



SITE ANALYSIS NARRATIVE
EXISTING CONDITIONS MAP
NATURAL FEATURES MAP

TAB 4

FORM A: SITE ANALYSIS NARRATIVE

1. General Site Character:

Briefly describe the existing location and physical character of your site. What are the most important and distinguishing features?

The Aurora One site is located generally northwest of the intersection of E-470 and Stephen D. Hogan Parkway. The site is bisected by Stephen D. Hogan Parkway. The physical character of the site is distinguished by the long-range views to the Rocky Mountains, the eastern plains and the adjacent Coal Creek Open Space. Topographically, Aurora One has a gentle slope across the site from north to south with a minor rise in the southeast corner. Substantial topography exists beyond the southern edge of the site in the Coal Creek Open Space.

2. Site Assets:

Based on your site analysis, what are your site's most important physical assets and potential amenities? Consider location, relationship to existing and proposed transportation networks, scenic beauty, recreation potential, special natural resources, etc.

The location of Aurora One provides a regional gateway into the City of Aurora from the outlying areas. The location is close to major transportation corridors including E-470, I-70 and I-225. Moreover, the site provides easy access to Denver International Airport. Long range views to the Rocky Mountains, eastern plains and greater Denver Metro Area contribute to the scenic beauty. Proximity to existing and proposed recreational amenities including the Triple Creek Trail and E-470 Regional Trail are assets for current and future users.

3. Site Restrictions:

Based on your site analysis, what are the physical restrictions and site characteristics that may pose a challenge to development? Consider location, nature of surrounding conditions, environmental pollution, airport noise contours, lack of existing infrastructure, steep slopes, etc.

There is the potential for expansive soils across the site. Lack of existing infrastructure across the site must be addressed. The site is within the Buckley Influence Area and will experience airport noise.

4. Design Response to Site Assets:

How does your proposed development plan to take advantage of all the site assets identified by your analysis?

The site will provide a mix of commercial and high density residential. The commercial will provide existing regional residents much needed services and provide future residents a vibrant, multi-use community. Stephen D. Hogan Parkway will provide a regional, commercial backbone. The high density residential will provide a mix of housing options including but not limited to paired and townhouse configurations. This will give Aurora One a more urban feel and offer housing type options that are not single family detached homes which are currently common in the vicinity.

Views and access to recreational amenities have been considered when siting residential uses.

Long range views to both the east and the west occur across the site. The linear nature of the park will provide a long range view corridor for residents and users to enjoy. In addition, building siting and massing guidelines have been implemented to protect the views and maximize sun exposure to the streets and pedestrian areas.

Aurora One will serve as a regional and local gateway. Signage and landscape features will provide visual cues that residents and visitors have "arrived". View corridors through neighborhoods to the focal point and park spaces will make traveling through Aurora One interesting and leave a lasting impression.

5. Design Response to Site Challenges:

How does your development plan deal with the site's development constraints as identified above? Have you considered alternate strategies to deal with these problems? If so, why did you select the particular approach shown on your development plan?

Expansive soils are common across the Denver Metro area and will be dealt with as they are encountered through engineering on a case by case basis. Aurora One will develop all needed infrastructure to support planned development and expand the existing systems. Zoning restrictions based on airport noise and influence districts provide a framework for overcoming this challenge. Residential noise reduction standards will be implemented and include providing a central air conditioner to mitigate for potential aircraft noise.

6. Development Impacts on Existing Conditions:

What are the impacts of your project on the existing character of the site and its immediate surroundings? What improvements will your development make? How have any impacts been mitigated? Consider impacts on environmental quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.

The development of Aurora One will provide additional transportation access on a local and regional scale. Recreational opportunities will be provided across the site as parks, open spaces and trails are included. Moreover, connections to regional trails are proposed. These amenities will offer connections to existing and future trails. The incorporation of parks, open spaces and landscape will provide recreational and visual interest to the developed site.

There will be a visual impact to the immediate area as that the site is currently undeveloped. The development will alter the views of surrounding users. High quality, 360 degree architecture and durable materials on all structures will provide a positive image for the development.



