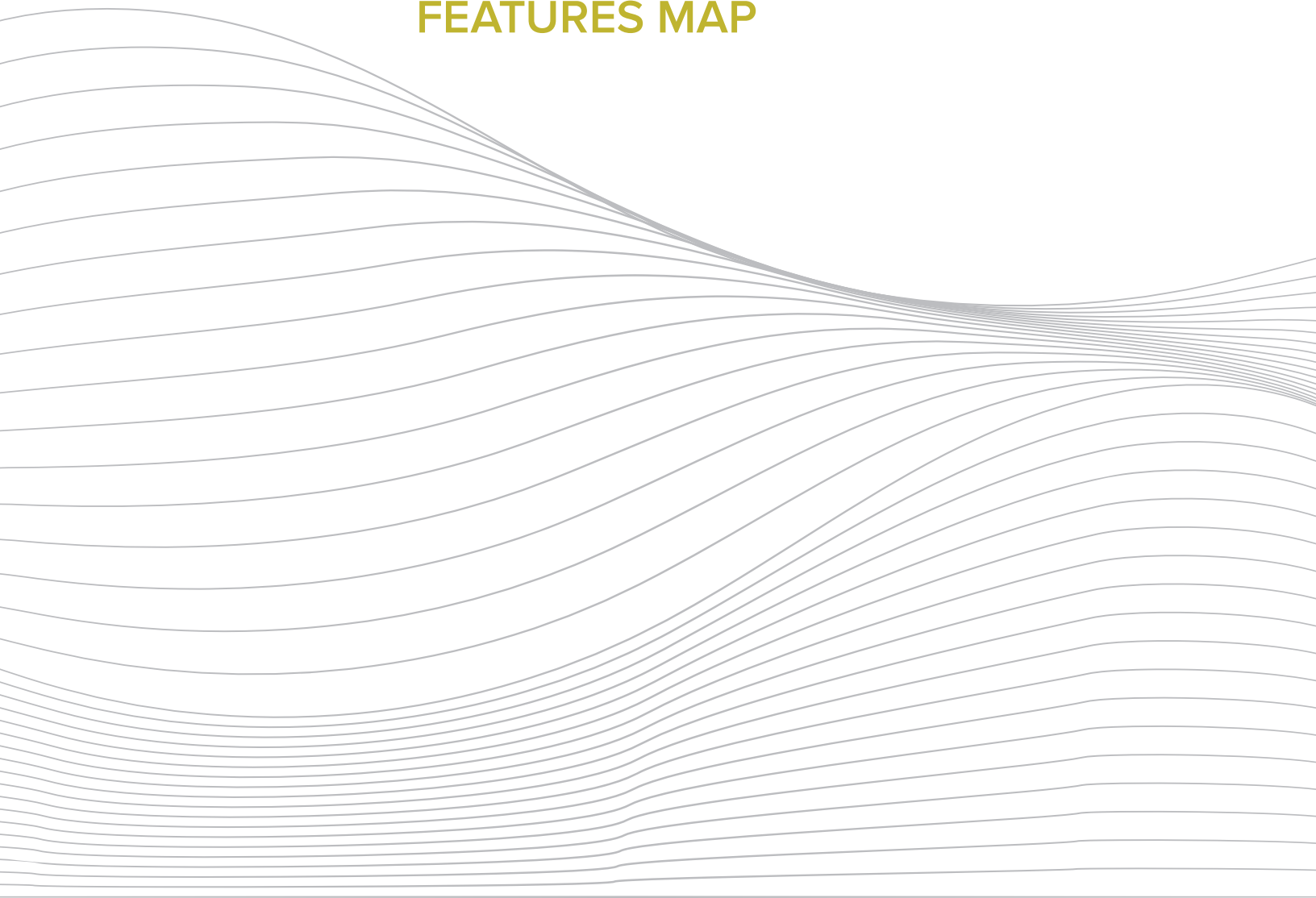


**TAB 4: SITE ANALYSIS NARRATIVE,
EXISTING CONDITIONS, NATURAL
FEATURES MAP**



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?

Everlea is approximately 134 acres and located south of Denver International Airport and north of I70. It sits in between E. 64th and E. 60th Avenue along Picadilly Road and approximately a 1/4 mile west of E-470. In general the site has a high point in the northwest corner with the site sloping away to the south and east from that corner. There is a Denver Water facility and cell tower facility located in the north central portion of the site along 64th Ave. The site has been used for agriculture for many years and is generally devoid of significant vegetation or other features.

