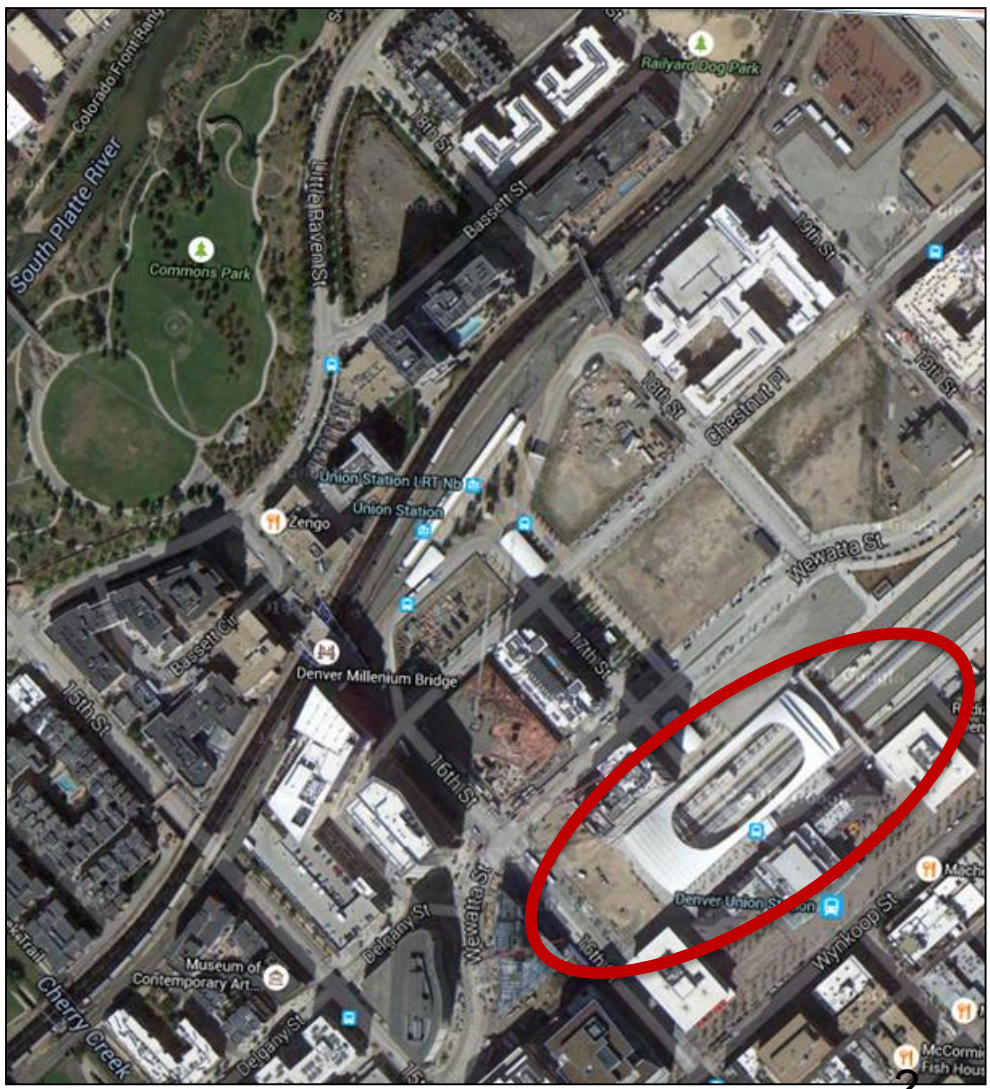


Denver Union Station

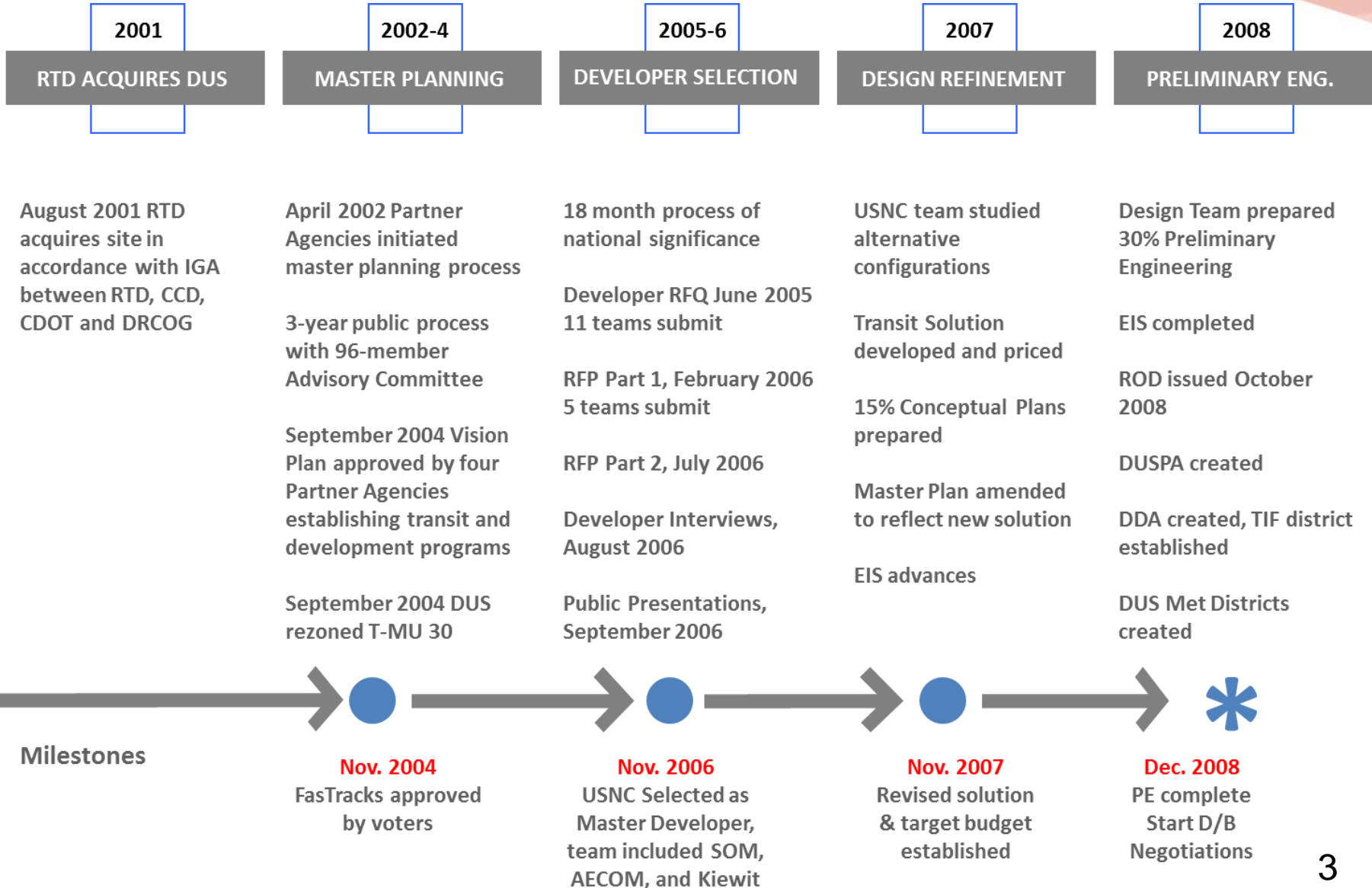


**BATIC Institute Station Development Peer Exchange
June 22, 2016**

