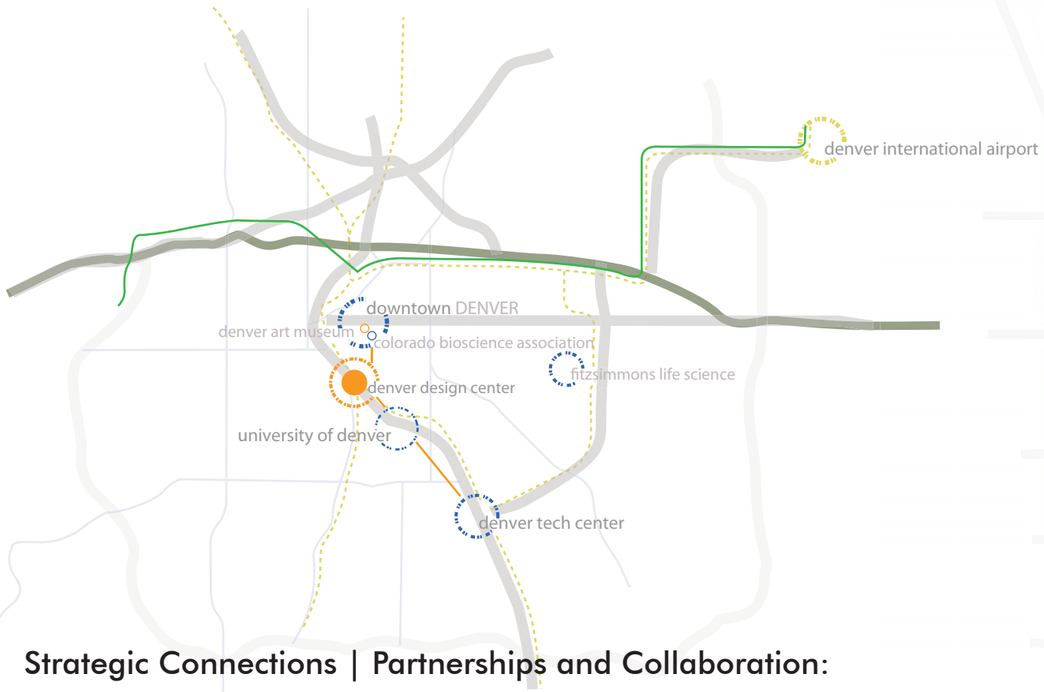
touch

The Denver Design District TOUCH proposal converges culture, enterprise, and lifestyle to create a verdant, livable, community-focused urban atmosphere. The current big-box development of the district is concentrated on the automobile and suburban lifestyle in a location that can be transformed into a highly connective society.

Seeking to create an enduring community, TOUCH establishes new methods of interaction and collaboration through vertical integration, higher densities, multiple transportation options and open space to create an engaged and vibrant lifestyle.

The vision utilizes its local and regional resources in response to a new generation that demands unprecedented integration of activity, technology, culture, diversity, and choice.

