



Burnham Yard Workshop

November 20, 2024



About Burnham Yard

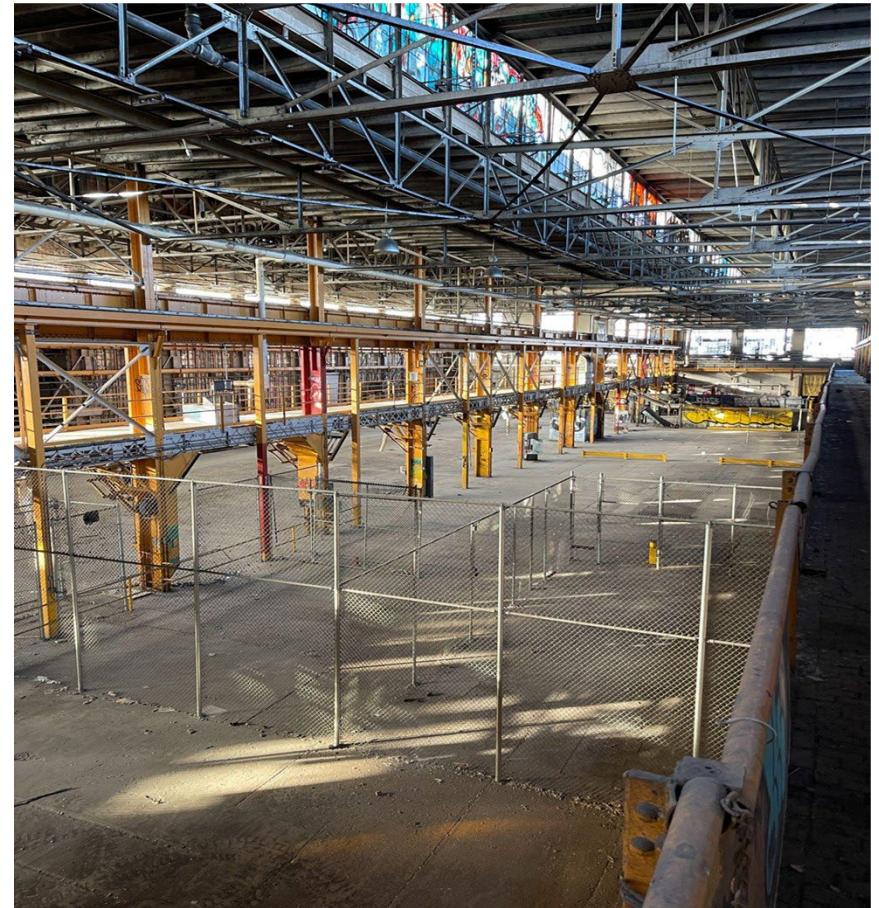
- The site is adjoining the La Alma-Lincoln Park neighborhood of central Denver and lies between four of Denver's main road arteries: I-25 to the west, Santa Fe Drive to the east, Colfax Avenue to the north, and 6th Avenue to the south.
- The roughly 60-acre property is approximately 1.05 miles long and extends from 13th Avenue at its northern extent to 4th Avenue at the southern.
- The site is bounded by RTD light rail lines and a mixture of industrial properties to the west.





Burnham Yard- Ownership Details

- The site was put up for sale in 2019 and CTIO purchased the property in May 2021 for \$50.0 million.
- As part of the purchase, CTIO and CDOT entered into an Intra-Agency Agreement and lease agreement for \$15.0 million, which covered initial rent for 5 years.
- CDOT initial indicated that the transportation related parcels to be retained would be roughly 15 acres and would determine final boundaries within 3 and a half years.
- CTIO would then sell the remaining 45 acres and use the proceeds to pay of the loans it secured to buy the property.
- A transportation planning study to determine track alignment was initiated in October 2022.





