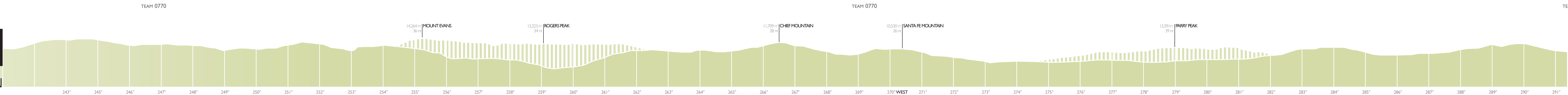


# PANORAMA STATION

A PROPOSAL FOR TRANSIT-ORIENTED DEVELOPMENT AND PUBLIC SPACE AT ALAMEDA STATION



## Panorama Park | View-Oriented Public Space

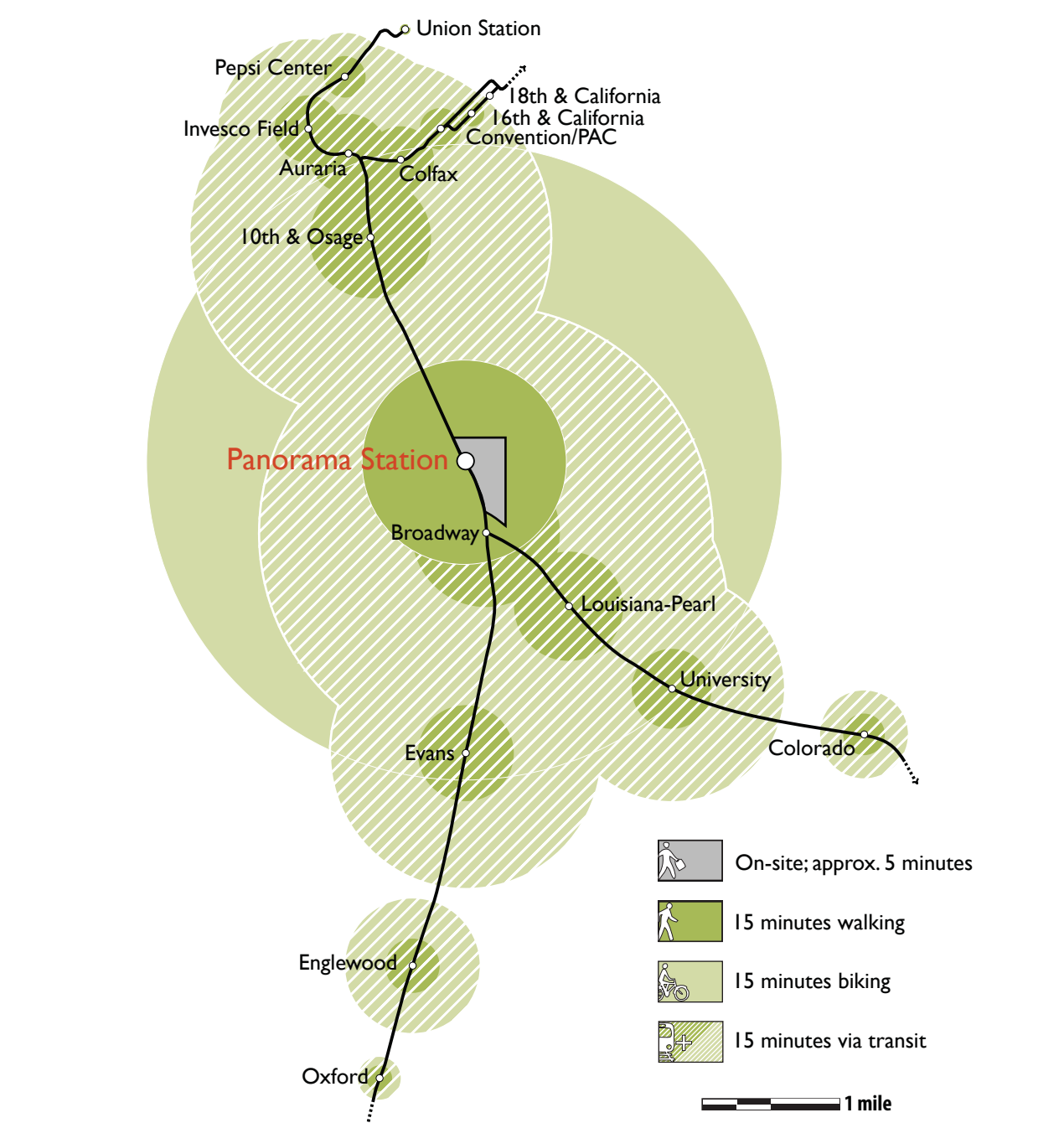


## Objectives

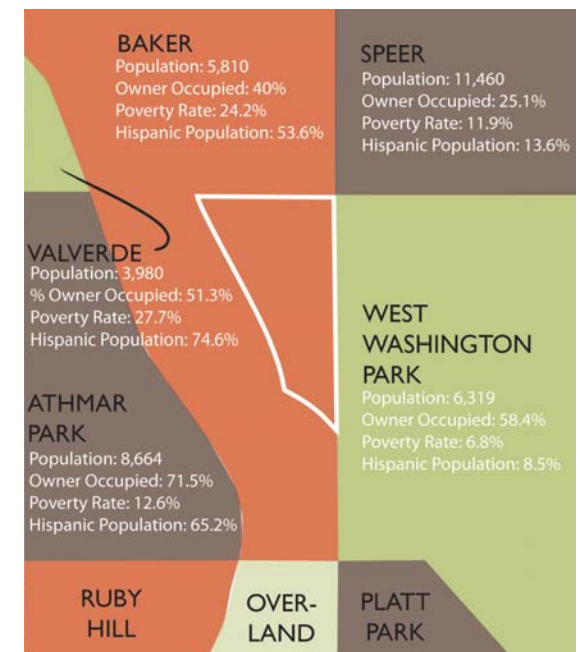
- **Provide View-Oriented Public Space**  
Maximize visibility of the mountain landscape to the West of the site.
- **Support a Fifteen Minute Car-Free Lifestyle**  
Enable residents to access all amenities and services within a fifteen-minute travel time.
- **Create a Sense of Place**  
Establish a vital urban center that serves surrounding neighborhoods.
- **Anticipate Flexible Future Uses for Big Box Spaces**  
Improve streetscapes by internalizing big boxes and parking, allowing for future reprogramming.
- **Integrate Water Conserving Landscapes**  
Utilize "Sage Green" native plants and introduce rainwater retention infrastructure.

## Fifteen Minute Car-Free Lifestyle

An analysis across modes of currently accessible amenities provides a framework for identifying what is required of the new development. The plan for Panorama Station builds upon existing assets, making life within 15 minutes complete!



