

# DENVER UNION STATION

Master Plan

September 2004









# PART I









# Introduction



Dear Fellow Citizens and Interested Readers:

We proudly present the Denver Union Station Master Plan. This document was developed through an unprecedented collaboration among four public agencies – the City and County of Denver, the Colorado Department of Transportation, the Denver Regional Council of Governments, and the Regional Transportation District – along with many organizations and individuals in the community and the region. Their participation, strong support, and donation of countless hours of their time were essential to this project.

The vision statement for this Master Plan proposes to transform the historic Denver Union Station (DUS) site over time into “a multimodal transportation hub of international significance, and a prominent and distinctive gateway to Downtown Denver and the region.” As the product of extensive study, planning, and community participation, the Master Plan outlines solutions that offer the region’s citizens many more transportation options, all in one place. Denver Union Station will unite critical elements of the local, regional, statewide, and national transportation systems, both public and private, existing and planned, with private development and inspiring civic features.



Clarence W. Marsella  
General Manager  
Regional Transportation District (RTD)

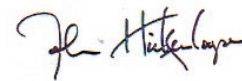


Lorraine Anderson  
Chairman, Board of Directors  
Denver Regional Council of Governments (DRCOG)

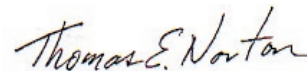
Denver Union Station’s unique assets make it an ideal location for this new type of multimodal transportation facility. Denver Union Station will create an exciting transportation crossroads, improving connections among all transportation modes, respecting the character and historical significance of this handsome station and its adjacent neighborhoods, and providing a stimulating environment for public activity and economic vitality.

Focusing on transportation and connectivity, the Master Plan identifies and evaluates potential transportation, development, and civic improvements, along with design character, financing, ownership, and governance structures for redeveloping the Denver Union Station site.

A cornerstone of the Denver Union Station planning effort is preserving flexibility for the site’s long-term operations and compatibility with the region’s transportation system. In this context, the Master Plan for Denver Union Station establishes a baseline of standards, design concepts, and site programming against which any future modifications must be evaluated.



John W. Hickenlooper  
Mayor  
City and County of Denver (Denver)



Thomas E. Norton  
Executive Director  
Colorado Department of Transportation (CDOT)

The Master Plan is one of several major initiatives needed to advance the redevelopment. The Denver Planning Board has reviewed the Master Plan as the first step toward City Council adoption as a supplement to the City and County of Denver’s Comprehensive Plan. Concurrent with the adoption of the Master Plan, City Council will be asked to rezone the 19.5-acre Denver Union Station site as a new Transit Mixed-Use (T-MU-30) District and designate the building and a portion of the site as a historic landmark in the City and County of Denver.

Since 1881, Denver Union Station has been a vital factor in the Denver region’s evolution. As a major intercontinental rail link, the historic station helped shape transportation in the region and the nation. The building’s distinctive architecture provides a focal point for the Lower Downtown Historic District and a visual landmark for many parts of the city.

Redevelopment of the site will restore Denver Union Station to prominence as a force shaping our state’s character, economy, and transportation systems. Much more than a nostalgic reminder of rail’s golden era, this revitalized civic landmark will play a major role in shaping Colorado’s future.



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