



SITE ANALYSIS NARRATIVE - EXISTING CONDITIONS MAP

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 King Ranch site is located approximately four miles northeast of the intersection of E-470 and I-70. The site has oil and gas developments on abutting properties to the west and east. The adjacent Sky Ranch power substation to the west is owned and operated by Excel Energy. The physical character of the site is distinguished by a clear view of Denver International Airport to the north, the long-range views of the Rocky Mountains to the west, a short hill partially blocking the eastern plains, the plains to the south, and oil and gas infrastructure visible to the east and west. Topographically, King Ranch has a gentle slope across the site, from the southwest to northeast, with a minor drainageway in the northeast corner of the site (Upper Hayesmount) and a more significant drainageway in the southwest corner of the site (Second Creek).

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.

Located between Denver International Airport and the Colorado Air and Space Port, King Ranch will capitalize on its immediate access to the airports and provide an industry hub for the Aerotropolis Strategic Development Area. This synergy will provide employment and economic development. The location

is close to major ground transportation corridors, including E-470 and I-70. Long-range views to the Rocky Mountains, Denver International Airport, and the eastern plains contribute to the scenic beauty. Proximity to proposed recreational amenities, including the Second Creek regional trail and Hayesmount Creek trail, will be assets for 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 Denver International Airport Noise impact area and the Colorado Air and Space Port Influence area, so it will experience airport noise. As a result, no residential development is being proposed.

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 industrial uses that will leverage its location, access, and natural assets and utilize them as a guide in the overall design response. The ground and air travel infrastructure will provide existing regional residents much-needed employment opportunities. The site will provide new and improved transportation infrastructure, including

improvements to E. 56th Ave. and Monaghan Rd., resulting in opportunities to establish a sense of place, such as entry monumentation. Transit elements will include a multi-modal recreational trail network paralleling the site’s two watersheds. The trail network will include a 30-foot wide trail corridor along Upper Hayesmount Creek and a 70-foot wide trail corridor along Second Creek. That natural trail network will act as an aesthetic inspiration for the landscaping and other design details, such as site furnishings.

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. King Ranch will develop infrastructure in accordance with the annexation agreement, to support planned development and expand the existing systems. Zoning restrictions based on airport noise and influence districts provide a framework for overcoming these site restrictions. All applicable noise reduction standards will be implemented to mitigate for potential aircraft noise.

