

ROCKY MOUNTAIN LAND USE INSTITUTE

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March 13, 2015





- West Rail Line (W Line)—First FasTracks line to open—April 2013, 8 months ahead of schedule
- Denver Union Station—Bus Concourse opened May 9, service began May 11
- East/Gold/Northwest Rail Lines (EAGLE)—75% complete
- I-225 Line—44% in construction progress; 99% in design progress
- U.S. 36 BRT—Phase 1 of managed lanes 91% complete, Phase 2— 47%
- North Metro Line—Design underway
- Southeast Rail Extension—65% advanced basic engineering complete







































Train Hall-circa 1920





Crawford Hotel- Train Hall

- Opens July 12, 2014
- 112-room hotel in wing buildings
- Main train hall will remain as public access from Wynkoop Street to the transit elements behind the building



Amtrak Parking circa 1990





Wynkoop Plaza

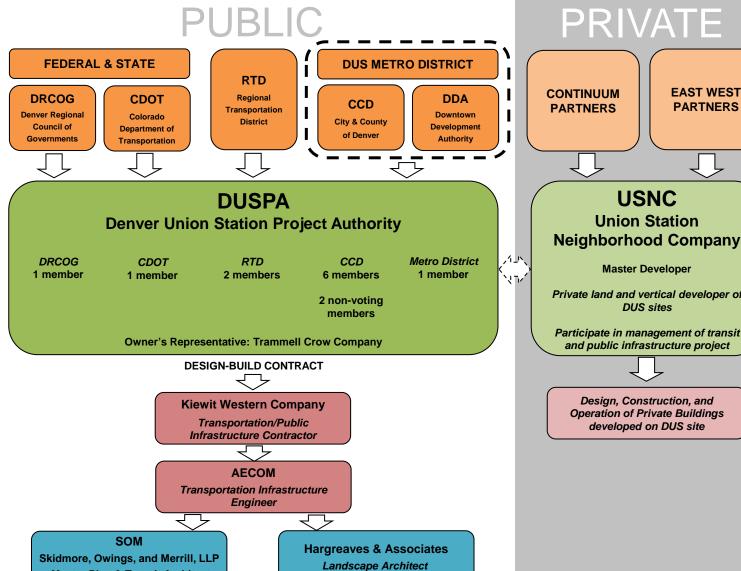




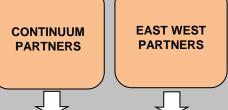
Overall Team

Master Plan & Transit Architect

A Public-Private Partnership



PRIVATE



Union Station

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

2001

2002-4

2005-6

2007

RTD ACQUIRES DUS

MASTER PLANNING

DEVELOPER SELECTION

DESIGN REFINEMENT

PRELIMINARY ENG.

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

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 USNC team studied alternative configurations

