

ROCKY MOUNTAIN LAND USE INSTITUTE

BY

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RTD DENVER UNION STATION PROJECT MANAGER

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



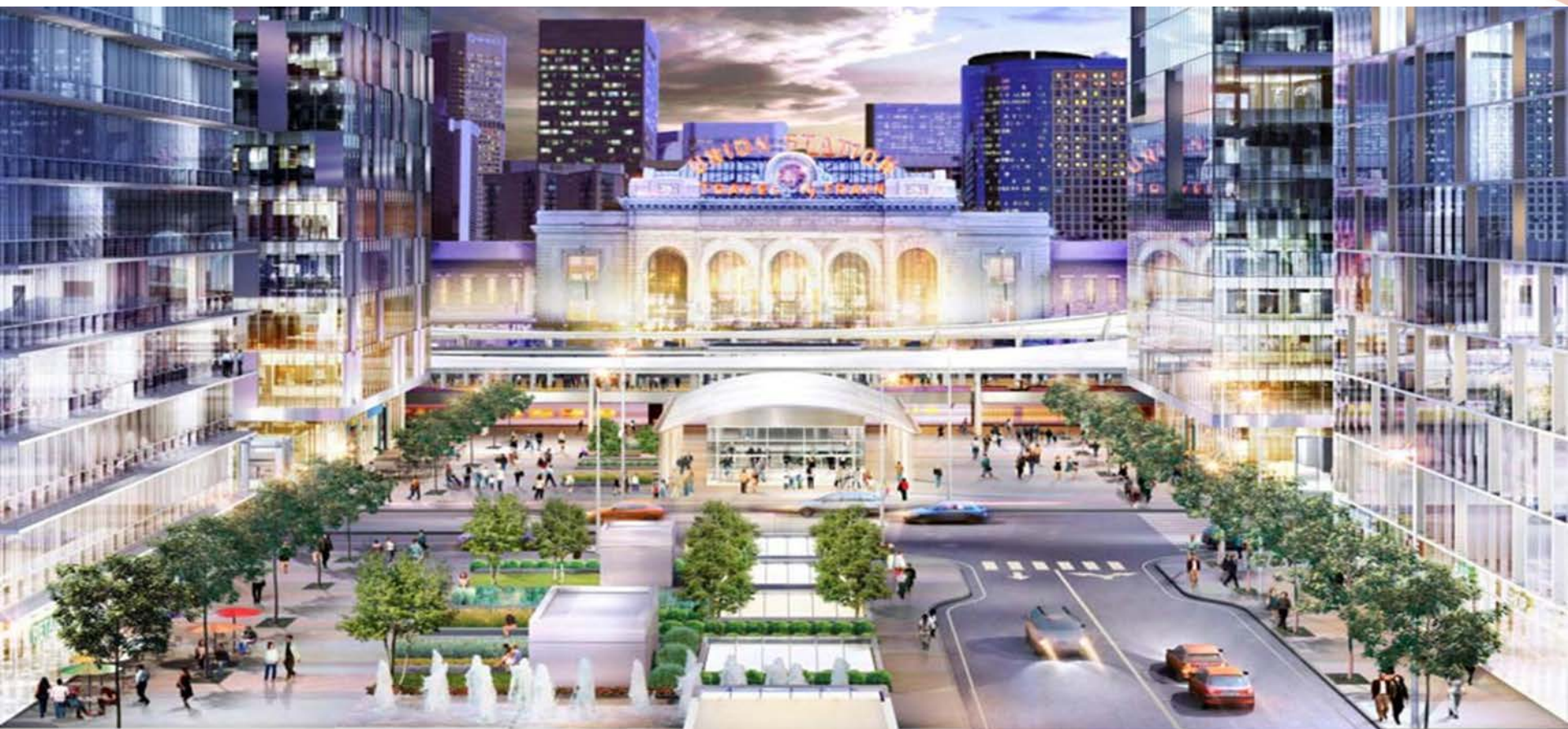