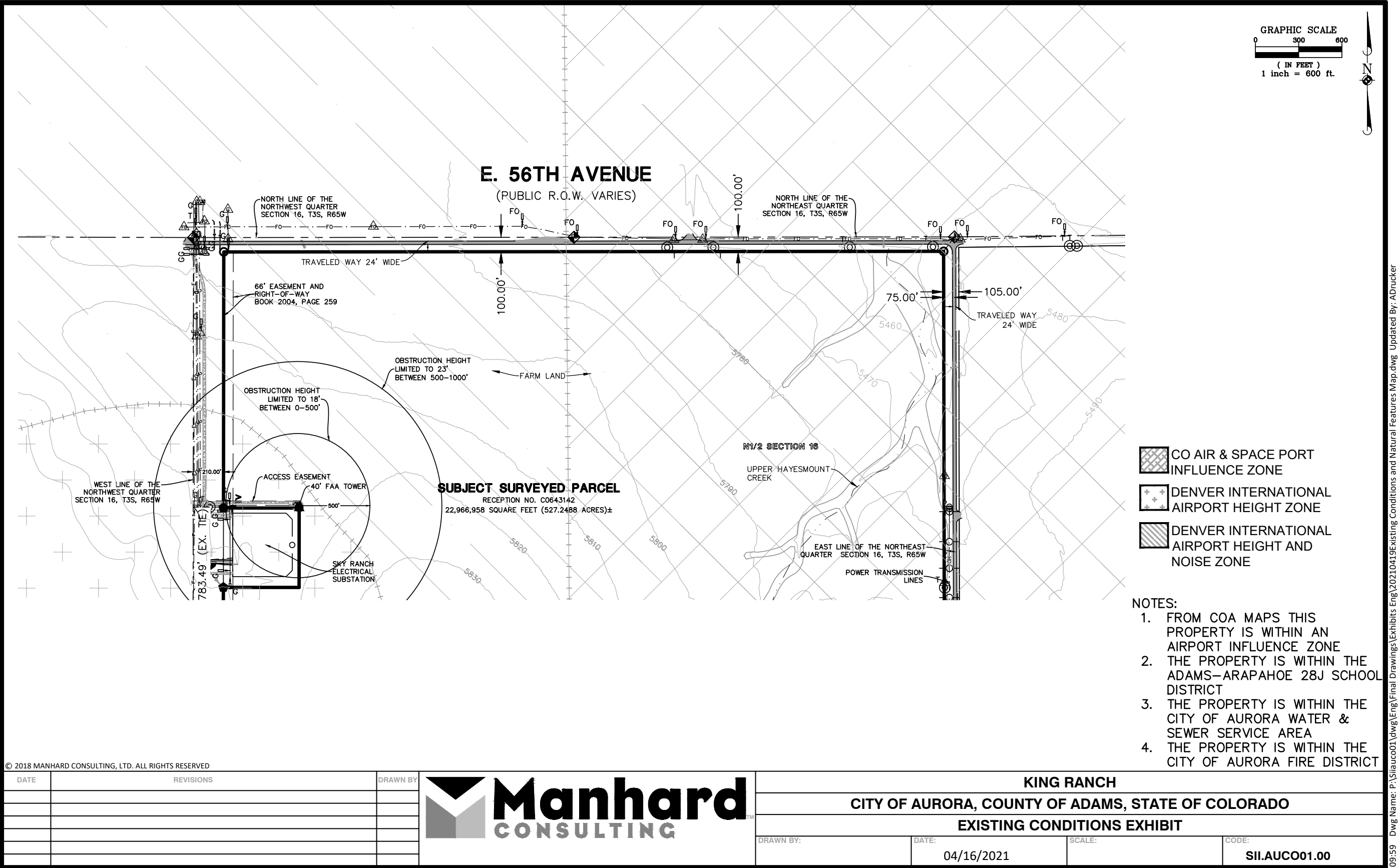
6. DEVELOPMENT IMPACTS ON EXISTING CONDITIONS

