DUS Context - 1970s vs Today
DUS Modern Day Timeline

**2001**
- RTD ACQUIRES DUS

**2002-4**
- MASTER PLANNING
  - August 2001 RTD acquires site in accordance with IGA between RTD, CCD, CDOT and DRCOG
  - April 2002 Partner Agencies initiated master planning process
  - 3-year public process with 96-member Advisory Committee
  - September 2004 Vision Plan approved by four Partner Agencies establishing transit and development programs
  - September 2004 DUS rezoned T-MU 30

**2005-6**
- DEVELOPER SELECTION
  - 18 month process of national significance
  - Developer RFQ June 2005
    - 11 teams submit
  - RFP Part 1, February 2006
    - 5 teams submit
  - RFP Part 2, July 2006
  - Developer Interviews, August 2006
  - Public Presentations, September 2006

**2007**
- DESIGN REFINEMENT
  - USNC team studied alternative configurations
  - Transit Solution developed and priced
  - 15% Conceptual Plans prepared
  - Master Plan amended to reflect new solution
  - EIS advances

**2008**
- PRELIMINARY ENG.
  - Design Team prepared 30% Preliminary Engineering
  - EIS completed
  - ROD issued October 2008
  - DUSPA created
  - DDA created, TIF district established
  - DUS Met Districts created

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Milestones
- **Nov. 2004**
  - FasTracks approved by voters
- **Nov. 2006**
  - USNC Selected as Master Developer, team included SOM, AECOM, and Kiewit
- **Nov. 2007**
  - Revised solution & target budget established
- **Dec. 2008**
  - PE complete
  - Start D/B Negotiations
DUS Modern Day Timeline

**2009**
- CONTRACTOR NTP
- DUSPA issued Limited Notice to Proceed to Kiewit under D/B contract
- Design progresses to 60% and 90%
- Construction pricing validated
- Preliminary field work begins

**2010**
- CONTRACTOR NTP
- DUSPA issued Full Notice to Proceed
- Phase 1 major excavation and construction begin
- Final financing package complete
- USNC closes on first two private development land parcels

**2011**
- CONTRACTOR NTP
- Phase 1 construction continues
- Amtrak temporary relocation
- West half of underground bus facility will be complete
- 16th Street and Chestnut Street open
- LRT relocated and open
- Mall Shuttle extended

**2012-14**
- CONTRACTOR NTP
- Phase 2 construction
- Underground bus facility constructed from Wewatta to DUS
- DUS renovations
- Commuter rail facility constructed
- All remaining streets and utilities constructed
- Public plazas constructed

**Milestones**
- July 2010: Federal loans closed
- 2011: New LRT station opens
- June 2014: DUS Multimodal construction complete
DUS - Major Transit Elements

- 8 track CRT (plus expansion)
  - East (DIA) - 2016
  - North Metro (I-25 North) - 2019
  - Northwest (Boulder) – 2016 (1st phase)
  - Gold (Arvada/Golden) – 2017/2018
  - Amtrak - 2014

- 3 track LRT
  - Existing Southwest & Southeast - 2011
  - West (Lakewood/Golden) - 2013

- 22 bay regional bus facility - 2014
  - 16 regional
  - 4 Downtown Circulator
  - 2 commercial bus

- 16th Street Mall Extension - 2011
A Public-Private Partnership

PUBLIC

FEDERAL & STATE

DUS METRO DISTRICT

DDA
Downtown Development Authority

Owner’s Representative:
Trammell Crow Company

PRIVATE

USNC
Union Station Neighborhood Company

Master Developer
Private land and vertical developer of DUS sites
Participate in management of transit and public infrastructure project

Design, Construction, and Operation of Private Buildings developed on DUS site

DUSPA
Denver Union Station Project Authority

DRCOG 1 member
CDOT 1 member
RTD 2 members
CCD 6 members
Metro District 1 member
2 non-voting members

Design-Build Contract

Kiewit
Transportation/Public Infrastructure Contractor

AECOM
Transportation Infrastructure Engineer

USNC
Union Station Neighborhood Company

SOM
Skidmore, Owings, and Merrill, LLP
Master Plan & Transit Architect

Hargreaves Associates
Landscape Architect
Financing Structure

- **Denver RTD**
  - Annual Payments to cover TIFIA loan
  - Property Sales Proceeds

