

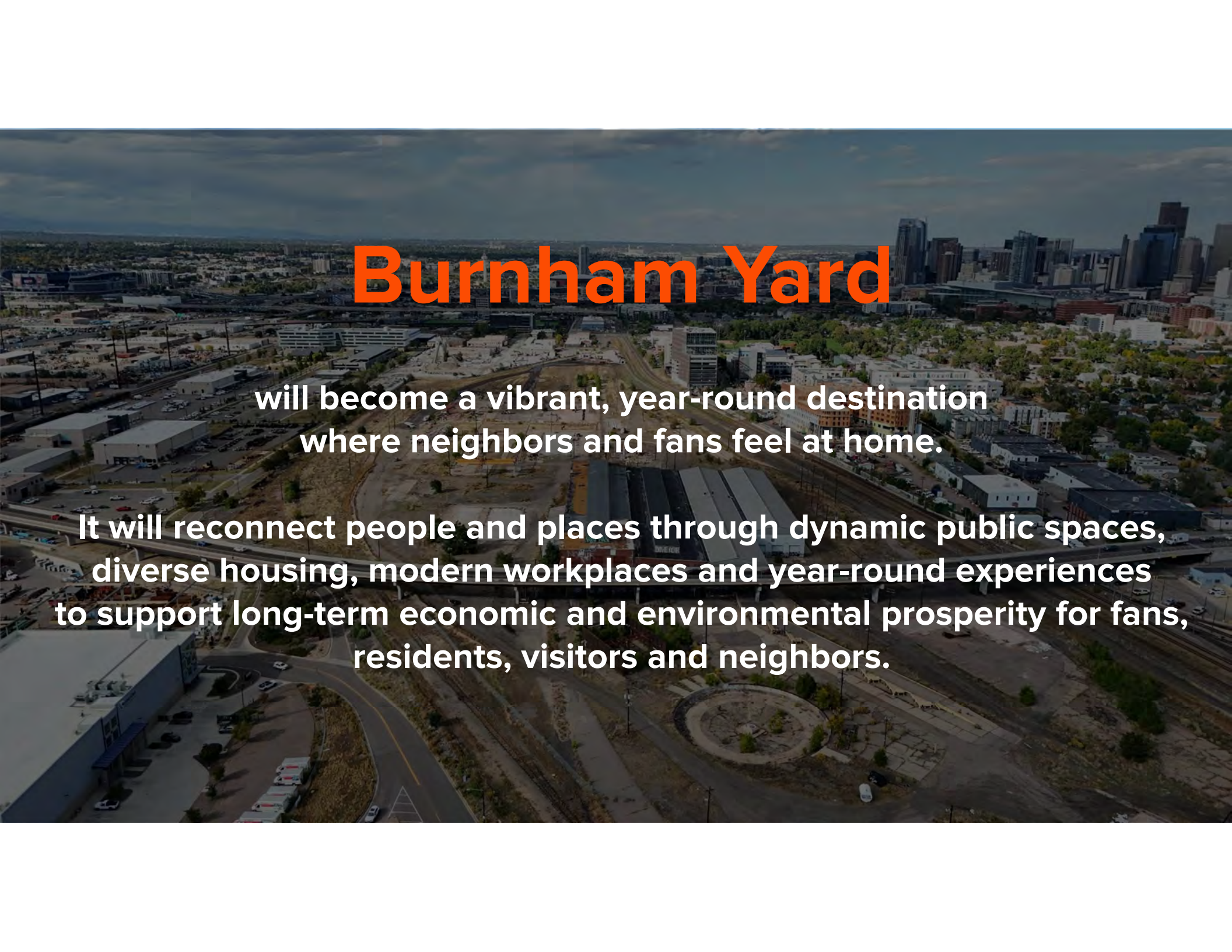
NATIONAL FOOTBALL LEAGUE
DENVER BRONCOS FOOTBALL CLUB

Burnham Yard

Small Area Plan Meeting #3

8.12.26



An aerial photograph of the Burnham Yard development in Chicago. The image shows a large, mostly empty lot in the center, surrounded by existing urban infrastructure. To the left, there are several large industrial or warehouse buildings and parking lots. To the right, there are more modern, multi-story residential or commercial buildings. In the background, the Chicago skyline is visible under a cloudy sky. The text 'Burnham Yard' is overlaid in large, bold, orange letters.