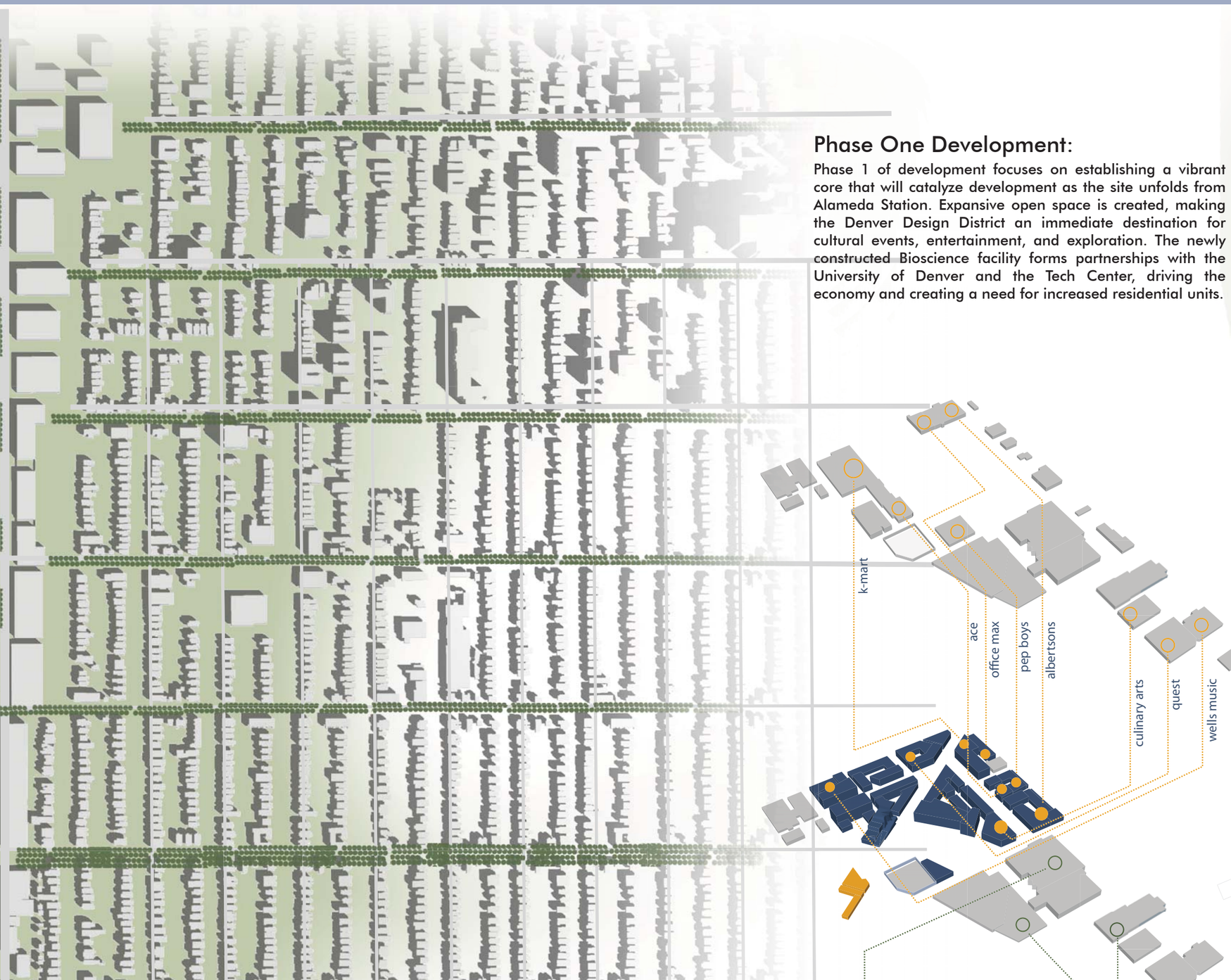
Adaptive, Connective and Livable, TOUCH creates an enduring urban community for the 21st century and beyond.

