

# Santa Fe Yards Stadium and Redevelopment Project

South Platte River Committee  
December 10, 2025



# Agenda

- ⚽ Project Summary
- ⚽ Community Engagement Update
- ⚽ Nov. 12 SPRC Follow-up
- ⚽ Legislative Actions and Schedule
- ⚽ Q&A





# Denver *wants* a professional women's sports team

- ⚽ NWSL record 15,000 season ticket deposits since launch
- ⚽ Sold out season ticket inventory for inaugural season at 8,500 tickets, waitlist of over 8,000
- ⚽ Most merchandise sales for an expansion team launch
- ⚽ Inaugural match has sold 30k tickets – on track to surpass the league attendance record of 40k
- ⚽ Over 4,000 attendees at the Brand Launch Block Party in downtown Denver
- ⚽ With a league-record \$110 million expansion fee with plans for a \$150-\$200 million purpose-built stadium, Denver Summit FC has made the largest private financial investment in U.S. women's professional sports





# Stadium Site: Former Gates Site to Transform into Community Hub

- ⚽ Opportunity to transform a dormant site into a hub of activity, integrated with a public park
- ⚽ I-25/Broadway in District 7
- ⚽ Gates stopped manufacturing in 2001
- ⚽ Planning guidance already in place
- ⚽ Large, centrally located site
- ⚽ Accessible by light rail and bus



# Community Benefits Agreement: Process and Outcome

- ⚽ December 4, 2025: Agreement reached between West East Neighbors United (WENU) and Denver Summit FC
- ⚽ Community members volunteered more than **100 hours** of time in addition to meetings with Denver Summit
- ⚽ 28 meetings between West East Neighbors United (WENU) and Denver Summit FC July 2025 – December 2025





# Community Benefits Agreement: WENU Membership



## Steering Committee Co-Chairs:

- ⊕ Anita Banuelos, Athmar Park RNO, Co-Chair
- ⊕ Adriana Lopez, Valverde Park RNO, Co-Chair
- ⊕ Tim Lopez, Baker RNO, Co-Chair
- ⊕ Connor Shea, Baker RNO, Co-Chair

## Steering Committee membership includes:

- ⊕ 10 RNOs: Platt Park People's Association, Lincoln Broadway Corridor, Ruby Hill Neighbors, Inter Neighborhood Cooperation (INC), Athmar Park, Valverde, Baker Historic Neighborhood Association, West Washington Park Neighborhood Association, Broadway Merchants Association
- ⊕ Other Key Constituencies: Colorado Asian Pacific United (CAPU), Faith Bridge, River Sisters, The Park People, Greenway Foundation, Asian Girls Unite, Denver Streets Partnership

# CBA: Areas Addressed and Next Steps

*Most environmentally friendly CBA to date  
and Community Investment Fund created*

## Topics Covered in CBA

- ⊕ Social Equity
- ⊕ Transportation & Infrastructure
- ⊕ History, Culture, Art
- ⊕ Parks & Environment
- ⊕ Business & Labor

## Next Steps

- ⊕ Legal drafting underway with intent to have finalized by end of week
- ⊕ Goal is signed agreement to City Council prior to final consideration of rezoning on 12/15

# Follow-ups from Nov. 12 SPRC

- ✓ Completed budget in Stadium Site Agreement
- ✓ All agreements are complete and ready to be filed
- ✓ Confirmation that the Economic Impact Study accurately reflected TIF capture
- ✓ Legislative timing of S. Delaware vacation and plat filing (*Confirmed both actions should follow property closing in early 2026*)
- ✓ Questions from individual councilmembers and additional briefings



# Budget in Stadium Site Agreement (Exhibit H)

	Site Budget Category	Estimated Cost
	Land Acquired from BSP and CDOT	\$ 35,623,629.50
	General Conditions/Site Logistics	\$ 1,062,500
	Earthwork & Excavation	\$ 7,125,000
	Erosion Control	\$ 1,000,000
	Survey & Layout	\$ 650,000
	Utilities	\$ 3,750,000
	Site Work/ADA	\$ 3,750,000
	Site Improvements and Safety Controls	\$ 3,000,000
	<b>TOTAL*</b>	<b>\$ 55,961,129.50</b>

**\*City contribution capped at \$50 million by 2025 IGA**

# Legislative Actions and Schedule

## Requesting approval of four actions:

1. #25-1553: Amends the 2017 Intergovernmental Agreement
2. #25-1850: Amends the 2025 Intergovernmental Agreement
3. #25-1552: Approves a Stadium Property Agreement
4. #25-1554: Approves the Capital Budget Appropriation

## Advanced from SPRC on Nov. 12:

- ⊗ #25-1541: Rezoning of 709 S. Delaware St.


## Future Items After Property Closing:

- ⊗ #25-1861: Vacation of S. Delaware St. – Q1 2026
- ⊗ Plat filing – Q1 2026
- ⊗ Funding agreement detailing use of \$20M for off-site public infrastructure - 2026

