

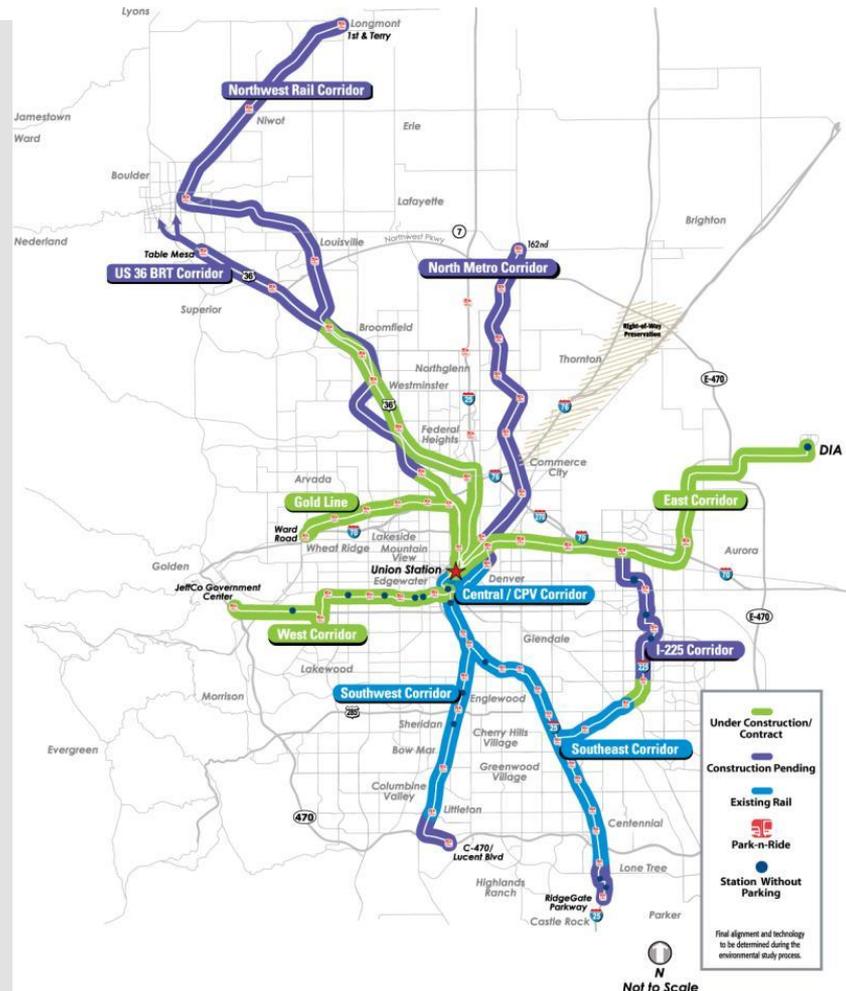


Denver Union Station

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

