

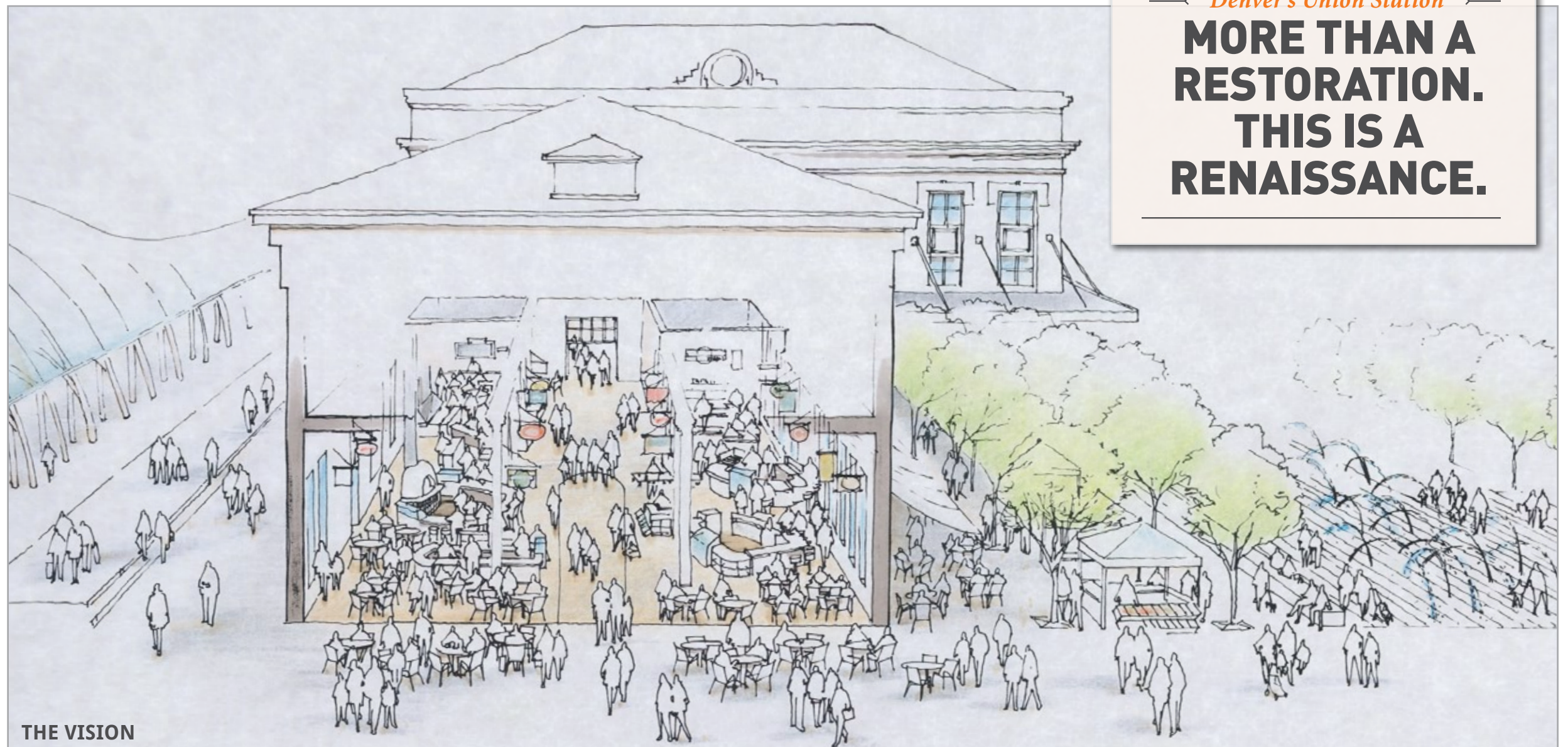


Sharing the Vision

★ DENVER'S UNION STATION ★

Union Station Neighborhood Co.
1701 WYNKOOP STREET, SUITE 140, DENVER, COLORADO 80202

THE VISION



— *Denver's Union Station* —

**MORE THAN A
RESTORATION.
THIS IS A
RENAISSANCE.**

Denver's Next Great Urban Transformation

After 50 years of dormancy, we're reawakening Union Station, celebrating its history and transforming it into the centerpiece of the new Union Station neighborhood. Our vision will not only restore Union Station to its former glory as a national transportation hub, it will also transform it into an anchor for one of the most exciting urban development projects in the entire United States.

The Vision

- The renovated, multimodal historic station will remain the focal point of the entire redevelopment.
- The spirit of the original train station will be restored, reclaiming Union Station's reign as the centerpiece of downtown Denver.
- The train room will house transportation services, public space and café seating for visitors to enjoy. This space will offer travelers respite from their busy commute and serve as the perfect spot for locals to enjoy a quick lunch.
- Escalators, elevators and stairs adjacent to the station will quickly whisk passengers to their preferred mode of transportation.





