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October 2025

Burnham Yard Small Area Plan

SAP Overview & Existing Conditions Overview

Denver, CO



Team Organization



Project Management + Mobility & Infrastructure Planning

Small Area Plan Lead

Perkins&Will

Urban Design

DigStudio

Landscape Design

EPS

Economic Planning



Community Outreach

CDR ASSOCIATES

COLLABORATIVE DECISION RESOURCES

Engagement Facilitation

Context: Burnham Yard Community Planning



As the Burnham Yard area and its surrounding neighborhoods sees significant changes over the next few years, community input will be refined and documented in several ways, including city plans and policies for the surrounding area, Bronco's designs for the stadium and mixed-use district, and partner-led community benefits agreement.

The Small Area Plan (SAP) is a part of this broader Burnham Yard Community Planning process.

Context: A Brief History and Look Ahead

Burnham Yard has been explored for other uses in the past.

This project comes at a unique moment of opportunity for the Yard that will define its long-term future.

● 1870 - 2016 ACTIVE RAILYARD

For 150 years, Burnham Yard served railroad operations. The use of the yard predates Colorado becoming a state!

● 2021 STATE BUYS THE LAND

The State of Colorado purchased the yard to explore transportation infrastructure options.

● 2022 - 2024 TECHNICAL STUDY

A transportation planning study is completed, and determines using Burnham Yard mainly for transportation infrastructure wouldn't be the right move.

● 2023 - 2024 STARTING TO PLAN

The State began a community process to begin visioning what the yard could become. The project was paused.

● 2025 BRONCOS ANNOUNCEMENT

The Broncos announce Burnham Yard as the preferred site for a new stadium and mixed-use district.

● NOW A COMMUNITY PROCESS!

The City of Denver kicks off Burnham Yard Community Planning to create a shared vision for the future of Burnham Yard and steward impacts and opportunities for current residents.

● 2025 - 2026 PLANS & BLUEPRINTS

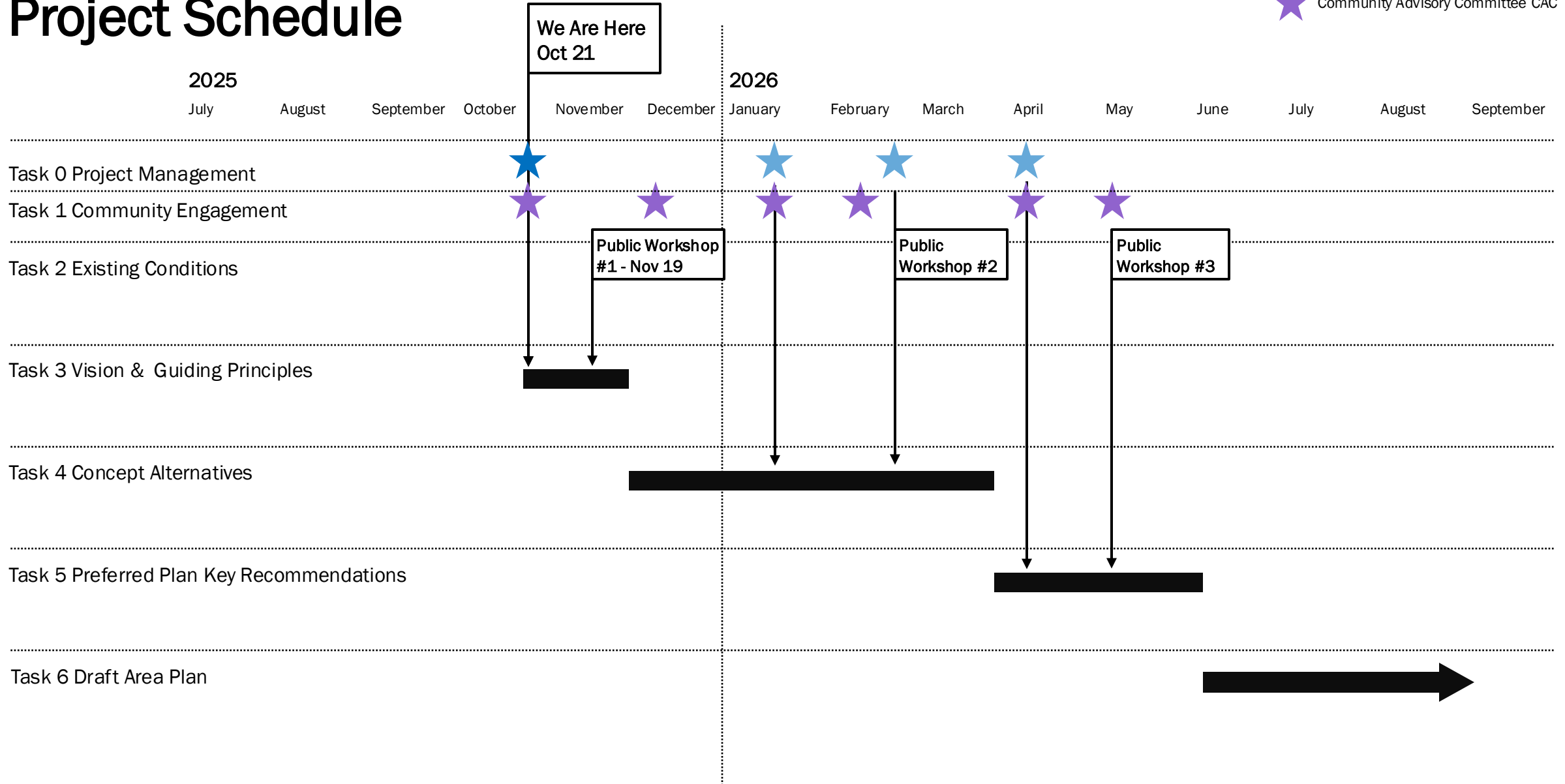
Community ideas will be refined and documented as the Bronco's designs for the stadium and mixed-use district, city plan for the surrounding area, and legally binding community benefits agreement.

● Future LONG TERM PLANNING

Future projects will create long-term plans for the neighborhoods around both Burnham Yard and the current stadium.

Project Schedule

★ Technical Working Group TWG
 ★ Community Advisory Committee CAC



The Small Area Plan (SAP)

The Burnham Yard Small Area Plan is a community process intended to **ensure the community's voices are heard** and reflected in the redevelopment of the railyard and surrounding area. The planning process will kick off in October and conclude with an anticipated plan adoption near the end of 2026. The process will be focused on **how to realize the community goals of a redeveloped railyard while addressing the potential impact on the surrounding neighborhoods.**

Agenda

4:00 – 4:10 — Welcome & Agenda Review

4:10 – 4:30 — Introductions

4:30 – 5:15 — Presentation: Small Area Plan Process and Existing Conditions Report

5:15 – 5:30 — Discussion: 2040 Vision

5:30 – 5:50 — Activity: Priority Topics

5:50 – 6:00 — Next Steps

Advisory Committee Role

- **Spread awareness and accurate information** about the plan and connect community members with the process, using materials provided by the project team;
- **Advise on the planning process** at major milestones, with a focus on community engagement;
- **Help interpret feedback** and input gathered from the larger community; and
- **Inform and serve as a sounding board** for plan recommendations and content.

