Denver’s Central Platte Valley Rail Yards
Denver’s Central Platte Valley: 1990s

- Coors Field
- New Park Avenue Overpass
- New 20th Street Overpass
- Removal of 16th Street Viaduct
- New 15th Street and Underpass
- New Nevada Street
- Prospect Housing
- Cuernavaca Park
- Commons Park
- LODO Historic District
- DUS
FasTracks Program  Multi-Modal Vision for the Metropolitan Area

- Voter approved November 2004
- 119 miles of Rail Rapid Transit (LRT/CRT)
- 18 miles of Bus Rapid Transit (BRT)
- 31 new park-n-Rides with over 21,000 new spaces
- Enhanced Bus Network & Transit Hubs (FastConnects)
Major Transit Elements

- 8 track CRT (plus expansion)
  - East (DIA) - 2016
  - North Metro (I-25 North)
  - Northwest (Boulder)
  - Gold (Arvada/Golden) - 2016
  - 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
- Downtown Circulator
Denver Union Station — A Public-Private Partnership

**PUBLIC**

- **FEDERAL & STATE**
  - DRCOG
  - CDOT
  - RTD
  - CCD
  - Metro District

- **DDA**
  - Downtown Development Authority

**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

**DUSPA**

- Denver Union Station Project Authority
  - Owner's Representative: Trammell Crow Company

**DESIGN-BUILD CONTRACT**

- **Kiewit**
  - Transportation/Public Infrastructure Contractor

- **AECOM**
  - Transportation Infrastructure Engineer

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

- **Hargreaves Associates**
  - Landscape Architect

**PARTICIPATION**

- DRCOG: 1 member
- CDOT: 1 member
- RTD: 2 members
- CCD: 6 members (2 non-voting members)
- Metro District: 1 member
- DUS METRO DISTRICT: 1 member
- DDA: Downtown Development Authority
- USNC: Union Station Neighborhood Company
  - Master Developer
    - Private land and vertical developer of DUS sites
  - Participate in management of transit and public infrastructure project
## DUS Project Cost Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rail</td>
<td>$68.6 M</td>
</tr>
<tr>
<td>Passenger Rail</td>
<td>$146.6 M</td>
</tr>
<tr>
<td>Regional Bus</td>
<td>$204.1 M</td>
</tr>
<tr>
<td>Streets &amp; Public Spaces</td>
<td>$46.1 M</td>
</tr>
<tr>
<td>DUS Renovation</td>
<td>$17.0 M</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$9.2 M</td>
</tr>
</tbody>
</table>

**Total**: $491.6 M
### Public Finance Summary

#### Cash Sources

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FHWA PNRS</td>
<td>$45.3 M</td>
</tr>
<tr>
<td>FTA 5309</td>
<td>$9.5 M</td>
</tr>
<tr>
<td>CDOT SB-1</td>
<td>$17.4 M</td>
</tr>
<tr>
<td>FASTER Grant</td>
<td>$4.0 M</td>
</tr>
<tr>
<td>DRCOG TIP Funds</td>
<td>$2.5 M</td>
</tr>
<tr>
<td>ARRA (stimulus) Grant</td>
<td>$18.6 M</td>
</tr>
<tr>
<td>RTD ARRA (stimulus) Grant</td>
<td>$9.8 M</td>
</tr>
<tr>
<td>RTD FasTracks Contribution</td>
<td>$40.8 M</td>
</tr>
<tr>
<td>CPV District Bond Funds</td>
<td>$1.1 M</td>
</tr>
<tr>
<td><strong>Total Grants</strong></td>
<td><strong>$149.0 M</strong></td>
</tr>
</tbody>
</table>

#### Other Sources

- Proceeds from Sale of RTD Sites: $38.4 M
- New Contributions from RTD: $2.6 M
- Contributions from Amtrak: $0.3 M
- Miscellaneous Reimbursements: $0.2 M

**Total Other Sources**: $41.5 M

**TOTAL CASH SOURCES**: $190.5 M

**Required Financing**: $300.6 M
## Public Finance Summary

### USDOT Loan Structure

<table>
<thead>
<tr>
<th>Loan Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIFIA Loan Proceeds</td>
<td>$145.6 M</td>
</tr>
<tr>
<td>RRIF Loan Proceeds</td>
<td>$155.0 M</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$300.6 M</strong></td>
</tr>
</tbody>
</table>

### Repayment Sources

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>RTD Bond</td>
</tr>
<tr>
<td>Voter Authorized Sales Tax Proceeds</td>
</tr>
<tr>
<td>City Tax Increment Proceeds</td>
</tr>
<tr>
<td>Property, lodger’s &amp; sales tax increment from properties in DDA</td>
</tr>
<tr>
<td>Metro District Mil Levy</td>
</tr>
<tr>
<td>Additional property mil levy captured as increment from DUS property (capital and maintenance)</td>
</tr>
</tbody>
</table>
CRT Train Hall

© SOM/sponge
DUS EVA and Canopy
CRT Track Assignments
as of January 12, 2012
17th Street Gardens
Birdseye View
View to East Toward Downtown
DUS Light Rail Station and Plaza
DUS Light Rail Station and Plaza
View toward CML from 17\textsuperscript{th} Street and Chestnut Place
DUS Transit District

Vertical and Horizontal Circulation

LRT + MALL SHUTTLE

CHESTNUT PAVILION

BUS TERMINAL

WEWATTA PAVILION

CRT

Public Concourse: 783’

Overall Length: 980’
Construction Progress as of September 30, 2012

Spent $349M / 71%

% Complete By Mode
LRT - 96%
CRT - 55%
Bus - 75%
Streets & Plazas - 97%
Projected Build Out of DDA Properties
# DUS Potential Development by Land Use

## Feasibility Study
### 2009 – 2019

<table>
<thead>
<tr>
<th>Uses</th>
<th>Absorption Range (Lo/Hi)</th>
<th>As of June, 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>418,000 – 628,000 SF</td>
<td>856,600 – 1,620,400 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>193,000 – 245,000 SF</td>
<td>49,300 – 162,400 SF</td>
</tr>
<tr>
<td>Commercial</td>
<td>611,000 – 873,000 SF</td>
<td>905,900 – 1,782,800 SF</td>
</tr>
<tr>
<td>Hotel</td>
<td>(2019 – 2024 time frame)</td>
<td>130 rooms</td>
</tr>
<tr>
<td>Residential</td>
<td>1,520 - 1,930 units</td>
<td>500 – 1,250 units</td>
</tr>
</tbody>
</table>

Note: Current actual projects include 2,240 parking spaces