Denver Union Station

Summary for Charlotte Area Transit System
The RTD FasTracks Plan

- 122 miles of new light rail and commuter rail
- 18 miles of Bus Rapid Transit (BRT) service
- 31 new park-n-Rides; 21,000 new spaces
- Enhanced Bus Network & Transit Hubs (FastConnects)
- Redevelopment of Denver Union Station
Denver Union Station

- Multimodal hub integrating light rail, commuter rail, Amtrak, buses, shuttles, taxis, bikes and pedestrians

  - Redevelopment is a cooperative effort between RTD, Colorado Dept. of Transportation, City and County of Denver, and Denver Regional Council of Governments

  - Complete in 2014
Denver Union Station

- Rendering of completed project with anticipated plan for private development around transit facilities
- Development ahead of forecasts
DUS Transit Improvements

- Commuter Rail
- Mall Shuttle Extension
- Bus Terminal
- Light Rail Terminal
- Forecourt Plazas
- Commuter Rail

Primary Boundary for “DUS” 19.5-ac
Denver Union Station Project Authority (DUSPA)

- 6 Agencies, 11 Voting Members, and 2 Non-Voting Members

Metropolitan District - 1 Board Member
CPV - 1 Board Member
DRCOG - 1 Board Member
CDOT - 1 Board Member
RTD - 2 Board Members
City & County of Denver (CCD) - 6 Board Members
Project Budget and Funding Sources

Project Budget: $484 Million

11 Funding Sources

- PNRS (CDOT): 29%
- 5309 (FTA): 31%
- SB1 (CDOT): 8%
- TIP (DRCOG): 9%
- ARRA (FTA): 2%
- ARRA (DRCOG/FT): 2%
- Fastracks: 1%
- RRIF (FRA): 4%
- TIFIA (FTA): 1%
- LAND SALES: 2%
- FASTER (CDOT): 1%
- LAND SALES: 2%
- FASTER (CDOT): 1%
Denver Union Station
Transit Mode Summary

- 40% Bus Facility
- 30% CRT
- 15% LRT
- 3% Historic DUS
- 10% Streets & Plazas
- 2% Other Subprojects
Denver Union Station
Light Rail Station

- LRT Final Acceptance Obtained December 22, 2011
- LRT Plaza Opened on May 18, 2012
• Critical Path for Entire Project Goes Through Bus Box Structure

• Phases I & II – West of Wewatta
  - Chestnut Pavilion Elevator & Escalator Installation Complete
  - Fire Damper Installation in Plenum Complete
  - Chestnut Pavilion Exterior Nearing Completion
  - Aluminum Storefront Framing & Glazing Underway
  - Concourse Metal Panel Column Wraps Underway
  - Lighting Fixtures Installation Underway
  - Smoke/Exhaust Evacuation Fan Installation Underway

• Phase III – East of Wewatta (behind DUS)
  - Train Bridge Caissons & Caps Complete
  - Precast Beams and Planks Installation Complete
  - Backfill Bus Box Walls Complete
  - Waterproofing Complete
  - Wewatta Pavilion Structural Steel Erection & PTFE Installation Complete
  - Wewatta Pavilion Elevator & Escalator Installation Underway
  - DUS Pavilion Elevator & Escalator Installation Underway

West Starter Booth Storefront Nearly Complete
Underground Bus Facility

- Wewatta Pavilion with Stairs and Escalators
- Drive Lane
- Granite Installation Nearly Complete in Public Restrooms
- Ticket Booth
Commuter Rail Station

• Steel Fabrication for the CRT Canopy Nearing Completion

• UG Utility Work in the CRT Area Continues (storm, sanitary, Water)

• CRT Systems Ductbank in the Throat Nearing Completion

• OCS Foundation Pier Drilling Continues

• CRT Train Hall Canopy Structural Steel Erection Nearing Half Way Mark

• Public Address/Mass Notification System
  • Public Announcements & Emergency Notifications
  • Upgrade Requested to Meet Prospective Requirements Requested by DFD

• Pedestrian Bridge Foundation Pier Drilling Underway

• DF (Direct Fixation) Track Installation Over the Bus Box Underway
Commuter Rail Station