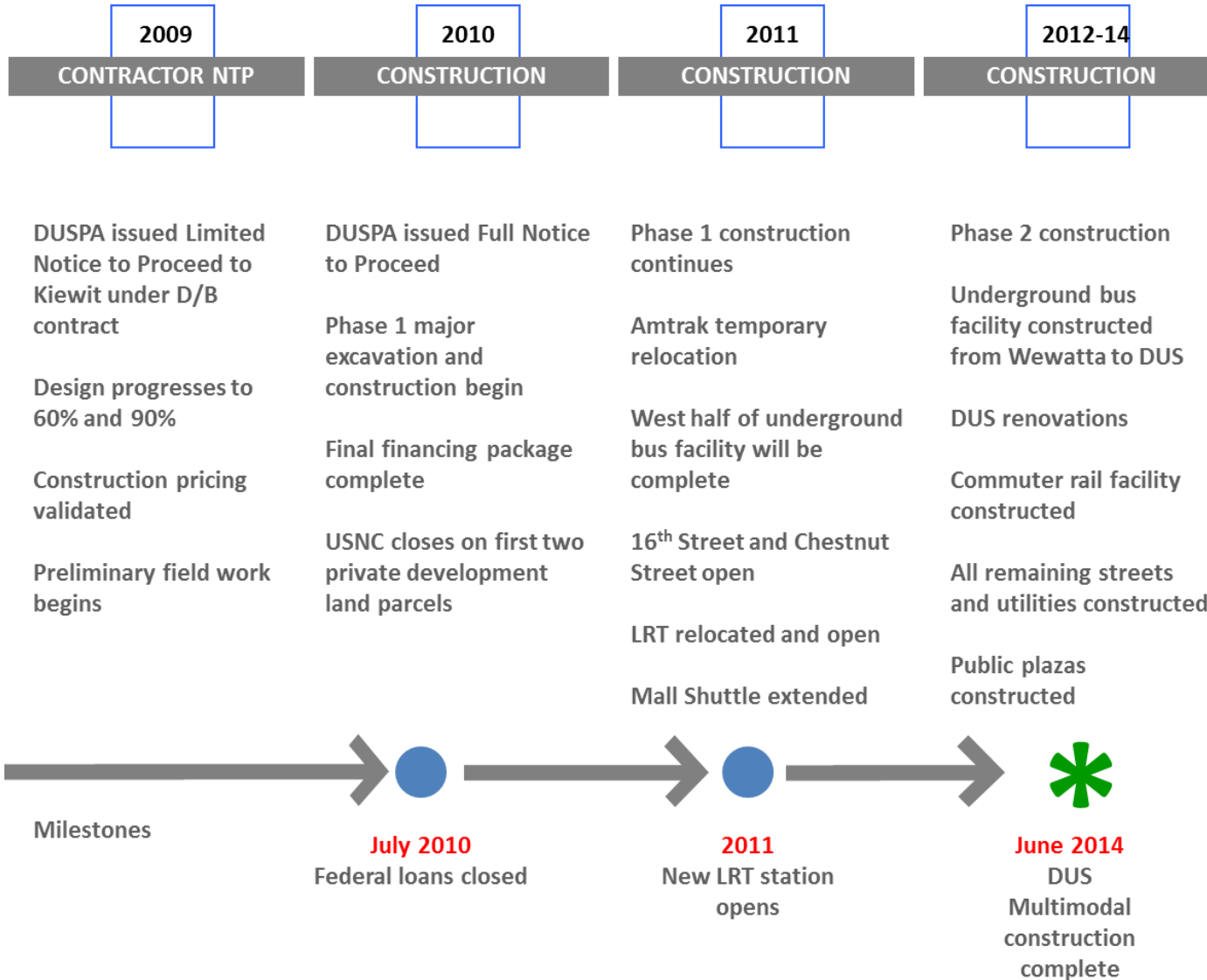
DUS Context - 1970s vs Today



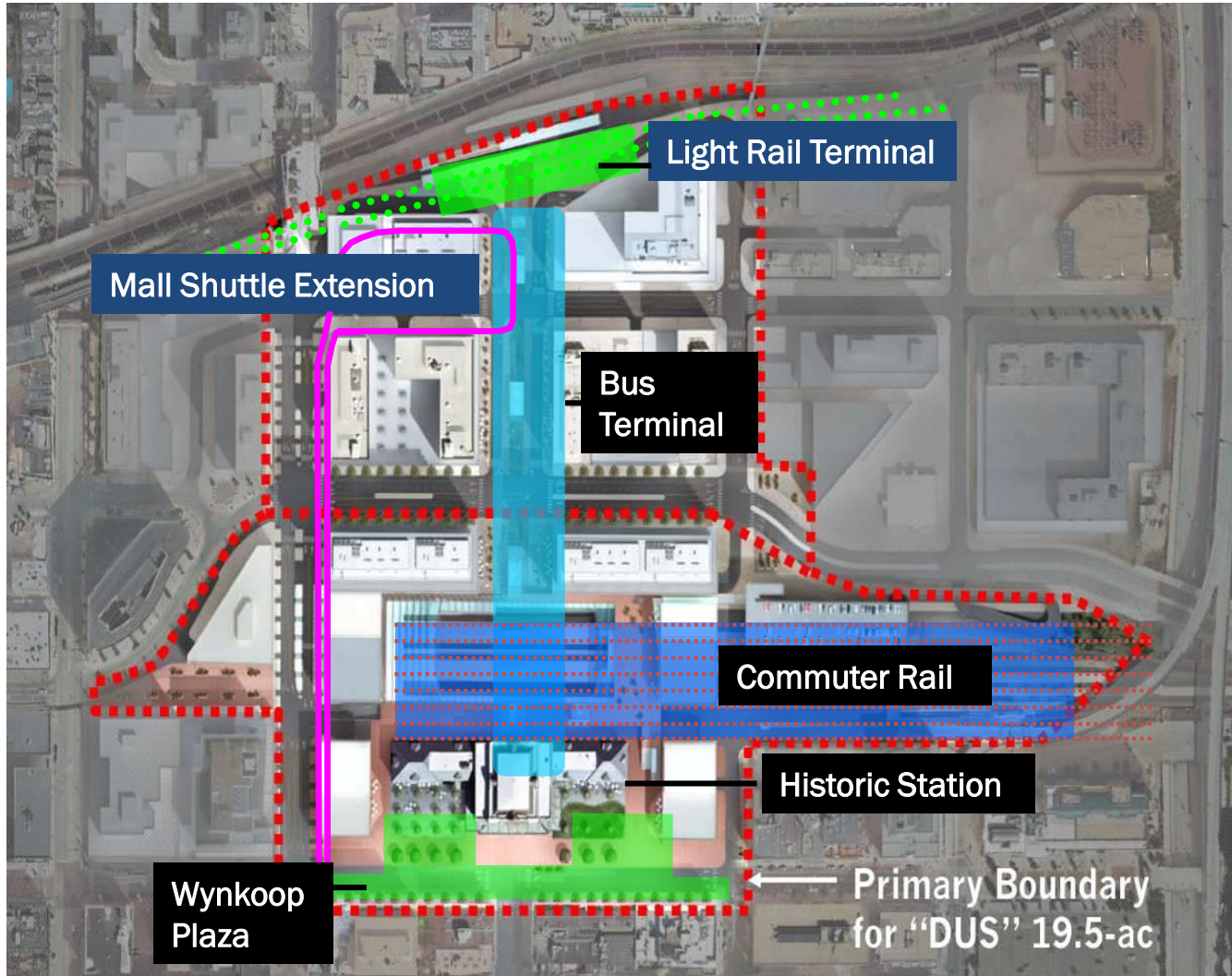
DUS Modern Day Timeline



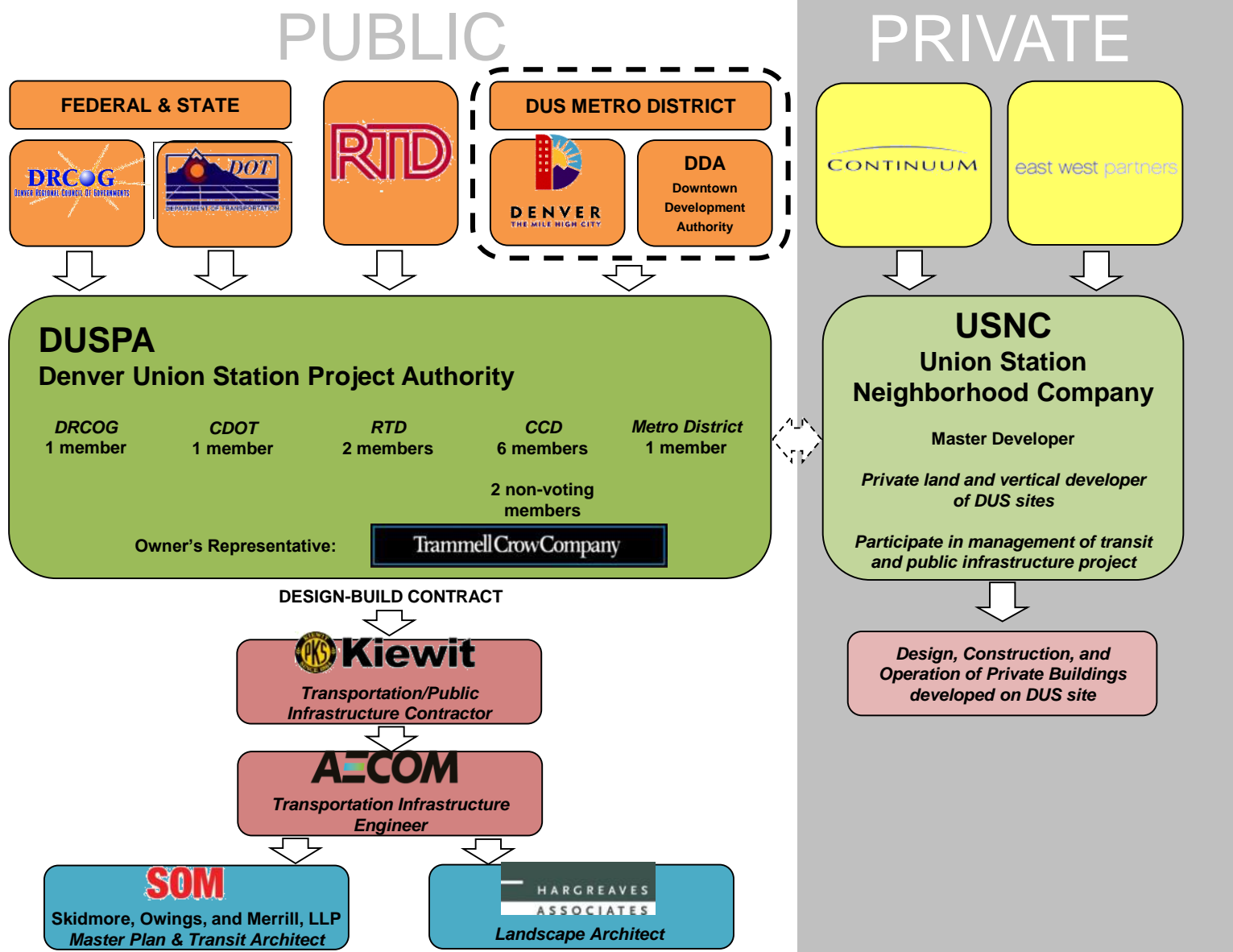