Burnham Yard

**will become a vibrant, year-round destination
where neighbors and fans feel at home.**

**It will reconnect people and places through dynamic public spaces,
diverse housing, modern workplaces and year-round experiences
to support long-term economic and environmental prosperity for fans,
residents, visitors and neighbors.**



Planning Cornerstones

1 CONNECT AND LIVE

Build a Complete Neighborhood for Fans and Neighbors

2 REMEMBER AND CELEBRATE

Honor Burnham Yard's Storied History and Proud Legacy

3 MOVE AND GATHER

Transform an Isolated and Inaccessible Industrial Yard into a Welcoming Fabric of Parks, Places and Mobility

4 GROW AND PROSPER

Create a Dynamic Year-Round Economic Impact for the Local Neighborhoods and Denver Community



Where We are in the Process

- ▲ 120+ Stakeholder Meetings
- ▲ 7 CBA Committee/Consultant Meetings
- ▲ 6 Small Area Plan Community Advisory Committee Meetings



February 2026 Concept & Feedback



- ▲ Game/Major Event Traffic
- ▲ Improve Connectivity
- ▲ Flexible, Open Landscaped Areas
- ▲ Housing Costs
- ▲ At-Grade Crossings Safety
- ▲ Honoring of History/Culture
- ▲ Bike/Pedestrian Connectivity
- ▲ Integrated Architectural Style
- ▲ Year-Round Amenities



