



DENVER AIRPORT AT GATEWAY PARK

CONCEPT DESIGN | APRIL 28, 2025

VOYAGE CAPITAL
PREMIER DESIGN STUDIO

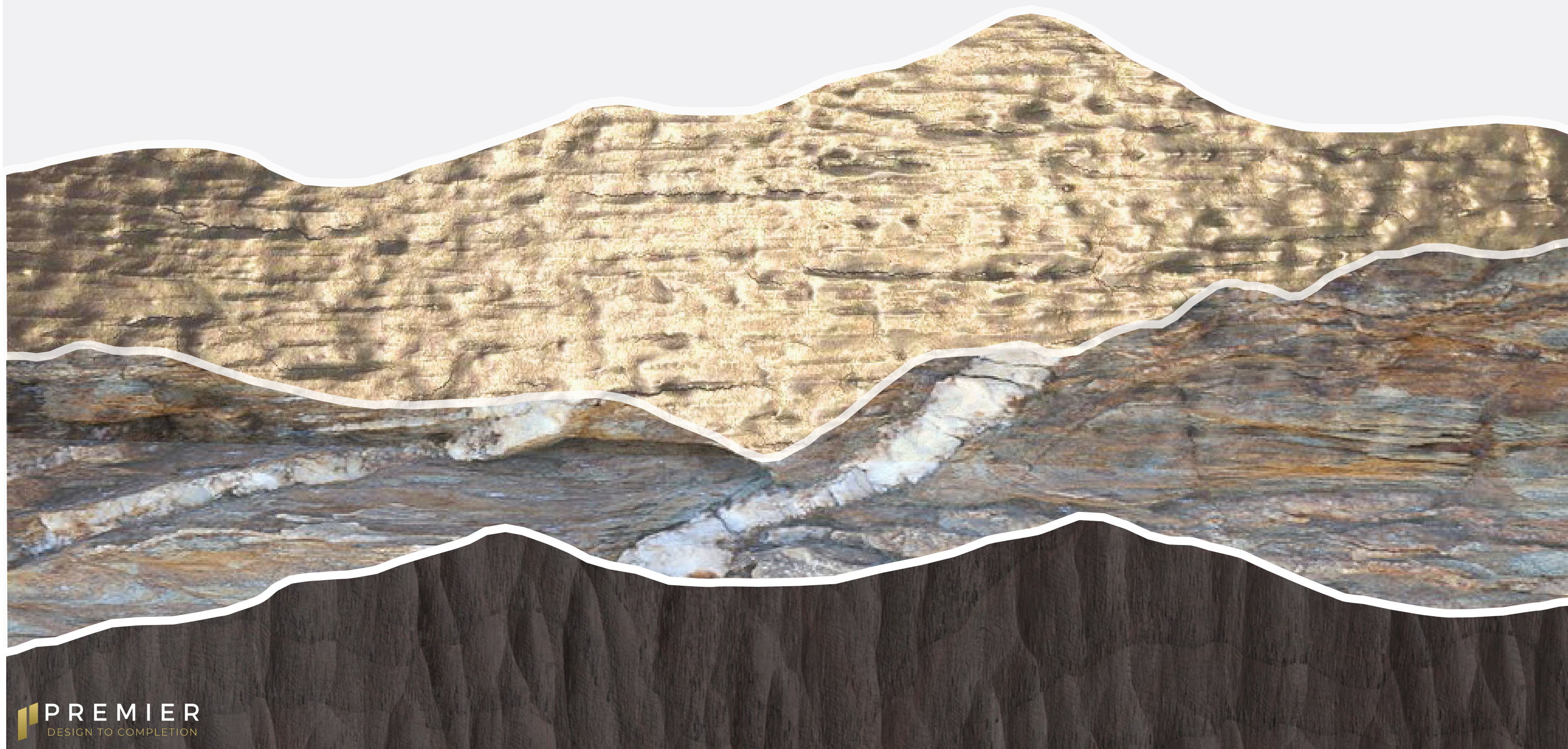


