

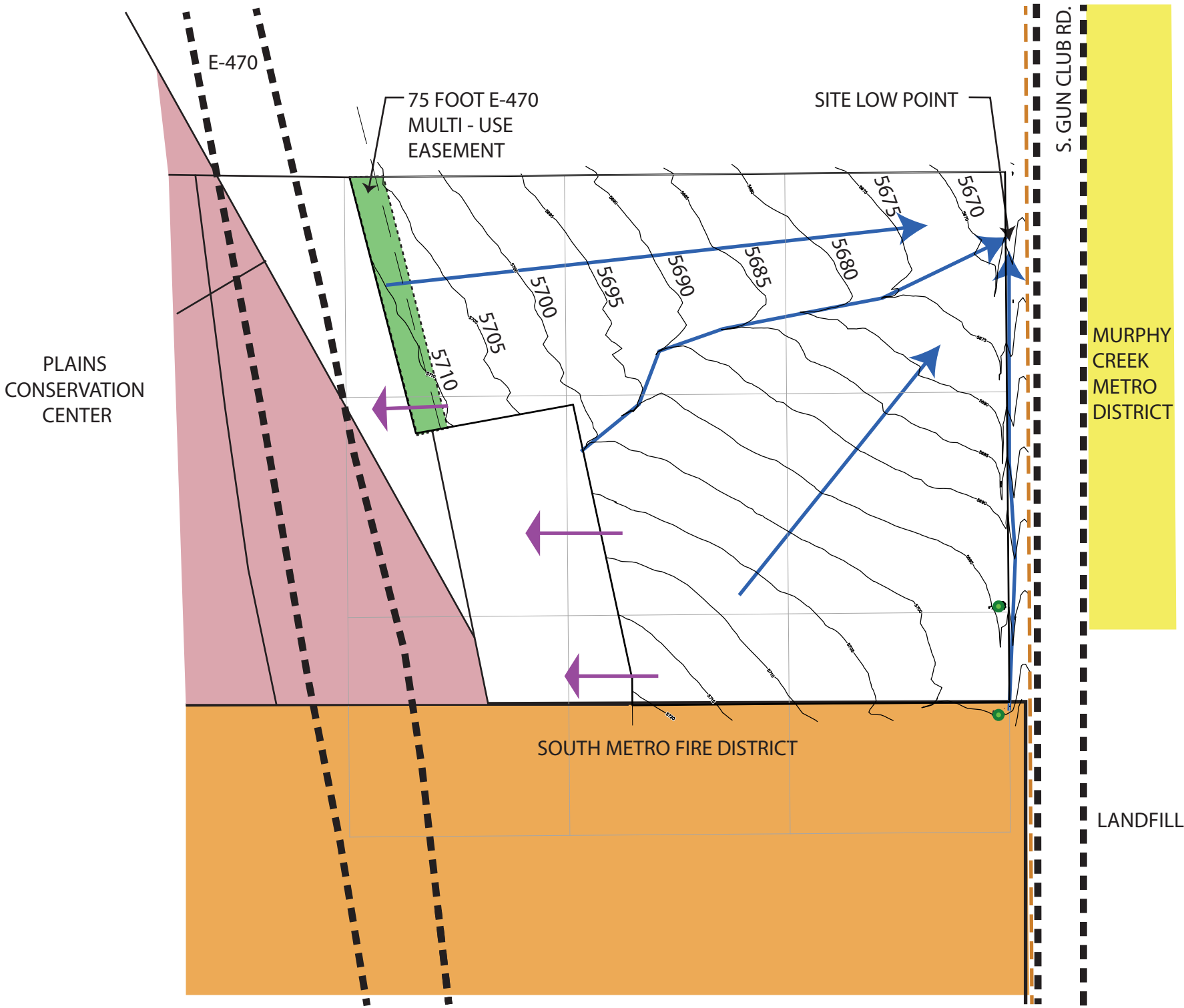


## **Aspen Business Park**

TAB #4  
Site Analysis Narrative

# MASTER PLAN ASPEN BUSINESS PARK

SE QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- KEY
- ← DRAINAGE WAYS
  - EASEMENT
  - OVERHEAD POWER LINES
  - TREE
  - ← VIEWS OF DESIGNATED OPEN SPACE AREAS
  - ROADWAY
  - BUCKLEY ACCIDENT POTENTIAL ZONE

NOTE:  
1. TOPO LINES ARE 5 FOOT INTERVALS.  
2. EXTENTS OF MAP SHOWN IS WITHIN THE AIRPORT INFLUENCE OVERLAY.

1 EXISTING CONDITIONS AND NATURAL FEATURES MAP  
1"=0" = 1/32"

GREY WOLF ARCHITECTURE  
ARCHITECTURE PLANNING INTERIOR DESIGN

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DATE:	01.12.2022								
SUBMITTAL NO.:	1ST SUBMITTAL	2ND SUBMITTAL							

ASPEN BUSINESS PARK  
YALE AVE & S GUN CLUB RD.  
AURORA

JOB NO.:	20-610
DRAWN BY:	CW
CHECKED BY:	KWH
SHEET NO. & NAME:	1 1 OF 1
SHEET NAME:	EXIST COND AND NAT FEATURES

## 4.0 FORMS, SAMPLES, AND DETAILED DOCUMENT INSTRUCTIONS

The following section contains the forms and tables you will need to file a complete application. You'll also find instructions for filling out the tables, and in some cases we've also included samples of completed documents and forms. Please use the forms just as they appear, adding extra lines or pages as necessary, and include them in your submission.

### 4.1 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?

The site is a vacant lot located between S. Gun Club Road and E-470 and is south of E Jewell Avenue. The site is currently grassland with few trees. It drains to the north east corner of the site. There are views from the site towards the Plains Conservation Center located on the west side of E-470.

#### 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 site has good access to the E-470 toll road at E Jewell Ave. There are views across E-470 towards the Plains Conservation Center. The good access to E-470 is helpful for industrial clients to get products in and out of their facility. The views across E-470 are an asset, because they provide scenic beauty for the site.

#### 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.

We are lacking existing water utility and sanitary sewer infrastructure on the site. Not having these utilities already on the site is a challenge to development, because it makes it harder / slower to develop the site.

#### 4. Design Response to Site Assets

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

The site plan will include 3 connections to S. Gun Club Road, which connects to E Jewell Avenue. We plan on accessing the existing site utilities. The lot layout is oriented east-west, so that views towards the Plains Conservation Center are maintained. We will utilize the existing drainage way at Murphy Creek for site storm flows.

#### 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?

We have placed the detention pond in the northwest corner of the site where it naturally drains. The proposed buildings are tilt-up concrete, which provides good sound absorption. We will bring in water from Gun Club at Addison Street and sanitary sewer utility infrastructure from north of the northwest intersection at E. Jewell Ave and E-470, under E-470, and south utilizing the E-470 MUE to the property (total of about 6,600'). The water mains, and especially the sanitary main, will require extensive infrastructure to connect to viable existing mains. However, they will benefit this project and other future projects in the area.

#### 6. 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 environmental quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.

Our project will be developing a vacant site. The development will include providing a water utility connection to the site and a detention pond to contain drainage from this site and the abutting E-470 toll plaza to the east. The new development will contain quality aesthetically pleasing industrial buildings that are oriented to maintain views to the Plains Conservation Center.