



# 16<sup>th</sup> Street Pedestrian Mall and Transitway Reconstruction

Council Briefings  
February 2021

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## Item 21-0172

Approval of a contract with PCL Construction Services for design/build services for the final design and reconstruction of the 16<sup>th</sup> Street Pedestrian Mall and Transitway.

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Intergovernmental Agreement with CDOT/DRCOG for the contribution of regional transportation dollars (\$20M) for the reconstruction of the 16<sup>th</sup> Street Pedestrian Mall and Transitway.

\*2019 pre-pandemic

# 16<sup>th</sup> Street Mall

The backbone of downtown

Downtown  
Mobility



**39,000 RTD  
MallRiders daily**  
14M Annual Riders

Downtown  
Workforce



**145,000  
workers**

Downtown  
Neighborhood



**27,000  
residents**

Downtown  
Retail



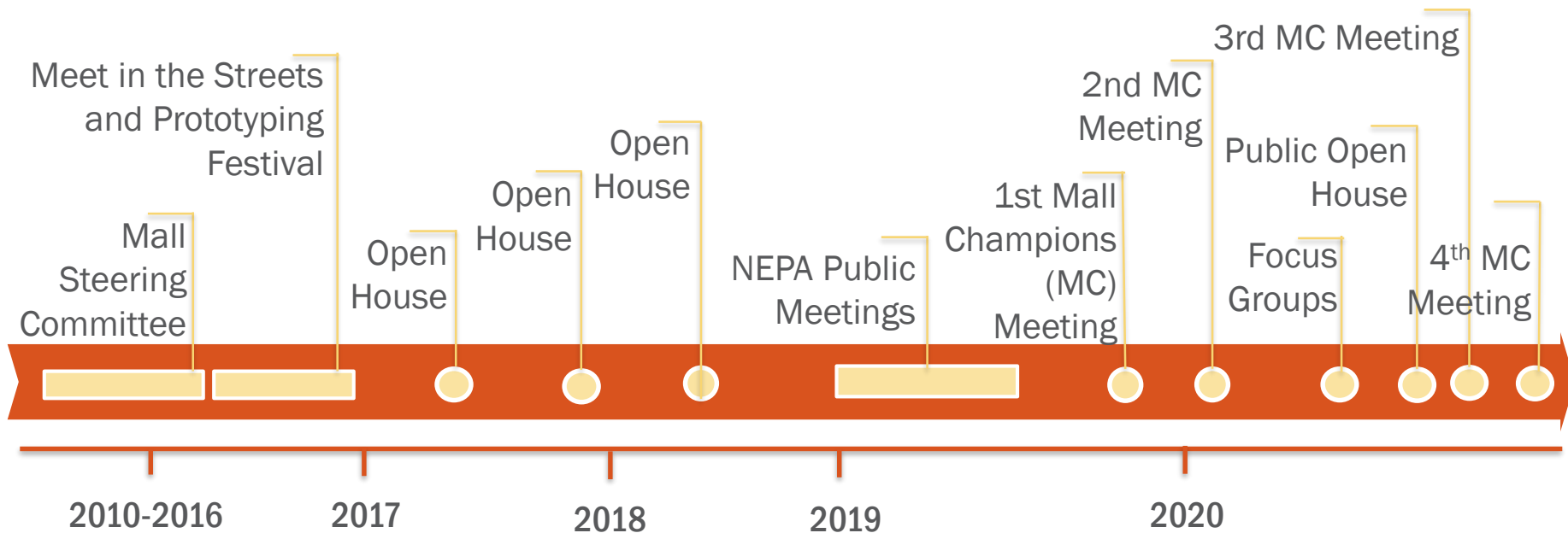
**198 businesses**  
50% locally  
owned

