

REDEVELOPMENT of DENVER UNION STATION

UNION STATION ALLIANCE, LLC



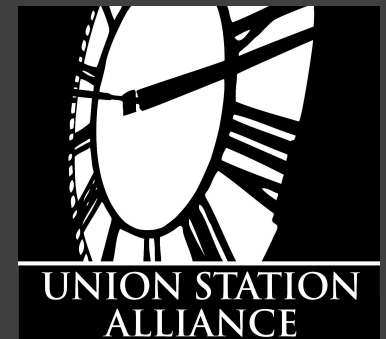
How do we get there?

With a plan and a team that works!



Who's the Team?

- THE COMMUNITY
- AMTRAK and RTD STAFF & BOARD
- TEAM USA
 - Milender White Construction
 - Sage Hospitality
 - Larimer Associates
 - Tryba Architects
 - JG Johnson Architects
 - Dana Crawford
 - REGen, LLC
 - Cubie Dawson

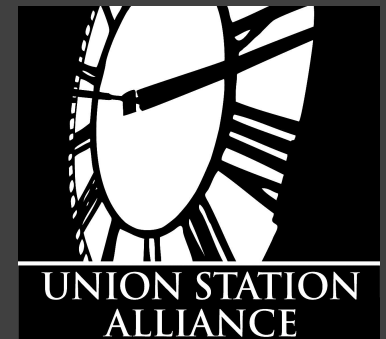


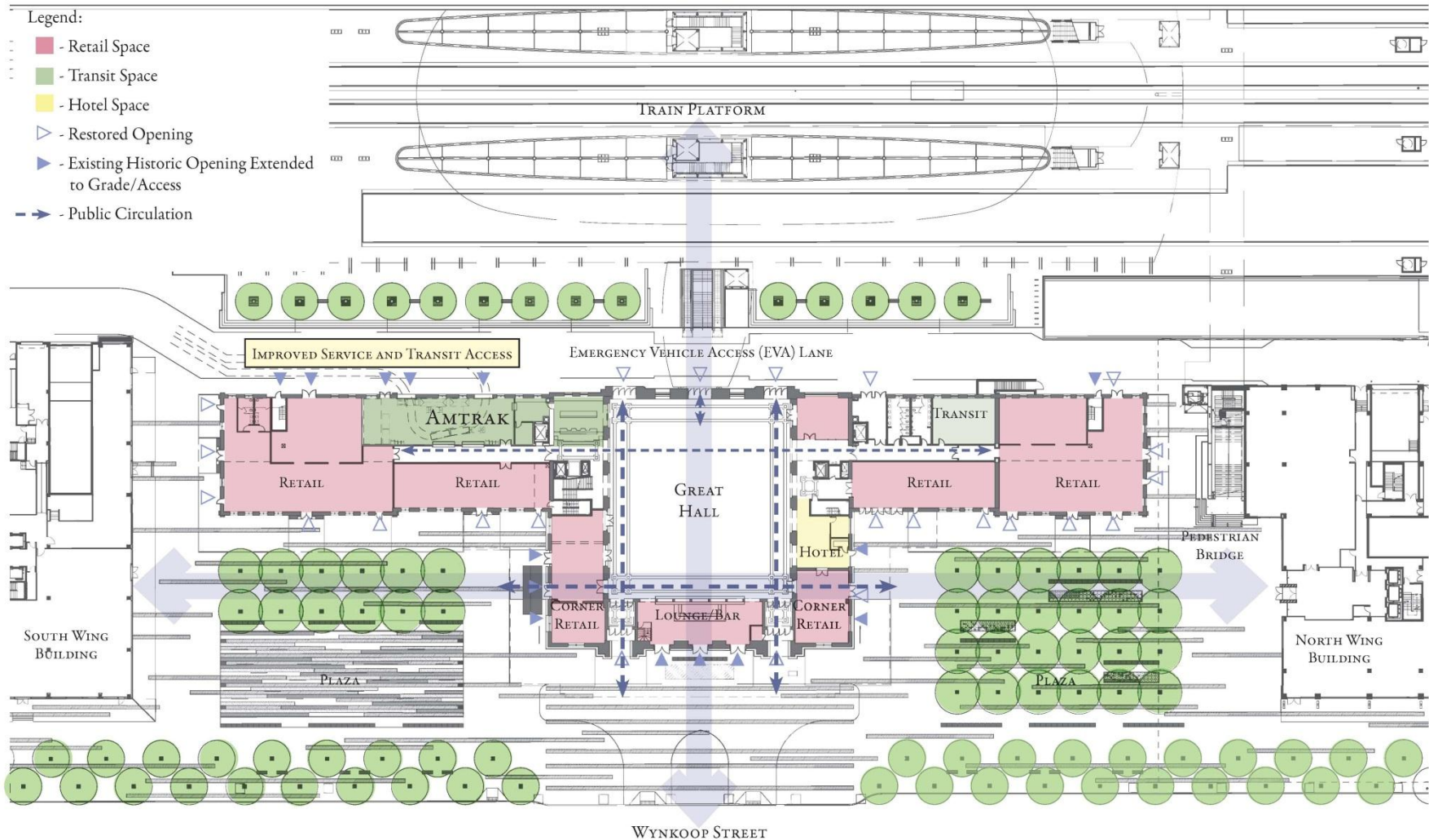
What's our plan?

