



Santa Fe Yards Stadium and Redevelopment Project

South Platte River Committee
November 12, 2025

Agenda

⚽ Legislative Actions and Schedule

Presenter: Jeff Dolan, Mayor's Office

⚽ Rezoning

Presenter: Tony Lechuga, CPD

⚽ Site Agreements and Appropriation

Presenter: Laura Wachter, DOF

⚽ Community Engagement Update

Presenter: Rob Cohen, Denver Summit FC

⚽ Q&A



Legislative Actions and Schedule

Requesting approval of five, related actions:

1. #25-1541: Rezones 709 S. Delaware St.
2. #25-1553: Amends the 2017 Intergovernmental Agreement (IGA)
3. #25-1850: Amends the 2025 IGA
4. #25-1552: Approves a Stadium Property Agreement
5. #25-1554: Approves the Capital Budget Appropriation

Briefings

Committee,
Nov. 12

We are here

First Reading,
Nov. 17

Public Hearing
and Second
Reading, Dec. 15



709 South Delaware Street

Request: from C-MX-16 to PUD-G 39

Date: 11.12.2025

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Proposed Zoning
- Process
- Review Criteria



Request: from C-MX-16 to PUD-G 39



- Property:
 - ~6 acres
 - Vacant land, formerly home of the Gates Rubber Company

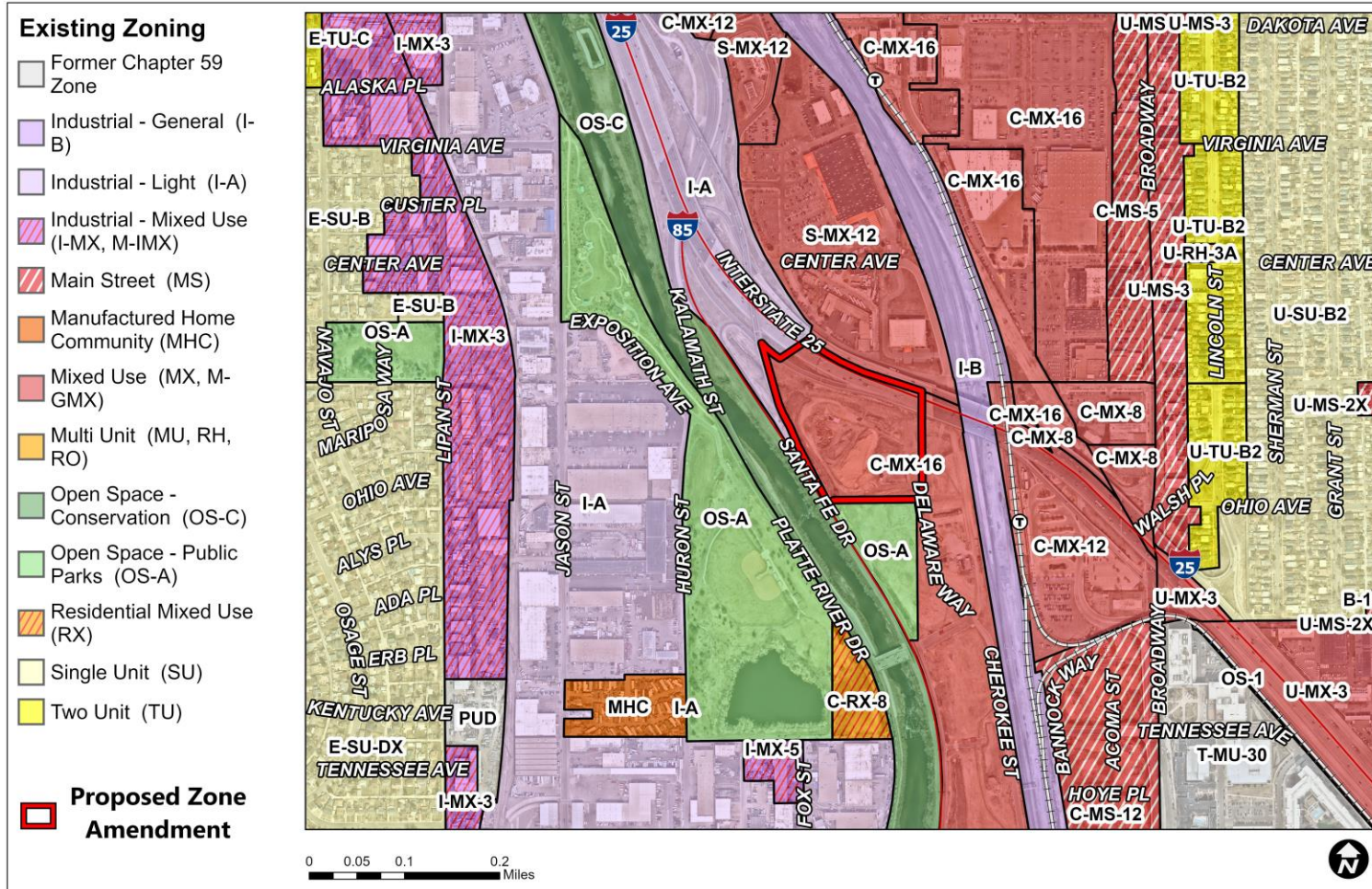
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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Existing Zoning – C-MX-16



Proximity to:

- C-MX-16
- S-MX-12
- I-B
- I-A
- OS-A
- OS-C

Urban Design Standards & Guidelines

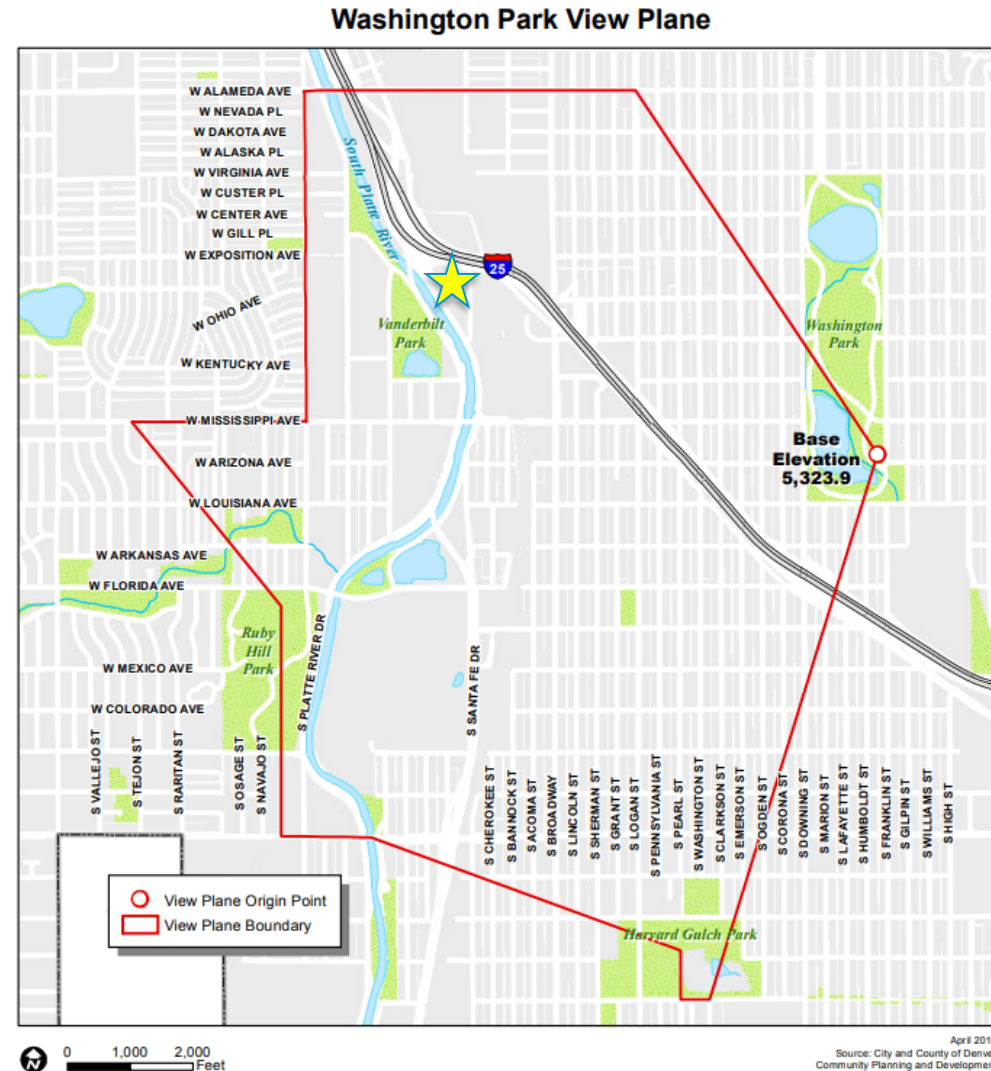
Broadway Station Development Urban Design Standards and Guidelines:

- A vision for land use, urban design, public realm, and infrastructure improvement through:
 - Guiding principles
 - Intent statements
 - Prescriptive standards
 - Guidelines for sub-areas
 - Design review process