Downtown  
Tourism



**8,759  
hotel  
rooms**

# Public Engagement to Date



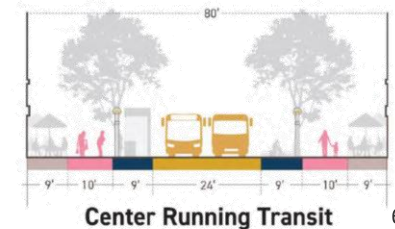
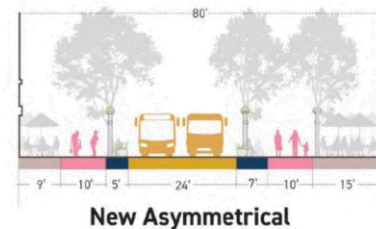
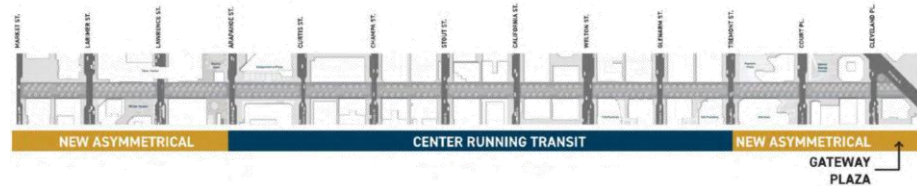
# Reconstruction Project Benefits

- One of most successful pedestrian malls in U.S.
- Originally opened in 1982, designed for a 30-year life
- Now nearing 39 years of use without major upgrades
- Project will:
  - Incorporate 10 years of public input
  - Address deteriorating infrastructure that frequently disrupts transit system, inhibits safety, and costs \$1.5M annually to maintain
  - Improve mobility and safety for all users
  - Increase opportunity for public use
  - Add more and healthier trees
  - Add infrastructure to support improved technology along the Mall



# Reconstruction Project Benefits

- Fully reconstructs the Mall from Market St. to Broadway
- New, realigned and consolidated transitway creating:
  - Wider, ADA accessible pedestrian walkways
  - New amenity zones for increased safety and activation opportunities
- Replaces granite pavement system
- Improves drainage and surface friction
- Expands tree canopy
- Improves and upgrades cross streets
- Adds Public Life foundational elements to enable implementation of Public Space/Public Life Playbook
- Maintains & Upgrades historic lighting
- Maintains historic character of original design





# Future Mall Layout – Conceptual Renderings



City and County of Denver's concept phase perspective at 16th and Court Pl.



WALKWAY

AMENITY ZONE

TRANSIT WAY

AMENITY ZONE

WALKWAY

City and County of Denver provided conceptual 16th Street perspective with dashed lines indicating zones for walking, amenities, and transit.

# Public Life

Public Life is integrated throughout the Mall:

- Historic replica street lighting fixtures with added color capabilities
- New and additional trees with planting technology to allow for a larger downtown canopy
- Two areas of play
- Shade structures integrated into amenity zones
- Replicating and updating fountain at Broadway
- FF&E and public art to be implemented under a separate procurement process.



City and County of Denver's concept phase perspective at 16th and Glenarm Pl.



# Contract Details

- Selected Design/Build Contractor: PCL Construction Services
- Contract Term: April 2021 through December 2024
- D/B Contract Value is \$149M
- Workforce
- FTA requirements
  - NEPA Compliance
  - FTA Oversight and Inspections
  - Regular Reporting
  - Compliance with Federal Law (e.g., Labor, Buy America)
  - Disadvantage Business Enterprise Participation (DBE:18% design, 17% construction)

# INTEGRATION OF WORKFORCE PLAN REQUIREMENTS



PCL Construction will be required to implement a plan that includes the following:

## 1 POINT OF CONTACT

- Workforce POC to ensure the implementation of the Workforce Plan

## 2 OUTREACH & ENGAGEMENT

Approach and plan for target populations:

- Veterans
- TANF recipients
- History of Homelessness
- History with Foster Care
- Graduates of pre-apprenticeship programs

**Note:** Federal funds require On-The-Job Training (OJT) hours and prohibit use of targeted zip codes for hiring purposes.