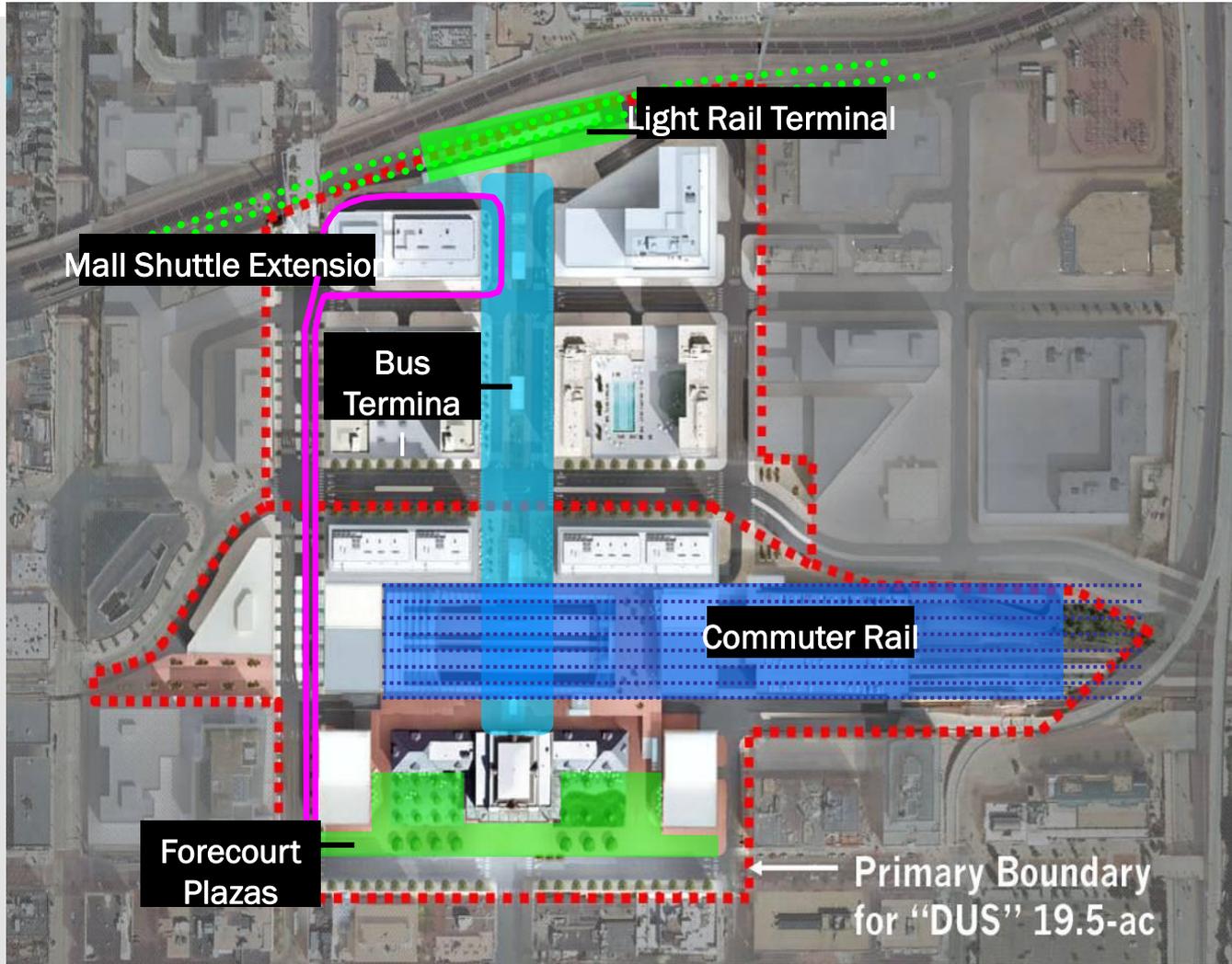


Denver Union Station



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

