How do we get there?

With a plan and a team that works!

Who’s the Team?

• THE COMMUNITY
• AMTRAK and RTD STAFF AND BOARD
• TEAM USA
  • Cubie Dawson
  • Urban Neighborhoods
  • Larimer Associates
  • Sage Hospitality
  • REGen, LLC
  • Milender White Construction
  • Tryba Architects
  • JG Johnson Architects
What’s our plan?

- **TRANSIT FIRST**
  - Union Station at its core is and will remain a transit oriented development

- **GREAT HALL**
  - A space that never closes and is active, comfortable and welcoming place for all people

- **MAINTAINS THE HISTORIC INTEGRITY OF THE BUILDING**
  - Our team has financed, designed and redeveloped more than 35 historic properties in Denver and throughout the United States

- **CUSTOM CRAFTED RETAIL, RESTAURANTS AND SERVICES**
  - A collection that both recognizes and enhances the public use of the Great Hall and is equally appealing to transit users, residents, visitors and workers

- **HOTEL**
  - THE ultimate 24/7/365 activation with a culture of western hospitality

- **ECONOMIC ENGINE**
  - $207m of direct economic benefit and creation of 350 new jobs
Public Space

- Multimodal Transportation Center
- All people will be comfortable and welcome
- Committed to same RTD policies that are in effect at Market Street Station
- Community Input

Grand Central Station
New York, New York
The Hotel
The hotel will utilize the spa, fitness center, parking and conference rooms at the Oxford Hotel.
The Platte Valley & Western Model Railroad Club and Denver Society of Model Railroads will remain in the basement of the station.
Custom Crafted Retail, Restaurants and Services

- Neighborhood outreach
- Unconventional and effective tenant recruitment
- A balance of local and national, distinctive and authentic tenants
- Parking
- Hotel use additionally ensures the success of the retail
- Operations and Management
Economic Engine

Project will generate hundreds of millions of dollars in revenue for Denver and the region

Projected Economic Benefits

($207 million over 60 year term)
Colorado Convention Center's Recent Expansion, $9,240,000

Scientific and Cultural Facilities District, $128,000

Military Football and Baseball Stadium Construction Fund, $528,000

State of Colorado, $16,312,000

Colorado Convention Center's Recent Expansion, $9,240,000

1990 Debt from Convention Center's Construction, $13,840,000

14.85% Lodger's Tax Breakdown

($78,408,000 over 60 year term)

Regional Transportation District, $5,280,000

DMOV Budget, $5,280,000

Denver Metro Convention & Visitors Bureau's Budget, $9,240,000

City's General Fund, $17,160,000

Note: The city's portion of the tax collected would go to retire a portion of the DUSPA bonds.

1990 Debt from Convention Center's Construction, $13,840,000

Colorado Convention Center's Recent Expansion, $9,240,000

14.85% Lodger’s Tax Breakdown

($78,408,000 over 60 year term)

Regional Transportation District, $5,280,000

DMOV Marketing Budget, $5,280,000

Denver Metro Convention & Visitors Bureau's Budget, $9,240,000

City's General Fund, $17,160,000

Note: The city's portion of the tax collected would go to retire a portion of the DUSPA bonds.

CO State Sales Tax, $16,008,000

RTD Sales Tax, $6,624,000

Denver City Sales Tax, $19,982,400

7.72% Sales Tax Breakdown

($42,614,000 over 60 year term)

Note: The city's portion of the tax collected would go to retire a portion of the DUSPA bonds.
Job Creation

• Our team is dedicated to RTD’s Work Initiative Now (WIN) program
  – 15 WIN construction jobs

• 350 NEW jobs within the station
  – 55 Hotel jobs
  – 70 Restaurant jobs
  – 100 Retail jobs

Hundreds of jobs will be created in the surrounding community.