## 3 TRAINING STRATEGY

15% of construction hours performed by apprentices. Of those:

- 25% of hours by Targeted Populations
- 25% by first-year apprentices
- OJT will also be required

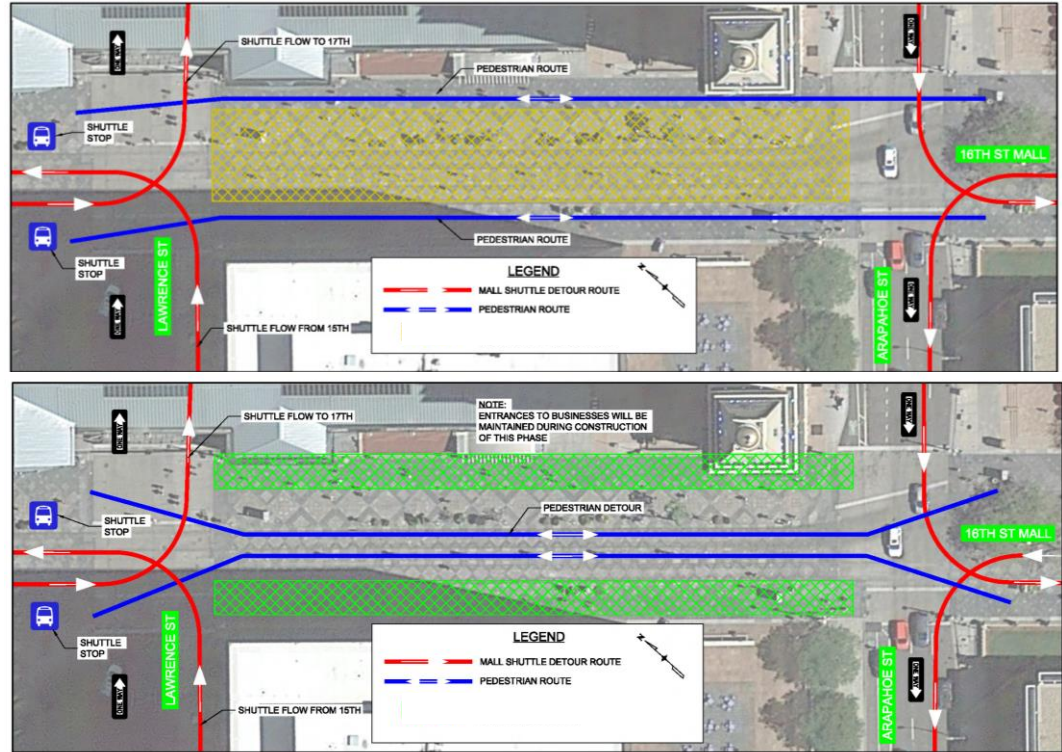
## 4 REPORTING & TRACKING

Metrics and strategies to track and report progress meeting the Workforce Plan

- LCPtracker (Prevailing Wage System)
- Connecting Colorado (State Workforce System)

# Construction Phasing & RTD MallRide Service

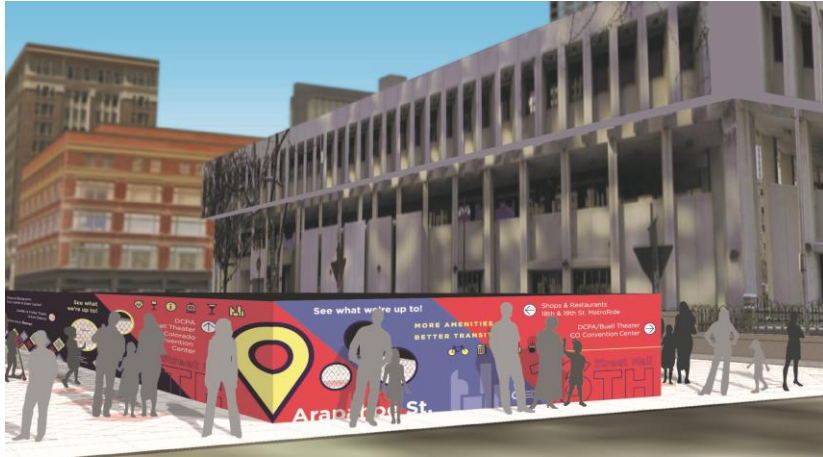
- Access to Businesses and private spaces required during construction
- ADA accessibility required throughout construction limits, including pedestrian and bike access
- Maximum construction duration per block is 18 months



