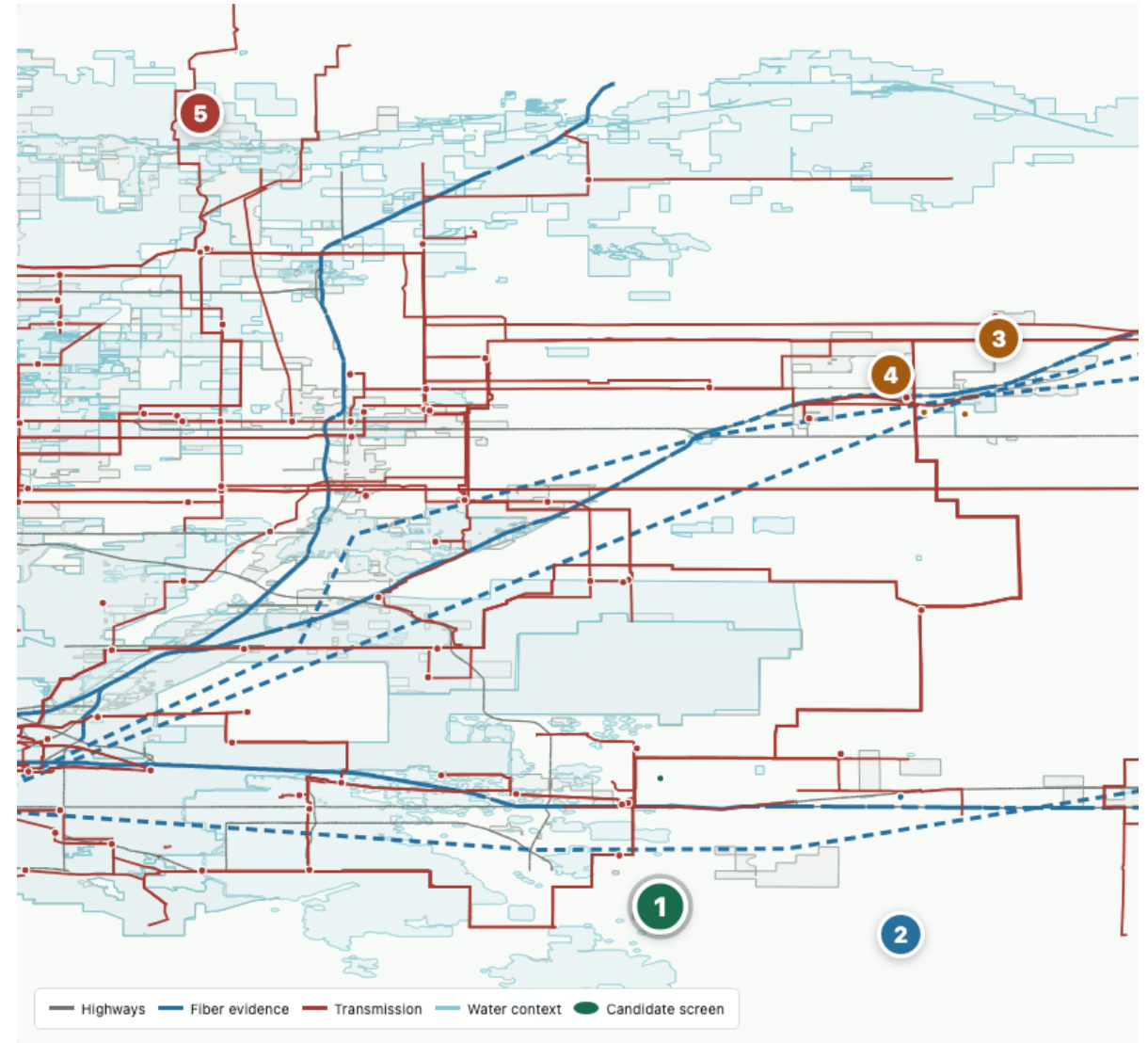


AI Infrastructure Site Intelligence

A corridor-scale demonstration for the eastern Denver metro: Watkins and Bennett north through Hudson and Keenesburg.

