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

View-Oriented Public Space : Site Plan











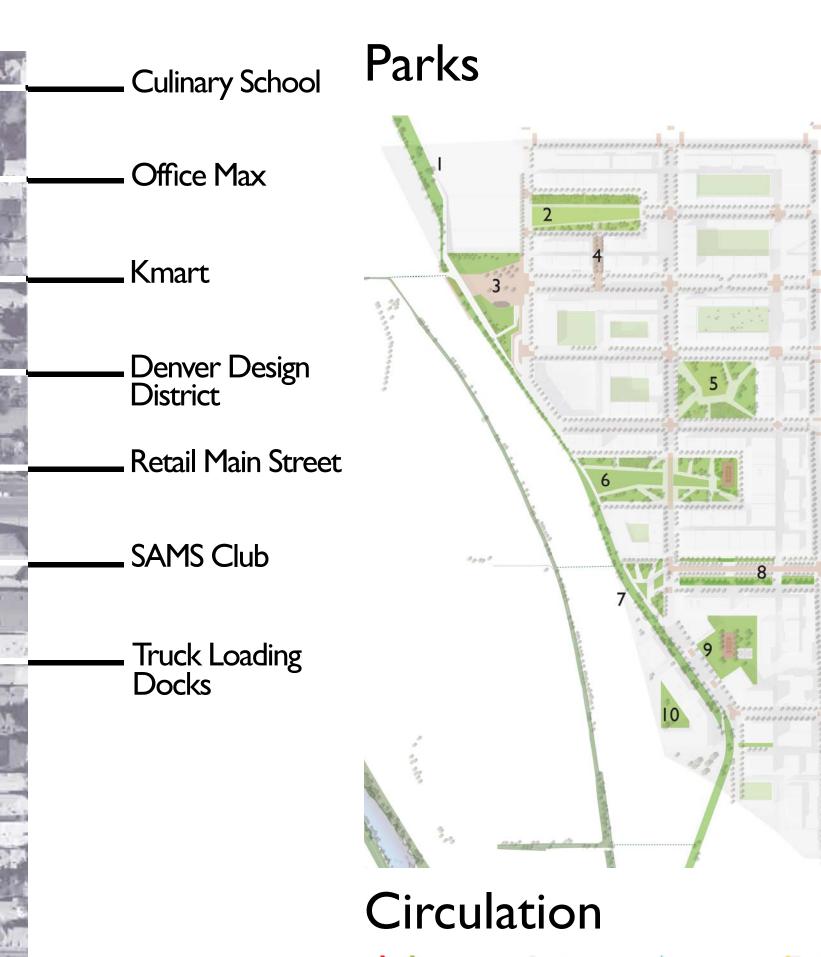
Pedestrian Bridge / Platform Flyover _____

