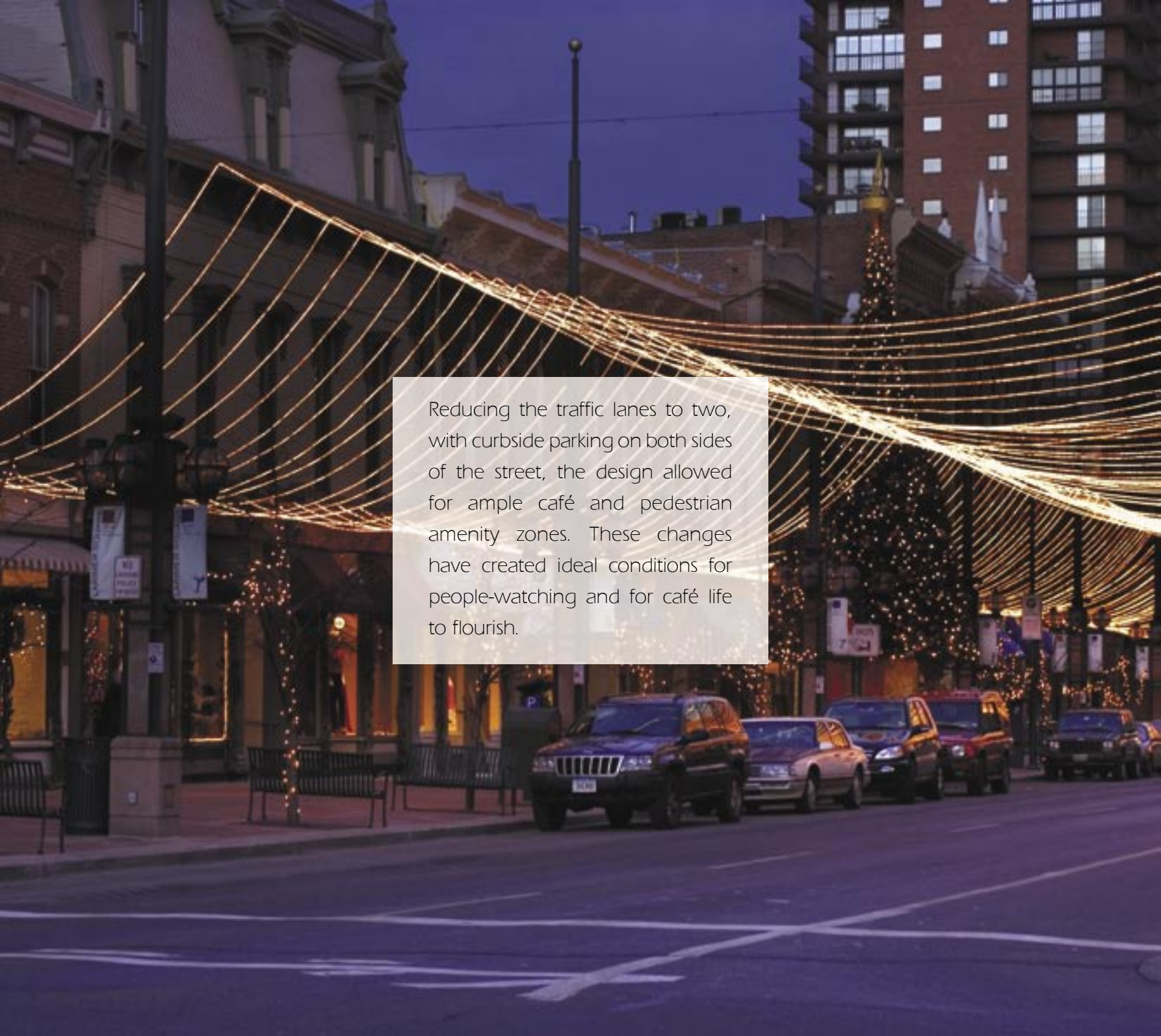


components: pedestal-set granite paving on structure, pedestal-set concrete unit pavers on structure, concrete stairs, precast concrete benches, sculpture base, trees and landscaping, irrigation & lighting



Equitable Life Insurance Company has owned and managed this Class-A office building since the mid-1980s. A number of Denver office towers built during this time were constructed under tight schedules and had deficient funding when it came time to match the exterior plaza quality to that of the building. In 1994, as the office market was gaining strength, the 17th Street Plaza paving and waterproof membrane were failing. Equitable sought to rehabilitate the plaza and protect the structure of the building and the garage.