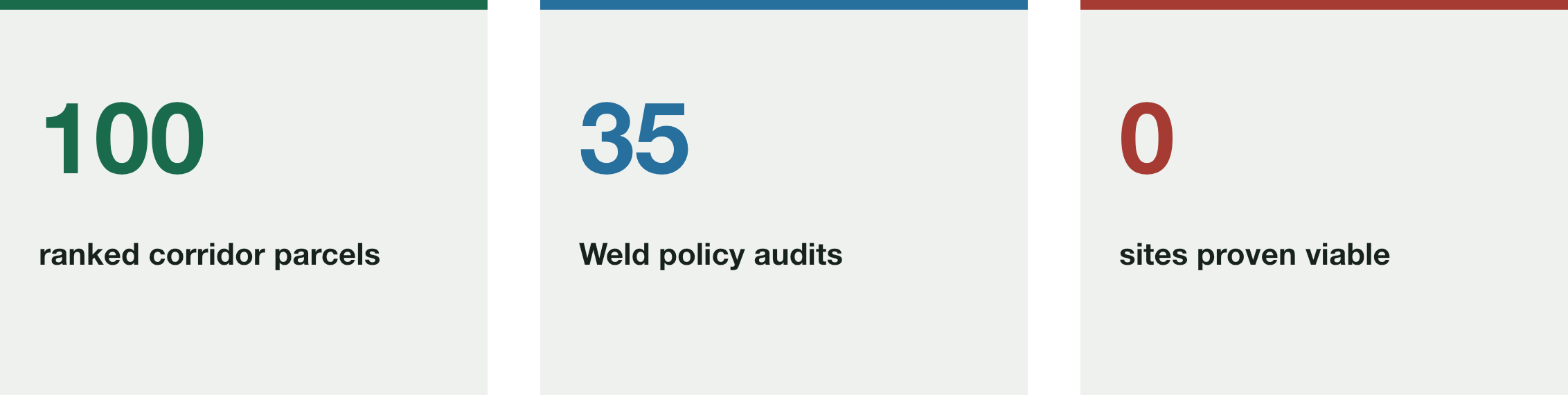
The system identifies where public geometry is promising, then makes the missing proof impossible to overlook.



The build is now a defensible decision screen

02

The current product combines corridor rankings, policy-aware parcel review, and a deliberately conservative evidence boundary.



100

ranked corridor parcels

35

Weld policy audits

0

sites proven viable

Five representative profiles translate the larger queue into a shareable demonstration without exposing owner names, parcel identifiers, or direct coordinates.

Three evidence stages prevent false confidence

03

1

Public geometry

Parcel scale
Transmission + substations
Fiber corridor evidence
Highways + water context

2

Policy overlay

Zoning eligibility
Rezoning or special review
Municipal boundaries
Community + aviation context

