



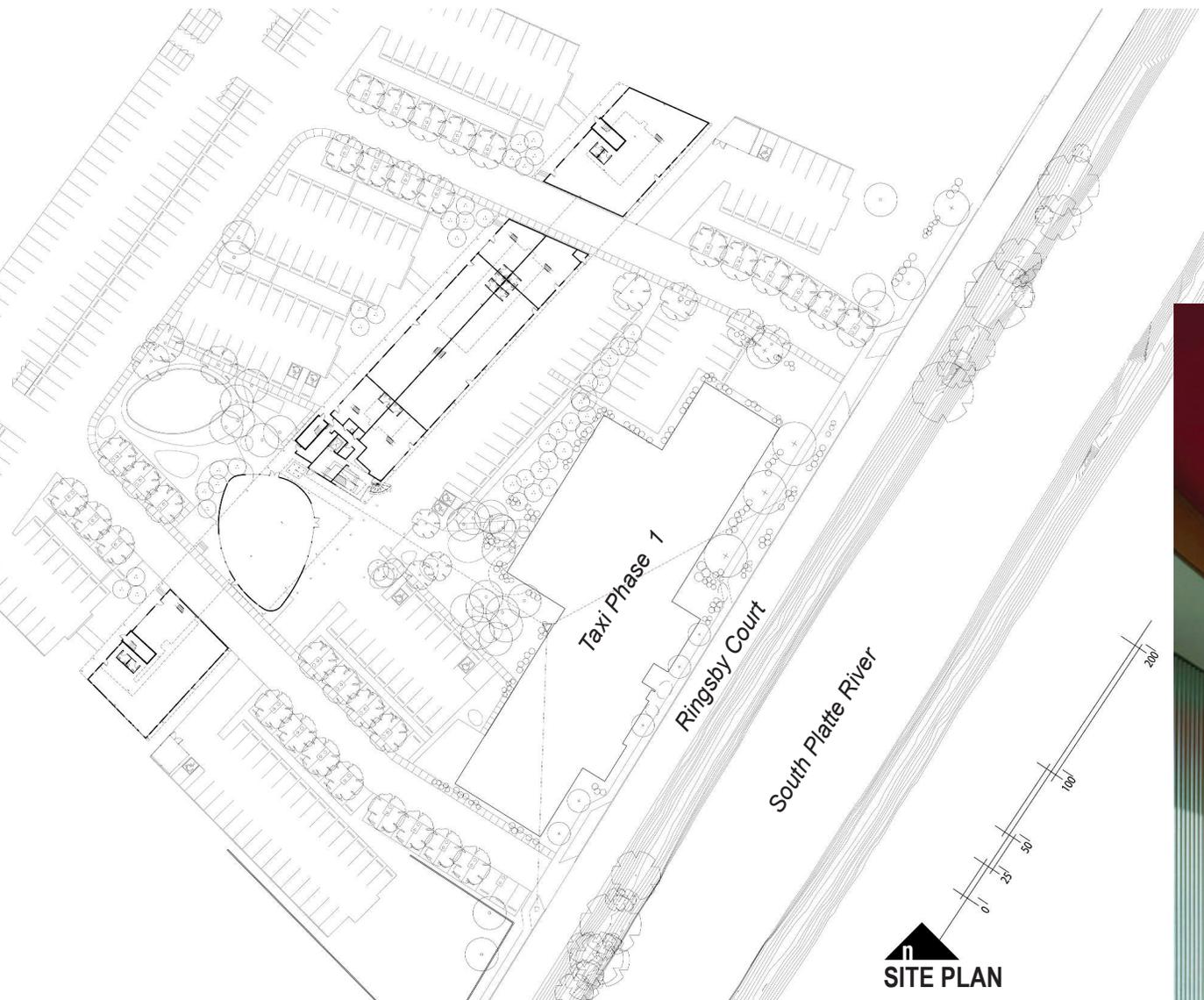


TAXI 2 NEIGHBORHOOD

Active Railyards and other large ag-industrial uses are the RiverNorth Neighborhood legacy. The rusting TAXI 2 "bar building" is in view above left.

TAXI 2 SITE PLAN TOWER NOTCH LOOKING EAST

The TAXI 2 long bar building strikes an oblique angle to the South Platte River. Assigned Parking Alcoves infill Private Loop Street geometry. Landscaping is native and water conserving. Seen through the Yellow Cab Tower Guywire Notch, Bin Blocks and asphalt striping are ubiquitous Site elements. The Notch cross axis connects pedestrian piazzas East-to-West.