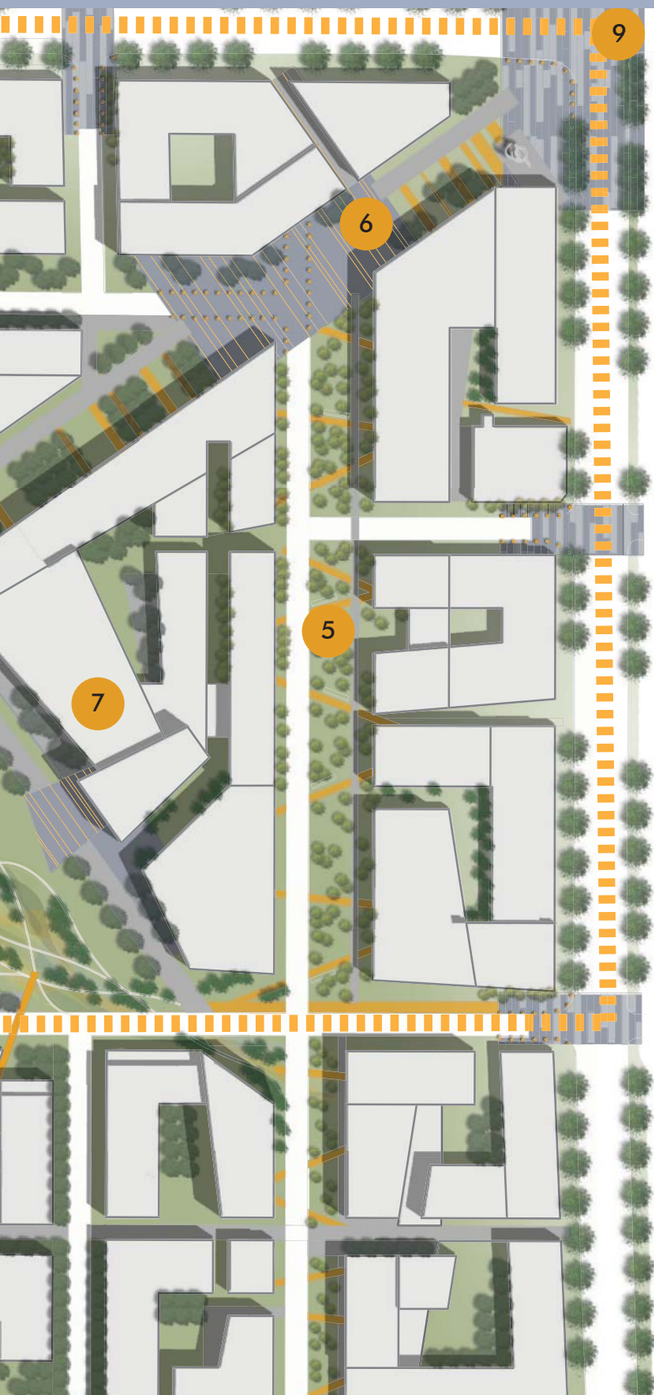


Strategic Connections | Partnerships and Collaboration:

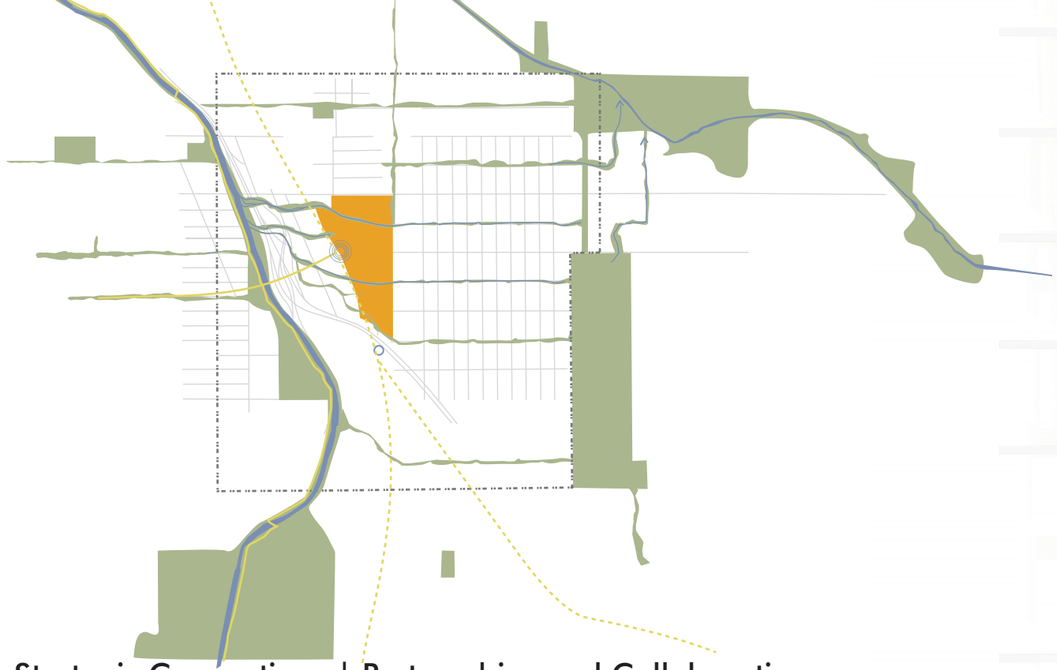
Phase One Development:

Phase 1 of development focuses on establishing a vibrant core that will catalyze development as the site unfolds from Alameda Station. Expansive open space is created, making the Denver Design District an immediate destination for cultural events, entertainment, and exploration. The newly constructed Bioscience facility forms partnerships with the University of Denver and the Tech Center, driving the economy and creating a need for increased residential units.



