



March 4, 2024

Ms. Debbie Bickmire  
Senior Planner, City of Aurora  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

RE: Letter of Introduction for Box Elder PA9

Dear Debbie,

On behalf of the owner, DIBC Cargo LLC, and applicant, Saunders Commercial Development Company, I am pleased to submit this application for Site Plan for the Box Elder PA9 project. The site is located on the NW corner of the future intersection of E 60<sup>th</sup> Avenue and Harvest Road. The site is approximately 35.954 acres.

The site is zoned AD, Airport District, and is surrounded by similarly zoned property. The entirety of this site falls within the City of Aurora. The property directly to the west is the Second Creek drainageway. The property to the north and south of the site is owned by the same entity as the parcel being submitted in this Site Plan. Currently the property both north and south of the proposed development is Vacant, however the property north is proposed to be a commercial use and the property to the south is intended to be commercial/office/light industrial as well. The property east of Harvest Road consists of warehouse distribution uses and is included in the Porteos Master Plan.

This parcel is a portion of a larger development, Fulenwider Master Plan, 2019-7002-00, approved by the City. The project seeks to develop three buildings as office and light industrial uses comprised of approximately 287,679 sf of speculative space. Based on zoning and the Master Plan, the uses proposed in this Site Plan are allowable. The project also includes a site for future retail development at the corner of 64<sup>th</sup> and Harvest Road, on the northern portion of the site.

The one story buildings vary in height from 32' clear to 40' clear. The buildings are designed for flexibility and will be able to support 1-4 tenants, depending on building size and tenant needs. Market analysis and demand will determine the tenant make up of this Site Plan.

For the employees and users of this area, there are amenity areas associated with each building. The amenity areas will consist of a combination of shade, seating, passive activation, and landscape elements.

Utilities will be provided to the site along Harvest Road. The utilities will follow the City of Aurora standards as well as the Utility Master Plan associated with this property.

The right-of-way improvements (including landscape, sidewalks, and utilities) for E 60<sup>th</sup> Avenue, E 64<sup>th</sup> Ave and Harvest Road have been submitted to the City under separate Infrastructure Site Plans (DA-1478-07, DA-2205-00, and DA-1478-09 respectively) and are not part of this Site Plan submittal.

The uses, buildings, roadways, utilities, and landscape follow the UDO as well as the Fulenwider - Master Plan and other governing documents for the site. The proposed uses for the site are allowable within the AD zoning district. The site and its future uses will be a valuable asset to the City of Aurora as the development of businesses and services continues to progress and expand into the northeast reaches of the City, where this site lies.

The current Fulenwider Master Plan includes a map which shows public art on the NE corner of PA-9. This location was originally chosen when Harvest Road was planned as a major arterial connection to Denver International Airport and an associated multi-mode transportation hub was planned for this intersection. Over the course of the past 2-years, the City of Aurora and adjacent landowners have decided to move the major arterial connection to Denver International Airport from Harvest Road to Jackson Gap, one half mile to the east. As a result, Harvest Road is no longer a 6-lane major arterial and has been reduced to a 4-lanes. The multi-mode transportation hub is no longer feasible at the intersection at 64<sup>th</sup> Ave and Harvest Road, and the public art installation will also need to be relocated. We are now planning to move the



public art installation from PA-9 to the regional trailhead on PA-6. We plan to install the public art in this location when PA-6 is developed.

This project, as proposed, meets all criteria for a Major Site Plan as outlined in UDO Section 5.4.3.B.2 and detailed below:

- a. The plan complies with all applicable standards from the UDO, Master Plan, and Master Utility plan that govern this area.
- b. Infrastructure in this area of the City of Aurora is all new and developing within the past five years and is being design and installed to accommodate the development types proposed in the Site Plan.
- c. Pedestrian connections have been made, where possible, to Second Creek drainageway which sits just west of the site. Site uses are not compatible with natural areas and drainageways so a buffer has been placed between Second Creek and the site to mitigate the use discrepancy.
- d. Though there is a regional multi-modal connection planned nearby with the transition of the regional connection to DEN from Harvest Rd. east to Jackson Gap St. we believe that this multi-modal location will also be relocated.
- e. The uses as well as building materials within the proposed development are complimentary to the surrounding developments, both existing and proposed.

The following team of consultants has been assembled to complete this application:

**Developer/Applicant:**

Alex Krasnec  
Saunders Commercial Development Company  
86 Inverness Place North  
Englewood, CO 80112

**Civil Engineer:**

Martin and Martin  
David Le  
12499 W Colfax Ave  
Lakewood, CO 80215

**Developer/Applicant:**

Gregg Johnson  
DIBC Cargo LLC  
1125 17<sup>th</sup> Street, Unit 2500  
Denver, CO 80202

**Landscape Architect:**

Dig Studio  
Allison Graham  
1521 15<sup>th</sup> St.  
Denver, CO 80202

**Architect:**

Ryan Kane  
Ware Malcomb  
900 S Broadway, Suite 320  
Denver, CO 80209

**Traffic Engineer:**

Felsburg, Holt & Ullevig  
Philip Dunham  
6400 S Fiddlers Green Circle, Suite 1500,  
Greenwood Village, CO 80111

Please contact me directly should you have any comments, questions, and/or requests for additional information regarding this project.

Sincerely,  
Dig Studio

A handwritten signature in black ink, appearing to read "Allison Graham".

Allison Graham, PLA  
Senior Associate

**it's humanature.**