

SITE ANALYSIS

TAB 4

FORM A:

1. General Site Character

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

Response:

The Site - The Aurora Highlands consists of +/- 2,497.4 acres with a mixture of residential, civic, mixed-use, commercial, corporate, and open space/park uses. The predominant land use will be a variety of residential dwelling units. With an average gross density of approximately 5.0 dwelling units per acre, this equates to roughly 12,487 units or +/- 32,392 residents (based on 2,497.4 acres of developable area). Housing varieties include single-family detached, single-family attached, and multi-family options.

Existing Land Use - The site is currently within both the E-470 Corridor and Northeast Plains Zoning Sub Areas. The site is located south of 48th Avenue, north of 26th Avenue, east of E-470 and generally west of Powhatan Road. The site is located approximately three miles south of the Denver International Airport and approximately one mile north of Interstate 70. More site context is shown under Tab 3 - Context Map.

Surrounding Land Use - To the north, land uses are identified for the Windler Development, E-470 Airport Corporate, NEP Medium Density Residential, and NEP I-70 Corridor. Light industrial uses are permitted to the east, and I-70 Corridor uses are permitted to the south.

Topography and Landform - The landform and topography consist of rolling hills, shallow drainages, grass-lined swales, and plowed fields. Elevations range from 5,458 ft to 5,626 ft above mean sea level for a total relief of +/-175 ft.

For additional topographic, slopes, and view shed information, please reference Tab 14 - Appendix of other supporting documents.

Existing Vegetation and Black Forest Trees - The site contains Midgrass Prairie on the western portion and Dryland Agriculture on the eastern portion of the site. Trees are few along the site near swale areas. These trees include Cottonwood, Ash and Willow. There are virtually no understory plants and grasses are sparse. The site receives little moisture. No Ponderosa Pines, regulated by the Black Forest Ordinance are found on site.

Existing Utilities - An Alta Survey has been prepared and is attached to this MP which identifies existing easements on the site. See Tab 14 - Appendix of Other Supporting Documents. Currently there are multiple areas that are affected from both power and/or gas lines. These areas have been designed to be incorporated into adjacent open space and trail corridors, allowing for a visually larger open space network for users and wildlife.

Airport Overlay District - The majority of The Aurora Highlands falls within the Denver International Airport and Front Range Airport shared Airport Influence District areas. In addition, the site is affected by Noise Impact Boundary Areas established for the Denver International Airport by the City of Aurora. A large portion of the site is within the 55-60 DNL designation area. The Aurora Highlands will take necessary precautions and notifications to residents within these areas. An aviation easement will be recorded for the property.

Significant Views - There are currently significant and expansive views toward the west, which showcase the mountains, foothills and the downtown Denver skyline. There are also significant views to the north-northeast of Denver International Airport. Eastern views, although there are no significant landmarks, are expansive and currently include unobstructed farmland and open skies. Areas that look onto the minor depressions and drainage ways offer subtle views of rolling hills and variable vegetation.

Wildlife - The site has been farmed and grazed so there is limited habitat for wildlife; however, the following generalized wildlife habitat information was obtained from the Colorado Division of Wildlife. The following animal species could be found on site:

Birds:

- Canada Geese Overall Range
- Foraging Area
- Winter Range

Mammals:

- Brazilian Free-tailed Bat Overall Range
- Black-tailed Prairie Dog Overall Range
- Swift Fox Overall Range
- Mule Deer Overall Range
- White-tailed Deer Overall Range
- Pronghorn Overall Range
- Winter Range
- Perennial Water
- Preble's Mouse Overall Range

Reptiles:

- Common Gartersnake Overall Range
- Common Lesser Earless Lizard Overall Range
- Bullsnake Overall Range
- Hernandez's Short Horned Lizard Overall Range
- Lined Snake Overall Range
- Many Lined Skink Overall Range
- Milksnake Overall Range
- North American Racer Overall Range
- Plains Hog Nosed Snake Overall Range
- Prairie Lizard and Plateau Fence Lizard Overall Range
- Six Lined Racerunner Overall Range
- Prairie Rattlesnake and Western Rattlesnake Overall Range
- Terrestrial Gartersnake Overall Range
- Plains Gartersnake Overall Range
- Painted Turtle Overall Range

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.