DUS Modern Day Timeline



DUS Transit Improvements



A Public-Private Partnership

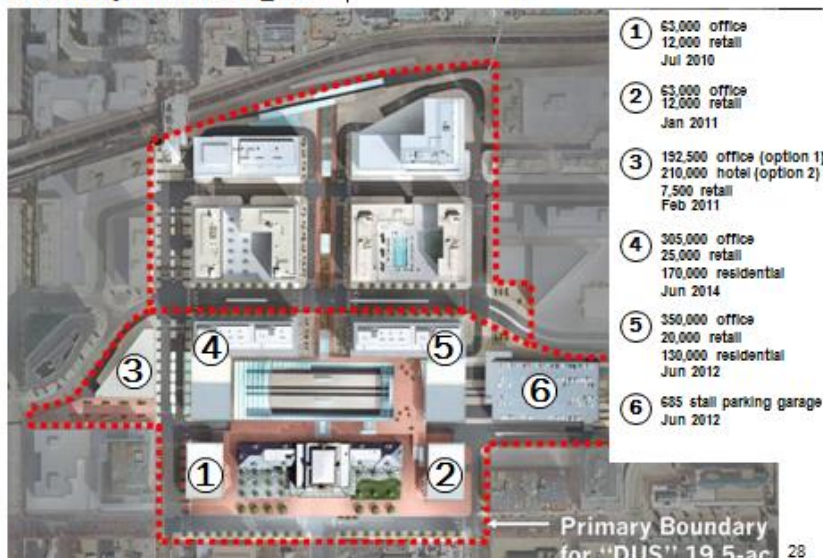


Role of Master Developer



- Agreement: USNC purchased 6 parcels from RTD for fixed prices by specific dates
 - Funds from land sales were contributed to the project for public realm upgrades, planning, and historic building rehab
- Purchased land and development rights, facilitated private vertical development
- Provided coordination between and integration of development and transportation infrastructure

