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RTD approval of the Union Station redevelopment

# New lease on life

Renovation begins Monday on a project that will transform the historic structure into a mixed-used transit center seen as a "crowning touch."



Renovation and redevelopment of Denver's Union Station will begin Monday, turning the upper floors into a hotel. The upper attic will become part of the hotel. Architectural details make the station unique among the city's historic buildings. *RJ Saugorin, The Denver Post*

By Howard Pankratz *The Denver Post*

The renovation of Denver's Union Station will begin Monday following the Regional Transportation District's approval of the redeveloper's lease on the historic structure. The project will turn the station into a mixed-use, transit-oriented development with a planned opening in mid-2014. It will include a 110-room boutique hotel and ground-floor retail and restaurant space.

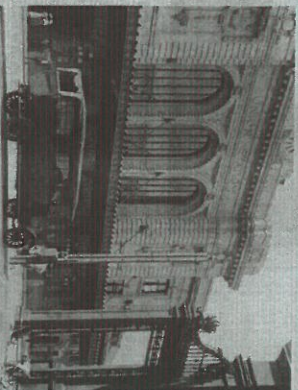
The announcement of the lease approval was made by a development team called Union Station Alliance, which includes Larimer Associates, Sage Hospitality, REGen LLC and Urban Neighborhoods.

Joe Vostrejs, chief operating officer at Larimer Associates, said redevelopment of the station is putting the "crowning touch" on the whole East Tracks plan and the redevelopment of the Central Platte Valley.

"Although the Union Station building is only a small part of the Central Platte Valley development, it is the soul of the whole project," said Vostrejs. "Without the historic station, it doesn't have the same kind of soul. Everything starts and ends there."

The building will be closed to the public starting Saturday, and construction will begin Monday.

Development team member Dana Crawford, president of Urban Neighborhoods, said the redeveloped station will serve as a destination both for local residents and visitors arriving from the airport via the planned rail line from



A reprint, taken from a photo collected by IMA Financial Group, shows Union Station in 1916. *Andy Cross, The Denver Post*

Denver International Airport.

Denver's Larimer Associates is handling the retail leasing of the station, which will feature more than 22,000 square feet of ground-floor

space divided into approximately 10 retail and restaurant outlets, a 12,000-square-foot public area, the "Great Hall" and 40,000 square feet of outdoor plaza space.

Walter Isenberg, president and chief executive of Sage Hospitality, which will operate the hotel, called the lease approval and pending construction "a great day and an exciting kickoff to the rebirth of Denver's historic Union Station."

"I think what is exciting for the citizens of Denver and Colorado is that we are taking this important and historic structure and bringing it back to life — to its original intended use as a transportation center," Isenberg said.

Bill Mosher, senior managing director of the Trammell Crow Co., who oversees the infrastructure changes such as streets, plazas and promenades in the area, said the improvements to Union Station are the "crowning achievement of the redevelopment of the Platte Valley."

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