A Dedication
**DECADES
IN THE MAKING.**

Understanding the Icon

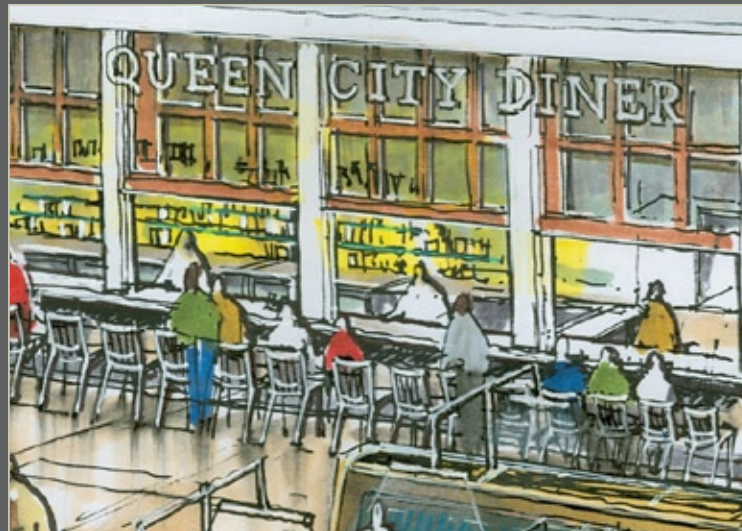
The Union Station Neighborhood Co. has been involved in the revitalization of downtown Denver for nearly two decades. As the master developer with an office in the historic station for the past five years, we're intimately familiar with its operations, condition, and potential as well as its importance to the city, the neighborhood and the future of Denver's transportation solutions.

- Our master plan reinforces Union Station as the focal point of Denver's transit system and the neighborhood.
- We worked closely with Historic Denver on the historic structures assessment.
- We prepared a detailed technical analysis and assessment of the building as part of our master development agreement with the Regional Transportation District (RTD) and the Project Authority.

We understand the importance of restoring, enhancing and activating the historic Union Station building and having it successfully redeveloped when the train arrives.

To accomplish this most important goal, Union Station Neighborhood Co., working with our public agency partners, established a minimum renovation budget of \$17 million for the building. This budget addresses the base building core and shell improvements:

<i>Code and Life Safety Upgrades.....</i>	<i>\$3,500,000</i>
<i>Exterior Restoration.....</i>	<i>\$3,000,000</i>
<i>Interior Renovation.....</i>	<i>\$5,000,000</i>
<i>Building Systems Improvements</i>	<i>\$5,500,000</i>



Community Objectives & Our Plan—One Vision Realized

1. New uses must **activate the building**.

We are bringing vibrant and engaging retail and food & beverage market experiences with a commitment to small and local businesses.

2. Return Union Station to the **transportation hub** it once was.

Our plan keeps Union Station as the focal point of the city's transportation services.

3. Give **life to the public plazas** and vice versa.

The ground-floor retail and restaurant uses will spill into the public plazas and commuter train room, supporting indoor and outdoor activity.

4. The central train room must remain a **focal point**.

First and foremost, this is a train station. Our plan incorporates all transit- and travel-related services in the central train room.

5. Redevelopment must **preserve the building's history**.

The history of Union Station as not only the train station, but a place to congregate, will be brought back to life through the restoration and renovation of the building.

6. Uses should **serve the neighborhood** and the station district plan.

Our plan has a blend of uses that not only serve the transit passenger but the entire community. Our plan thinks about Union Station as more than just a building, incorporating a rich mix of activities that complement the entire Union Station neighborhood.

7. Uses must allow the building to be **financially independent**.

Our plan is financially feasible and able to be immediately implemented. The planned uses for the building will not only support its operating costs but will add value to the programming and activity of the adjacent plazas and public spaces.