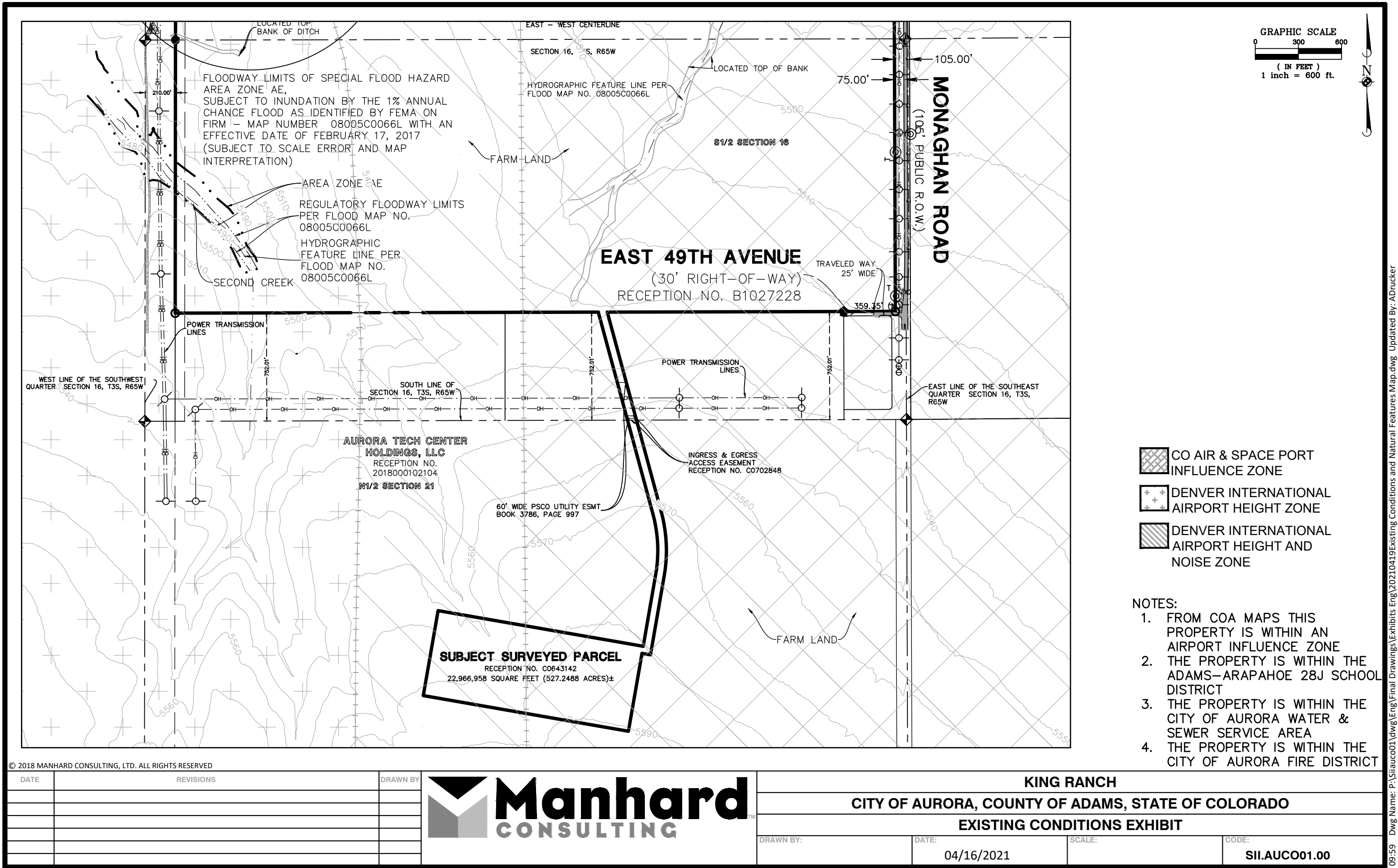
What are the impacts of your project on the existing character of the site and its immediate surroundings? What improvements will your development make? How have any impacts been mitigated? Consider impacts on environmental quality, aesthetic appearance, existing open space and natural features, physical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

The development of King Ranch will provide additional transportation access on a local and regional scale. Recreational opportunities will be provided across the site in the form of bike/pedestrian trail corridors. These amenities will offer connections to existing and future trails. Incorporating these trails and a cohesive landscape plan will provide recreational and visual interest to the developed site.