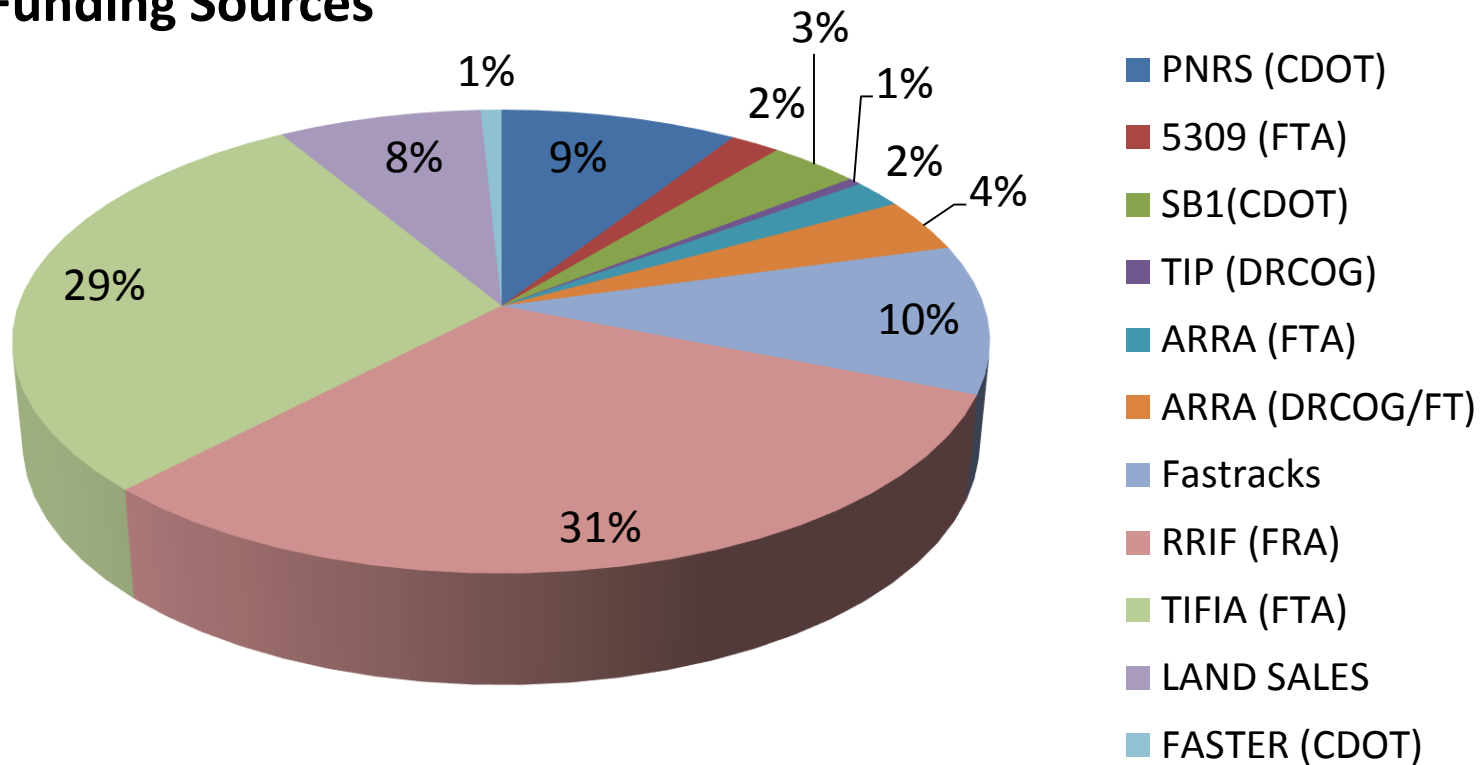
Development Program | Uses and Phasing



Project Budget and Funding Sources

Project Budget: \$ 484 Million

11 Funding Sources

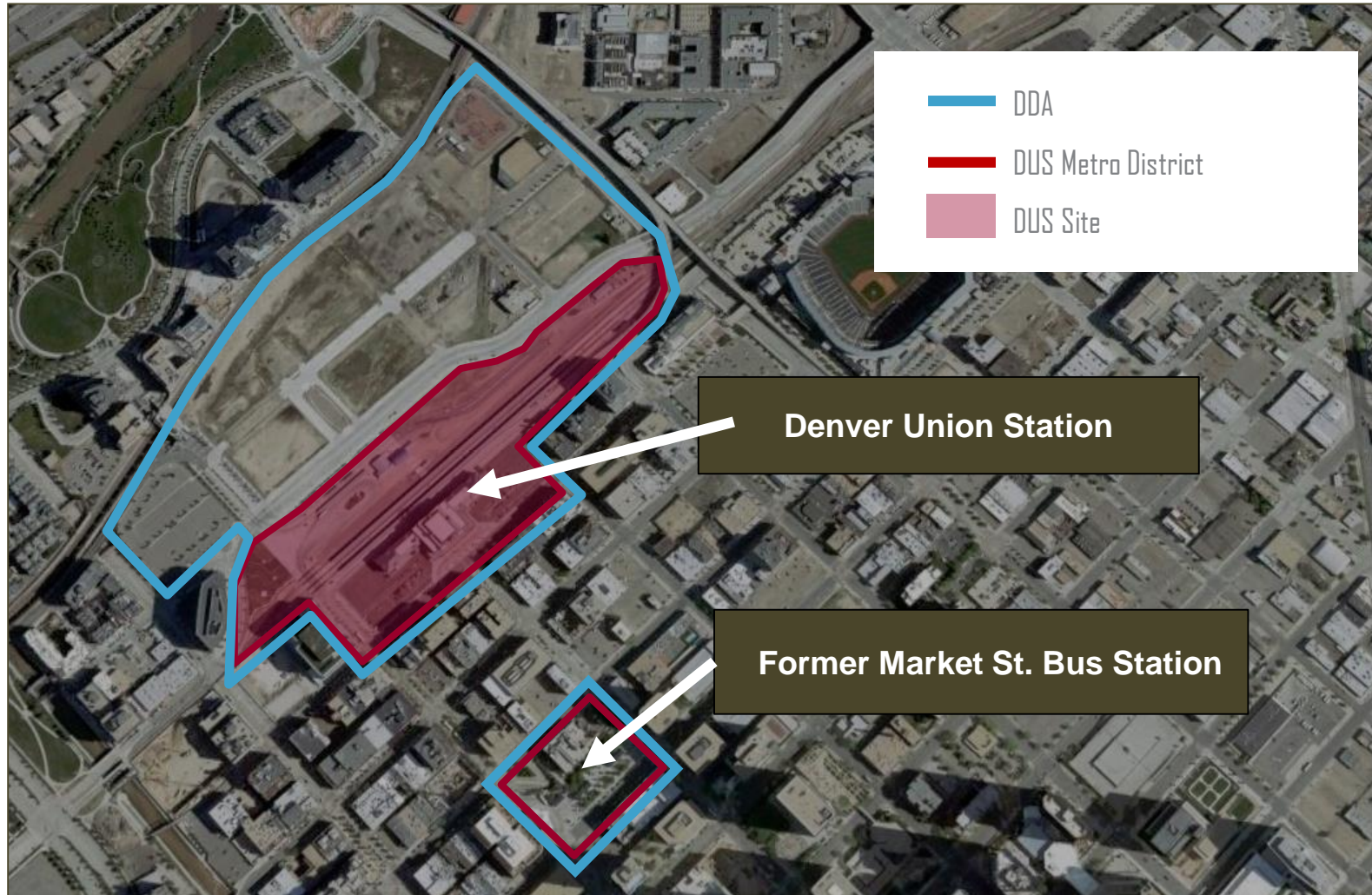


The Historic Building


- Union Station Alliance (USA) won right to develop building through a separate RFP process in 2011
- USA has 99 yr lease of building and is responsible for all capital maintenance; RTD also gets share of revenues
- Development program - 112-room Crawford hotel; 18K retail on ground floor
- Main train hall is public space w/ 24/7 activation



Value Capture Boundaries




1 **1900 16th STREET**
(September 2009)




17 Story Office Building featuring Retail & Living Space

2 **DAVITA WORLD HEADQUARTERS**
(August 2012)




14 Story Office Building featuring Parking

3 **NORTH WING BUILDING:**
(November 2013)




5 Story Office Building, Retail, Restaurants & Parking

4 **SOUTH WING BUILDING:**
ONE UNION STATION
(Spring 2014)




5 Story Office Building featuring Retail

5 **CADENCE APARTMENTS**
(December 2013)




13 Story, 219 Apartment Building ft. Retail & Parking

6 **HISTORIC DENVER UNION STATION**
(2014)



112 Room Crawford Hotel & Retail

7 **ALTA CITY HOUSE**
(2015)



5 Story, 281 Unit Apartment Building

18 **1700 WEWATTA**
(2018)




245 unit condo project, 19 floors and 30k sq. ft. ground floor retail

17 **1709 Chestnut Place**
(2018)