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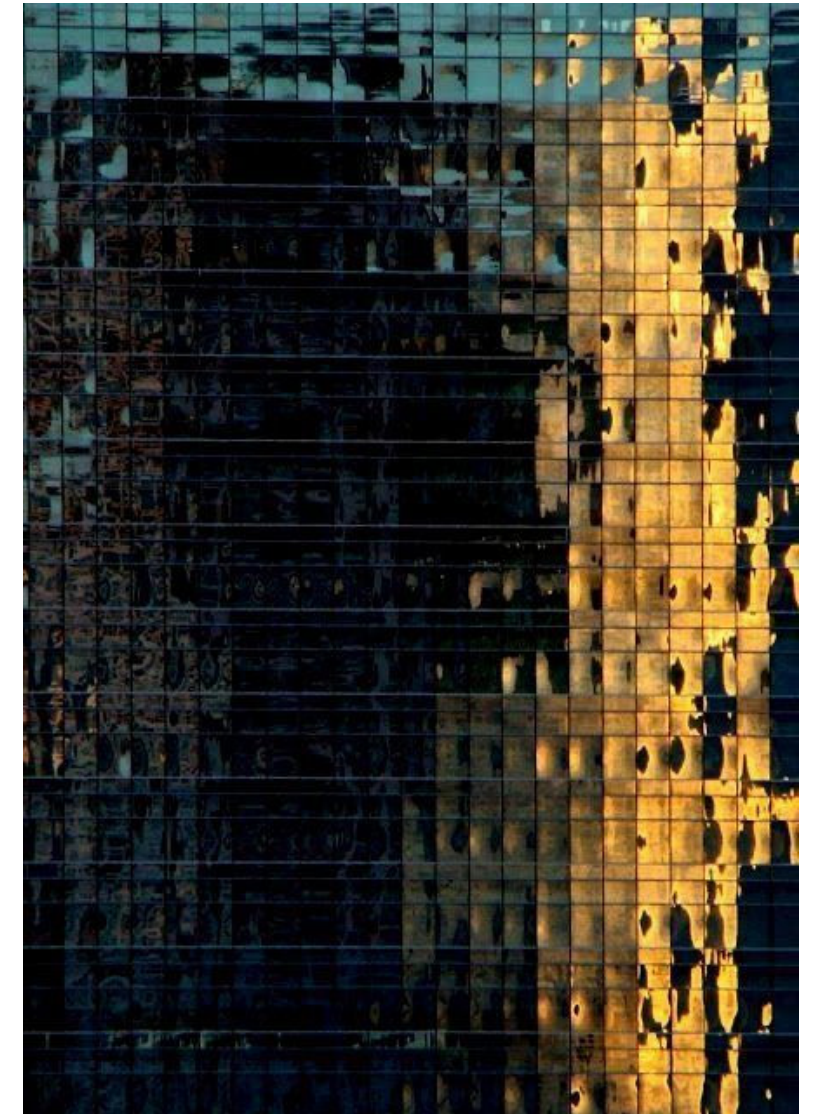
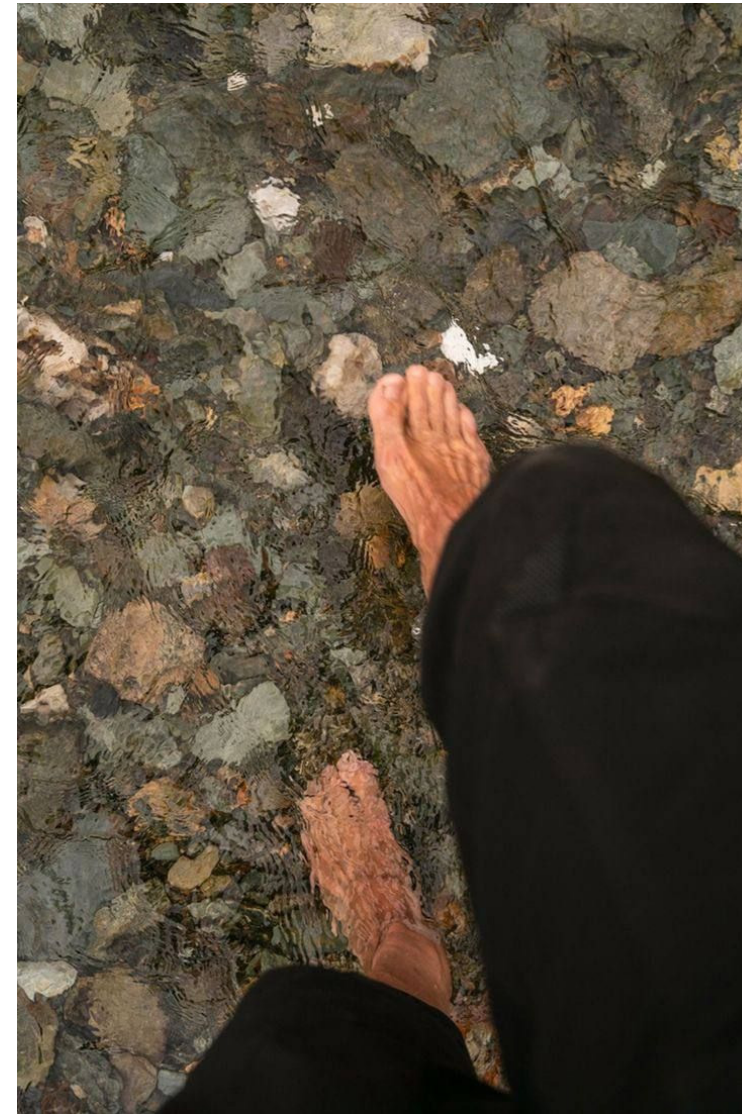
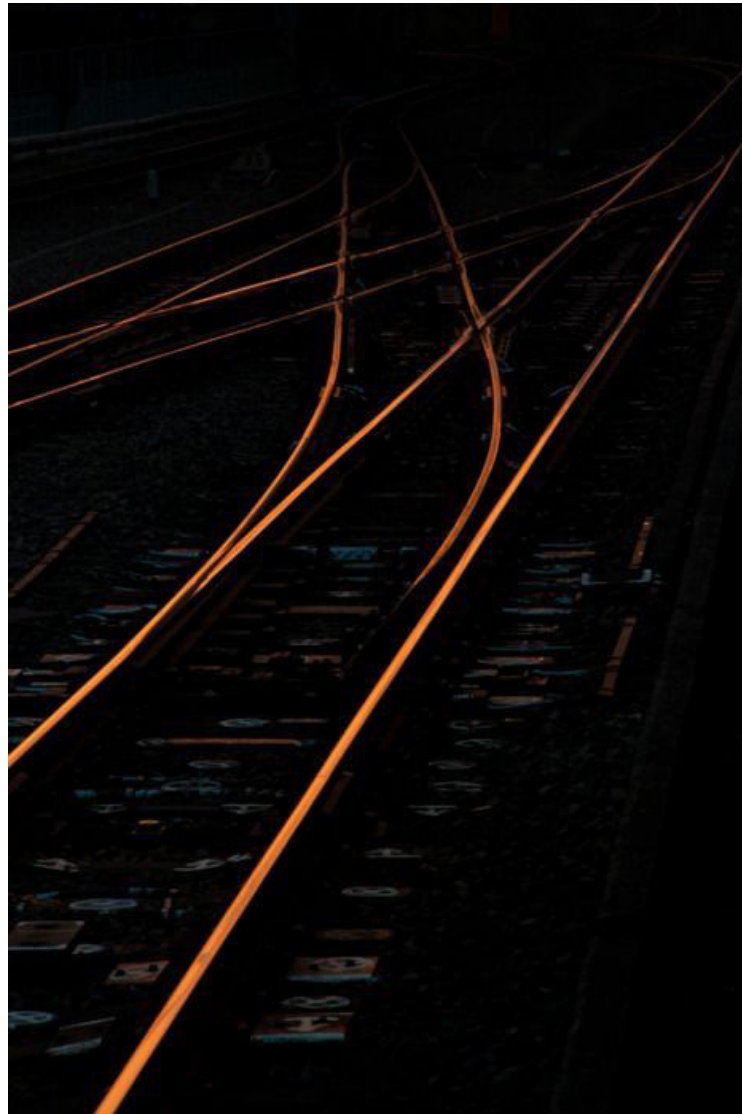