THE NEIGHBORHOOD



— Denver's Union Station —

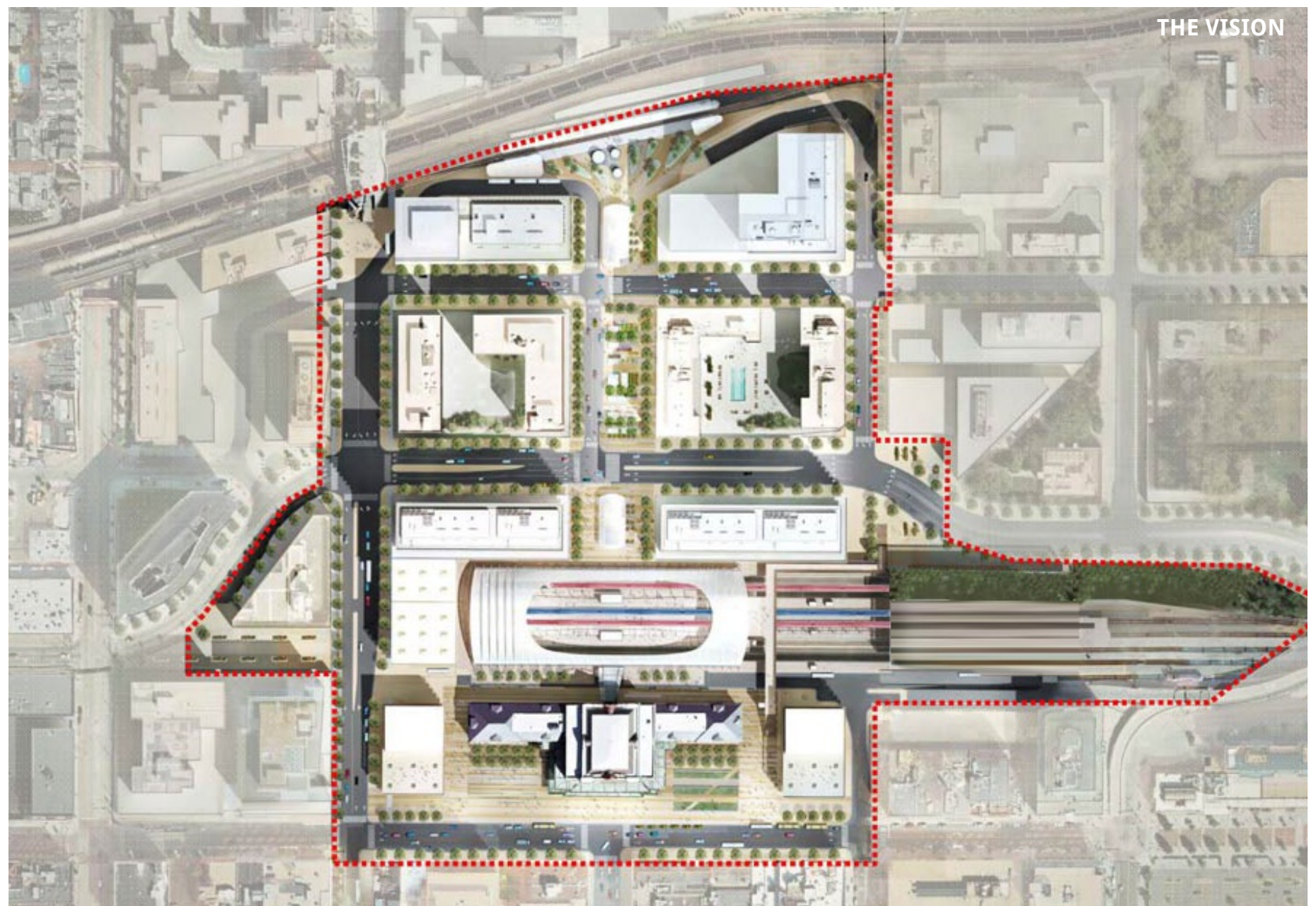
**A PLACE
THAT CONNECTS
THE CITY.**



*The New, Revitalized Union Station
Will Once Again Be the Gateway into Denver, and From Denver
to the Rest of the World.*