# Project Public Outreach Approach

## Public Outreach Governance:

- Dedicated Public Information Officer from Contractor and City team
- Public Information Plan (PIP)
- Crisis Communication Plan (CCP)



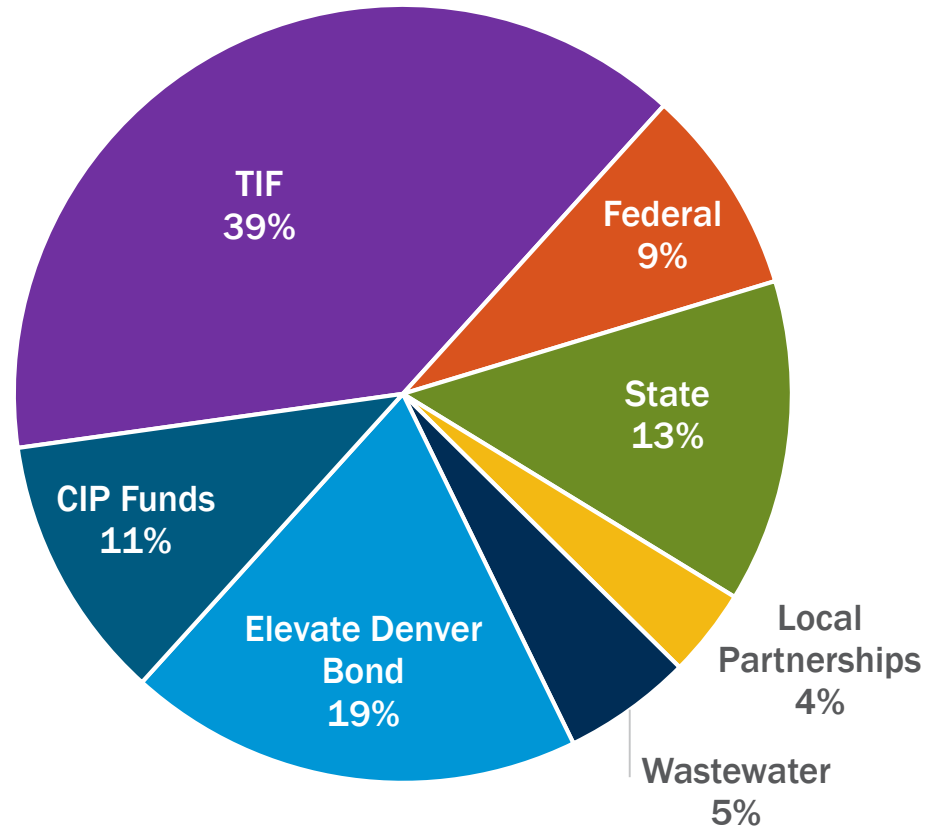
Conceptual rendering of wayfinding on project construction walls.

## Public Outreach Tactics:

- Provide communications materials in both English and Spanish and make ADA accessible
- Establish a 24/7 project specific hotline and website
- Implement clear, concise construction wayfinding, project identification and signage
- Produce renderings, infographics, graphic displays, newsletters, flyers, posters, website updates, and other collateral needed to communicate the project's key information and progress
- Pop-up events
- Support City marketing and branding activities
- Adjacent project coordination

# Project Funding

- Funding sources remain consistent with the original financial plan.
- Additional contributions from Bond, Wastewater and CIP to meet the contract value.
- Aligned City sources to eligible expenditure type.





