

APPLICATION SUBMITTAL CHECKLIST

FOR CITY & COUNTY OF DENVER PUBLIC RIGHT-OF-WAY VACATION

Any Public Right-of-Way (ROW) Vacation Application submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete. Download and fill-out this checklist and submit along with the Application and supporting documentation to DOTI.ER@denvergov.org.

1. ROW Vacation Application

☒ ROW Vacation Application completed and signed by property owner or a vested party

2. Land Descriptions

☒ Land description(s) prepared by a Professional Land Surveyor licensed in the State of Colorado for the portion of ROW to be vacated prepared in accordance with [DOTI Survey Land Description Requirements](#)

☒ PDF format stamped and signed by Professional Land Surveyor

☒ Text only in Microsoft Word format

3. Site Plan

ACCURATELY, LABELED, AND DIMENSIONED ENGINEERED DRAWINGS TO INCLUDE THE FOLLOWING:

☒ Numerical and Bar Scale (scale no smaller than 1:40)

☒ North Arrow

☒ Legend

☒ Plan date and revision number, if applicable

☒ Hatch area of ROW to be vacated

☐ Hatch newly proposed ROW dedications, if applicable

☐ Hatch existing and newly proposed easements, if applicable

☒ Property lines

☒ Right-of-way lines

☒ Label property addresses and street names

☐ Proposed improvements in ROW vacation area

☒ All existing, abandoned, and relocated utilities

☐ Aerial imagery can be used, but does not replace the required accurately engineered drawings

☒ Existing improvements within ROW, includes edge of pavement, curb & gutter, trees, landscaping, sidewalks, driveways, alleys, signs, etc.

4. Fees

ROW VACATION FEES MUST BE PAID IMMEDIATELY AFTER ER PROVIDES AN INVOICE

Initial Processing Fee = \$1,000.00 (non-refundable)

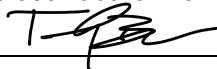
Survey Land Description Review Fee = \$500 (non-refundable)

Ordinance Fee = \$300 (non-refundable)

Property Owner or Authorized Application Representative:

By signing below, I certify that all above information has been incorporated in our application submittal.

SIGNATURE:



DATE: 05/013/2025

PRINT NAME:

Tom Berger - Director of Field Services VP

PHONE: 720.971.1708

EMAIL:

tom.berger@matrixdesigngroup.com

COMPANY: Matrix

City and County of Denver Department of Transportation & Infrastructure
Right of Way Services | Engineering & Regulatory
201 W. Colfax Ave, Dept. 507 | Denver, CO 80202
www.denvergov.org/ROWPlanReview
DOTI.ER@denvergov.org
(720) 865-3003

APPLICATION

FOR CITY & COUNTY OF DENVER PUBLIC RIGHT-OF-WAY VACATION

To apply for an Ordinance to Vacate Public Right-of-Way (ROW) in the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [ROW Vacation Application Requirements](#) to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or this process can be sent to DOTI.ER@denvergov.org.

PROPERTY OWNER:

Company Name: Multiple Owners - See attached Attachment 1
Contact Name: _____
Property Address: _____
Phone: _____ Email: _____

PRIMARY CONTACT: ☐ Check if the same as Adjacent Property Owner

Company Name: Matrix Design Group
Contact Name: Tom Berger - Director of Field Services, VP
Address: 8600 Park Meadows Dr., Suite 800
Phone: 720.971.1708 Email: tom.berger@matrixdesigngroup.com

PROJECT INFORMATION:

Project Name: Broadway Station Soccer Stadium Development
Address of Property Associated with ROW Vacation: Multiple Parcels, Broadway Station Filing No. 4, Denver, CO 80223

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes ☒ No ☐ If 'Yes', provide Project Master, Concept or Site Development Plan Project Numbers:

To Be Determined

Is this project also dedicating new ROW?

Yes ☒ No ☐ If 'Yes', provide ROW Dedication Project Number(s) and describe the ROW dedication:

To Be Determined

City and County of Denver Department of Transportation & Infrastructure
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REASON FOR ROW VACATION:

Describe why you are requesting this ROW Vacation and why the ROW is no longer needed.

New Soccer Stadium Proposed over location of existing right of way.

ROW VACATION INFORMATION:

Describe the status of the ROW:

In the space below, describe the current use of the ROW to be vacated.

Road right of way is not in use. Roadway surface improvements have been removed.

Are there utilities in the ROW? Yes ☒ No ☐

If yes, list each utility and identify utility owner, utility type, and size (e.g. CCD 8-inch Sanitary Sewer); whether it will remain or be removed, relocated, or abandoned in-place; and, expected schedule. For utilities to remain in-place, the City will reserve a utility easement over the vacated area with the ROW Vacation Ordinance. See [ROW Vacation Application Requirements](#) for standard easement language.