The Denver Union Station Transit District

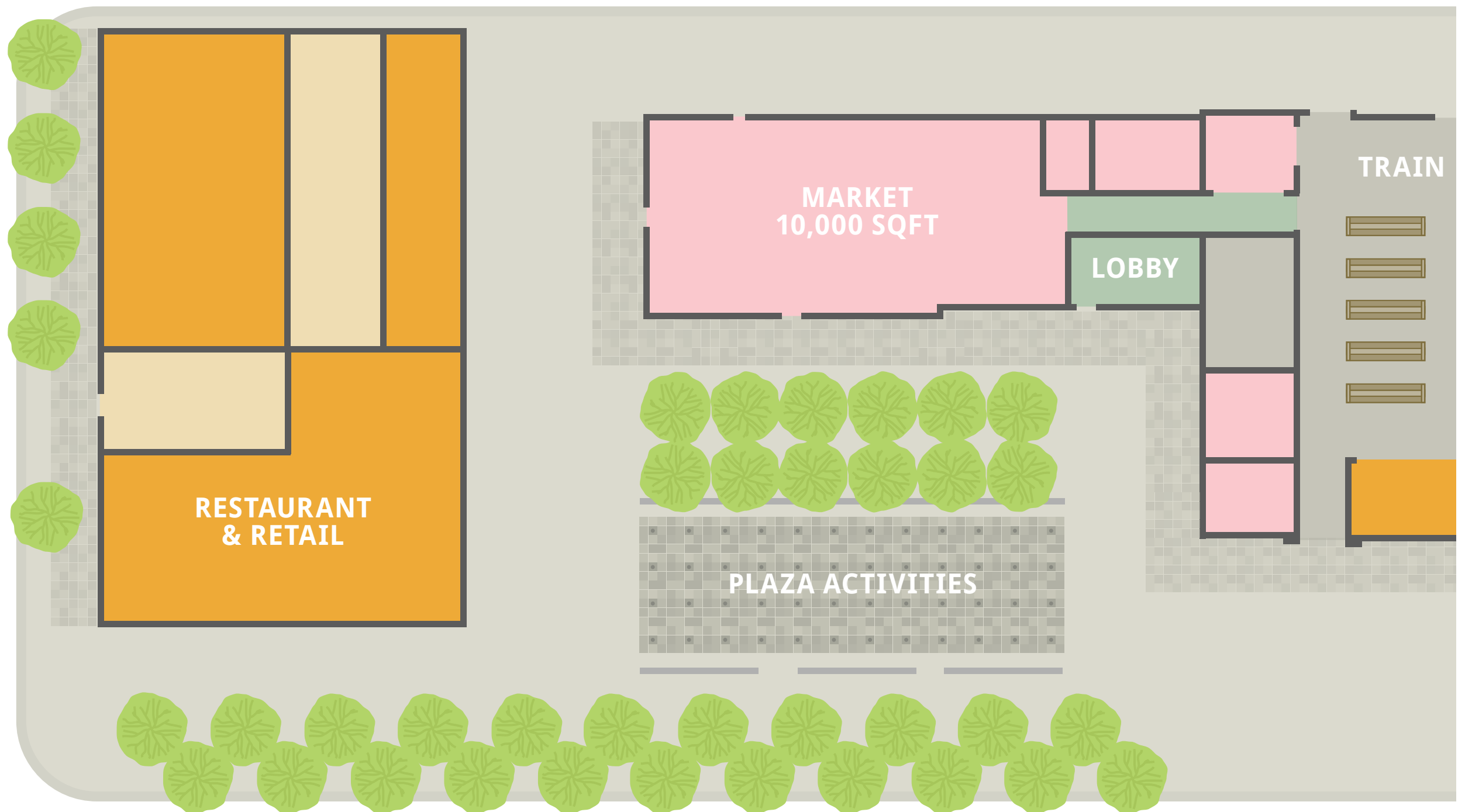
The largest transportation redevelopment project in the country, Union Station will accommodate multiple modes of transportation including bikes, taxis, pedicabs, motor vehicles, the 16th Street Shuttle, the 18th Street circulator, RTD regional buses, intercity buses, and commuter and light rail. However, the Union Station redevelopment is not just about transportation. It's about city building. We're developing an entirely new neighborhood anchored by Union Station, the transportation services it provides and the public spaces that link it all together. Denver's Union Station will once again be the focal point of downtown Denver.



Plan Overview

- 10 ACRES OF PUBLIC PLAZAS
- MORE THAN 4 MILLION SQFT. OF MIXED-USE DEVELOPMENT
- HISTORIC STATION RESTORATION
- STATE-OF-THE-ART TRAINS & SERVICES
- MORE THAN 200,000 TRIPS PER DAY