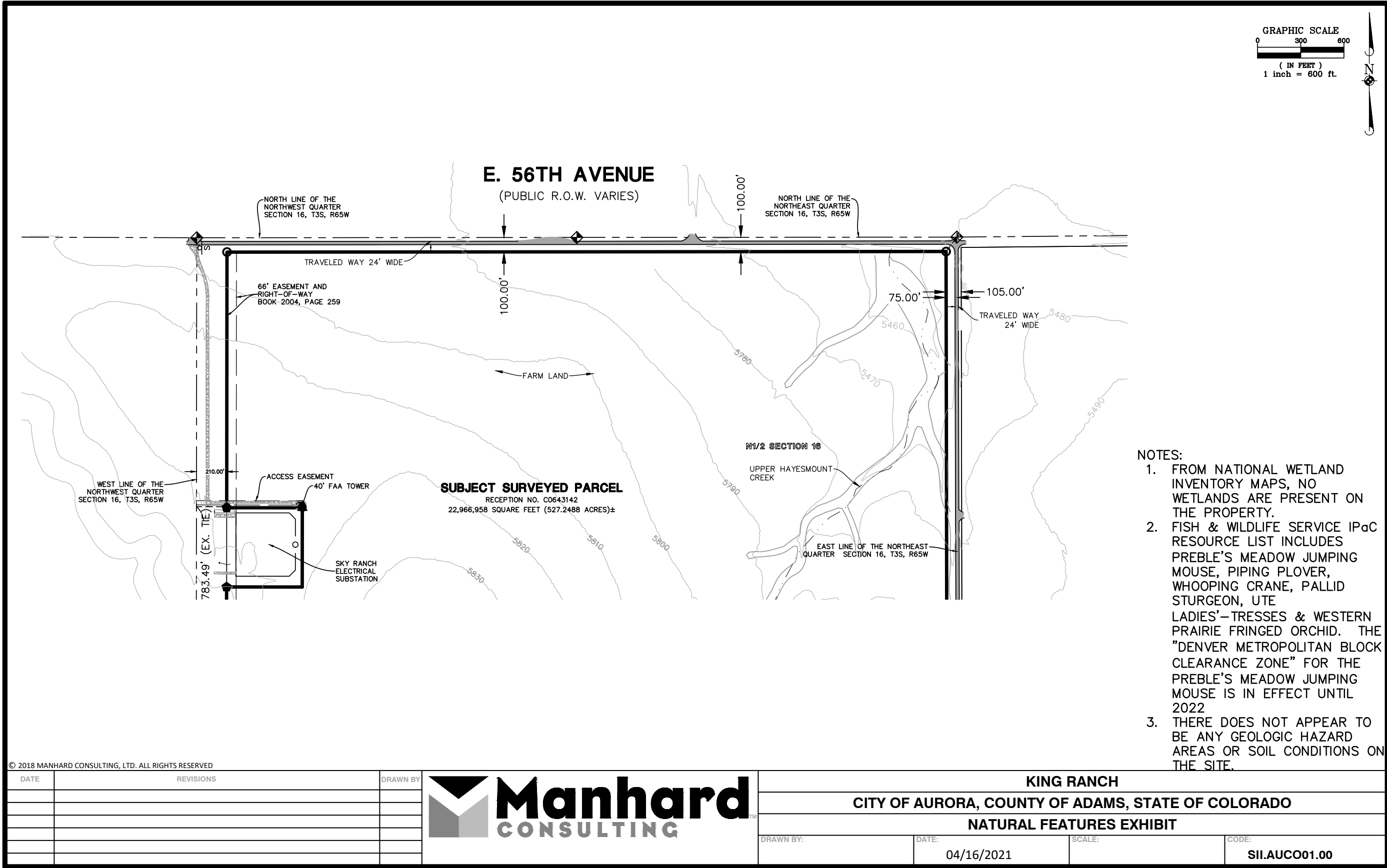
There will be a visual impact on the immediate area as that the site is currently undeveloped. The development will alter the views of surrounding users. Restrictions imposed by the two airports will limit building height.