Advisory Committee Responsibilities

- Participate in committee meetings **actively, constructively, respectfully** and with an open mind.
- **Use equity as a lens** for considering decisions on process and plan content.
- Seek **consensus** or near consensus.
- Embrace multiple perspectives and **consider the desires and needs of the larger community**, rather than solely the individual member's perspective.
- Foster a **collaborative spirit** between committee members and the project team.
- Give input and have **dialogue openly and honestly**.
- **Ask questions** to increase understanding of others' perspectives, rather than jumping to conclusions.
- **Find compromise** on community feedback.

Existing Conditions Findings

Introduction

Rooted in History

- Prior to the Colorado gold rush of 1858, the Ute, Arapahoe, and Cheyenne tribes lived along the South Platte River and Cherry Creek – likely inhabiting what is now Burnham Yards
- The arrival of settlers, the growth of railroads in the 1870s, and Governor A.C. Hunt’s homestead in Lincoln Park shaped the area’s early development, attracting immigrant workers and fostering a working-class character.
- The neighborhoods around Burnham Yard became known as the La Alma Lincoln Park and a cultural hub for Denver’s minority communities.
- Nearby neighborhoods bear the weight of Denver’s troubled past, marked by redlining, the Braceros Program, the 1965 South Platte flood, and the displacement of Auraria families.
- The neighborhood later became a center of the Chicano Movement.



Existing Conditions is organized under four themes:

①

**Environmental
Resilience**

②

Economic Growth

③

**Community
Livability**

④

**Connection
and Access**

each theme includes subtopics broken into
“**Opportunities**” and “**Challenges**”

① Environmental Resilience

Trail and Open Space Connectivity

Opportunities

Proximity to the South Platte River, Cherry Creek and proposed 5280 Trail, 7th Avenue bikeway and dense, diverse, multi-generational communities gives Burnham Yards a unique chance to deliver a connected and thriving open-space network.

Challenges

No open space parcels have yet to be funded at Burnham Yard.



On Site Contamination*

Opportunities

Open space development with ecological restoration and protective design measures to address industrial contamination while providing educational community amenities.

Challenges

Address soil and groundwater contamination from historical industrial activities to ensure safe, usable community spaces.

* Further studies will need to be conducted to adequately assess on-site contamination.



② Economic Growth

Population and Households

Opportunities

Strong population and housing growth in the primary study area, outpacing the surrounding areas.

Challenges

Population decline in the western secondary study area between 2015 and 2025.



Employment

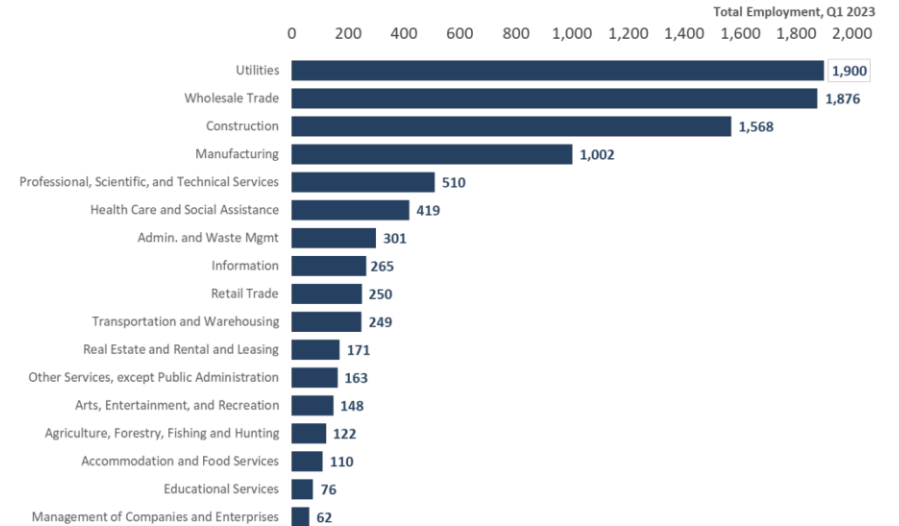
Opportunities

- There are 9,192 jobs overall, with over 70% in industrial sectors
- Highest-paying roles in utilities, transportation & warehousing, and wholesale trade.

Challenges

Heavy reliance on industrial sectors, combined with zoning constraints and legacy overlay standards like UO-2, limits flexibility for mixed-use development and may reduce economic diversity.

Figure 2. Employment by Industry – Primary Study Area, 2023



Source: Quarterly Census of Employment and Wages; Economic & Planning Systems

Description	2019	2020	2021	2022	2023
Total Manufacturing Jobs					
Primary Study Area	1,026	921	1,012	906	1,002
Secondary Study Area - East	282	290	290	270	238
Secondary Study Area - West	<u>1,263</u>	<u>1,374</u>	<u>1,304</u>	<u>1,202</u>	<u>1,144</u>
Total	2,571	2,584	2,605	2,379	2,384
City and County of Denver	19,762	20,152	18,825	17,770	18,043
% of Total Denver Manufacturing Jobs					
Primary Study Area	5.2%	4.6%	5.4%	5.1%	5.6%
Secondary Study Area - East	1.4%	1.4%	1.5%	1.5%	1.3%
Secondary Study Area - West	<u>6.4%</u>	<u>6.8%</u>	<u>6.9%</u>	<u>6.8%</u>	<u>6.3%</u>
Total	13.0%	12.8%	13.8%	13.4%	13.2%

Source: Quarterly Census of Employment and Wages; Economic & Planning Systems

Industrial Sector

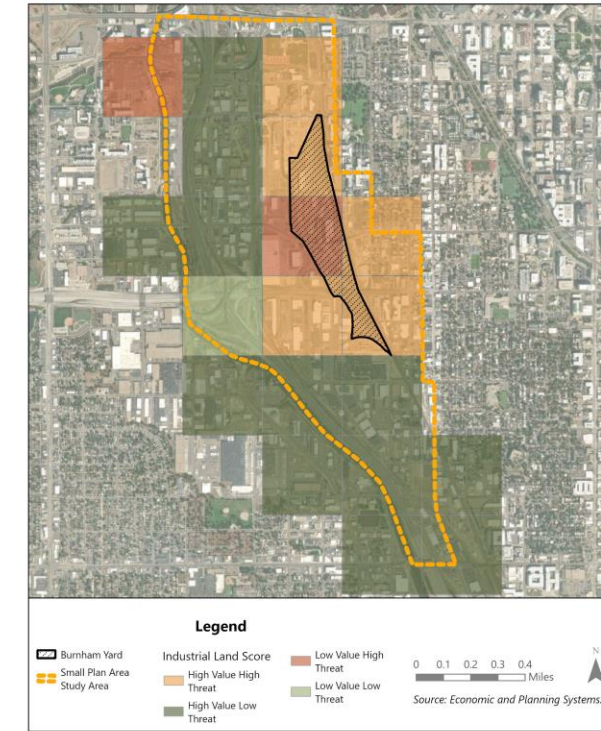
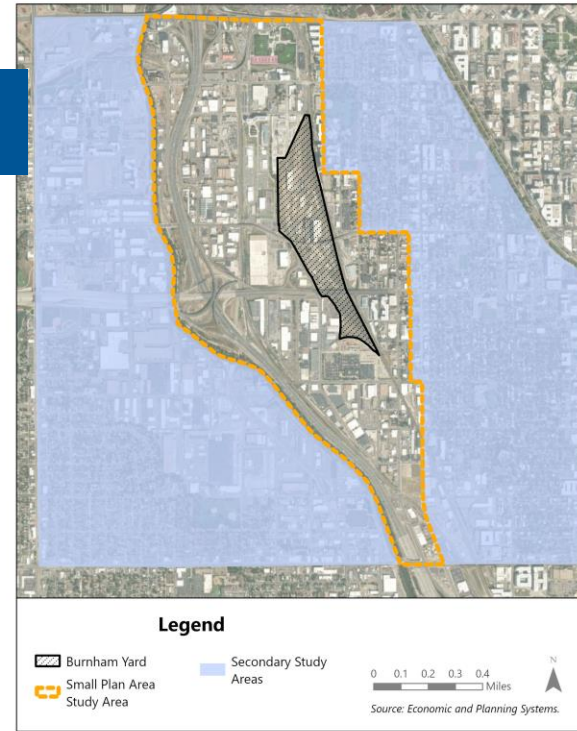
Opportunities