- 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





DENVER UNION STATION

SITE PLAN

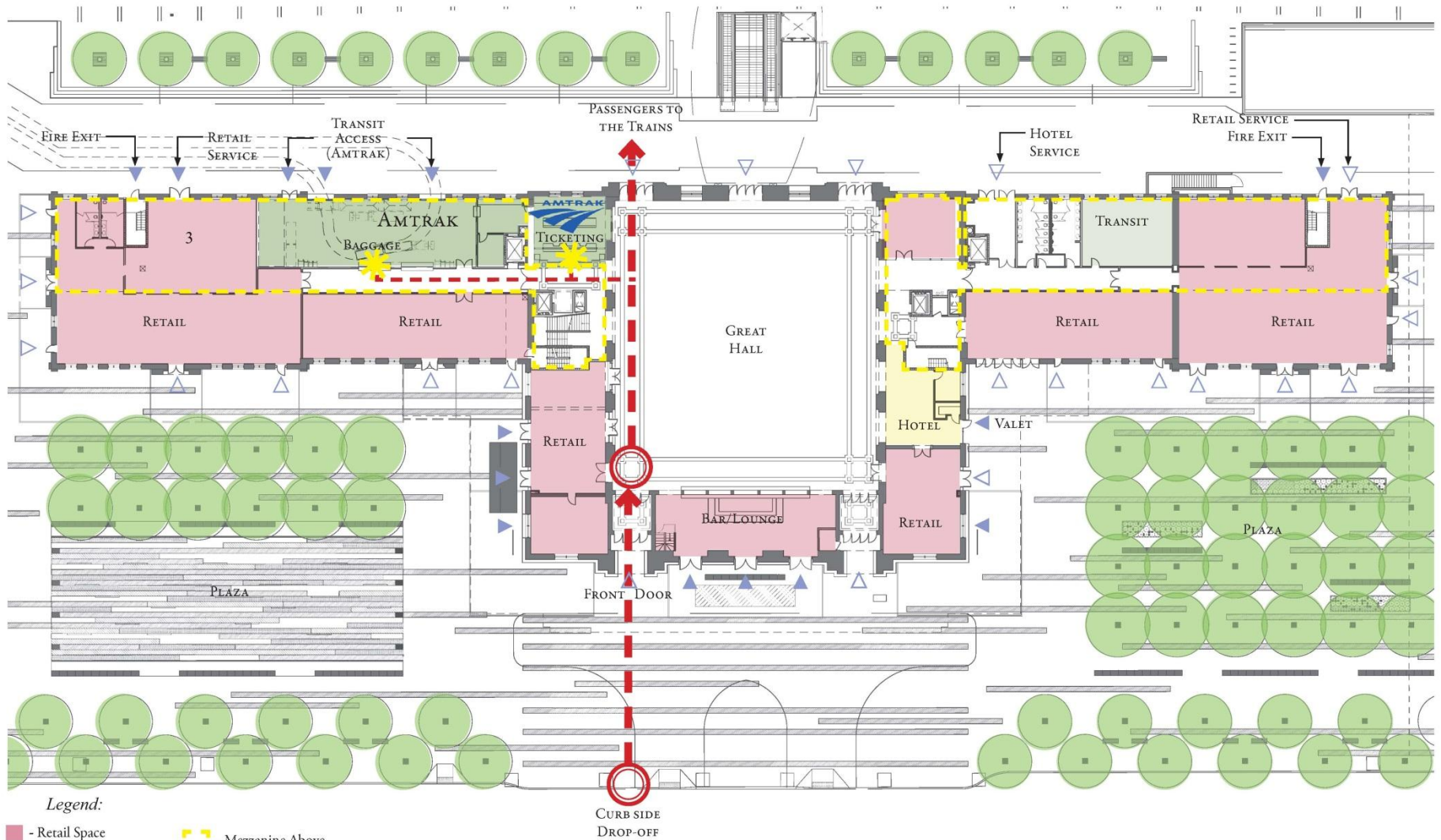






The Hotel





Legend:

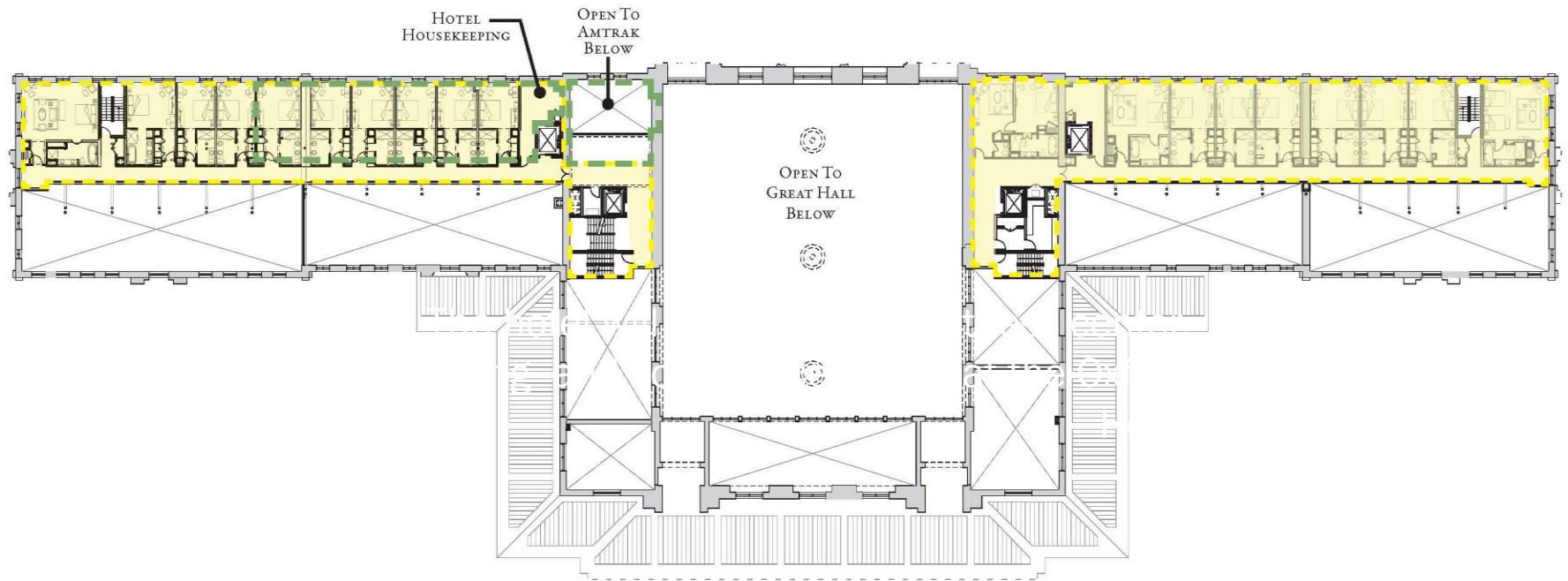
- Retail Space
- Transit Space
- Hotel Space
- Mezzanine Above
- Restored Opening
- Historic Opening

3/13/2012

DENVER UNION STATION

GROUND FLOOR PLAN

© 2012 TRYBA ARCHITECTS - JG JOHNSON ARCHITECTS



Legend:

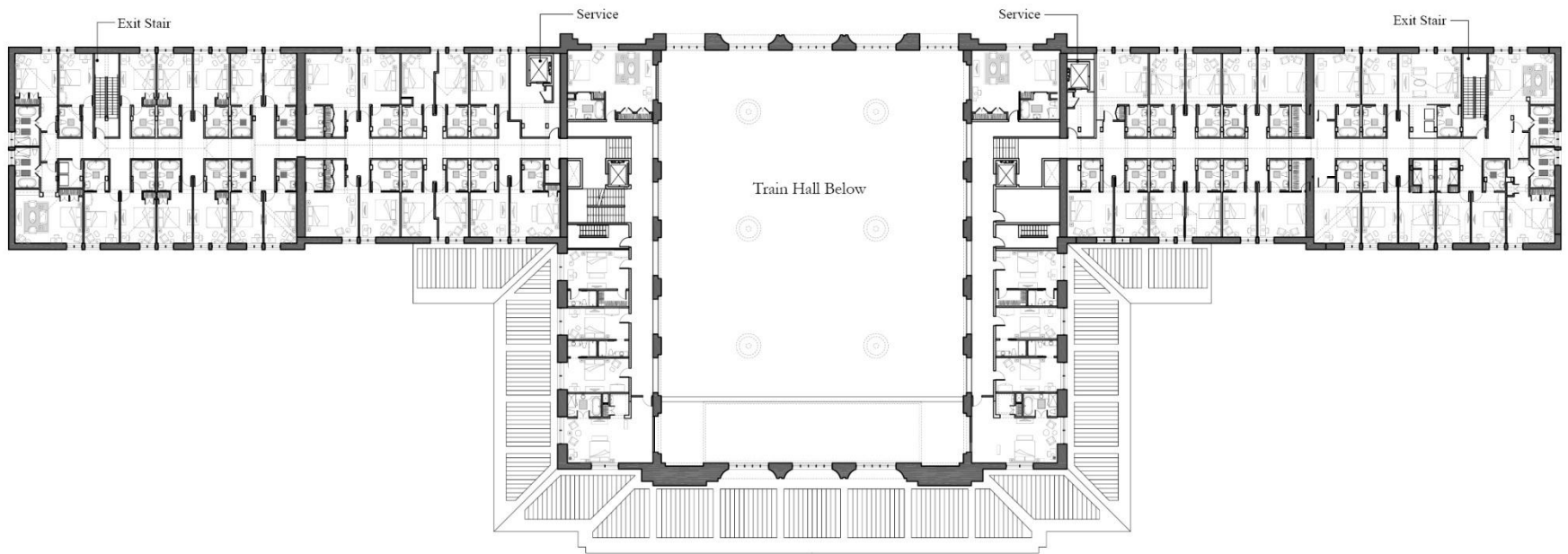
- Hotel Rooms / Space
- Amtrak Below
- Second (Mezzanine) Floor Extents

DENVER UNION STATION

SECOND FLOOR PLAN



Each hotel room will be different and themed after the Great Train Era.

