



1900 Sixteenth Street Denver, Colorado



This development is just west of the Denver Union Station, an 1881 train station that is an historic icon in the lower downtown Central Platte Valley. The 3.3-acre city block at 16th and Delgany streets is part of a \$1 billion redevelopment in the area. The 335,000-square foot 1900 Sixteenth Street building is an 18-story office building near the Millennium Bridge. The phased project also includes a second office tower of 270,000-square feet, and a residential tower with

85 residential units for a total of 691,000 square feet on the property.

There are 1,069 parking spaces on site that serve a broad base of patrons. Some spaces are reserved for employees of the world headquarters for Gates Corp., some are assigned to office building and residential personnel, and some are provided for short-term retail and guests of businesses in the office buildings. A shared parking analysis was used to optimize parking usage. PC-LLC also played a role in optimizing precast concrete framing due to their expertise in structures. A 272 spaces surface lot was provided on an adjacent site for the temporary construction phase.



Rendering Courtesy of Tryba Architects

	Footprint	Spaces	SF / Space	Superstructure		
Underground Garage	Irregular 350' x 360'	322 114,500 sf	356	Precast	1 Level	6 Bays
Plaza Level, including a Surface Lot	Irregular Curved/Angled	100 59,200 sf	N/A	Precast	1 Level	N/A
6 Levels @ Tower III	Irregular Trapezoid	647 207,600 sf	321	Precast	6 Levels	2 Bays

“Developing a full city block in the high profile Common Platte Valley District in lower downtown Denver for a cadre of patrons was a challenging task. Many private and governmental agencies, as well as the Regional Transportation District (RTD) had voices that were all listened to. The combining of ideas resulted in an outstanding mixed use campus. Vehicle parking was of paramount importance so we retained Parking Consultants LLC, a Denver firm, to help us provide user friendly parking spaces that would fill the needs of a diverse group of users. Their expertise was particularly beneficial during the concept and schematic design phases. Construction documents from Parking Consultants were clear, concise, and complete. We have used this firm on many other projects and will use them again when appropriate.”

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