The industrial sector is a key economic driver, offering –

- Well-paying middle-skill jobs with strong wealth building opportunities.
- High-value land
- Low vacancy
- Strong industrial real estate market

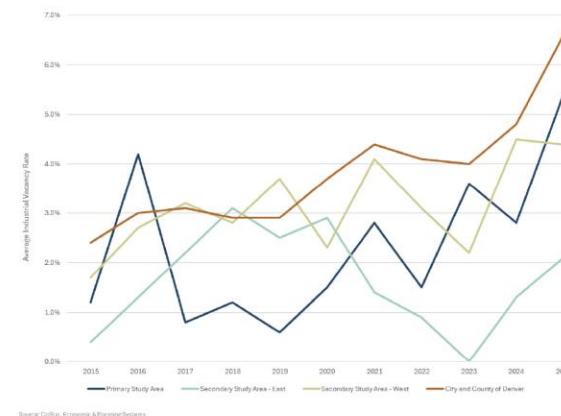
Challenges

Displacement of industrial economic base and middle-wage jobs due to high-value I-MX zoning and potential stadium raising land values and creating land-use conflicts



2024 Industrial Land Study Value/Threat Scoring

Primary and Secondary Study Areas



Industrial Vacancy

Industrial Rent

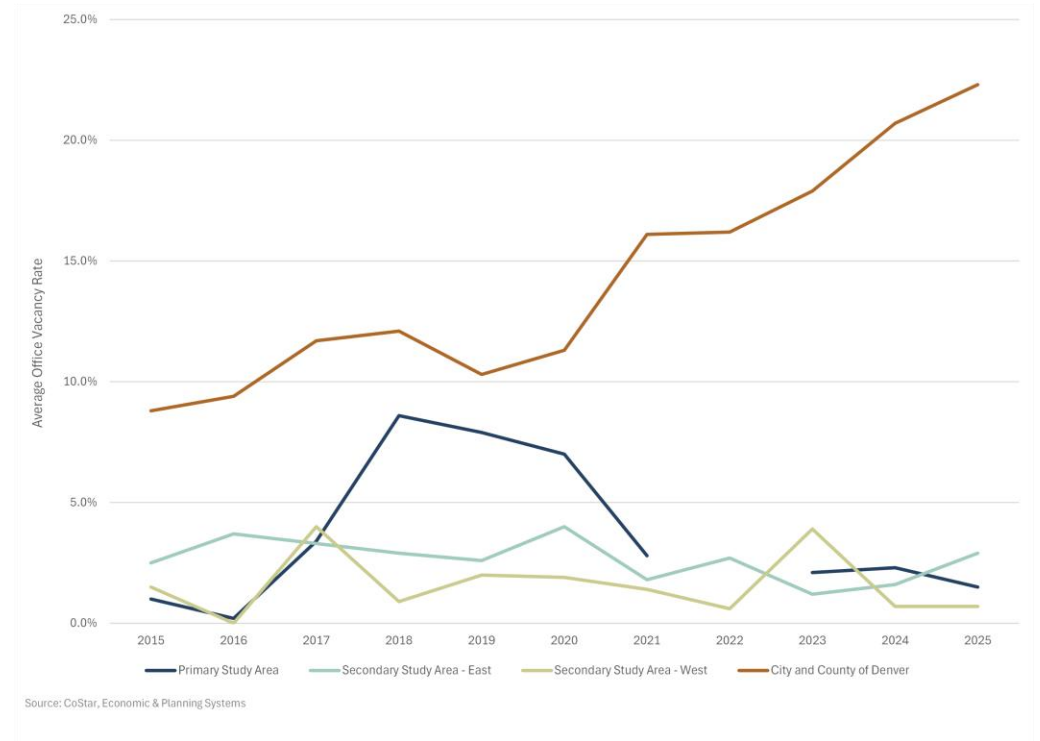
Office Market

Opportunities

- Strong demand for office space with low vacancy rates in the primary and secondary study areas
- Rising rents and a central location, make the area attractive for new office and retail development and help diversify the local economy.

Challenges

Office space makes up only about 4% of Denver’s total market, so future development needs to integrate offices carefully so as not to undermine the area’s mainly industrial character.



Affordable Housing

Opportunities

Affordable housing projects like Mariposa and Sun Valley play a crucial role in the community while creating opportunities for mixed-use redevelopment around Burnham Yard.

Challenges

Integrating new development at Burnham Yard with existing affordable housing requires careful planning so that new investment and market-rate growth don't lead to displacement or harm the area's affordability and community stability.