TAXI 2 SITE
RADIO TOWER VIEW ACROSS
PEDESTRIAN PIAZZA OUTSIDE
TAXI 2 LOBBY

The convergence of 3 building entries defines a communal pedestrian Piazza. The FUEL Café is adjacent. A mix of delivery vehicles, cars, bicycles and walkers is encouraged.



EAST SIDE LOOKING WEST

Private Loop Street cuts into-through the long bar building facade. An Urban Landscape pattern of street trees, galvanized pipe bollards, checkerboard asphalt striping, and designated Visitor Parking spaces follow the Loop. These features slow vehicle traffic and enhance the pedestrian friendly environment.

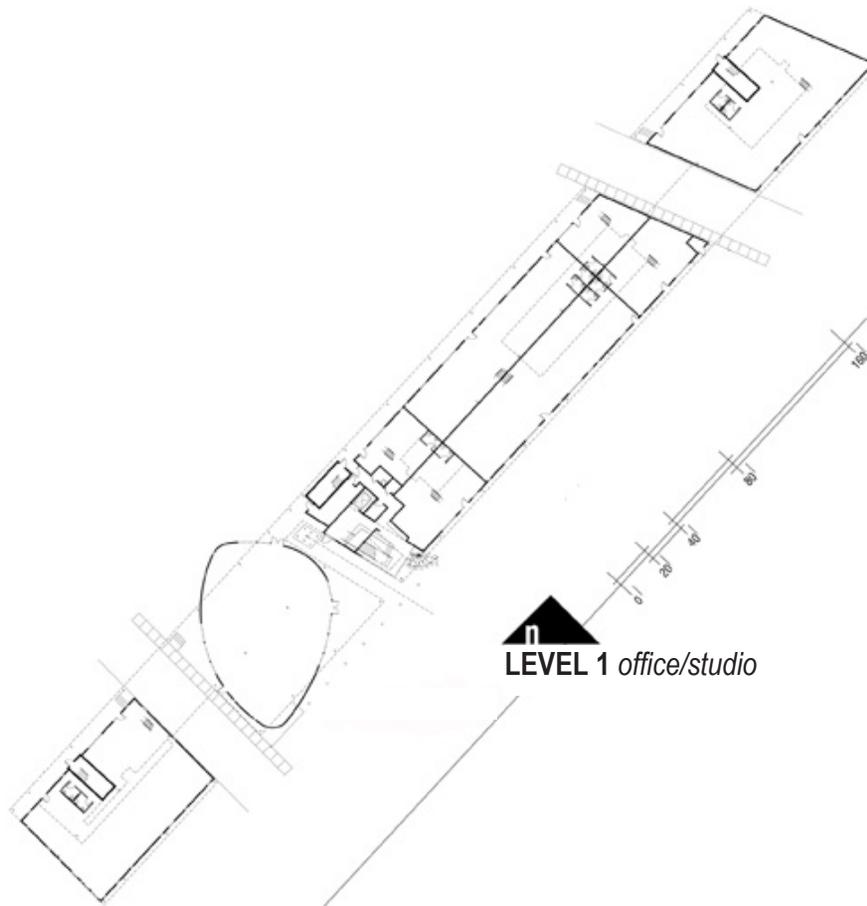


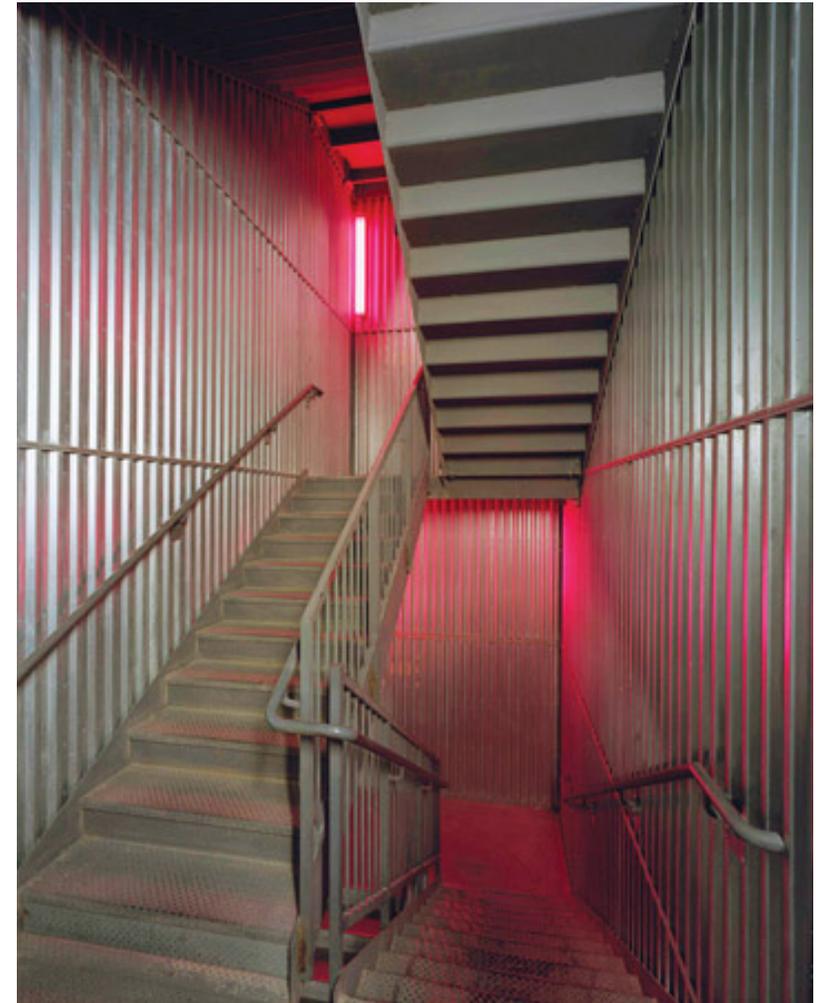
WEST ELEVATION **DETAIL LOOKING EAST**

Viewed from the Northernmost Private Loop Street notch, a covered pedestrian Promenade tucks under the West Facade. Downspouts direct roof