View Plane

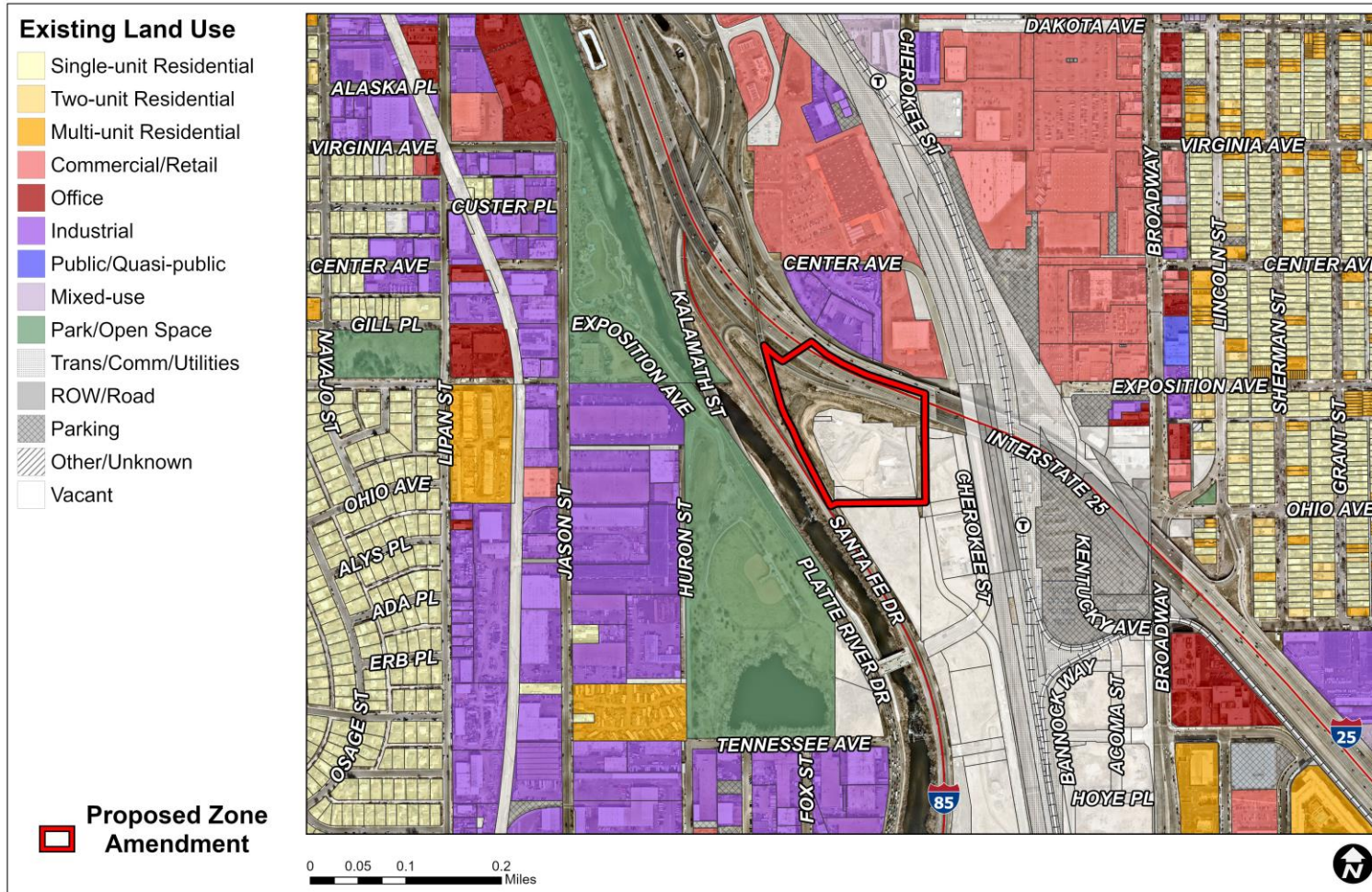
Max Building Height Under the View Plane:

- Between 150-170 feet
- Proposed zoning caps heights at 150 feet



See the Denver Revised Municipal Code Chapter 10, Article IV -
Restrictions on Structures within Areas Necessary to Preserve Mountain Views.
Sec. 10-61.5. - Washington Park.

Existing Context – Land Use



Vacant

Adjacent to:

- Right-of-Way

Proximity to:

- Industrial
- Commercial/Retail
- Park/Open Space

Development and Housing Agreements

The area is subject to a development agreement between the City and County of Denver and Broadway Station Partners that includes agreements on:

- Open space
- Transportation
- Environmental
- Prevailing wages

The area is subject to a housing agreement between the City and County of Denver and Broadway Station Partners.

Agenda

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Proposed Zoning – PUD-G 39

Purpose of the PUD is to:

- Facilitate dense, mixed-use, transit-oriented development
- Allow uses and building forms that allow for a potential sports stadium within a mixed-use district

To that end, the PUD allows for:

A “sports and/or entertainment arena or stadium” with customized zoning

Or

Compliance with the regulations of the existing C-MX-16 zone district

Proposed Zoning – PUD-G 39

Customizations for a potential stadium include:

- Maximum height of 150 feet
- No upper-story or street level setbacks
- Added transparency and street level active use requirements
- Customized fencing
- Customized sign allowances
 - Larger, electronic, multi-media displays
 - Animation, flashing, and advertising
 - Regulations to minimize adverse impacts

Agenda

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Process

- Informational Notice: **07/30/25**
- Planning Board Notice: **09/30/25**
- Planning Board Public Hearing: **10/15/25**
- Committee: **11/12/25**
- City Council Public Hearing: **12/15/25**

Public Comments

- RNOs
 - Letter from Community Benefits Agreement group, including multiple RNOs.
- 1 letter of opposition
- 131 letters in support from neighbors and other stakeholders
 - Key themes included connectivity, activation or long-vacant land, and economic impact

Planning Board

- Planning Board held a hearing on this item on 10/15
- The board voted unanimously to recommend approval

Presentation Agenda

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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- I-25 and Broadway Station Area Plan (2016)