La Alma Lincoln Park - Residential Fabric



Mariposa Redevelopment

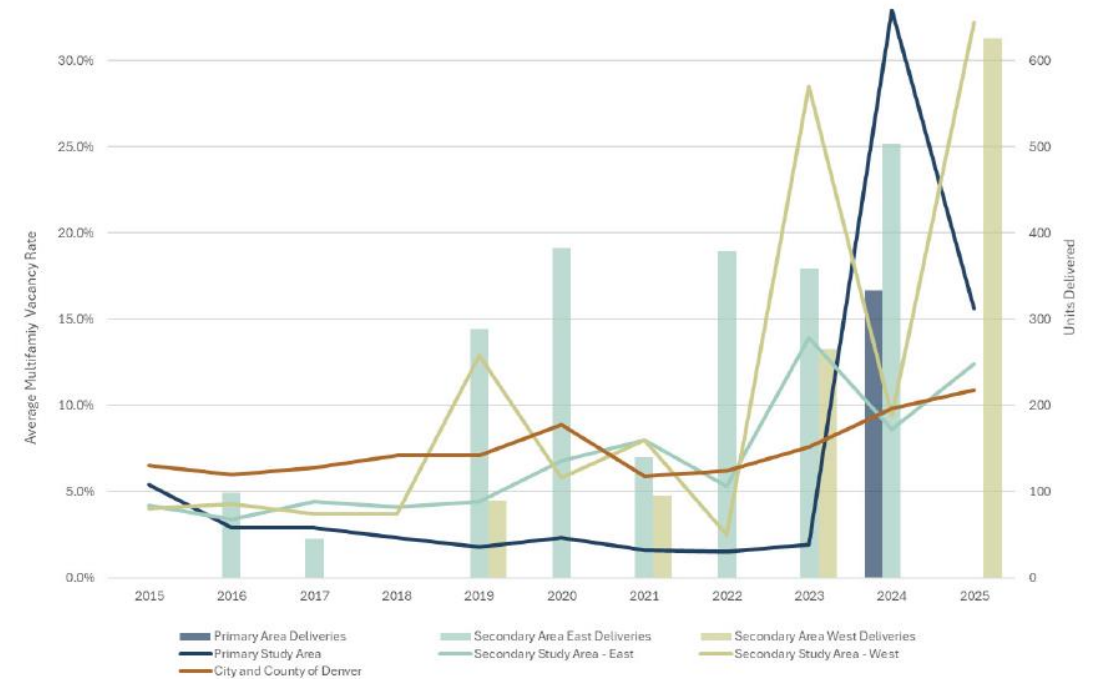
Residential Real Estate Market

Opportunities

- A growing multifamily market with stable rents
- Rapid absorption of new units
- Access to amenities
- Strong demand for student housing near Auraria Campus

Challenges

After big waves of new units hit the market, vacancy rates briefly rise, and although absorption has been strong, there is risk of oversupply, making it hard to keep rents affordable.



Multifamily Vacancy and Deliveries

Source: CoStar, Economic & Planning Systems

3 Community Livability

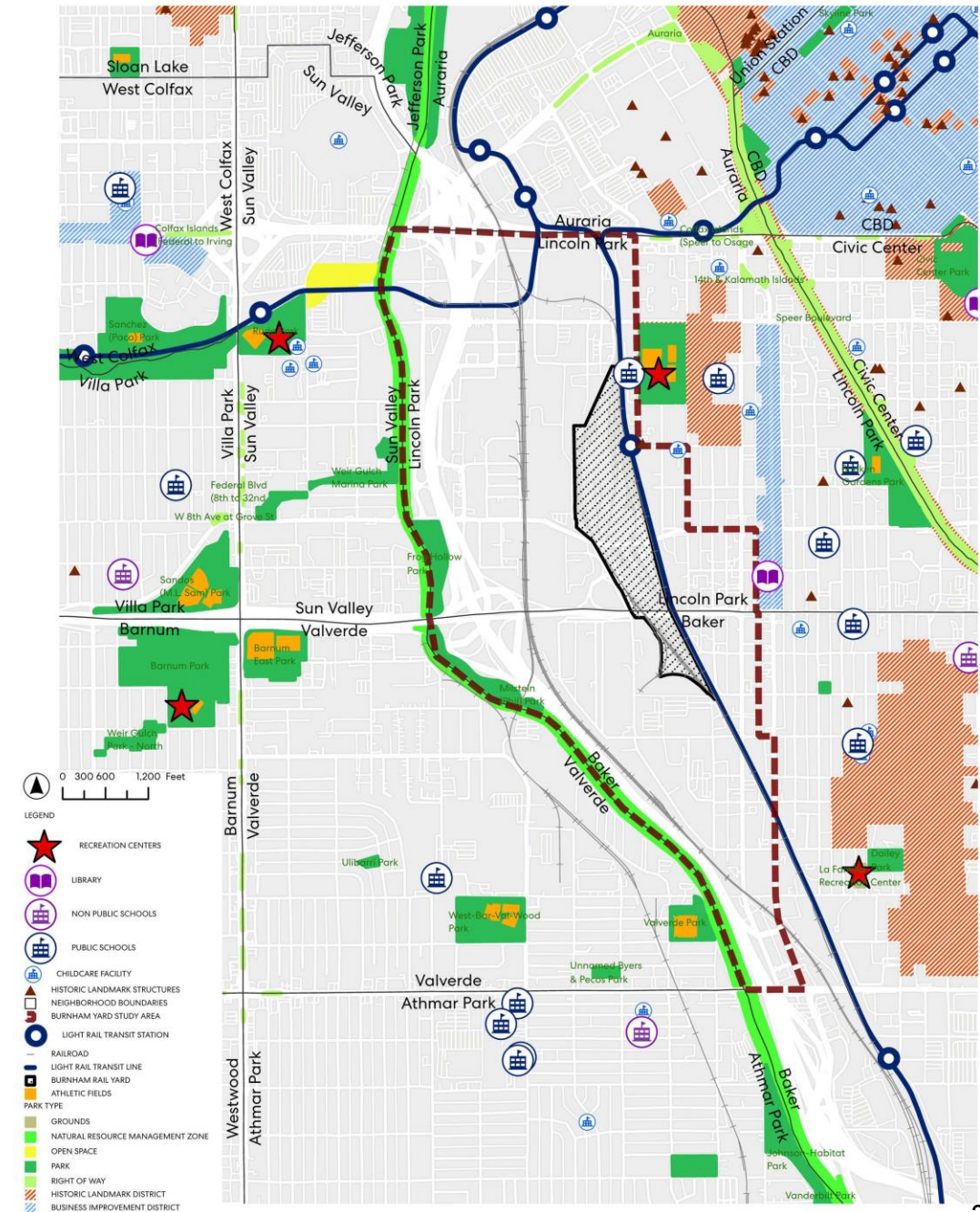
Historic Legacy

Opportunities

The rich railroad legacy and cultural history support authentic placemaking through adaptive reuse of historic rail buildings, preserving industrial character, reducing waste, and creating sustainable cultural anchors.

Challenges

Fire-and-vandalism-damaged historic buildings may be unstable, limiting preservation options or necessitating costly stabilization.



Community Assets and Amenities

Opportunities

The transformation of La Alma Lincoln Park and the adjacent “Junkyard” music venue presents a unique opportunity to enhance equitable access, cultural vitality, and community-driven placemaking in this evolving district.

Challenges

Balancing redevelopment with the preservation of culturally significant destinations is a key challenge in maintaining community identity and meeting local needs.