Response:

Site Assets of The Aurora Highlands Site include:

- Location – The Aurora Highlands is located in proximity to the existing east Aurora development areas, but still adjacent to open fields and agrarian communities.
- Site Relationships – The Aurora Highlands is in close proximity to three major transportation corridors; Interstate 70, E-470, and Denver International Airport (DEN). I-70 and E-470 offer residents and commuters easy access into the Denver Metro Area. In addition, regional, national, and international travel can easily be accessed via DEN.
- Scenic Beauty – with limited adjacent development, expansive views are currently possible to the west (Rocky Mountains) and east (open plains).
- Limited topography restraints allow maximum development creativity.

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.

Response:

Site Restrictions of the Aurora Highlands site include:

- Current roadway access into the site is insufficient for the land uses proposed. Many of the adjacent roadways dead end before they reach the site and access is limited from E-470 due to intersection spacing. Additional arterial and collector connections to existing nearby roadways will need to be established to facilitate proposed traffic demands. Please reference Exhibit 4.1, for reference.
- Lack of existing infrastructure such as water and sewer on site will need to be developed to accommodate proposed land uses. Reference exhibit 4.1 Roadway Constraints for more detailed depiction of current conditions.
- Current easements within the site create out parcels with limited development potential. Easements shall be integrated in to the proposed trail network.

4. Design Response to Site Assets

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

Response:

The Aurora Highlands utilizes the proximity to major transportation corridors to promote higher density residential options, mixed-use land uses, commercial centers, and business development areas (i.e. corporate campuses, medical campuses, and regional activity centers). Proximity to major thoroughfares allows for large numbers of users easy access into and out of the community without generating heavy traffic within the neighborhoods themselves. The extension of roadways, interchanges, and infrastructure help to better serve The Aurora Highlands and the region. Larger corporate and medical campuses are proposed near E-470 to utilize quick access and proximity to DEN and the growing economic development of those surrounding areas.

The site has minimal topography with the exception of a draw that cuts diagonally across the site. The design for the Aurora Highlands utilizes this draw as an asset, turning into a community focus. Locating a community arterial on either side, the community makes this draw area the front door for all to access and admire. The design team has engaged with Urban Drainage and many City Staff Departments to vet the drainage and park design for this significant feature and turn it into a true community amenity. The Highlands Park and Highlands Park Open Space are located within the 300' wide corridor that spans approximately 2 miles long. A 10' concrete trail with 5' jogging trail will be located in the linear park that will flow through the space adjacent to and over the creek. Nature play areas, shelters, gardens, public art and more will activate this community gem.

Recently, FEMA has mapped a 100-year floodplain through this draw, causing it to be a significant topic of discussion throughout the City review process. Currently approximately 128 acres, it is anticipated to be only 30 acres after completing the CLOMR process with FEMA.

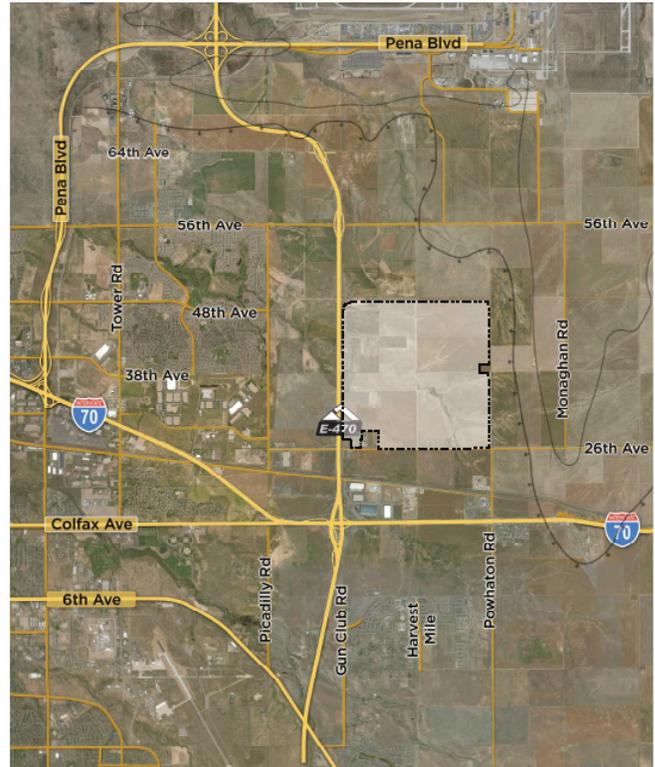


Exhibit 4.1: Roadway Constraints

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?