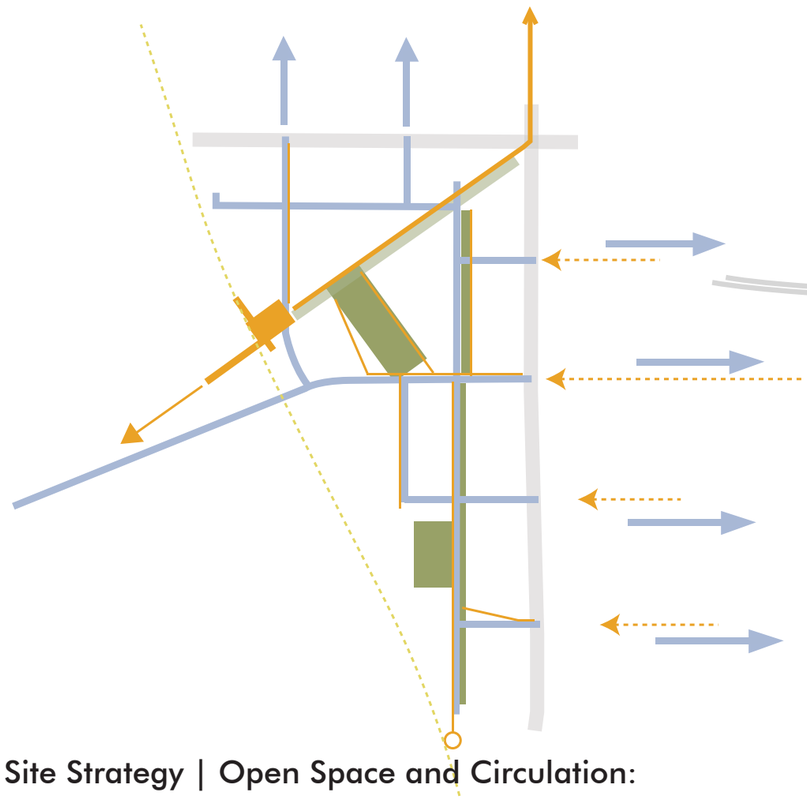


View across green space to The Forum



Strategic Connections | Partnerships and Collaboration:

Establish green networks. Hydrology will seek to slowly filter stormwater through systems allowing controlled movement to the river. Habitat corridors allow the movement of water, wildlife, and pedestrians to and from open spaces within the urban fabric.



Site Strategy | Open Space and Circulation:

Scale: 1″ = 500′

design district west

the collection

design district east

phase ONE

phase TWO

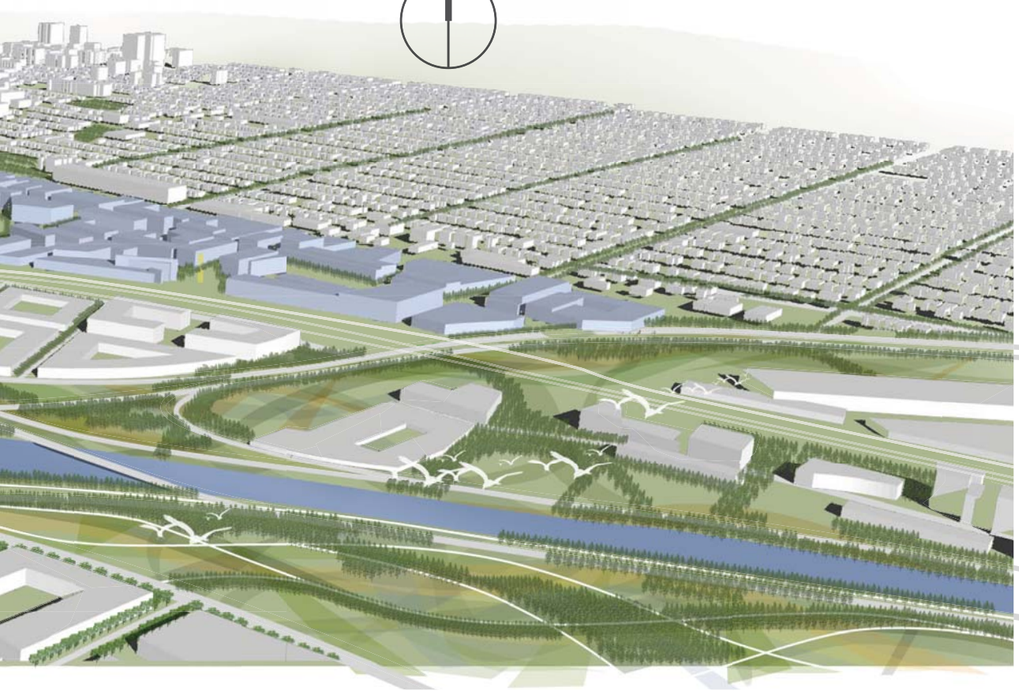
phase THREE

Master Plan:

1. Alameda Multi-Modal Transit Station
2. Neighborhood Energy Distribution Plant
3. Programmable Green Space
4. The Forum
5. "Web" Market Street
6. Major Axial Access Promenade
7. Bio-Science Industry
8. Hotel / Convention Center
9. Gateway Plaza
10. Denver Design Center
11. Connection to Broadway Station

Scale: 1"