DUS Transit Improvements

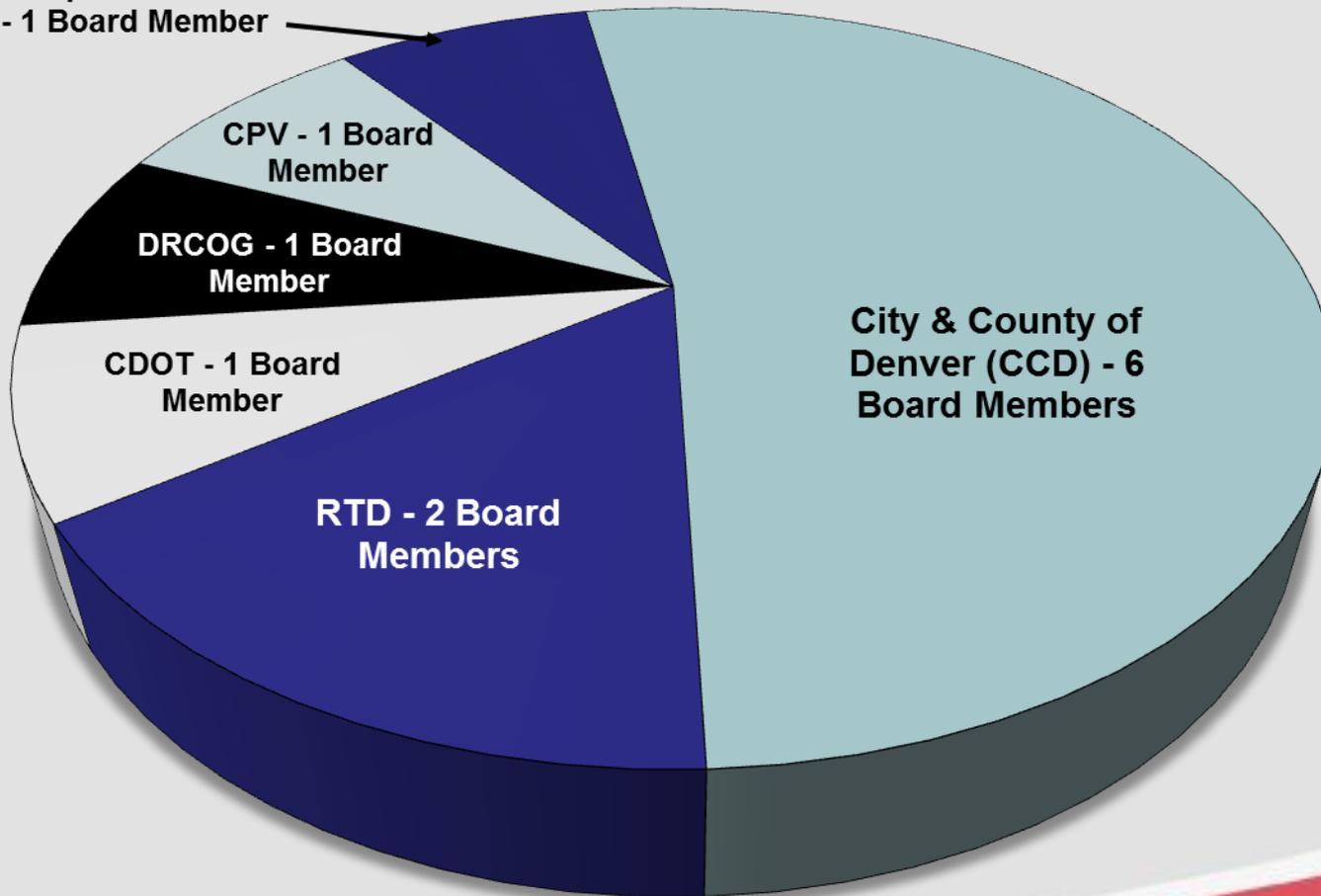


Denver Union Station

Project Authority (DUSPA)

