

# Denver Union Station (DUS)

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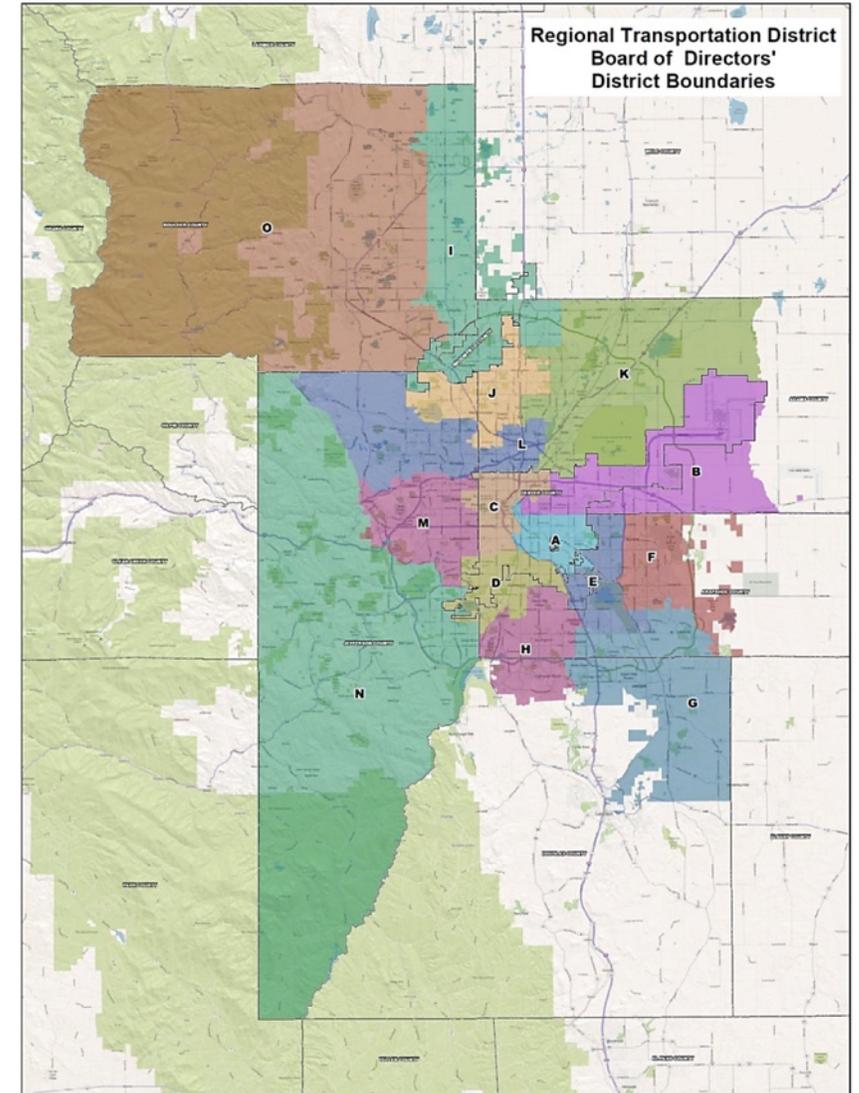
SPUR Transit-Center Cities Symposium

San Jose, California

October 12, 2018

# Regional Transportation District

- Created in 1969
- Eight-county service area
- Service area: 2,342 sq. miles
- 3.03 million population
- 15 elected Board members
- 1 percent sales tax
  - 0.6% base system
  - 0.4% FasTracks
- 2,850+ employees

