



Ball Arena – Wynkoop Crossing

Intergovernmental Agreement Presentation
South Platte River Committee – June 24, 2026

Agenda

- Background
- City Council Request
- Proposal
- Intergovernmental Agreement Overview



Requested City Council Action

Approve bill request no. 26-0923, an intergovernmental agreement between the city and Kroenke Sports and Entertainment Metropolitan District No. 2 & 3.

Background – Fall 2024



Rezoning



Development Agreement



Amended Arena Trust Agreement



View Plane Modification

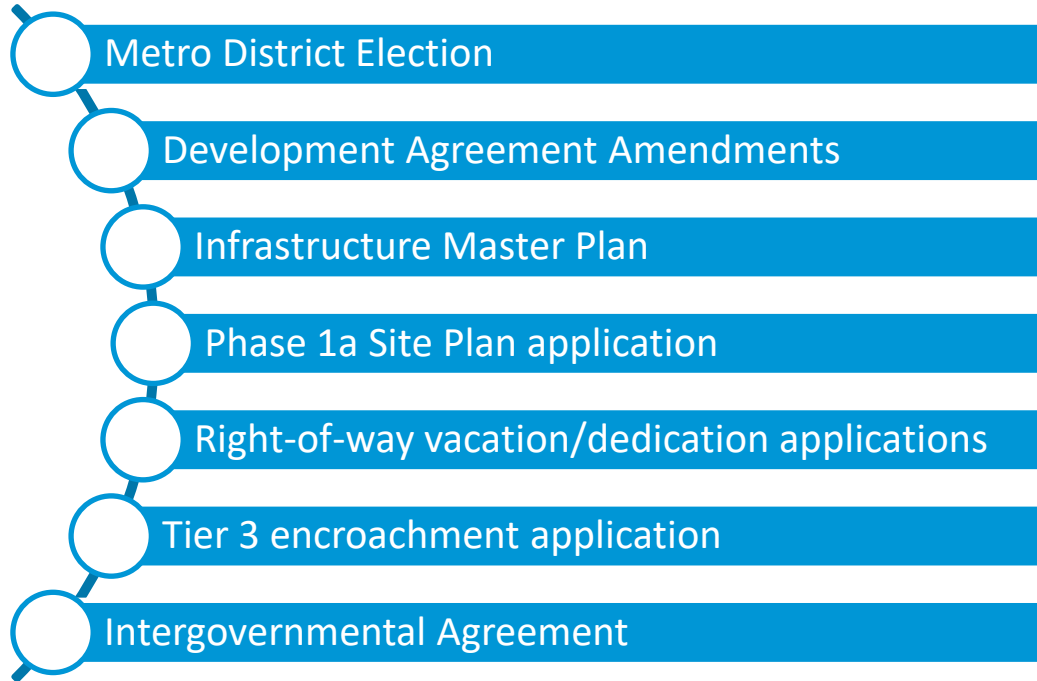


Metropolitan District Service Plan



Community Benefits Agreement

Fall 2024 - present





ARENA REDEVELOPMENT PHASE 1 WYNKOOP CROSSING

SOUTH PLATTE RIVER COMMITTEE
JUNE 24, 2026

ARENA REDEVELOPMENT PHASE 1 SITE PLAN



PHASE 1: HORIZONTAL
DEVELOPMENT

PHASE 1A VERTICAL
DEVELOPMENT

WYNKOOP
CROSSING

OVERALL AXON AND PROCESSES

LOWER DOWNTOWN LANDING

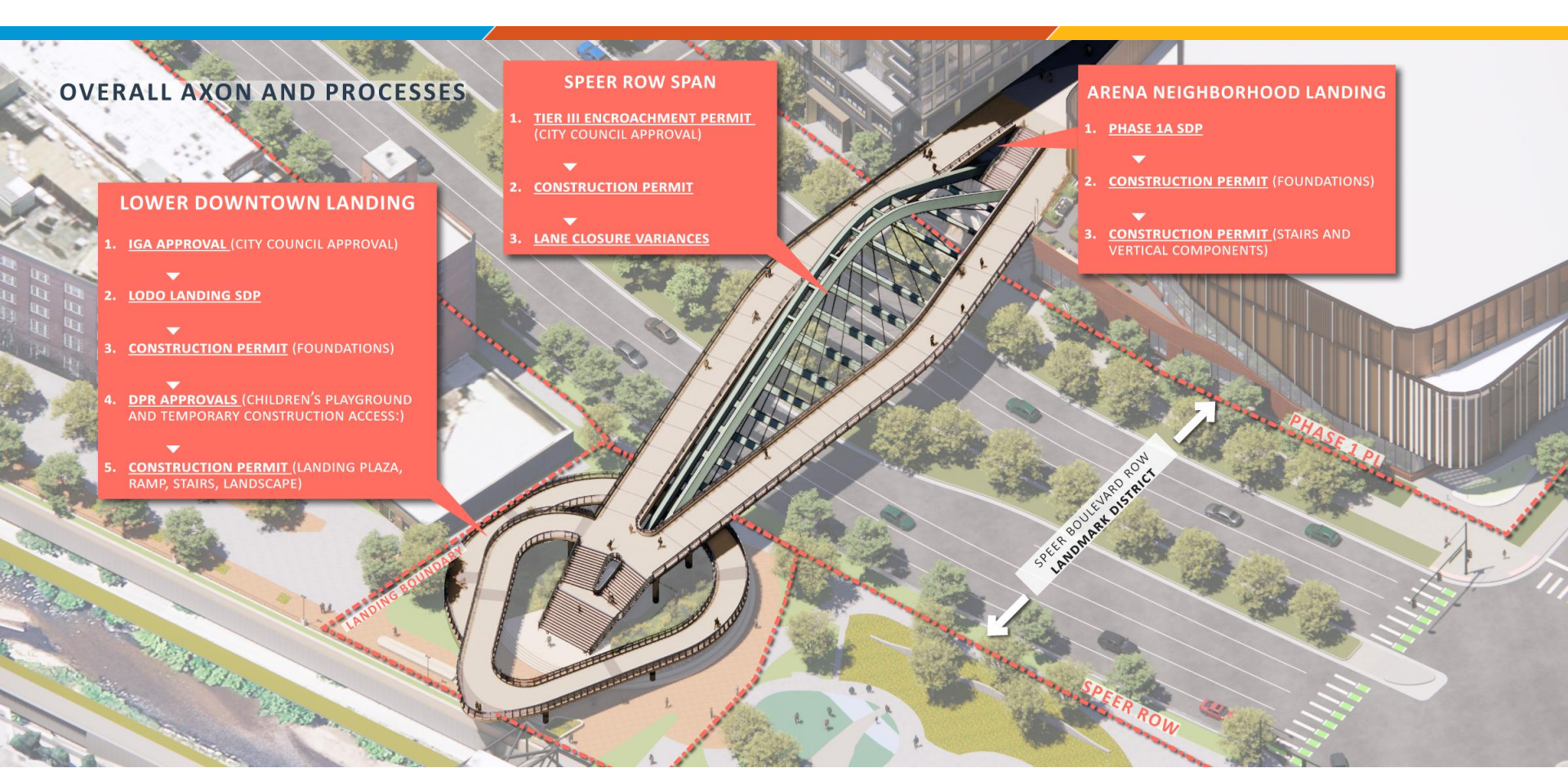
1. IGA APPROVAL (CITY COUNCIL APPROVAL)
2. LODO LANDING SDP
3. CONSTRUCTION PERMIT (FOUNDATIONS)
4. DPR APPROVALS (CHILDREN'S PLAYGROUND AND TEMPORARY CONSTRUCTION ACCESS:)
5. CONSTRUCTION PERMIT (LANDING PLAZA, RAMP, STAIRS, LANDSCAPE)

SPEER ROW SPAN

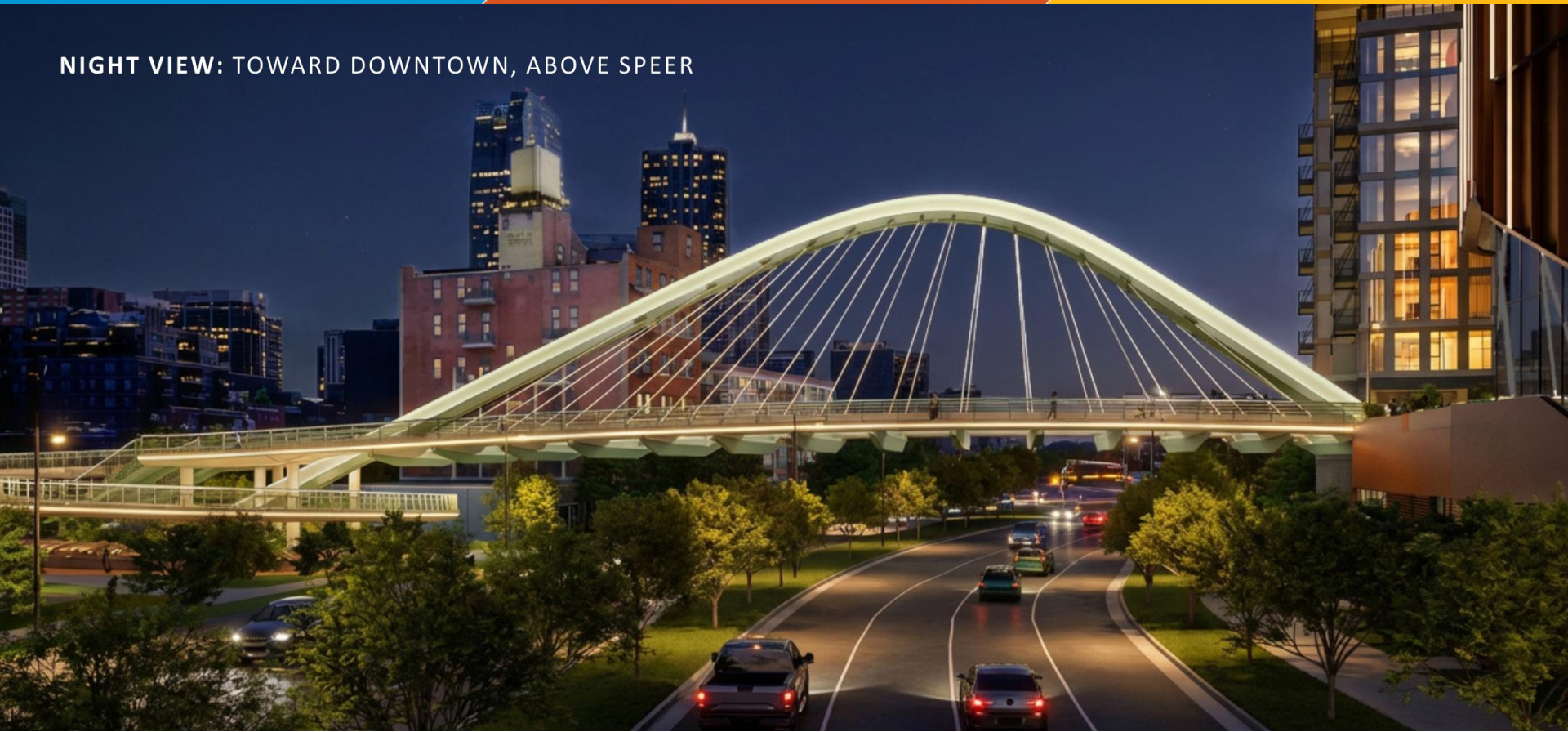
1. TIER III ENCROACHMENT PERMIT (CITY COUNCIL APPROVAL)
2. CONSTRUCTION PERMIT
3. LANE CLOSURE VARIANCES

ARENA NEIGHBORHOOD LANDING

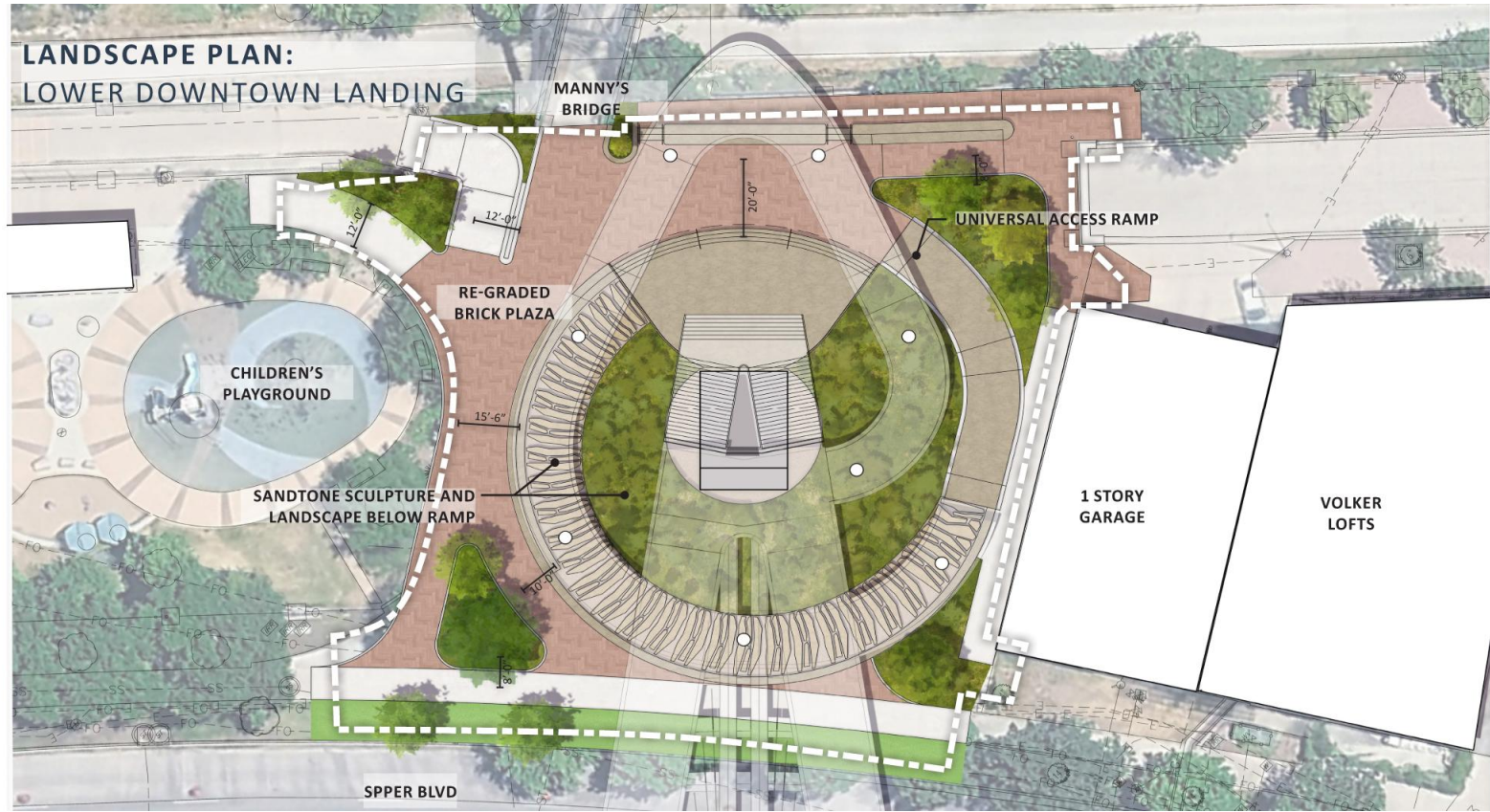
1. PHASE 1A SDP
2. CONSTRUCTION PERMIT (FOUNDATIONS)
3. CONSTRUCTION PERMIT (STAIRS AND VERTICAL COMPONENTS)



NIGHT VIEW: TOWARD DOWNTOWN, ABOVE SPEER



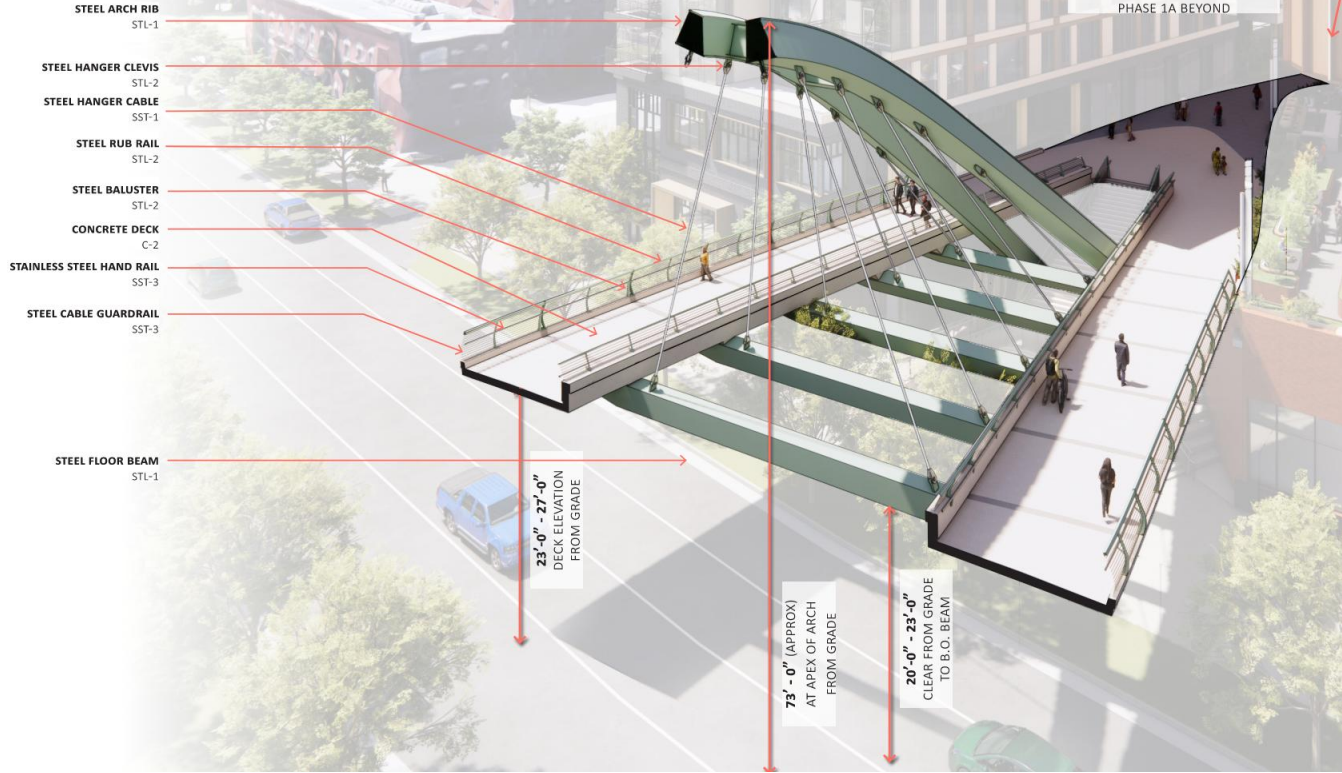
**LANDSCAPE PLAN:
LOWER DOWNTOWN LANDING**



NIGHT VIEW: LOWER DOWNTOWN LANDING



MAIN SPAN DETAIL



BRIDGE DECK: DAY



- 1 4'-6" tall railing design includes 2"x1/2" vertical pickets, with curved shape and offset handrail to inhibit tampering or climbing.

BRIDGE DECK: NIGHT



- 2 Path lighting is integrated into handrail and curb with concealed tamper-proof conduit.

LODO LANDING FROM MANNY'S BRIDGE: DAY



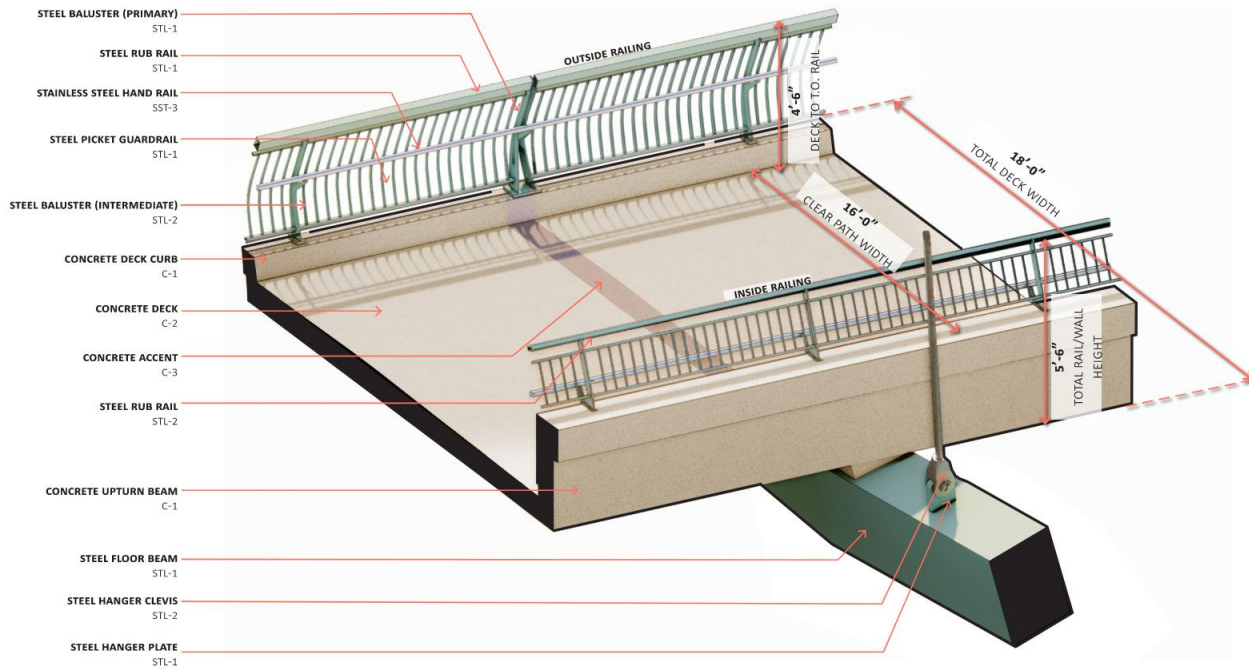
- 1 Re-graded and re-paved public plaza. Brick paving relates to Lower Downtown context providing strong sense of place.
- 2 Decorative sandstone a feature integrates into landscape design while providing deterrence from public access to space within and under ramp
- 3 Accessible and bikable ramp provides access to bridge, protected by 54" guardrail and rub rail.

LODO LANDING FROM MANNY'S BRIDGE: DAY



- 4 Integrated lighting in stairs and handrails provides inviting and safe experience for pedestrians at night.
- 5 Main arch rib is designed with integrated linear lights to provide even glow across span.
- 6 Landscape within and under ramp is well lit with a combination of spot lights, recessed lights in landscape and bridge soffit.

PATH DECK DETAIL



Railing Design



Deck Materiality

WYNKOOP CROSSING: LODO LANDING LOOKING SOUTH



Intergovernmental Agreement (IGA)

Wynkoop Crossing IGA – contractual agreement between the City and the Kroenke Sports and Entertainment Districts 2 & 3 that allows the city to approve easements and permits for a private improvements on city property.



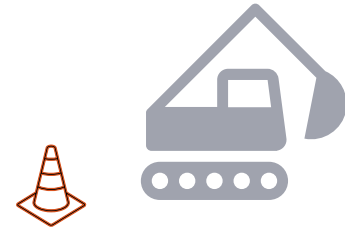
IGA highlights

Easements

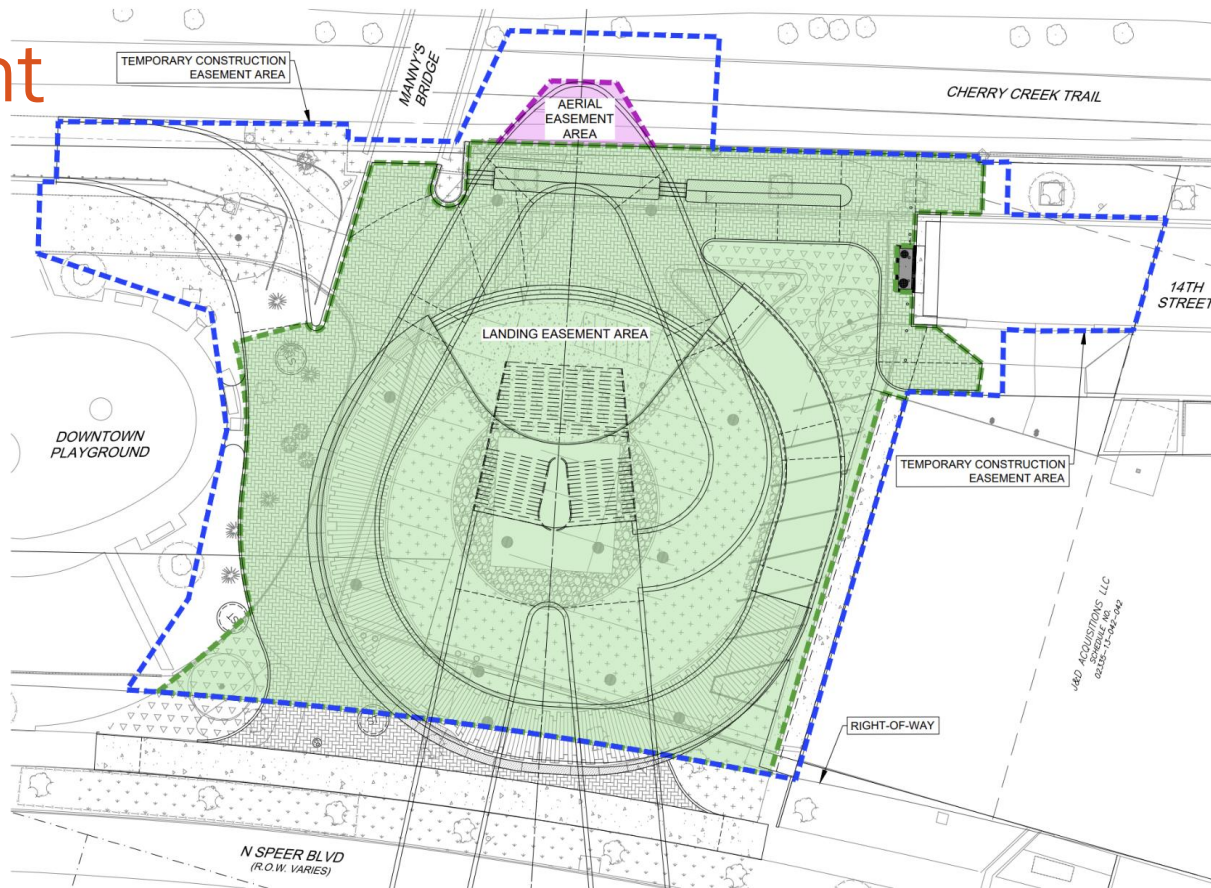
- Construction
- Permanent
- Aerial

Consideration

- Appraisal
- Fair market value



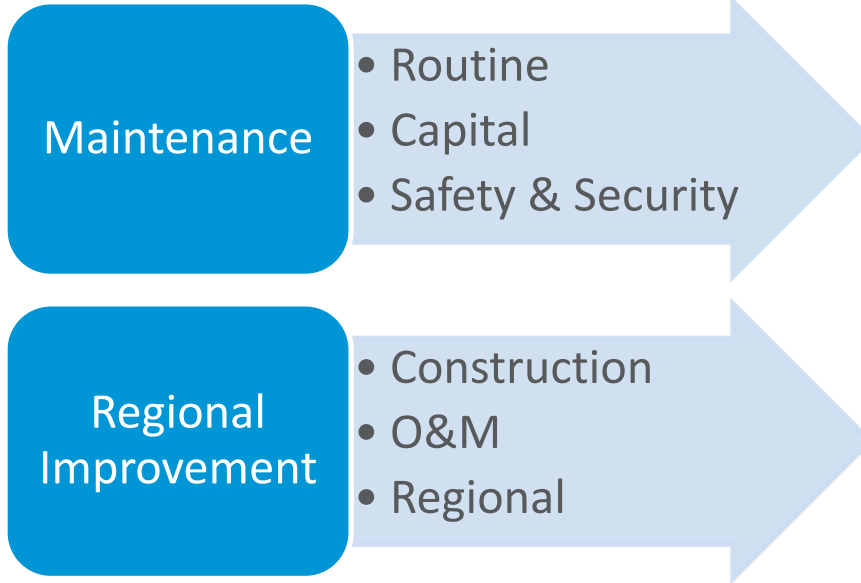
Easement Exhibit



EASEMENTS CONSIST OF THE COMPONENTS IDENTIFIED IN THE LEGEND BELOW:

- LANDING EASEMENT AREA (17,536 SQ. FT.)
- AERIAL EASEMENT AREA (349 SQ. FT.)
- TEMPORARY CONSTRUCTION EASEMENT AREA (24,509 SQ. FT.)

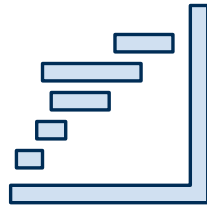
IGA highlights



IGA highlights

Routine Bridge Maintenance: all maintenance required for ongoing operation of the Bridge including (i) snow and debris removal; (ii) landscaping and irrigation system maintenance and repair; (iii) repair and replacement of all lighting fixtures and systems; (iv) routine cleaning of inlets and pipes to remove debris; (v) removal of graffiti, (vi) repair and replacement of railings, (vii) any repair or maintenance items required under the Tier III Encroachment Permit and related ordinances, and (viii) repair damage to any deck surfaces.

IGA highlights



Timing & Sequence

- Final Engineering
- Permitting
- 2028 DNC

Legislative Timeline

South Platte
River
Committee

- June 24

Mayor-Council

- June 30

City Council
First Reading

- July 13

City Council
Second Reading

- July 20

Future Request

- Review Tier 3 right-of-way encroachment on July 22nd