

## 4.1 Form A: Site Analysis Narrative

*Revised for Fourth Amendment – July 2020*

### Form A: Site Analysis Narrative

#### General Site Character

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

The High Point at DIA MP area is located east of Dunkirk Road, West of Denali Street, and south of Pena Boulevard and Denver International Airport. E. 64<sup>th</sup> Avenue runs through the length of the site with most of the Master Plan area being north of E. 64<sup>th</sup> Avenue. One 160-acre portion of the site is between Dunkirk Street, and Himalaya Street, south of E. 64<sup>th</sup> Avenue and approximately 300 acres lie south of E. 64<sup>th</sup> Avenue at its interchange with E-470.

The most important and dramatic elements of the site include the following:

1. There are panoramic views to the Front Range and downtown Denver from the intersection of Picadilly Road and E. 64<sup>th</sup> Avenue as well as along much of the ridge that runs through the site from Pikes Peak to Longs Peak and beyond. Views to the Indian Peaks Range and Longs Peak are visible from much of the site.
2. Views exist to Denver International Airport from the ridge and eastern portions of the site.
3. Views exist to the site from much of Pena Boulevard and E-470.
4. The west branch of Second Creek runs through the western portion of the site, providing opportunity for open space, recreation, storm water management and preservation of views to the west and northwest.
5. Topography and change in elevation are unique to the site as compared with most surrounding lands, particularly to the south. A ridgeline runs from the proposed High Point Park and Picadilly Road and E. 64<sup>th</sup> Avenue in a west-northwest direction all the way to the western end of the site where West Second creek exits the site. There is a change in elevation of over 200 feet from the top to bottom of this ridgeline.
6. With the exception to some steeper slopes along the West Second Creek drainage, and in a few other isolated locations, the site is generally gently sloping in nature with most of the site containing slopes of less than 4%.
7. Accessibility and connectivity are key features of the High Point at DIA MP. Interchanges with Pena Boulevard and E-470, as well as E. 56<sup>th</sup> Avenue to the south provide excellent regional access. E. 64<sup>th</sup> Avenue will provide arterial street access to the entire site. The proximity to the RTD 'A' Line to and from the airport is another significant transportation feature in this area.

#### 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.*

There are several assets of the High Point site as follows:

1. Views to the Front Range, Downtown Denver, and Denver International Airport.
2. The west branch of Second Creek provides opportunity for open space, recreation, storm water management and view preservation.

3. Topography and landforms on the site provide opportunities for site planning and design that enhance views, define neighborhoods and planning areas, and create a landscape and community character that is distinct from developing areas to the south of the site.
4. As noted above, excellent accessibility and connectivity exist within the High Point MP.

### **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 existing infrastructure, steep slopes, etc.*

Site characteristics and physical restrictions for the High Point site are as follows:

1. Sound and operation impact from Denver International Airport, for the most part, are at the eastern end of the site (Note: the MP references LDN Noise Contours provided by DEN in 2016).
2. The Mountain View Preservation Overlay (as shown on the Land Use Map) may inhibit development beyond a certain height on the west side of the MP area.
3. Sound impact from E-470.
4. Impacts from proposed Oil & Gas facilities to adjacent land uses.
5. Some moderately steeper slopes along the West Second creek drainage.
6. The impacts of E. 64<sup>th</sup> Avenue as an arterial street abutting and bisecting much of the site.
7. Existing utilities that cross the site in various locations will need to be accommodated in the development plan.

### **Design Response to Site Assets**

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

The High Point master plan responds to the many assets of the site as follows:

1. E. 64<sup>th</sup>, E. 65<sup>th</sup> and E. 66<sup>th</sup> Avenues provide east-west connectivity across the community and in certain places will capture northwest vistas to the Indian Peaks Range and Longs Peak.
2. The Gaylord Rockies Resort and Convention Center is located on a prominent crest along the ridgeline that bisects the site. This not only provides the opportunity for multiple dramatic views from the center but places the conference center where it will have a striking visual prominence from Pena Boulevard and E-470 as it enters the site, E. 64<sup>th</sup> Avenue as it approaches the center from Tower Road, as well as many of the surrounding corporate development sites.
3. The west branch of Second Creek provides the opportunity for recreation including major trail linkages, view preservation, active park functions, storm water management, and habitat enhancement.
4. The gently sloping nature of most of the site allows for a range of residential development patterns for streets and open spaces as well as multiple opportunities for highest quality view-oriented development.
5. E. 64<sup>th</sup> Avenue provides multiple access points along its frontage through the community. The MP takes advantage of this by locating highly trafficked land uses to E. 64<sup>th</sup>, including mixed-use commercial and commercial/retail uses.

## 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?*

1. While current and future sound and operational impacts for Denver International Airport on the site are nominal, the MP design has responded to them by planning the residential community portions of the development plan outside of the 60-decibel limit established for the ultimate, "build out" development of Denver International Airport (note: LDN contours shown on the Land Use map are those provided by DEN in 2016).
2. Development will follow the restrictions set forth by the Mountain View Preservation Overlay in order to ensure that key vistas are preserved and celebrated.
3. Where noise levels warrant, sound mitigation methods such as sound walls, architectural sound mitigation or other approved mitigation methods will be employed to address noise impact from E-470.
4. Oil & Gas facilities will be appropriately screened and setback from conflicting land uses. Refer to the Surface Use Agreement (SUA), Operator Agreement, and the UDO for setback and other development standards. The Design Standards list additional guidelines related to oil & gas facilities within the MP.
5. Moderately steeper slopes along West Second Creek will generally be located within open space areas.
6. The impacts of E. 64<sup>th</sup> Avenue as an arterial street will be used advantageously by placing highly trafficked land uses along this frontage, including mixed-use commercial and commercial/retail.
7. Generally, utility easements that cross the site are at the north perimeter or cross the site in a north-south direction and do not create significant constraints on land planning and design. They will for the most part be left in place and planned into landscape buffers along streets or between development parcels.