Briefings,  
October

Committee,  
Nov. 12

Rezoning First  
Reading,  
Nov. 17

 **We are here**  
Committee,  
Dec. 10

Public Hearing and  
Rezoning Vote, 1R  
on Agreements,  
Dec. 15

Second Reading on  
Agreements and  
Appropriation,  
Dec. 22



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# Q&A

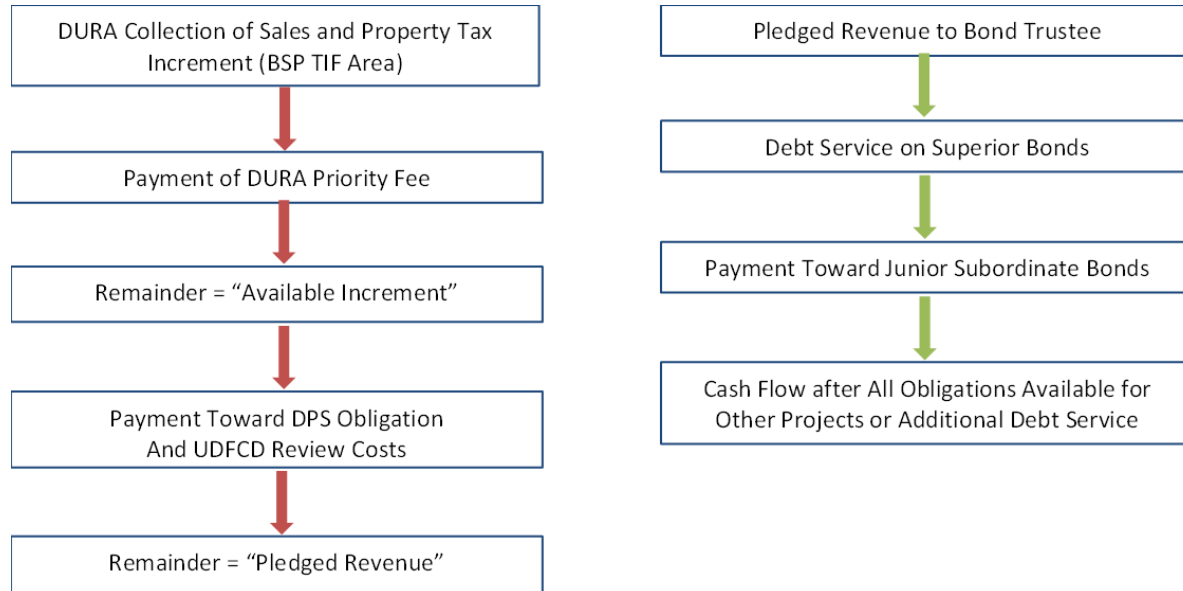
## Thank you



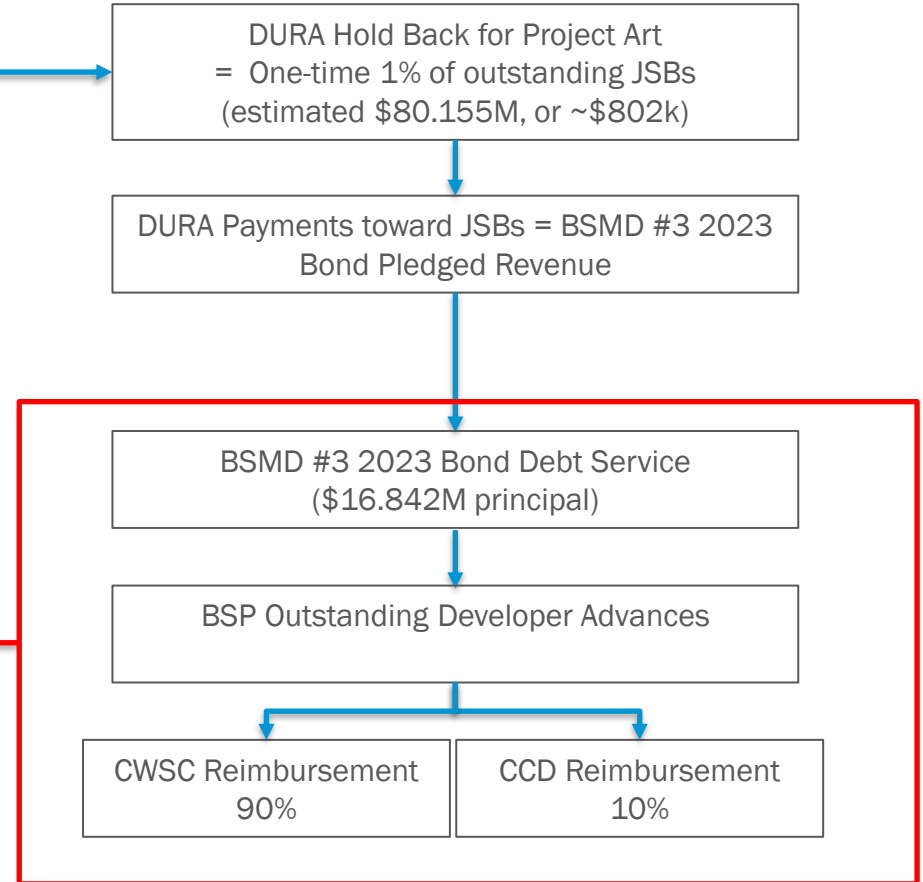


# Appendix

## I-25 and Broadway Urban Redevelopment Plan I-25 and Broadway Project – Flow of TIF Funds



## Proposed BSMD 1-3 'JDO' Waterfall



### Outstanding DPS Balance:

12/31/2024 -  
\$1,464,605  
2025 Interest - 69,688  
2025 Pmts -  
(1,101,454)

Est Bal  
NOTE: DURA expects DPS  
12/31/2025 - \$  
balance to be paid off in 2026  
432,839