### Neighborhood Study



### Proposed Figure-Ground



## Proposal

### Proposed Land Use



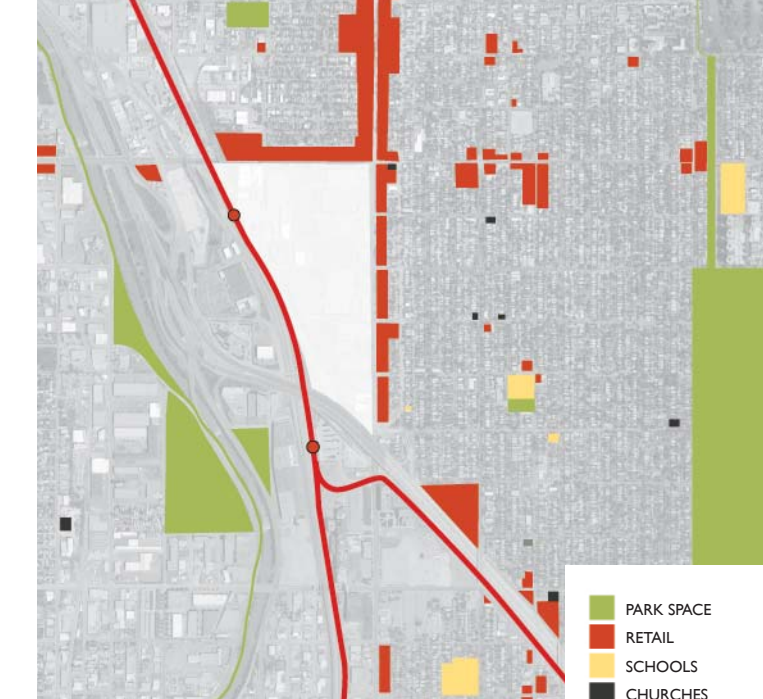
### Proposed Park System Connectivity



### Proposed Circulation



### Proximity to Existing Amenities



## Site Plan



## Project Phasing



### Phase One

Phase One transforms Alameda Station by improving pedestrian access and introducing a pedestrian scaled environment. This phase includes:

- a pedestrian plaza, amphitheater & chess park
- a bike & pedestrian bridge connecting the growing network to the Platte River
- a greenway plaza overpass designed to provide a station shelter
- a new Alabertsons and Office Max integrated into Dakota Street, a new-use main street that includes existing Broadway Marketplace tenants and new neighborhood retail stores

**Phase One totals:**

- retail: 131,957 sf
- office/com: 141,416 sf
- housing: 258,120 of (21% affordable)
- parking: 179 on-street / 606 structured

**Tenants relocated, ready for demolition:**

- Alabertsons: est. 52,910 sf
- Office Max: est. 21,670 sf

### Phase Two

Phase Two extends development along Dakota Street east to Broadway, incorporating flexible big-box space and more housing, while the Broadway Street presence is redefined by the new location of the Denver Design Center. This phase includes:

- a new Sam's Club and Kinart at garden level with entrances on Dakota Street
- the Denver Design Center's new storefront location on Broadway
- the introduction of a new SoBo Streetcar circulator

**Phase Two totals:**

- retail: 87,681 sf
- office/com: 275,200 sf
- housing: 470,461 of (15% affordable)
- parking: 276 on-street / 1,690 structured

**Tenants relocated, ready for demolition:**

- Sam's Club: est. 116,000 sf
- Kinart: est. 111,290 sf
- Marketplace strip center: est. 31,660 sf
- Denver Design Center: est. 233,300 sf

### Phase Three

Phase Three completes the build-out of the northern half of the site, adding significant amounts of new housing and open space. This phase includes:

- two large neighborhood parks
- a new dog park (Denver residents have some of the highest dog ownership rates in the country)
- new Alameda Street space for the Art Institute Culinary School
- relocation of remaining tenants at The Collection to new space

**Phase Three totals:**

- retail: 107,210 sf
- office/com: 33,605 sf
- housing: 802,540 of (34% affordable)
- parking: 213 on-street / 991 structured

**Tenants relocated, ready for demolition:**

- The Collection: 251,000 sf

### Phase Four

Phase Four centers around the development's featured open space - Panorama Park - and completes the Center Street connection to Washington Park. This phase includes:

- the 3.5 acre, view-oriented Panorama Park
- the greening of Center Street with designated bike and pedestrian infrastructure providing convenient access to Washington Park and the rest of Denver's recreational network
- a bike & pedestrian bridge serving the southern portion of site

**Phase Four totals:**

- retail: 79,912 sf
- office/com: 129,824 sf
- housing: 1,486,304 of (12% affordable)
- parking: 173 on-street / 1,692 structured