Light Rail Station

Below-grade
Bus Concourse

18th St Connection over
Commuter Rail Terminal

Train Shed

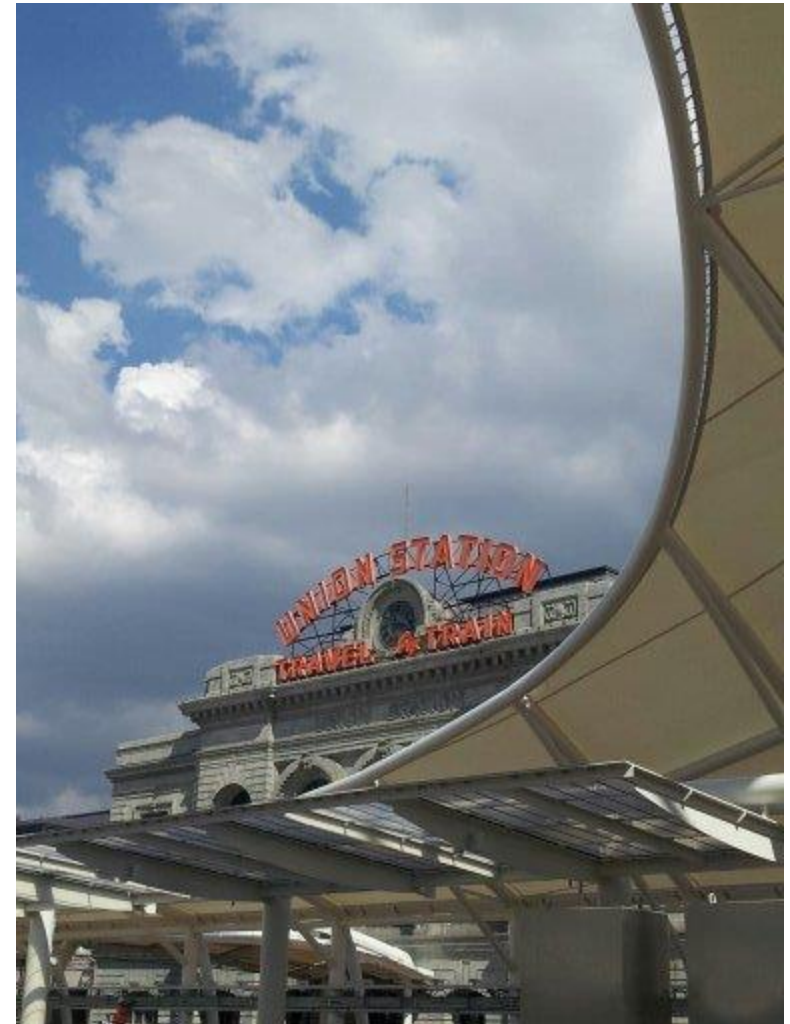
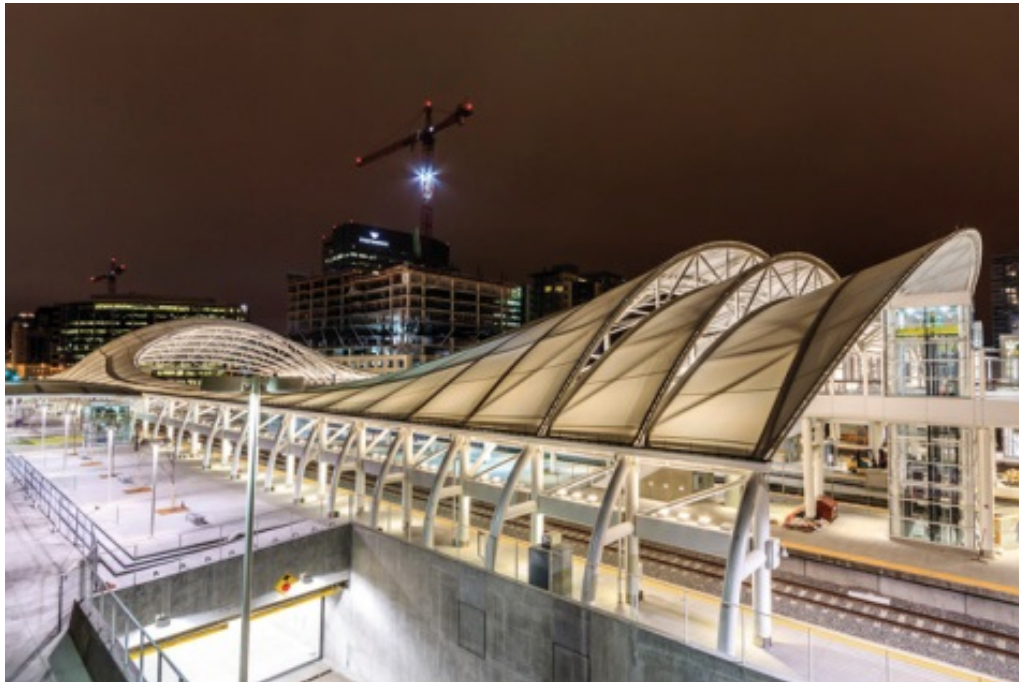
Historic Station