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 access and proximity to E-470, DIA and public transportation such as the A-Line is one of the most important physical assets to the site. The site sits 3 miles from the 61st and Pena Light rail station, 1/4 mile west of E-470 and just a 10 minute car ride to DIA. The site is also in close proximity to many job providers such as the Gaylord Resort, the Amazon distribution center, Pepsi Co, Karcher, Microsoft, and the many other employers in the area. The most significant natural feature is the site's high point in the northwest corner of the property, which is intended to be preserved and highlighted as part of the proposed community park parcel and adjacent to the proposed mixed use site. This high point also sits along one of the main entries to the site offering great views as people enter the Everlea community.

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 don't anticipate any major restrictions based upon the site characteristics that will pose a challenge to development. While we will certainly have typical development issues to coordinate with the City and the adjacent properties slated for development, these are all anticipated to be manageable.

The site's high point, mentioned above as a site asset can also be viewed as a site restriction and will require coordination with the City with respect to its ultimate integration within the configuration of the mixed use commercial and community park. While this presents a challenge it also presents a huge opportunity. This is discussed further below in the design response to site challenges section.

The existing Denver water and cell phone tower facilities will pose a minor design challenge as they are located towards the north central edge of the site. With appropriate buffering and adjacent uses it is anticipated that these facilities will not be an issue to design around.

An additional minor development constraint on this site pertains to airport noise from DEN. The Everlea project falls only within the 55LDN and nothing higher. The EPA has identified the 55 LDN as adequate to protect public health and welfare with an adequate margin of safety. We believe that this fact, combined with the use of modern construction techniques and materials such as double pane windows and the inclusion of air conditioning, suitably addresses any potential noise concerns associated with the relative proximity to the airport.

4. Design Response to Site Assets

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

The prominent high point for the site will be memorialized and included in the space adjacent to the Community Park parcel, offering great views of the front range for everyone in the community to enjoy. By enhancing this asset, the goal is that this space becomes a focal point for the community to gather for events and other community functions. It is proposed that various connections will be made from this community park through trails systems, additional open space tracts, and a neighborhood park to create a comprehensive and well connected open space and park system.

Also, with the extensive proposed mixed use commercial development with defining architecture as well as single family attached housing, an experiential lifestyle district will be created in an area where the City of Aurora is desirous of fairly intense, urban development.

Additionally, our proximity to regional transportation is an asset for Everlea. This will provide easy access to the site for the rest of the Aurora community, while providing the community with desirable access to the city's major thoroughfares and in turn many job providers in the area.

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?

As mentioned earlier, the site has a prominent high point but rather than viewing this as a constraint it will be embraced and promoted through the community design. As discussed with planning and PROS staff, the installation of required site infrastructure will require site work in and around the high point area. In close coordination with PROS, the applicant will work to relocate the high point southwest of the existing location, to within the community park. In this regard, the high point will truly be able to be memorialized and celebrated in meeting the intent of the view preservation ordinance, within a public space to ensure it's permanence. Exhibits are included within the master plan document, demonstrating how this restriction will be seamlessly integrated within the community.

The existing facilities (Denver water and cell tower) impact on the new development will be mitigated by proposing mixed use parcels adjacent to these existing uses thus mitigating the impact to less compatible uses such as single family detached development parcels. There is proposed attached unit housing proposed on the south end of the Denver water parcel however the lower 1/3 of this facility is open space creating a buffer between the proposed housing and facility buildings.

Potential noise concerns from DEN will be easily mitigated with modern construction techniques and materials since we are only located within the 55 LDN.

