

Tab #4 Site Analysis Narrative

Form A: Site Analysis Narrative

1. General Site Character

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

Guilford Estates is a 17.3 acre proposed residential development located southeast of the E-470 corridor, approximately one mile southeast from the intersection of E. Arapahoe Road and S. Aurora Parkway, north of the Whispering Pines neighborhood and east of the Creekside Eagle Bend neighborhood. The property is generally open grassland that gently slopes toward the northeast.

The main distinguishing physical features on the site is a stand of ponderosa pines on the site, of which at least 70% will be preserved in a central open space within the development.

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.

A significant asset of Guilford Estates is the development's proximity to the Sampson Gulch drainage. Abutting the Guilford Estates property to the east, Sampson Gulch provides an open space amenity for the development to utilize.

The location makes this property easily accessible via E-470 by either the Gartrell Road exit from the south or the Smoky Hill exit from the north. There are commercial developments about 1.5 to 2 miles away at both of these interchanges which provide necessary services for the residents, including all the various retailers located in Southlands, Eagle's Nest, the Safeway center, and the Super Target center. There is also a future Free-Standing Emergency Medical Facility located at the northwest corner of Gartrell Road and E-470. Guilford Estates is located within a higher-end residential area and it is far enough away from the commercial areas so that it has a quiet neighborhood feel.

The site is within walking distance, 0.5 miles, of Red-Tail Hawk Park, which provides various recreational activities. Within 5 miles of the site there are 3 golf courses, the Aurora Reservoir, and the Arapahoe County Fairgrounds.

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, lack of infrastructure, steep slopes, etc.

The only potential restriction is this development's dependency on the adjacent regional detention pond construction. The project relies on this pond to utilize for drainage and it could pose a problem if it is not constructed, at least partially graded, by the time this development occurs.

The Black Forest pines located on the site may also be seen as a restriction for design, but the proposed lotting layout successfully incorporates them and therefore they will be an asset to the neighborhood.

4. Design Response to Site Assets

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

As stated above, the Black Forest pines located on the site are an asset and as such they have been successfully incorporated into the lotting layout. Simply by its location, the site allows for its residents to utilize all of the commercial and recreational opportunities listed above.

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?

The applicant is in discussions with the City of Aurora, Whispering Pines Metro District, and other involved parties to work out a plan to construct the pond, at least to the point that it can satisfactorily serve this development and not restrict the buildable area within the area of the property that remains.

The proposed design preserves at least 70% of the Black Forest Pines within a central open space. Any required mitigation will comply with the City of Aurora Tree Preservation Policy and Black Forest Ordinance, using the tree study given to us by the Forestry Department.

6. Development Impacts on Existing Site Conditions

What are the impacts of your project on the existing character of the site and its immediate surrounding? 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.

Guilford Estates has coordinated with Tallyn's Reach Filing No. 15 and the Whispering Pines developments for the extension of services to this site. The site layout is designed to preserve the natural features and aesthetic appearance of the site with large open space areas and organic street patterns. This development will be of equal quality and complementary architectural style to the surrounding, existing residential developments. The addition of residential development will also provide more potential clientele for the nearby commercial uses, promoting economic growth in the area.