Transit Solution developed and priced

15% Conceptual Plans prepared

Master Plan amended to reflect new solution

EIS advances

Design Team prepared 30% Preliminary Engineering

EIS completed

ROD issued October 2008

DUSPA created

DDA created, TIF district established

DUS Met Districts created



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

2009 2010 **CONTRACTOR NTP** CONSTRUCTION

2011 CONSTRUCTION

CONSTRUCTION

2012-14

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

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

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

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

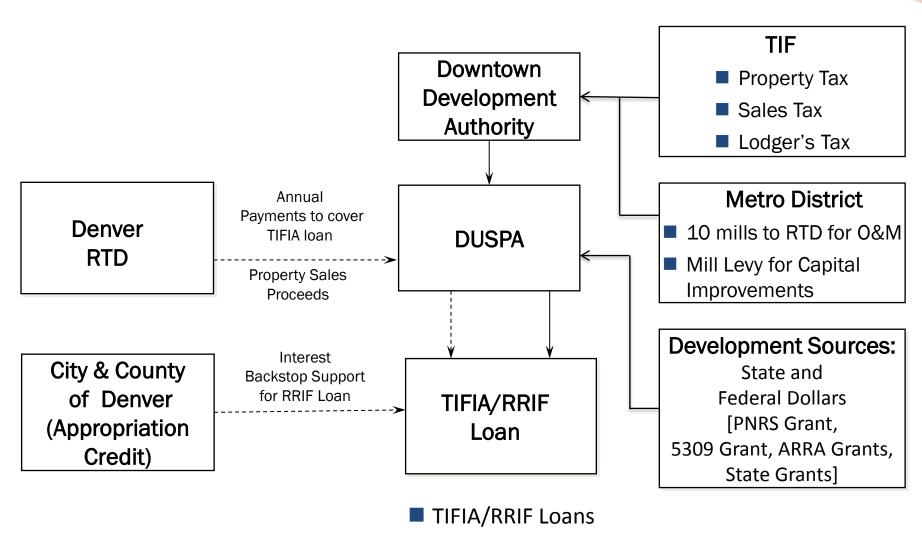


July 2014

DUS Multimodal construction complete



Innovative Finance/Funding





Innovative Finance/Funding

- DUSPA will receive a variety of funds from multiple sources which will be both recurring and non-recurring
- DUSPA will not directly impose any tax or charge

Ongoing Revenue Sources

Source	Description	Amount	Use	Start
Denver RTD	Annual payment	\$12.6 million/year	Annual debt service	2010
Denver	Limited interest backstop	Up to \$9.3 million/year	Additional security for interest payments	July 2010 as part of RRIF loan Agreement
Downtown Development Authority	Tax-increment revenue (property and sales) from 40 acre area; Metro District covenant to levy 30 mills	Grows to \$33 million/year by 2024	Annual debt service	DDA pledge effective on or prior to bond closing
	Development	Sources		
Source	Description	Amount	Use	Start
USDOT	TIFIA Loan	Up to \$145,600,000	Construction	July 2010
USDOT	RRIF Loan	Up to \$155,000,000	Construction	July 2010
FHWA	Federal PRNS Funds	\$40 million upfront	Construction	Agreement in place at closing
FTA	Federal Funds (5309 and ARRA)	\$42,000,000	Design and Construction	Agreement in place at closing
Denver RTD	Proceeds from sale of land to private developer	\$38 million during construction period	Construction	Agreement in place at closing land sales in 2009, 2010, 2011 and 2012
CDOT	State Senate Bill 1 funds	\$16.8 million upfront	Construction	Agreement in place at closing





17 Story Office Building featuring Retail & Living Space

DAVITA WORLD HEADQUARTERS



14 Story Office Building featuring Parking

NORTH WING BUILDING: **IMA FINANCIAL PLAZA**

(December 2013)



5 Story Office Building w/ Retail, Restaurants & Parking

4 CADENCE APARTMENTS (January 2014)



13 Story, 219 Apartment Bldg w/ Retail & Parking

5 SOUTH WING BUILDING: **ONE UNION STATION** (April 2014)



5 Story Office Building featuring Retail

HISTORIC DENVER UNION STATION (July 2014)



112 Room Boutique Hotel & Retail

16 **16 CHESTNUT** (TBD)



19 Story Office Space featuring Parking & Retail

1801 Wewatta



185 Room Hotel with Office

17 WEWATTA

(Spring 2016)



ALTA CITY HOUSE





5 Story, 280 Unit Apartment Building

8 1650 WEWATTA (December 2014)



21 Story, 287 Unit Apartment Building w/ Retail & Parking



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

16th & WEWATTA: **OFFICE BLDG & HOTEL** (Late 2015)



5 Story Office Building, 160 Room Hotel & Retail

12 1975 18th Street (September 2015)



4 Story, 108 Unit Apartment Building

11 TRIANGLE PARCEL: **16 WEWATTA** (Summer 2015)

WYNKOOP STREET



10 Story Office Building w/ Parking & Retail

10 1601 WEWATTA (Q2, 2015)



COMPLETED

UNDER DESIGN

10 Story Office Building w/ Retail & Parking

9 20th & CHESTNUT KING SOOPERS (April 2015)



312 Unit Apartment featuring King Soopers

June 2014



QUESTIONS?????