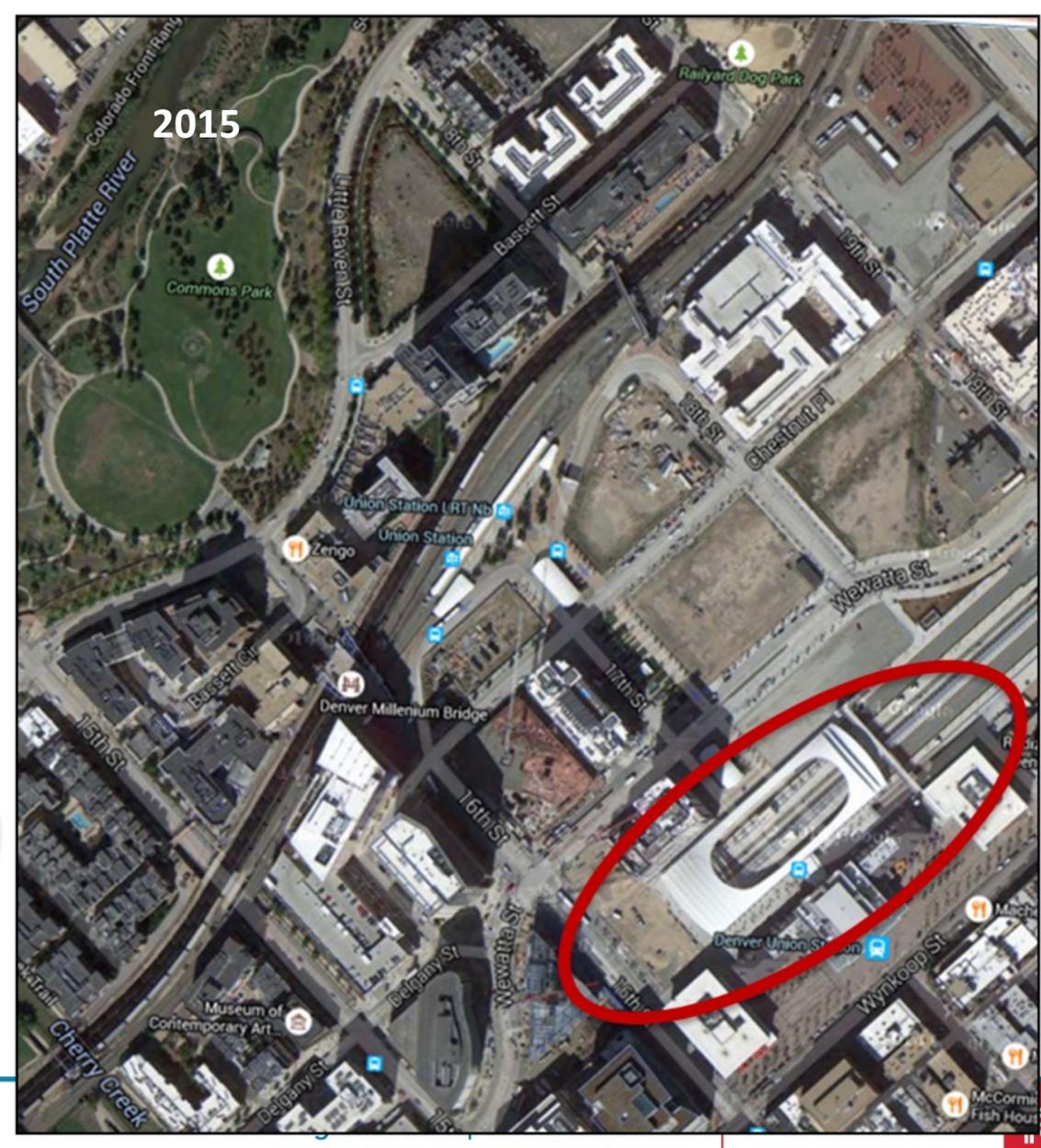


# Regional Transportation District (cont.)

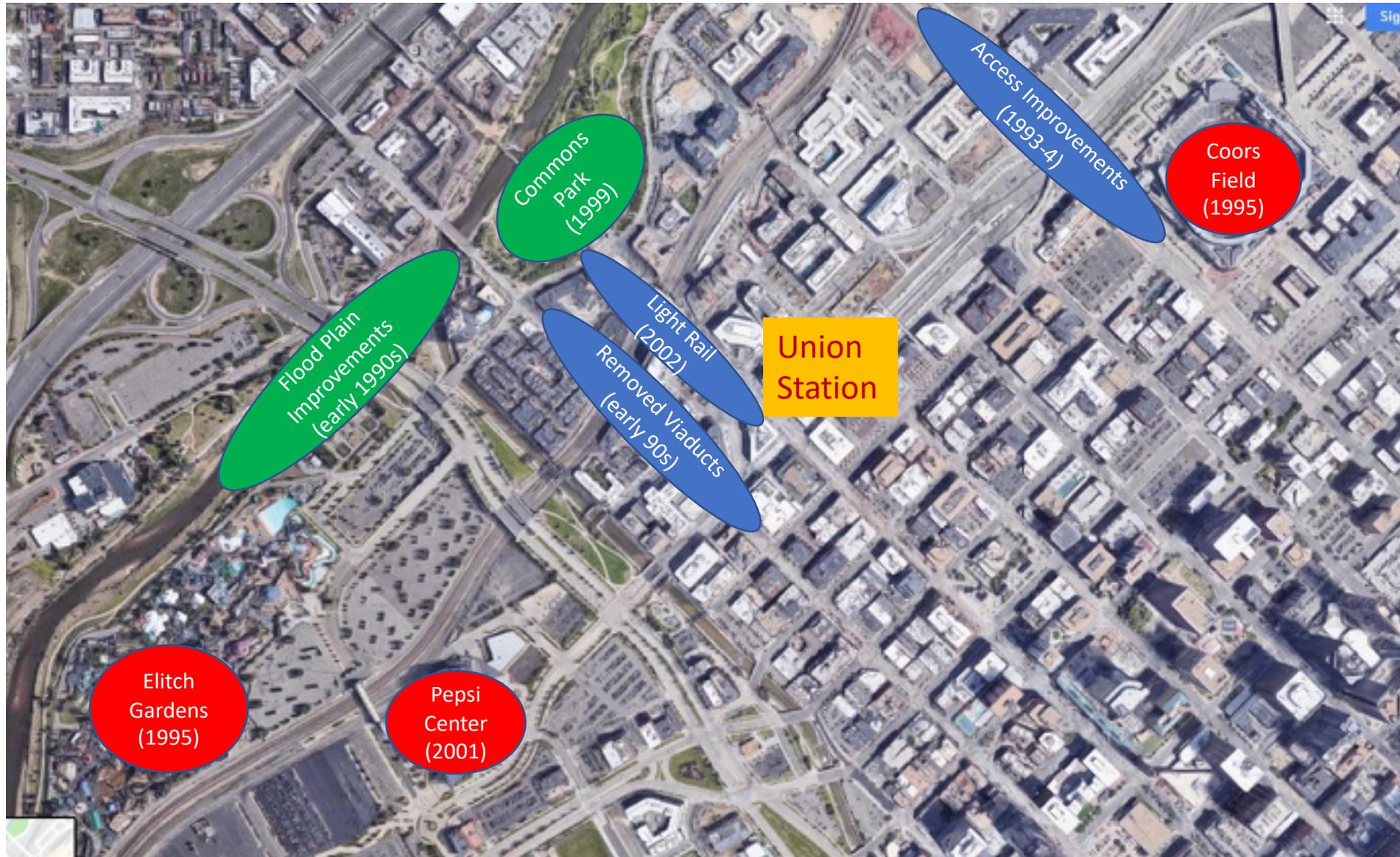
- 1,035 buses
- 172 light rail vehicles
- 66 commuter rail vehicles
- 80 park-n-Rides/31,000 parking spaces
- 58.5 miles of light rail
- 29 miles of commuter rail
- 63 rail stations
- 100 million annual boardings