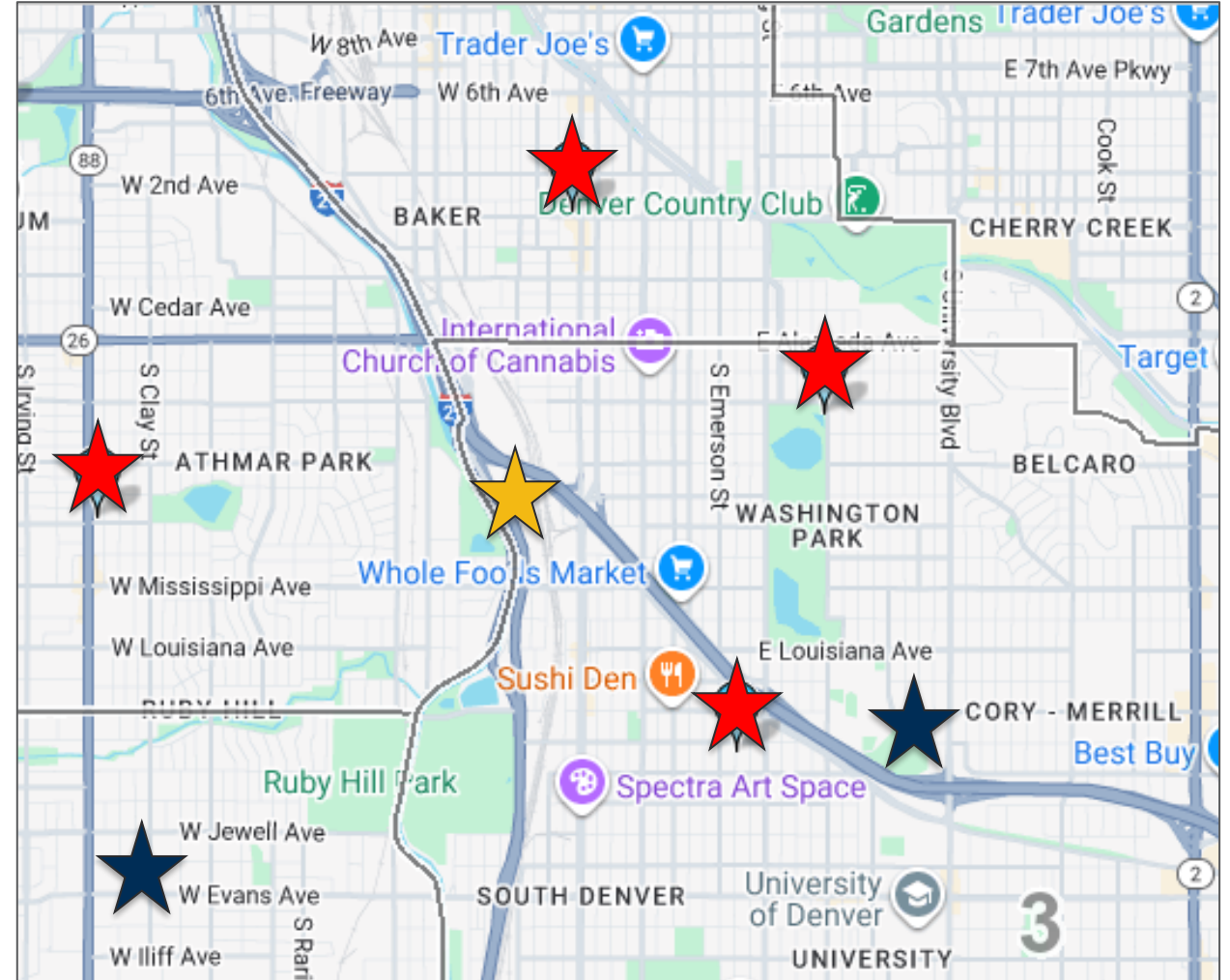
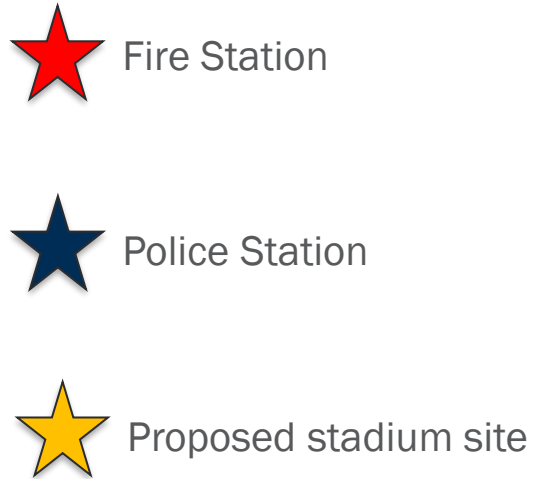
### Outstanding JSBs (Principal):

#1 - \$13,440,955  
#2 - 9,774,267  
#3 - 12,700,907  
#4 - (Est) 36,550,000  
#99 - 1,559,351  
#100 - 6,130,000

Total **\$80,155,480**

CCD - BSMD 2025 IGA  
Section 4.3 Waterfall

## Emergency Access to Site





# Allowed Uses of Public Funding are Listed in the 2025 IGA:

- ⊕ Land acquisition and on-site stadium improvements capped at \$50 million
- ⊕ Off-site improvements capped at \$20 million (*future Council action*):
  - ⊕ Vanderbilt Park East, community space, and improvements to Vanderbilt Park West
  - ⊕ Pedestrian sidewalks and trails to connect parks, create access to and through site
  - ⊕ Public accessibility improvements
  - ⊕ Streets, including a 5<sup>th</sup> lane of Santa Fe Ave. and connecting Kentucky Ave. multimodal bridge
  - ⊕ Parking, traffic, streetlighting, and safety controls
  - ⊕ Water, sanitation, and storm drainage facilities, utility improvements, and equipment
  - ⊕ Security and fire protection and other safety systems
  - ⊕ All related planning, design, permitting, land development and professional services

