



November 19, 2024

City of Aurora - Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Fulenwider (aka Box Elder) Master Plan – 60th Avenue and Weasel Drainage & Possum Gulley Drainageway ISP – Infrastructure Site Plan

On behalf of the Applicant, DIBC Cargo LLC., Norris Design is pleased to submit this Infrastructure Site Plan.

Application Description

The proposed project is an Infrastructure Site Plan (ISP) application involving infrastructure components of the Fulenwider Master Plan. The ISP is for roadway design and landscaping associated with the development of 60th Avenue between Tibet Road and the Xcel High Point Substation located approximately 1,400 feet east of the 60th Avenue and Tibet Road intersection. Along with the ROW improvements, this ISP will also include drainage improvements associated with the Weasel Drainage and Possum Gulley Drainageways and development of the detention pond known as PG1 in the Fulenwider Master Plan. Finally, this ISP will include landscaping associated with E470 trail (currently under construction by E-470) along the eastern boundary of the site within the Multi-Use Easement (MUE). Generally, the infrastructure improvements proposed in this ISP are intended to support the development of PA-1, PA-2, PA-12, PA-13, and PA-15 of the Fulenwider Master Plan, also known as the Box Elder Master Plan.

The project team is comprised of:

Owner: DIBC Cargo LLC. Rick Wells 270 St. Paul Street, Suite 300 Denver, CO 80206 303-295-3071 rwells@fulenwider.com	Planning & Entitlements: Norris Design Eva Mather and Beccah Bailey 1101 Bannock Street Denver, CO 80204 303-892-1166 emather@norris-design.com bbailey@norris-design.com	Civil Engineer: Martin & Martin David Le 12499 W. Colfax Ave Lakewood, CO 80215 303-431-6100 dle@martinmartin.com
Landscape Architect: Norris Design Brad Haigh and Chad Purcell 1101 Bannock Street Denver, CO 80204 303-892-1166 bhaigh@norris-design.com cpurcell@norris-design.com	Traffic Engineering: Felsburg, Holt & Ullevig Traffic Philip Dunham 6400 S. Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 303-721-1440 philip.dunham@fueng.com	



Project Description

The ISP is generally located immediately west of E-470, with the eastern boundary being the E-470 ROW, the northern boundary being the 60th Ave ROW, the western boundary being Tibet Road, and the southern boundary being the 56th Ave ROW. Improvements to the 60th Ave ROW west of Tibet have occurred with surrounding developments and this ISP extends those improvements in accordance with the Fulewider FDP/Box Elder Master Plan. The Xcel High Point substation is located in the northwest corner of the property and has been operating since 2023, with a transmission line running from the substation along the 60th Ave ROW eventually crossing over E-470 to the east. E-470 runs along the eastern property boundary of the site and includes a Multi-Use Easement (MUE). A variety of infrastructure can be found within the MUE including the existing Aurora Water Prairie Water Line, an existing underground electric line, an existing fiber optic line, and the E-470 trail. The E-470 trail is planned to start construction soon and was designed and will be implemented by E-470 within the MUE. 56th Ave is located to the south of the property and is not included with this ISP. Improvements to 56th Ave will occur with a future ISP. Tibet Road is located along the western property boundary of the site with development of Tibet Road occurring with development located on the parcel immediately west of this project.

This proposal will extend 60th Ave east along the northern property boundary (entirety of the northern edge of the substation) a distance of approximately 1,400 feet. A cul-de-sac is proposed for the eastern terminus of the 60th Ave ROW. Improvements to the ROW will include landscaping as required by the UDO and the street section proposed for the 60th Ave ROW is consistent with the street section approved with the Fulewider Master Plan. The street section for the 60th Ave ROW is 80 feet wide and features two travel lanes, a bike lane and detached sidewalk. The proposed street section provides a simple transition from the existing 60th Ave ROW located to the west property which is surrounded by residential land uses to the proposed ROW which is bordered by industrial and commercial uses. A future road, temporarily referred to as Future Road A with this ISP, is proposed to travel south from 60th Ave and is located between the proposed PG1 regional pond and Xcel High Point substation. Future Road A will provide access to the larger site from 60th Ave with Future Road A terminating via a temporary cul-de-sac south of the Xcel High Point Substation. For design and construction of the adjoining road segments, Tibet Street to the west and 60th Avenue to the north, cost share agreements are being developed by DIBC Cargo LLC. and the adjacent property owners whereby the parties will share costs 50/50 for the design of the adjoining road segments and each party will be responsible for construction of their half of each road segment.

Interior to the site is the Weasel Drainage and Possum Gulley drainage ways. These drainage ways are both located within tracts to be platted with a separate future application and feature a natural meandering channel within the tract. Weasel Drainage runs parallel to the southern boundary of the Xcel High Point Substation and conveys drainage from the west east to Regional Pond PG1. Possum Gulley conveys drainage from area south roughly through the center of the site to Regional Pond PG1. Along with the drainage ways, this proposal includes the development of Regional Pond PG1 which will include water quality features and will include a connection to the existing outlet structure located at the northeast corner of the site that conveys drainage under E-470 to the northeast of the site. Landscaping is proposed along both drainageways and the Regional Pond PG1.

Finally, this proposal includes landscaping along the E-470 MUE. The proposed landscaping complies with the UDO and is located in a 25-foot-wide landscape buffer within the MUE. The location of the landscape buffer runs along the western side of the proposed E-470 trail within the Multi-Use Easement taking care to avoid planting conflicts with utility lines. As noted in the UDO, E-470 may provide input on the landscape and buffer.



Approval Criteria

The Fulenwider ISP conforms to the Site Plan Approval Criteria required by Code Section 146-5-4 through the following:

(a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

The Infrastructure Site Plan proposed is fully compliant with the Master Plan, and with the UDO on any details not specifically identified with the approved Master Plan.

(b) The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

The infrastructure proposed with this Site Plan has been analyzed against city, state, and industry standards to ensure that improvements proposed are adequate to properly serve the users.

(c) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

There are no existing floodplains, streams or arroyos on site, however there are existing drainage channels throughout. These areas will remain intact with minor modifications to ensure appropriate capacity for the community. These drainage corridors shall provide space for views and opportunities for trail corridors throughout.

(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

This project proposes all infrastructure improvements needed to support the Planning Areas outlined in the Fulenwider Master Plan (PA-1, PA-2, PA-12, PA-13, and PA-15). This includes: two drainage ways (Weasel Drainage and Possum Gully); the landscape improvements in support of the E-470 trail and the proposed 6-foot-wide sidewalks along 60th Ave. These trail and sidewalk connections provide access to adjacent sites and neighborhoods.

(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

This Fulenwider ISP application is compatible with surrounding land uses. It is intended to support the land uses outlined in the Planning Areas of the Fulenwider Master Plan (PA-1, PA-2, PA-12, PA-13, and PA-15).



(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

Negative impacts associated with the development of this ISP is limited to standard impacts from construction and new development. Adverse impacts shall be mitigated, where possible, to ensure the health, safety, and welfare of the future residents as well as development crews.

We look forward to working with City of Aurora on this Site Plan application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eva Mather", with a long horizontal flourish extending to the right.

Eva Mather, Principal
Norris Design