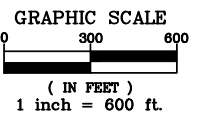
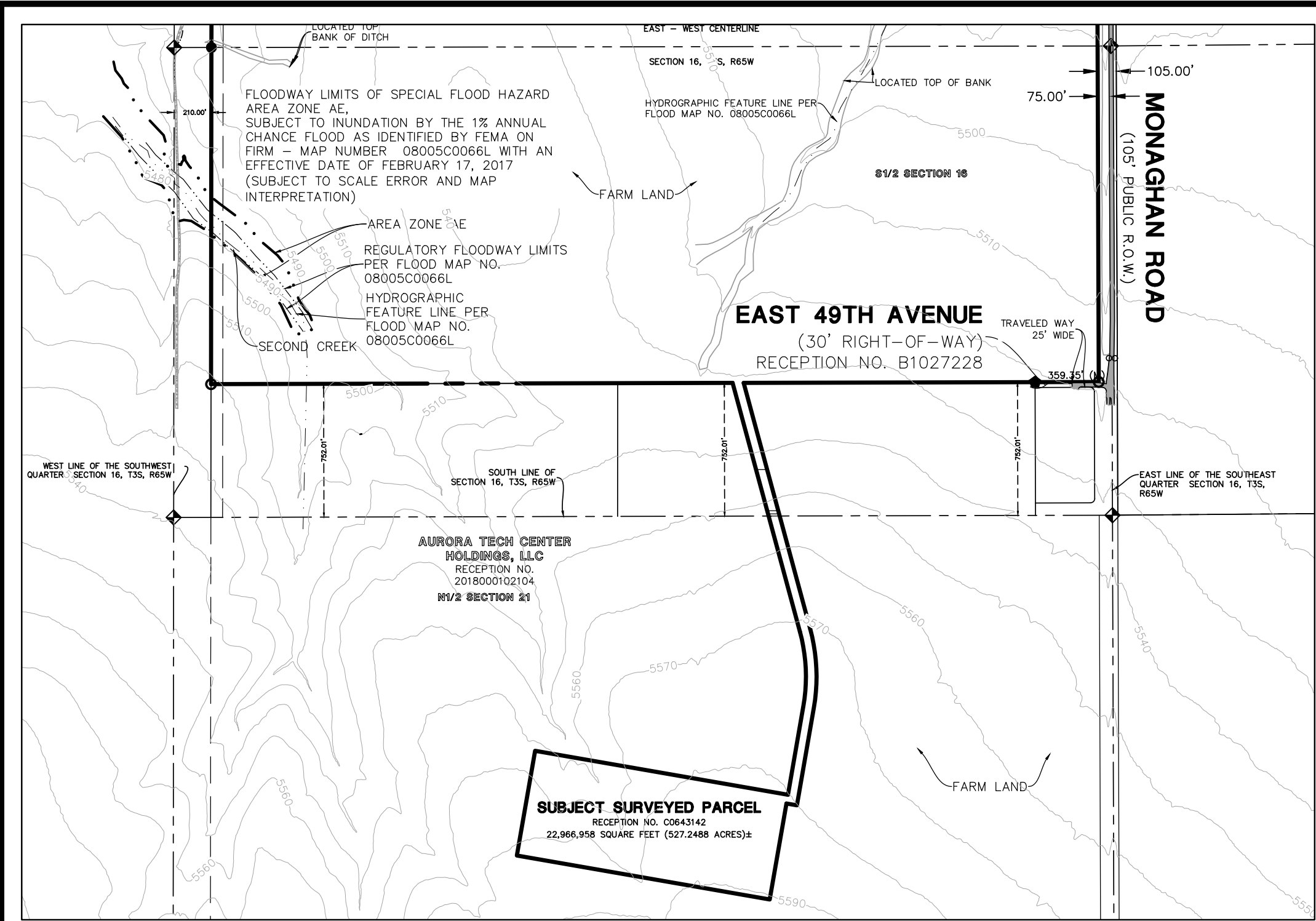
EXISTING CONDITIONS MAP





NATURAL FEATURES MAP





- NOTES:
1. FROM NATIONAL WETLAND INVENTORY MAPS, NO WETLANDS ARE PRESENT ON THE PROPERTY.
 2. FISH & WILDLIFE SERVICE IPaC RESOURCE LIST INCLUDES PREBLE'S MEADOW JUMPING MOUSE, PIPING PLOVER, WHOOPING CRANE, PALLID STURGEON, UTE LADIES'-TRESSES & WESTERN PRAIRIE FRINGED ORCHID. THE "DENVER METROPOLITAN BLOCK CLEARANCE ZONE" FOR THE PREBLE'S MEADOW JUMPING MOUSE IS IN EFFECT UNTIL 2022
 3. THERE DOES NOT APPEAR TO BE ANY GEOLOGIC HAZARD AREAS OR SOIL CONDITIONS ON THE SITE.

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DATE	REVISIONS	DRAWN BY



KING RANCH			
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO			
NATURAL FEATURES EXHIBIT			
DRAWN BY:	DATE:	SCALE:	CODE:
	04/16/2021		SII.AUCO01.00

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