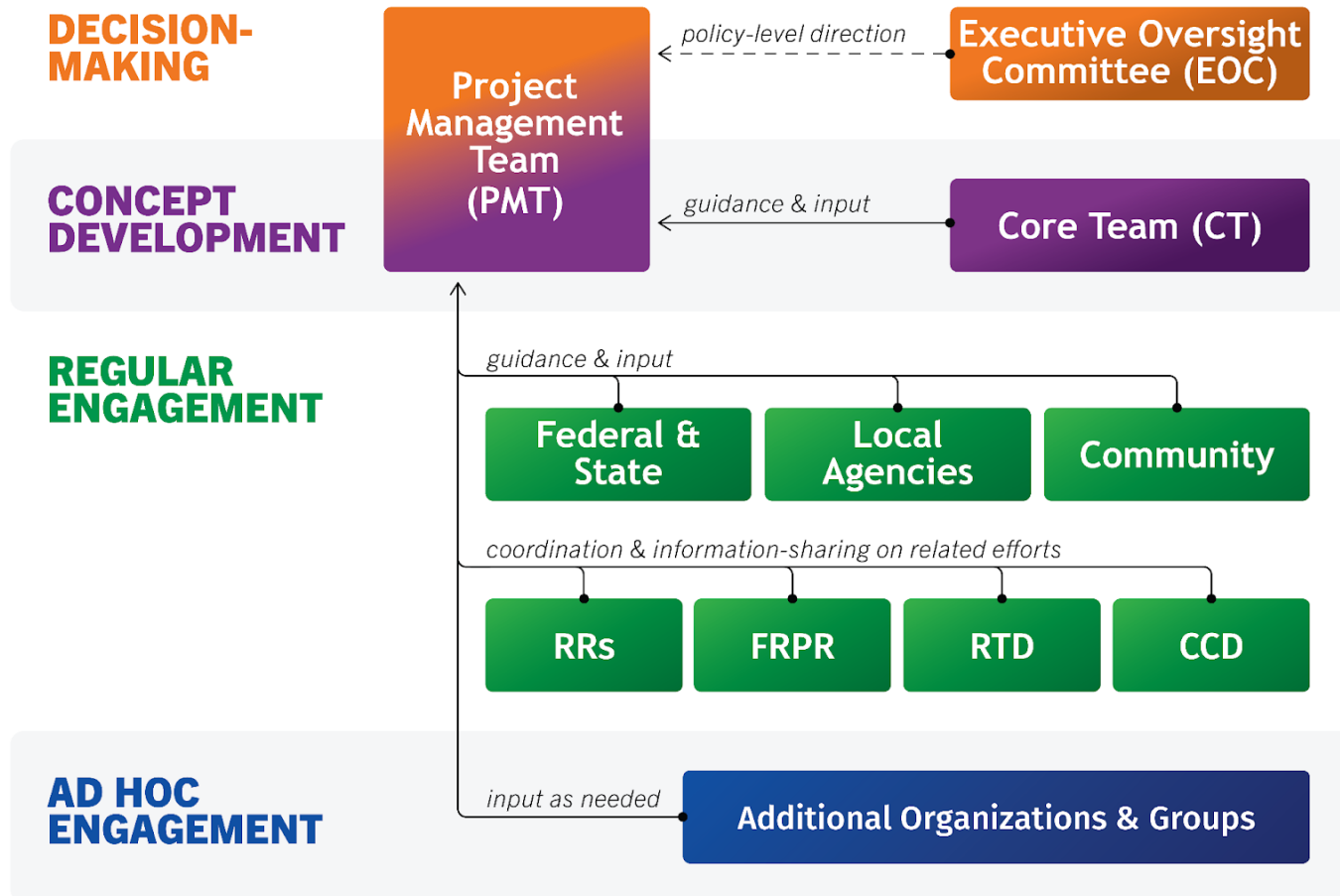
Track Alignment Project Vision

The Burnham Yard Transportation Planning study was initiated to recommend one or more track layout alternatives for the relocation of the Consolidated Main Line (CML), expansion of RTD light rail, and provision of Front Range Passenger Rail (FRPR) right-of-way within Burnham Yard and the surrounding areas. The process considered environmental conditions and key stakeholder input to identify and analyze alternative(s) that improve local and regional transportation options and provide opportunities for reuse of the site to support future development.