### Phase Five

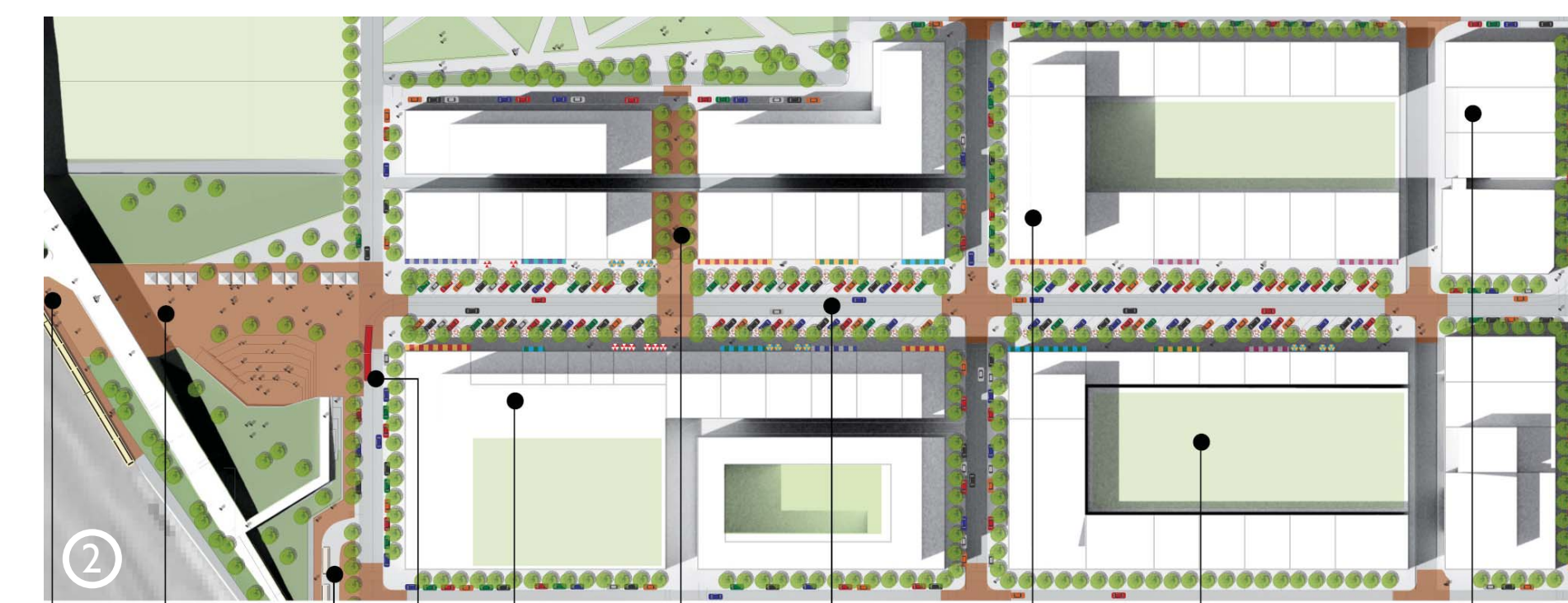
Phase Five completes the development mix with commercial office space adjacent to I-25, designed for energy efficiency, highway noise mitigation, and easy access to Broadway Station. This phase includes:

- the completion of street frontage along Broadway Street
- flexible office space suitable for multiple tenants or a corporate campus

**Phase Five totals:**

- retail: 87,406 sf
- office/com: 1,936,028 sf
- housing: 78,100 of (10% affordable)
- parking: 123 on-street / 1,363 structured