CCD 24-inch Sanitary Sewer
Denver Water 12-inch Waterline
Xcel Energy 2-inch Gas line

APPLICANT SIGNATURE:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this ROW Vacation Application and the information contained herein is accurate and complete:

SIGNATURE:	Multiple Owners - See Attachment 1	DATE:	
PRINT NAME:		PHONE:	
EMAIL:		COMPANY:	

City and County of Denver Department of Transportation & Infrastructure
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Owners – Attachment 1

Property Owner:

Company Name: BSP West, LLC, a Delaware Limited Liability Company

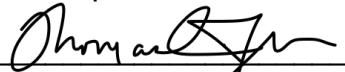
Contact Name: Tom Rini, Vice President

Address: 40 Falls Creek Circle, Morehead Hills, OH 44022

Phone Number: (216) 401-1963 Email: tcrini@gmail.com

Applicant Signature:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this ROW Vacation Application, and the information contained herein is accurate and complete:

Signature: 

Date: 05/13/25

Print Name: Tom Rini

Phone: (216) 401-1963

Email: tcrini@gmail.com

Company: BSP West, LLC, a Delaware Limited Liability Company

Property Owner:

Company Name: Broadway Station Metropolitan District No. 1, a Quasi-Municipal Corporation and Political Subdivision of the State of Colorado

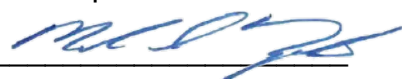
Contact Name: Mark Tompkins, BSMD President

Address: c/o Cockrel Ela Glesne Greher & Ruhland, 44 Cook Street, Suite 620, Denver, CO 80206

Phone Number: 303.621.5614 Email: mark@straeadvisoryservices.com

Applicant Signature:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this ROW Vacation Application, and the information contained herein is accurate and complete:

Signature: 

Date: 2025-05-14

Print Name: Mark S. Tompkins

Phone: 303.621.5614

Email: mark@straeadvisoryservices.com

Company: Broadway Station Metropolitan District No. 1, a Quasi-Municipal Corporation and Political Subdivision of the State of Colorado

BROADWAY STATION FILING NO. 4 TOGETHER WITH A PART OF S. CHEROKEE ST.
SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

[illegible]

DRAWN BY: DH	BROADWAY STATION SOCCER STADIUM PRELIMINARY SITE PLAN BROADWAY STATION FILING NO. 4 TOGETHER WITH A PART OF S. CHEROKEE ST. SITUATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.	PREPARED BY:  Matrix <i>Excellence by Design</i>
CHECKED BY: ALA		
SCALE: 1" = 40'		
DATE ISSUED: 05/19/2025		
SHEET 1 OF 1		

Broadway Station Soccer Stadium

07/09/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000003 **Review Phase:**
Location: 708 S Delaware St **Review End Date:** 06/20/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review

Review Status: Approved

Reviewers Name: Shannon Cruz
Reviewers Email: Shannon.Cruz@denvergov.org

Status Date: 06/06/2025
Status: Approved
Comments:

Reviewing Agency: Building Department Review

Review Status: Not Required

Reviewers Name: Daniel Krausz
Reviewers Email: daniel.krausz@denvergov.org

Status Date: 06/09/2025
Status: Not Required
Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Status Date: 06/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: Lumen/ CenturyLink
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-999-9999
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved

Comments:
P866326
Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacation and have determined there are no CenturyLink facilities within the easement area as shown on the provided exhibits. It is the intent and understanding of CenturyLink that this ROW vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area. This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the easement area as described, the Applicant will bear the cost of relocation (<https://relocation-request.lumen.com/rmpp/#/relocationreq>) and/or repair of said facilities.

Reviewing Agency: CDOT Referral

Review Status: Approved w/Conditions

Status Date: 06/23/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: CDOT

2025-VACA-0000003

Comment Report

Broadway Station Soccer Stadium

07/09/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000003 **Review Phase:**
Location: 708 S Delaware St **Review End Date:** 06/20/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Michelle White
Reviewers Phone: 303-512-4218
Reviewers Email: michelle.m.white@state.co.us
Approval Status: Approved with conditions

Comments:

This area appears to be within CDOT Right of Way and is not covered by a maintenance agreement. This project is approved with the condition that the applicant apply for a CDOT permit to work in this area in addition to the Denver permit. Attached is the link and instructions. If you have questions or concerns, please contact Kirk Allen at kirk.allen@state.co.us.

Attachment: 4. CDOT Utility Permit Application Online.pdf

REDLINES uploaded to E-review webpage

Reviewing Agency: City Councilperson and Aides Referral Review Status: Approved - No Response

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Eric Huetig
Reviewers Email: Eric.Huetig@denvergov.org

Status Date: 06/17/2025
Status: Approved
Comments: 2025-VACA-0000003
OCF Comments 6-17-25
1. Proposed vacation is approved.
A. ATTN: Any proposed changes after initial OCF approval must be reviewed and approved by our office.

