



Fine Point Business Park Master Plan

E.56th Avenue & N. Jackson Gap Way

Tab #4: Site Analysis Narrative (Form A)

1st Submittal: February 24, 2023

1. General Site Character

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

RE: The Fine Point Business Park Master Plan includes one parcel within the city of Aurora, Colorado (Parcel ID 0181900000034). The property is currently vacant light industrial and commercial land totaling ± 112 acres located approximately at the intersection of East 56th Avenue and N. Jackson Gap Way, expanding east and south of the existing Fine Airport Parking located Northwest of the proposed site. The site is located west of the Colorado Air & Space Port (CASP) and south of Denver International Airport (DEN). The subject property is currently within the Airport District (AD) zone designation and is characterized within the “industry hub” placetype according to Aurora’s Comprehensive Plan, “Aurora Places”.

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.

RE: The most important physical asset and potential amenities is the site’s proximity to CASP, DEN, Union Pacific Railroad (UPRR) and the I-70 corridor. These amenities will provide increased future connections for employees, clients, services, and potential for increased growth in the future.

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.

RE: Site restrictions for this Master Plan include the lack of a connected infrastructure network including water, sewer, and utilities. The site experiences moderate surrounding business traffic, is located within the airport influence zone, as well as noise contours from both DEN and CASP. The development within the site will need to be cognizant of these noise contours and how it will affect the character of 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?

RE: The proposed development plan focuses on providing a wide range of facilities to serve the community. These facilities include industrial space, expanded roadways, utility extensions, and stormwater facilities to help fill the gap between the existing and future developments.

5. Design Response to Site Challenges

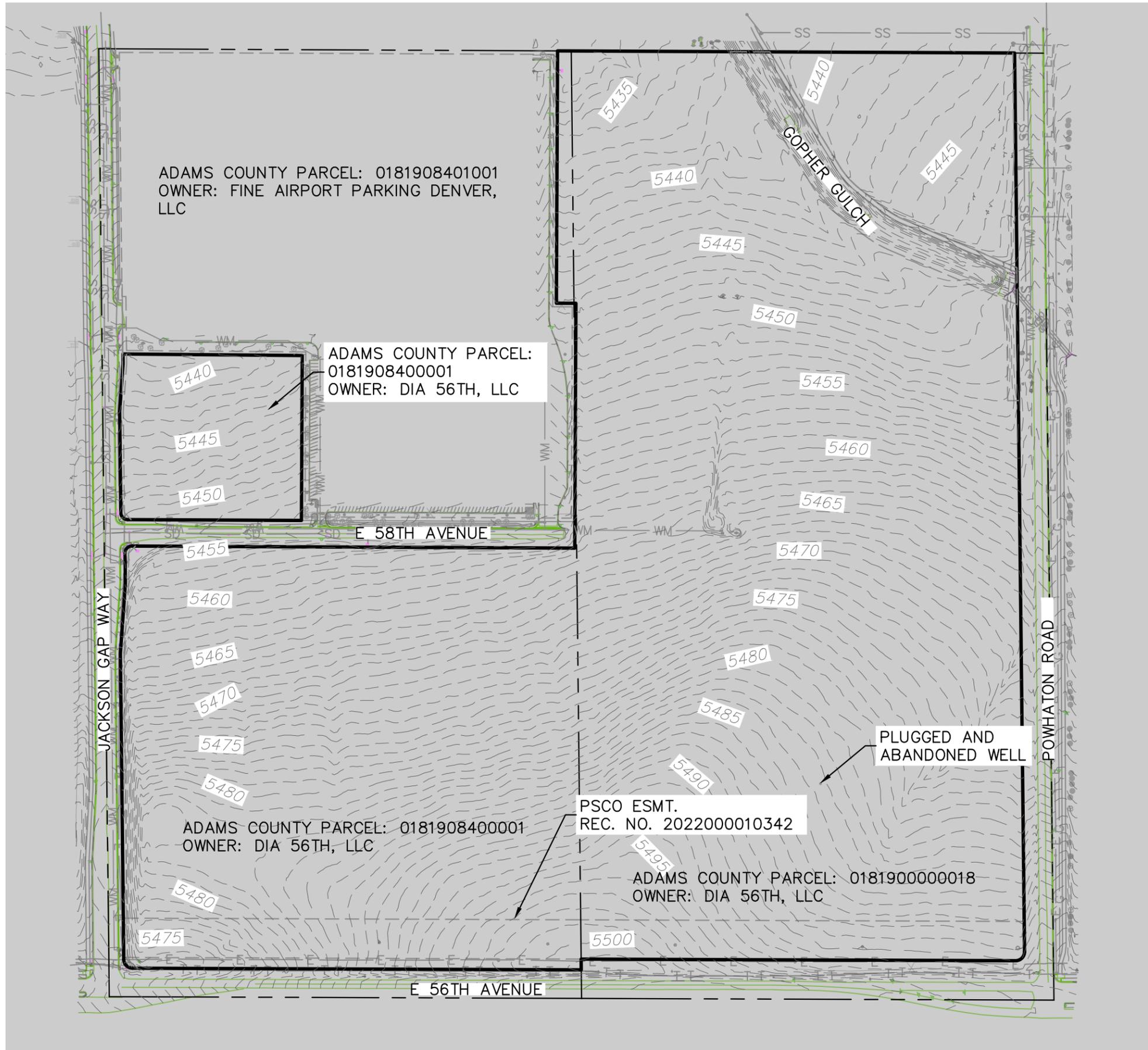
How does your development plan deal with the site's development constraints as identified above? Have you considered alternate strategies to deal with these problems? If so, why did you select the particular approach shown on your development plan?

RE: As noted previously, the noise barriers provide one of the largest site challenges within this property. The development plan strategically outlined land uses which will be less impacted by these noise contours. These land uses will provide positive benefits to the surrounding communities while also being sensitive to these noise barriers.

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.

RE: The surrounding parcels are mostly industrial or airport shuttle parking lots. This development plan focuses on building upon the character within Aurora and providing infrastructure within the site. This infrastructure will not only provide access to and from the subject property but will be a catalyst for future development.



- LEGEND:**
- AIRPORT OVERLAY DISTRICT (SUBAREA C)
 - EXISTING CONTOURS
 - EASEMENT

- NOTES:**
1. NO FLOOD PLAINS ARE LOCATED WITHIN PROJECT BOUNDARY AREA PER FEMA MAP 08005C0066L.
 2. NO CRITICAL HABITATS EXIST ONSITE PER US FISH AND WILDLIFE SURVEY

