

Burnham Yard Small Area Plan

Community Advisory Committee (CAC) Meeting

Tuesday, October 21 | 4:00 - 6:00 PM

1st Floor Conference Room - Denver Housing Authority | 1035 Osage St.

MEETING PURPOSE

To build shared understanding and buy-in of the planning process, introduce the project team and committee members, and begin shaping a collective vision and principles framework to guide the Burnham Yard Small Area Plan (SAP).

MEETING AGENDA

- Welcome & Agenda Review
- Introductions
- Presentation: Setting the Stage
- Discussion: 2040 Vision
- Activity: Priority Topics
- Next Steps

INTRODUCTIONS

17 of 24 CAC members were present, representing a diverse cross-section of neighborhood residents, local business interests, education and workforce, city institutions, public services, and cultural and historic preservation. In addition to committee members, project team members were in attendance including:

PRESENTATION

Presenter: Stephen Coulston, Perkins & Will

The Small Area Plan (SAP) project team presented an overview of the Existing Conditions Report for the Burnham Yard Small Area Plan. Focus areas included land use, mobility, environmental conditions, and economic context. The presentation emphasized a shared understanding of current site conditions before plan development.

Attachments: Existing Conditions Report, Presentation Slides

2040 VISION

Facilitator: Jonathan Bartsch, CDR Associates

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

Committee members first discussed the prompt in small groups, capturing their ideas on sticky notes, which then served as the basis for a full-group discussion. It was noted that input will be used to inform the vision, based on a larger community and stakeholder input. CAC members

shared specific ideas and aspirations for the Burnham Yard area, highlighting a vision that is grounded in local context and community priorities:

- **Heritage and Culture:**
 - Recognize Indigenous history and preserve cultural identity
 - Preserve culture and community integrity
- **Economic Opportunity and Jobs:**
 - Jobs at the stadium and other local employers that provide living wages and disposable income
 - Support for small businesses and nonprofits
 - Affordable commercial spaces with mixed price points and cheaper leases for residents
 - Economic growth visible to residents and businesses, including new local businesses and restaurants
 - Steady, meaningful employment through diverse partnerships
- **Housing and Community Stability:**
 - Affordable housing options that allow families to remain long-term
 - Maintain and strengthen existing family and resident networks
- **Mobility and Access:**
 - New access points directly to/from the stadium
 - Divert stadium traffic away from La Alma Lincoln Park (avoid 10th Avenue)
 - Walkable, bikeable, and connected to transit, coordinated with nearby event venues like Ball Arena
 - Multi-use or multifunctional parking areas
- **Environment and Open Space:**
 - More open space, trees, and park infrastructure
 - Healthier Platte River and clean environment
 - Onsite contamination remediated
 - Sufficient clean energy to power area, with no gameday smog
- **Community Experience and Identity:**
 - Area is a place to work, live, and gather
 - Families continue to call the area home
 - Year-round tourism and community activation
 - Facilities remain accessible to residents
 - Emily Griffith Technical College continues to serve the training needs of the community
 - Area identity is more than a stadium — a vibrant mixed-use neighborhood
- **Planning and Policy Integration:**
 - Small Area Plan (SAP) is influential to the Community Benefits Agreement (CBA)
 - Honors historical capital improvement plans and accelerates key infrastructure priorities
 - Learn from unsuccessful stadium development examples to guide planning

This vision reflects a holistic, place-specific approach, balancing economic opportunity, environmental stewardship, cultural preservation, and long-term community well-being.

ACTIVITY: PRIORITY TOPICS

Due to the rich and substantive discussion regarding the vision, the Priority Topics activity was transitioned to a virtual format after the meeting to allow members to explore topics from the existing conditions report in further depth.

ADDITIONAL DISCUSSION

Throughout the meeting, committee members shared experiences, ideas, and questions regarding the Small Area Plan's goals, process, and expected outcomes. Key topics included shared language, process clarity, coordination with adjacent projects, and transparency in public funding.

Shared Language

- Request for the project to define “Equity” for the SAP, encompassing community wealth building, environment, and access.
- The term “Community Benefits” should be used only in reference to the formal Community Benefits Agreement (CBA), not general project outcomes.
- Communications should clearly distinguish between the Burnham Yard site and the broader project area.

Process Clarity

- Avoid duplicative questions between the SAP and CBA processes.
- Develop a graphic that illustrates:
 - Each concurrent process, timeline, and feedback loop
 - City vs. State roles
 - How public input informs decision-making

Additional Concerns

- Ensure coordination with adjacent projects to address public health and maintain cohesive development.
- Emphasis on the need for robust public transportation connections.
- Committee members requested transparency on state spending and public funding.

QUESTIONS & ANSWERS

Q1: How is the State involved in the project?

A: The State purchased Burnham Yard in 2021 for approximately \$50M and remains a key stakeholder.

Q2: How much did the State spend on studies and site preparation?

A: The project team will confirm figures from the State (through Natriece Bryant) and share at the next meeting.