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

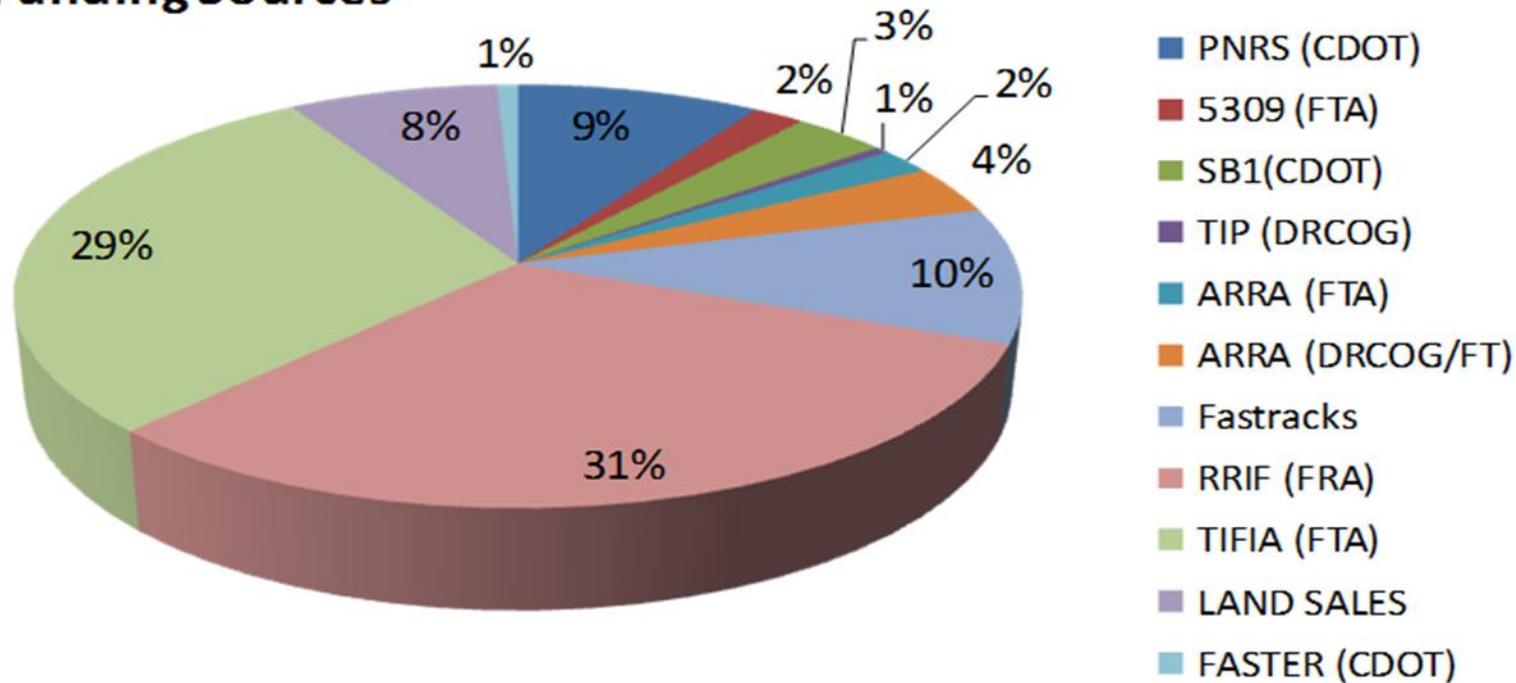
Metropolitan District
- 1 Board Member



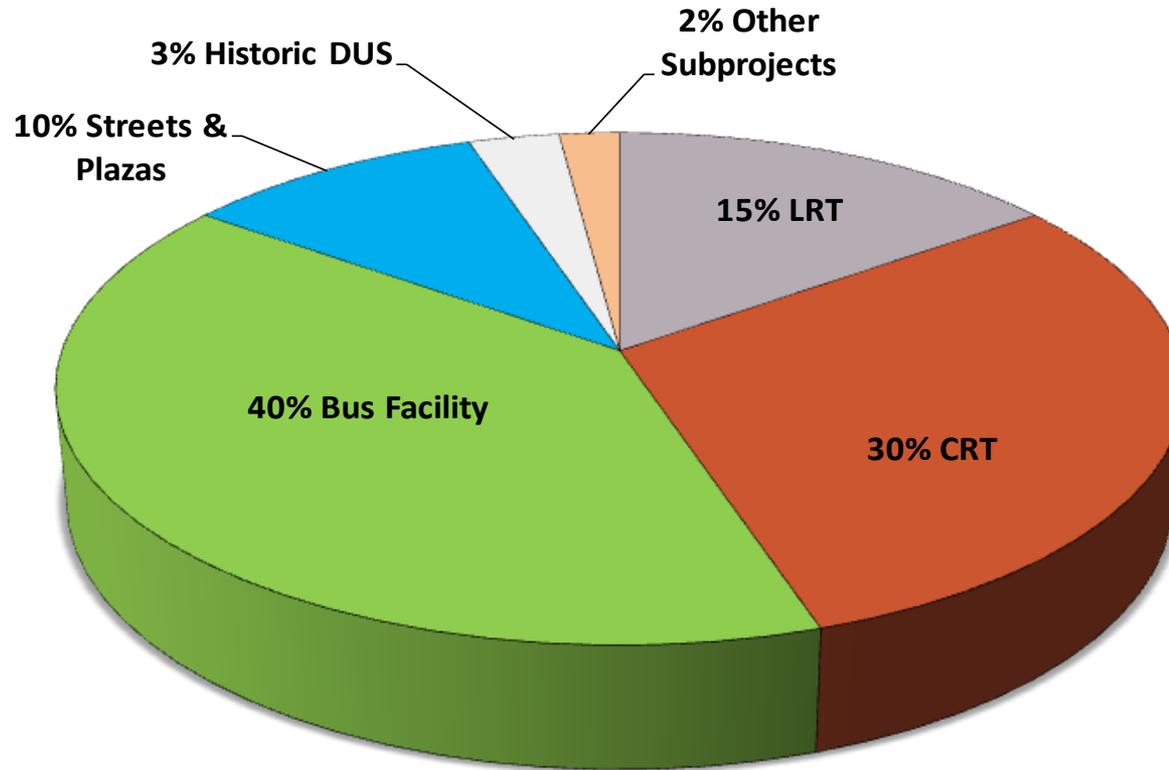
Project Budget and Funding Sources

Project Budget: \$ 484 Million

11 Funding Sources



Denver Union Station Transit Mode Summary



Denver Union Station



Light Rail Station



Light Rail Station



- **LRT Final Acceptance Obtained December 22, 2011**
- **LRT Plaza Opened on May 18, 2012**

Underground Bus Facility

- **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



Granite Installation Nearly Complete in Public Restrooms



Drive Lane



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
 - Transit Uses – 21,000 SF
 - Hotel Rooms – 110
 - Retail and Restaurant – 19,000 SF
 - Completion – Summer 2014
- Move Amtrak Back to DUS - Spring 2014