Response:

The Aurora Highlands plans to utilize and enhance existing land conditions. Road orientation is designed to generally follow natural occurring topography and maximize view sheds wherever possible. The main site arterial, The Aurora Highlands Parkway, was sited to follow the primary drainage across the property.

Due to lack of existing infrastructure on site, potential off-site improvements may be needed, however, with the extension of infrastructure such as water, sewer and roadways, residential growth will be allowed to flourish east of E-470, which serves as the current boundary for development for the area. These additional roadway connections and infrastructure improvements will also facilitate future access (north/south) and growth toward Denver International Airport from Aurora and Interstate 70.

There are a number of locations on site that are currently platted as easements. These easement areas are utilized as naturally occurring open spaces and offer breaks in development which create view sheds for residents, wildlife habitat, and naturally occurring neighborhood boundaries.

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.

Response:

Proposed development will alter the existing character of the site. Because the site is currently vacant land and agricultural, and the proposed land uses consist of residential and commercial developments, site disturbances related to construction will occur. However, with careful and smart planning impacts can be reduced.

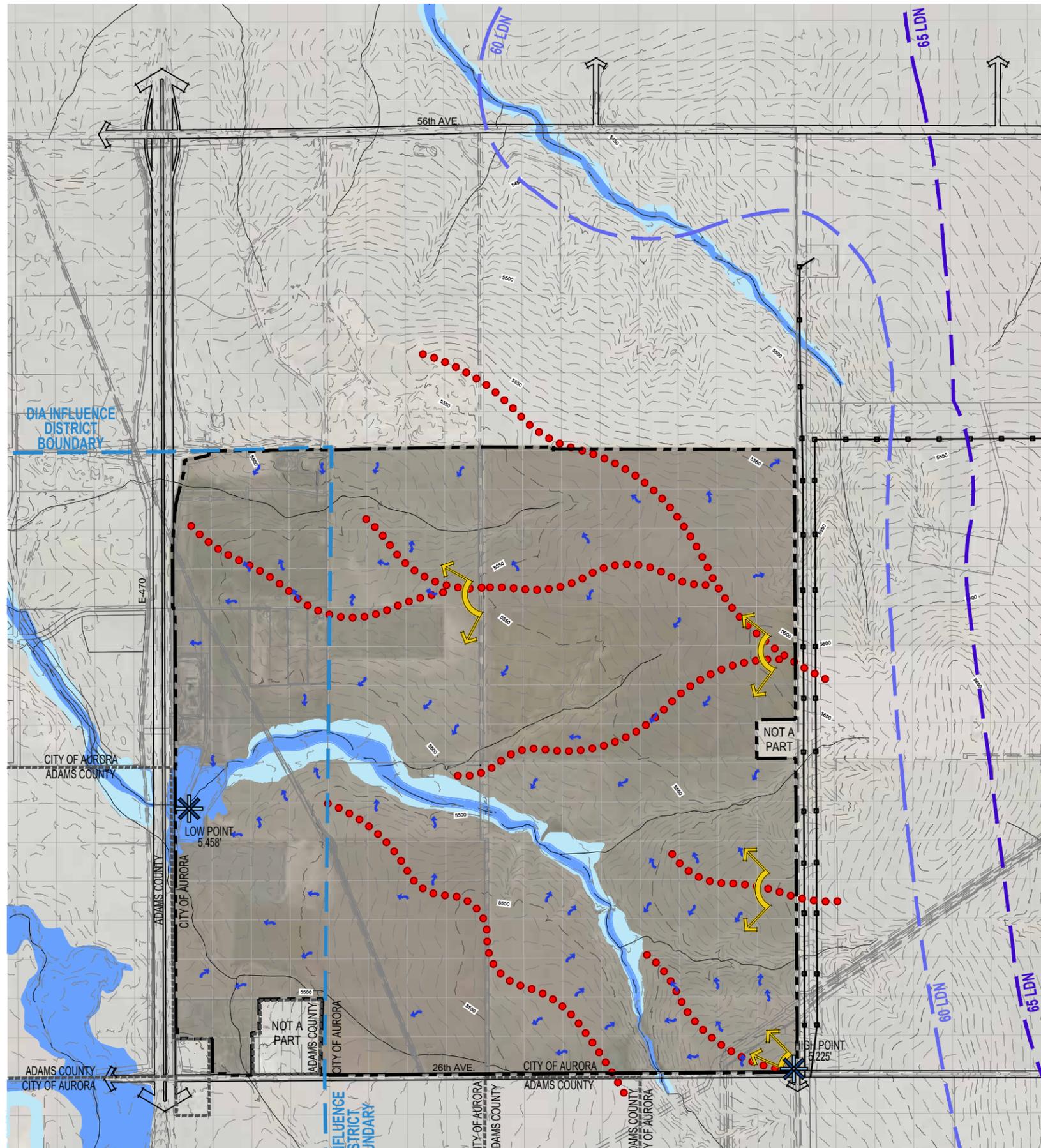
By aligning roadways with natural occurring topography, impacts from grading and earthwork can be greatly reduced. Creating smart residential clusters located along existing topography can also reduce impact by limiting areas of ground disturbance and creating natural occurring open spaces.