OVERVIEW

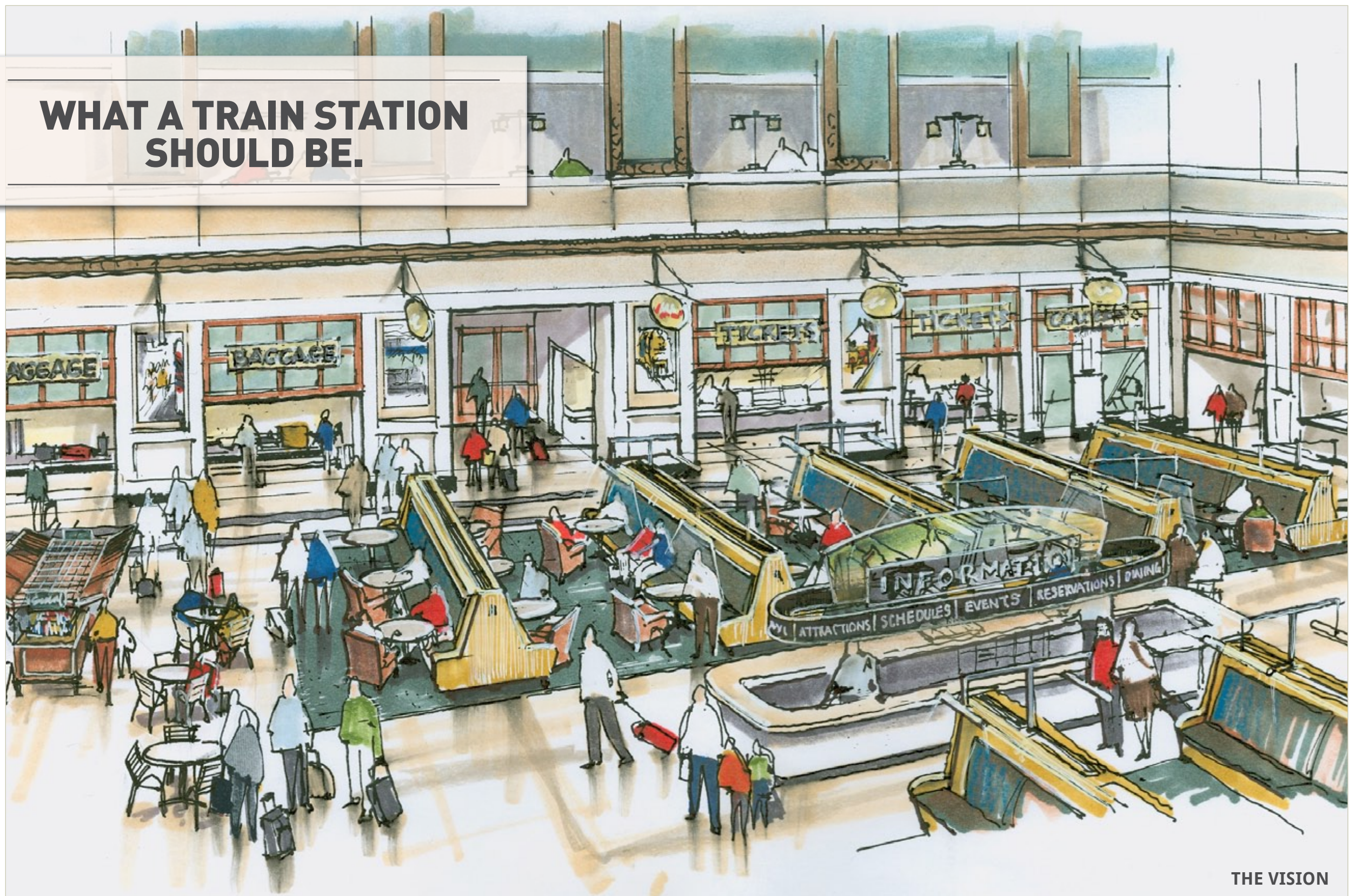


The Perfect Balance of Form, Function & Fun



HISTORIC TRAIN ROOM

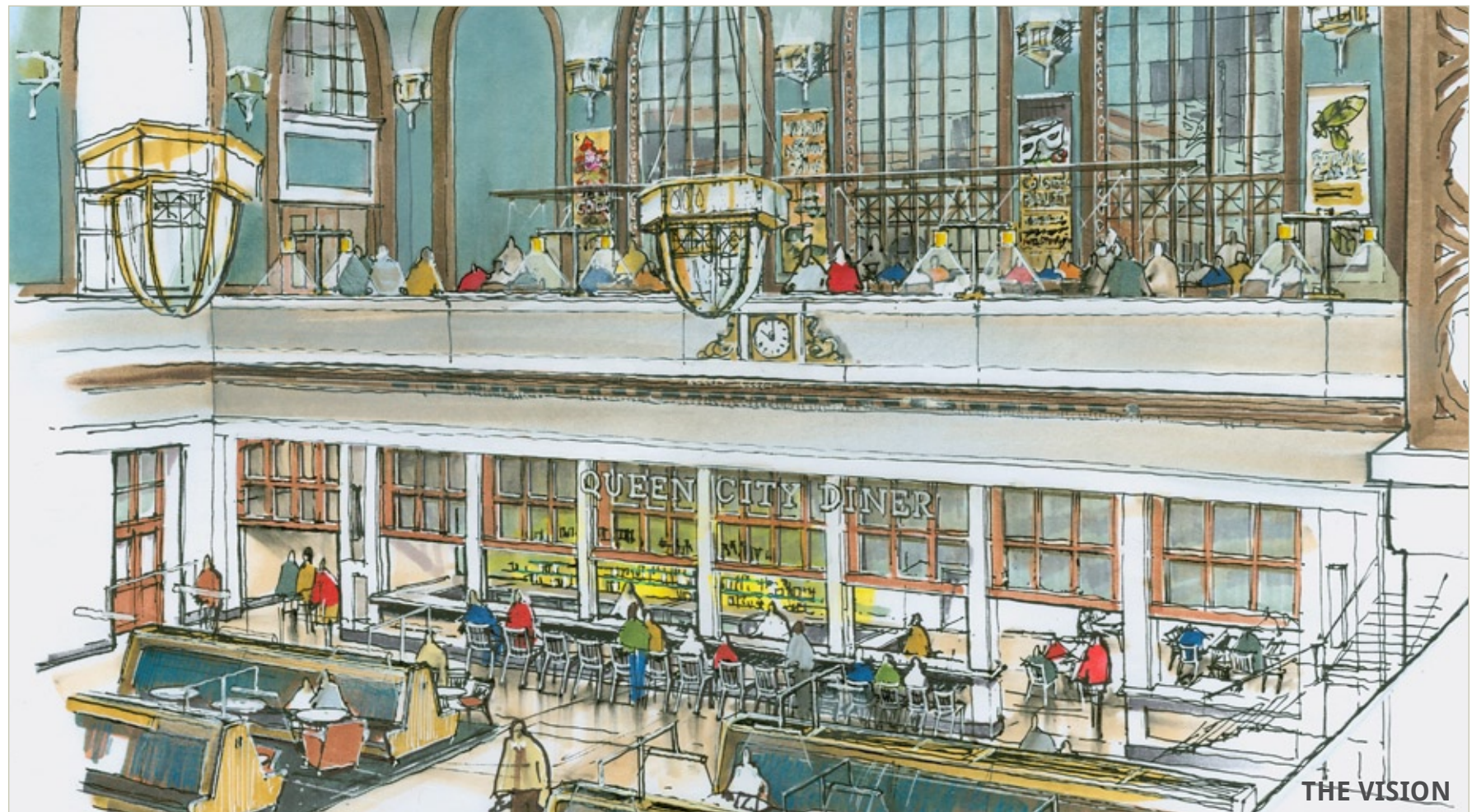
**WHAT A TRAIN STATION
SHOULD BE.**



THE VISION

After 50 Years, We're Making Union Station a Dynamic Train Station Again.

The heart and soul of the Union Station neighborhood redevelopment plan is the historic Union Station building. Drawing inspiration from New York City's Grand Central terminal, the original train room will be revamped, leveraging much of what exists there today. It will serve as the main waiting space for passengers and will house baggage claim, rental car kiosks, information, retail, cafés and an entry to the marketplace. This will be a vibrant place, bustling with travelers and locals alike. It will be a place that belongs to our community, celebrates our history and serves as the gateway to and from downtown Denver.



THE TRAIN ROOM CAFE & NEWSSTAND



A PLACE TO
GATHER OR TRAVEL.



— *The Train Room* —

THE BEST OF WHAT A TRAIN STATION CAN BE.

- Plenty of seating will be available for travelers to sit and relax during stopovers. This space also offers the perfect venue for locals to grab a bite and relax with friends, people watch or simply sit and read a book.
- The reconfigured train hall will allow for easy access to transit connections, travel services and information desks so travelers can transition quickly through the station.
- Cafés, kiosks and the newsstand will offer busy commuters the chance to grab a quick bite, a paper or a shoeshine.



