Panorama Park | View-Oriented Public Space

Objectives
- Provide a View-Oriented Public Space
- Support a Fifteen Minute Car-Free Lifestyle
- Create a Sense of Place
- Anticipate Flexible Future Uses for Big Box Spaces
- Enable residents to access all amenities and services within a fifteen-minute travel time.

Fifteen Minute Car-Free Lifestyle

- Provides attractive transit-oriented development
- Maintains a high walkability and pedestrian-friendly environment
- Establishes links to existing and new developments
- Creates a sense of community
- Offers convenient access to urban amenities

Flexible Futures for Big Box

- Anticipates the need for future flexibility
- Provides options for various uses
- Creates a dynamic and adaptable space

Panorama Station
- Multi-use facilities
- Mix of retail, office, and residential
- Park space
- Bike and pedestrian infrastructure

Dakota Street | Creating a Sense of Place

- Establishes a cohesive and identifiable place
- Enhances the streetscape
- Provides a sense of place
- Establishes a sense of community

Sections | Water-Conerving Landscape

- Water conservation strategies
- Catchment Cisterns
- Rainwater harvesting
- Low-flow fixtures

Mixed-Use Commercial

- Retail
- Restaurants
- Cafés
- Offices
- Residential

Mixed-Use Residential

- Housing
- Amenities
- Community spaces
- Park space

Flexible Futures for Big Box

- Big Box Retail
- Albertsons: est. 52,910 sf
- Sam's Club: est. 116,060 sf

Human-Scale Street

- Pedestrian-friendly environment
- Traffic calming measures
- Access to urban amenities

South Broadway RTD
- RTD Platform Flyover
- Access to urban amenities

NEIGHBORHOOD STREETS
- E. Center
- S. Lincoln
- S. Broadway

NORTH OF THE SITE
- Cherry Creek Shopping Center
- Aurora Convention Center
- Civic Center
- Denver Museum of Contemporary Art

SOUTH OF THE SITE
- Denver Design Center
- convention center
- Civic Center
- Museums

Middle school
- High school
- Middle school
- Churches

Civic Center
- Civic Center
- Convention Center
- Museums

Panorama Station Plaza
- Park space
- Bike and pedestrian infrastructure
- Access to Washington Park

Human-Scale Street
- Pedestrian-friendly environment
- Traffic calming measures
- Access to urban amenities

Parking
- 276 on-street / 1,690 structured
- 213 on-street / 991 structured

Analysis relies on the provided assumptions, resulting in maximum 15 minute travel radii of

that can take

framed mountain

The plan for Panorama Station builds upon existing assets by:

1. Establishing a pedestrian-friendly environment
2. Integrating existing retail tenants and adding new shops and cafés to create an urban mainstreet
3. Providing a diversity of public spaces
4. Creating a mixed-use community, with a diversity of housing that takes advantage of the site's

what is perhaps the greatest asset Denver has to offer - the Rocky Mountains!