# Proposed Changes to the 2025 IGA

Updates the city's role in the redevelopment of the area to confirm that:

- 1) the city will provide funding for the North Pedestrian Bridge; and
- 2) the city and the redeveloper for the site will share any available TIF revenues on a basis of 90% redeveloper/10% city to help offset public infrastructure costs required for the site



# Proposed Changes to the 2017 IGA

**Exhibit B** – Updates list of projects eligible for tax increment to reflect completed work and add stadium

**Exhibit B** – Also now identifies the North Pedestrian Bridge as a Regional Project

- Mobility study and community conversations have shown the bridge would **improve the Santa Fe Yards experience with stronger neighborhood connections**
- Applying for a state grant and will leverage existing regional mills

**Exhibit C** – Updates responsible parties for operations and maintenance per updated infrastructure plans and 2025 IGA



# Proposed Stadium Property Agreement

- This agreement is the tool to get the \$50M from the city's capital improvement fund to the metro district
- It allows the property sale to close this year and transfers land to the district
- It outlines conditions precedent for sale to close
- It allows the metro district to commence on-site prep and infrastructure in Q1 2026

**\*\*City contribution capped at \$50 million by 2025 IGA**

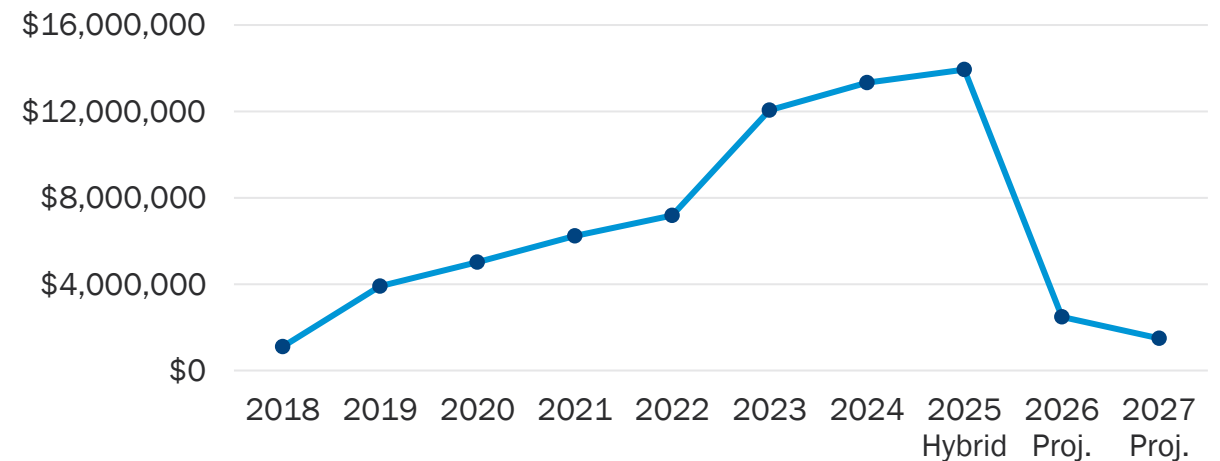
# Capital Budget Appropriation

**Allowed uses of city funds:** Land Acquisition and Stadium Site Property Public Improvements capped at \$50 million

**Source of funds:** Denver's Capital Improvement Program (CIP), made possible because of ~\$65 million in interest earned on the Elevate Bond Program

Note: Off-site improvements are capped at \$20 million and will follow in future years

Elevate Interest Earned Each Year



# Community Outreach and Involvement

*(In Addition to CBA Process)*

Rob Cohen, Denver Summit FC



# Outreach to Under-represented Communities:

- Partnership with BuCu West to reach under-represented populations. All project materials and outreach events included Spanish translation.
- Leveraged non-profit partners in Southwest Denver to spread awareness and reach over 2000 social media accounts.
- Emailed 245 small businesses in Valverde, Athmar Park, Ruby Hill, Barnum, Barnum West, Westwood and Marlee
- Outreach to youth soccer programs in West Denver
- Shared engagement opportunities with area schools such as Munroe Elementary, Lincoln High School and DSST College View.





# Community Meetings and Information Sessions

- INC's "Beyond the Goal Post" forum
- Conducted "road show" of presentations to RNOs, business associations, and community groups
- Community newsletter
- Two open houses (Athmar Park & South Broadway)
- Free youth soccer clinic with project information (Valverde)

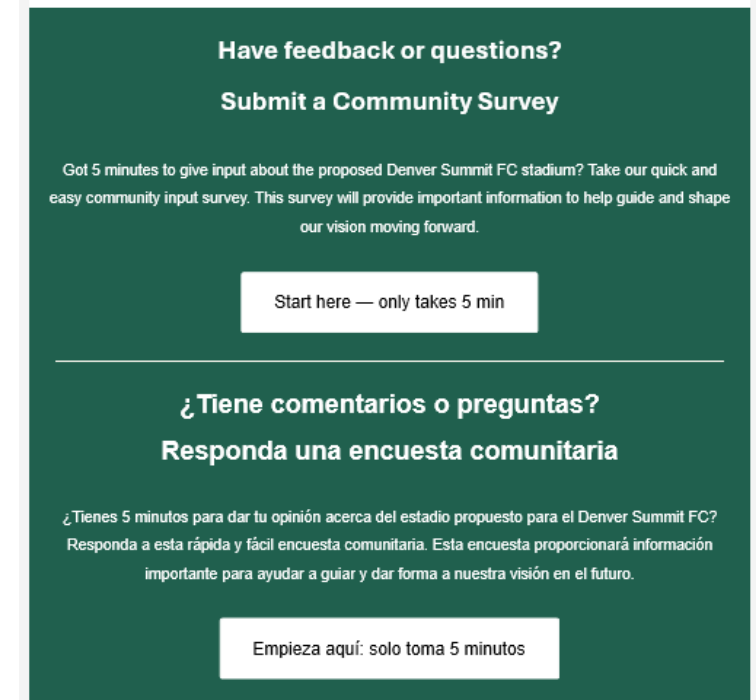


# Website to Collect Input

- Bilingual project website for information, newsletter, and community events
- Online survey for surrounding neighborhoods