Existing drainage corridors will be highlighted throughout the community as design features. These areas will be improved to accommodate pedestrian corridors and natural open spaces.

Much of the site is covered by an approved Framework Development Plan for Green Valley Ranch East. With the approval of this MP, the former portions of the affected Framework Development Plan are no longer applicable and will no longer be in effect. Portions of Green Valley Ranch East and Windler that are adjacent but outside of the development area of The Aurora Highlands have been taken into consideration throughout the design process. The planned development has made sure that access and intent of these areas are maintained and that The Aurora Highlands embraces these adjacent communities into the larger area vision.

With one of the fastest growing economies in the nation and an exploding housing market, Colorado has become a major hub for expanding businesses and industry growth. Increases in growth demands additional community and housing options for future residents. The proposed development within The Aurora Highlands MP can help meet the growing needs of the region with smart and desirable community options.

Included in Tab 4 are the Natural Features Map and Existing Conditions Map.



LEGEND

- PROPERTY BOUNDARY
- EXISTING ROAD
- POWERLINES
- RIDGELINES
- SLOPE DIRECTION
- EASEMENT
- SIGNIFICANT VIEWS
- FLOODPLAIN - AE
- FLOODWAY

NOTES:
1.) CONTOURS SHOWN REPRESENT 5' INTERVAL SPACING.

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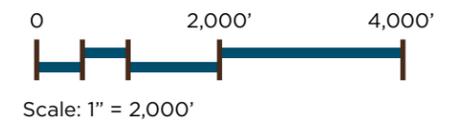
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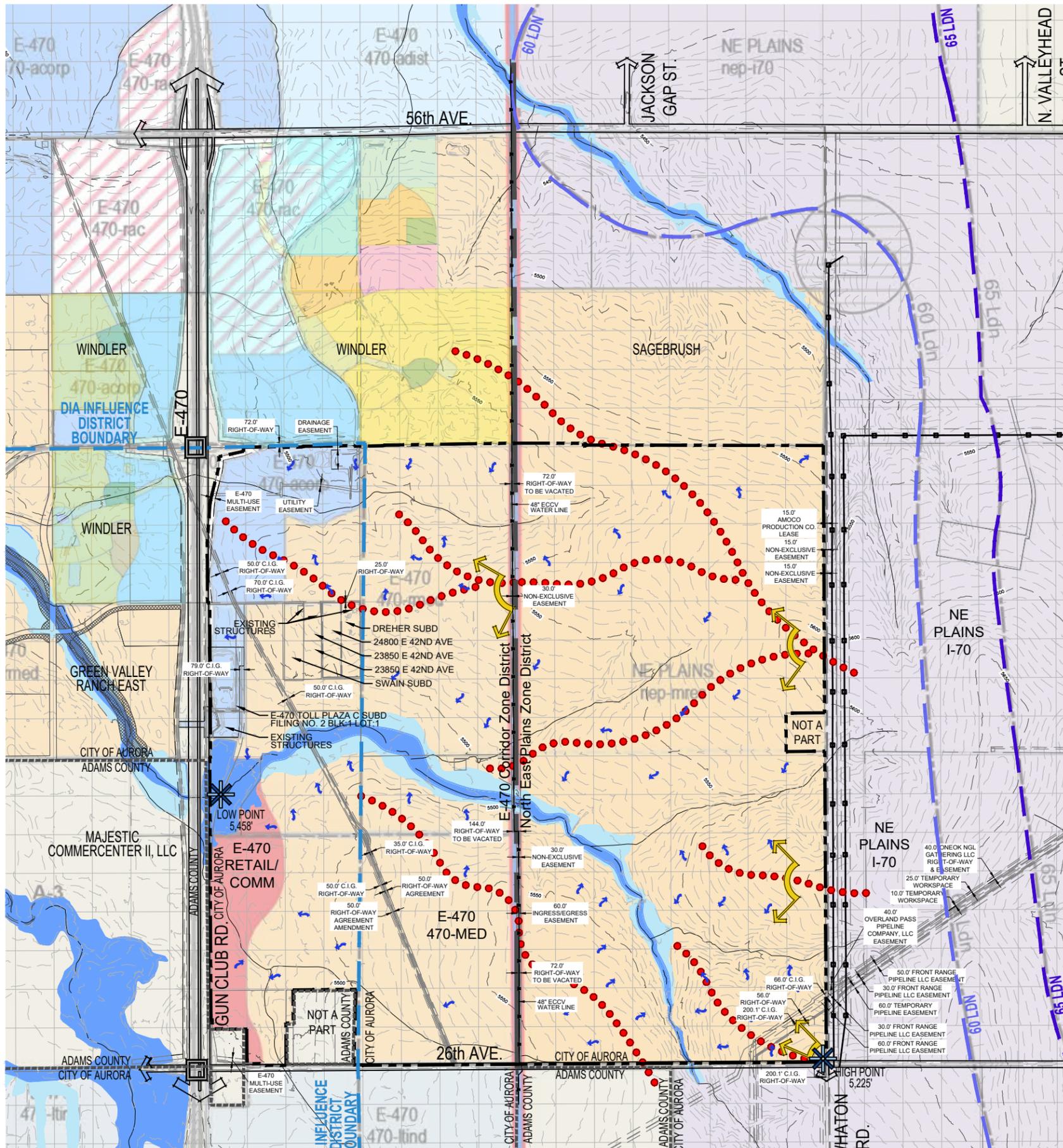
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Sheet Title
OVERALL
NATURAL FEATURES MAP