Reducing the traffic lanes to two, with curbside parking on both sides of the street, the design allowed for ample café and pedestrian amenity zones. These changes have created ideal conditions for people-watching and for café life to flourish.

6

LARIMER SQUARE 14TH TO 15TH STREETS

Urban Architect: Todd Johnson, as Principal In Charge at Civitas

Date of completion: 1989



One of Denver's most popular historic districts was sold to a shopping center developer in 1986. The Hahn Company was anxious to make improvements that would maximize Larimer Square's pedestrian friendliness and recapture the energy evident in historic photos. The redesign of the street involved convincing City of Denver officials and the Hahn Company that the street should be designed as a historic shopping and entertainment district.



components: sandstone paving, mortar set, furnishings, street trees, custom banner poles with lights & irrigation

7

INDEPENDENCE PLAZA

Urban Architect: Todd Johnson, as Principal In Charge at Civitas

Date of completion: 1990



The plaza redesign establishes a sunny platform from which restaurant patrons and other users can enjoy mall activities. The plaza accommodates both staged events and informal activities. A collection of broad steps, planters and other furnishings provide seating options. Patterns and forms are derived from and link together the mall and the building renovation.

components: sandstone paving, mortar set, planters, concrete steps, trees & irrigation

The Independence Plaza renovation included the addition of retail façades and a redesign of the plaza. The primary goal was to improve the weak relationships among ground-floor uses, the plaza and the 16th Street Mall. Plaza deterioration, waterproofing and other overstructure construction issues were also addressed.

8

THE WORLD TRADE CENTER

Urban Design: Design Workshop

Architect: Gensler and Associates

Engineering: Wiss, Janney, Elstner and Associates, Inc

Completion Date: January 2005

Originally constructed in 1979, the World Trade Center tower plazas no longer fit Brookfield's objective for marketing the real estate. Deterioration, tired components and materials, and an uninviting social setting establish the renovation challenge for the 44,000 square-foot site. Design Workshop led a multi-disciplinary team of architects and engineers.

The effort is aimed at improving the project's life cycle, creating a new and distinctive project identity and enhancing the social qualities of the plazas.

The schematic recommendations included the addition of a beautiful stone floor, a raised garden area, a shade canopy, facade and signage improvements.