The screenshot shows the Denver Summit FC website. At the top, there are navigation links for 'News', 'Contact', and 'Shop'. The main heading is '¡Reserva la fecha! Jornada de puertas abiertas para la comunidad de Denver Summit FC'. Below this, it states 'Cuando: 11 de septiembre 2025 de 18:30-20:30' and 'Donde: BurnDown 476 S Broadway, Denver, CO 80209'. The text continues: '¿Tiene comentarios o preguntas? Responda una encuesta comunitaria. Responda a esta rápida y fácil encuesta comunitaria. Esta encuesta proporcionará información importante para ayudar a guiar y dar forma a nuestra visión en el futuro. [Empieza aquí.](#)'. A paragraph follows: 'Gracias por asistir a nuestra primera jornada de puertas abiertas a la comunidad. Tuvimos el placer de que casi 100 miembros de la comunidad se presentaron para aprender más sobre la propuesta de estadio de fútbol femenino de Denver NWSL, mientras recibíamos valiosos comentarios y aportaciones de vecinos, miembros de la comunidad, y empresas locales.' Another paragraph says: '¿Se perdió la jornada de puertas abiertas? Consulte los materiales de la jornada de puertas abiertas aquí:'. A list of links follows: '• [La Presentación de la Comunidad Denver NWSL](#)', '• [N Visión General del Estadio de la NWSL](#)', '• [Información Sobre la Reunión Pública - Transporte y Movilidad](#)', and '• [Información Sobre la Reunión Pública - Transporte y Movilidad](#)'.



The screenshot shows a green background with white text. At the top, it says 'Have feedback or questions?' and 'Submit a Community Survey'. Below this, it says: 'Got 5 minutes to give input about the proposed Denver Summit FC stadium? Take our quick and easy community input survey. This survey will provide important information to help guide and shape our vision moving forward.' A white button with black text says 'Start here — only takes 5 min'. Below this, it says '¿Tiene comentarios o preguntas?' and 'Responda una encuesta comunitaria'. Below this, it says: '¿Tienes 5 minutos para dar tu opinión acerca del estadio propuesto para el Denver Summit FC? Responda a esta rápida y fácil encuesta comunitaria. Esta encuesta proporcionará información importante para ayudar a guiar y dar forma a nuestra visión en el futuro.' A white button with black text says 'Empieza aquí: solo toma 5 minutos'.

# Outreach to where people already gather:

- Community events – Far East Center Mid-Autumn Festival, FloCrit Garden Fiesta, Lincoln High Trunk or Treat, etc.
- Forum with Lower South Broadway business owners/employees
- Canvassed 120 businesses along South Broadway
- Shared project open house details with Que Bueno radio/1280am
- Distributed project flyers in public spaces and food banks on the West Side
- Held information stations at free Denver Summit FC youth clinic on October 9<sup>th</sup>





# Previous Slides





The Stadium Site Project shall include but is not limited to:

- the Stadium Site Property;
- all Stadium Site Project public infrastructure, facilities and improvements located within the Stadium Site Property or other areas of the Property that are necessary to provide public access and services to the Stadium, as determined by the District and CWSC, and subject to further approval by the City as a part of the land development and entitlement process for the Stadium Site Property.

Generally including without limitation (collectively, the "Stadium Site Property Public Improvements")

- roads
- auto and pedestrian bridges
- walkways
- public accessibility improvements
- parking
- lighting
- traffic and safety controls
- water
- sanitation and storm drainage facilities
- utility improvements and equipment to serve the Stadium Site Property
- security and fire protection equipment and other safety systems
- community space
- park and recreation improvements on the Stadium Site Property

# Projects Changing Funding Source in 2025

## From CIP to Elevate Bond Interest

These projects are budgeted in the CIP but would move to Elevate bond interest instead.

*What's the catch?* Changing the funding source of these projects will reduce the amount of bond interest we have available at the end of the bond program in 2027.

Project	Amount	CIP Year Appropriated
16 <sup>th</sup> Street Mall	\$15,774,914	2023, 2024, 2025
Colfax BRT	\$7,000,000	2024
W. Colfax Transit Enhancements	\$3,000,000	2024
Washington Street	\$3,000,000	2023
Speer over Little Raven	\$1,435,500	2023
Swansea Recreation Center	\$750,000	2023

Project	Amount	CIP Year Appropriated
Central Library	\$4,950,000	2022
Rocky Mountain Walks	\$869,770	2019
Peoria Multimodal Improvements	\$1,420,000	2018
Additional Maintenance Programs (e.g., repaving)	\$12,215,445	2025

# Future Capital Budget Years

- ⦿ Proposed IGA would allow for up to \$70 million in public investment:
  - \$50 million in 2025 (*previous slide*)
  - Up to an additional \$20 million over 2026 and 2027 (*this slide*)
- ⦿ There is potential for the city to be repaid for these costs through TIF and existing Metro District regional mills.