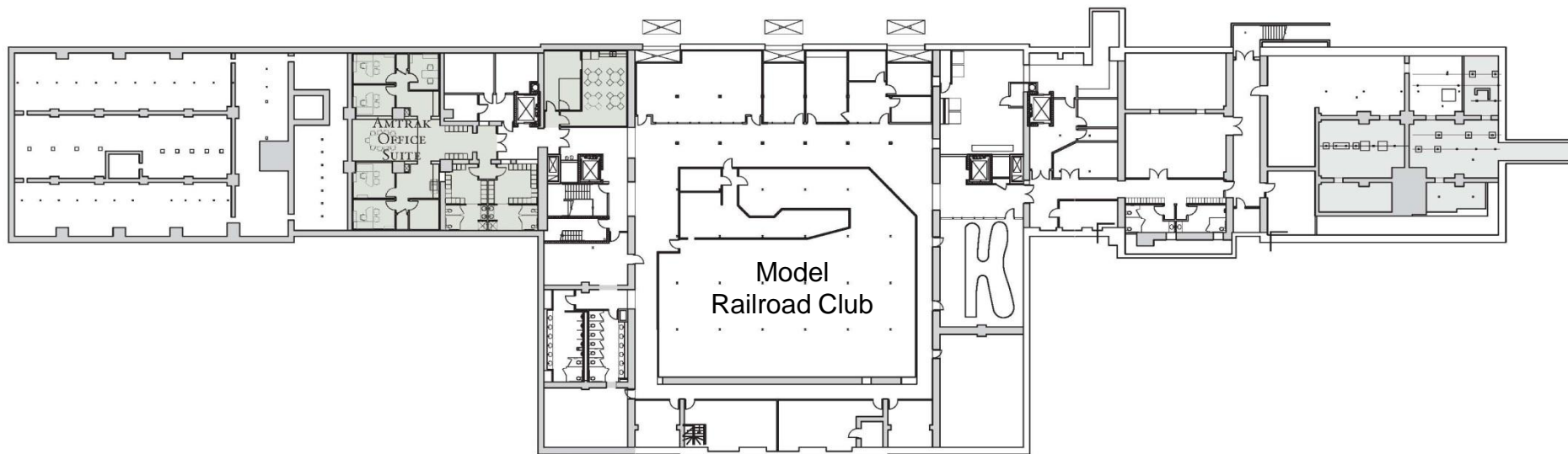


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FOURTH FLOOR PLAN

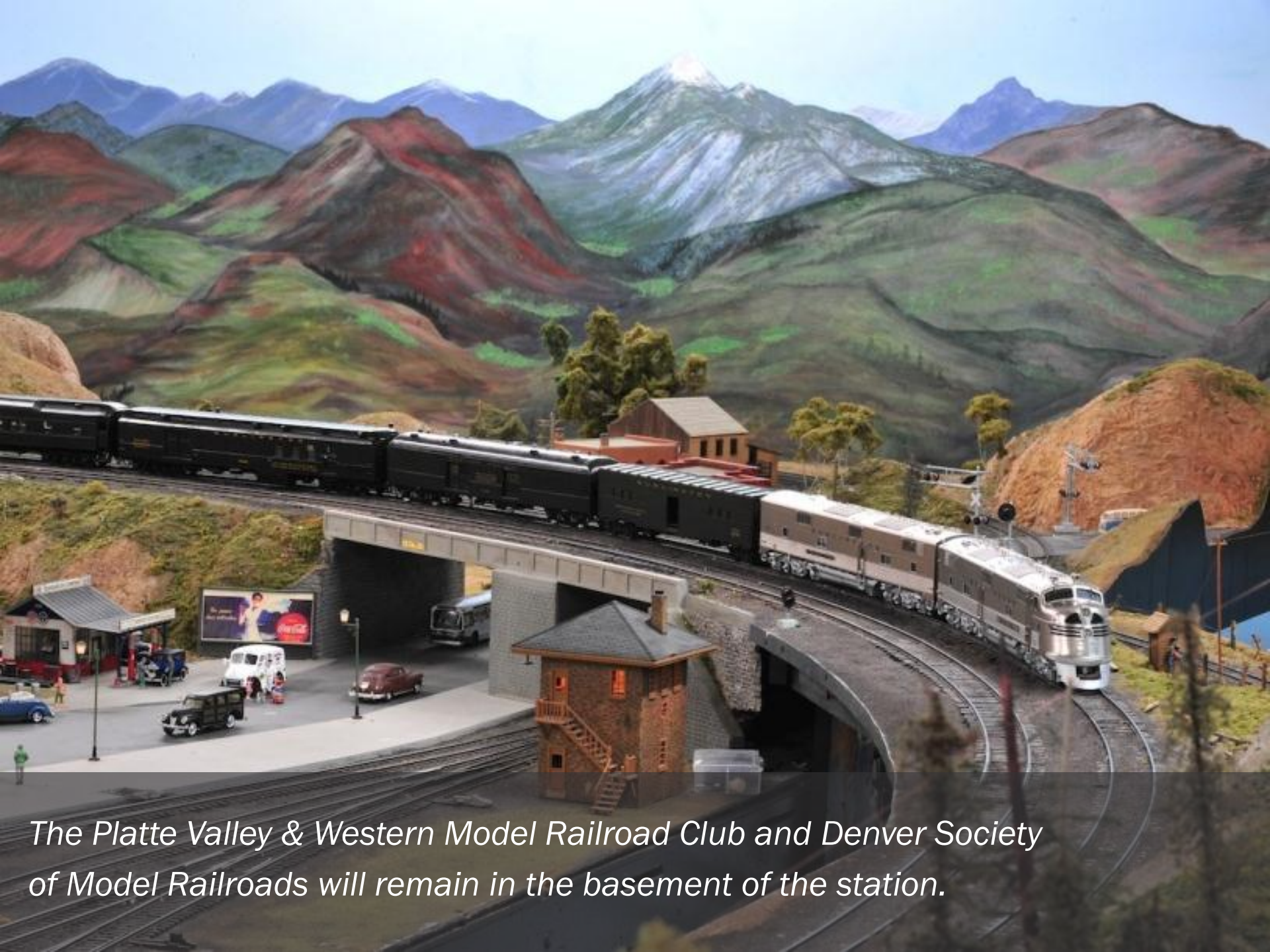


The hotel will utilize the spa, fitness center, conference rooms, and 100 day time and 200 nighttime parking spaces at the Oxford Hotel.