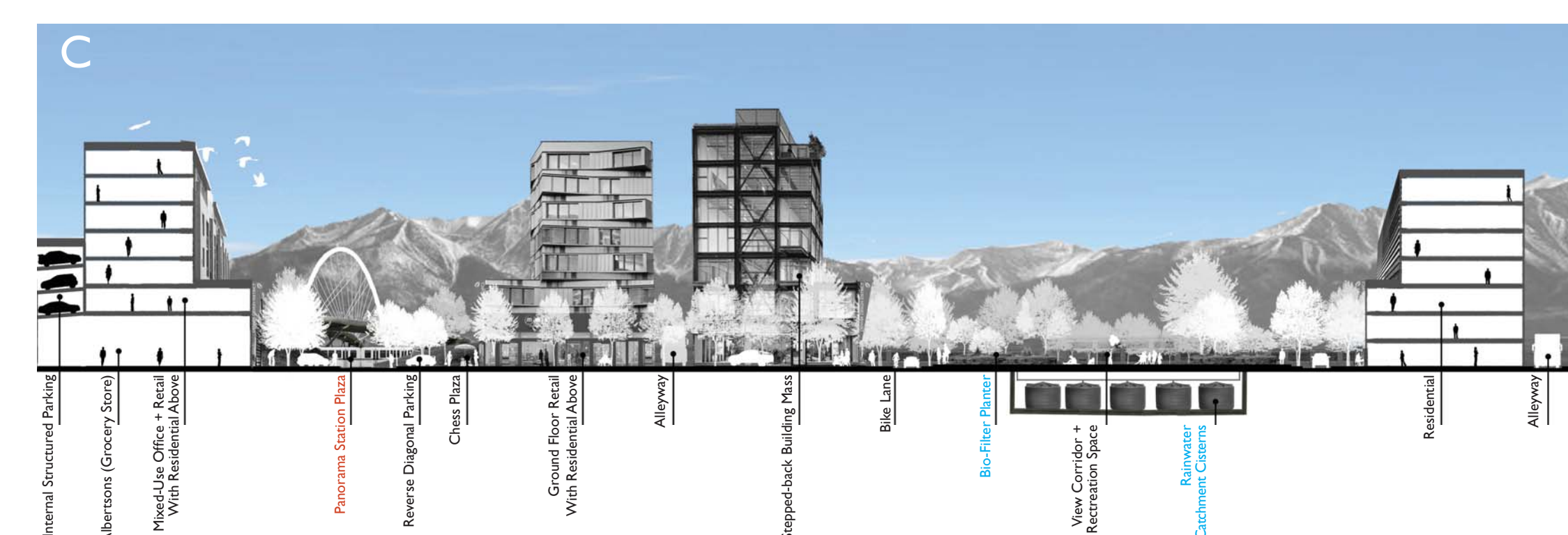
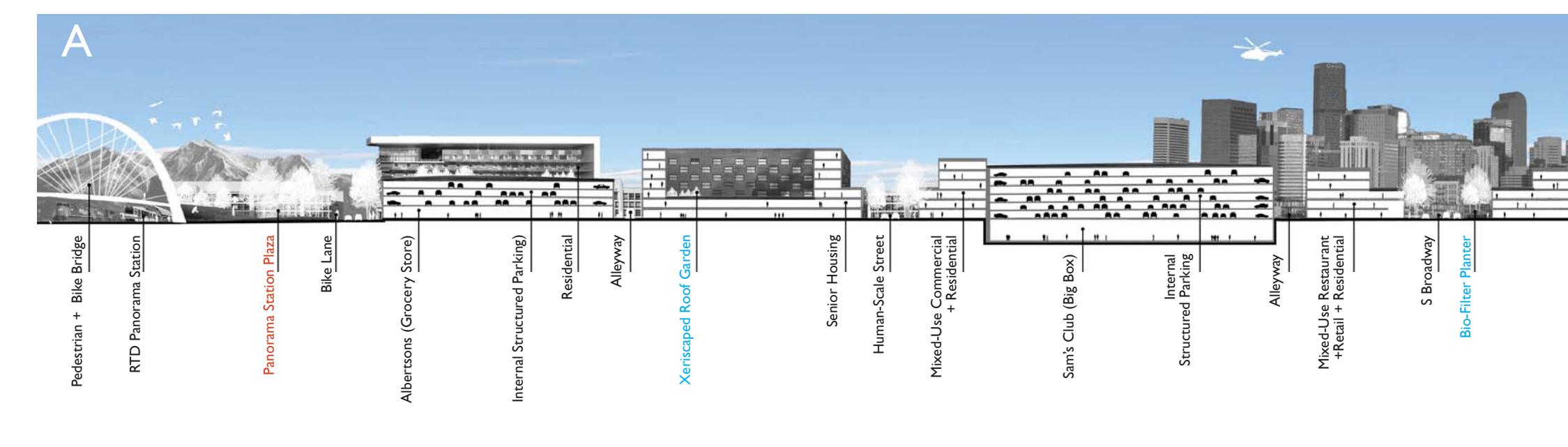
## Dakota Street | Creating a Sense of Place