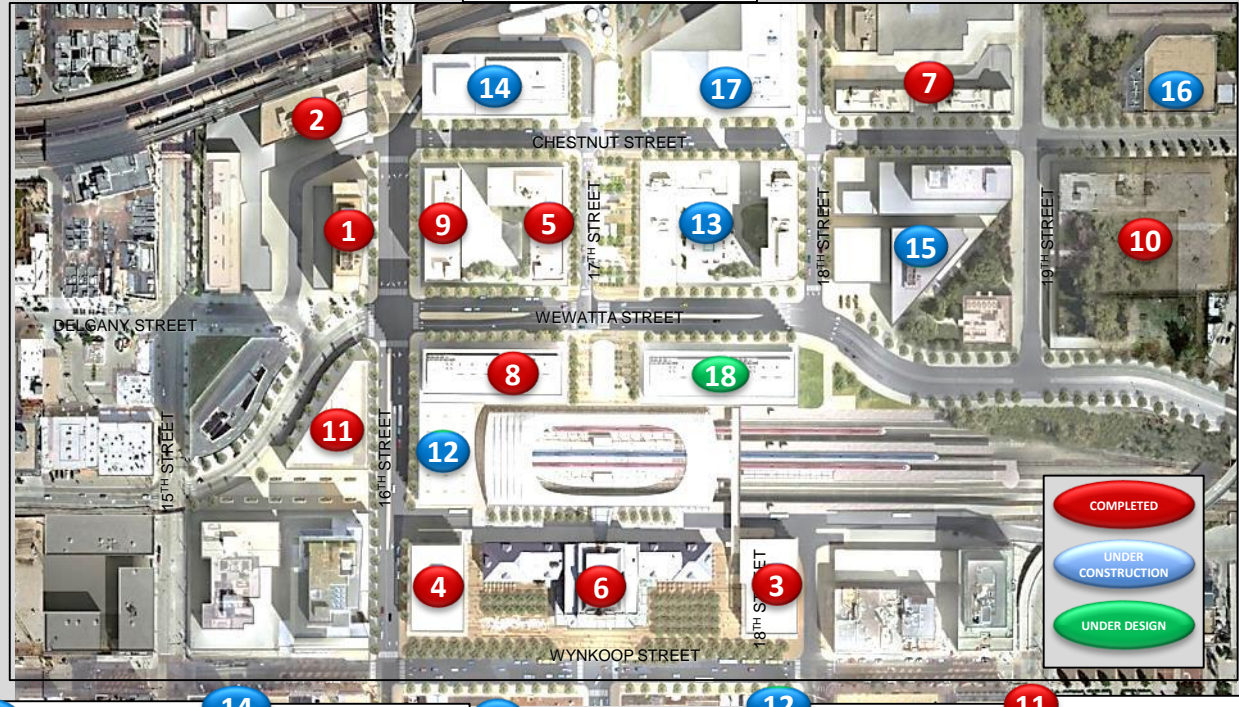


510 units in 12 & 24 story apt. building, ground fl. retail & parking

16 **HILTON GARDEN INN**
(Winter 2016)



200 Room Hotel




8 **PLATFORM UNION STATION**
(2015)




21 Story, 290 Unit Apartment Building

9 **1601 WEWATTA**
(2015)



10 Story Office Building, Retail & Parking

15 **UNION TOWER WEST**
(Winter 2016)




180 Room Hotel, 100K sq ft Office, 10K retail

14 **16 CHESTNUT**
(2018)



18 Story Office Space featuring Parking & Retail

13 **17 WEWATTA**
(2016)




250 Unit Apartment, 150 Room Hotel, Office, & Grocery

12 **16th & WEWATTA OFFICE BLDG & HOTEL**
(2016)



5 Story Office Building, 200 Room Hotel, & Retail

11 **TRIANGLE BUILDING 16 WEWATTA**
(2015)



11 Story Office Building, Parking, Retail, & Office Space

10 **20th & CHESTNUT ELAN AT UNION STATION**
(2015)



312 Unit Apartment featuring King Soopers Grocer

Private Development – Plan vs Reality

Uses	Feasibility Study for TIF (2009 – 2019) <i>Projected Lo – Hi Absorption</i>	As of June 2016 <i>Actual Lo – Hi Absorption*</i>
<i>Office</i>	418,000 - 628,000 SF	1,967,000SF
<i>Retail</i>	193,000 - 245,000 SF	399,000 – 420,000SF
<i>Commercial Subtotal</i>	611,000 - 823,000 SF	2,366,000- 2,387,000 SF
<i>Hotel</i>	0	706 rooms
<i>Residential</i>	1,520 - 1,930 Units	2,808 Units

*Projects constructed, under construction or under city review (all built by 2018)

Images of Historic Building



Images of Commuter Rail Station



Images of Underground Bus Facility

12:13 PM				12:13 PM				12:13 PM				12:13 PM			
Route	Destination	Gate	Time	Route	Destination	Gate	Time	Route	Destination	Gate	Time	Route	Destination	Gate	Time
0	Empire	B4	134p	0	17th & Broadway	B4	254p	120X	Northwest Denver	B15	1245p	AF	Denver 9th Street	B6	1238p
0	Hydrex	B4	144p	0	Empire	B4	300p	120X	Northwest Denver	B15	115p	AF	Denver	B7	134p
0	17th & Broadway	B4	154p	20	Aurora Medical Center	B6	1227p	120X	Northwest Denver	B15	145p	AF	Denver 9th Street	B8	137p
0	Empire	B4	204p	20	Aurora Medical Center	B6	127p	120X	Northwest Denver	B15	210p	AF	Denver	B7	234p
0	Hydrex	B4	214p	20	Aurora Medical Center	B6	227p	120X	Northwest Denver	B15	217p	AF	Denver 9th Street	B8	237p
0	17th & Broadway	B4	224p	20	Aurora Medical Center	B6	242p	120X	Northwest Denver	B15	239p	BH	North 9th Street	B3	210p
0	Empire	B4	234p	72X	North 9th Street	B10	301p	120X	Northwest Denver	B15	302p	BMX	North 9th Street	B20	1257p
0	Hydrex	B4	244p	120X	Northwest Denver	B15	1215p	AF	Denver	B7	1234p	BMX	North 9th Street	B20	157p

UNION STATION BUS CONCOURSE
 Bus Concourse Gates B1 - B3 & B20 - B32
 To Train Tracks 1 - 7
 Union Station Pavilion / Restrooms



Images of Light Rail Station



Questions?

Bill Sirois

Senior Manager, Transit-Oriented Communities

RTD FasTracks Team

303.299.2417

William.Sirois@RTD-Denver.com

