



COLORADO

Transportation
Investment Office

Burnham Yard Briefing

February 18, 2026

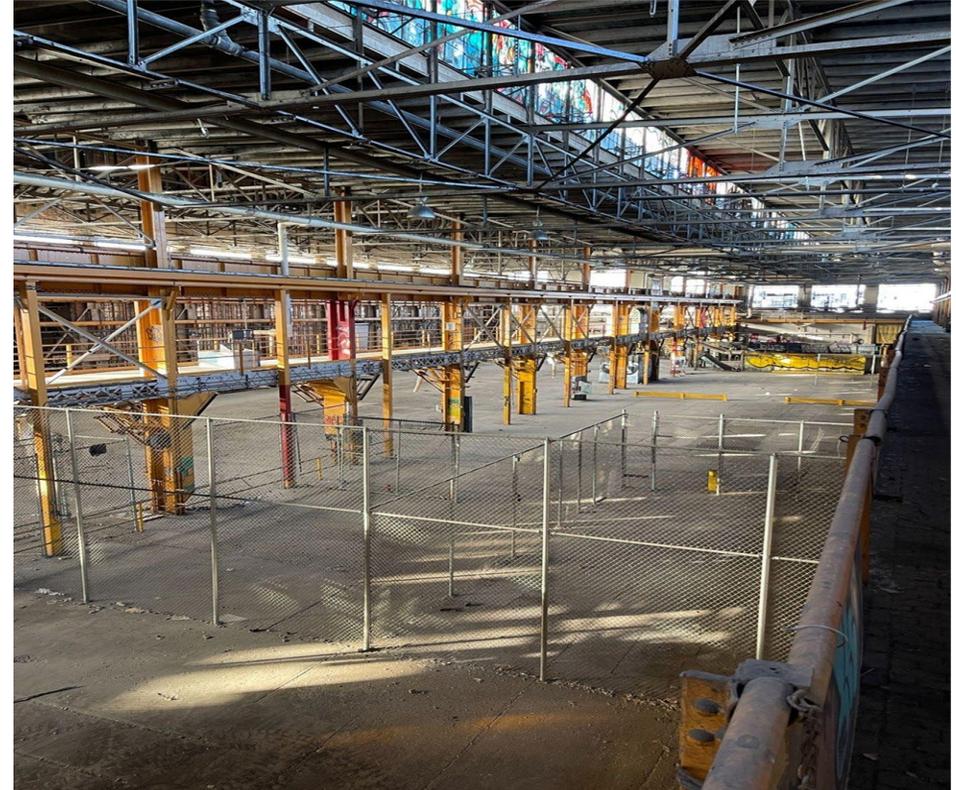
About Burnham Yard

- 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- Current Ownership Details

- The site was put up for sale in 2019 by Union Pacific and CTIO purchased the property in May 2021.
- As part of the purchase, CTIO and CDOT entered into an Intra-Agency Agreement.
- 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 was completed in fall of 2024, presented to CTIO and the TC and published online.



Transportation Planning 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.

Interim Steps Taken

Since the completion of the track alignment study, CTIO has been working to ensure that steps are taken to complete a sale of the property no later than May of 2026.

Key milestones have been accomplished including:

- Department of Personnel and Administration (DPA) has lead the effort to clean up and mitigate asbestos on the site.
- The Broncos have been identified as the buyer of the Burnham Yard site.
- CTIO has notified its lenders that a buyer has been identified.
- CTIO and the Broncos have worked to frame out the key terms for the transaction.