THE VISION

HISTORIC STATION MARKET



The Market
**FUELED BY THE CITY
IT CALLS HOME.**

THE VISION



INSPIRATION



INSPIRATION

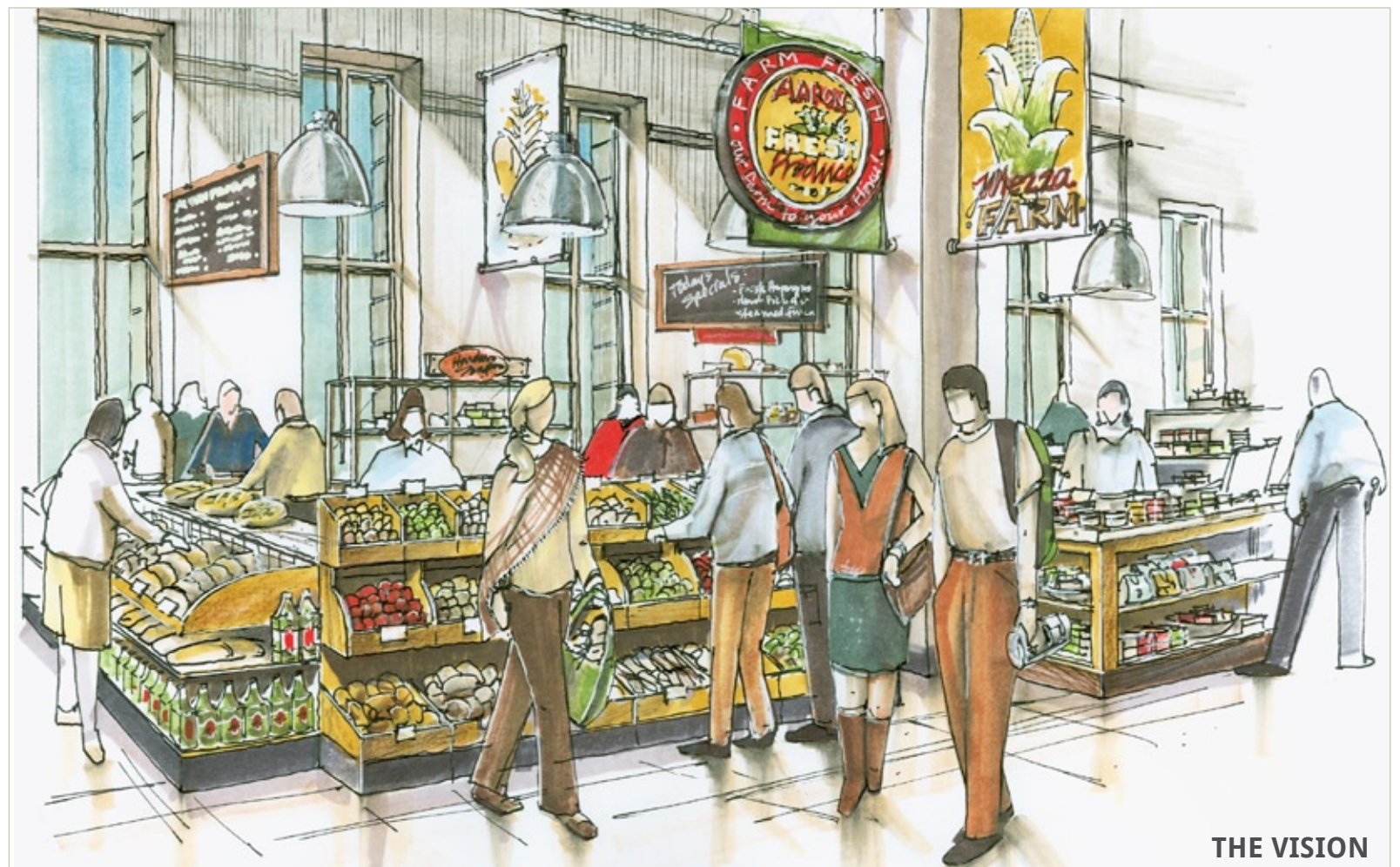


INSPIRATION

An Incubator for Small Local Businesses & the Community.

Drawing visitors and locals alike, the market will offer a wide variety of produce, pastries and handmade items to take home or to enjoy on the commute.

- Deli Meats & Sausage
- Chocolates & Candy
- Herb & Spice Shop
- Flowers
- Bath & Beauty Items
- Olive Oils & Vinegars
- Artisan Cheeses
- Produce
- General Store
- Bakery
- Cupcakes & Cookies
- Wine Bar & Shop