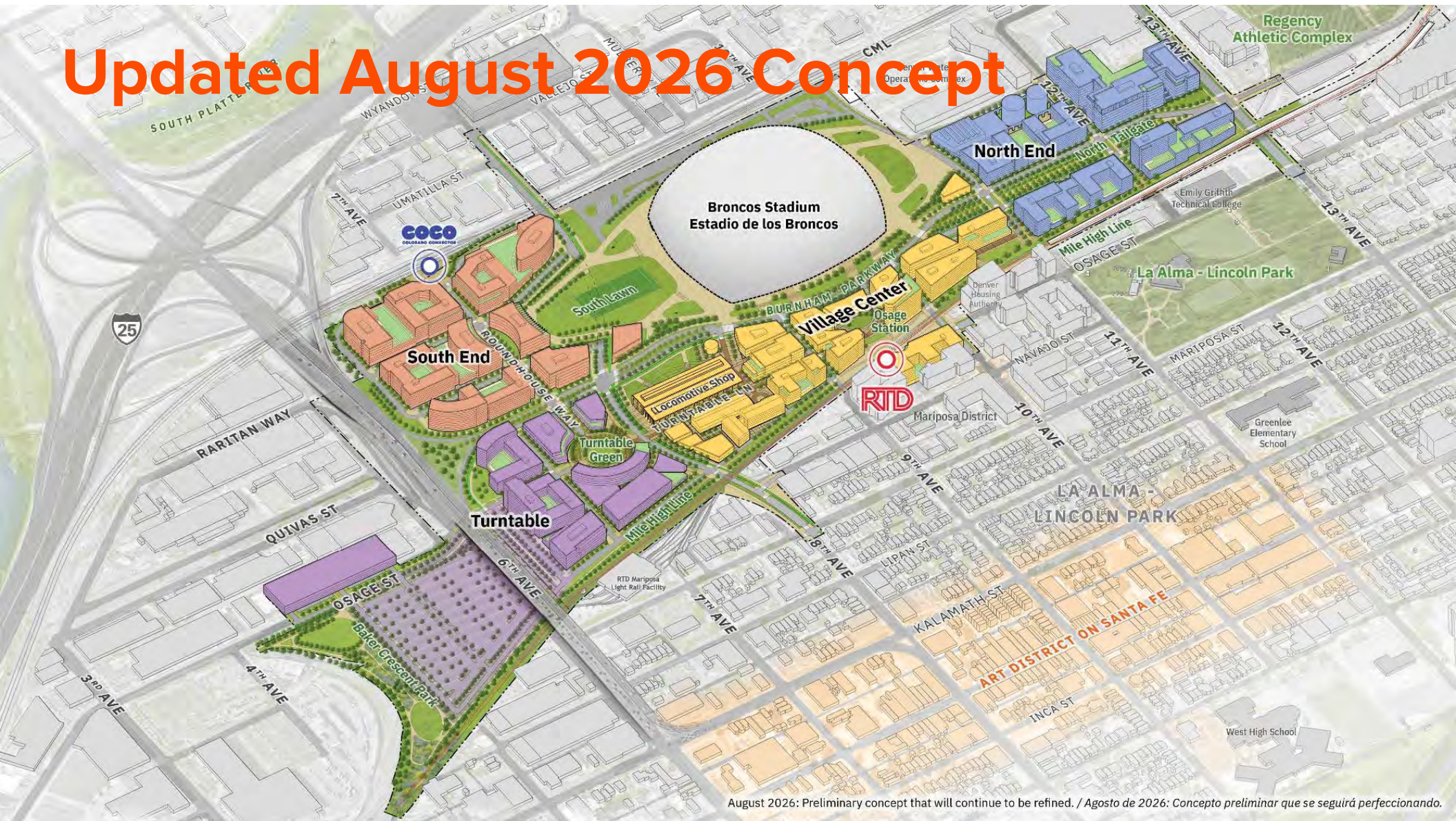
February 2026 Concept & Feedback



- ▲ Game/Major Event Traffic
- ▲ Improve Connectivity
- ▲ Flexible, Open Landscaped Areas
- ▲ Housing Costs
- ▲ At-Grade Crossings Safety
- ▲ Honoring of History/Culture
- ▲ Bike/Pedestrian Connectivity
- ▲ Integrated Architectural Style
- ▲ Year-Round Amenities



Updated August 2026 Concept



August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.



Parking and Phasing



Phase 1



Parking integrated into buildings as they are constructed. / Estacionamiento integrado en los edificios a medida que se construyen.
August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.

Phase 2-3



Parking integrated into buildings as they are constructed. / Estacionamiento integrado en los edificios a medida que se construyen.
August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.

Parking integrated into buildings as they are constructed. / Estacionamiento integrado en los edificios a medida que se construyen



Crossings and Safety



6 Fewer Rail Crossings Than Today

9 RAIL CROSSINGS ELIMINATED

- ✕ SHOSHONE ST Freight Rail
- ✕ RIO CT Freight Rail
- ✕ 13TH AVE Freight Rail
- ✕ 13TH AVE Light Rail
- ✕ 3RD AVE Freight Rail
- ✕ KALAMATH ST Freight Rail
- ✕ 1ST AVE Freight Rail
- ✕ SANTA FE DR Freight Rail
- ✕ BAYAUD AVE Freight Rail

3 LIGHT RAIL CROSSINGS ADDED

- + 10TH AVE*
- + 9TH AVE*
- + 8TH AVE

* CLOSED TO VEHICLES ON EVENT DAYS



Rail Crossings (Every Day)



Rail Crossings (Event Days)



Current 12th Avenue Crossing



BEFORE

New 12th Avenue Crossing



AFTER

August 2026: Preliminary concept that will continue to be refined.

Current 13th Avenue Crossing



BEFORE / ANTES

Grade-Separated 13th Avenue Crossing



AFTER

August 2026: Preliminary concept that will continue to be refined.



Districts and Open Space



Districts



South End South Lawn creates a generous, flexible green beside the stadium for recreation, community events, local culture and game-day traditions throughout the year.

Turntable Turntable Green transforms the historic railroad turntable into a neighborhood park space with places to gather, play, relax and enjoy everyday life.



North End Burnham Parkway forms the tree-lined green heart of the North End, connecting trails, shaded gathering places and walkable streets within a neighborhood designed for everyday life.

Village Center Osage Station, Locomotive Amphitheater and North Grove create a lively sequence of human-scaled spaces for families, neighbors and fans to gather, play and celebrate year-round.



Osage Station Park



BEFORE / ANTES

Osage Station Park

AFTER / DESPUÉS

August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.

Village Center

BEFORE / ANTES



Village Center

AFTER / DESPUÉS

August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.



Village Center



BEFORE / ANTES

Village Center

AFTER / DESPUÉS

August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.



A Network of Parks, Parkways and Trails

- ▲ Cool temperatures by reducing the “heat-island effect”
- ▲ Supports healthy and active living
- ▲ Reconnects surrounding communities
- ▲ Creates welcoming places for everyday life
- ▲ Celebrates the game-day experience



Turntable Green

BEFORE / ANTES



Turntable Green

BRONX
BRONCOS ESTADIO

AFTER / DESPUÉS

August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.



Mile High Line

BEFORE / ANTES



Mile High Line

AFTER / DESPUÉS

August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.

Burnham Parkway

BEFORE / ANTES



Burnham Parkway

AFTER / DESPUÉS

August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.



Burnham Parkway

EVERY DAY / *TODOS LOS DÍAS*

August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.

Burnham Parkway

EVENT DAY / DÍA DE EVENTO

August 2026: Preliminary concept that will continue to be refined. / Agosto de 2026: Concepto preliminar que se seguirá perfeccionando.

Where We are in the Process

- ▲ Continued Community Coordination (CBA Committee Meetings, stakeholder coordination)
- ▲ Development Plan, DURA Application Submittal in Late-Aug/Early-Sep
- ▲ Rezoning Application Submittal after Draft Small Area Plan Published
- ▲ City Council Approval in early 2027



NATIONAL FOOTBALL LEAGUE
DENVER BRONCOS FOOTBALL CLUB

Thank You for Your Continued Engagement!