## Development Impacts on Existing Site 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 environmentally quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.*

Existing and future development clearly will change the current character of the site. However, as described previously, the goal for the community is to preserve much of the inherent quality and character of the site through view preservation, open space preservation and enhancement along the West Second Creek corridor, and the development of a community design character that is reflective of the natural qualities of the site. There will be many opportunities to enhance environmental quality, not only along West Second Creek. Aside from the wonderful views, the aesthetic quality of the site is nondescript at best. In a developed condition the community will have a much greater diversity of landscape character and quality. A paramount goal of High Point is long term sustainability and the landscape presents one of the greatest opportunities to attain that goal. A focus on the efficient use of water through natural and technological systems will be implemented throughout the High Point community in both landscape and architectural systems.



# HIGH POINT AT DIA MASTER PLAN AMENDMENT NO. 4

## LEGEND

HPX

SITE HIGH POINT

LPX

SITE LOW POINT

RIDGE LINE

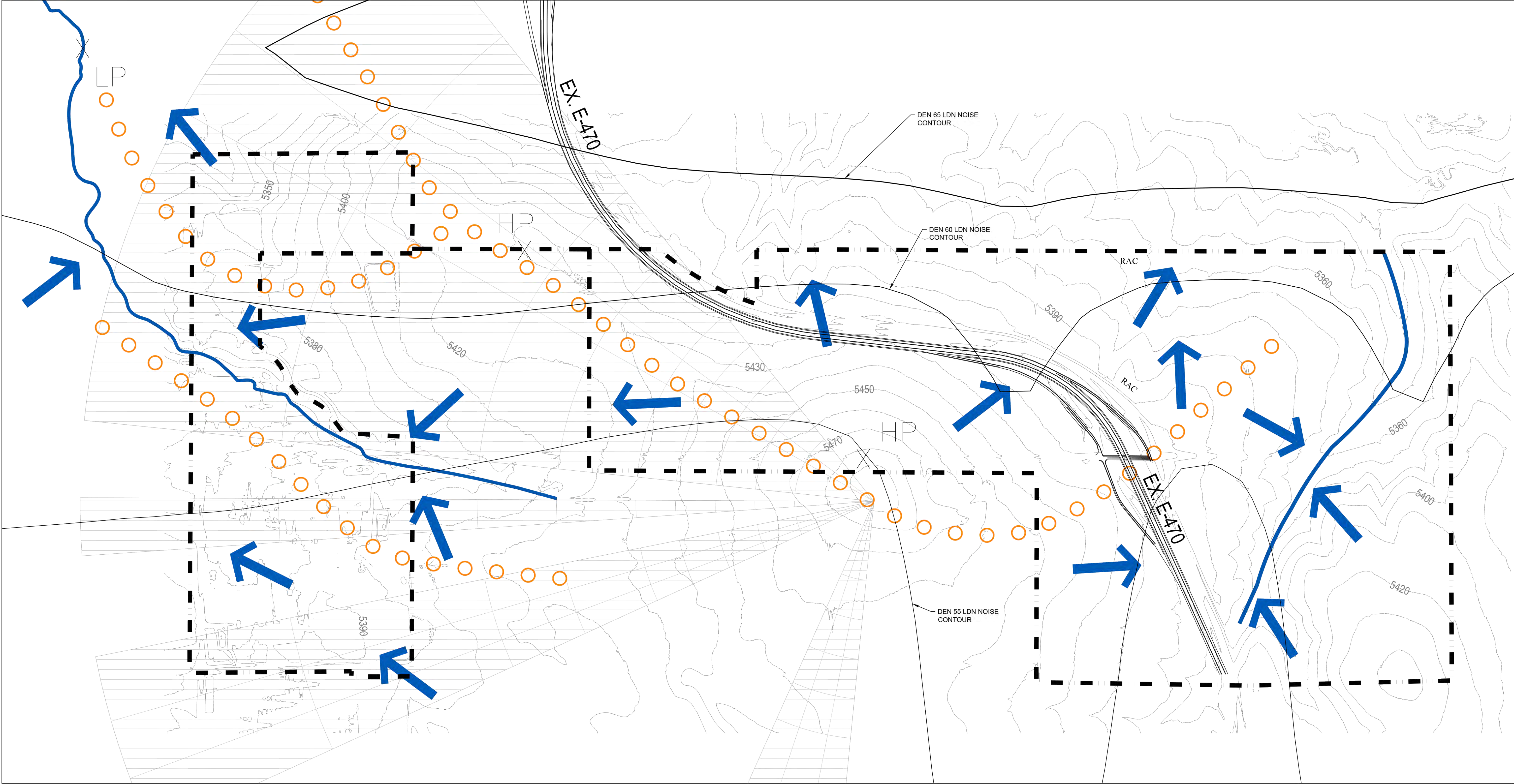
SLOPE DIRECTION

EXISTING DRAINAGE CHANNEL

MOUNTAIN VIEW  
PRESERVATION OVERLAY

NORTH

SCALE: 1" = 600'



## HIGH POINT AT DIA MASTER PLAN - AMENDMENT NO. 4 CITY OF AURORA, COLORADO

OWNER:  
WESTSIDE INVESTMENT  
PARTNERS, INC.  
4100 EAST MISSISSIPPI AVE.  
SUITE 500  
DENVER, CO 80246  
303.984.9800

NOT FOR  
CONSTRUCTION

DATE:  
JULY 8, 2020

SHEET TITLE:  
EXISTING CONDITIONS &  
NATURAL FEATURES MAP