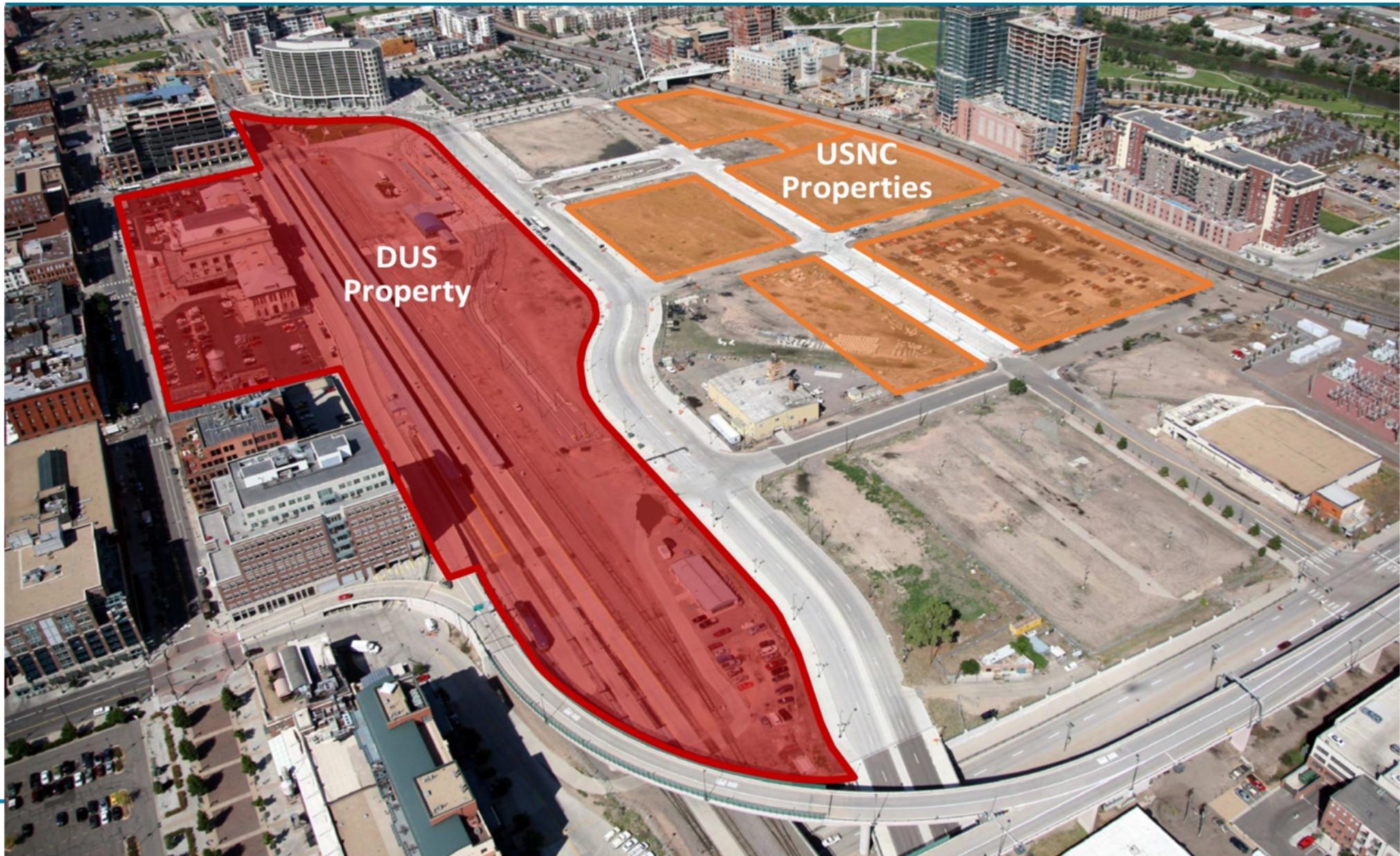
# DUS Context



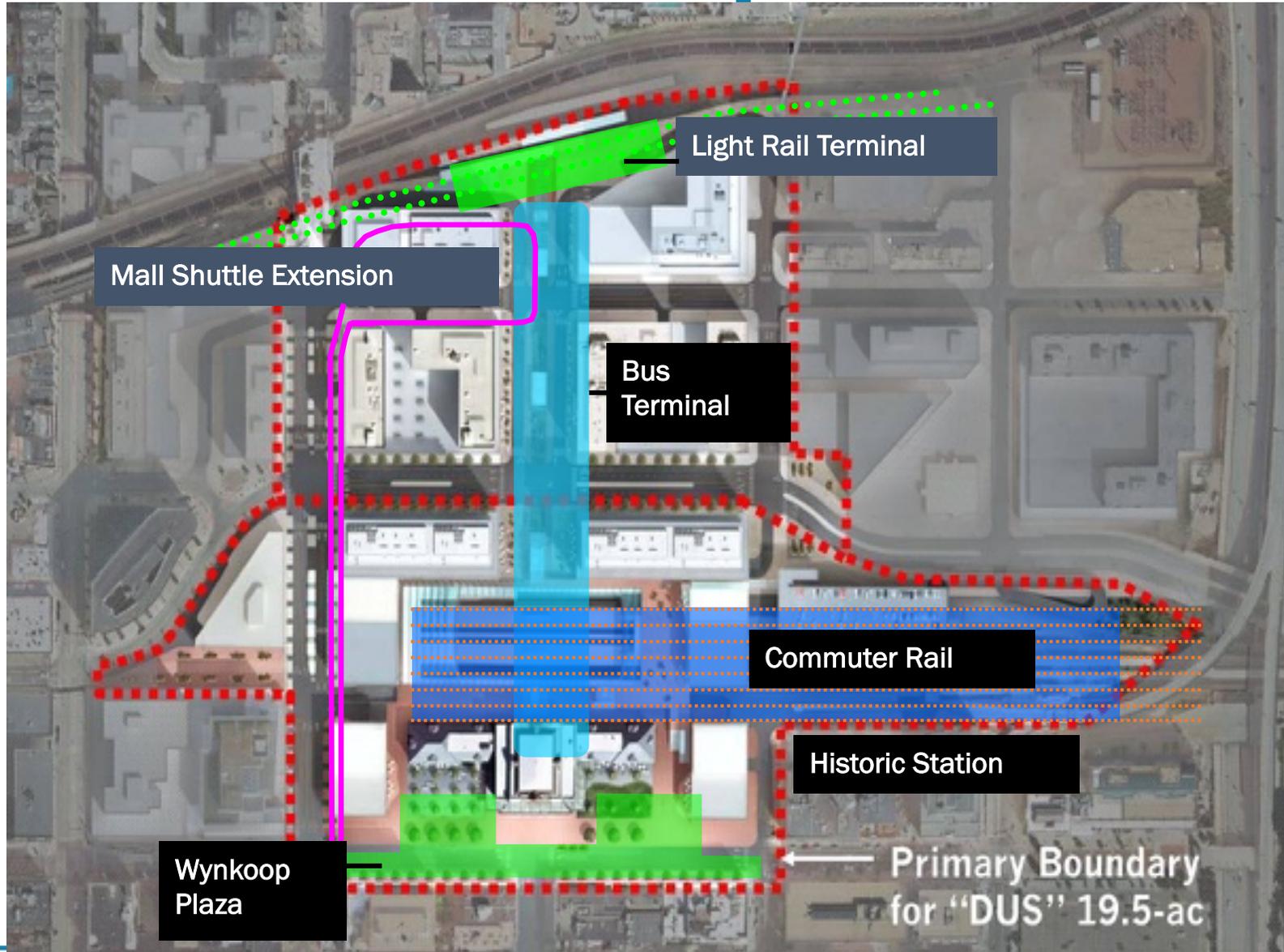
# Investments near DUS before 2005



# DUS Area 2005