CONCEPT NARRATIVE

PHYSICAL INSIGHT

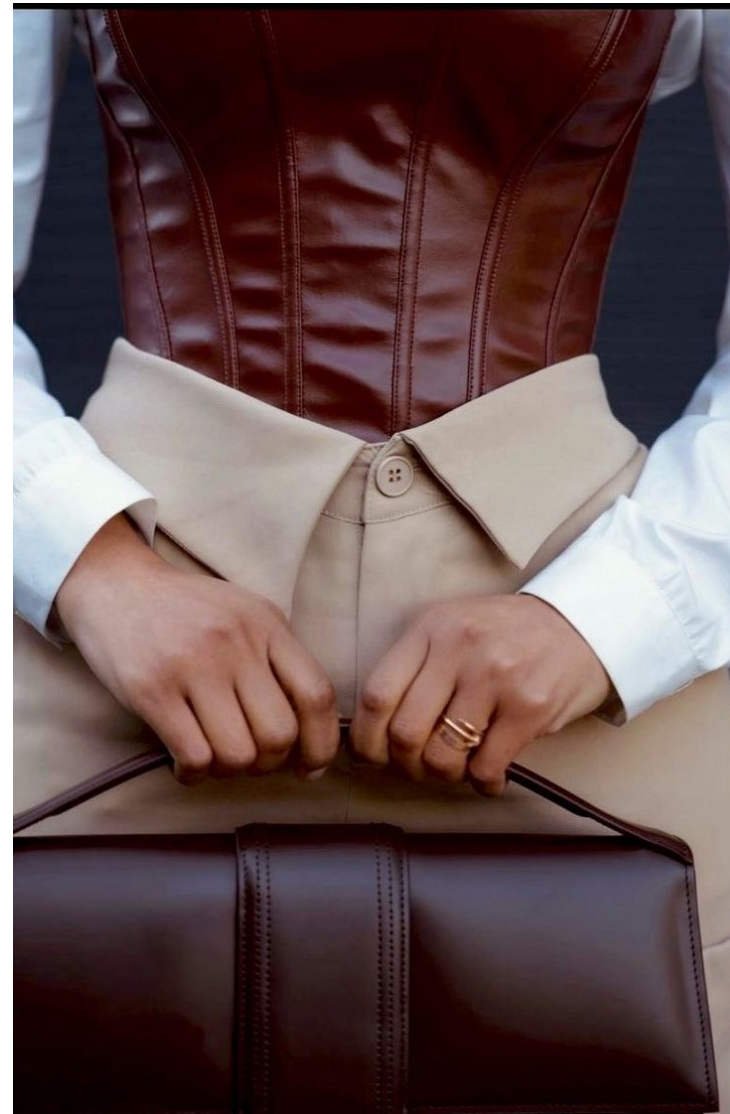
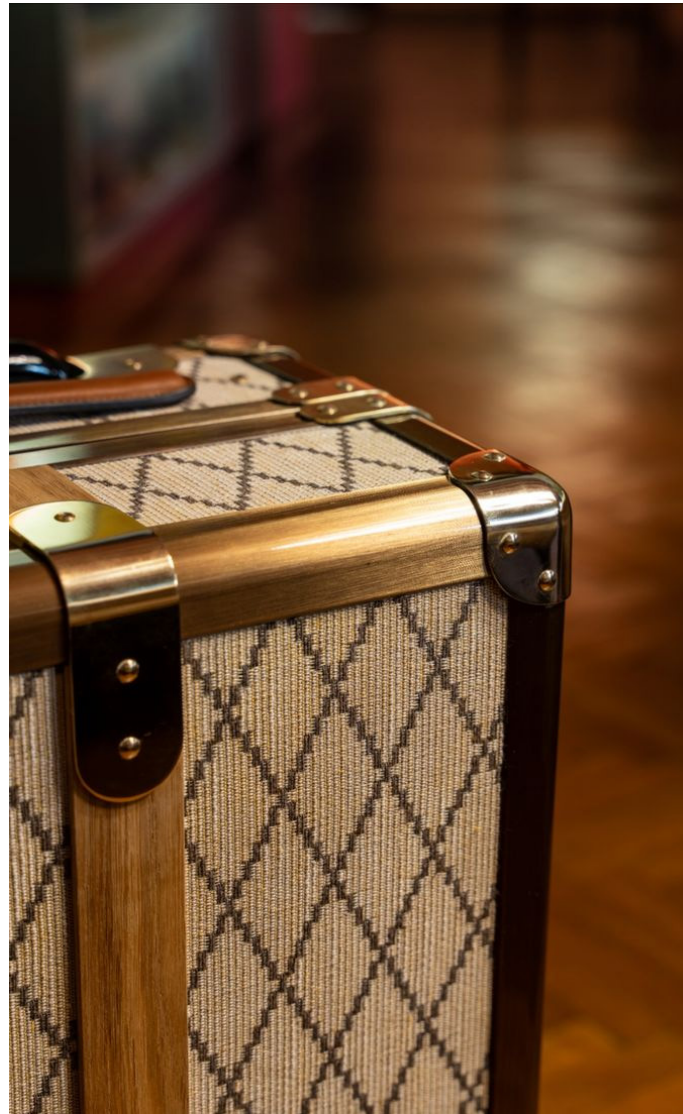
FROM GOLD TO SKYLINE



At the heart of Denver lies Confluence Park –the nexus of Cherry Creek and the South Platte River– where, in 1858, gold panners first glimpsed the glint of opportunity in the water. That moment of discovery sparked the growth of a frontier town into a modern metropolis. What began as the region’s first wagon route—carrying passengers, mail, freight, and gold—helped lay the groundwork for Denver’s rise as a vital transportation hub. That momentum only grew with the arrival of a Western Union terminal, connecting the city to the transcontinental railroad and cementing its place on the map.

HISTORICAL INSIGHT

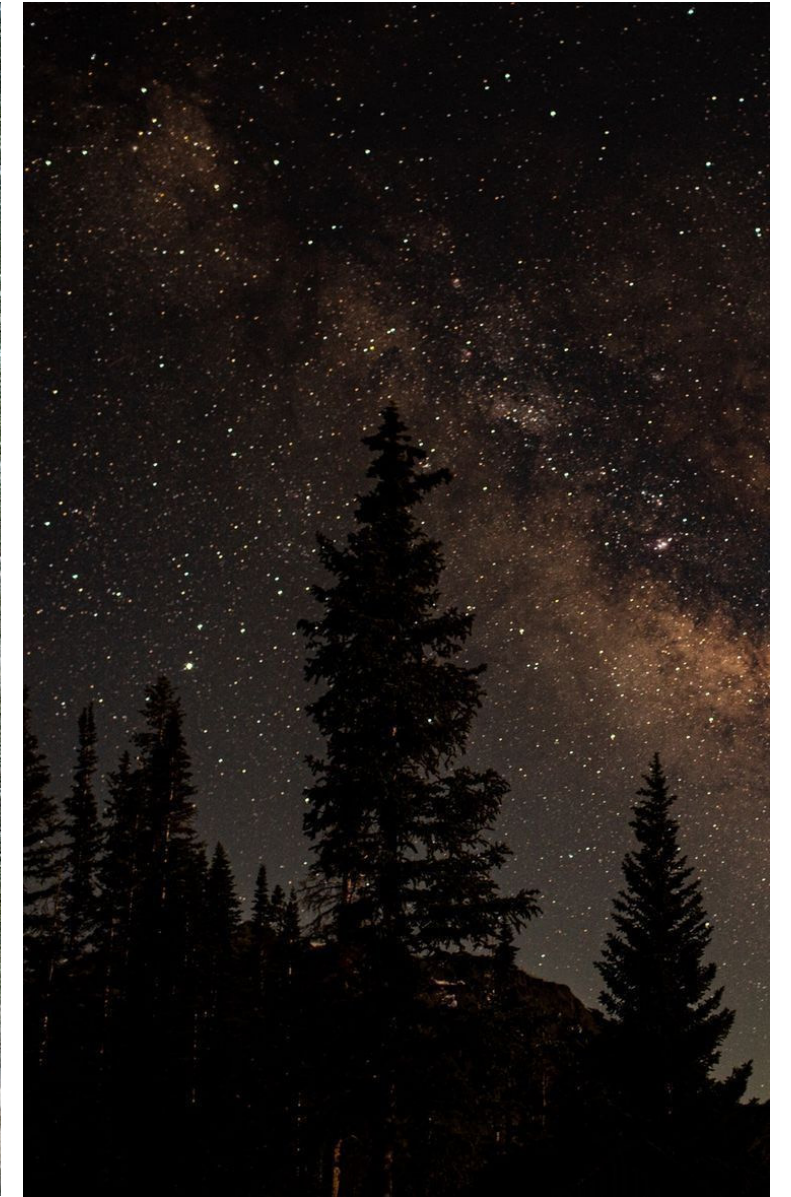
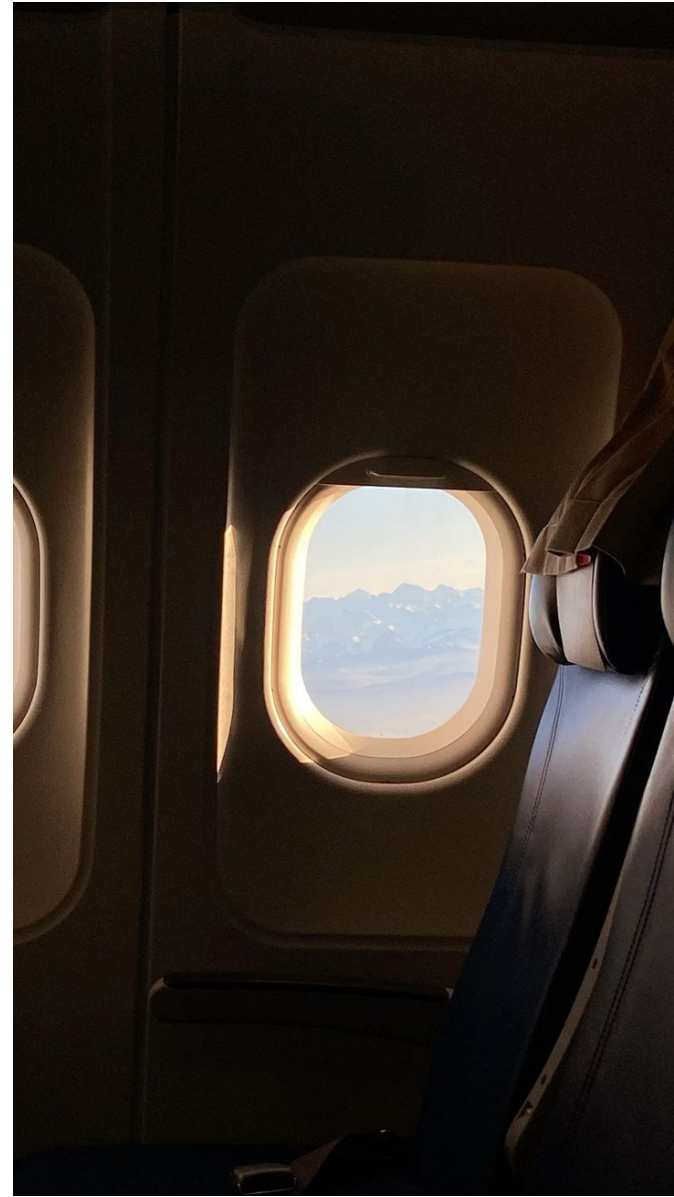
DAUGHTER OF ADVENTURE



