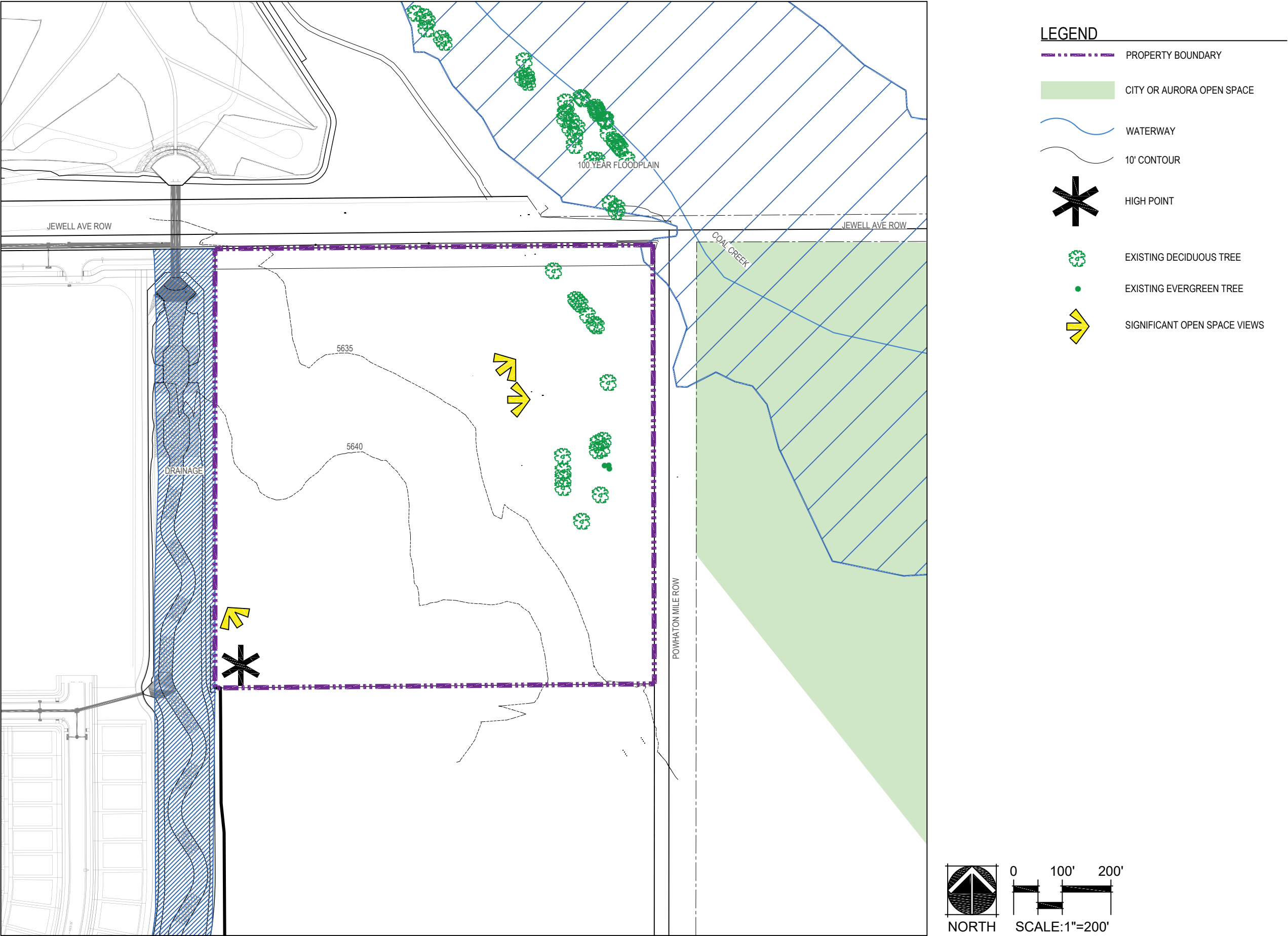


SITE ANALYSIS

TAB NO. 4



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 Opal Master Plan is located approximately .10 miles west of the intersection of E. Jewell Ave and S. Powhaton Ave in southeast Aurora, Colorado. The property is operating as open agricultural fields with an existing unoccupied single-family residence with access from Jewell Ave.