*\*Estimates. These will be refined through scoping and design work*

Move to Elevate Interest in 2026:	
Westwood Recreation Center	\$7,000,000
Swansea Recreation Center	\$1,750,000
Subtotal	\$8,750,000
Subject to Annual Appropriation:	
2026 CIF	\$5-6 million*
2027 CIF	\$5-6 million*
Subtotal	\$11,250,000
Total	Up to \$20 million

# Economic Impact of Mixed-Use Developments

- ⚽ **First Women's NWSL stadium** opened in Kansas City in 2024
  - ⚽ 100% of the games were sold out
  - ⚽ \$60 million per year in direct, indirect, and induced spending
  - ⚽ 1,450 jobs (includes full and part time) totaling \$50 million in wages/year
- ⚽ **Coors Field** opened in 1995
  - ⚽ Became the economic engine driving redevelopment of Lower Downtown in the 90s – and still today (McGregor Square)
  - ⚽ Small business impact – provides economic stimulus to nearby business



*Kansas City Current stadium in Berkley Riverfront Park*

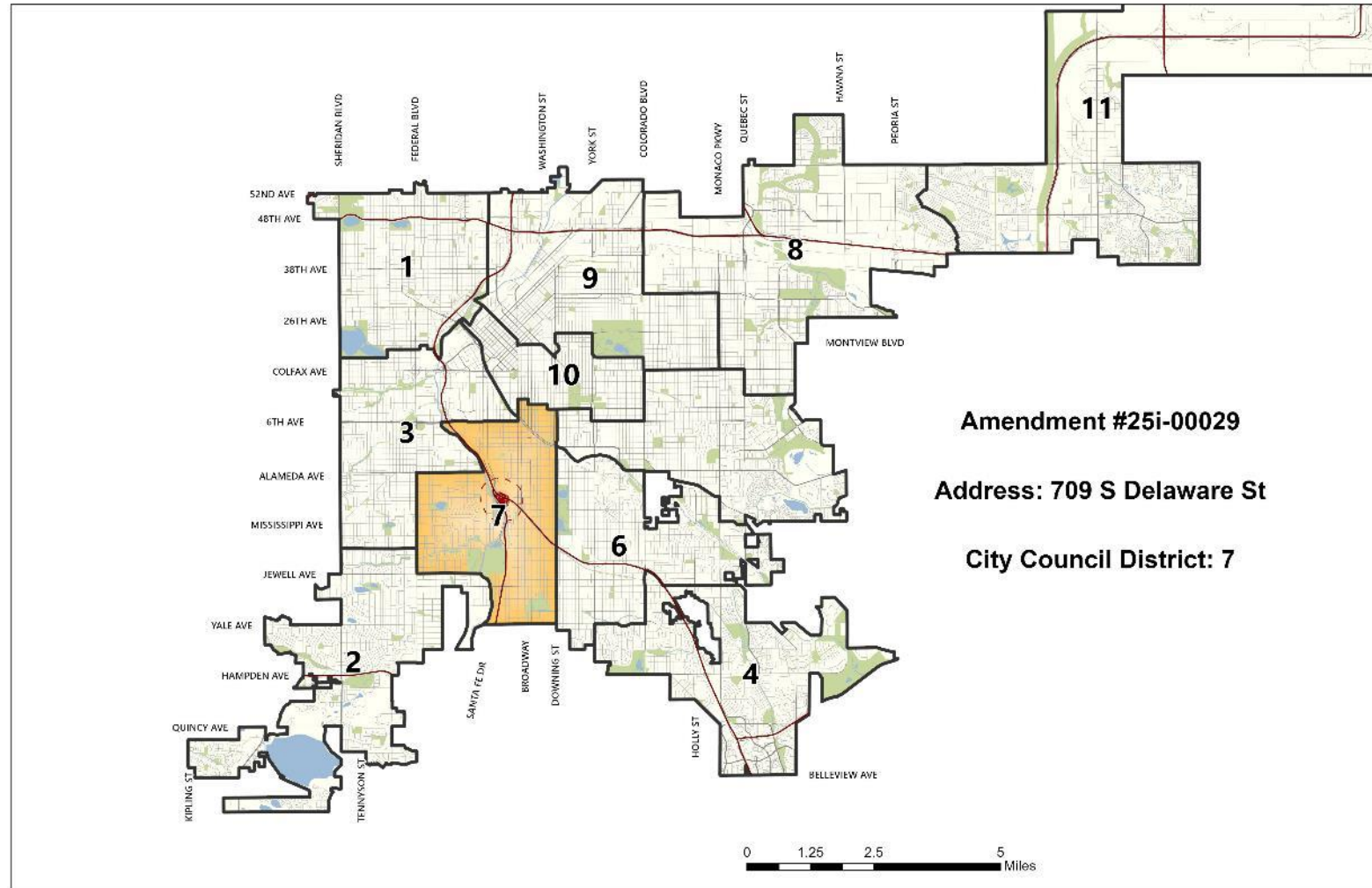


# Construction and Infrastructure Spending Support Denver's Economy through Economic Downturns

- ⊕ Infrastructure is the backbone of Denver's economy
- ⊕ Construction projects stimulate the economy up and down the supply chain and provide opportunities for a variety of workers and industries
- ⊕ **Santa Fe Yards** to open in 2028
  - ⊕ \$82 million per year in direct, indirect, and induced spending
  - ⊕ ~1,100 jobs across construction and operations
  - ⊕ Unlocks 41 acres of potential development – well beyond the NWSL investment alone
  - ⊕ This is the best chance to spark development at Gates