Engagement Framework





Stakeholder Engagement Process

Core Team

- CTIO, CDOT, DPA, City of Denver, RTD, BNSF, UPRR, FRPR
- Oversaw project development through 10 monthly meetings

Community Stakeholders

- Elected officials, Government agencies, agencies within CCD, area businesses, advocacy Groups and Registered Neighborhood Organizations
- Initial round of 13 interviews to inform the technical work
- Two Information Sessions engaged stakeholders in an open house-style meeting with information stations



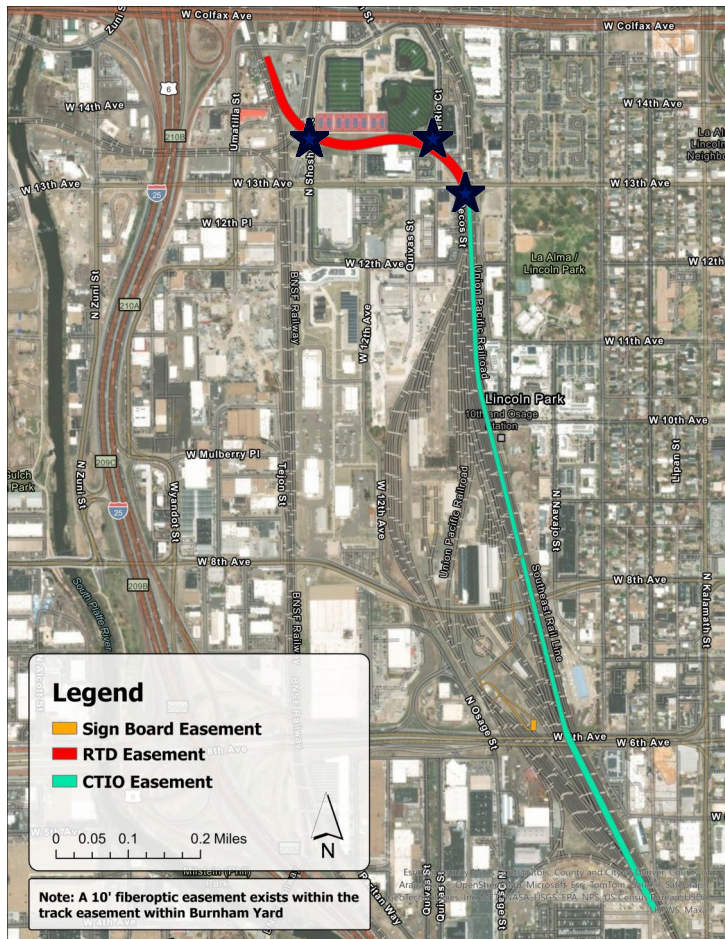


Study Findings

- **Noise and Vibration Impacts:** Moving FRPR closer to the La Alma-Lincoln Park and Baker neighborhoods creates substantial noise and vibration impacts to these low income and minority neighborhoods.
- **Minimal Operational Benefit:** FRPR did not identify a substantial benefit by having separate tracks in this area - and could very likely operate on the CML as they intend to do along most of the front range.
- **Burnham Area is expensive and complex:** FRPR will need some additional tracks along the front range for passing and staging trains, but they would ideally be looking for locations that have cheaper right-of-way costs and less complex surrounding infrastructure.
- **Safety Investments Benefit all Users:** All heavy freight and passenger rail modes would benefit if grade separation or other safety improvements at 13th Avenue, Santa Fe Drive, and Kalamath Street.
- **Retained Acreage:** CDOT does not need to retain any of the initially identified 15 acres for transportation related uses.



UP Track Easement



- ★ Three heavy rail at grade crossings at 13th Ave, Rio Ct. and Shoshone St.



Freight train on UP Lead at Burnham Yard adjacent to RTD 10th & Osage LRT Station



Next Steps

- CDOT and CTIO continue to analyze opportunities to:
 - Improve safety at the three at-grade crossings
 - Increase future connectivity to the site
 - Provide flexibility for future multi-modal projects
- CDOT and CTIO have finalized the transportation planning study and after providing this update to the Transportation Commission and CTIO Board will post the report to the project website.
- Per the terms of the IAA, CTIO will work with CDOT to ensure that steps are taken to complete a sale of the property no later than May of 2026