



Colorado Transportation Investment Office Memorandum

To: The Colorado Transportation Investment Office (CTIO) Board of Directors

From: Piper Darlington, CTIO Director

Date: February 18, 2026

Subject: Burnham Yard Briefing

Purpose

To brief CTIO Board of Directors (Board) on the Burnham Yard property and the status of the pending sale.

Action

No action is being requested.

Background

CTIO last briefed the Board on Burnham Yard in November of 2024 when it completed a transportation planning study to determine track alignments through the site and whether CDOT would need to retain any acreage study for future transportation-related purposes. Since that time, CTIO has identified a buyer and advanced key terms of the sale in advance of paying off the initial financing by May of 2026. See attachment A for details on the proposed transaction.

Attachments

Attachment A: Burnham Yard Briefing