Woven into Denver's origin story is the enduring spirit of Margaret Brown—better known as the “Unsinkable Molly Brown”. She was far more than just a Titanic survivor. Born into modest means, she rose to prominence through determination and wit after her family struck gold during Colorado's mining boom. With her bold spirit and unwavering resolve, she became a philanthropist, a champion of workers' and women's rights, and an adventurous traveler who met the world with curiosity and conviction.

SOCIAL INSIGHT

WHERE DISCOVERY BEGINS

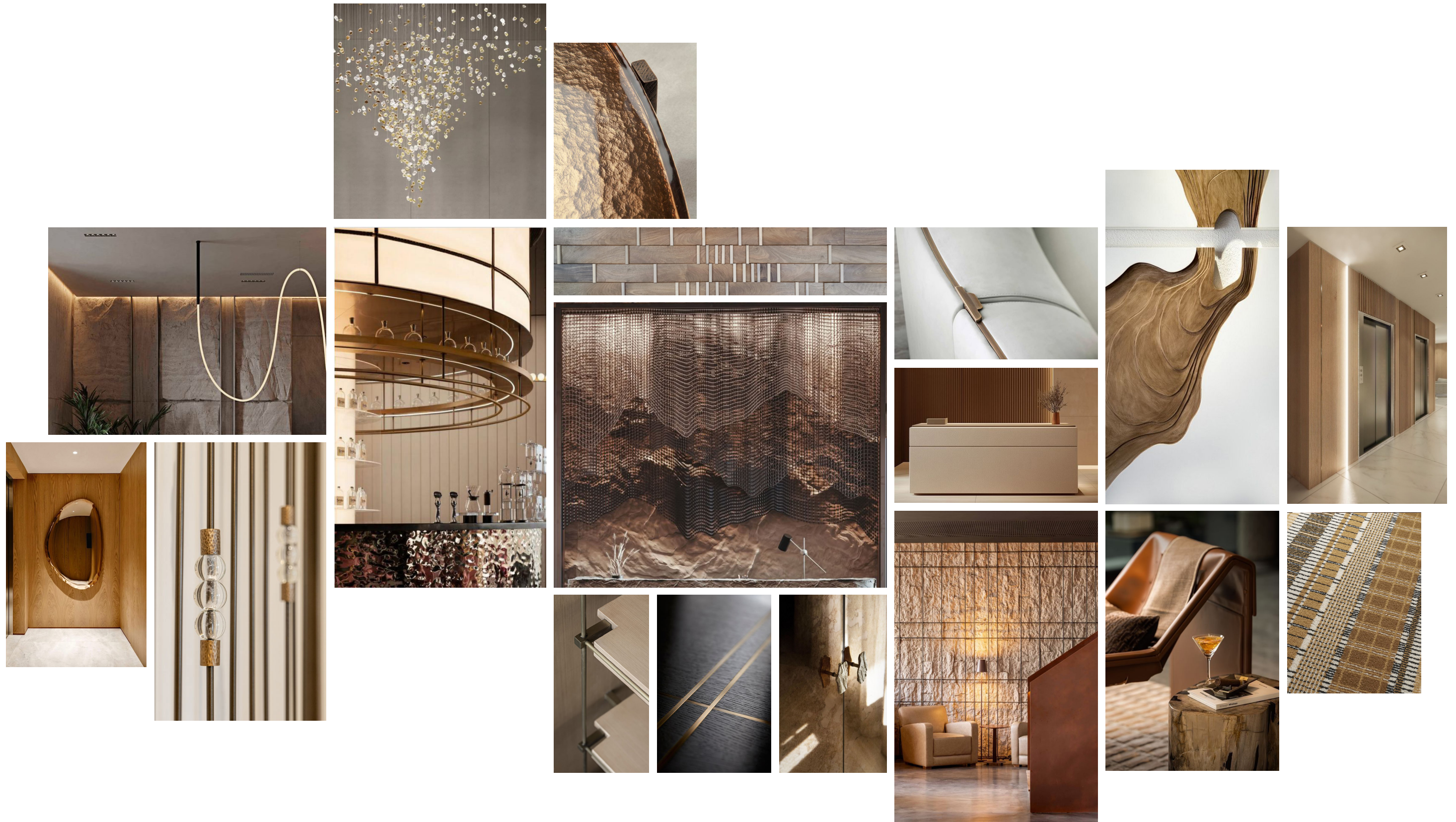


Sunny days awaken the call of discovery. Trace the path of those first drawn west by the glint of gold in mountain streams. Wander trails carved through the Rockies, where history and horizon meet. As daylight fades, the skyline shimmers beneath the golden dome, and echoes of the past linger in every refined detail. When night falls, stars blanket the sky - just as they did for the pioneers before. In Denver, every adventure becomes a new chapter in an ever-evolving story.