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

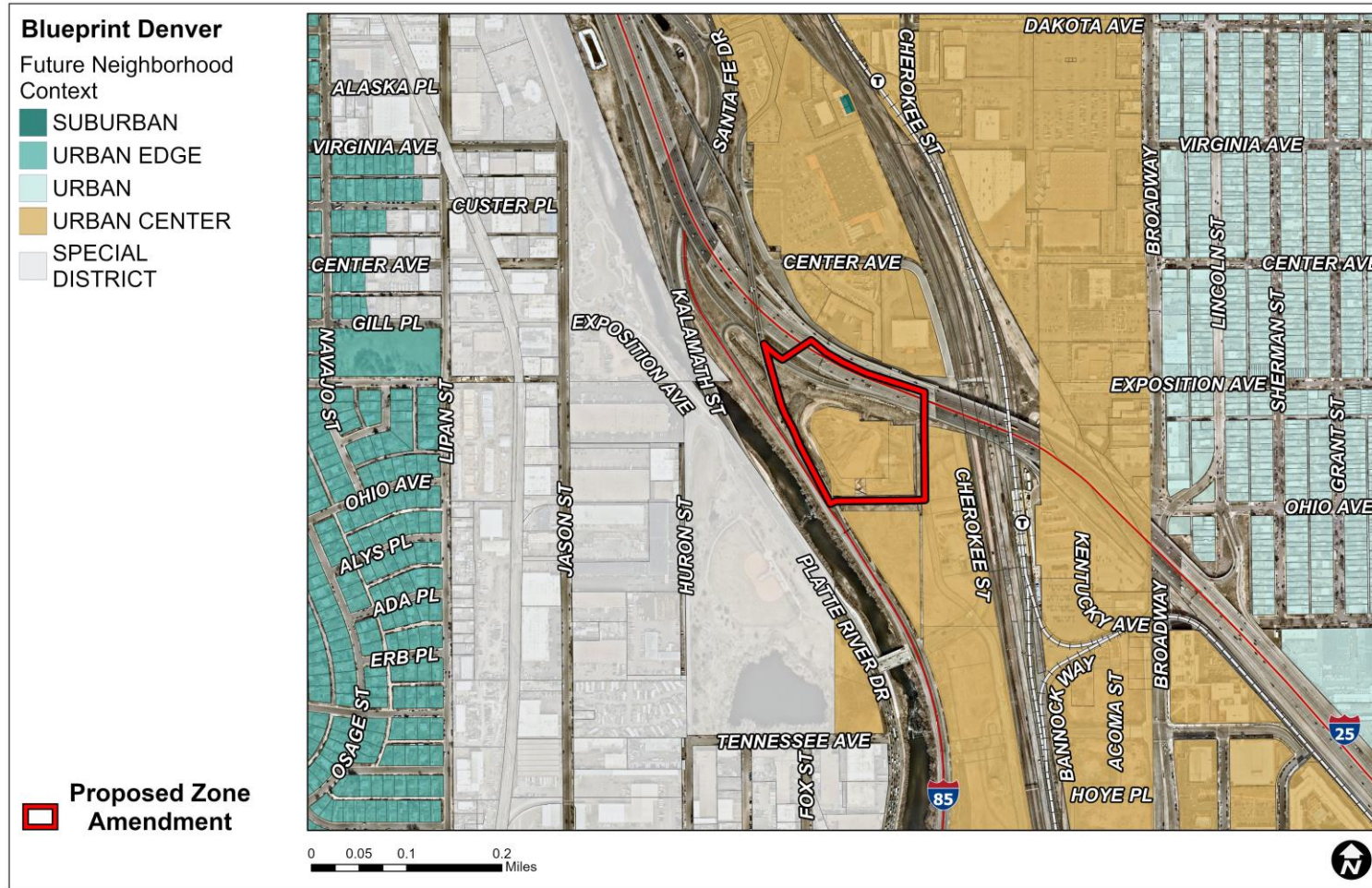
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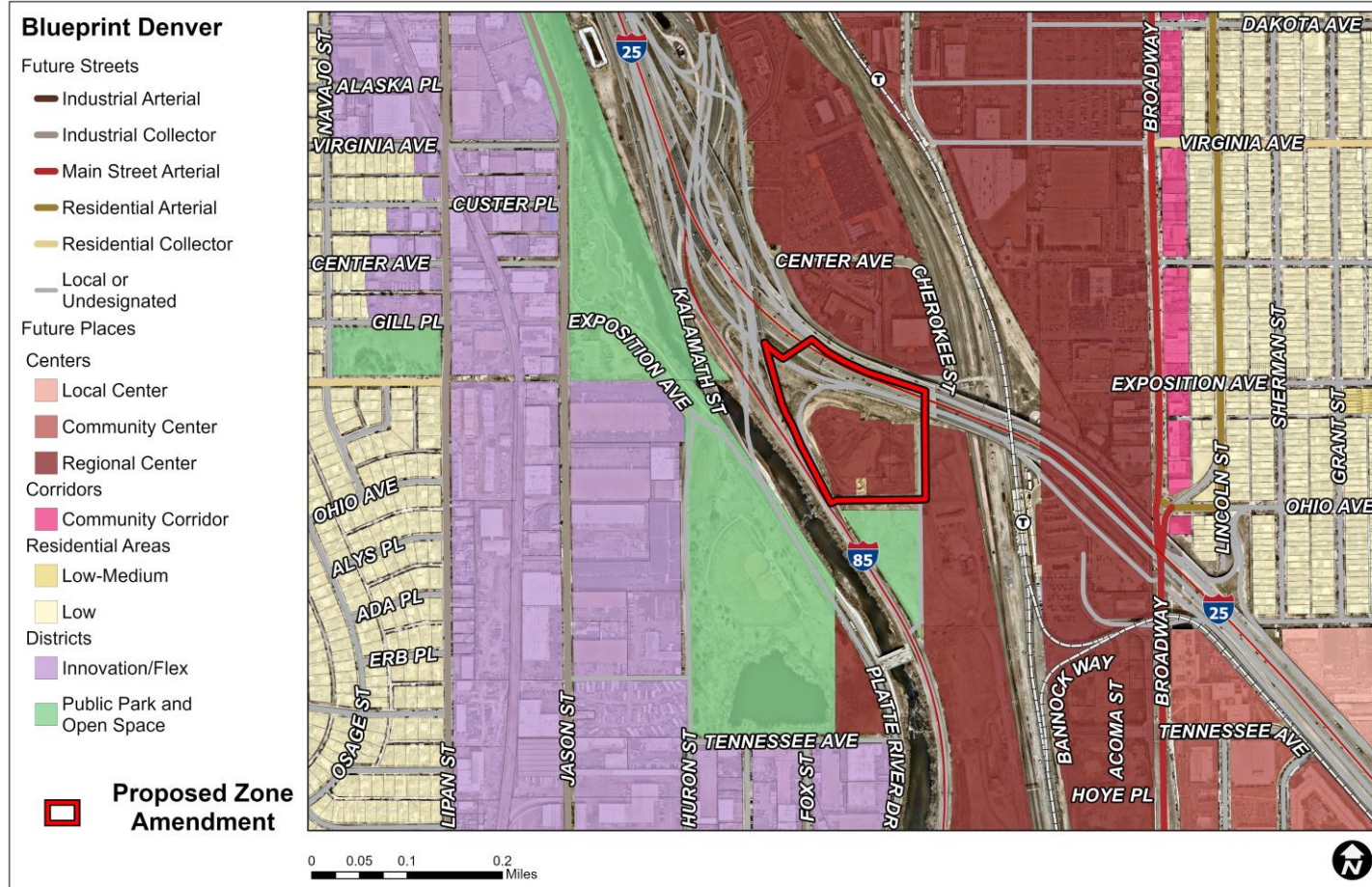
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- **Urban Center**
 - Dense, vibrant, support residents and visitors
 - High intensity residential and significant employment
 - Mix of uses, street activation, connectivity