runoff into landscaped PLD (Porous Landscape Detention) Swales. Galvanized plank "Bridges" cross Swales from Assigned Parking Alcoves.

**LEVEL 1 OFFICE
STUDIO PLAN**
BUSINESS UNIT #103,
LOOKING NORTHWEST

Representative of Ground Level tenants, a Video Production Company interior shows exposed SMEP systems, finish materials, multiple source filtered natural light, and overlooking Mezzanine. Tenant Services and Amenities such as Mail, Directory and Fitness Center occur at this Level.





**RESIDENTIAL
COMMON AREA
HALLWAY
LOOKING NORTH**

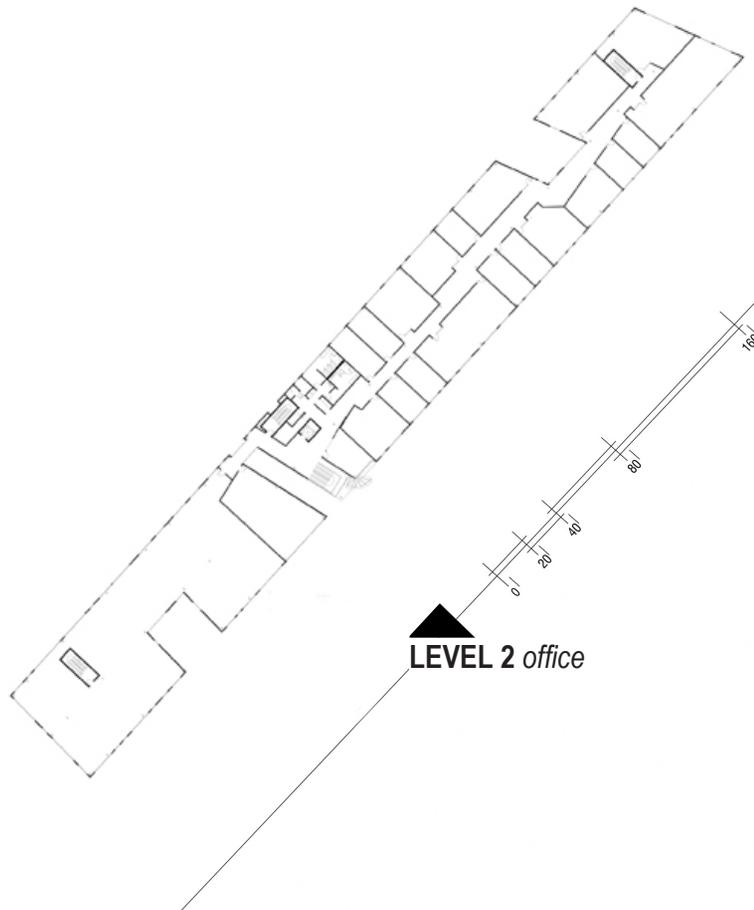
3D A&E document modeling assisted trunk utility (domestic water, natural gas, electrical, lighting, communications, fire protection, air handling) coordination on a shared Unistrut rack framework. Personalized Residential Entry Alcoves are recessed on each side.