# DUS Transit Improvements

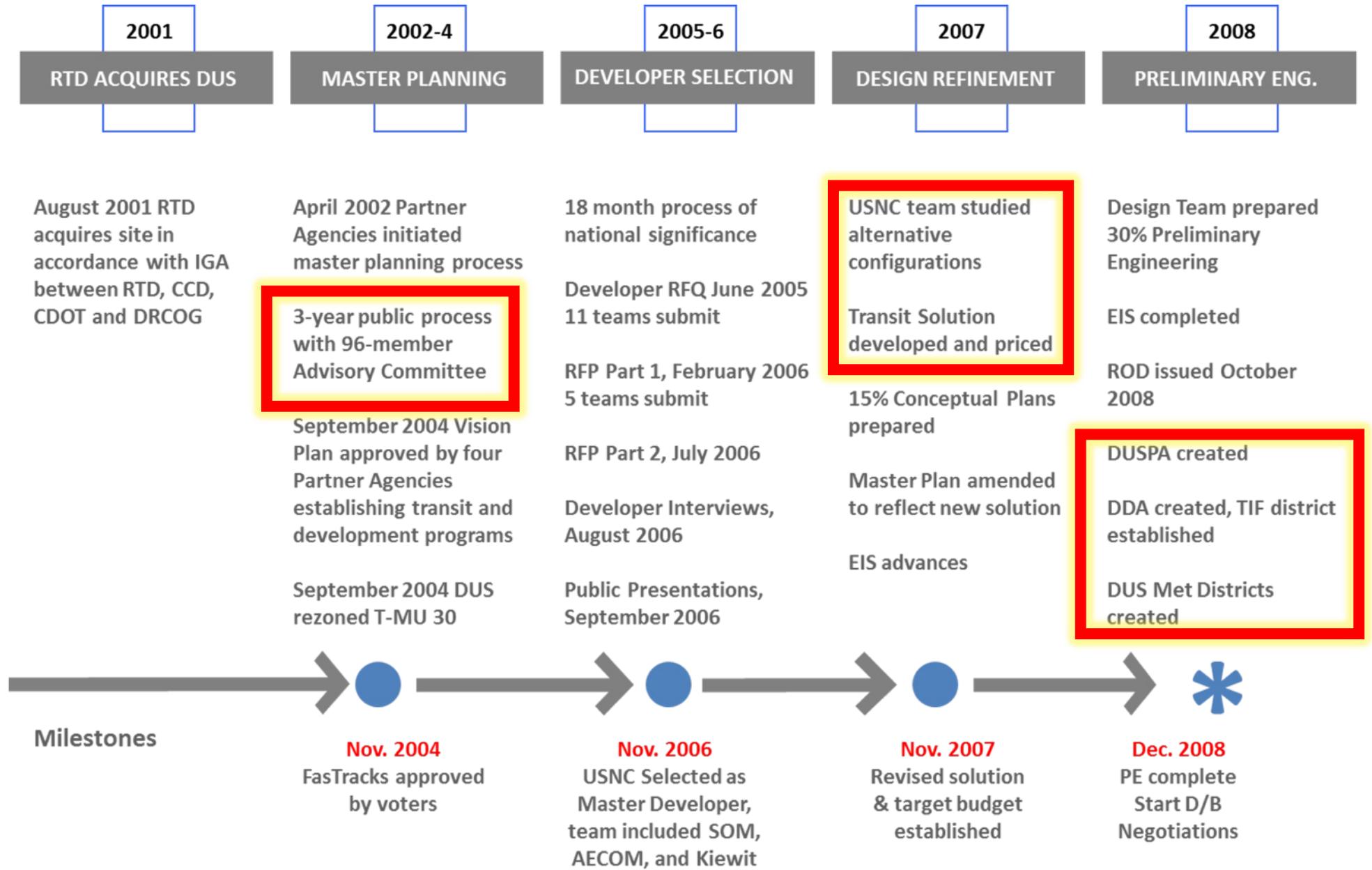


# DUS Today

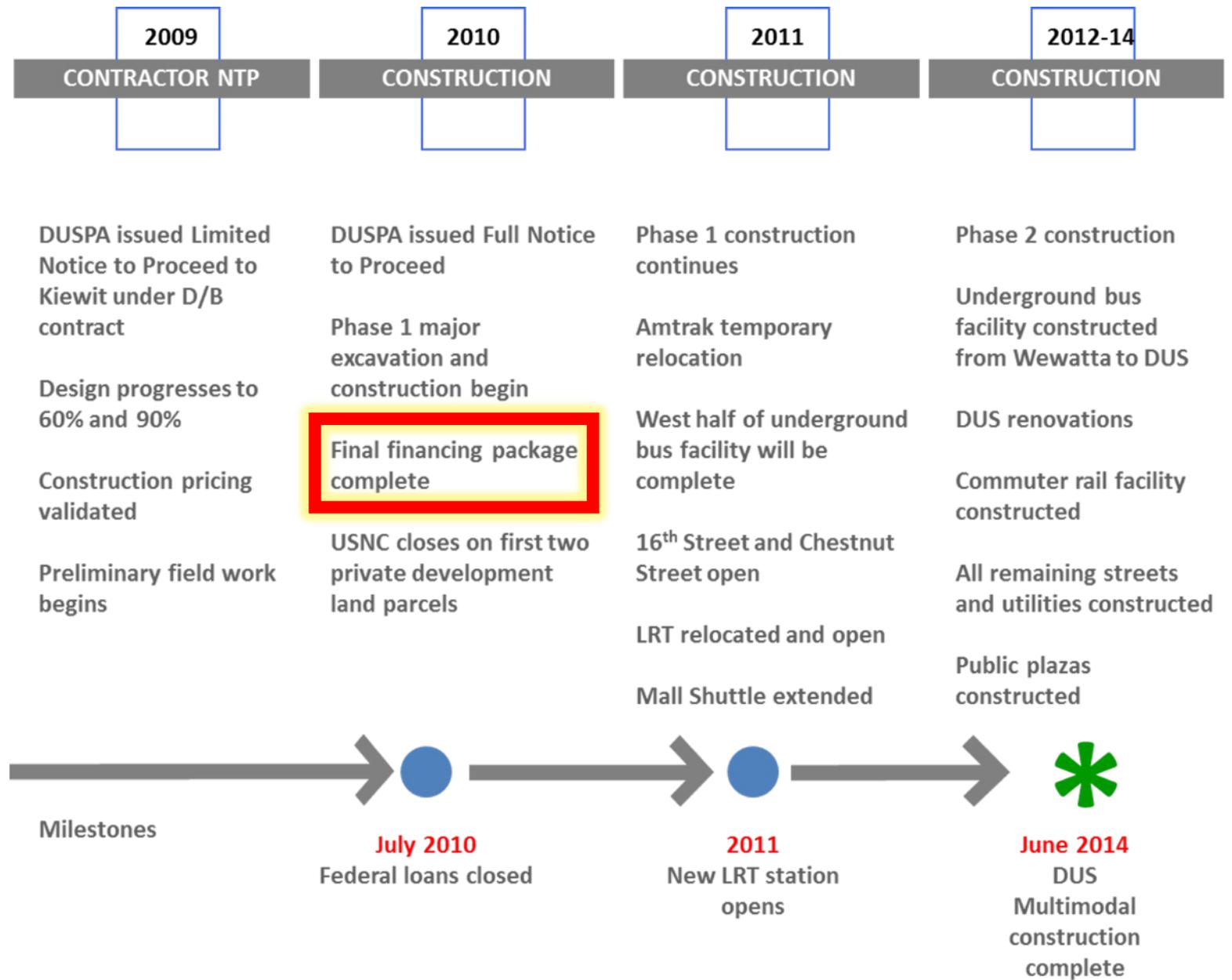


Source: Union Station Alliance