CRT platforms & Train Hall

North End of Train Hall Steel

Train Hall Canopy Structural Steel

Train Hall Canopy
Streets & Plazas

• LRT Plaza Complete
• 17th Street Gardens Plaza Complete
• 16th Street (Chestnut to Wewatta) Complete
• 16th Street (Wewatta to Wynkoop) Under Construction (to be completed in February 2013)
• Wewatta Street Under Construction (to be completed in Spring 2013)
• Wynkoop Plaza Under Construction (to be completed in November 2013)
DUS Building

• RTD Received 2 Developer RFQs on October 3, 2011

• Two Developer Presentations November 3, 2011

• RTD Selects Developer for $40M Renovation of Station – December 20, 2011
  o Transit Uses – 21,000 SF
  o Hotel Rooms – 110
  o Retail and Restaurant – 19,000 SF
  o Completion – Summer 2014

• Move Amtrak Back to DUS - Spring 2014
Hotel

- Union Station Alliance (USA) began construction phase in December 2012
Current Progress  - Project Webcam

Development Surrounding DUS

- **One Union Station**
  - 110,000 SF Office
  - Completed: Nov. 2013
- **Historic Denver Union Station**
  - Boutique Hotel
  - Completed: Summer 2014
- **IMA Financial Plaza**
  - 112,000 SF Office
  - Completed: Nov. 2013
- **Union Station Bike Station**
  - Bike Station
  - Completed: NA
- **16 Wewatta**
  - 220,000 SF Office
  - Completed: NA
- **16th & Wewatta**
  - 65,000 SF Office
  - 22,000 SF Retail
  - Completed: Dec. 2014
- **16th & Wewatta**
  - 160 room hotel
  - Completed: Dec. 2014
- **1650 Wewatta**
  - 290 Unit Apartment Complex
  - Completed: Dec. 2014
- **1601 Wewatta**
  - 290,000 SF Office
  - Completed: Late 2014
- **Cadence Apartments**
  - 219 Unit Apartment Complex
  - Completed: Fall 2013
- **17 Wewatta**
  - 40,000 SF Office
  - 30,000 SF Retail
  - 210 Unit Apartment Complex
  - Completed: Nov. 2014
- **16th Chestnut**
  - 320,000 SF Office
  - Completed: NA
- **Alta City House**
  - 281 Apartments
  - Completed: Sept. 2013
- **20th & Chestnut**
  - 42,000 SF Retail
  - 312 Apartments
  - Completed: NA

Currently Under Construction as of 12/18/2012
Debt Repayment

- TIFIA & RRIF Loans total $300,600,000
- Debt Repayment revenues from:
  - RTD Bond payments
  - Special Tax-increment revenues from DUS area
  - Lodgers tax within project area
- $168M RTD bond to be paid out in $12M annual installments
- DUS Tax increment District - captures increased property and sales tax revenue created from the development within 19.5 acre DUS area
- City and County of Denver imposes a separate tax on temporary lodging, such as hotel rooms. Anticipated that 1 to 2 hotels will be constructed
- Development of area around transit facilities is crucial to repayment (currently well ahead of forecasts)
## Development Surrounding DUS

<table>
<thead>
<tr>
<th>Uses</th>
<th>Feasibility Study Absorption Range (Lo/Hi) 2009 - 2019</th>
<th>As of January, 2013 Built or Under Construction/Plus Under Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>418,000 – 628,000 SF</td>
<td>840,800 – 1,825,200 SF</td>
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<tr>
<td>Retail</td>
<td>193,000 – 245,000 SF</td>
<td>83,200 – 237,300 SF</td>
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<tr>
<td>Commercial</td>
<td>611,000 – 873,000 SF</td>
<td>924,000 – 2,062,500 SF</td>
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<tr>
<td>Hotel</td>
<td>(2019 – 2024 Time Frame)</td>
<td>110 – 270 Rooms</td>
</tr>
<tr>
<td>Residential</td>
<td>1,520 – 1,930 Units</td>
<td>790 – 1,352 Units</td>
</tr>
</tbody>
</table>

*Estimated Market Value of Projects Built or Under Construction - $570 million
*Parking Spaces in ProjectsBuilt or Under Construction – 2,552 Spaces
Questions?