Blueprint Denver 2019



- **Regional Center**
 - High mix of uses
 - Large scale buildings
 - High degree of urbanism
 - Heights are generally tallest in the context

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



Equity Analysis Summary

The sites isolated nature makes it hard to draw conclusions from our equity data.

Factors of focus include:

- Improved access to open space, transit, and diverse jobs which also impact access to healthcare and lowering child obesity.
- Staff was also conscious of impact on surrounding neighborhoods which all have unique equity values.

A detailed equity analysis, including site-specific measurements for each metric, are attached to the staff report.

Blueprint Denver 2019

Land Use and Built Form – Economics

- Policy 1 – Capture 90 percent of job growth in regional centers, community centers and corridors, certain districts, and high-intensity residential area in downtown and urban center contexts.
- Policy 2 – Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities.
- Policy 6, Strategy D – Build on Denver’s national and regional entertainment options to continue to blend the arts, entertainment, shopping, and hospitality into unique Denver experiences.

Blueprint Denver 2019

Mobility

- Policy 1 – Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements.
- Policy 2 – Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities.

Blueprint Denver 2019

Quality of Life

- Policy 10 – Work with public and private partners to improve access to shops, restaurants, entertainment, civic uses, services and a variety of daily needs for all Denver residents.

Blueprint Denver 2019

This application addresses climate by:

- Promoting infill development
- Encouraging mixed-use communities
- Focusing growth near transit
- Redevelopment of brownfields
- Expanding use of transit

Denver Zoning Code Review Criteria

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- I-25 and Broadway Station Area Plan (2016)

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

I-25 & Broadway

- TOD: Office
 - Land uses correlate to mass transit
 - High-density office uses
 - “Framework is conceptual and does not allocate specific land uses or intensities”
 - “The plan allows the latitude to pursue unforeseen opportunities that will arise”



I-25 & Broadway

Promote Economic Resilience

- Provide programming and clear, visible signage to ensure commercial success.
- Create a phaseable and flexible physical framework.
- Respond to the market as it evolves over time with flexibility in the overall land use mix.
- Support the economic resiliency of the Station Area and surrounding neighborhoods with a strong mix of land uses.

I-25 & Broadway

Enhance Social Sustainability

- Design a safe, well-connected public realm that encourages walking, bicycling, and opportunities for social interaction.
- Encourage a variety of uses to activate the Station Area.
- Design buildings to range from five to sixteen stories tall while respecting the establishing Washington Park view plane.

I-25 & Broadway

Incorporate High Quality Urban Design

- Encourage quality skyline architecture that will create an identity for I-25 and Broadway Station and promotes the sense of a “Midtown” of Denver.
- Front streets, parks, and public plazas with buildings to create a sense of enclosure in the public realm.
- Encourage active edges, promote “eyes-on-the-street” by providing transparent facades and active ground floor uses.
- Create well-lit, safe, and comfortable human scale spaces that area accessible to all users.
- Provide active ground floor uses along primary street edges for new development. Provide seamless transitions between public and private space by considering how building lobbies, storefronts, balconies, courtyards, and entries interact with the public realm.
- Locate active uses on the ground floors to activate the street. Provide transparency and street facing entries to help activate and improve safety on the street.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of adopted plans
- Fostering walkable, mixed-use, transit-oriented development
- Facilitating entertainment and cultural destinations

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

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;
- B. The PUD District and the PUD District Plan comply with all applicable 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;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met:

Standard Rezoning Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- 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;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.



Site Agreements and Appropriation

Laura Wachter, Department of Finance

We Will Cover:

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

These actions are dependent upon City Council's approval of the rezoning.



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 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 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**

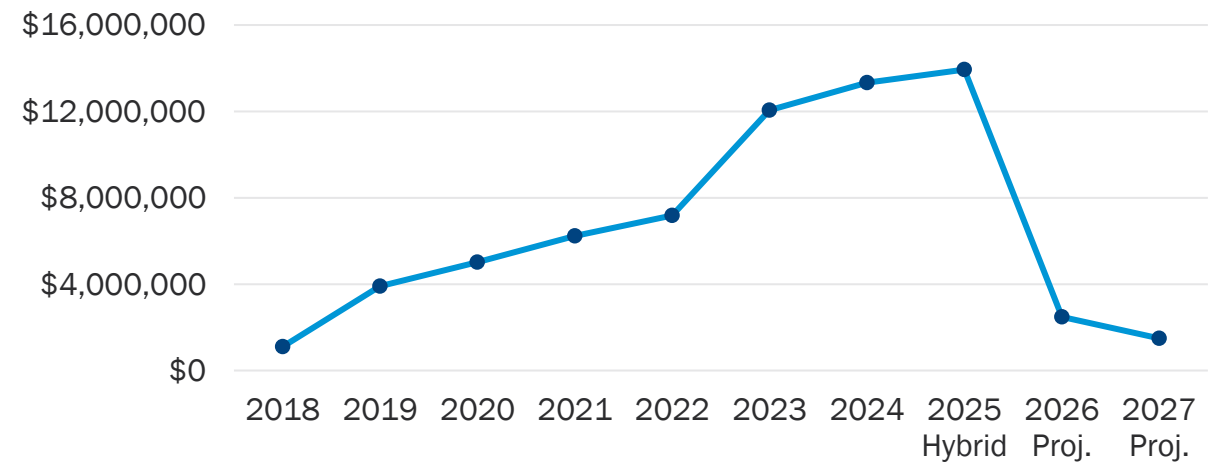
Capital Budget Appropriation

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

[News](#) [Contact](#) [Shop](#) 

¡Reserva la fecha! Jornada de puertas abiertas para la comunidad de Denver Summit FC
Cuando: 11 de septiembre 2025 de 18:30-20:30
Donde: BurnDown 476 S Broadway, Denver, CO 80209

¿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.](#)

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 presentaran 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.

¿Se perdió la jornada de puertas abiertas? Consulte los materiales de la jornada de puertas abiertas aquí:

- [La Presentación de la Comunidad Denver NWSL](#)
- [N Visión General del Estadio de la NWSL](#)
- [Información Sobre la Reunión Pública - Transporte y Movilidad](#)
- [Información Sobre la Reunión Pública - Transporte y Movilidad](#)

Have feedback or questions?

Submit a Community Survey

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.

[Start here — only takes 5 min](#)

¿Tiene comentarios o preguntas?

Responda una encuesta comunitaria

¿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.

[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 9th





Q&A

Thank you



Appendix



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 th 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*

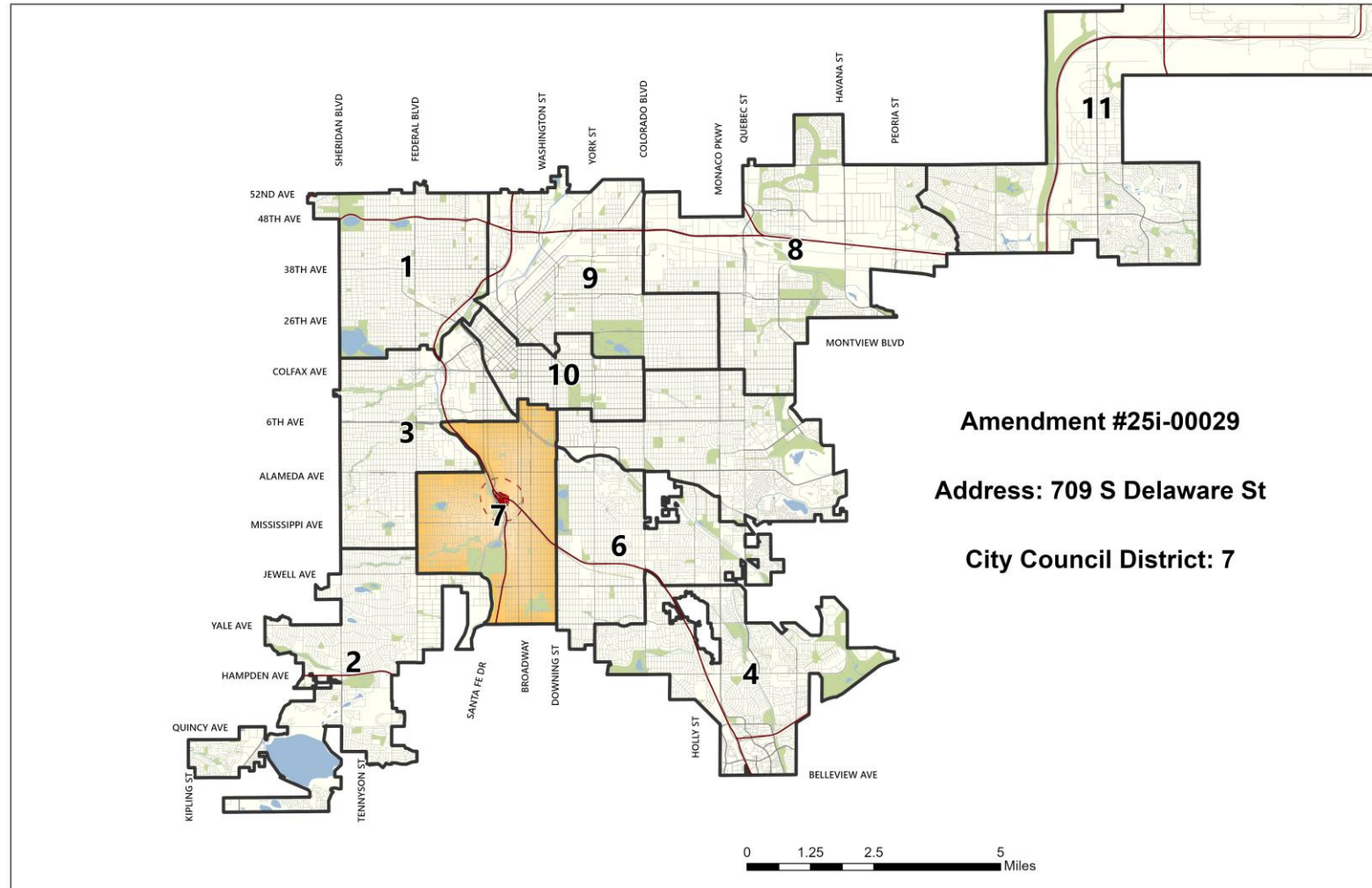
Move to Elevate Interest in 2026:	
Westwood Recreation Center	\$7,000,000
Swansea Recreation Center	\$1,750,000
Subtotal	\$8,750,000
Subject to Annual Appropriation:	
2026 CIF	\$5-6 million*
2027 CIF	\$5-6 million*
Subtotal	\$11,250,000
Total	Up to \$20 million

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

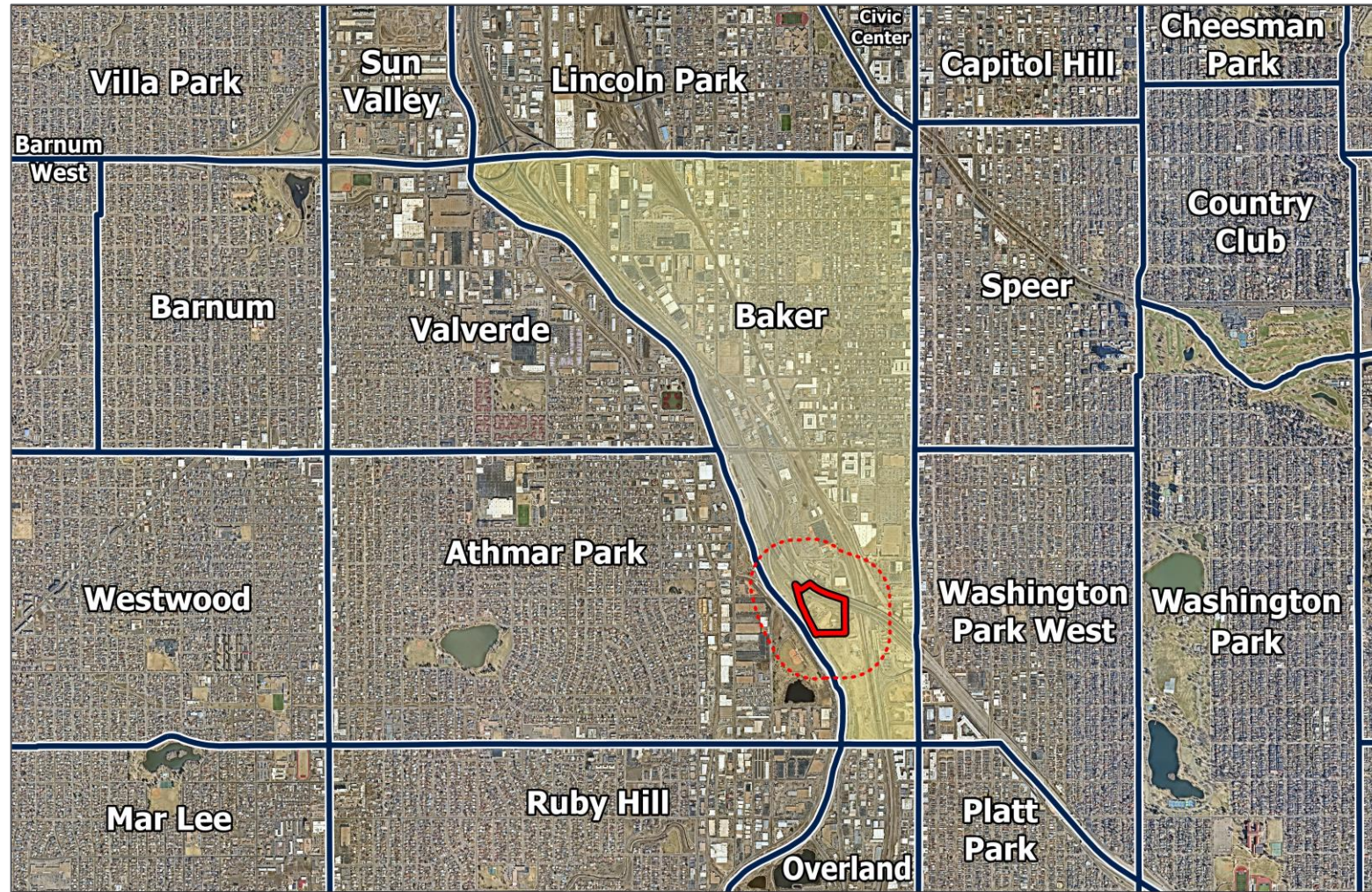
- ⊕ Infrastructure is the backbone of Denver's economy
- ⊕ Construction projects stimulate the economy up and down the supply chain and provide opportunities for a variety of workers and industries
- ⊕ **Santa Fe Yards** to open in 2028
 - ⊕ \$82 million per year in direct, indirect, and induced spending
 - ⊕ ~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

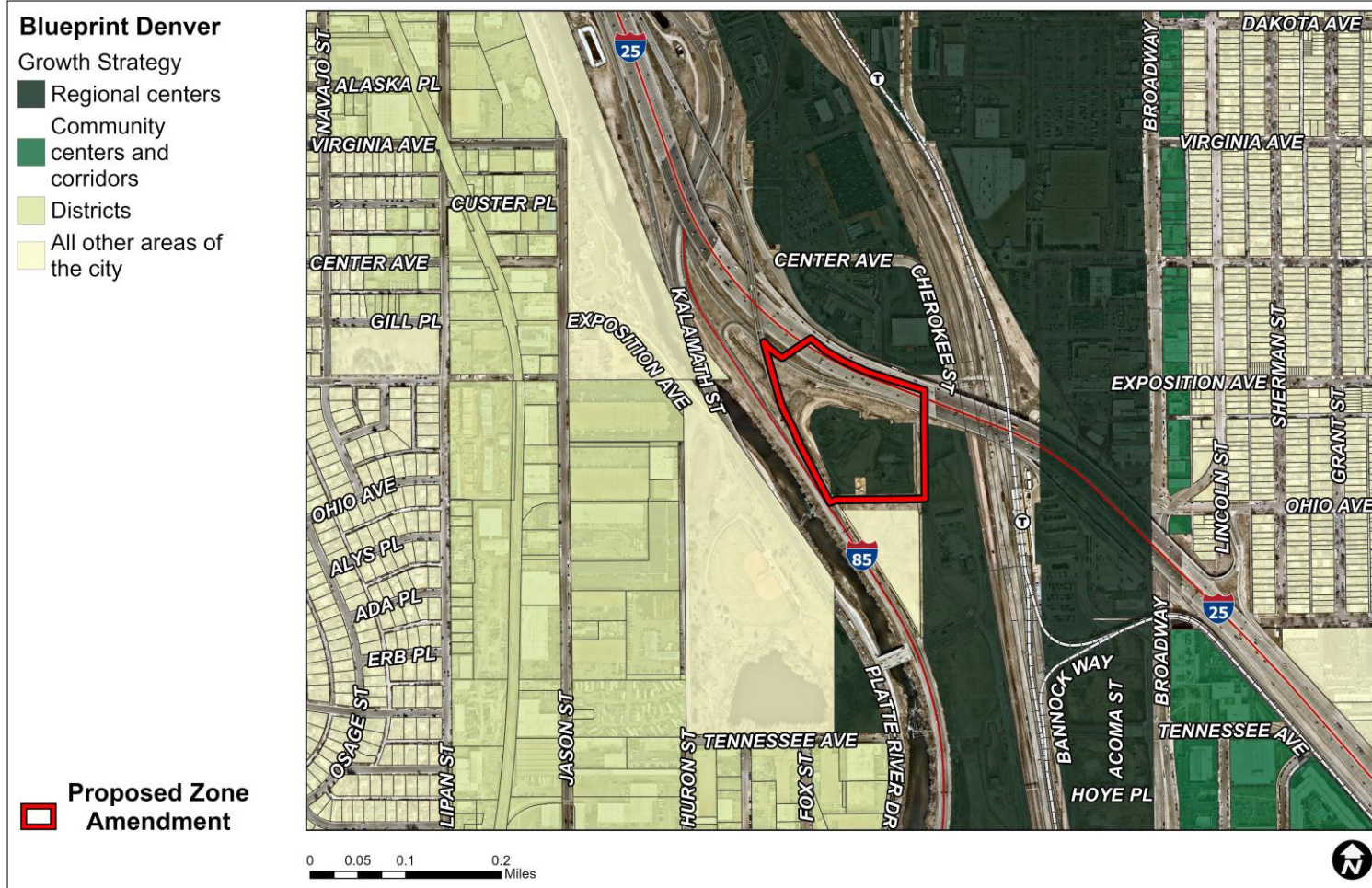
- Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place.
- Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.
- Goal 8, Strategy C – Focus growth by transit stations and along high- 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.