Chess Park _____

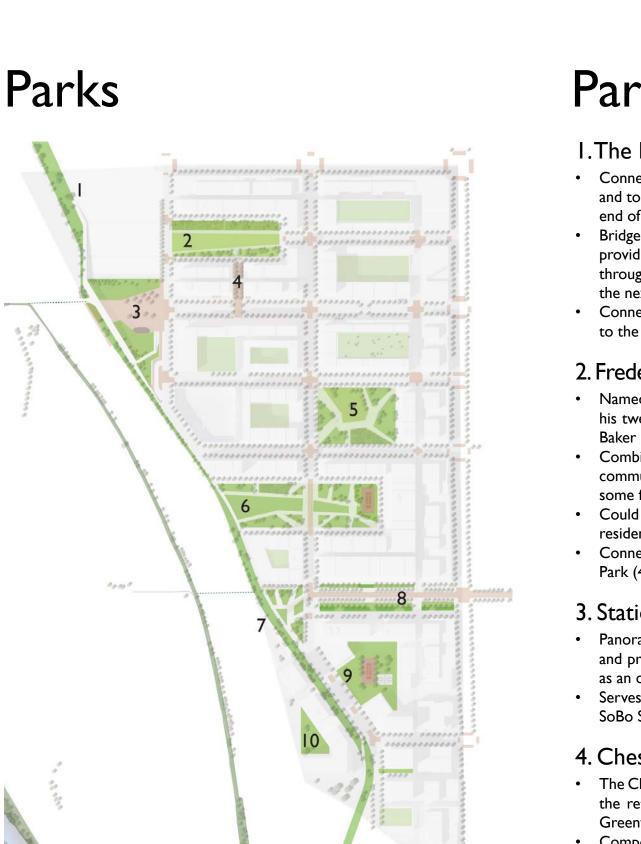
Albertsons _____

Electrical Substation _____ Senior Housing _____

Bike / Pedestrian Bridge to Platte River _____



Fifteen Minute Car-Free Lifestyle



Named for Frederick Greenway, who was famous for his twenty varieties of strawberries that he grew in the Baker Neighborhood.
Combines great views of the mountains with ample community garden space, a children's playground, and some field space for recreational activities.
Could be expanded in the future to the west, framed by

Panorama Station is the transit hub of the development and provides space for weekly farmers' markets as well as an outdoor performance amphitheater.

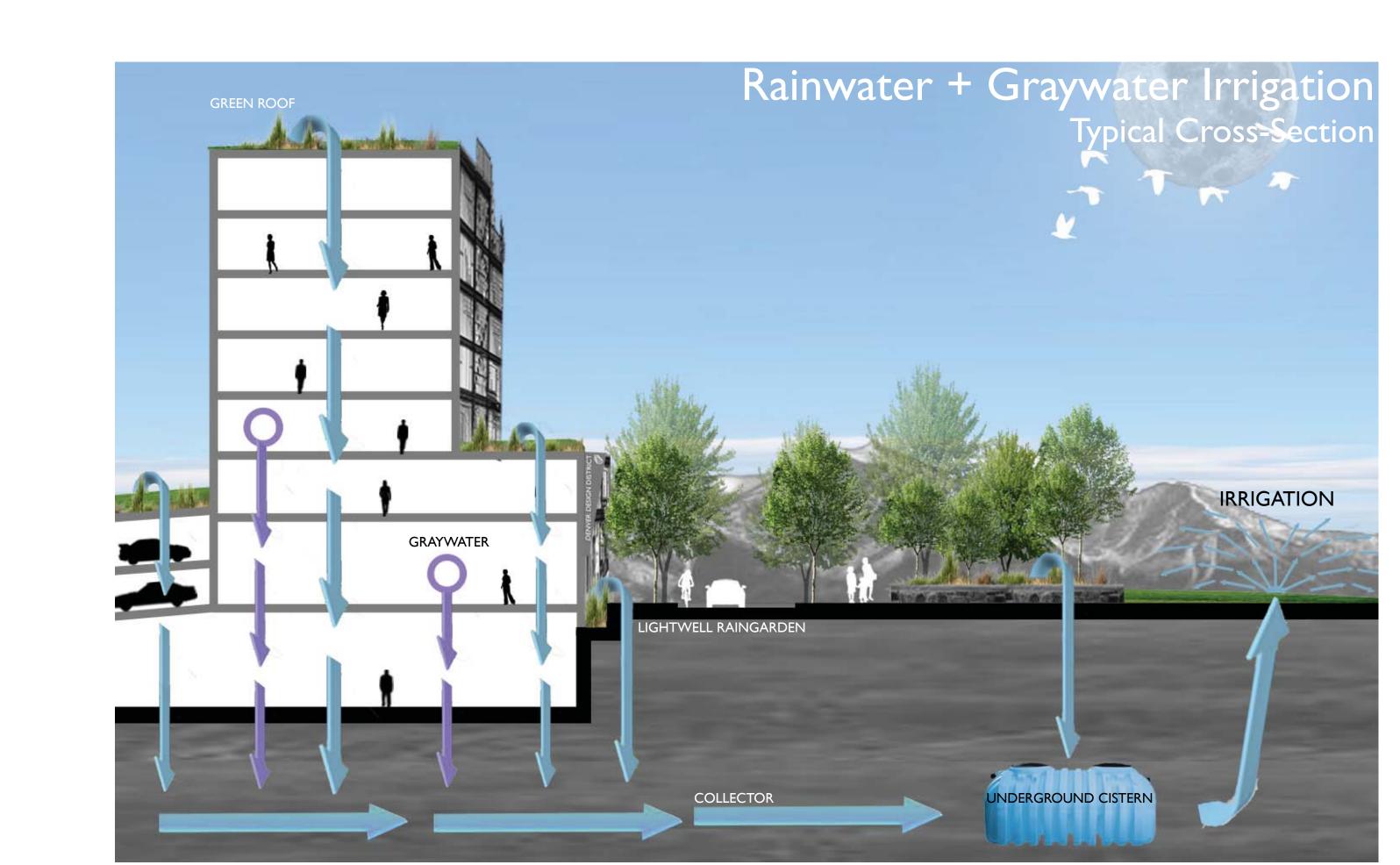
the retail main street, Dakota Street, to the Frederick

