

# BURNHAM EXPRESS



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## ***Burnham Yard Master Plan***

Burnham Yard, the former railroad property nestled between Sun Valley, La Alma Lincoln, and the Baker neighborhoods, is undergoing a master plan process led by Colorado's Public Private-Partnership (P3) office. Burnham Yard formerly served as the Union Pacific rail maintenance area before it was purchased by the State of Colorado in 2021. The land had been a vital part of Denver's railroad industry and working-class fabric of surrounding neighborhoods for more than a century, and the master plan process is meant to create a future vision and plan for the 58 acres of land on the site.

The master plan process has engaged surrounding residents, businesses, and other stakeholders to focus on several key elements, including connectivity options, market feasibility, redevelopment possibilities, and equity considerations for under-represented populations. In partnership with the City of Denver, the master plan process will also coordinate closely with City's Small Area Plan development process for areas surrounding Burnham Yard, which is anticipated to begin in early 2024.

The *Burnham Yard Master Plan Project* follows the Burnham Yard Transportation Study, which has evaluated technical alternatives for potential rail re-alignment throughout the Burnham Yard site. The Burnham Yard Transportation Study will help determine where the current railroad lines may be considered for relocation - providing for more efficient and enhanced rail service, while also creating more opportunities for redevelopment and repurposing of the Burnham Yard site for future uses. More information regarding the Burnham Yard Transportation Study can be found on the Colorado Transportation Investment Office's (CTIO) website, [here](#).

A consultant team led by WSP has been brought on board to provide technical planning and feasibility analyses and to develop future master plan alternatives and considerations for the site. The project team will continue to partner with the surrounding community, residents, businesses, and other important stakeholders with the goal of identifying potential future master plan alternatives.

## Goals and Objectives

On September 20th, a kick-off meeting was held for the Burnham Yard Master Plan project at the La Alma Lincoln Park Recreation Center. The purpose of this meeting was to introduce the master plan project to members of the surrounding community and provide an opportunity for dialogue between members of the project team and community members regarding the goals and objectives of the Burnham Yard Master Plan Project. The community-informed goals and objectives will be used to develop project alternatives and ensure community input is incorporated into decisions, plan studies, and selected options for the future vision of Burnham Yard.



Natriece Bryant, the State's Director of State Property, kicked off the meeting with an introduction to the *Master Plan Project* followed by a question-and-answer session with meeting attendees. Attendees then participated in four separate break-out groups to solicit input the goals objectives by topic. Break-out groups were: Access & Network; Environment & Sustainability; Authenticity & Community; and Land use & Implementation. Facilitators engaged each break-out group with questions and dialogue on the proposed goals and objectives - capturing notes on the break-out groups' comments and identifying top issues to share back to all meeting participants.

“It was a really diverse and engaged group at our first kick-off meeting,” said Jose Esparza, Director of BuCu West who helped facilitate conversation at the Authenticity & Community break-out group. “There are a lot of folks who care about the future of this site, and it’s important for people to show up and be engaged throughout this process.”

The project team is currently taking the feedback and information learned from the kick-off meeting to incorporate into the draft goals and objectives of the master plan and will provide more information and an update on changes to the project’s goals and objectives at a future meeting.



## *Stay-In-The-Know*

Have a question about the Burnham Yard site you want to ask? Is there something about Burnham Yard you want to share with the project team? Want a project team representative to present at one of your community group meetings? The [Burnham Yard website](#) is your one-stop shop to get all the information and happenings about Burnham Yard and is the best place to reach out to the project team for questions.

The site is an important resource for residents, businesses and other area stakeholders to get involved. The website includes project summaries, history of Burnham Yard, a frequently asked questions section, and copies of community presentations. Here, you can also submit a question to the project team, request a presentation or update for your community group, and get information about upcoming community meetings. The site is available in Spanish, Vietnamese, and other world languages.



## Did You Know?

Burnham Yard has a long and intricate history in Denver. Below are some facts about the site and its history taken from the [Burnham Yard Research Report](#) and other historical sources:

- Historically, the site served as Camp Weld - where Arapaho and Cheyenne tribes gathered with U.S. forces to negotiate peace in advance of the tragic Sand Creek Massacre in 1864.
- The first railroad yard was built at the site by the Denver & Rio Grande (D&RG) railroad company in 1871 - five years before Colorado became a state.
- According to census records in the early 1900s, many residents living in neighborhoods east and southeast of Burnham Yard worked for D&RG at Burnham Yard, with others working in milling, brewing, smelting and other industries that relied on the water from the nearby South Platte River.
- The 8th Avenue viaduct, which spans the lower middle section of the Burnham Yard site, was first constructed in 1937. The 6th Avenue viaduct, located further south over the site, was built in 1956.
- During the later part of the 20th Century, and even up until recently, Burnham Yard served as the local maintenance facility for the diesel-powered California-Zephyr, which took passengers from Chicago to Oakland.
- The original Burnham Yard turntable - which served to convey trains to maintenance shops, coal chutes, fuel towers, and other facilities across the yard - was sold to the Illinois Railroad Museum in 2016. The 6-foot deep by approximately 130-foot-long pit from the turntable still exists on the site today.