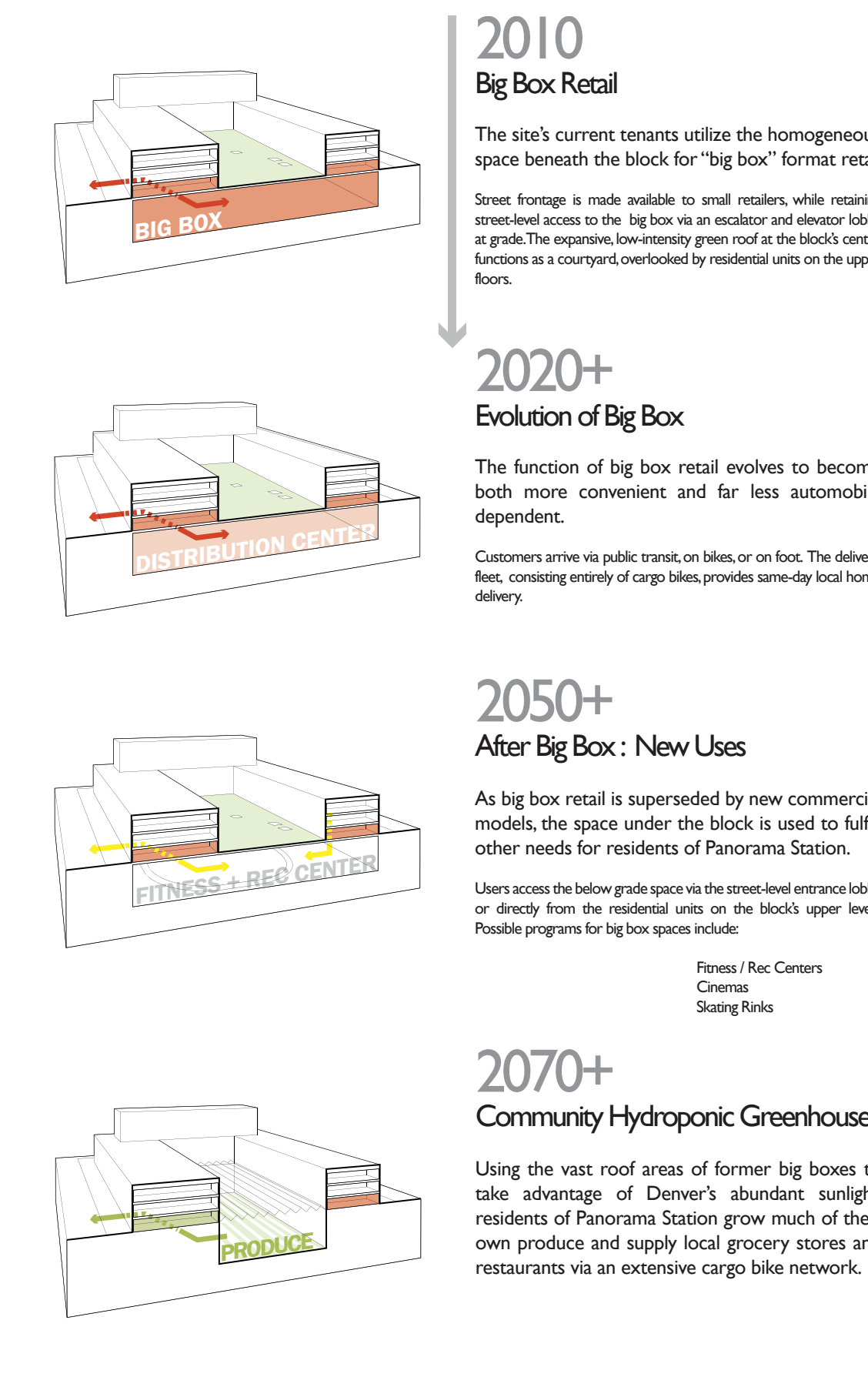
## Denver Design Center



## Sections | Water-Conserving Landscape



## Flexible Futures for Big Box



## RTD Platform Flyover