March 2015



Denver Union Station







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

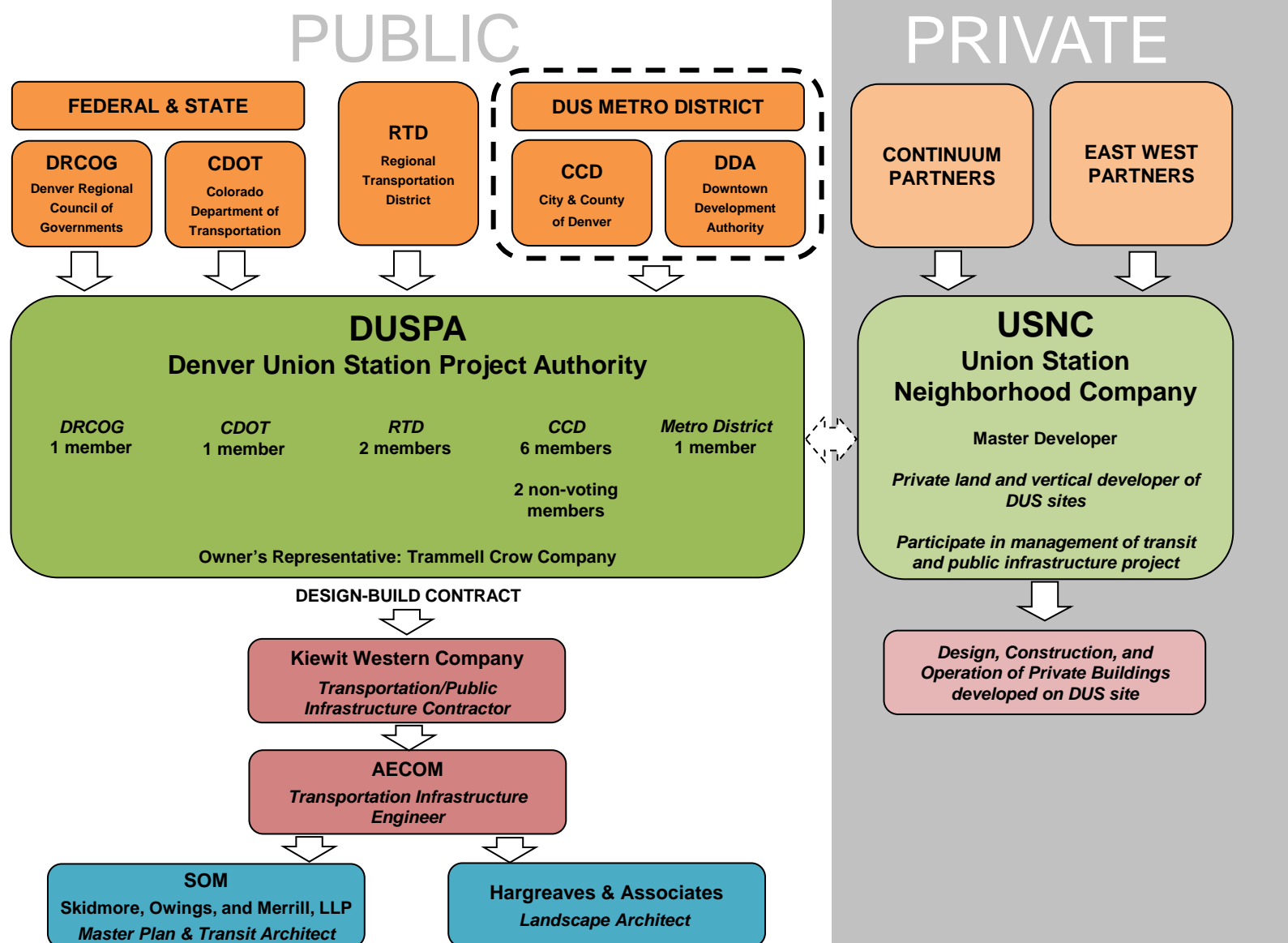


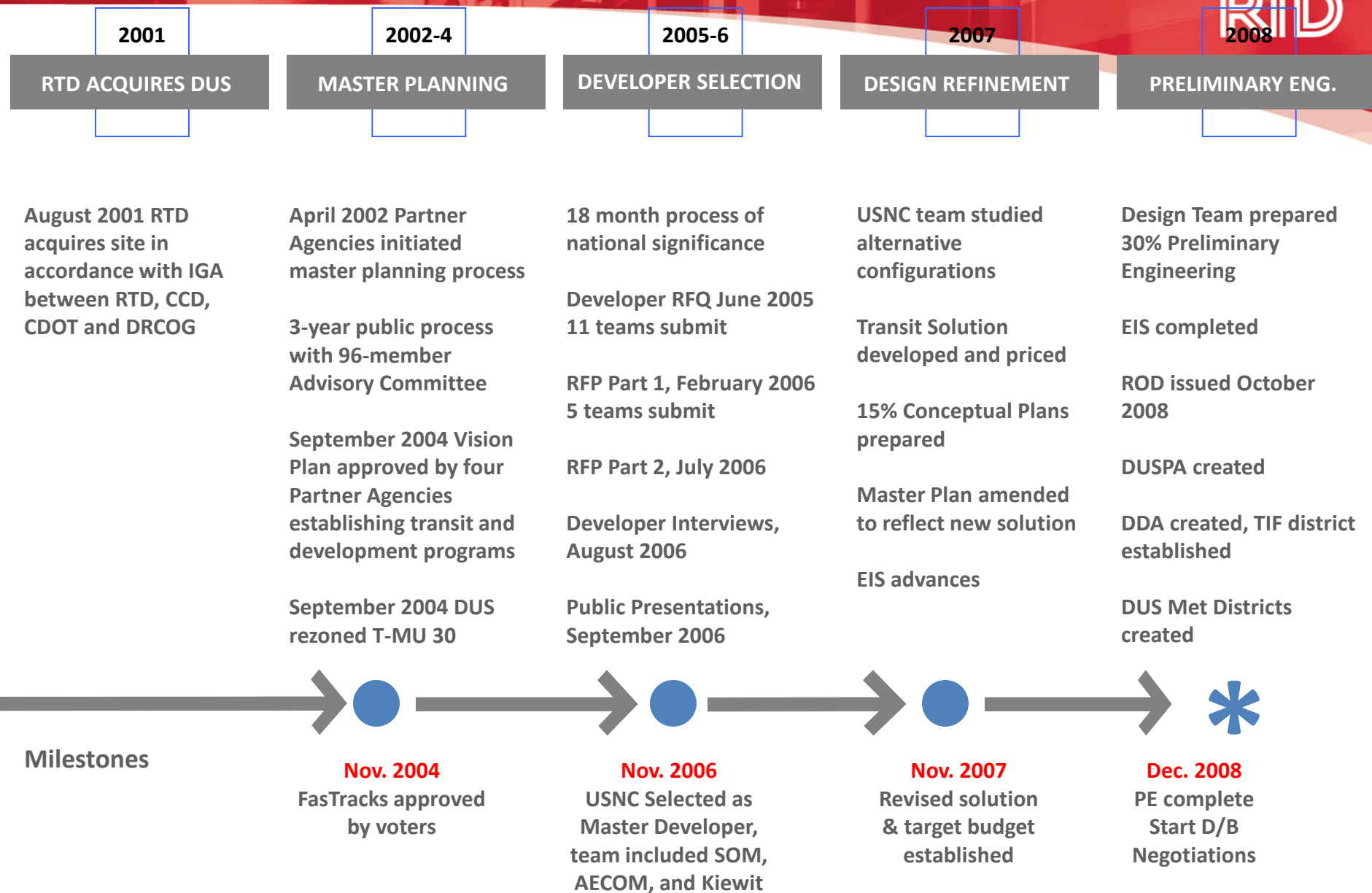