- **City & County of Denver (Appropriation Credit)**
  - Interest Backstop Support for RRIF Loan

- **Downtown Development Authority**

- **DUSPA**

- **TIFIA/RRIF Loan**

- **TIF**
  - Property Tax
  - Sales Tax
  - Lodger’s Tax

- **Metro District**
  - 10 mills to RTD for O&M
  - Mill Levy for Capital Improvements

- **Development Sources:**
  - State and Federal Dollars
    - [PNRS Grant, 5309 Grant, ARRA Grants, State Grants]
Project Budget and Funding Sources

Project Budget: $ 484 Million

11 Funding Sources

- PNRS (CDOT)
- 5309 (FTA)
- SB1 (CDOT)
- TIP (DRCOG)
- ARRA (FTA)
- ARRA (DRCOG/FT)
- Fastracks
- RRIF (FRA)
- TIFIA (FTA)
- LAND SALES
- FASTER (CDOT)
The Historic Station

- 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
## Private Development – Plan vs Reality

<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Projected Lo – Hi Absorption</strong></td>
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<tr>
<td>Office</td>
<td>418,000 - 628,000 SF</td>
<td>1,967,000 SF</td>
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<tr>
<td>Retail</td>
<td>193,000 - 245,000 SF</td>
<td>404,000 SF</td>
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<tr>
<td><strong>Commercial Subtotal</strong></td>
<td><strong>611,000 - 823,000 SF</strong></td>
<td><strong>2,371,000 SF</strong></td>
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<tr>
<td>Hotel</td>
<td>0</td>
<td>706 rooms</td>
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<tr>
<td>Residential</td>
<td>1,520 - 1,930 Units</td>
<td>2,950 Units</td>
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</tbody>
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*Projects constructed, under construction or under city review (all built by 2019), includes Market Street Station Property*
1. **900 16th Street**
   - Completed: September 2009
   - 17 Story Office Building, Retail & Living Space

2. **DAVITA WORLD HEADQUARTERS**
   - Completed: August 2012
   - 14 Story Office Building

3. **N. WING BUILDING**
   - Completed: November 2013
   - 5 Story Office Building, Retail, Restaurants & Parking

4. **S. WING BUILDING ONE UNION STATION**
   - Completed: Spring 2014
   - 5 Story Office Building, Retail

5. **CADENCE APARTMENTS**
   - Completed: December 2013
   - 13 Story, 219 Apartment Building, Retail & Parking

6. **HISTORIC DENVER UNION STATION**
   - Completed: 2014
   - 112 Room Crawford Hotel & Retail

7. **ALTA CITY HOUSE**
   - Completed: 2015
   - 5 Story, 281 Unit Apartment Building

8. **PLATFORM UNION STATION**
   - Completed: 2015
   - 21 Story, 290 Apartments

9. **1601 Wewatta**
   - Completed: 2015
   - 10 Story Office Building, Retail & Parking

10. **ELAN AT UNION STATION**
    - Completed: 2015
    - 312 Apartments, King Soopers Grocer

11. **RIANGLE BUILDING 16 Wewatta**
    - Completed: 2015
    - 11 Story Office Building, Parking, Retail & Office Space

12. **UNION TOWER WEST**
    - Completed: 2017
    - 180 Room Hotel, 100K sq ft Office, 10K Retail

13. **1975 18th Street**
    - Completed: 2017
    - 4 Story, 104 Unit Apartment Building (Affordable Housing)

14. **16th & Wewatta**
    - Completed: 2017
    - 5 Story Office Building, 200 Room Hotel & Retail

15. **UNION SQUARE/PIVOT DENVER 17 Wewatta**
    - Completed: 2017
    - 250 Apartments, 150 Room Hotel, Office & Grocery

16. **16 CHESTNUT**
    - Completed: 2018
    - 12 stories, 233 Room Hotel

17. **HILTON GARDEN INN**
    - Completed: 2019
    - 12 stories, 233 Room Hotel

18. **1709 CHESTNUT PLACE**
    - Completed: 2018
    - 345 Condos, 19 Stories, 30K Retail

19. **1700 Wewatta/Coloradan**
    - Completed: 2018
    - 14 Stories, 4K Retail, 142 Apartments

20. **ASCENT UNION STATION**
    - Completed: 2018
    - 510 units in 12 & 24 story apt. building, Retail & Parking