



1890 Wynkoop Mixed-Use Garage Denver, Colorado

The 1890 Wynkoop facility is located in a historic district in LODO, the acronym given to lower downtown Denver. As a result of many properties in the area being on the National Register of Historic Places, the project had to project an image respectful of its neighbors. The developer required two underground levels of parking, retail on the ground level, four levels of above-grade parking, and three levels of upscale lofts to make the financing work. The Denver Design Review Board required above-grade parking to be disguised but open for light and ventilation.

The design team met that requirement and was creative in filling the entire project site with an articulated structure that provides good context and shadow lines that highlight the building. The exterior façade design carefully blends masonry, architectural precast concrete, steel, and glass to achieve a unique overall appearance. An alley entry/exit allows service vehicles access to retail. While internal ramping is tight, loft owners, monthly parkers from nearby offices, and visitors can easily negotiate the turns and are comfortable inside the garage area.



Photos by Paul Mack

Footprint	Spaces	SF/space	Superstructure		
125' x 115'	207	364	Post-Tensioned	6-Levels	3-Bays

“Because our firm provides only concept architectural design for a wide variety of buildings, it is important that we receive quality input from consultants. Paul Mack has consistently guided us through the unique requirements of parking structure design and has helped us with zoning and planning issues. His input on the 1890 Wynkoop project was provided quickly and professionally, and his owning a loft in a nearby building was helpful to the design team when dealing with many neighborhood organizations.”

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Founder Paul Mack, P.E. had significant involvement in phases of this project while at another firm