Wynkoop Plaza



Overall Team

A Public-Private Partnership







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



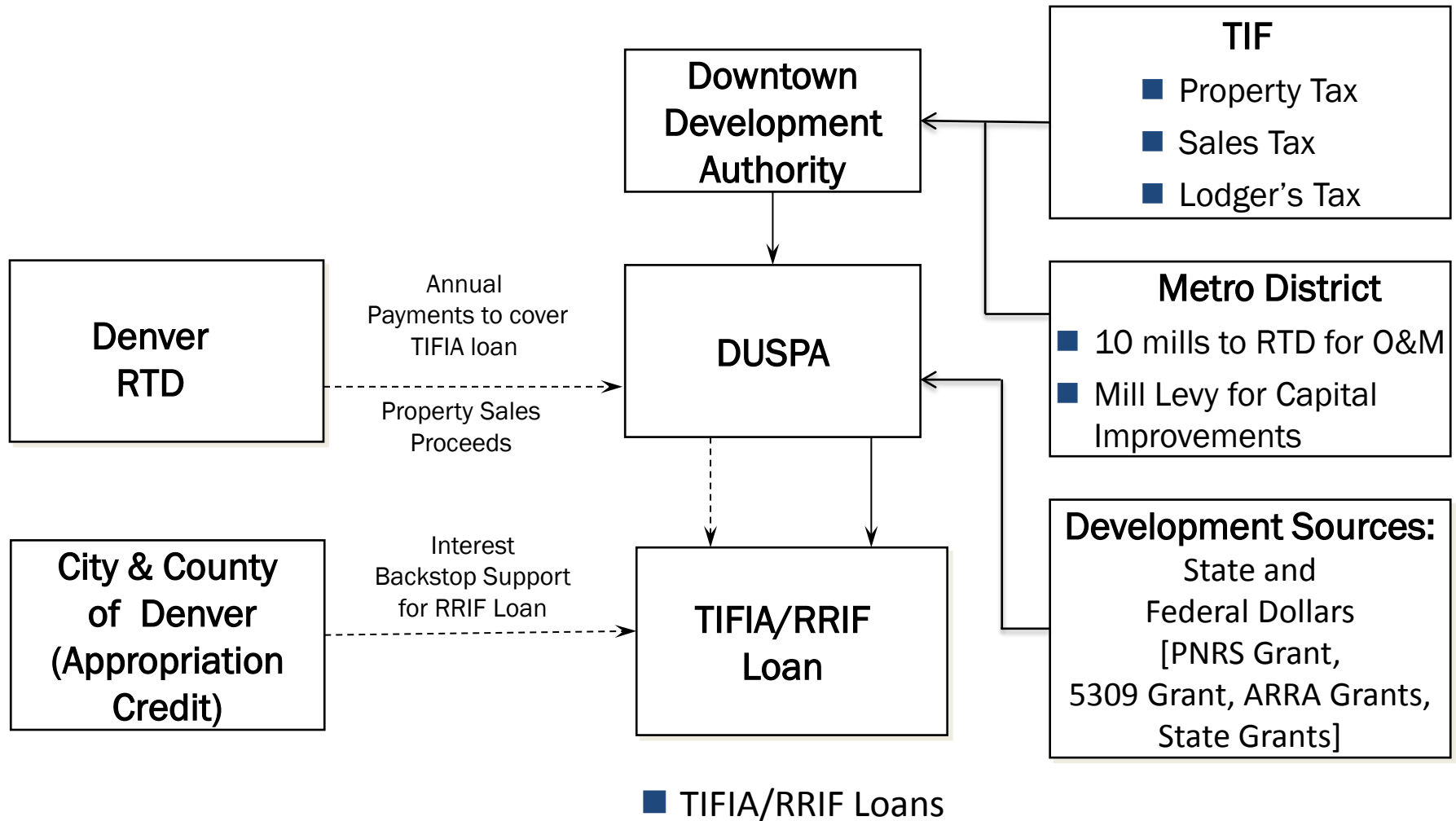
Milestones

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

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: 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)