PUBLIC SPACE

DESIGN INSPIRATION



FLOOR PLAN OPTION A

LOBBY ADJACENCIES



FIRST FLOOR
SCALE: NOT TO SCALE

FLOOR PLAN OPTION B

LOBBY ADJACENCIES

LEGEND:

- ENTRY
- REGISTRATION
- AC MARKET
- AC LIBRARY
- MEDIA SALON
- AC LOUNGE & BAR
- AC KITCHEN
- OUTDOOR TERRACE
- FITNESS
- MEETING ROOMS
- RESTROOMS
- BOH & STORAGE
- KITCHEN & STORAGE
- TO BE DETERMINED



FIRST FLOOR
SCALE: NOT TO SCALE

FURNITURE CONCEPTS





GUEST ROOMS

OVERALL GUEST ROOMS

		FLOORS						TOTAL
ROOM TYPE CODE	ROOM TYPE DESCRIPTION	1	2	3	4	5	6	
K1	KING	2	2	4	2	4	4	18
K2	KING CONNECTING	1	1					2
K3	ACC KING W/TUB	1	1		2			4
K4	EXTENDED KING	4	6	4	4	2	5	25
K5	EXTENDED KING CONNECTING			1	1	2		4
K6	ACC EXTENDED KING W/SHOWER CONNECTING					1		1
K7	WIDE BAY KING	8	8	4	4	4	4	32
K8	WIDE BAY KING CONNECTING			4	2	4	4	14
K9	ACC WIDE BAY KING W/TUB CONNECTING				2			2
QQ1	DOUBLE QUEEN	4	7	6	6	6	7	36
QQ2	DOUBLE QUEEN CONNECTING				1	1		2
QQ3	ACC DOUBLE QUEEN W/TUB CONNECTING			1				1
KS1	EXTENDED KING SUITE W/SHOWER				1	1	1	3
KS2	ACC EXTENDED KING SUITE W/SHOWER CONNECTING			1				1
TOTAL		20	25	25	25	25	25	145

OVERALL PALETTE

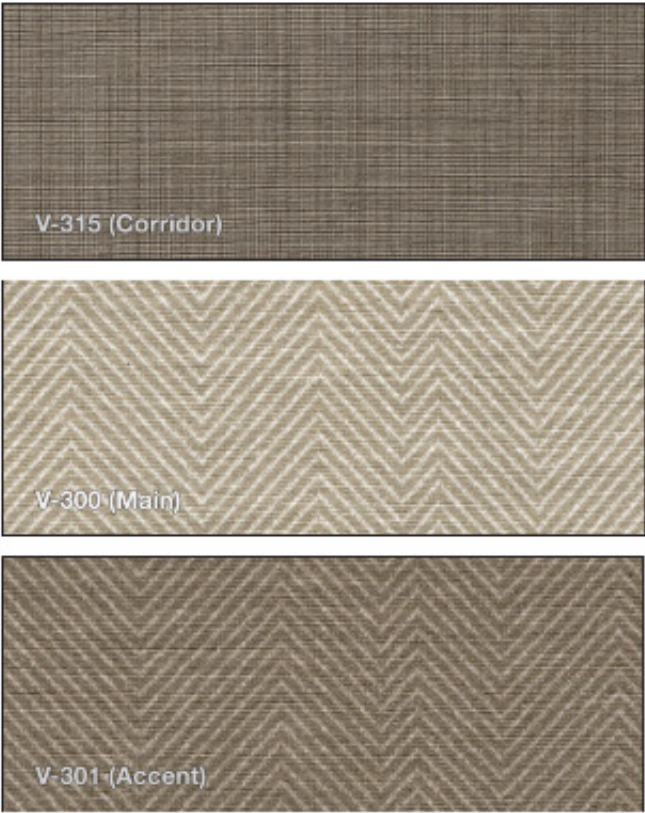


MATERIALS

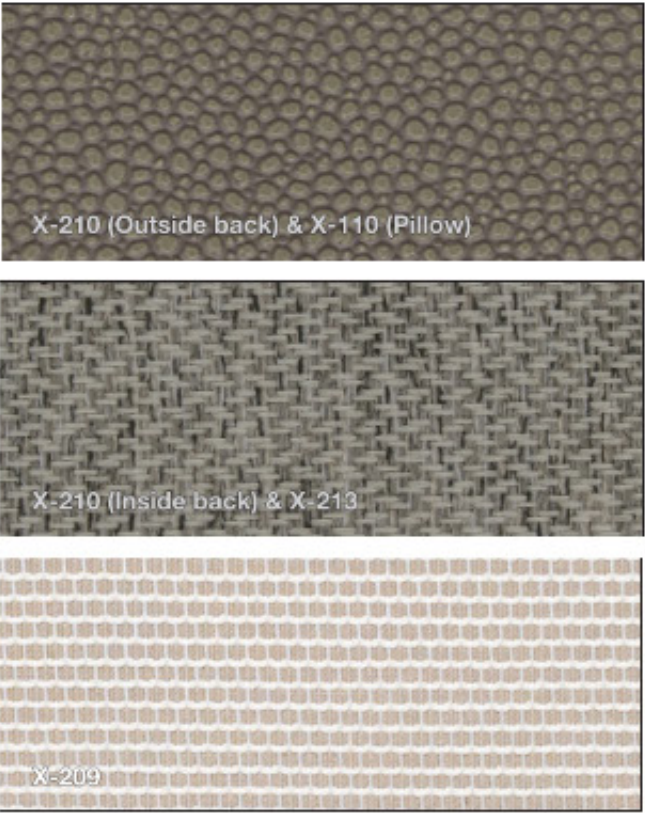
Drapery



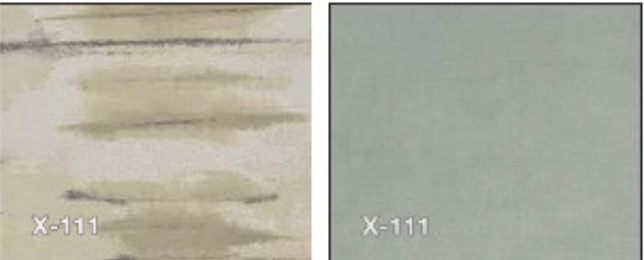
Wallcovering



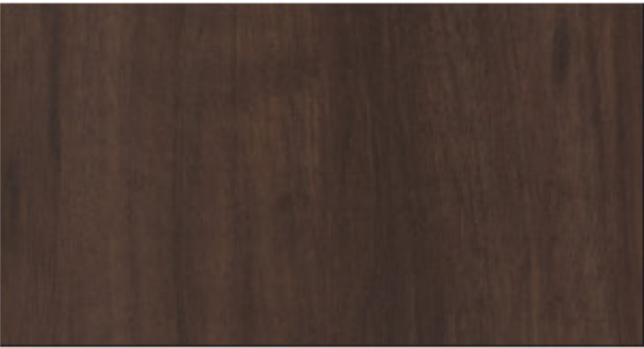
Seating



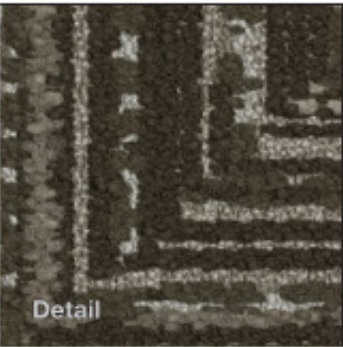
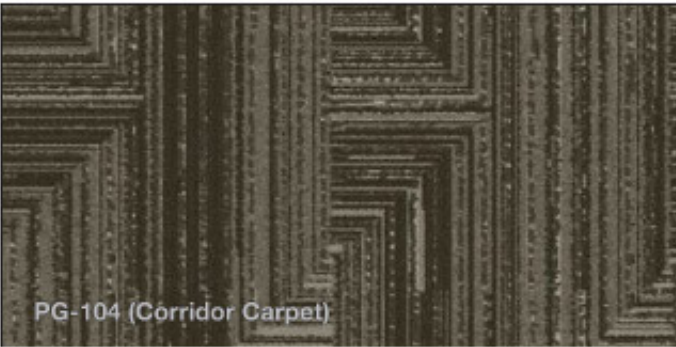
Sofa Pillows