3

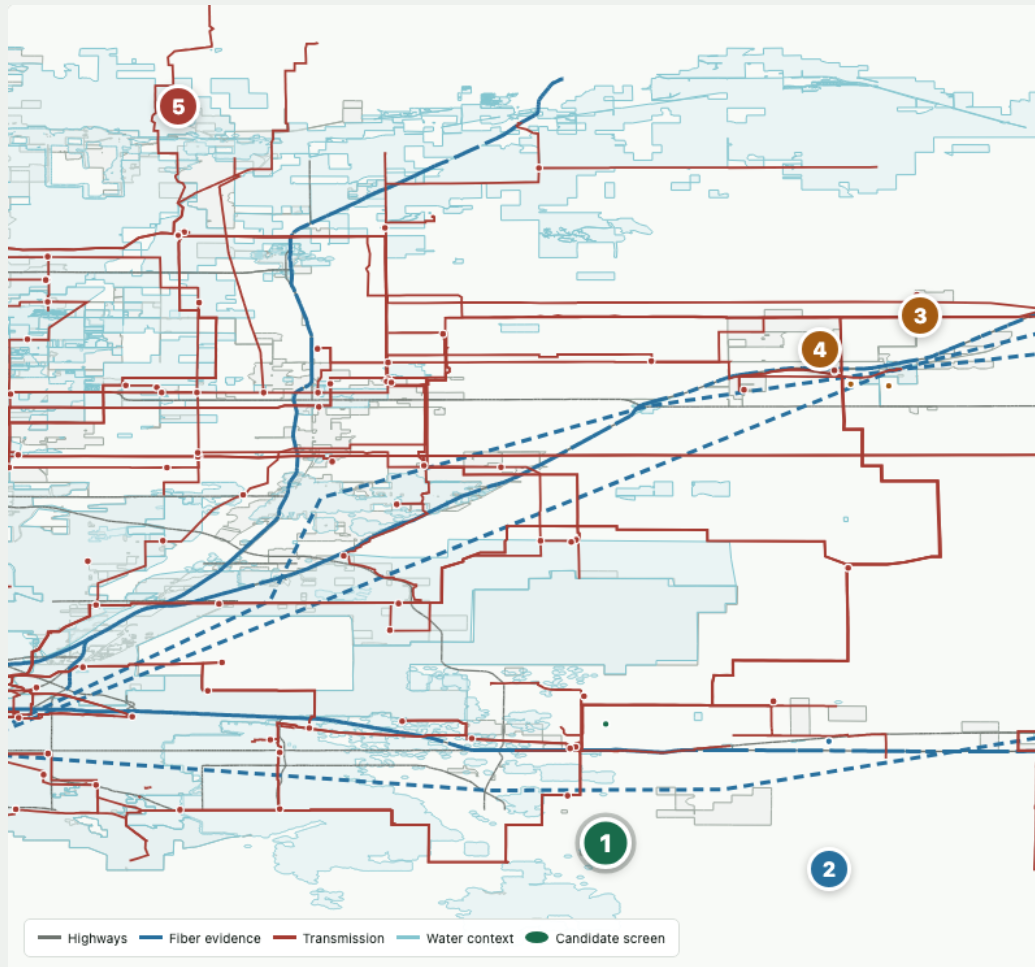
External proof

Electric will-serve + studies
Carrier routes + diversity
Water + wastewater capacity
Entitlement, title + control

Decision rule: advance only when the next evidence gate is specific, proportionate, and capable of changing the answer.

The corridor thesis survives, but parcel outcomes diverge

04



What the map supports

- Aurora East: front review
- Aurora East: comparison
- Keenesburg: policy holds
- Weld: site-control hold

The corridor contains several strong public infrastructure relationships. None of them proves capacity, service, entitlement, legal access, or market availability.

Five profiles make the current decision logic tangible

Screen	Scale	Public evidence signal	Current gate
Aurora East A	493 ac	Recorded 76-acre data-center site inside broader screen	Title/tax-parcel crosswalk and legal access before provider verification
Aurora East B	512 ac	Strong fiber/highway; weaker power lead	Decide whether the power path merits utility confirmation
Keenesburg North A	318 ac	Useful power, fiber, and water geometry	Confirm boundary and controlling land-use code
Keenesburg South A	294 ac	Strong physical geometry	Agricultural zone prohibits use; test rezoning path
Weld Industrial Context	628 ac	I-3 path and direct power context	Establish market availability before further diligence

Names are sanitized. Owner names, parcel identifiers, and direct coordinate links are excluded from the external view.

Policy can overturn an attractive infrastructure score

Boundary first	Keenesburg-labeled parcels	A small municipal overlap does not establish jurisdiction. Confirm the controlling boundary and code.
Rezoning first	Unincorporated Weld A zone	Current policy prohibits data-center use in A zoning. A credible industrial rezoning path is the first gate.
Control first	Weld I-3 context	A policy path may exist, but utility ownership or unavailable land can end the opportunity before engineering spend.

Operating principle: policy and jurisdiction gates come before utility outreach, owner outreach, or paid technical work.

Credibility depends on an explicit proof boundary

Demonstrated now

- Repeatable parcel and corridor geometry
- Public power, road, water, and fiber proxy layers
- Policy-aware zoning and jurisdiction holds
- Traceable next gate for each representative screen

REGIONAL PLANNED FIBER

Weld 7 projects / 1,086
estimated miles

Elbert 1 project / 44
estimated miles

Requires external proof

- Electric capacity, deliverability, schedule, and upgrade cost
- Carrier route, splice access, diversity, and commercial terms
- Water and wastewater capacity or provider willingness
- Entitlement outcome, title, easements, and legal access
- Owner interest, site control, and investment viability

Public evidence is strong enough to prioritize diligence, not strong enough to substitute for it.

A smaller, better-verified queue

Advance only the front-review profile and one comparison case through parcel-level map review. Then seek narrow evidence in this order:

- 01 — **Jurisdiction + land-use path**
- 02 — **Power relevance + utility intake**
- 03 — **Fiber routes + water/service strategy**

Decision discipline

No paid spend until policy and map gates pass.

No capacity, service, entitlement, or viability claims without provider or agency evidence.

Park weak cases early and document why.