Potential Development Projection

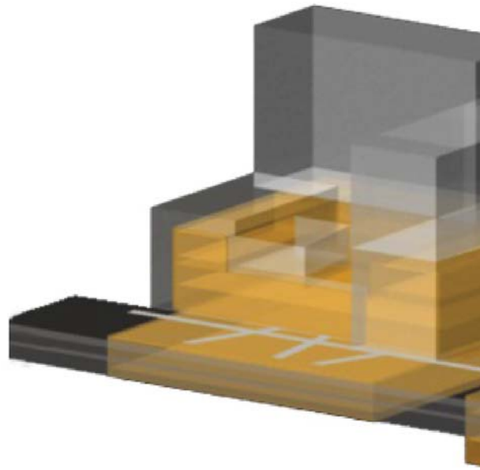


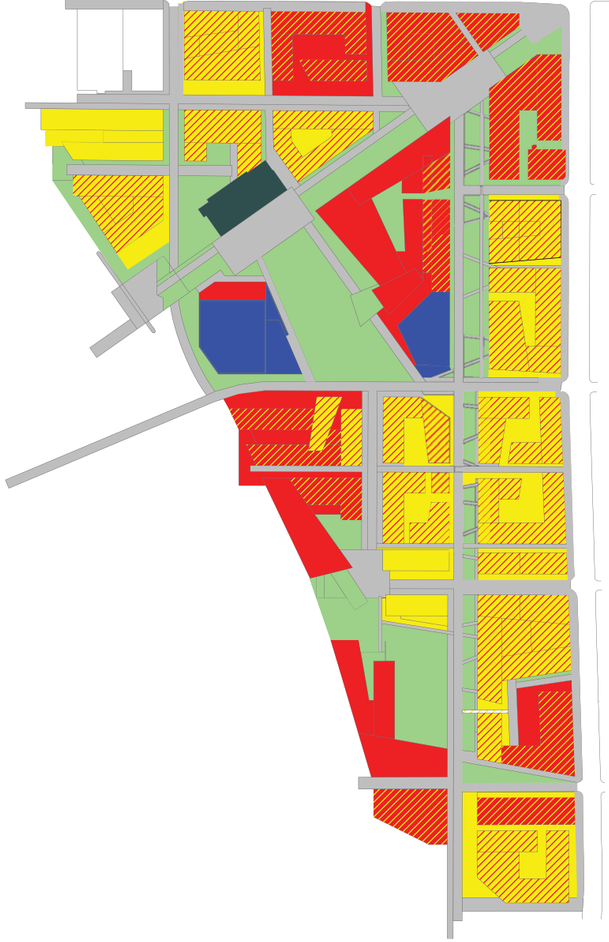
Phasing Diagram:

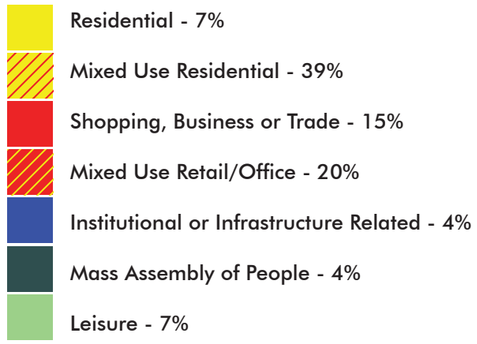
Phasing is achieved by the strategic construction and movement of existing tenants into new spaces. The strategic movement maintains uninterrupted service for existing tenants while new spaces are being created.

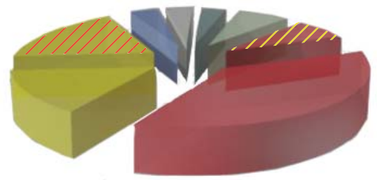
Core Concept:

Architectural design is based on flexible core construction and an adaptive skin. The core of the building follows simple geometries, allowing the building flexibility to accommodate multiple programs. Wrapping the core is a dynamic adaptive skin. Because the skin is not a critical part of the building infrastructure, it can be adapted to new technologies, needs, or preferences without ruining the integrity of the core. Results are increased lifespan and seamless repurposing.









Sustainable Strategy Section:

Photovoltaic Energy :
Solar panels placed strategically on rooftops provide a renewable resource alternative.

Brownroofs:
Roofs covered with recycled substrate materials are allowed to colonize naturally, increasing biodiversity while helping to reduce the heat island effect.

Flexible Buildings:
Living feedback systems and easily accessible infrastructure reduce energy waste and allow seamless integration of new performance-enhancing technologies as they are developed.

Adaptable "Skin":
Buildings are wrapped with high-performance exteriors without attaching to its core. This promotes adaptive reuse and greater flexibility in appearance and form.

Daylighting:
Natural daylight provides passive heat and reduces need for electricity.

Infiltration Bio-Swale:
Swales collect, filter, and slow water runoff while increasing habitat and creating new green connections. Water is allowed to return to the soil, recharing groundwater supply

Complete Streets:
Bundled infrastructure increases maintence accessibility while multi-modal transit lanes promote alternative forms of transportation.

Geothermal Heating:
Ground source heating uses the soil's temperature to generate cost-effective structure heating and cooling solutions.