Caseworks

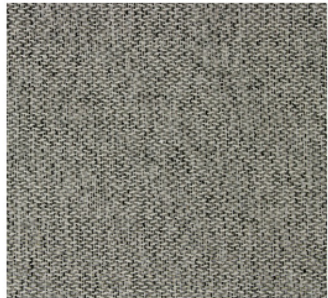
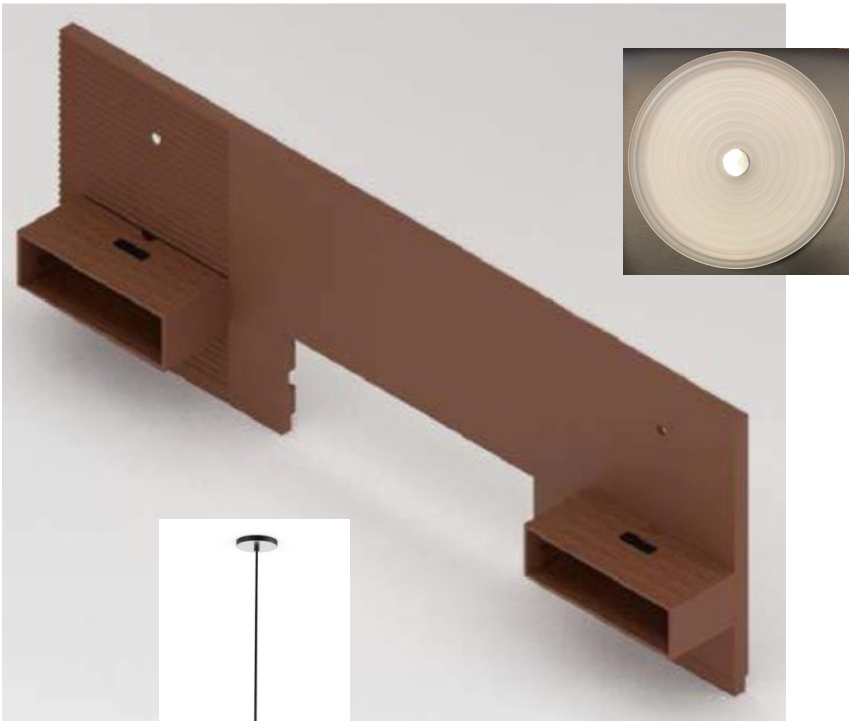


Flooring

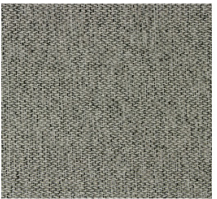


Reference: Interior Design Specification Manual - Mediodia Decor

FURNITURE - KING



UPHOLSTERY FABRIC



INSIDE BACK & SEAT

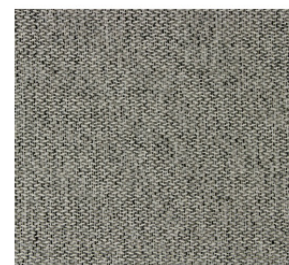
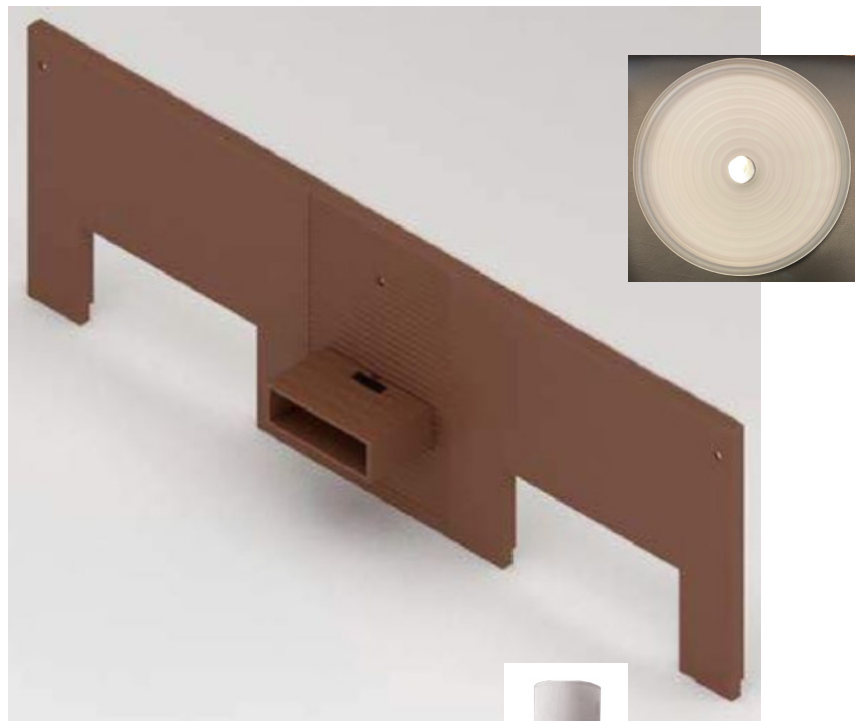
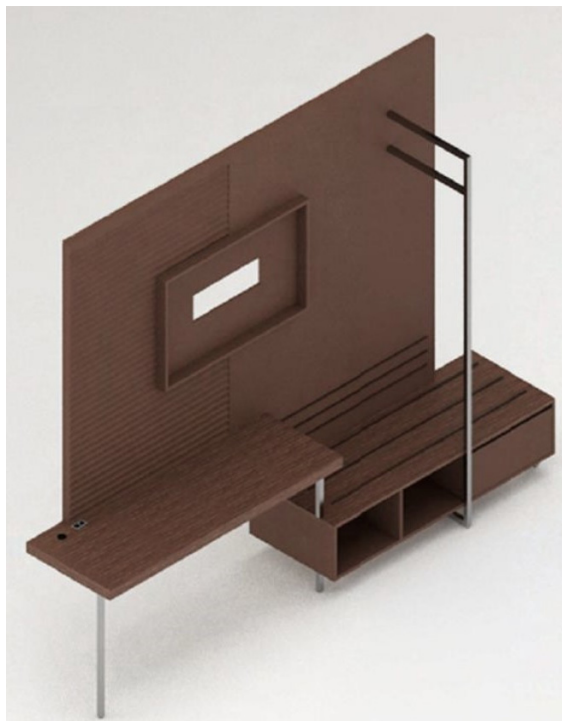