Firmly within the Emerging Neighborhood placetype as described by the Aurora Places comprehensive plan, the surrounding area is currently transitioning from open agricultural land to suburban development. Land to the west and south is currently being planned and developed as a large master planned residential community and development is proposed along E. Jewell Ave to bring more residential communities to the area.

The defining feature of the property is the existing agricultural buildings, residence and mature trees. The residence is no longer livable and will not remain on site. The Opal will consider rehabilitation of the other agricultural structures, however it may not be economically feasible. If that is the case other opportunities for preservation such as adaptive reuse of salvaged materials or photography of the structures may be used. In addition, efforts to preserve existing mature trees will be made, where possible. These trees, if deemed healthy, can be an asset to future park or open spaces planned in this area of the community.

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 Opal Master Plan has multiple physical assets that will aid in the site's potential for future residential and commercial development. The following is a list of attributes.

- The location of the property is in an area of increased residential growth which results with newer infrastructure investments and public services. The site is also in an area with nearby existing neighborhoods which means existing social networks and community are in place.
- The property has convenient access to regional transportation corridors such as E-470 (+/- 2 miles to the west) and I-70 (+/- 4 miles to the north).
- Natural topography on the property creates visual interest.
- An existing drainage corridor allows for future open space and recreational amenities.

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 Opal Master Plan has multiple physical attributes that could be considered a site restriction. The following area list of attributes.

- Although the property does have existing topography, the subtle nature of the change in elevation creates more of a rolling hills character versus allowing for large sweeping views of the Front Range.
- The existing landfill to the south of the property is the main identifying feature of views in that direction. This land use, although critical to the function of the region, may be a visual blight and may also cause unpleasant smells dependent on weather conditions.
- Approximately 1000 feet to the southeast of the property are two existing oil and gas operation sites. The location of these in proximity to the neighborhoods restricts specific uses within the site such as school sites within 2000 feet. As these areas complete operations in the future, restrictions on the property will also be reduced per state and city standards.

4. DESIGN RESPONSE TO SITE ASSETS

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

The Opal Master Plan provides some of the first commercially designated property to the E. Jewell Ave corridor and provides additional housing diversity to the region, contributing to the diversity of residential uses in the area. As the community develops, The Opal Master Plan community is located to contribute greatly to the vibrancy of the area. The proximity to local transportation hubs are also favorable for the community's future commuters, allowing people to quickly access surrounding and nearby arterials and highways and disperse across the region in a timely and efficient manner. Nearby arterials and highways that aid in circulation to and from the community include Jewell Avenue, Powhatan Road, and nearby E-470 and I-70. Parks and Open space programmed for The Opal Master Plan utilize existing conditions and preservation of viable existing structures and healthy mature trees, where possible shall continue the timeless maturation of the property and the larger area.

5. DESIGN RESPONSE TO SITE CHALLENGES

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

The Opal Master Plan reduces negative impacts of the existing site challenges by using them to an advantage. The lack of external views outward of the community

allows the opportunity to focus interest and views internal to the site. The consideration of preserving mature trees and the historical agricultural barn, if possible, contributes to the natural and historical character of the area and allows for views to be orientated to important natural and historical features.

6. DEVELOPMENT IMPACT 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 Opal Master Plan preserves the best components of the existing agricultural land use and focuses the views and attention of the site on key thematic character elements. Regional connections to trail networks and provision of park space allows for this development to mitigate open space and natural features impacts and provides an elevated aesthetic appearance to the E. Jewell Ave corridor.