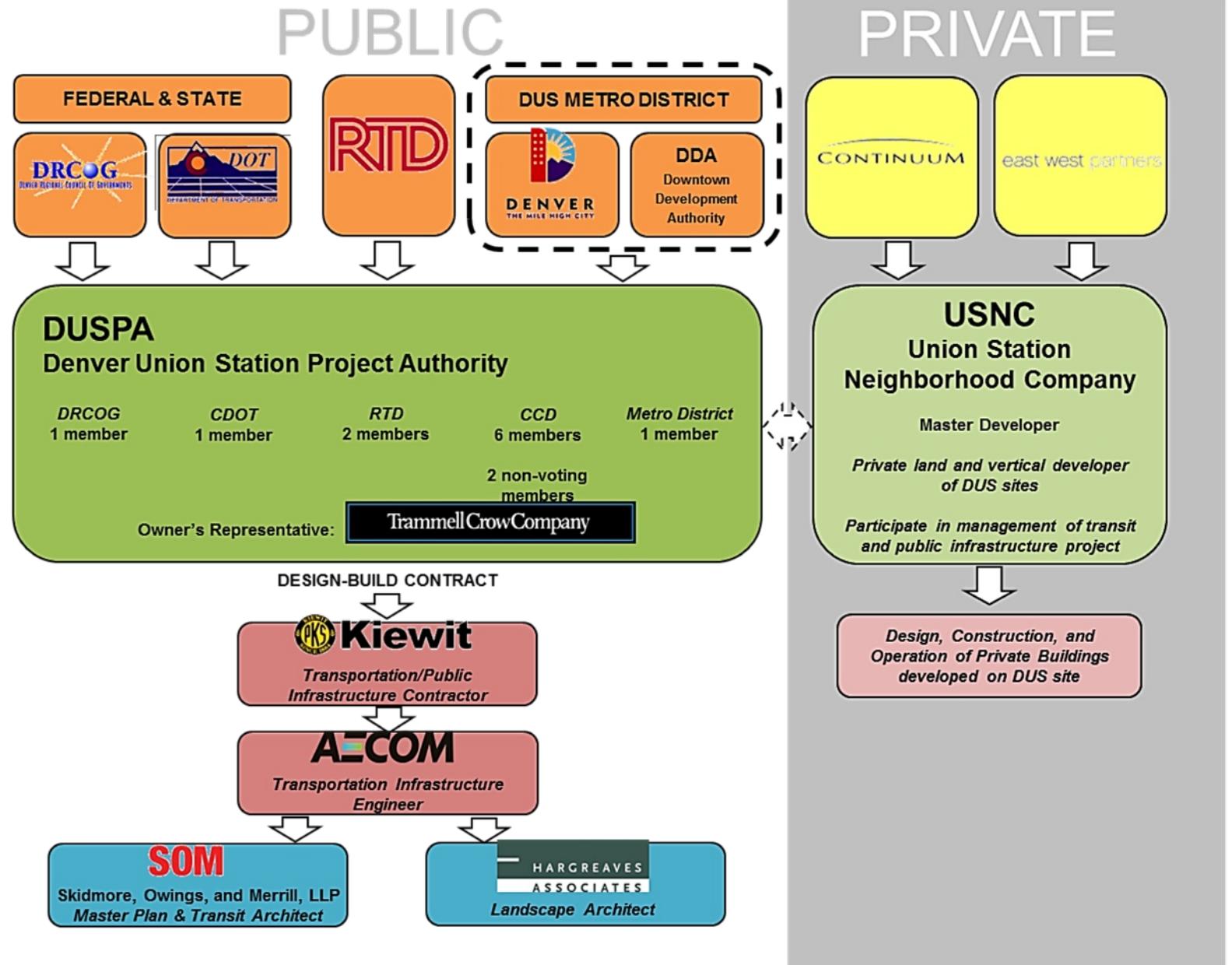
# DUS Timeline



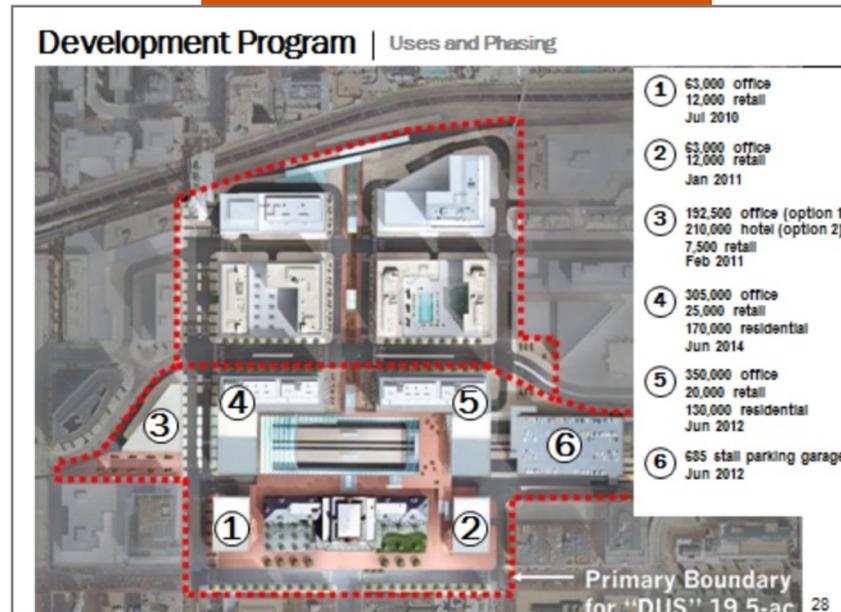
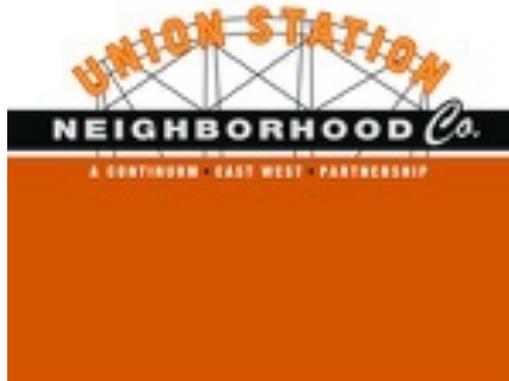
# DUS Timeline