OUTSIDE BACK

FURNITURE - ACCESSIBLE KING



FURNITURE - QUEEN



INSIDE SEAT & BACK



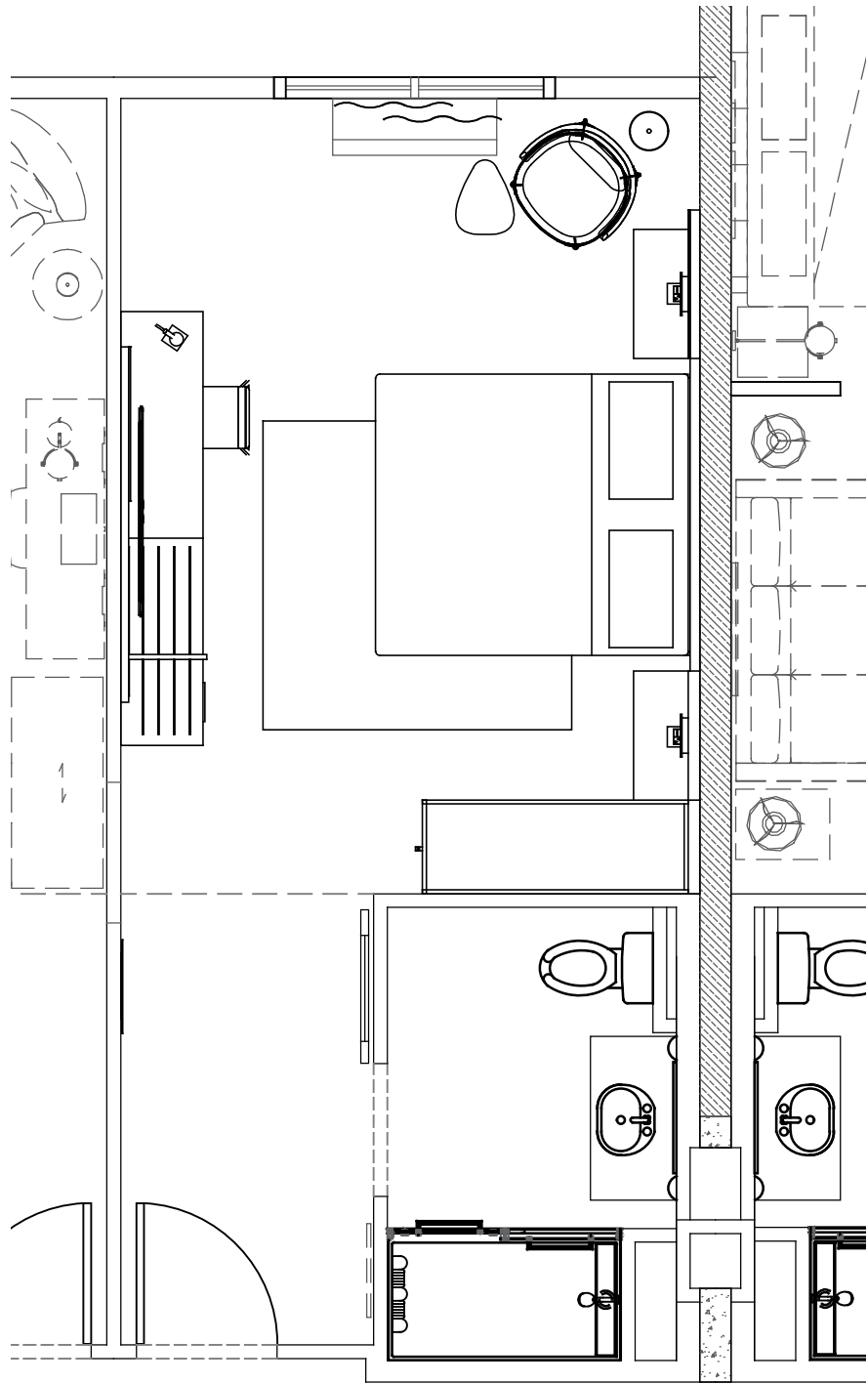
OUTSIDE BACK & ARMS

FURNITURE - ACCESSIBLE QUEEN

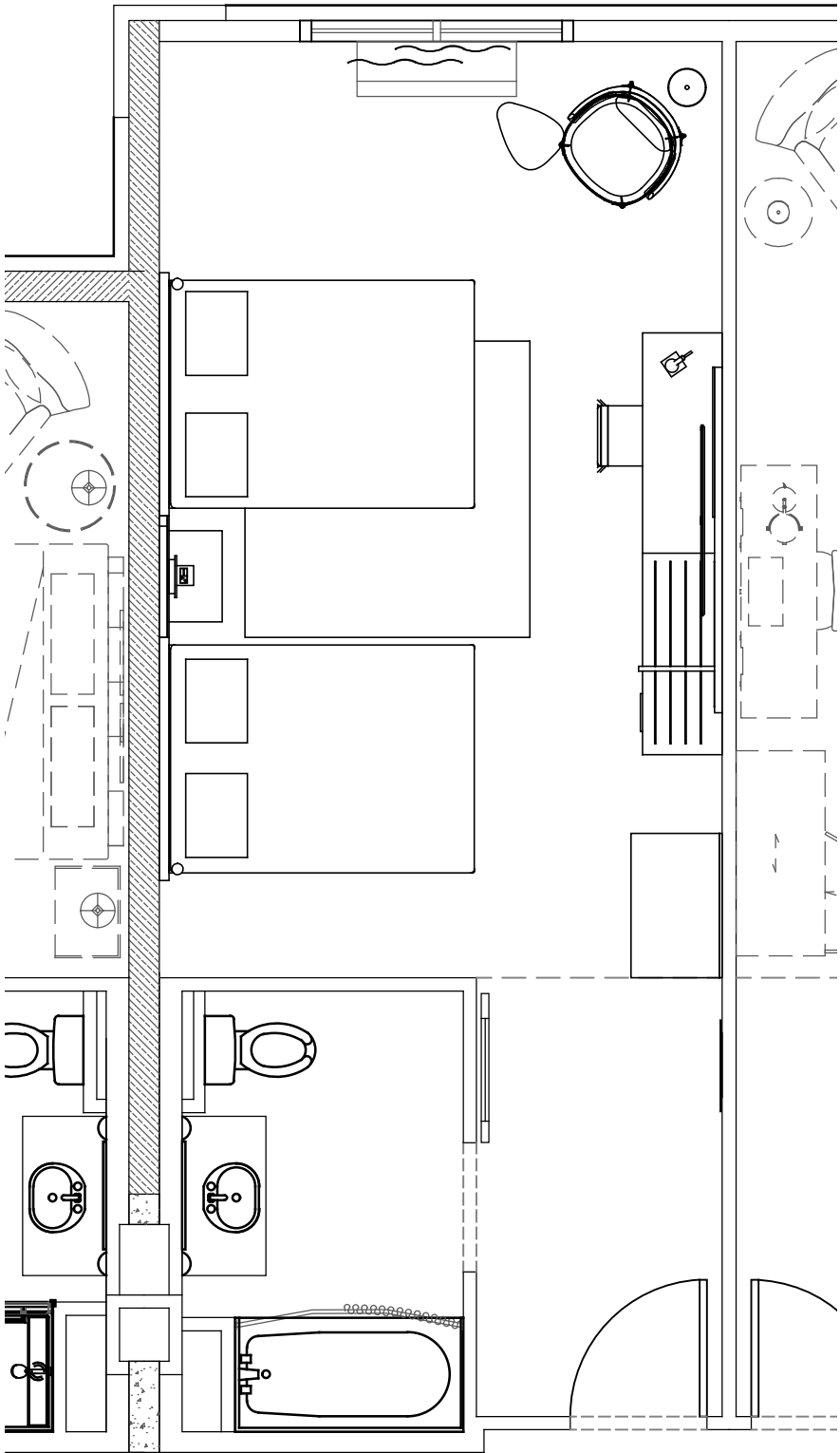


FLOOR PLANS

MODEL ROOMS



STANDARD KING
SCALE: 1/4" = 1' - 0"