The “Junkyard” summer concert (July 2025)

Source: *The Junkyard Facebook*



First Fridays Santa Fe Art Walk. May 2024

Source: *Denver Post*

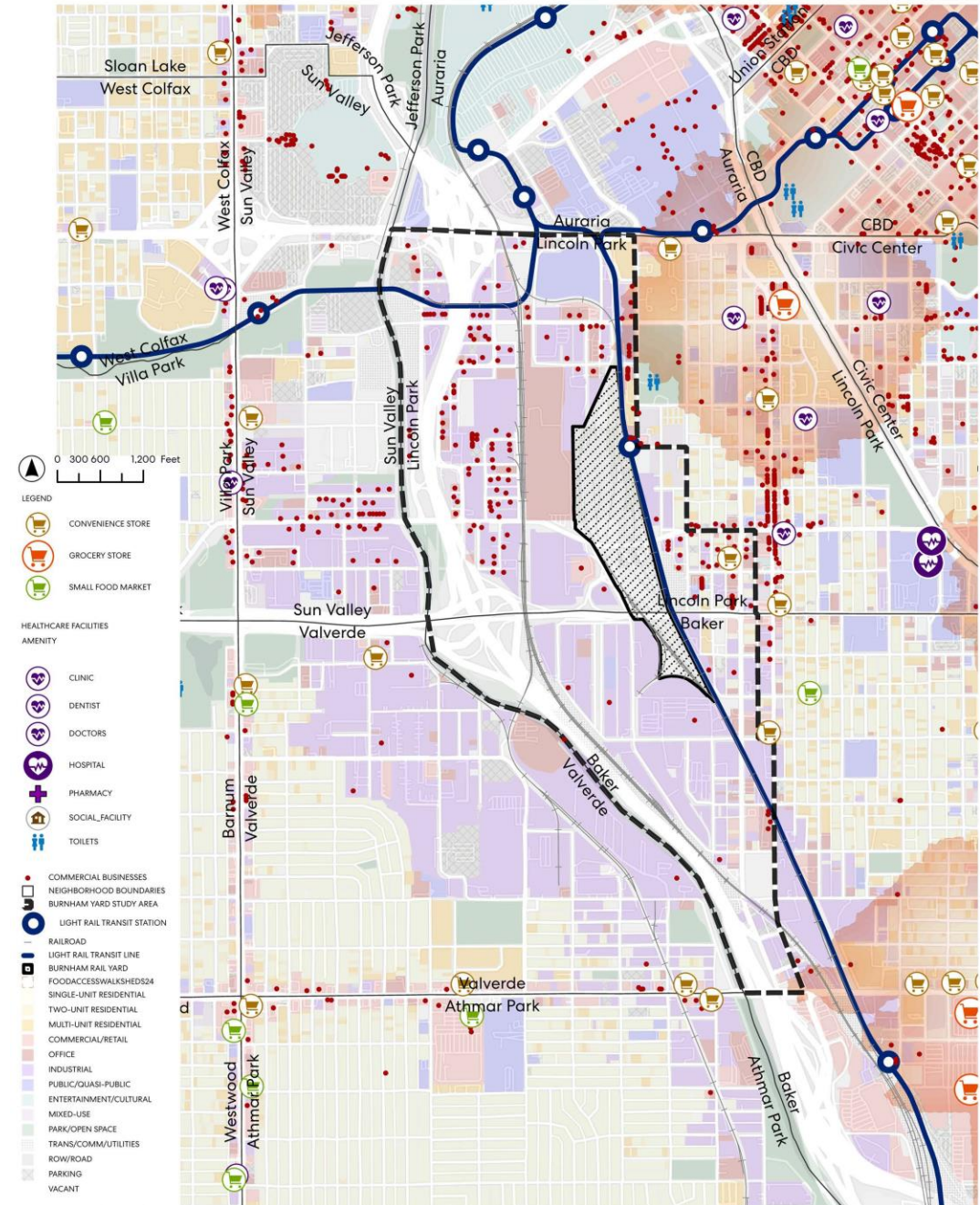
Land Use

Opportunities

The light industrial area between I-25 and the Burnham Yard site presents an opportunity to balance the preservation of existing uses with the integration of future mixed-use development.

Challenges

The area plan encompasses three distinct land use patterns—scattered light industrial businesses, a railyard soon to become a sports destination, and low scale residential neighborhoods — posing a challenge in integrating these contrasting uses.



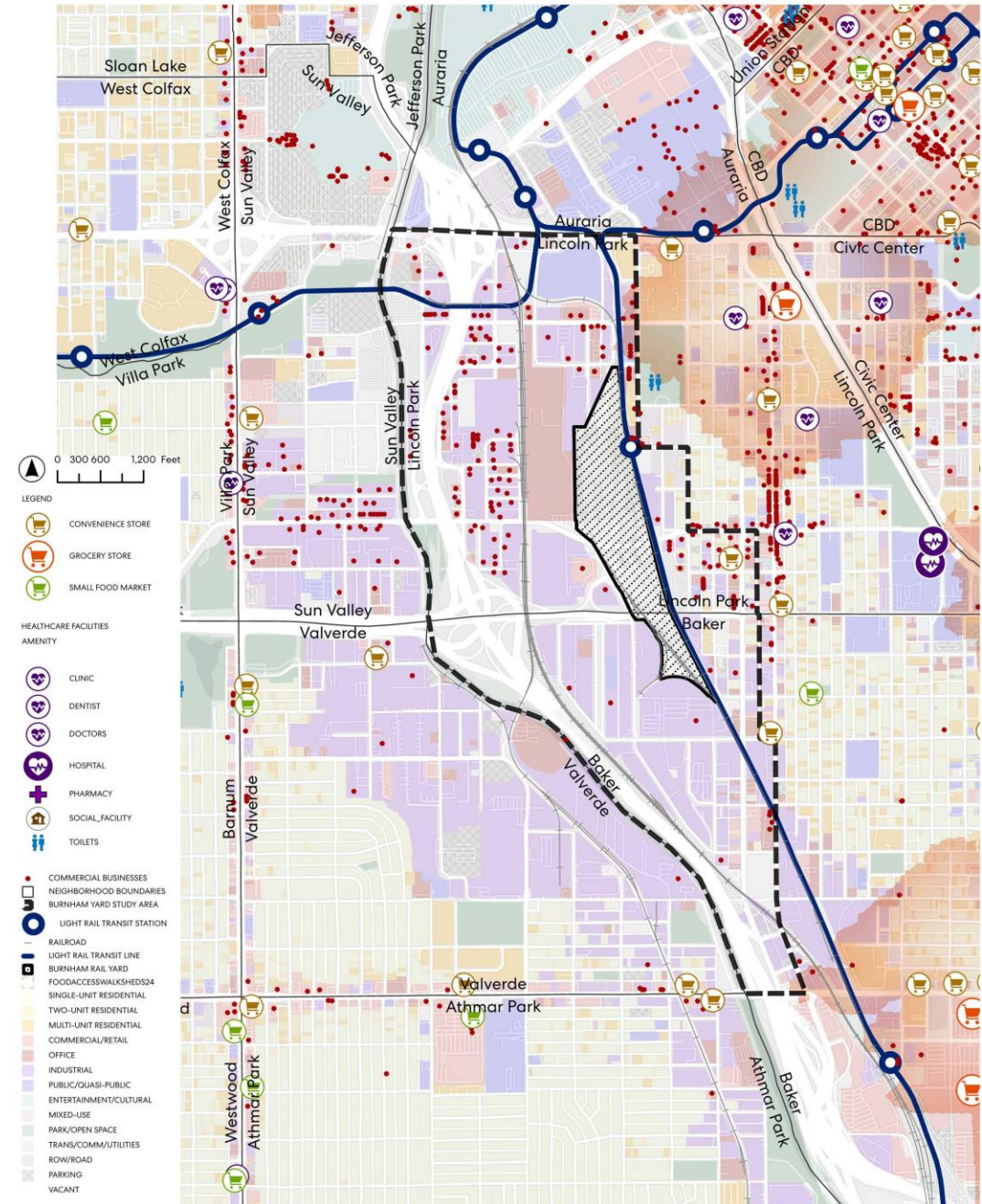
Access to Food

Opportunities

Create new partnerships that provide access to healthy food options and build upon existing resources, such as Joy’s Kitchen Food Rescue, an existing neighborhood food bank and community hub aiming to combat food insecurity and reduce waste.

Challenges

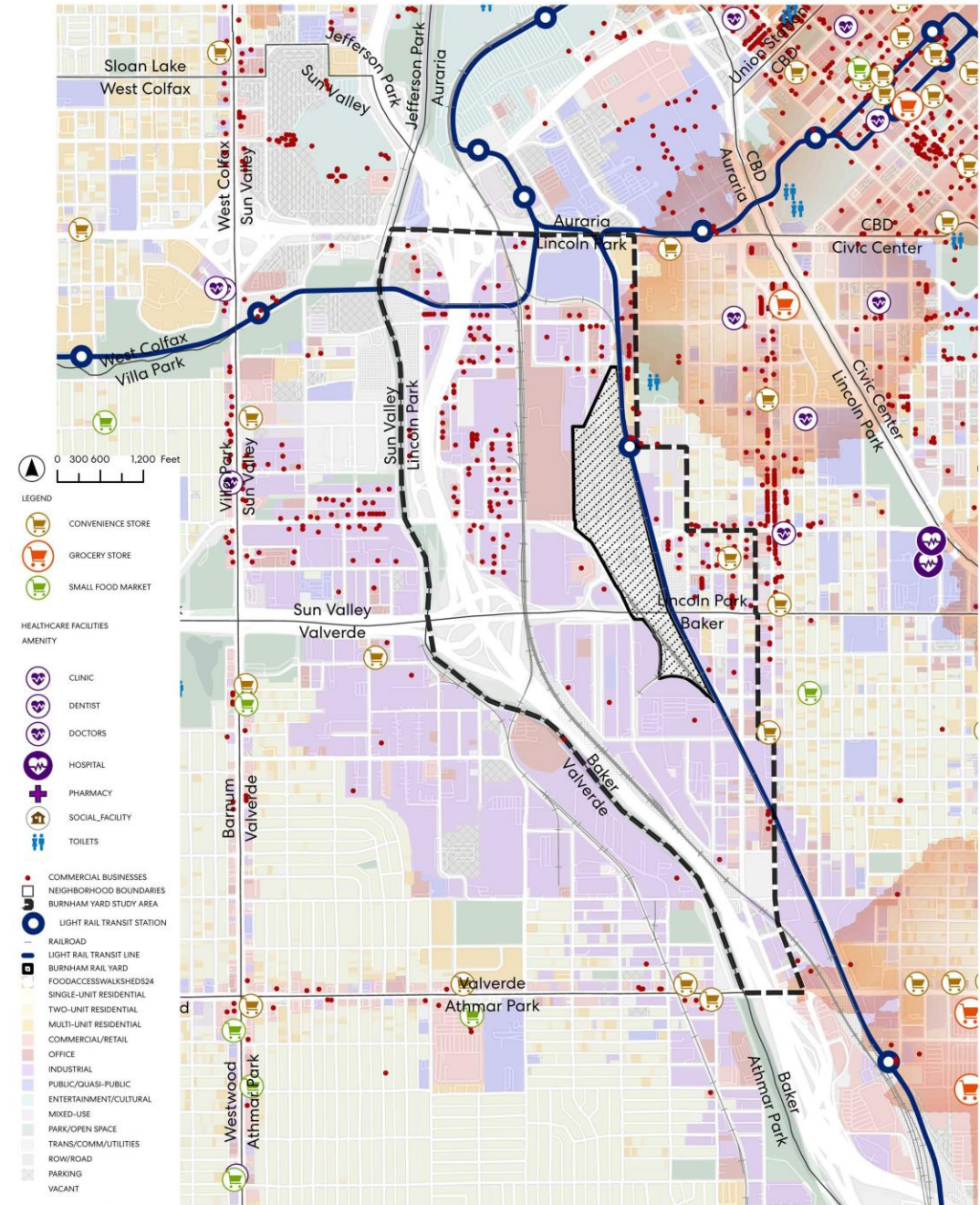
Burnham Yard is a food desert, with most dining and grocery options concentrated near the Civic Center and downtown.



Existing Commercial Nodes & Corridors

Opportunities

Burnham Yard is poised to shape a vibrant, connected district by leveraging adjacent investments in Sun Valley and connections to Santa Fe and South Broadway corridors.



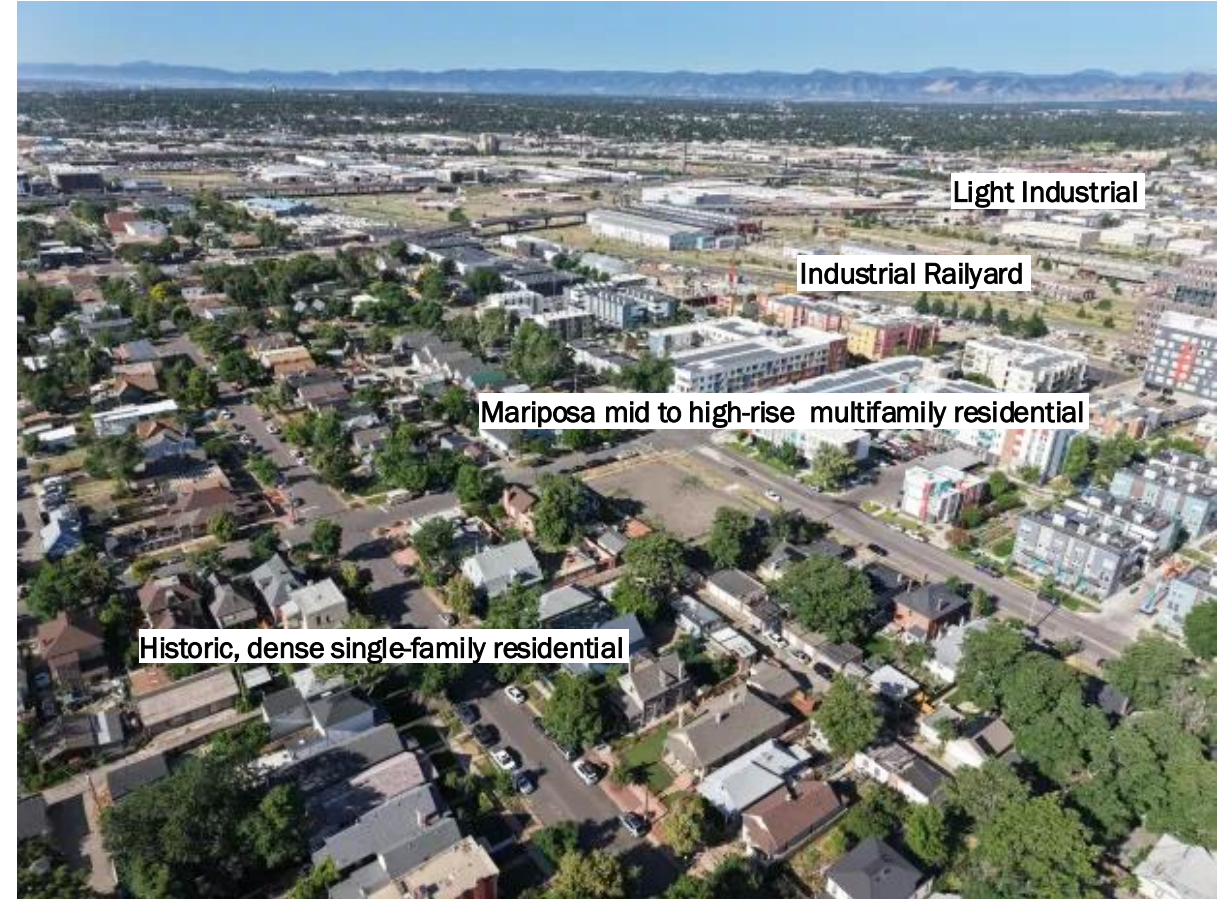
Housing Character

Opportunities

The Mariposa District redevelopment shifts La Alma Lincoln Park’s residential pattern to mid- and high-rise multifamily buildings. There’s an opportunity to balance new, high-rise housing with respect for the neighborhood’s historic character.

Challenges

With its small 25-foot lots, La Alma Lincoln Park has a compact, high-density urban fabric. The tension lies in blending this historic pattern with the scale of a large sports, mixed-use district.



4 Connection & Access

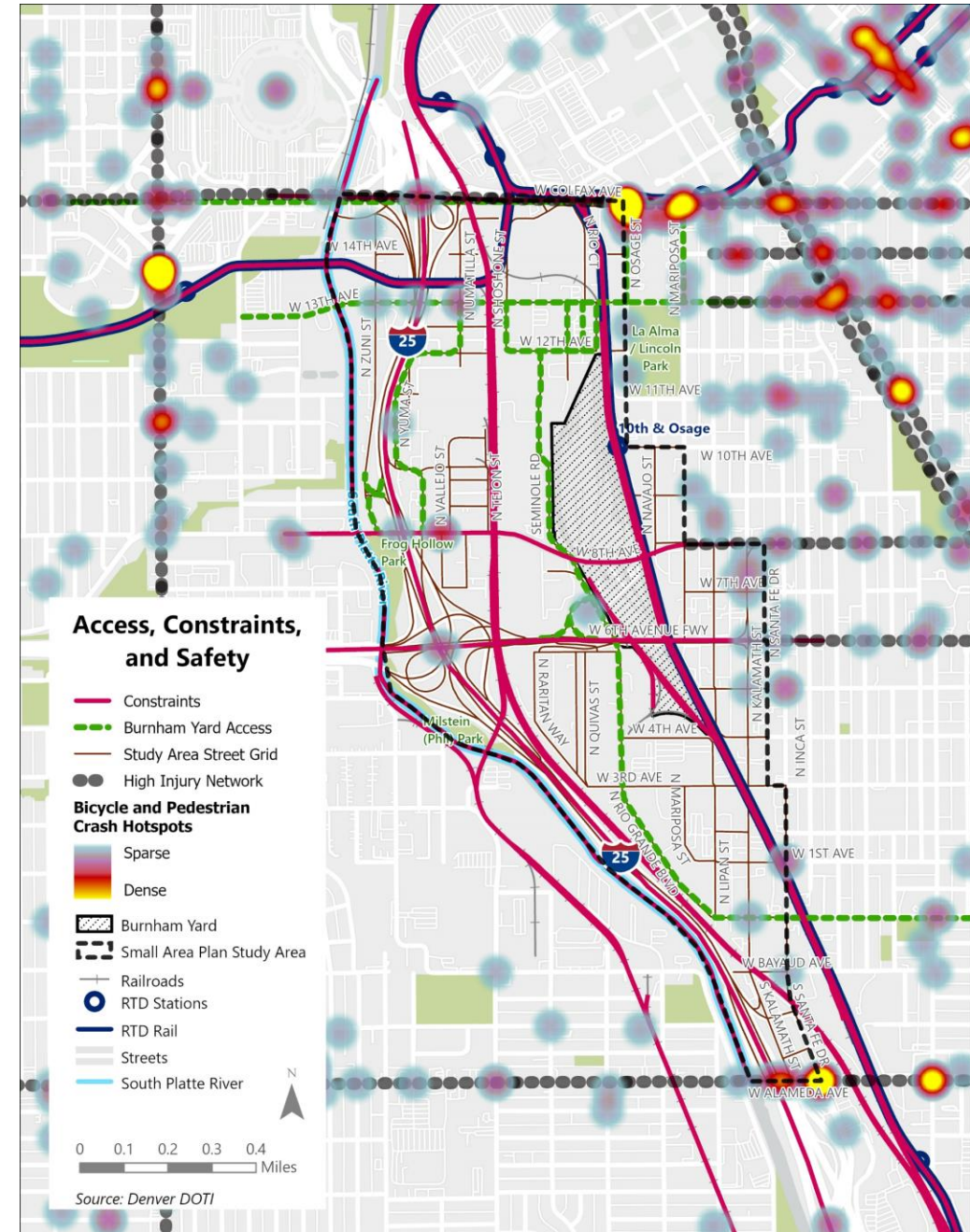
Regional Connectivity

Opportunities

- Link Burnham Yard to nearby major regional trails (South Platte, Cherry Creek) and use the planned 5280 Trail and 7th Avenue bikeway to integrate the site with downtown, the Auraria Campus, and surrounding neighborhoods.
- Position Burnham Yard as a key hub that strengthens the regional multimodal network.

Challenges

- Large linear barriers (I-25, South Platte River, viaducts, CML, LRT) constrain seamless access between Burnham Yard and nearby destinations.
- Current access funnels trips through limited crossing points, creating safety risks and congestion.



Safety

Opportunities

- Align improvements with Denver’s High Injury Network (HIN) and target multimodal crash hot spots with high demand and risks (e.g., near viaducts, crossings) to proactively improve safety.
- Incorporate protected intersections, raised crossings, and better signal operations into redevelopment design.

Challenges

- Bicycle and pedestrian crashes concentrate at barrier crossings where multimodal users are forced to mix with traffic.
- Surrounding HIN corridors highlight systemic safety issues near, but not fully inside, the site.



8th Avenue at grade connection at Mariposa Street



Pedestrian and bike crossing of the LRT line on 13th Avenue

Multimodal Access

Opportunities

- Fill sidewalk gaps with ADA-compliant, low-stress facilities and connect new bikeways to current and future multimodal options, such as the 5280 Trail, 7th Avenue bikeway, and regional trails for continuous mobility.
- Build on convergence points (e.g., 10th & Osage Station) to create multimodal hubs with equitable, mixed-use development.

Challenges

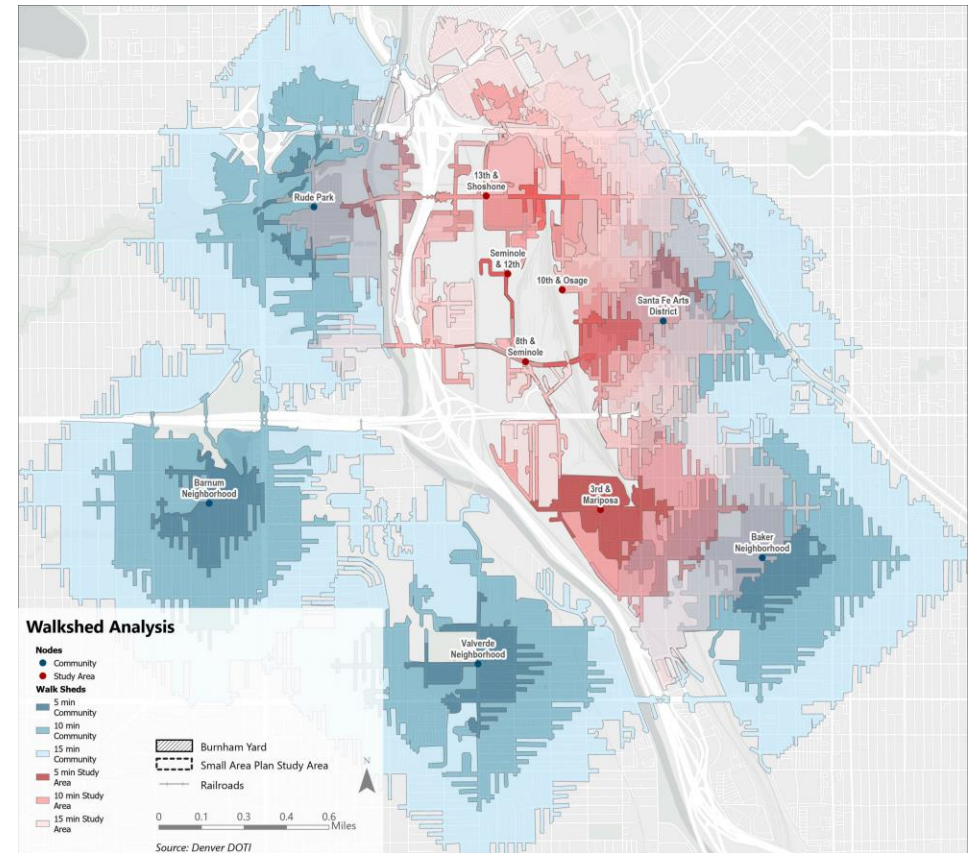
- Missing sidewalks and limited bikeway coverage creates unattractive and unsafe conditions for walking and biking as evidenced by crash hot spots near barriers.
- Current transit nodes lack full integration with safe pedestrian and bicycle access. Without deliberate design, redevelopment may bypass the chance to establish high-functioning mobility hubs.



The 10th and Osage Station provide connections and access for people walking and biking



Seminole Street at 12th Avenue has existing sidewalks and ADA curb ramps



Walksheds in the surrounding community versus in the study area highlight the absence of a street grid and show the limited locations accessible within a 5, 10, or 15 minute walk.



Discussion: Vision

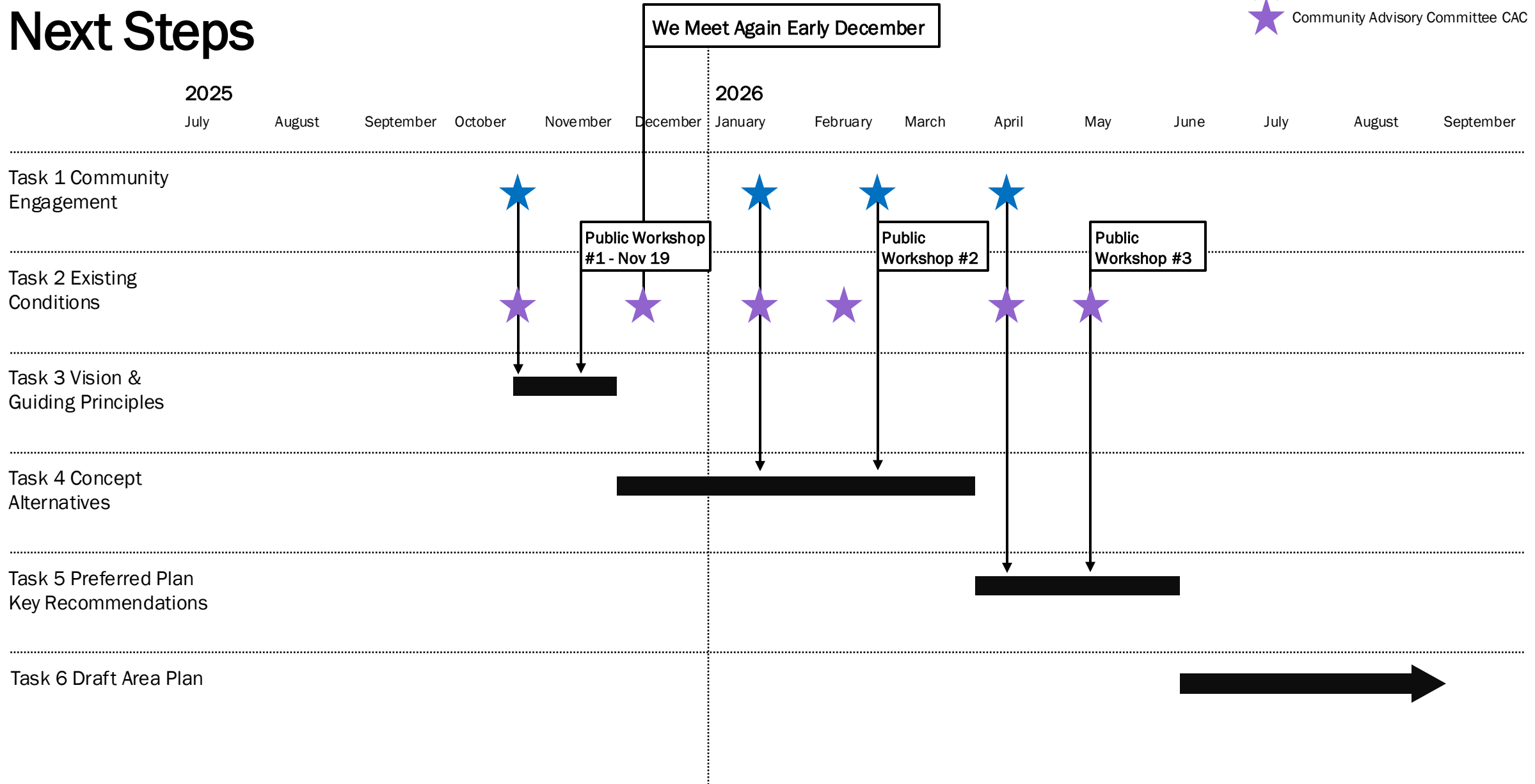
It's 2040. The stadium's been open for almost a decade. How do we know Burnham Yard worked – for everyone?

Discussion: Vision

What are the key priorities that support success in Burnham Yard?

Next Steps

-  Technical Working Group TWG
-  Community Advisory Committee CAC





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Thank You!