# A Public-Private Partnership



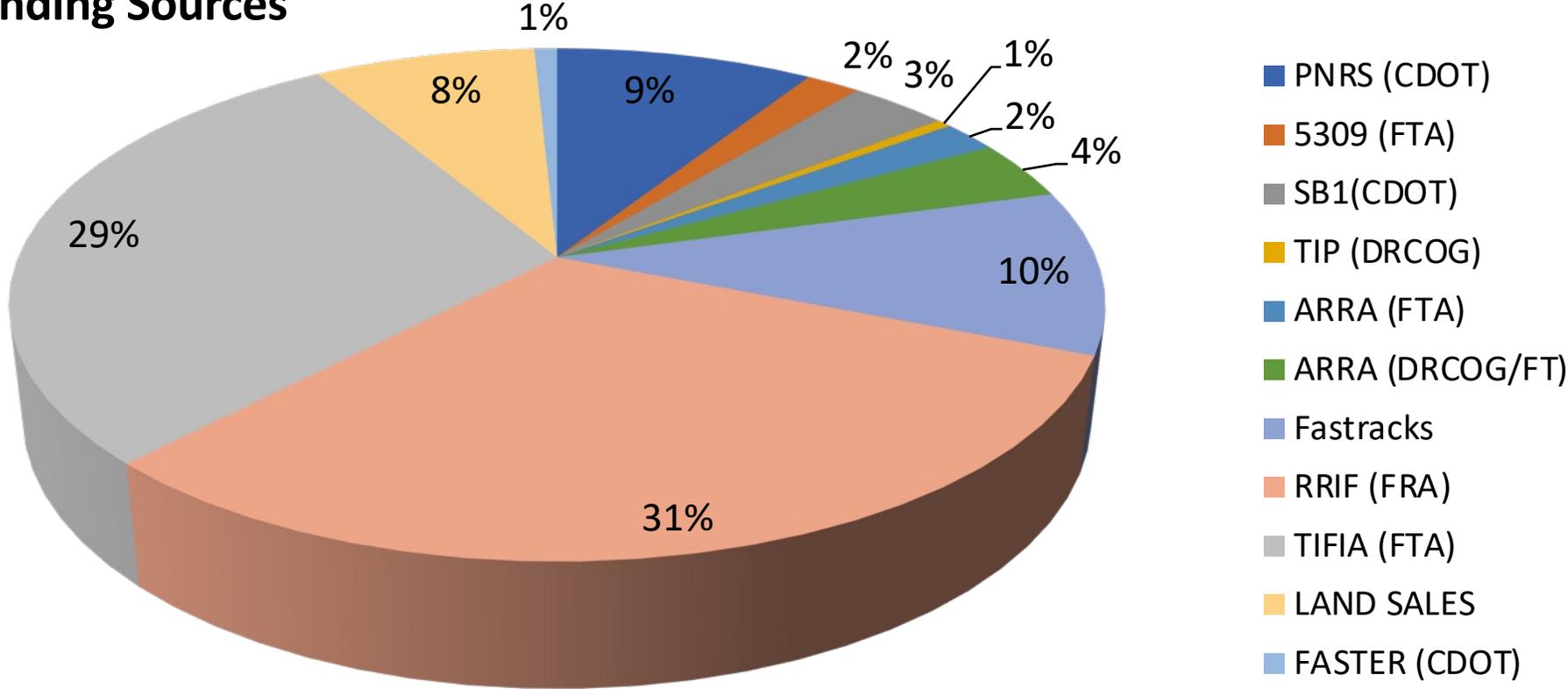
# Role of Master Developer



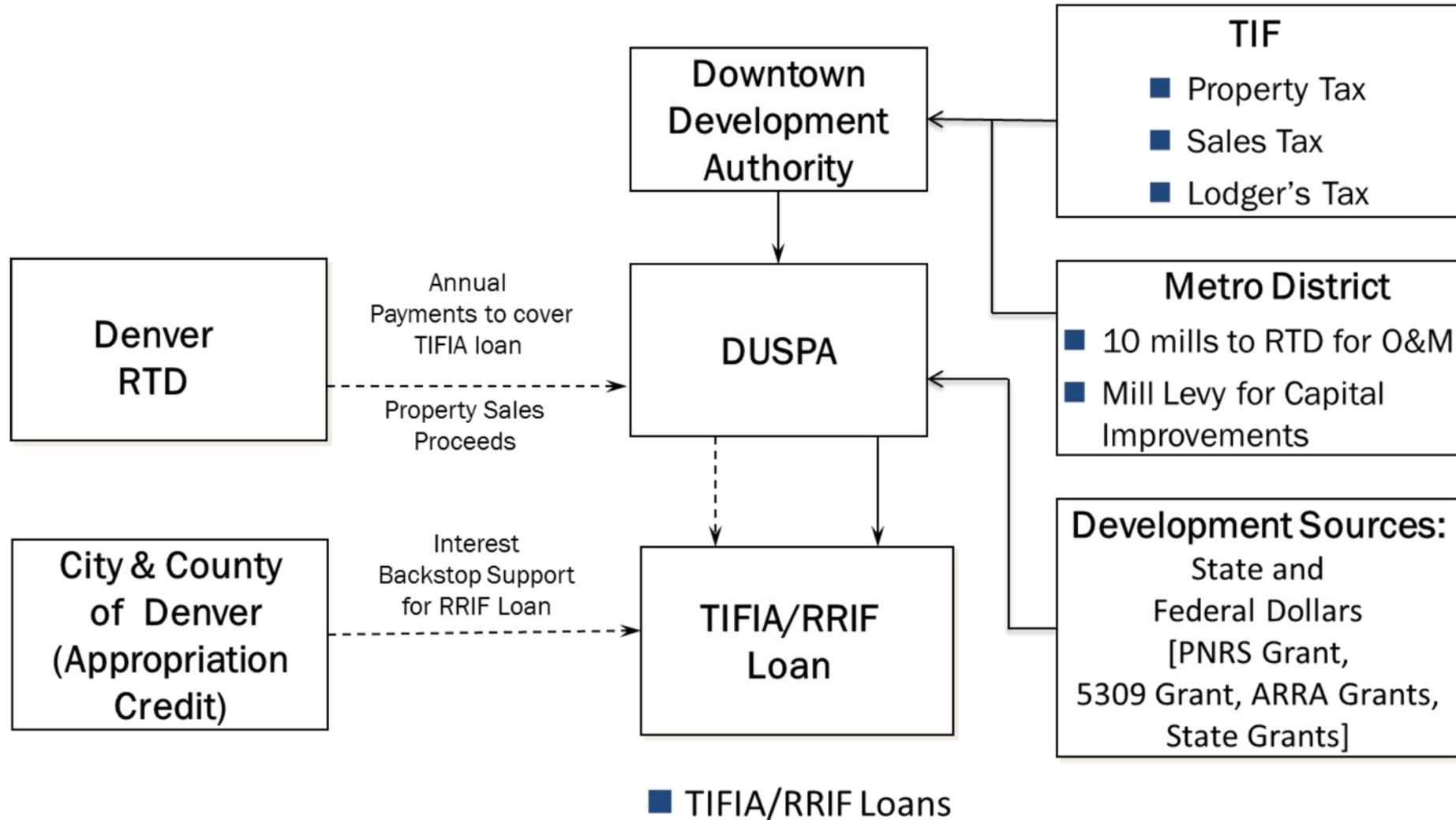
- Agreement: USNC purchased 6 parcels from RTD for fixed prices within specific dates
  - Funds from land sales were contributed to the project for public realm upgrades, planning, and historic building rehab
- Purchased land and development rights, facilitated private vertical development
- Provided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

# Project Budget and Funding Sources

11 Funding Sources



# Financing Structure



# 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 with 24/7 activation



# DUS Real Estate Development

**1900 16<sup>th</sup> STREET**  
(2009)  
17 Story Office,  
Retail & Living Space



**DAVITA WORLD HEADQUARTERS**  
(2012)  
14 Story Office