LEGEND

- PROPERTY BOUNDARY
- EXISTING ROAD
- POWERLINES
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- SIGNIFICANT VIEWS
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HIGHLANDS
AURORA, COLORADO

THE AURORA
MASTER FRAMEWORK DEVELOPMENT PLAN

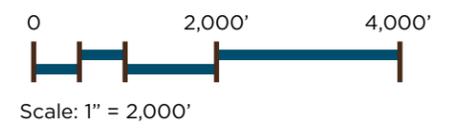
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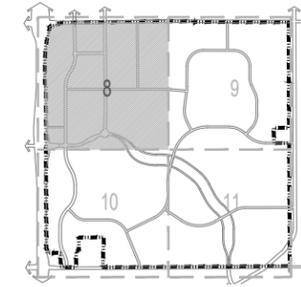
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Sheet Title
 OVERALL EXISTING
 CONDITIONS MAP





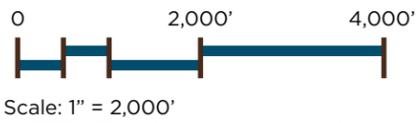
KEY MAP



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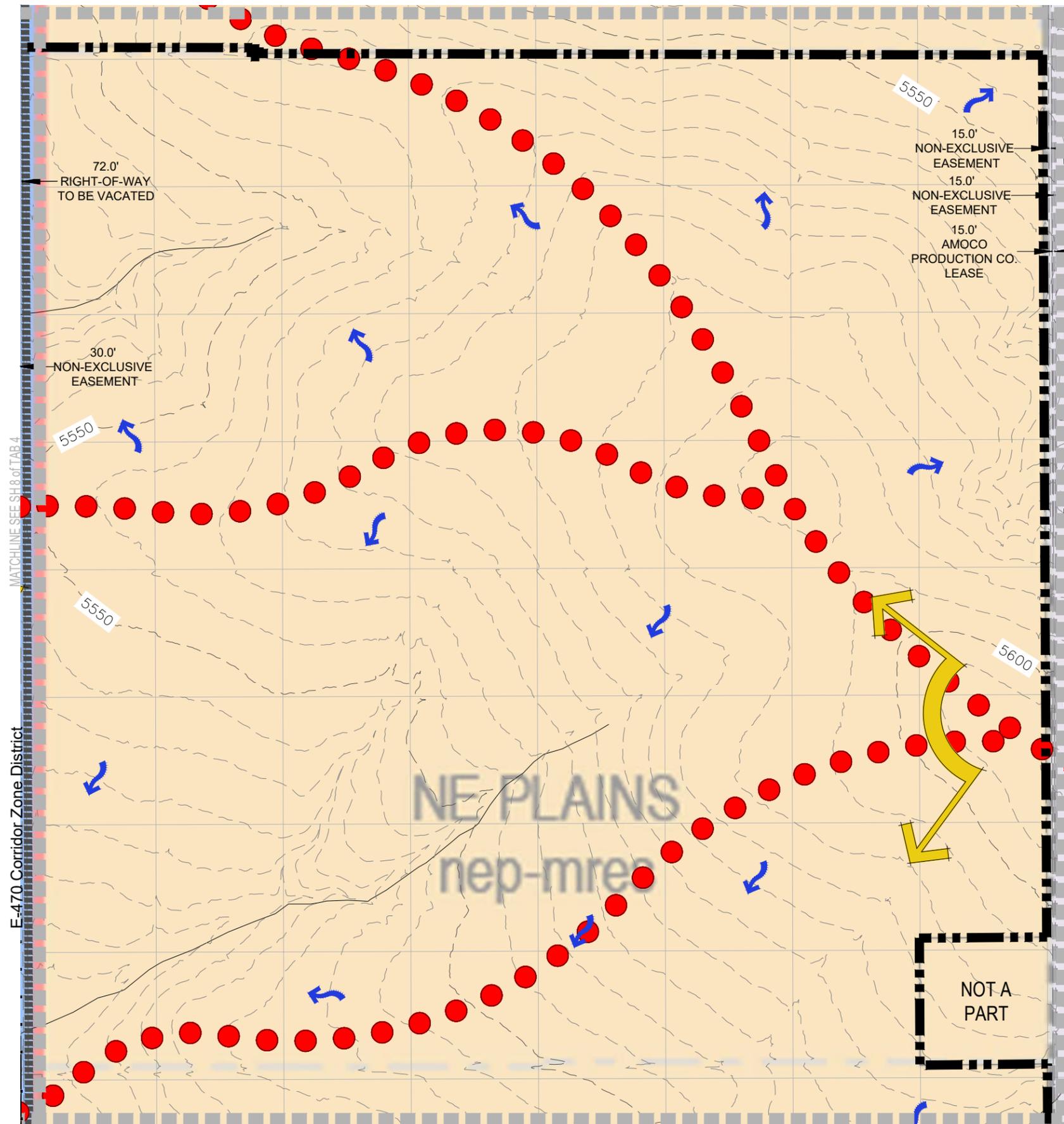
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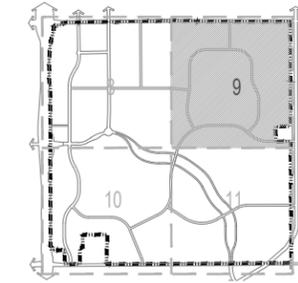