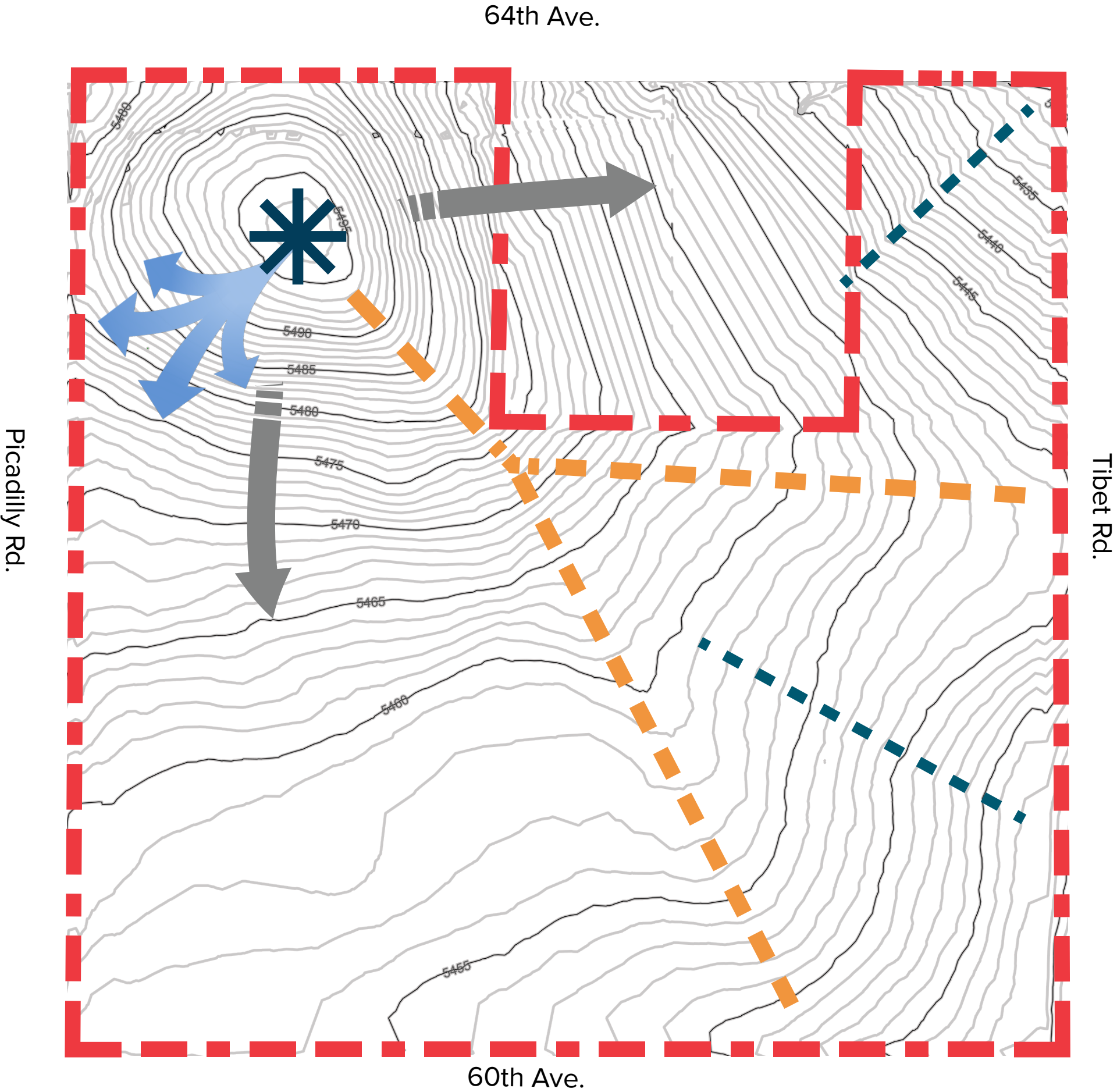
6. Development Impacts on Existing Site Conditions

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.

The overall goal of the Everlea community is to provide an energetic place to support a experiential lifestyle. Hopefully through the creation of immersive indoor and outdoor spaces residents will be able to discover new possibilities with a design that seamlessly connects users to the site.

This project will coordinate with our neighbors to help bring infrastructure to the area, proving to be mutually beneficial for these developments as well as the City. Trails, parks and opens space connections will be planned to connect the neighboring communities as well as pay tribute to the prairie landscape that surrounds the site. Thoughtful design detailing, will contribute to the aesthetic quality and character of the area. These contributing factors will create a vibrant and rich lifestyle district in a rapidly expanding part of Aurora.

Existing Conditions Map



LEGEND

- PROPERTY BOUNDARY
- HIGH POINT
- SLOPE DIRECTION
- RIDGELINE
- SWALE
- VIEWS

NOTE: THE ENTIRE SITE IS WITHIN THE DIA NOISE IMPACT BOUNDARY AREA (NIBA)

Natural Features Map

64th Ave.

Picadilly Rd.

Tibet Rd.

60th Ave.

SLOPE TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1		<5.00%	<div></div>
2	5.00%	8.00%	<div></div>
3	8.00%	12.00%	<div></div>
4	>12.00%		<div></div>

LEGEND

PROPERTY BOUNDARY

HIGH POINT

SLOPE DIRECTION

RIDGELINE

SWALE

VIEWS

NOTE: THE ENTIRE SITE IS WITHIN THE DIA NOISE
IMPACT BOUNDARY AREA (NIBA)