# IGA Council Action

IGA to accept regional transportation dollars (DRCOG/CDOT) to reconstruct the 16<sup>th</sup> Street Pedestrian Mall and Transitway

Funding Amount: \$20M





# Economic Impact

1,843 jobs



\$155.7 million  
in labor income

\$379.5 million  
in anticipated sales



**\$4 billion value-add to the regional economy**

# Mall Business Support

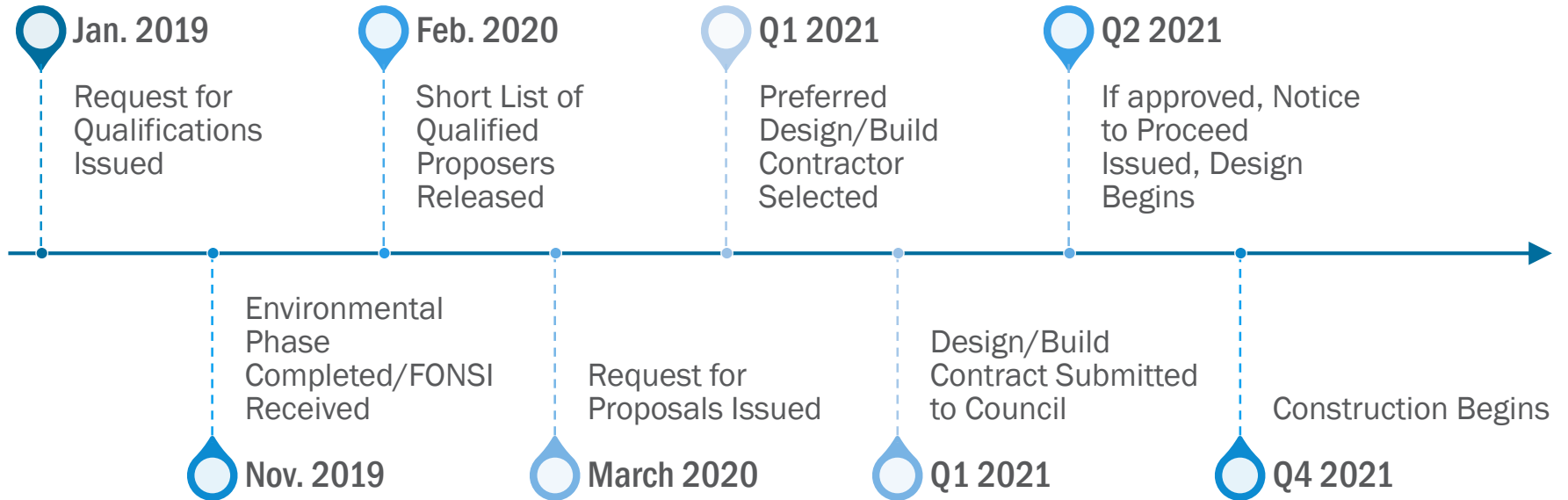
- The 16<sup>th</sup> St. Mall is home to 300+ businesses
  - 200 directly located on Mall (excluding office)
  - About half of 200 businesses on Mall are locally owned
- \$300,000 dedicated to support 16<sup>th</sup> St. Mall businesses in 2021 through:
  - Technical Assistance to Prepare Businesses for Construction
  - Small Business Stabilization
  - Attraction of new Mall Tenants
- Additional funding to support businesses needed in future budgets



# Next Steps

- Council Review and Approval of Contract and IGA
- Meet with Stakeholders
- Notice to Proceed Issued
- Public Outreach for Final Design Begins
- Business Outreach Continues
- Construction Begins
- PSPL Playbook and Public Art
- Quarterly Council Updates (fact sheet)

# Procurement & Contracting Timeline



# Council Actions

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# Questions?