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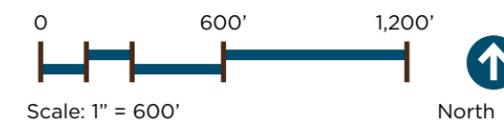
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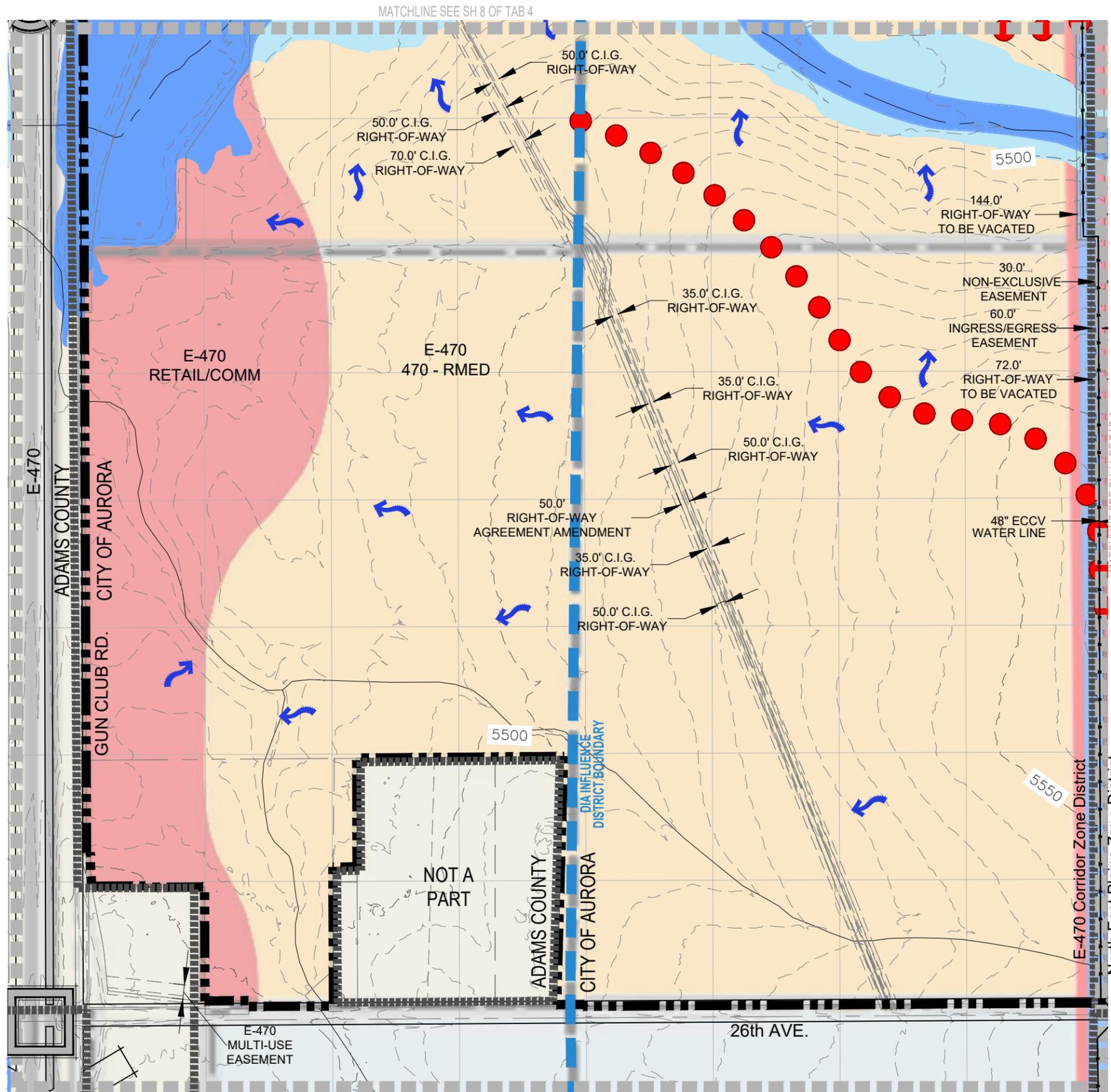
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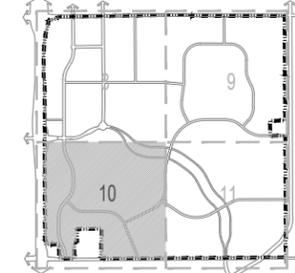
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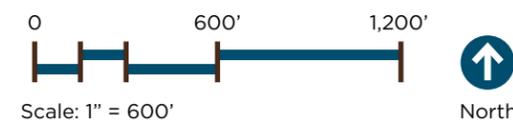