**NORTH EGRESS
STAIR
LOOKING WEST**

A modular concrete forming system, constructed offsite in stacking sections, is the finished all-steel Stair assembly. T-8 industrial fluorescent fixtures, with colored polycarbonate Tube-Guards, are a building lighting standard.

**LEVEL 2 OFFICE
STUDIO PLAN
UPPER ELEVATOR LOBBY
LOOKING SOUTHEAST**

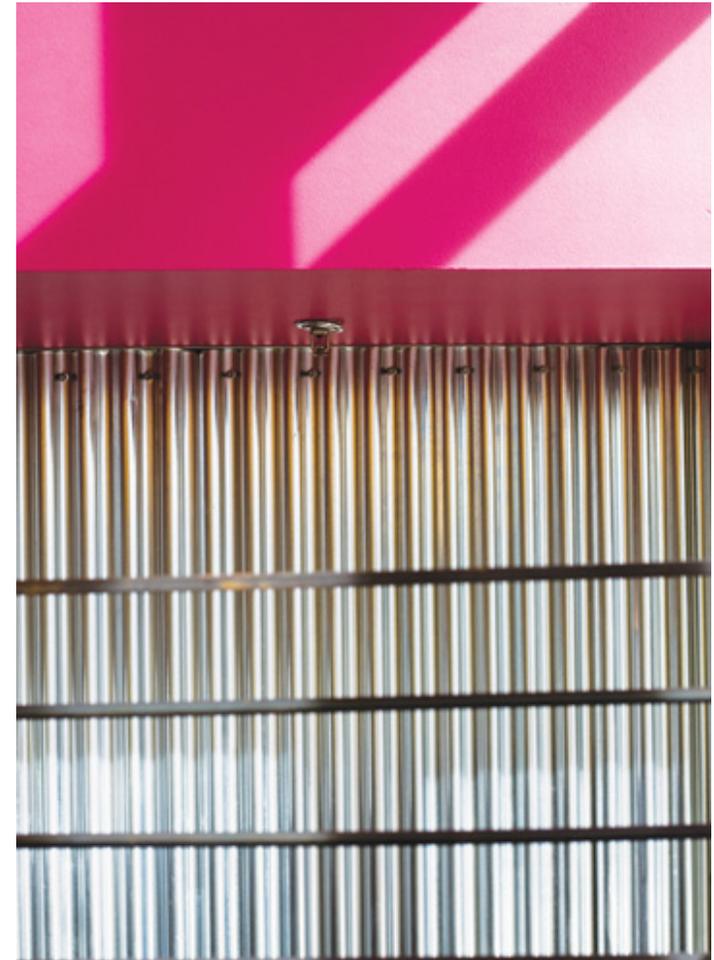
Common Area spaces twist and turn around a rhythmic WF steel post-and-beam grid. The cold-rolled steel Lobby Stair is an introduction to TAXI 2 interior finishes and detailing, as is the provocative color palette.





LEVEL 2 COMMON AREAS LOOKING SOUTH

Filtered Natural Light in a double-loaded hallway, shifting objects (cable tray, strip lights), and varied Common Area wall surfaces (black steel storefronts, accent-painted GWB, clear-sealed WheatSheet, clear polycarbonate panels) animate the lengthy interior circulation network.