REPUBLIC PLAZA

Urban Architect: Design Workshop

Architect: Brad Adams Walker Architecture

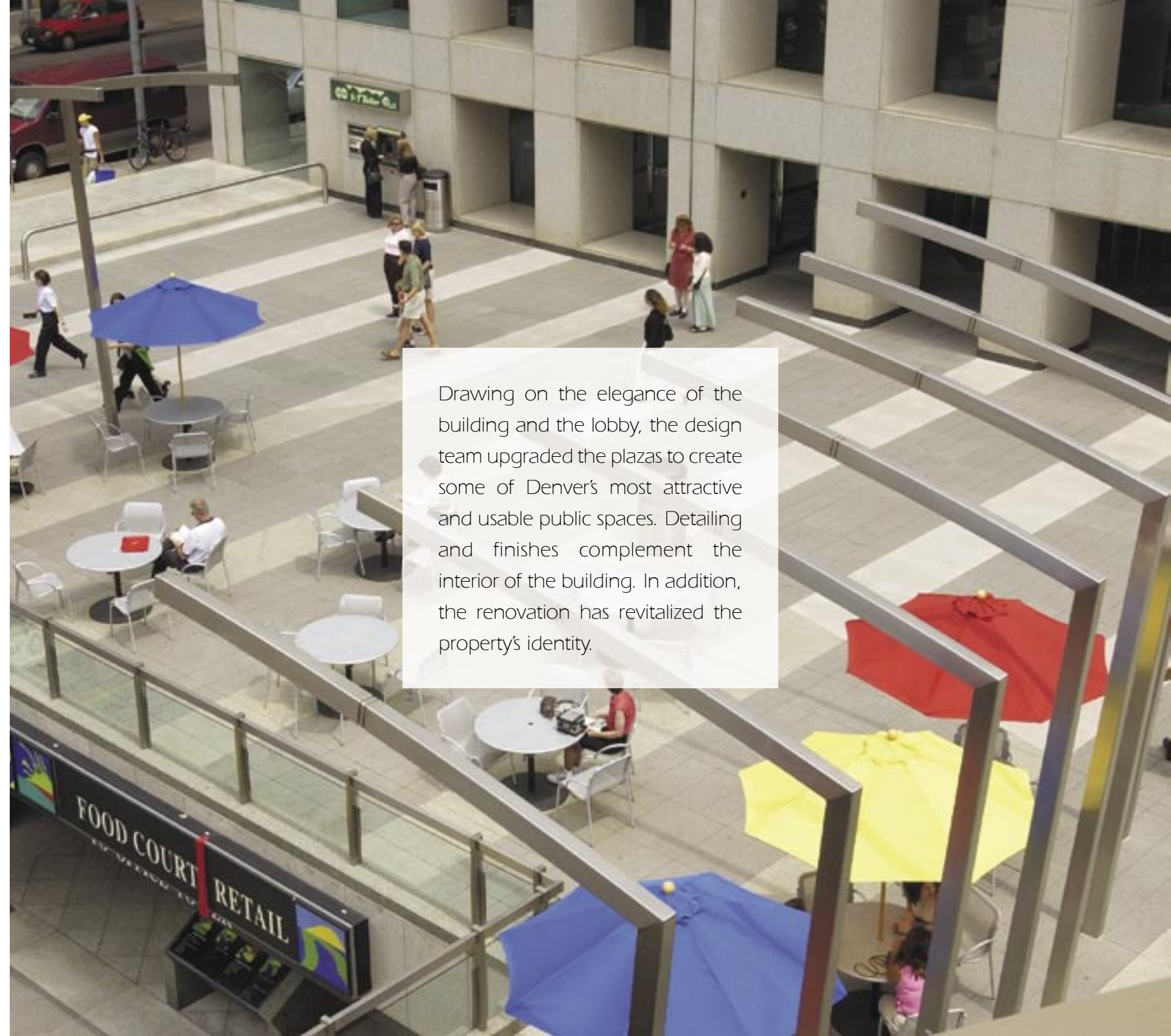
Engineering: Mountain Design Group

Date of completion: January 1999



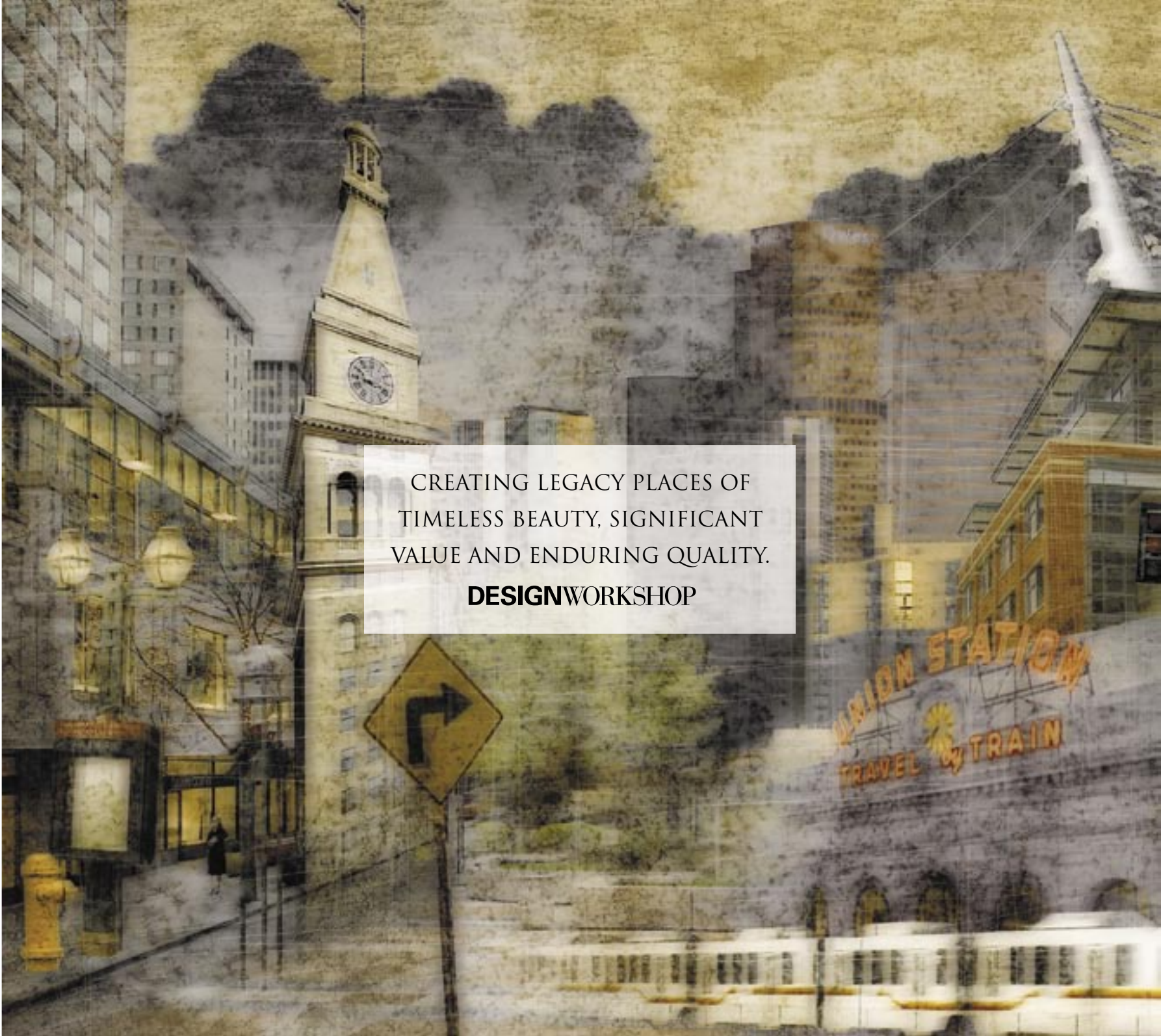
At the base of Denver's premier Class A office tower, a pair of plazas constructed in the early 1980s had deteriorated drastically. The overstructure plazas were designed without careful attention to the severe effects of freeze-thaw cycles along the Colorado Front Range. As a result, 14 years of wear, repair and piecemeal renovation had compromised the overall quality of these public spaces.

components: pedestal-set stone paving overstructure, granite stairs with handrails, custom lights, stone bollards, street trees and landscaping, glass guardrails, furnishings & irrigation



Drawing on the elegance of the building and the lobby, the design team upgraded the plazas to create some of Denver's most attractive and usable public spaces. Detailing and finishes complement the interior of the building. In addition, the renovation has revitalized the property's identity.

FOOD COURT
RETAIL



CREATING LEGACY PLACES OF
TIMELESS BEAUTY, SIGNIFICANT
VALUE AND ENDURING QUALITY.

DESIGNWORKSHOP