DENVER UNION STATION

LOWER LEVEL PLAN



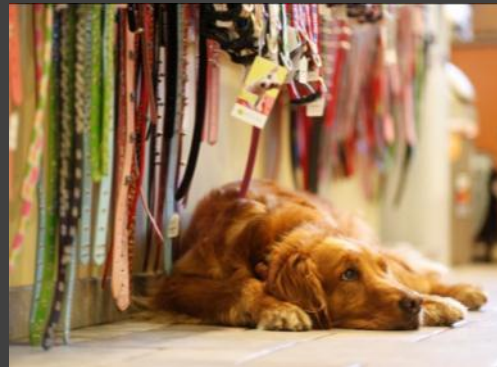
The Platte Valley & Western Model Railroad Club and Denver Society of Model Railroads will remain in the basement of the station.

Custom Crafted Retail, Restaurants and Services



Custom Crafted Retail, Restaurants and Services

- Neighborhood outreach completed
- 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



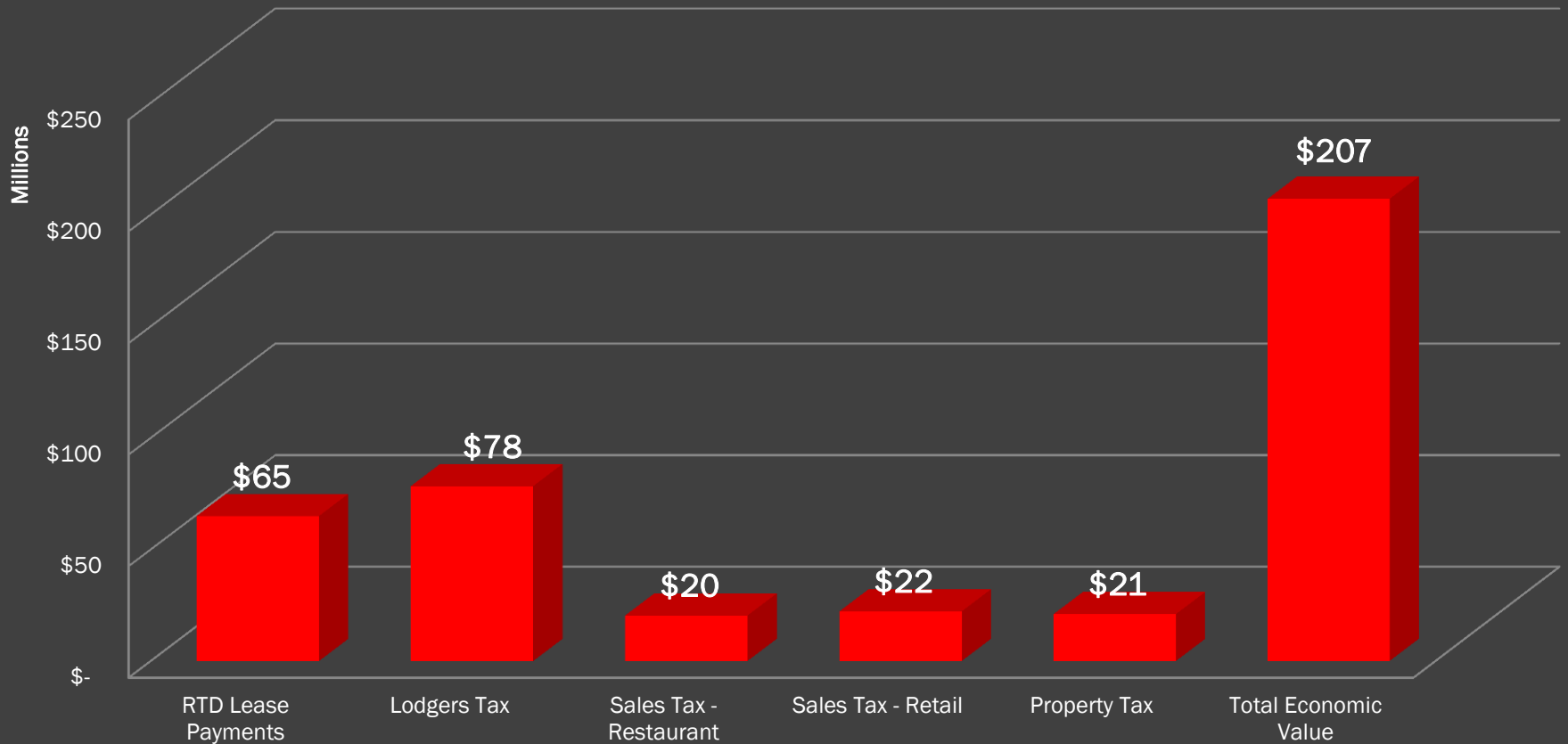
Economic Engine

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