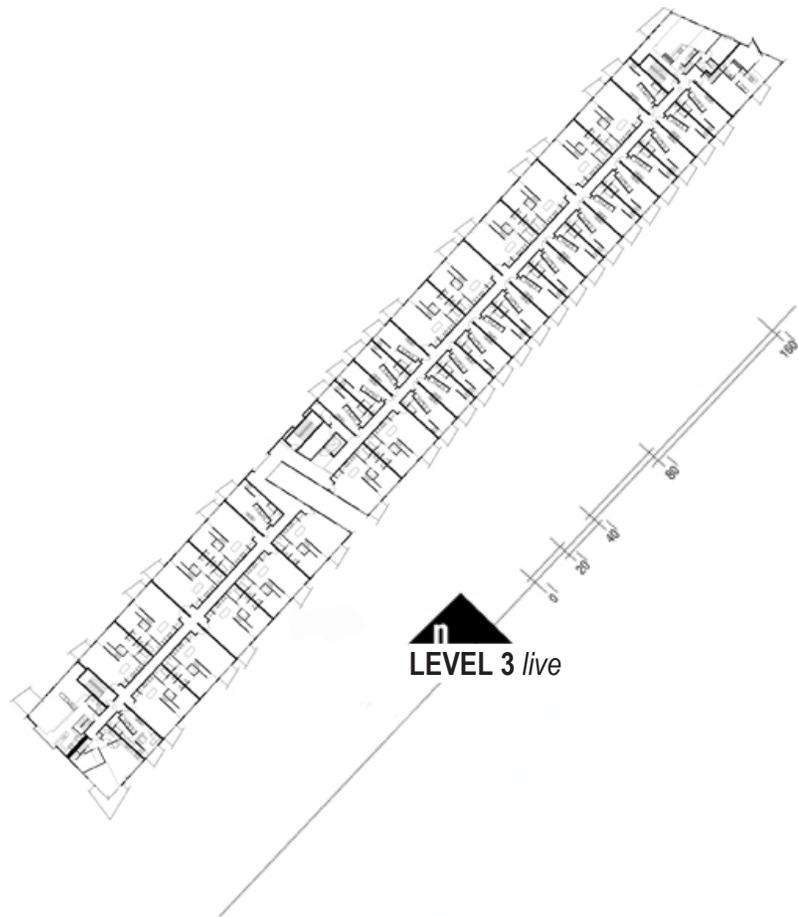


LEVEL 1, 2, UPPER COMMON AREA DETAILS:

Common area interior-exterior details are shown. Materials and connections are direct and simply expressive. Examples include galvanized corrugated metal, Wheatsheet composition board, clear polycarbonate greenhouse panels, colored acrylic sheets and cold rolled steel.

**UPPER LEVEL
RESIDENTIAL PLAN
1 BR RESIDENTIAL UNIT**

44 residential Penthouse units run the entire building length, including 23-1br "Crashpads", 17-2br "Doublewides", and 4 "Custom Corner" units.





**UPPER LEVEL
COMMON AREA BRIDGE
2BR RESIDENTIAL UNIT**

Bridge detailing, color, natural light and views are a further example of interior Common Area placemaking. 2-Story Residential Units respond to animated exterior fenestration. Rated GWB surfaces are complemented by exposed metal framing, cold-rolled steel Stairs, and transparent acrylic and polycarbonate sheeting.



TAXI 2, Mixed Use Redevelopment

BUILT ARCHITECTURE

Award Submittal NARRATIVE

Early 20th Century ag-industrial interests located undesirable uses along urban riverfronts. Meandering high plain streams like Colorado's Platte River were channeled with raised levee roads. Legal and illegal dumping filled adjacent lands over time. The River was a waste discharge means for massive stockyards, slaughterhouses, smelters, grain elevators and railyards. By mid-century, this powerful land use legacy was extended by huge warehousing and trucking terminals. Following on this rough-edged land use tradition, TAXI 2 is located on former Yellow Cab Company property, once a service garage for 400 cabs. A bus maintenance garage, cement plant and railyard are immediate neighbors. Bold TAXI 2 massing, rugged material expressions and detailing...are bound to and grounded in this neighborhood story-of-place.

In the 1980's, Platte River cleanup became a community priority. Street and utility upgrades occurred as well. Stream quality and indigenous landscapes were restored, and the City discovered a forgotten RiverNorth Neighborhood. The River Valley was finally accessible, and even valued for its central location in the Denver metro region.

In 2009, the TAXI development is an isolated urban work-live enclave, a vital and energetic place. First came TAXI 1 (Yellow Cab) garage building reuse, a modest but artful Office-Studio collage of ordinary systems, daylighting, materials, colors and textures. Here the directness of economic necessity has an elegance, as old and new elements seamlessly merge. And now the TAXI 2 "bar building" has expanded greatly on the TAXI 1 vision, joining with immediate neighbors, and boldly settling at an oblique angle to the straightened River floodway, layering loft penthouse residences over studio workplaces.

