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Concept C: Revival and Reconnection

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Wynkoop Plaza Design

This concept for Wynkoop Plaza has been developed through meticulous site analysis and the findings of the public workshop, along with preliminary conceptual ideas addressing such issues as connectivity, flexibility and identifiable spaces. These elements help to achieve the overall goal: To create a vibrant, identifiable public place in Denver that unifies the city and the region while preserving the historic character of Denver Union Station, and that meets the goal of overall sustainability.

The station once connected the city to the region, and it will again become the region's major transit connection. The plaza will facilitate this reconnection by linking LoDo and the Central Platte Valley.

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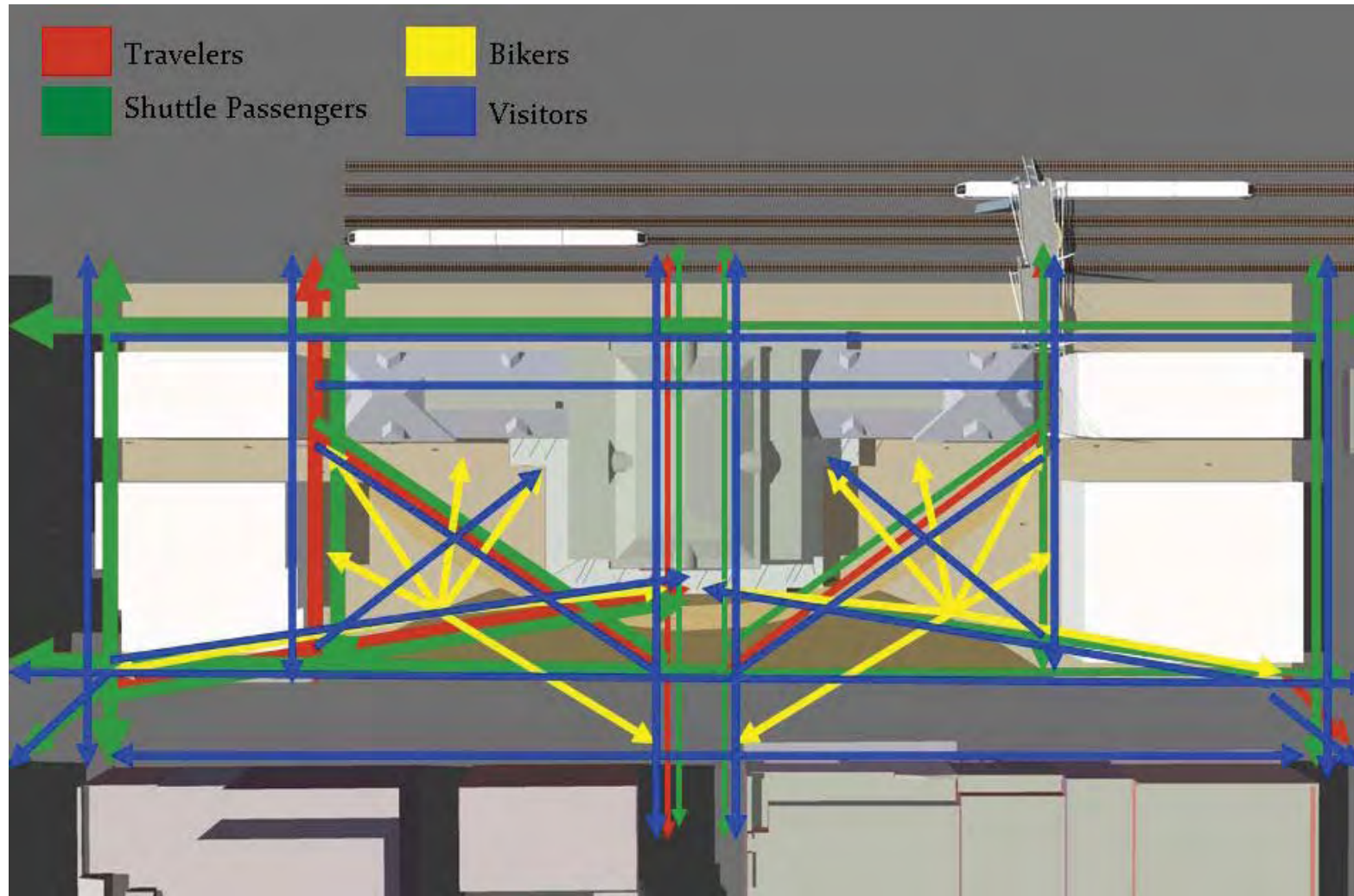
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Design Strategy

This concept reinforces an active public plaza by providing connectivity and creating a multi-use environment while avoiding the uninteresting architectural styles specified in most design standards. We emphasize four key goals:

- Building form – develop an atmosphere that relates to adjacent developments while providing active spaces designed at human scale.
- Pedestrian active use – reinforce the convenience of pedestrian activity and circulation.
- Step-backs – maximize views of the historic station, the plaza and the central business district.
- Arcades – provide additional circulation by enhancing the pedestrian environment and offering a complementary mix of uses.

The wing buildings, which contain 15% less square footage than the allowed maximum build-out in the master plan, have been designed to provide the plaza with interesting spaces within spaces using appropriate landscaping and pedestrian furniture. The wing buildings include appropriate unit sizes to attract such uses as



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specialty retail, grocery, boutique hotel, specialty restaurants, and residential uses without jeopardizing views of the plaza and historic station. The circulation pattern within the plaza helps commercial businesses to draw visitors.

Identifiable Place

The design allows for the creation of a plaza that is complementary and contemporary to the historic station. The plaza will generate a public space in which to house spontaneous events, and will provide space for informal gatherings near this historic Denver icon.

Human Experience

The design promotes intimacy and attractiveness by complementing the character of the surrounding site. The objective of the plaza is to create a space in which all users feel safe, secure and comfortable. In this concept, the objectives of the design are creating spaces within spaces, providing flexibility and highlighting clear circulation patterns.

Management

Management of the plaza will be included within the overall management scheme of

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the site. The management system should be designed in such a way as to deter crime and vandalism, while promoting safety and cleanliness to provide an attractive public space. It should provide visible actions to the public for whom the space is maintained and make public feel as though the space is meant for them. A balanced public-private partnership is recommended for the plaza management because the plaza, as illustrated in this concept, relies significantly on private businesses for revenue, activity and maintenance. The private sector may also provide programmed activities to keep the plaza successful and sustainable, while the public entity may provide oversight on appropriate uses for the plaza.

Cost Estimation

The cost of the concept plan has been tentatively estimated based on the fact that only basic information for the design is known. The area of the public plaza including the arcade space is roughly 165,073 SF. The conceptual cost estimate for this concept plan is approximately \$ 13.6 million, a figure that may be considered reasonable and may satisfy the given budget of \$14.0 million.

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This cost per square foot could exceed \$82; however, to satisfy the cost constraint this suggested cost per square footage may be applied. This improvement unit cost includes all features presented in this concept plan. It is important to note that this estimate may vary significantly due to market conditions. The detailed estimate will give a more accurate solution. The definitive estimate can be done when the scope of work is clearly defined and the detailed design is in place so that the essential features of the facility are identifiable.

Conceptual Cost Estimate	SF	\$/SF	Total sum \$
Public Space including arcade space Improvements (Excluding DUS and Wing Building Footprints)	165,073	82*	\$13,535,986
Wynkoop Plaza Budget			\$14,000,000
Total for this concept plan			<u>\$13,535,986</u>

*This improvement unit cost includes all features in the concept plan.