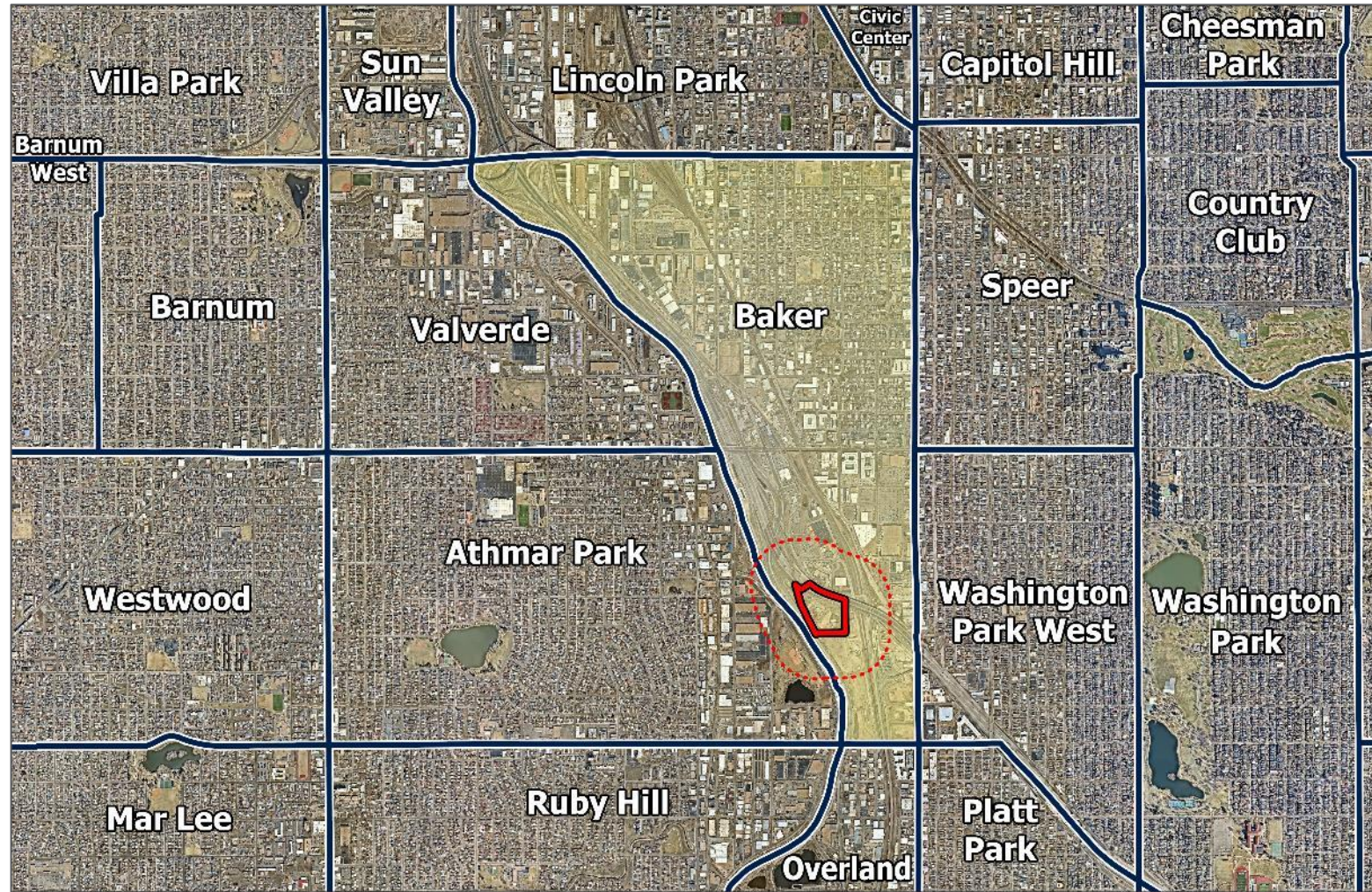


# Council District 7 – Councilmember Alvidrez





# Statistical Neighborhood – Baker





# Existing Context – Building Form/Scale





# Large Development Review

The property was reviewed for Large Development Review and deemed not-applicable. Reasons for the determination include:

- Existing Infrastructure Master Plan (IMP)
- Existing master engineering plans
- Existing development agreement

# *Comprehensive Plan 2040*

## Equitable, Affordable, and Inclusive

- Goal 1, Strategy C – Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.

# Comprehensive Plan 2040

## Strong and Authentic Neighborhoods

- Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm.
- Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.
- Goal 9, Strategy A - Encourage design and new development to improve public health and safety.

# *Comprehensive Plan 2040*

## Connected, Safe, and Accessible

- Goal 8 – Strengthen multimodal connections in mixed-use centers and focus growth near transit.

# Comprehensive Plan 2040

## Economically Diverse

- Goal 2, Strategy A – Broaden the tax base with a focus on fiscal activity that is resilient to changes over time.
- Goal 2, Strategy D – Ensure a broad range of jobs to align with the skills and interests of local residents.