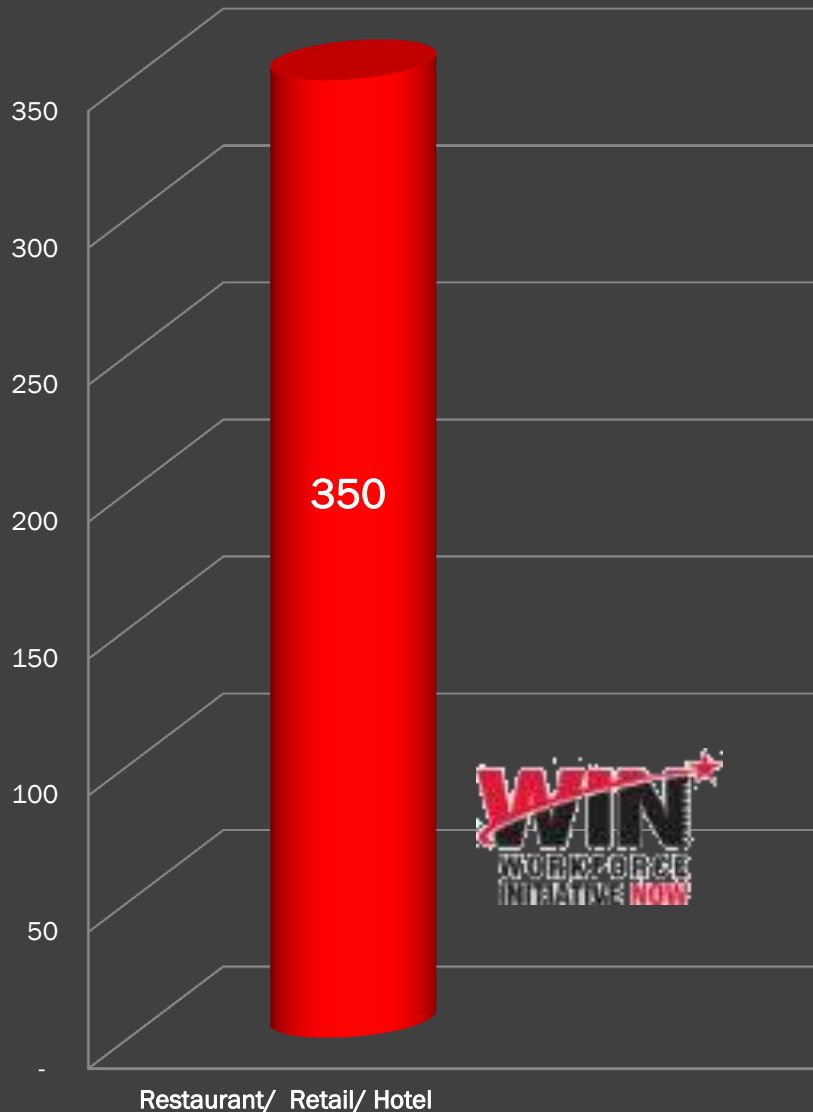
Projected Economic Benefits

(\$207 million over 60 year term)



■ Restaurant/ Retail/ Hotel

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.

Next Steps

- Currently in final negotiations with RTD
- Demolition estimated to begin Winter 2012
- Doors open in Summer 2014

For updates on the project or to learn more please visit us at
www.unionstationalliance.com



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TRAVEL by TRAIN

UNION STATION

Thank you!