Hotel

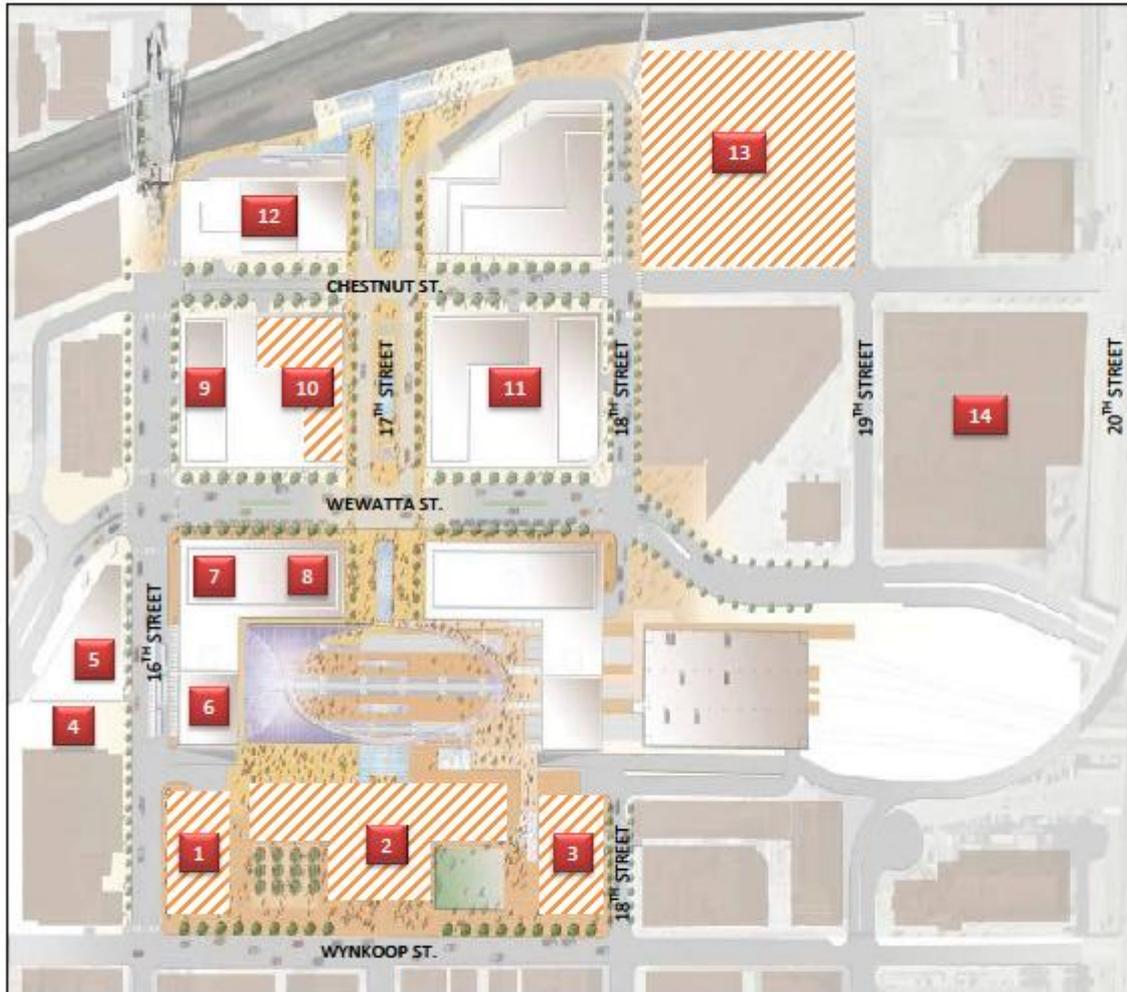


- **Union Station Alliance (USA) began construction phase in December 2012**

Current Progress - Project Webcam

- <http://www.earthcam.com/client/kiewit/>

Development Surrounding DUS



 Currently Under Construction as of 12/18/2012

- 1** One Union Station
 - 110,000 SF Office
 - Completed: Nov. 2013
- 2** Historic Denver Union Station
 - Boutique Hotel
 - Completed: Summer 2014
- 3** IMA Financial Plaza
 - 112,000 SF Office
 - Completed: Nov. 2013
- 4** Union Station Bike Station
 - Bike Station
 - Completed: NA
- 5** 16 Wewatta
 - 220,000 SF Office
 - Completed: NA
- 6** 16th & Wewatta
 - 65,000 SF Office
 - 22,000 SF Retail
 - Completed: Dec. 2014
- 7** 16th & Wewatta
 - 160 room hotel
 - Completed: Dec. 2014
- 8** 1650 Wewatta
 - 290 Unit Apartment Complex
 - Completed: Dec. 2014
- 9** 1601 Wewatta
 - 290,000 SF Office
 - Completed: Late 2014
- 10** Cadence Apartments
 - 219 Unit Apartment Complex
 - Completed: Fall 2013
- 11** 17 Wewatta
 - 40,000 SF Office
 - 30,000 SF Retail
 - 210 Unit Apartment Complex
 - Completed: Nov. 2014
- 12** 16 Chestnut
 - 320,000 SF Office
 - Completed: NA
- 13** Alta City House
 - 281 Apartments
 - Completed: Sept. 2013
- 14** 20th & Chestnut
 - 42,000 SF Retail
 - 312 Apartments
 - Completed: NA

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

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

*Estimated Market Value of Projects Built or Under Construction - \$570 million

*Parking Spaces in Projects Built or Under Construction – 2,552 Spaces

Questions?