**N. WING BUILDING**  
(2013)  
5 Story Office, Retail,  
Restaurants & Parking



**S. WING BUILDING ONE UNION STATION**  
(2014)  
5 Story Office, Retail



**CADENCE APARTMENTS**  
(2013)  
13 Story, 219 Apartments,  
Retail & Parking



**UNION STATION**  
(2014)  
112 Room Crawford Hotel  
& Retail



**ALTA CITY HOUSE**  
(2015)  
5 Story, 280  
Apartments



**PLATFORM**  
(2015)  
21 Story,  
288 Apartments



**1601 WEWATTA**  
(2015)  
10 Story Office  
Building, Retail, Parking



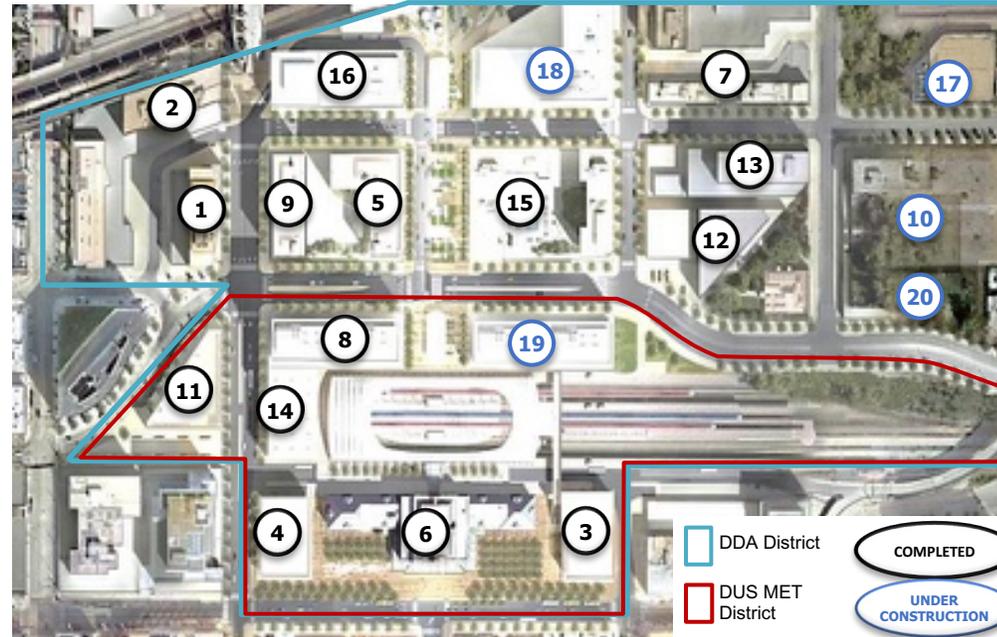
**ELAN**  
(2015)  
314 Apartments,  
King Soopers Grocer



**TRIANGLE BUILDING**  
(2015)  
11 Story Office,  
Parking, Retail



**UNION TOWER WEST**  
(2017)  
180 keys, 100K Office,  
10K Retail



- 3,000 residential units
- 2 million SF office
- 375,000 SF retail
- 725 hotel rooms