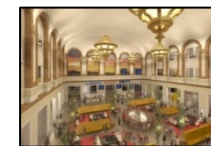


5 Story Office Building
featuring Retail

6

HISTORIC DENVER UNION STATION

(July 2014)



112 Room Boutique Hotel &
Retail

16

16 CHESTNUT

(TBD)

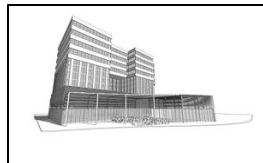


19 Story Office Space
featuring Parking & Retail

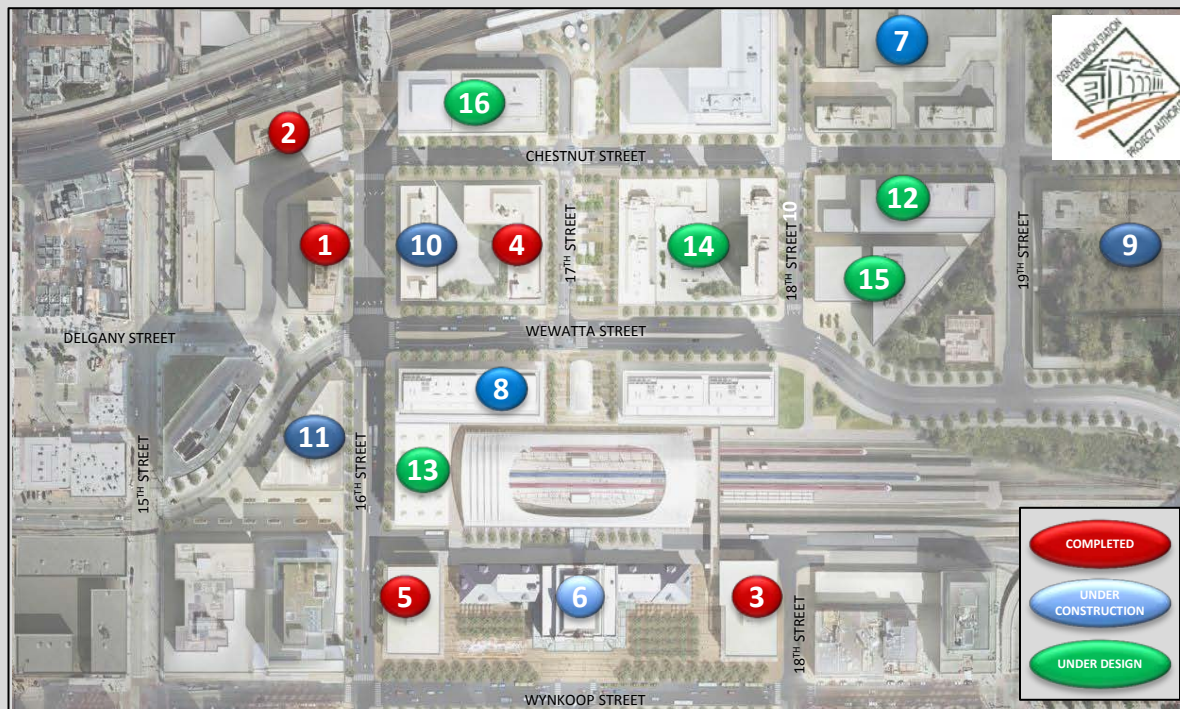
15

1801 Wewatta

(Spring 2016)



185 Room Hotel with Office



7

ALTA CITY HOUSE

(Summer 2014)



5 Story, 280 Unit Apartment
Building

8

1650 WEWATTA

(December 2014)



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

14

17 WEWATTA

(Spring 2016)



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

13

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)



10 Story Office Building w/
Parking & Retail

10

1601 WEWATTA

(Q2, 2015)



10 Story Office Building w/
Retail & Parking

9

20th & CHESTNUT KING SOOPERS

(April 2015)



312 Unit Apartment
featuring King Soopers

QUESTIONS????

