



SITE ANALYSIS

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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?

Buckley Yard is located at the northeast corner of Airport Boulevard and Alameda Parkway, bounded by Alameda Drive to the north and Quintero Way to the east. The site itself has no significant topography or views, but will greatly benefit from proximity to the future Signature Park and East Toll Gate Creek, which connects trail users to the Highline Canal Trail nearby.

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.

This site benefits by being surrounded with existing infrastructure including the fully constructed roads on all sides, nearby services and retail uses, and many nearby employers. Within the neighborhood, residents will benefit from proximity to commercial uses on-site and a private park within the community. These amenities will allow residents and visitors to run an errand or meet with neighbors at convenient locations within walking distance of their homes. Just north of the neighborhood, residents will have access to the future Signature Park, featuring East Toll Gate Creek and a trail connection to the Highline Canal Trail, one of the most extensive trails in the metropolitan area. RTD stops at the intersection of Airport Blvd and Alameda Pkwy will offer transit connections to the Aurora Metro Center Station, 40th Ave & Airport Blvd, and Nine Mile Station light rail and commuter rail stations.

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.

The northeastern portion of the site is challenged by both a floodplain and airport noise contour along Quintero Way. The high-traffic nature of both Alameda Pkwy and Airport Blvd will also present challenges to development, as will the need for on-site stormwater detention areas.

4. DESIGN RESPONSE TO SITE ASSETS

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

Buckley Yard has been designed to create simple walkable and bikeable connections for residents and visitors. The commercial uses along Airport Blvd are complemented by streets with wide sidewalks and thoughtfully placed vehicular access points. Within the neighborhood, residents will be able to access Signature Park and Toll Gate Creek from any of the north-south streets, which all connect to Alameda Drive and Quintero Way, which border the park.

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 proposed plan accommodates the challenges posed by detention, floodplain, and airport noise contours through generous placement of open areas. In the portion of the site west of Alameda Drive, a private park is designed to allow the community to enjoy the open space associated with the necessary detention area. To the east, in the portion of the site impacted by floodplain, a detention pond is proposed; this will both accommodate on-site drainage, and provide additional buffer from the floodplain. The land impacted by the airport noise contours is planned as a landscape buffer along Quintero Way.

Alternate plans for the floodplain and areas impacted by airport noise were not necessary, because the current site layout simply avoids the challenges, rather than attempting to engineer them away. Though the combined detention and private amenity area could be located in another portion of the site, its location creates a visual extension of park space for both residents of Buckley Yard, and visitors to Signature Park.

To account for the high-traffic nature of Airport Blvd, neighborhood serving commercial uses will provide a land use transition between future homes and the arterial street. Homes fronting onto Alameda Pkwy will be set a minimum of 20-feet back from right-of-way, allowing ample room for private landscaping and buffering, in addition to the future detached sidewalk. All landscape buffering will be provided per UDO requirements.

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.

As the site is already bound on all sides by existing streets, development of Buckley Yard will fill a gap in the urban fabric of the Alameda and Airport corridor and will have no known negative impacts on the surrounding neighborhood. Provision of commercial services along Airport Blvd will complement the commercial uses at the intersection with Alameda and result in an improved streetscape along the road. Along Alameda Pkwy, forward facing homes will bring activity to the road, complementing the homes of the south side of Alameda.

4.2 | Existing Conditions and Natural Features Map