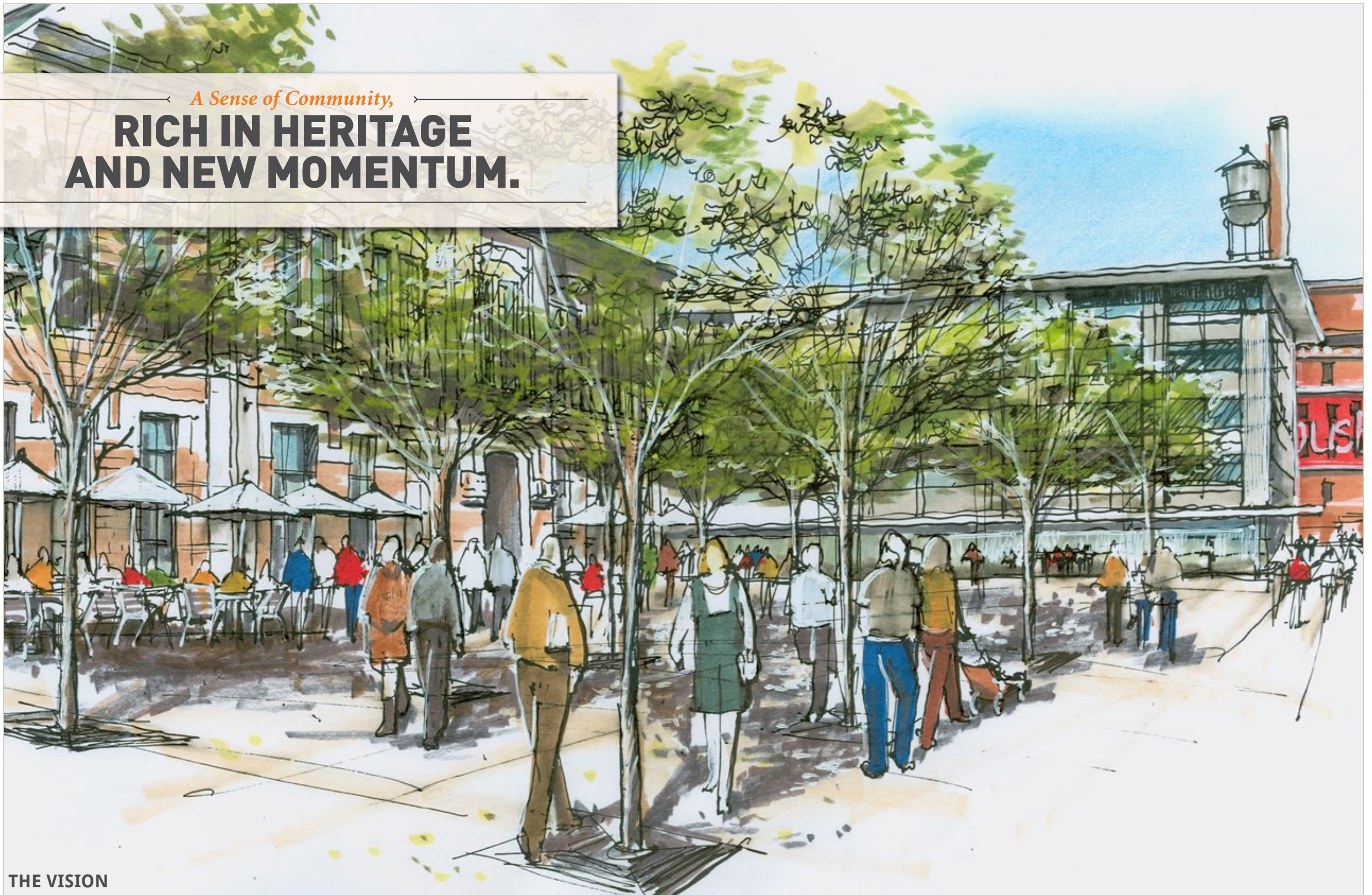


THE VISION

PUBLIC PLAZAS

A Sense of Community,

**RICH IN HERITAGE
AND NEW MOMENTUM.**



THE VISION



THE VISION



THE VISION

Our plan goes beyond the walls of the historic station to the spaces between the buildings and platforms. Cafés will fill the air with the aroma of signature dishes. A unique retail experience will frame the public spaces. Public spaces will make the perfect venues for outdoor concerts, films, festivals, holiday events and gatherings. These plazas will serve as both destinations and gateways, places to sit still and places of constant movement.



INSPIRATION



INSPIRATION

PLAZAS & ACTIVITIES





Where the City Will Work, Play & Redefine Its Sense of Civic Self.

This new pedestrian-friendly neighborhood will welcome tourists, recharge commuters and give Denver locals a place to shop, dine, explore, play and relax, right in their own backyard—or just a short commute away.

HISTORY



1881 The first train arrived in Denver's Central Platte Valley on June 21, 1870. At that time there was only one station, but as additional railroads were added over the next decade, each built its own depot. In 1881 the Union Depot and Railroad Company built Union Station, a single terminal that could serve all the different railroads from one central location. The first Union Station cost \$525,000 and opened on June 1, 1881.

1894 The original Union Station burned on March 18, 1894. There was considerable damage to the building and its wooden clock tower was destroyed. But the Station was quickly rebuilt within the original stone walls with a lower roof line and a stone clock tower to replace the wooden one.

1914 The Denver Union Terminal Railway Company tore down the stone clock tower and replaced it with the building's lower expanded center section that you see to this day. The depot's original chandeliers were eight feet across. The original sconces on the walls were under coats of paint for decades. Only recently were they restored to their original bronze tone.

1920s-1930s Were the glory days of Denver Union Station. During that time, the station operated 80 trains a day.

1950s As a transportation leader, Denver's Union Station had more travelers than Stapleton Airport up until 1958.

A Defining Landmark for Denver's Past, Present & Future.



1980s In the late 1980s, RTD and the City and Council of Denver (CCD) paired with the Denver Union Terminal Railway Corporation (DUT) to begin improvements to the site including upgrading rail platforms and canopies and accommodating an RTD bus lane.

1997-2001 RTD, the City, the Denver Regional Council of Governments (DRCOG) and the Union Station Transport Development Company (USTDC) created the Central Platte Valley Light Rail Spur (C-Line), a major public transit connection to Union Station.

2001-2002 RTD purchased the site and the station and extended its successful light rail transit and 16th Street Shuttle to Union Station.

2004-2005 Union Station received landmark designation from the City of Denver. The Denver Union Station Master Plan was approved by each of the partner agencies. In November 2004, the voters of RTD approved the FaTracks plan.

2006 On November 15, 2006, the partner agencies announced the selection of the Union Station Neighborhood Company (USNC) as the master developer to head the redevelopment and preservation of Denver's historic Union Station.

2008 On October 17, 2008, the Federal Transit Administration (FTA) signed the Denver Union Station Record of Decision which gave the green light to proceed.

2010 On February 5, 2010, Federal Transit Administrator Peter Rogoff announced \$304 million in loans to renovate Denver's Union Station and \$120 million in grants for three FaTracks rail corridors.



THANK YOU

Union Station Neighborhood Co.

UNION STATION
NEIGHBORHOOD Co.

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