TAXI 2 Site improvements are a rough-edged version of today's best sustainable urban design thinking. In use is a surprisingly humble material palette of asphalt paving, paint striping, concrete bin blocks, galvanized pipe-bollards, pre-formed galvanized treads, pipe rails, cottonwood trees, and native grass-and-wildflower seed mixes. Sidewalk, private street, parking alcove, PLD drainage swale, pedestrian bridge, steps, trash enclosure...each solution is context-influenced, underscoring the neighborhood story. A simple but compelling pedestrian Piazza occurs at the convergence of 3 building entries, encouraging a healthy mix of walkers, bikes, service vehicles and cars. The straightforward East Elevation of rollup storefronts touches the hardscape Alley, with signage, soffiting, bin blocks and paint striping as the foil. A covered walkway shades the quiet West, with a raised concrete plinth above adjacent indigenous planting.

TAXI 2 is a straightforward systems building by most measures, with a direct revealing of components, of envelope, and of strategic Plan-Section articulation. But the play of large-medium-small architectural forms and patterns is unusual. The private street and old-new utilities notch into the bar-building form, as does a guywire buttress for the 308ft Yellow Cab radio tower. Kinship is not so much with the mixed-use architecture of today, but rather with the railyards and cement plants of RiverNorth. Long rusting metal facades float above a recessed base, referencing adjacent working railyard views. It is all certainly noticeable, but still born of the context. At 550ft in length, TAXI 2 is large without being formal or monumental, as are many other structures and spaces in the area.

TAXI 2 building interiors immediately display an efficient systems logic. The Lobby is small footprint and large visual impact. Ground Level businesses have individual entries-identity and interior mezzanines. Second Level businesses range from 500sf to 11,000sf along a staggered, Main Street corridor. Upper Level residential hallway accesses 44 loft-penthouse Residences. Commonplace elements are integrated in playful and surprising ways. Custom lighting is an industrial fluorescent tube fixture with colored polycarbonate tube-guards. Exposed utility racks carry coordinated electrical, plumbing, fire protection, HVAC, communications and lighting systems. Green building materials are present throughout, including many recycled content products, low VOC products, Wheat Sheet panels, Marmoleum on floors-walls, and clear polycarbonate greenhouse panels.

TAXI 2, Mixed Use Redevelopment

BUILT ARCHITECTURE

Award Submittal PROJECT DATA

Name of Project: TAXI 2

Type of Project: BUILT ARCHITECTURE
Commercial Mixed Use (CMU-30 Zone)
Business Use (B)
Residential Use (R-2)
II-B Sprinklered, Non-Separated Mixed Use, per IBC

Completion Date: JAN 2008

Location: 3457 Ringsby Court, Denver, CO 80216

Building Systems: PIP Concrete Foundations, WF Steel Light Post and Beam Frame, Modular Stair Cores; CMU Elevator Core; Metal Studs, Structural Steel Decking, Concrete Slab on Grade, and PIP Concrete Floors; Electric HVAC Units w/Individual Controls, Domestic Water Boiler; Water Conserving Plumbing Fixtures; Elect Sub-Panel per Unit, Compact and Strip Fluorescent Lighting, and Cable Tray Flexibility; Standpipe Wet Sprinkler System; and High Speed Internet Cabling.

Exterior Materials: Corten Corrugated Metal Panels, Galvanized Metal Panels, Painted Cement Stucco, Brushed Aluminum Windows and Storefront, Galvanized Metal Balconies, and Greenhouse Polycarbonate Clerestory Glazing.

Interior Materials: Steel-Trowelled Concrete Floors, Cold-Rolled Steel Storefronts, Colored Acrylic Sheets, Clear Glass, Clear Extruded Polycarbonate Panels, Metal Studs, Wickets Panels, Linoleum Rolled Goods, Sealed CMU, and Painted GWB.

Size of Building: 103,754 Square Feet

Size of Site: 5 Acre parcel, 15 Acre Overall Site

Construction Cost: \$14,000,000

Scope of Work Goals: Service to Client and Community; Restoration-Reuse of Derelict Industrial Property; Economic Viability for Developer and User; Elegant but not Extravagant Architecture; Catalyst for Ongoing Neighborhood Change; Enhance and Underscore the TAXI Story-of-Context; Unpredictable and Provocative Moments; Successful Place-Making; Quality Design-Build Construction Implementation; Changeable, Dynamic, A&E Core-Shell Building; Heightened User Sensitivity to Material, Finish, Color and Textural Qualities; Enhancing of the Indoor-Outdoor Commons and of Chance Encounters; and the Making of Unique Personal Workplaces and Livingplaces.