Reviewing Agency: Comcast Referral Review Status: Approved

Status Date: 06/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: Comcast
Reviewers Name: Miguel Flores
Reviewers Phone: 7204130113
Reviewers Email: miguel_flores@comcast.com
Approval Status: Approved

Comments:
Comcast has no facilities in the direct location of the site between Santa Fe & I25 west of the RR tracks.

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Stephen Wilson
Reviewers Email: Stephen.Wilson2@denvergov.org

Comment Report

Broadway Station Soccer Stadium

07/09/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000003 **Review Phase:**
Location: 708 S Delaware St **Review End Date:** 06/20/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review **Review Status:** Approved

Reviewers Name: Viktoriya Luckner
Reviewers Email: Viktoriya.Luckner@denvergov.org

Status Date: 06/18/2025
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review **Review Status:** Approved

Reviewers Name: Zhixu Yuan
Reviewers Email: Zhixu.Yuan@denvergov.org

Status Date: 07/09/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: DOTI-DES-WW
Reviewers Name: Zhixu Yuan
Reviewers Phone: 7208653140
Reviewers Email: zhixu.yuan@denvergov.org
Approval Status: Approved

Comments:
With Easement Reservation.

Status Date: 06/20/2025
Status: Denied
Comments: Easement reservation is needed to cover the existing 30" public sanitary sewer.

Reviewing Agency: Office of Disability Rights Review **Review Status:** Approved

Reviewers Name: Spencer Pocock
Reviewers Email: Spencer.Pocock@denvergov.org

Status Date: 06/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: CPD - Accessibility Review
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:

Comment Report

Broadway Station Soccer Stadium

07/09/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000003 **Review Phase:**
Location: 708 S Delaware St **Review End Date:** 06/20/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Denver Water Referral Review Status: Approved w/Conditions

Status Date: 07/03/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved with conditions

Comments:
When the right of way is vacated, an easement needs to be reserved for the water line. Please send a copy of the final documents to me.

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved w/Conditions

Reviewers Name: Brian Dimock
Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 06/05/2025
Status: Approved w/Conditions
Comments: This is approved with the understanding that access to all portions of the site will be required by DFD through other means.

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Status Date: 06/03/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved

Status Date: 06/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 720-520-1516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comments:
NA

Comment Report

Broadway Station Soccer Stadium

07/09/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000003 **Review Phase:**
Location: 708 S Delaware St **Review End Date:** 06/20/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Dev and Planning Services Review Review Status: Approved - No Response

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved - No Response

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Michael Holm
Reviewers Email: Michael.Holm@denvergov.org

Status Date: 06/09/2025
Status: Approved
Comments:

Reviewing Agency: Policy and Planning Review Review Status: Approved - No Response

Reviewers Name: Nathan Pope
Reviewers Email: Nathan.Pope@denvergov.org

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Street Maintenance Review Review Status: Approved - No Response

Reviewers Name: Brian Roecker
Reviewers Email: Brian.Roecker@denvergov.org

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Comment Report

Broadway Station Soccer Stadium

07/09/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000003 **Review Phase:**
Location: 708 S Delaware St **Review End Date:** 06/20/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Dana Sperling
Reviewers Email: Dana.Sperling@denvergov.org
Status Date: 06/20/2025
Status: Approved
Comments: approved descriptions are in the folder

Reviewing Agency: TES Sign and Stripe Review Review Status: Approved - No Response

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org
Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: CPM Wastewater Review Review Status: Approved - No Response

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 06/23/2025
Status: Approved
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: RTD
Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:
Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities No exceptions

Comment Report

Broadway Station Soccer Stadium

07/09/2025

Master ID: 2025-PROJMSTR-0000120 **Project Type:** ROW Vacation
Review ID: 2025-VACA-0000003 **Review Phase:**
Location: 708 S Delaware St **Review End Date:** 06/20/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Reviewing Agency: Solid Waste Review Review Status: Approved - No Response

Status Date: 06/23/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved w/Conditions

Status Date: 06/23/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-VACA-0000003 Broadway Station Soccer Stadium
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved with conditions

Comments:
Please be aware Public Service Company of Colorado owns and operates existing natural gas distribution facilities located within the South Cherokee Street right-of-way proposed to be vacated; therefore, we are able to give conditional approval, PROVIDED, HOWEVER, said vacation shall be subject to the following reservations: A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including storm drainage and sanitary sewer facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

Reviewing Agency: Case Manager Review/Finalize Review Status: Comments Compiled

Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 06/23/2025
Status: Comments Compiled
Comments:
2025-VACA-0000003

Comment Report

Broadway Station Soccer Stadium

07/09/2025

Master ID:	2025-PROJMSTR-0000120	Project Type:	ROW Vacation
Review ID:	2025-VACA-0000003	Review Phase:	
Location:	708 S Delaware St	Review End Date:	06/20/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 05/30/2025
Status: Confirmation of Payment
Comments: