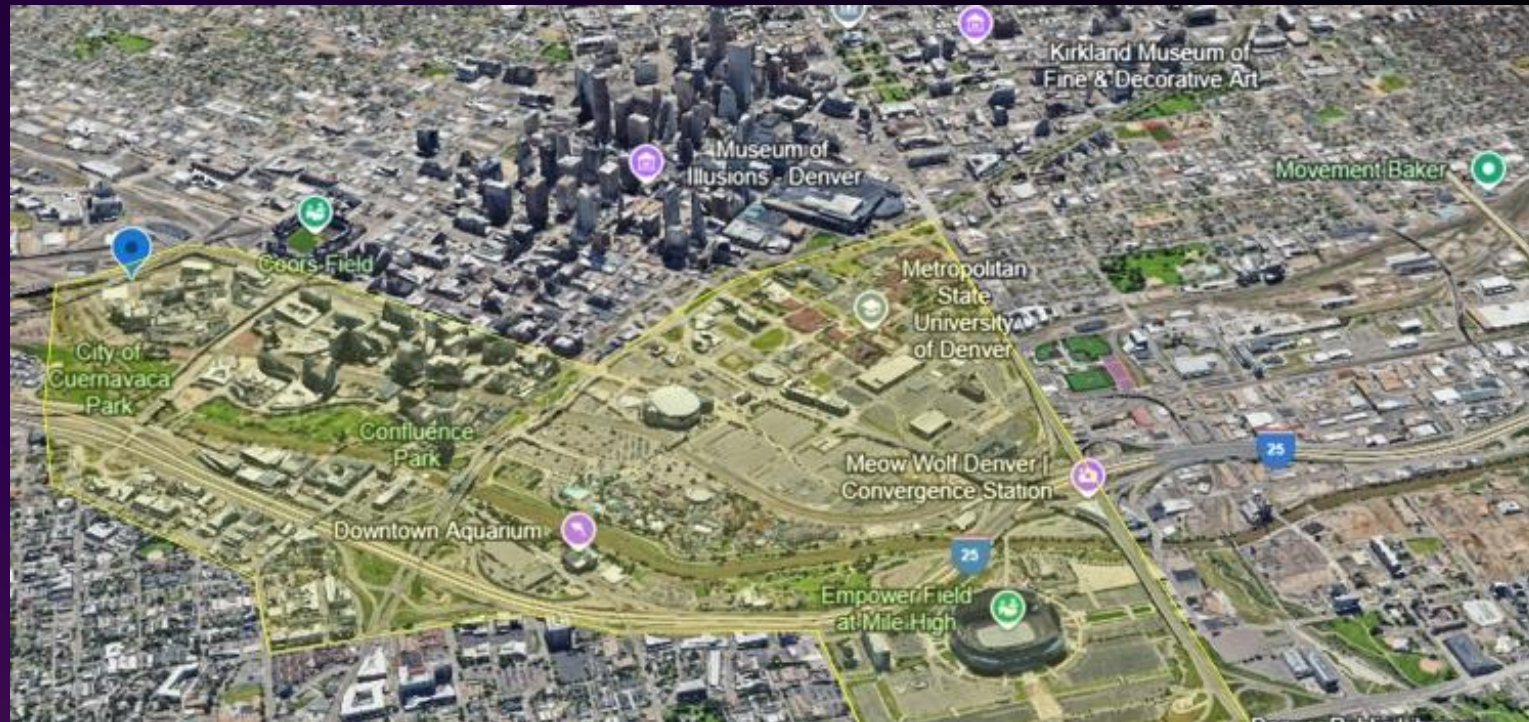


THE 600-ACRE PLATE VALLEY REDEVELOPMENT OF RAIL YARDS FROM BURLINGTON, UNION PACIFIC AND RIO GRANDE



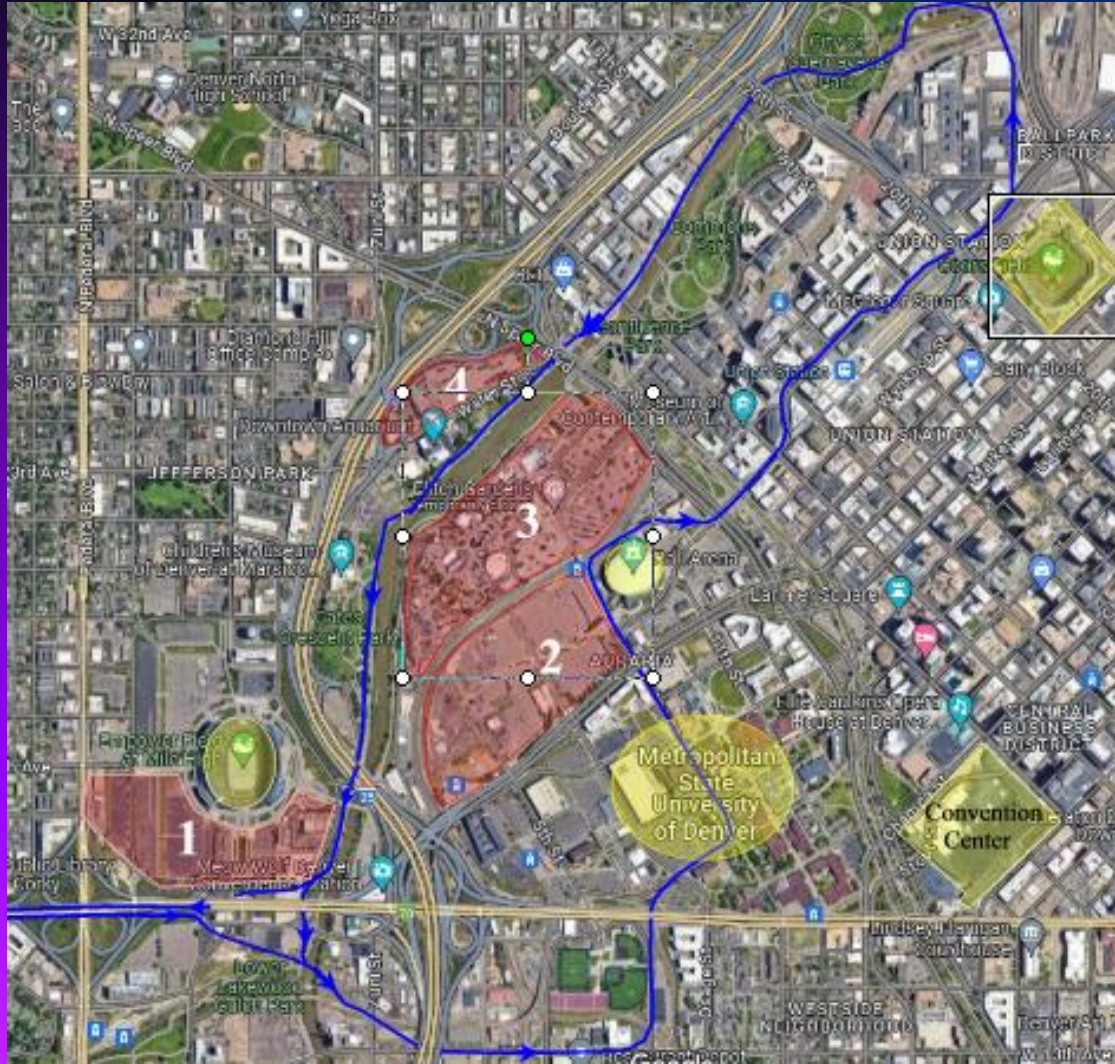
PRESENTATION

THE EMBARCADERO LOOP MEANING THE BEGINNING AND END OF A TRIP UP I-70 TO MTS.

This is a one-way loop for 5-miles that connects 9 stations serving all the activity centers through out the Platte Valley. It also provides a shared connection into downtown Denver at the Union Station for bus, light rail, cars, taxi, Trains and Mall Trams.

9 Stations at:

1. Intermodal
2. Baseball 25,000 seats
3. Cuernavaca Apts- 500 units + park
4. REI Westbank= Commercial
5. Aquarium
- 6 . New Project
7. Broncos Stadium District -75,000 seats
8. Auraria Campus – 40,000 students
9. Kroenke new project 15,00 units

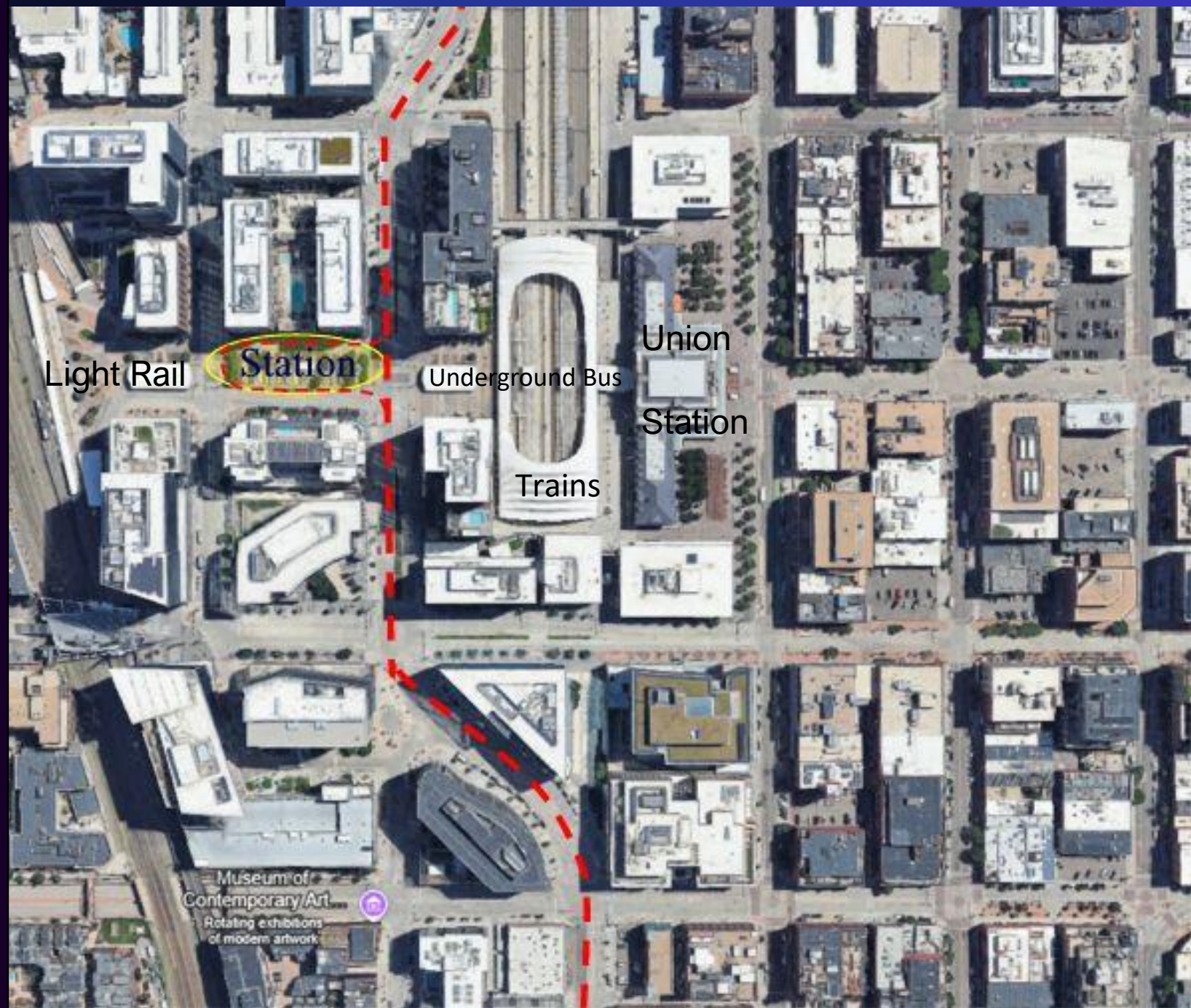


Multiple Redevelopment Sites at:

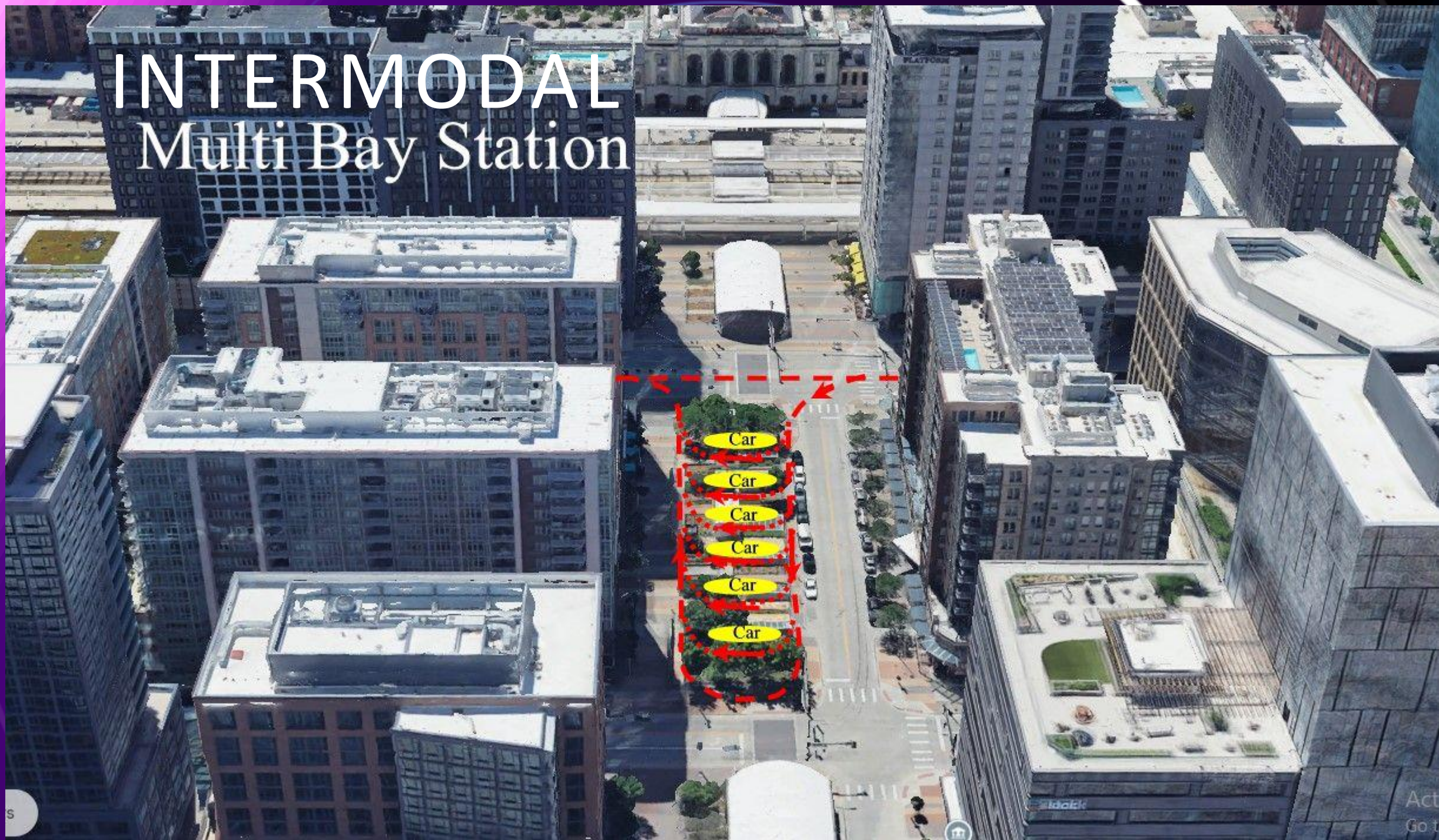
1. Stadium
 2. Ball Arena
 3. Kroenke Redevelopment
 4. Aquarium
- (see slide 3 for rendering)

THE INTERMODAL

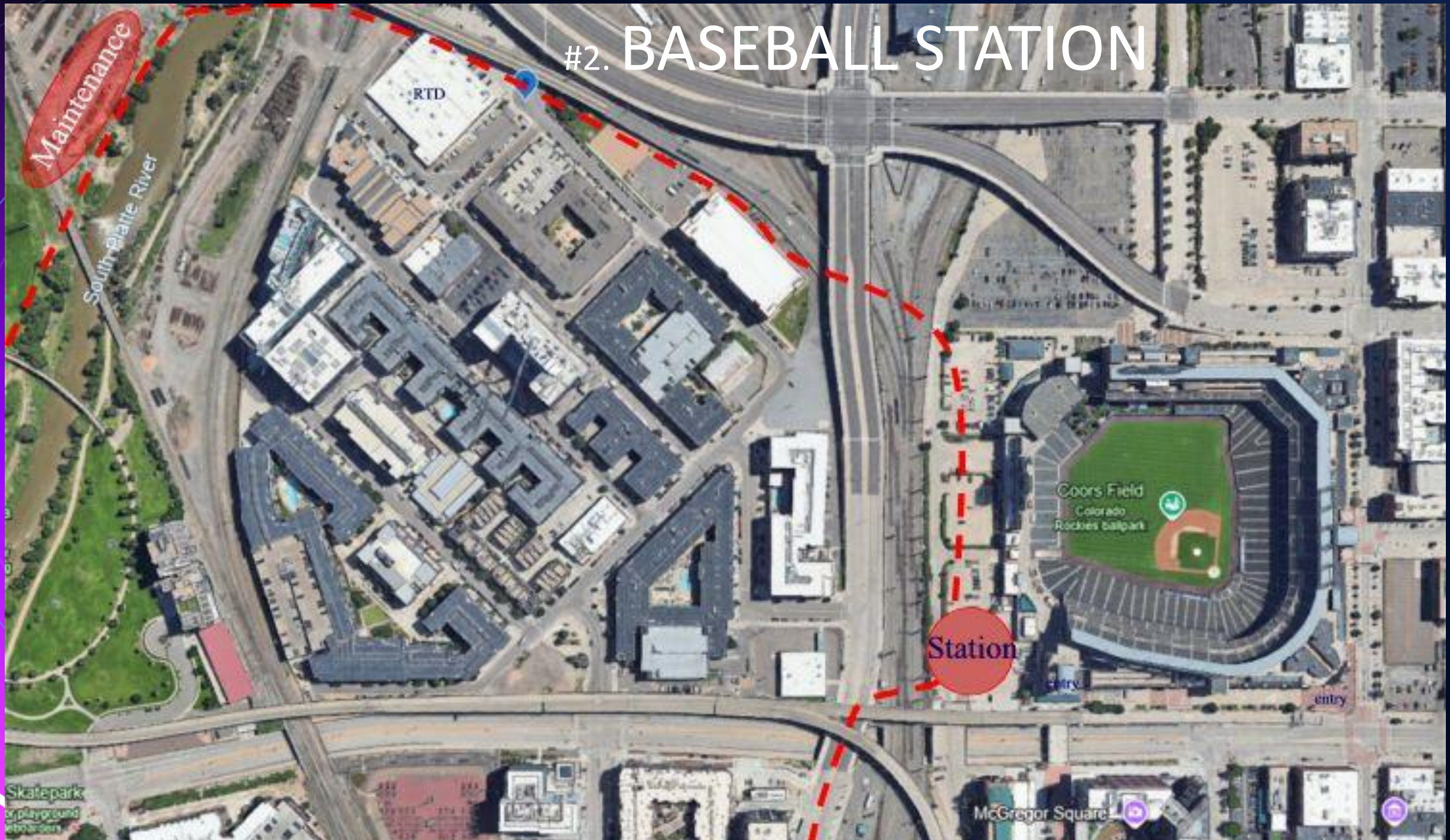
SKYWAYS STATION #1 IS
LOCATED (IN YELLOW)
BETWEEN THE LIGHT
RAIL TERMINAL, BUS
TERMINAL AND UNION
STATION



INTERMODAL Multi Bay Station

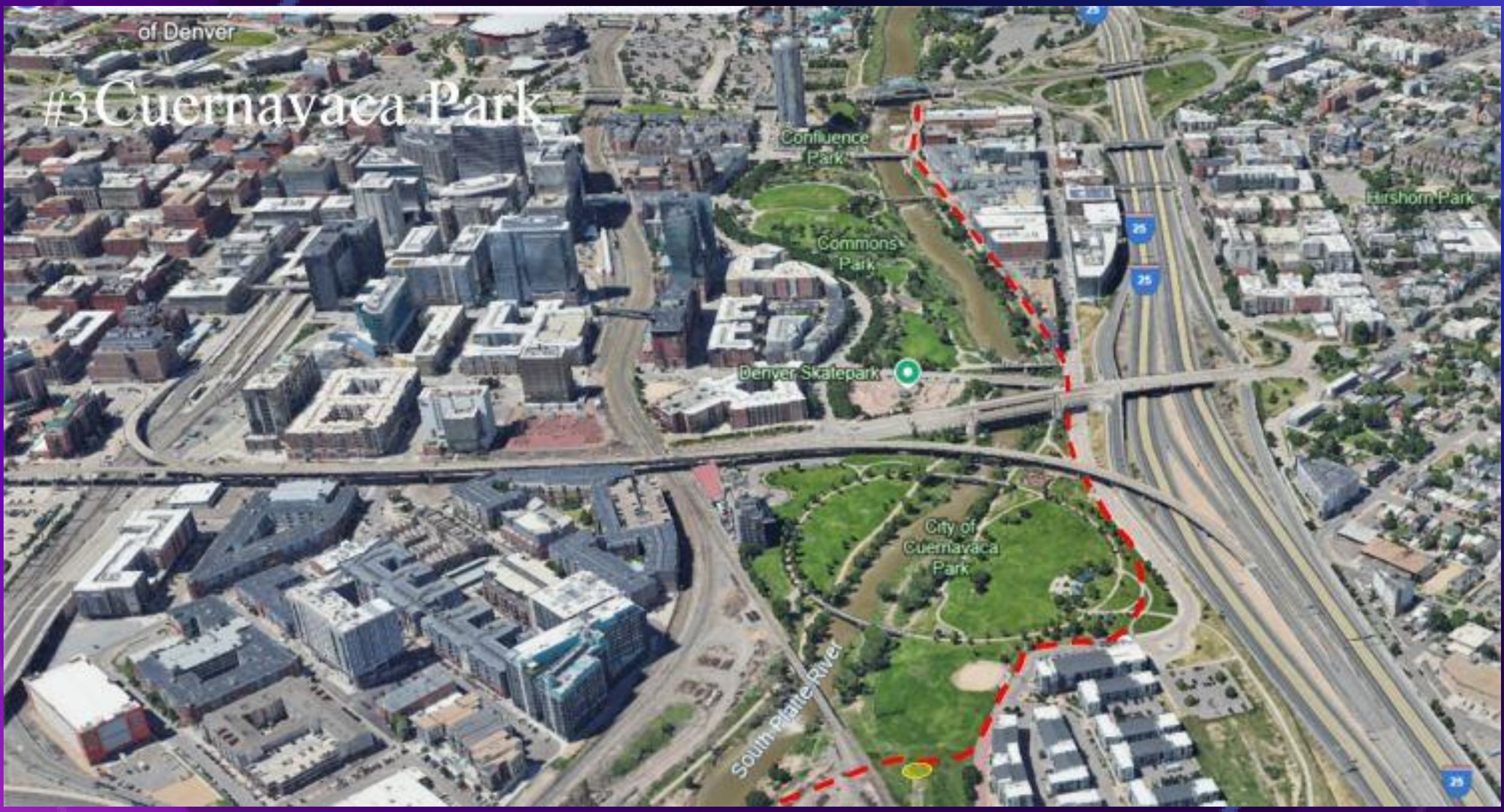


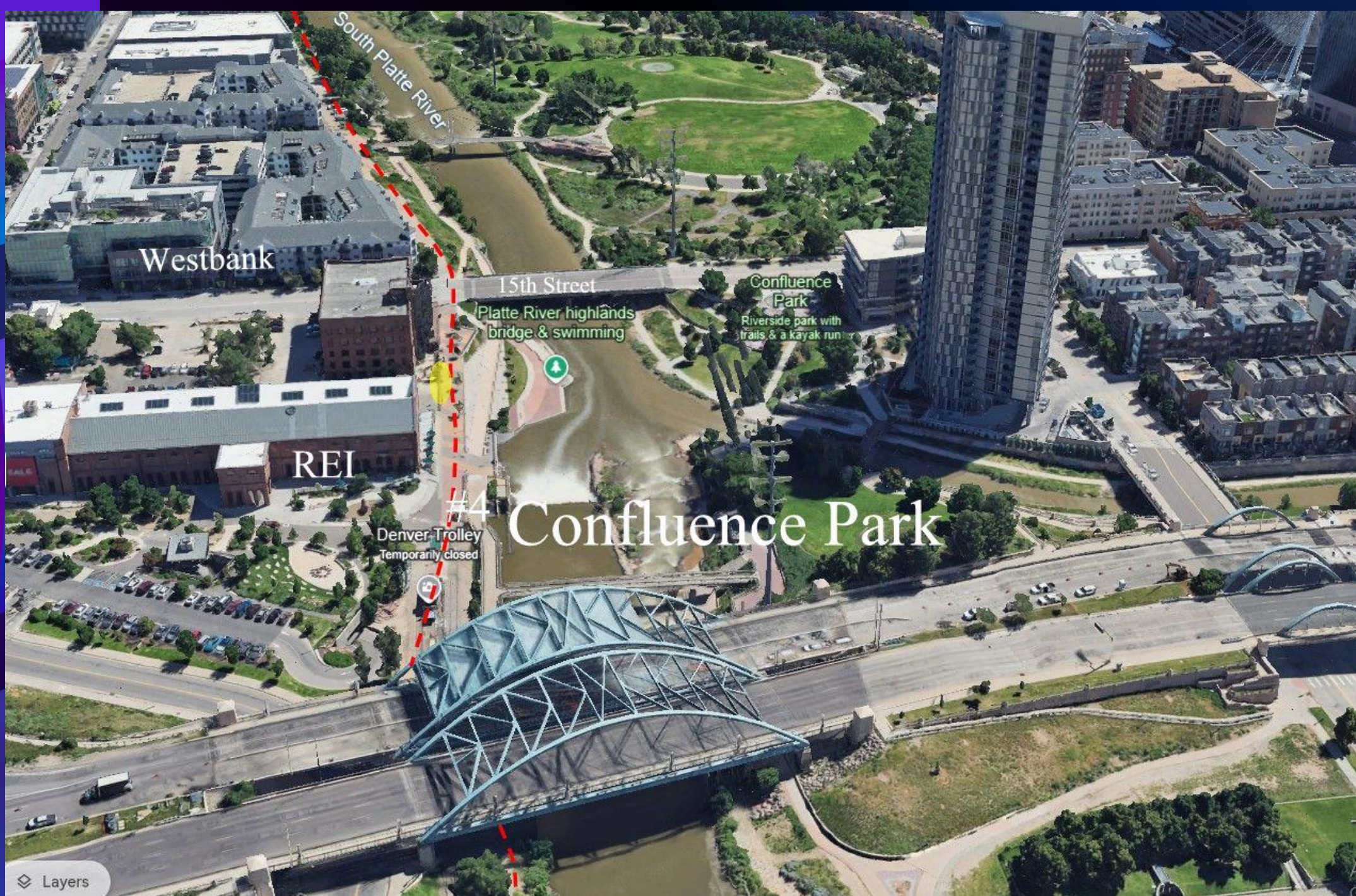
#2. BASEBALL STATION



of Denver

#3 Cuernavaca Park





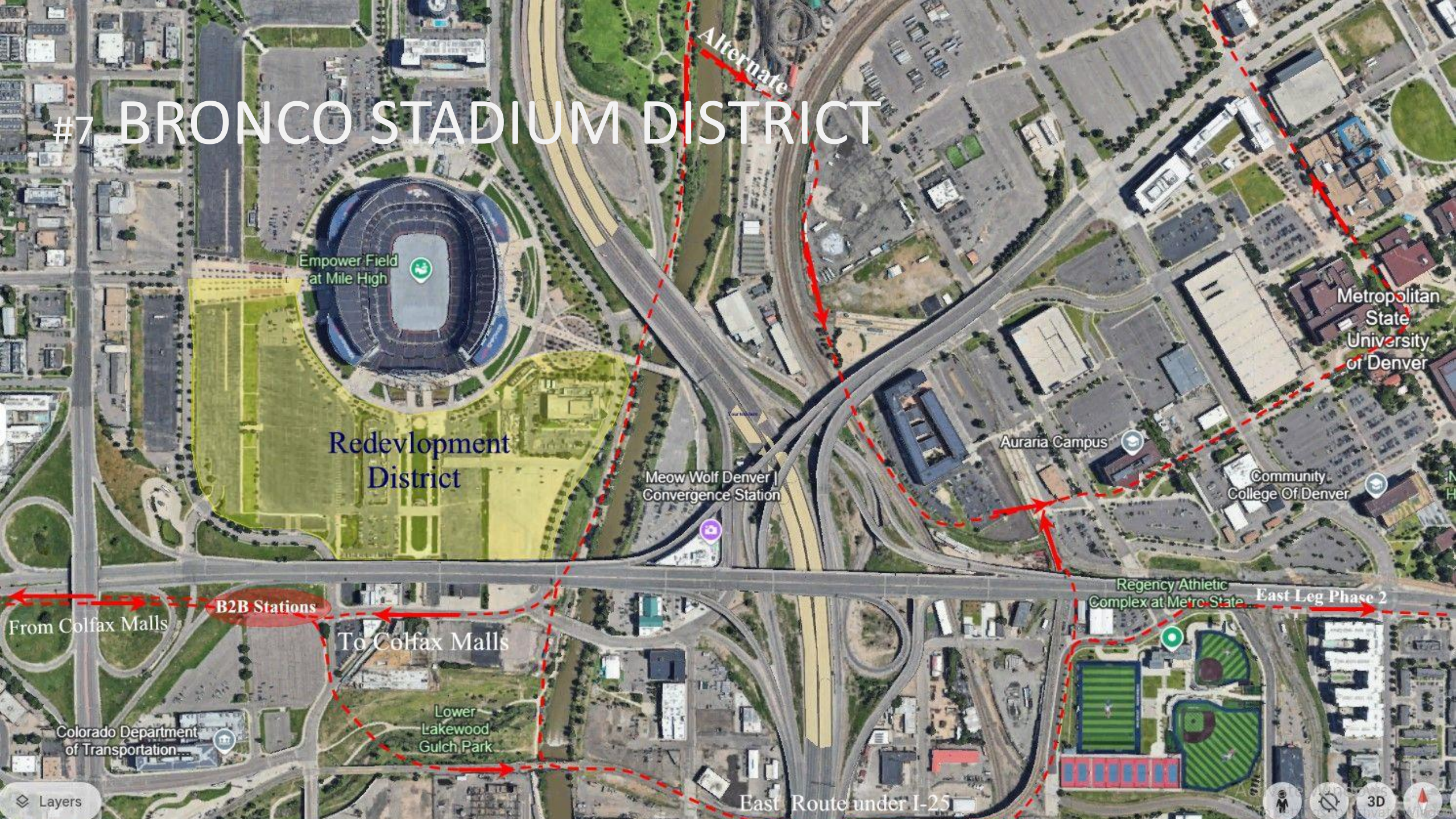
#5 Aquarium Station



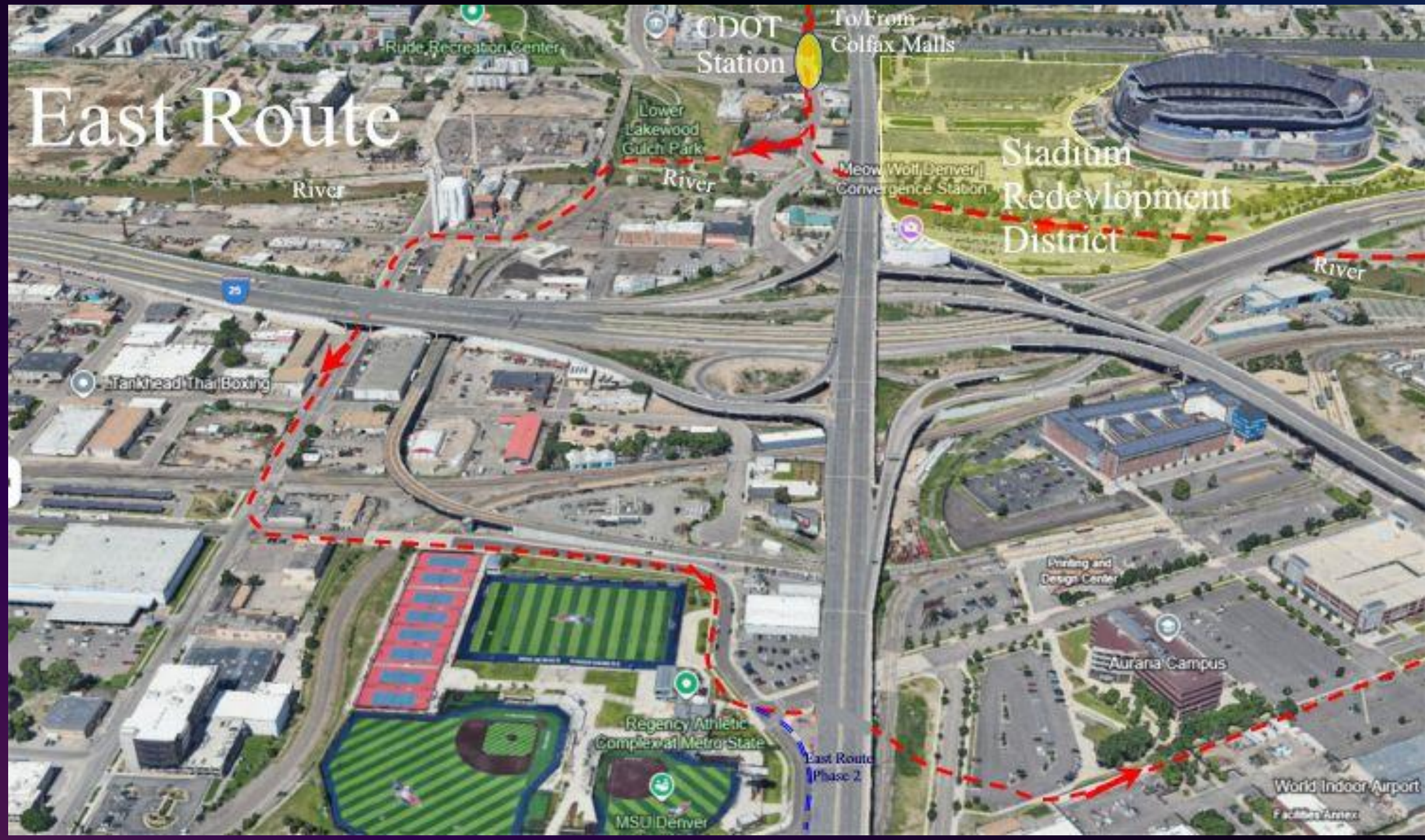


#6 Kroenke Redevelopment

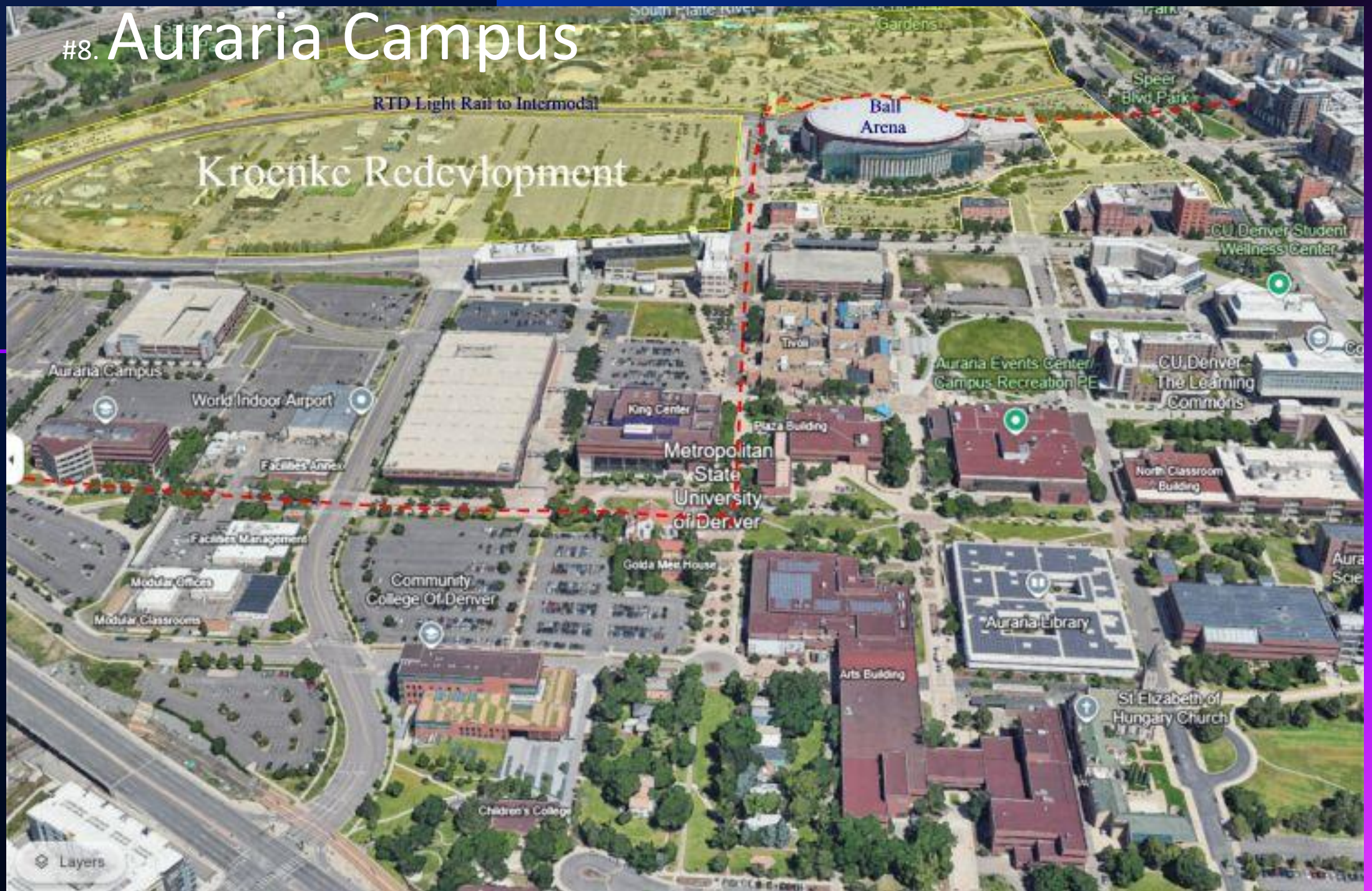
#7 BRONCO STADIUM DISTRICT



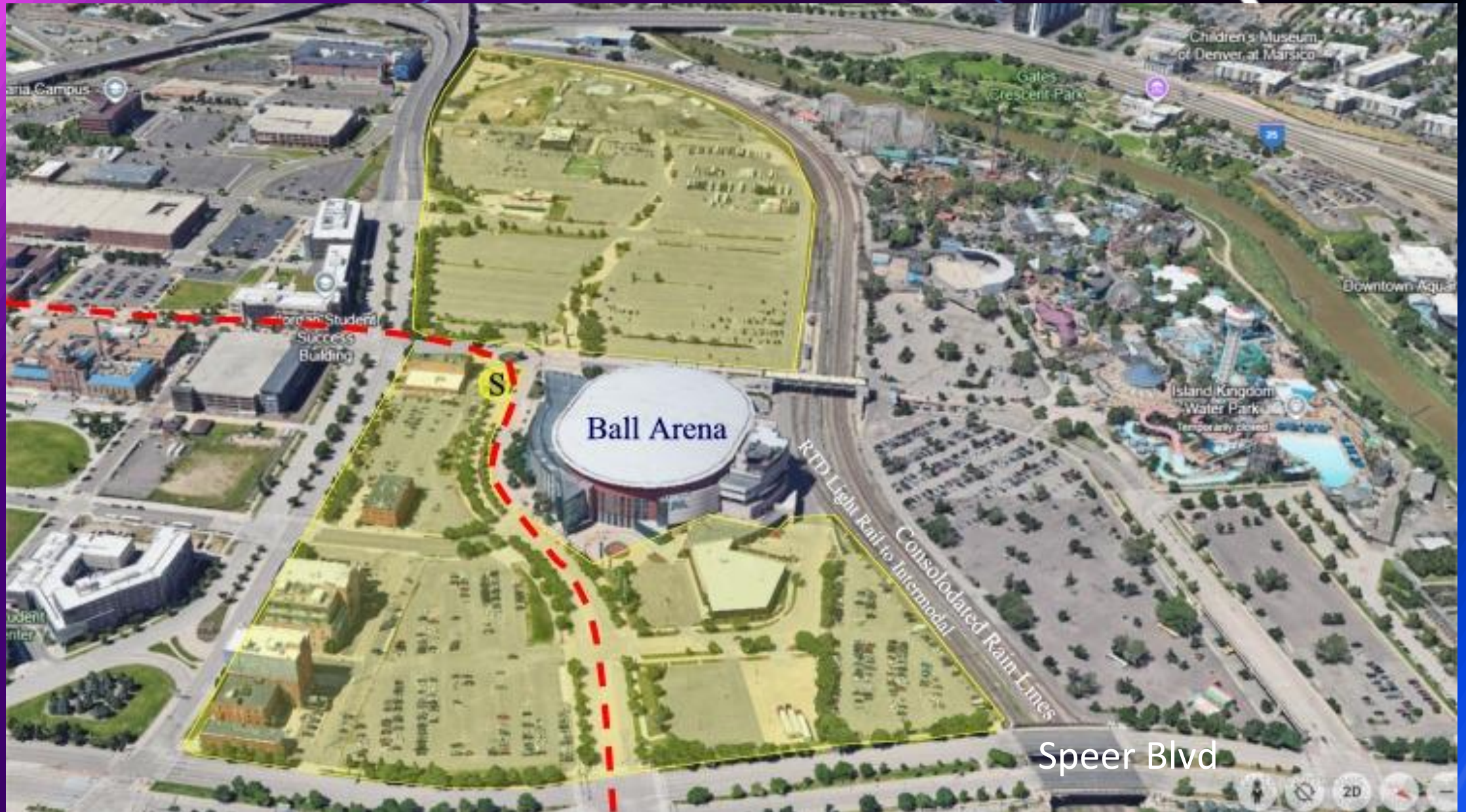
East Route



#8. Auraria Campus



Station # 9 Ball Arena Site



THE LOCATION: KSE ARENA

THE PLANNING FOR NEW DEVELOPMENT





Here are images of the proposed pedestrian bridge over Speer Boulevard as part of the Ball Arena redevelopment project.

The bridge—called *Wynkoop Crossing*—is the first major element of the Ball Arena entertainment district redevelopment. It will span Speer Boulevard, linking Union Station and Lower Downtown directly to the future Ball Arena neighborhood and River Mile. Kroenke Sports & Entertainment is funding the bridge as part of a broader transformation of 55 acres of surface parking into a vibrant mixed-use district. 1 2

Phase 1: Entertainment District Launch

- Start Date: May 2026
- Completion Target: May 2029
- Location: Parking Lot A, near Speer Boulevard and Auraria Parkway
- Key Features:
- A 13-story hotel with ground-floor retail and dining
- Two 12-story residential towers with 300 units
- A 173,500 sq ft indoor performance venue for up to 5,000 guests
- An underground garage with nearly 400 parking spaces
- The Wynkoop Crossing Pedestrian Bridge linking the district to LoDo (Union Station, McGregor Sq.



Long-Term Vision

- Total Redevelopment Area: 55 acres of surface parking lots
- Projected Full Build-Out: By 2032 for initial phases, up to 30 years for full transformation
- Ultimate Scope Includes:
- Up to 6,000 housing units
- 780 hotel rooms
- Retail, park space, recreation center, and child care facilities
- Integration with broader downtown expansion (River Mile, Auraria Campus, Sun Valley, RiNo)



CONCEPT PLANS FOR NEW BRONCOS STADIUM

Location: The stadium is proposed for the west side of Burnham Yard, bordered by 6th and 13th Avenues and adjacent to the BNSF rail line.

- **Design Features:** A retractable-roof stadium surrounded by mixed-use development including retail, housing, offices, entertainment venues, and public plazas.
- **Transit Integration:** The plan connects directly to RTD's station at West 10th Ave. and Osage Street, enhancing accessibility.
- **Historic Preservation:** The Broncos intend to revitalize the historic Locomotive Shop and honor Burnham Yard's legacy through art, storytelling, and public spaces

THANK YOU

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