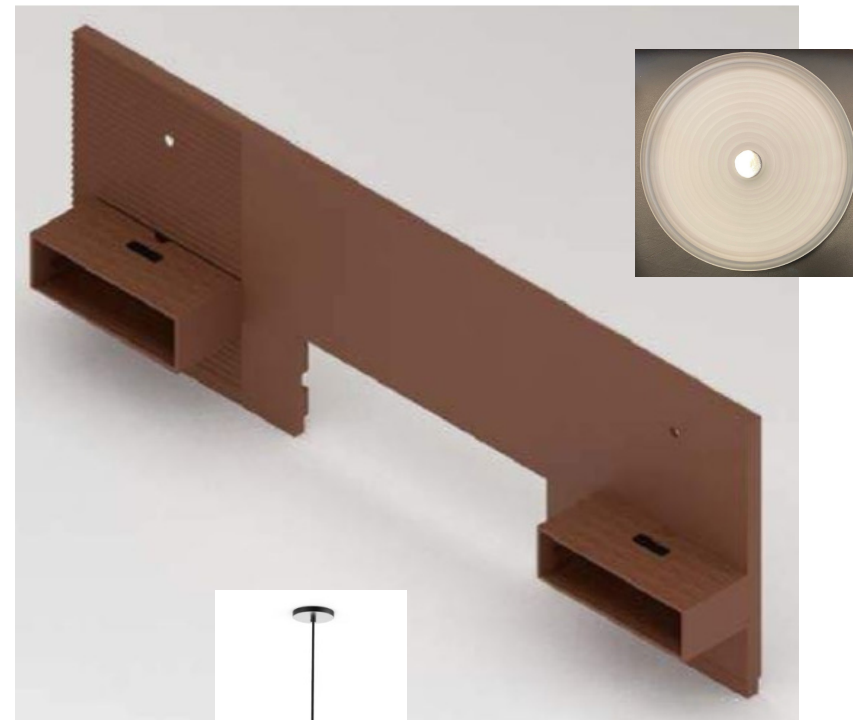
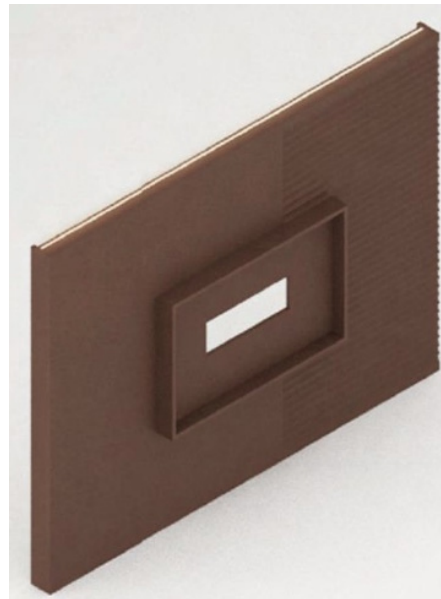


STANDARD QUEEN QUEEN
SCALE: 1/4" = 1' - 0"

CONCEPT RENDERINGS



FURNITURE - SUITES



NEW LOUNGE CHAIR
SELECTION



NEW COFFEE TABLE SELECTION



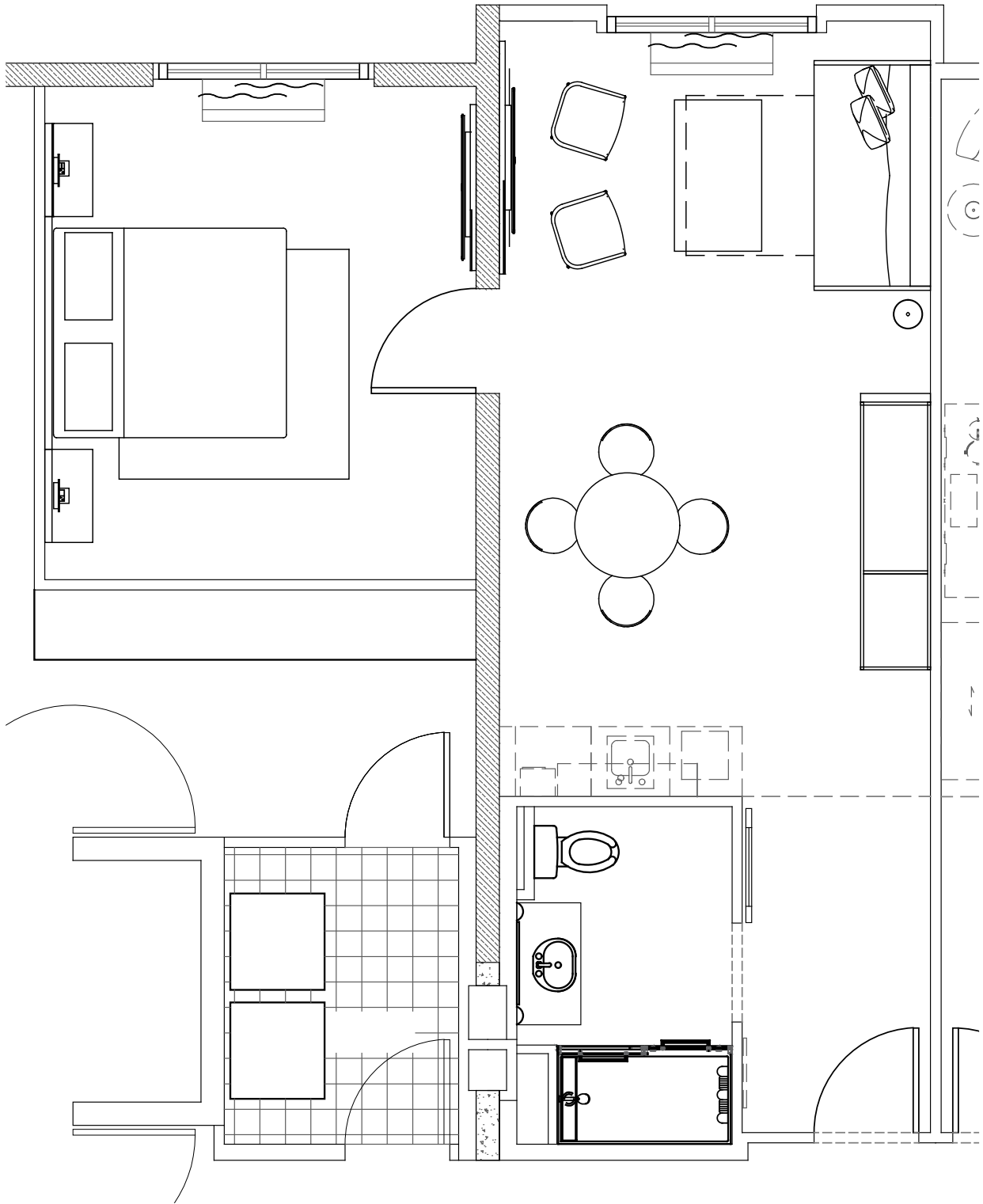
DINING CHAIR
OPTION A



DINING CHAIR
OPTION B

FLOOR PLANS

SUITES



STANDARD SUITE
SCALE: NOT TO SCALE

THANK YOU