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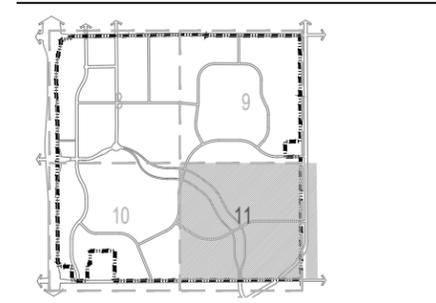
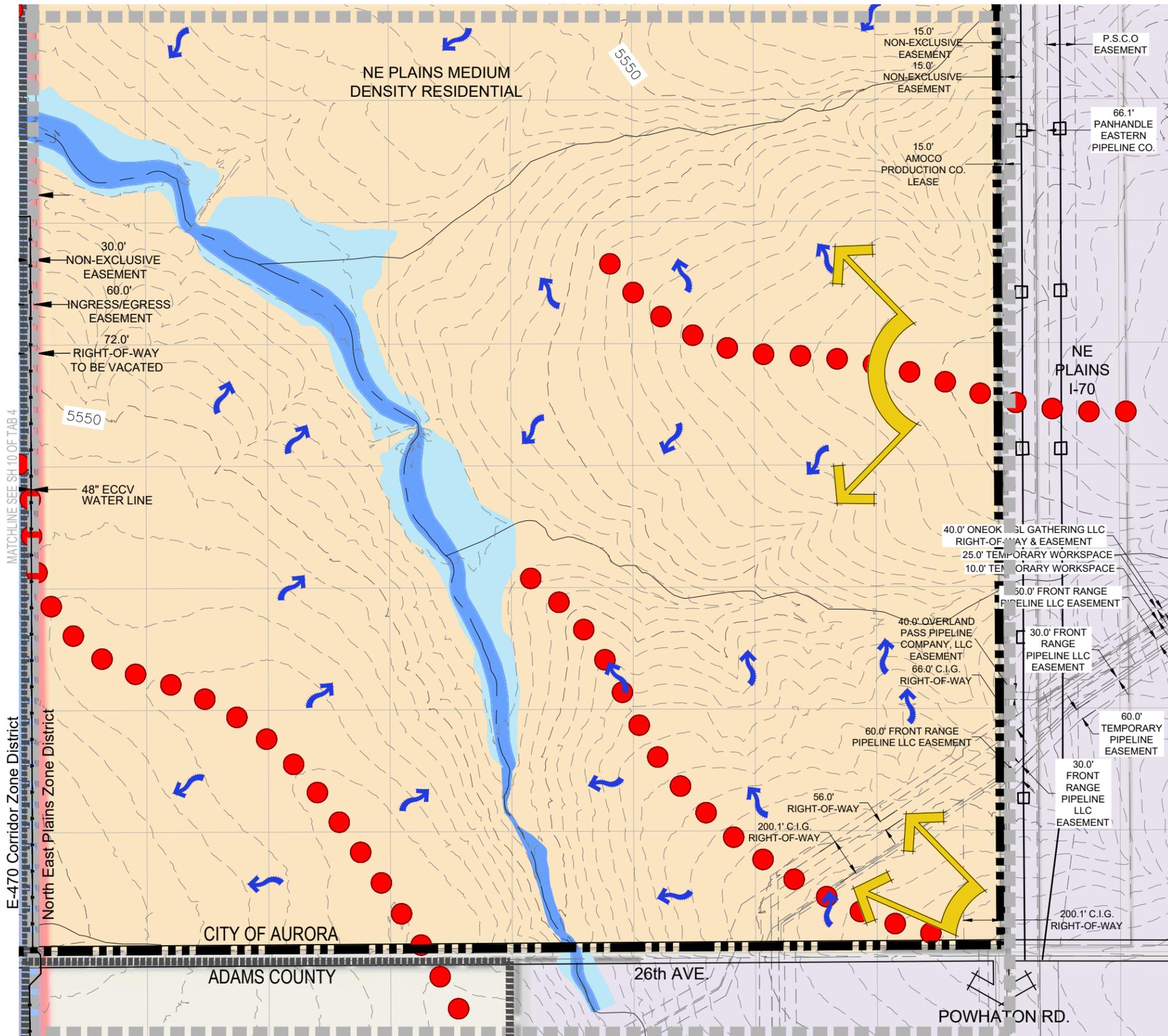
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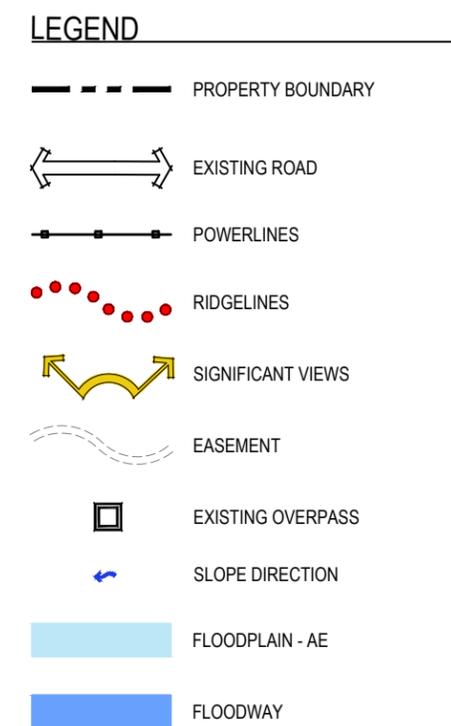
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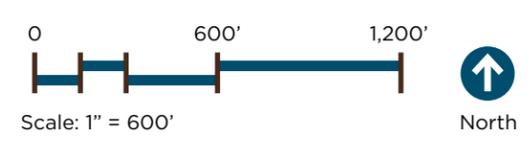
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SITE ANALYSIS NARRATIVE