ommunity garden, a small playground, and a small garde

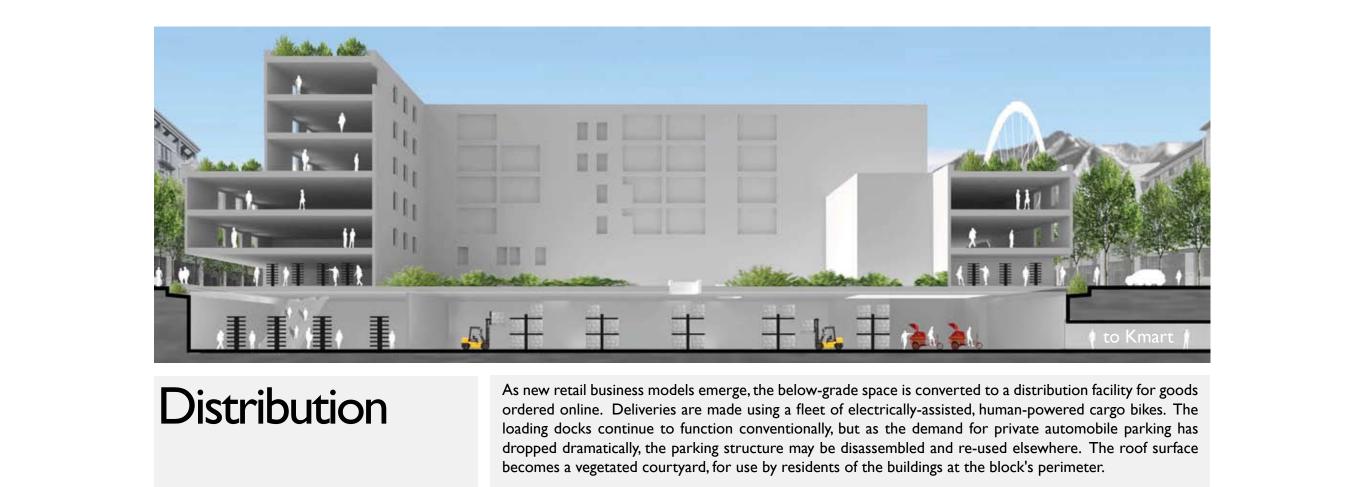


Water Conservation









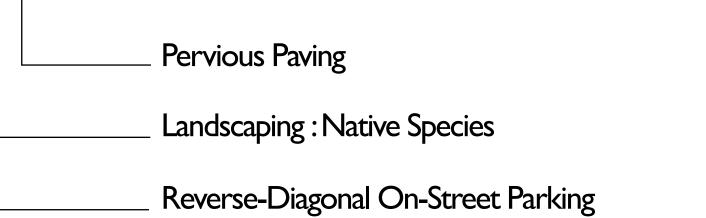


Tenants relocated; ready for demolition:

• The Collection: 251,000 sf









Existing Site



housing: 258,130 sf (21% affordable)
parking: 179 on-street / 606 structured

Albertsons: est. 52,910 sf

Office Max: est. 21,670 sf

Tenants relocated; ready for demolition:

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



Tenants relocated; ready for demolition:

Marketplace strip center: est. 31,660 sf

• Denver Design Center: est. 233,300 sf

Sam's Club: est. 116,060 sfKmart: est. 111,290 sf

flexible big-box space and more housing, while the Broadway street presence is redefined by the new location of the Denver Design Center. • a new Sam's Club and Kmart at garden level with entrances on Dakota Street • the Denver Design Center's new streetfront location on Broadway the introduction of a new SoBo Streetcar circulator



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

Park - and completes the Center Street connection to Washington Park . housing: 1,486,304 sf (12% affordable)
parking: 173 on-street / 1,692 structured 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



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

housing: 78,100 sf (10% affordable)parking: 133 on-street / 1,563 structured