**1975 18<sup>th</sup> STREET**  
(2017)  
4 Story, 104  
Apartments  
(Affordable)



**HOTEL BORN & 1881 OFFICE**  
(2017)  
200 keys, 5 Story  
Office & Retail



**UNION SQUARE/ PIVOT DENVER**  
(2017)  
600 Apartments,  
Whole Foods Market



**16 CHESTNUT**  
(2018)  
19 Story Office,  
Parking, Retail



**HILTON GARDEN INN**  
(2019)  
233 keys



**THE GRAND 1709 CHESTNUT PL.**  
(2018)  
12 & 24 stories, 510  
Apartments, Retail, Parking



**COLORADAN**  
(2018)  
345 Condos,  
30K Retail

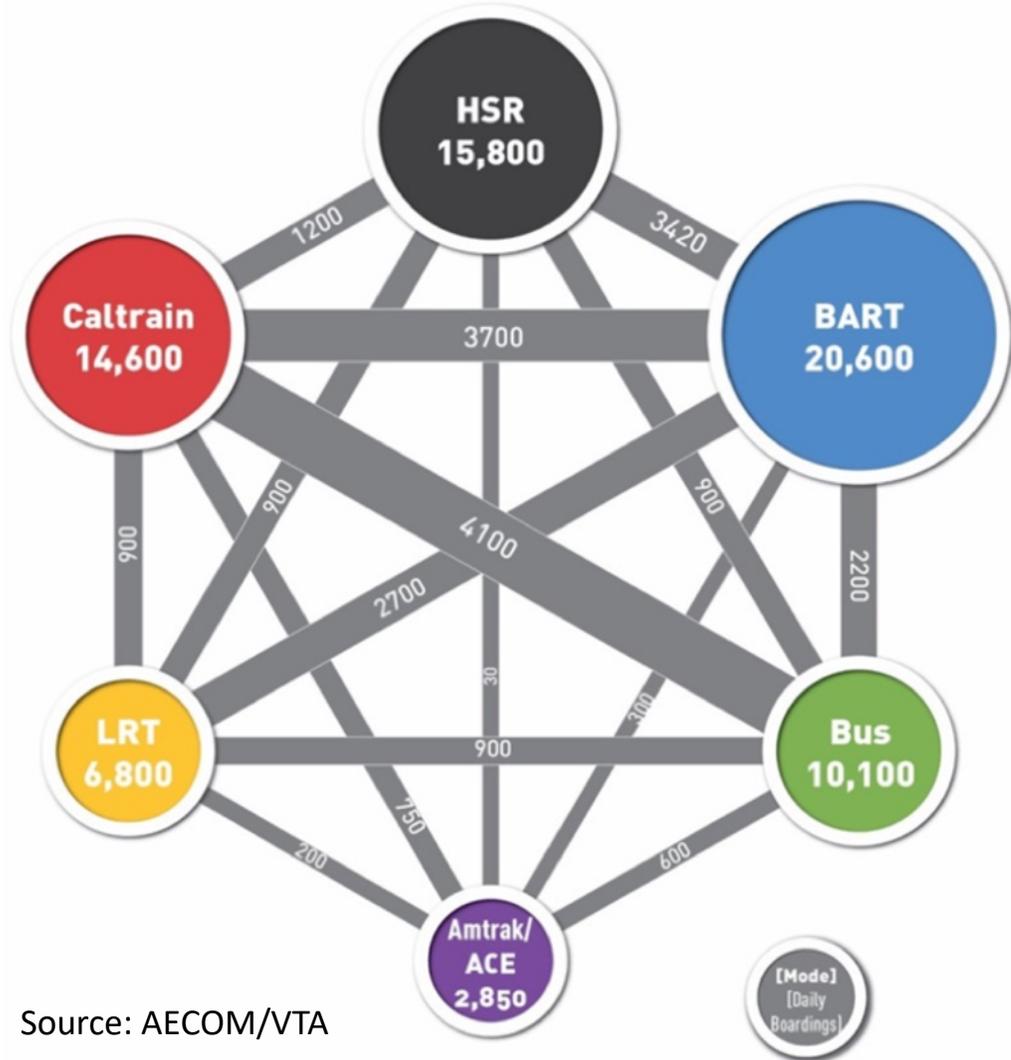


**ASCENT UNION STATION**  
(2018)  
14 Stories, 4K Retail,  
142 Apartments



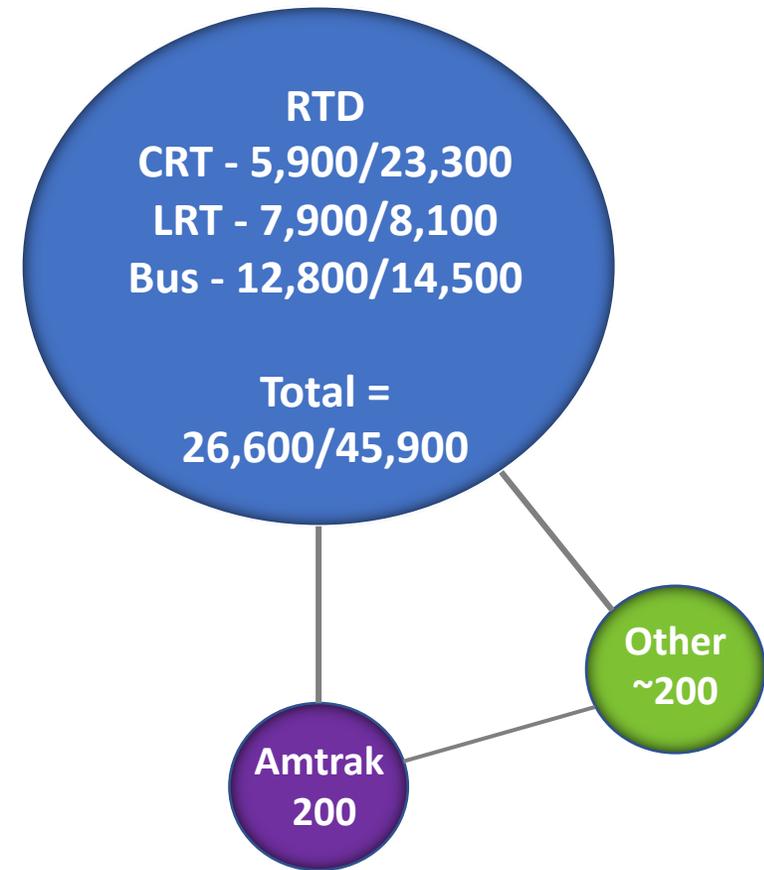
# Diridon vs DUS Comparison

Diridon 2040 (Daily Boardings)



Source: AECOM/VTA

DUS 2017/2035 (Daily Boardings)



# DUS Lessons for Diridon

- *Establish a coordinated vision among public and government entities upfront*
- *Engage the private sector early and allow for innovation*
- *Allow for compromise within the public private partnership*
  - *Define roles based on strengths of partners*
- *Be bold and pursue all means necessary to implement the vision*



# Questions?

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