# Comprehensive Plan 2040

## Environmentally Resilient

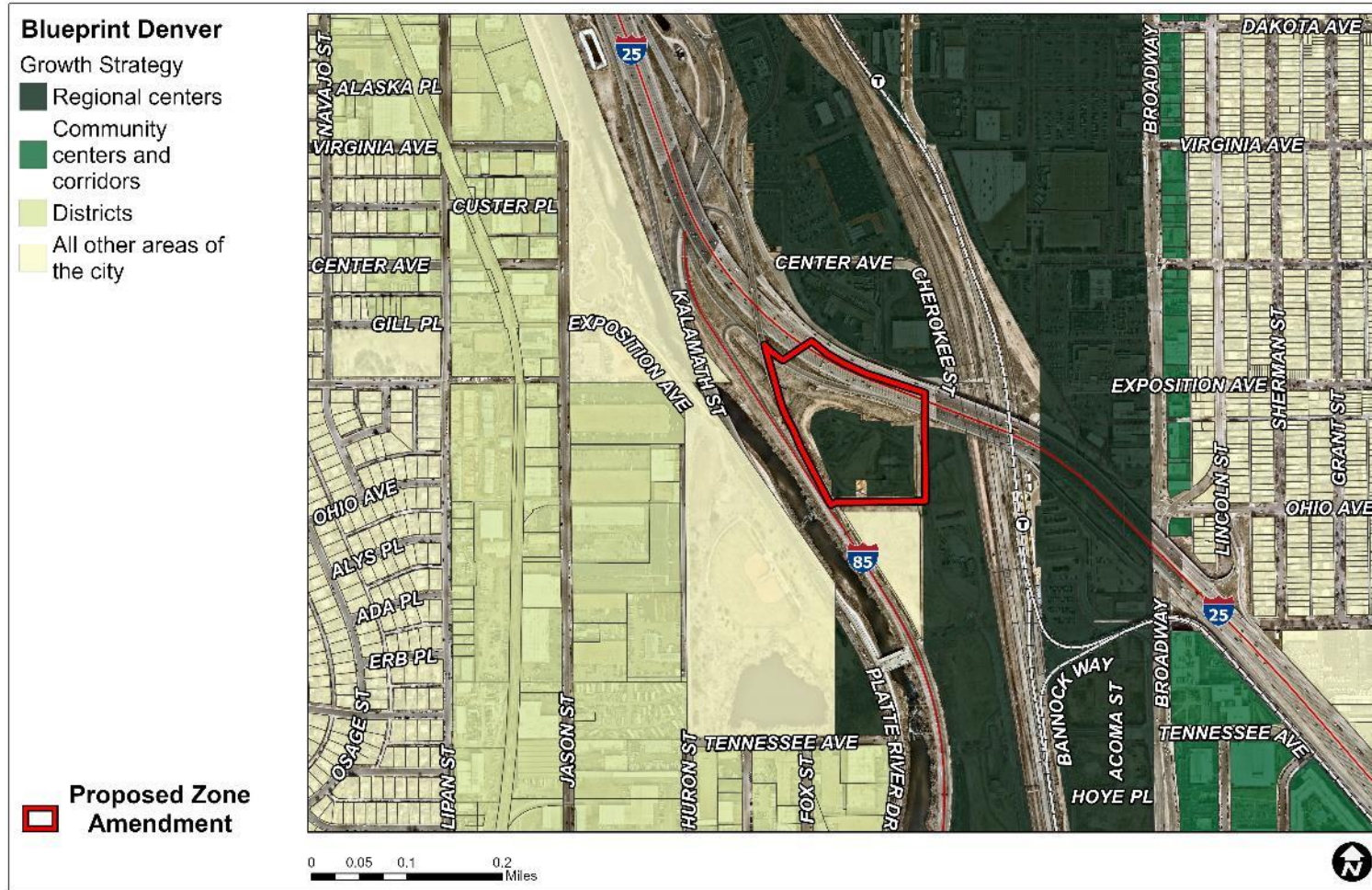
- Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place.
- Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.
- Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors.
- Goal 8, Strategy D – Support the redevelopment of brownfields to foster environmental clean-up and advance healthy communities.
- Goal 9, Strategy B – Improve Denver’s air by reducing the use of single-occupancy vehicles, advancing renewable energy sources, expanding the use of transit, promoting innovative and alternative technologies, and supporting mixed-use, walkable neighborhoods.

# Comprehensive Plan 2040

## Regional

- Goal 1 Strategy A – Demonstrate the benefits of compact, mixed-use development for the region.
- Goal 2, Strategy A – Direct significant growth to regional centers and community centers and corridors with strong transit connections.
- Goal 4, Strategy A – Leverage the regional investment in RTD's FasTracks program to develop a network of transit-oriented centers at rail stations.

# Blueprint Denver 2019



- Regional Center
  - 30% of new housing
  - 50% of new employment

# *Blueprint Denver 2019*

## Land Use and Built Form – General

- Policy 1, Strategy A - Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas.

# *I-25 & Broadway*

Create a New and Distinct District

- Consider the location of signature architecture at the terminus views into the site from the freeway, light rail, and local street network.
- Create an architecturally distinctive skyline that is a landmark within the City and along the light rail corridor.



# PUD Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- The subject site has special characteristics related to the scale of the development project and demands a more customized approach to achieve a successful development.
  - The PUD will result in a diversification of land use, exemplary pedestrian amenities, and advance numerous city goals.

# PUD Review Criteria

- B. The PUD complies with all applicable standards and criteria for PUDs
  - The PUD complies with all standards and criteria stated in Division 9.6.
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions
  - The PUD District is necessary because there is no standard zone district that applies appropriate standards to this site and development. An unreasonable number of variances or waivers and conditions would be required to achieve the proposed outcomes.

# PUD Review Criteria

**D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property**

- The PUD would allow uses compatible with the high-density, mixed-use regional center surrounding the site and in proximity to transit.

**E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.**

- The PUD would create building forms that align with important aspects of the adjacent zone districts by limiting height and promoting strong urbanism in the form of minimal setbacks, transparency requirements, and ground-floor active uses.