Q3: How much public funding has gone or will go into redevelopment?

A: This will be included in a future update.

Q4: Will taxpayer dollars fund stadium redevelopment?

A: Clarification is pending in future discussions.

Q5: What is the distinction between the SAP and CBA?

A: The SAP will become City policy once approved by City Council to guide future land use decisions and investments in transportation and quality-of-life improvements within the study area. A CBA is a legally binding contract between community representatives and a developer that typically requires the provision of socioeconomic benefits that are not enforceable through city policy.

Q6: Will there be Project Labor Agreements (PLAs)?

A: Project Labor Agreements (PLAs) are typically handled in CBA agreements and are not recommendations made in Small Area Plans.

Q7: How will the project balance community benefit with the new owner's financial return?

A: The CBA process will address this balance explicitly.

NEXT STEPS & ACTION ITEMS

- The CAC will meet five more times over the course of the Small Area Plan process, with the next meeting targeted for early December.
- The upcoming Nov. 19 Public Meeting at La Alma Recreation Center; CAC members are encouraged to help spread awareness and increase community attendance.
- Key action items for the project team include:
 - Develop and share a definition of “Equity” for the SAP.
 - Clarify use of “Community Benefits” vs. CBA in all communications.
 - Create a graphic showing processes, timelines, feedback loops, and City vs. State roles.
 - Share public funding figures for property purchase, studies, and site preparation.
 - Share the Existing Conditions Report (ECR) and presentation slides.

WRITTEN RESPONSES TO VISION PROMPT

- Integrity of the community remains
- What are the Broncos offering to the community
- Economic opportunity to the people who live here
- No more housing developments
- Open space
- No raising of property taxes
- Recognize indigenous roots
- Community preference for business opportunity
- Connections in all directions are improved for bikes, pedestrians, and vehicles
- Transportation options improved
- Project has contributed to healing the harm caused by displacement from the Auraria Campus
- West area plan connections
- Infrastructure specific to stadium events
- Community driven development
- Local businesses remain and flourish
- Access to 10th and Osage station that are not through the neighborhood

- Connection to the stadium that are not through neighborhoods
- People in the neighborhood are still able to live and work
- People in and around the neighborhoods have seen a positive economic benefit from the development
- Tree canopy and lower heat island effect
- Clean river
- Clean remediated soil
- Powered by sustainable and clean energy sources
- The spark that reignites Denver growth story
- Not just a place for events but a place where people work, live, and gather every day
- When locals have steady jobs, local businesses are thriving, and tourists visit year round
- Creating meaningful jobs and growing a Denver where people want to belong to
- Connecting from Alameda to Stockshow
- Parking that is multi-use/high-function and serves the neighborhood
- Walkability and green space
- Multimodal transportation
- 80 thousand people moving out and through the space with no disruption to residents
- Sequestered walkable neighborhoods
- Entrepreneurial opportunities—for ownership, not just jobs
- No property tax increase
- Open-up experiential opportunities for residents
- Options for parking outside city and transit into stadium
- Low commercial vacancies
- All people can partake in what the area has to offer

ATTENDANCE

CAC members in attendance:

- Tim Aragon, Denver Broncos
- Ina Barrón, La Alma Lincoln Park Neighborhood Association
- Jackie Bouvier, Santa Fe Business Improvement District
- Alex Clement, Baker Historic Neighborhood Association
- John Deffenbaugh, Historic Denver
- Gideon Geisel, Emily Griffith Technical College
- Helen Giron-Mushfiq, La Alma Lincoln Park Neighborhood Association
- Michael Guzman, RTD Board of Directors - District C
- Felix Herzog, La Alma Lincoln Park Neighborhood Association
- Desiree Maestas, La Alma Lincoln Park Neighborhood Association
- Renee Martinez-Stone, Denver Housing Authority
- Carl Meese, Auraria Campus
- Peter Newlin, Gastamo Group
- Alfredo Reyes, Latino Cultural Arts Center
- Alan Salazar, Denver Water
- Christy Shinbara, La Alma Recreation Center
- Lisa Williams, La Alma Lincoln Park Neighborhood Association

CAC members not in attendance:

- *Natrilence Bryant, Owners Representative - CDOT, CTIO, Governor's Office*
- *Marlene DeLaRosa, Denver Public Schools*
- *Nita Gonzales, Baker Historic Neighborhood Association*
- *Steve Harley, Baker Historic Neighborhood Association*
- *Lucha Martinez de Luna, Chicanx Murals of Colorado Project*
- *Erin Porteous, Boys & Girls Clubs of Metro Denver*
- *Benjamin Rosen, Atlas Metal and Iron*

City and County of Denver:

- Community Planning and Development – David Gaspers, Jonathan Webster
- Mayor's Office – Elaine Limmer, Alex Gutierrez

Consultant Team:

- Perkins & Will – Planning Lead
- HDR – Transportation & Mobility
- EPS – Economic Impacts
- CIG – Public Involvement
- CDR Associates – CAC Facilitation