



BLUE EAGLE

SITE ANALYSIS NARRATIVE

TAB 4

Site Analysis Narrative (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?

Located in northeastern Aurora, the +/-417-acre site is characterized by its arid climate, with sparse to no vegetation and relatively flat topography. This makes it an ideal location for industrial development due to its wide open spaces, lack of vegetation and easy access to major transportation routes.

The northern portion of the site lies adjacent to E. 26th Ave., which is identified to transition to a minor arterial in the future. This will provide convenient access for commuters and the transportation of goods for the industrial uses proposed for the site. To the south, the site is bordered by an Union Pacific (UP) rail line. E. Colfax Ave. is located south of the rail line. Currently there is an existing access easement from E. Colfax Ave. to the existing residential home located on the southern portion of the site. The Master Plan concept would like to maintain the existing access easement across the UP rail line to provide an emergency access easement for the development. South of E. Colfax Ave. is I-70. The Master Plan is not proposing any direct access to E. Colfax Ave. or I-70 due to the UP rail line.

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.

One notable feature of this site is the Prairie Dog Draw, which is identified as a 100-year flood plain, that runs from south to north in the eastern portion of the site. This draw provides an opportunity for recreational activities such as trails and areas of refuge. The floodplain provides a natural barrier and adds to the unique character of the site. The Master Plan proposed that there will be no crossing of this draw and an open space will be maintained until access is provided and industrial development can occur.

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.

Blue Eagle site is encroached on the eastern side by a 100-year flood zone known as Prairie Dog Draw. The Plan does not propose any vehicular crossings in this area and it will be maintained as an open space amenity for future site users.

The site is surrounded on three sides - western, eastern, and northeastern, by mostly undeveloped land. This presents an opportunity to provide future circulation connections with neighboring developments.

4. Design Response to Site Assets

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

With the remote nature and relatively flat topography of the site, the proposed Master Plan will provide amenities in and along the Prairie Dog Draw open space area. This project can create a catalyst for future site development in the area to connect to and expand upon the proposed trails in and along the Prairie Dog Draw open space 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?

The location of the 100-year flood zone on the southeast portion of the site proposes a site challenge due to regulations that limit development within this area. However, this restriction is offset by the benefits it brings to the overall development plan. The riparian area created by the floodplain make it an ideal location for open space amenities for future site users.



Site Analysis Narrative (FORM A)

6. Development Impacts and 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.

Infrastructural Impacts

The planned industrial development is anticipated to provide significant infrastructural improvements to reduce the existing traffic burden and poor stormwater drainage currently impacting the site and neighboring parcels. These small county roads, while planned for heavy traffic, do not currently possess the capacity to accommodate the substantial increase in traffic volume projected in the next 20 years by the NEATS plan. There is a current demand for road widening and structural improvement to meet current and projected demands. This development proposes to meet and exceed the necessary improvements to the transportation network integral and contiguous with the site.

The current site doesn't have any means to move ground water to the floodplain and into Prairie Dog Draw, the proposed stormwater and drainage infrastructure that this development will provide a solution by building adequate stormwater.

Economic Impacts

This development presents economic growth opportunities through job creation and increased municipal revenues. Situated at the core of the logistics and transportation region, the site boasts vital arterial access from I-70 to the south, I-76 to the north, and efficient links to Buckley Airfield, major industrial hubs between Piccadilly Road and Watkins Road, and DIA. The project will not only create numerous jobs and tax revenue but also pave the way for smart growth to meet the rising infrastructure demands of the new BNSF Multimodal Facility near Hudson, Colorado.

Environmental Impacts

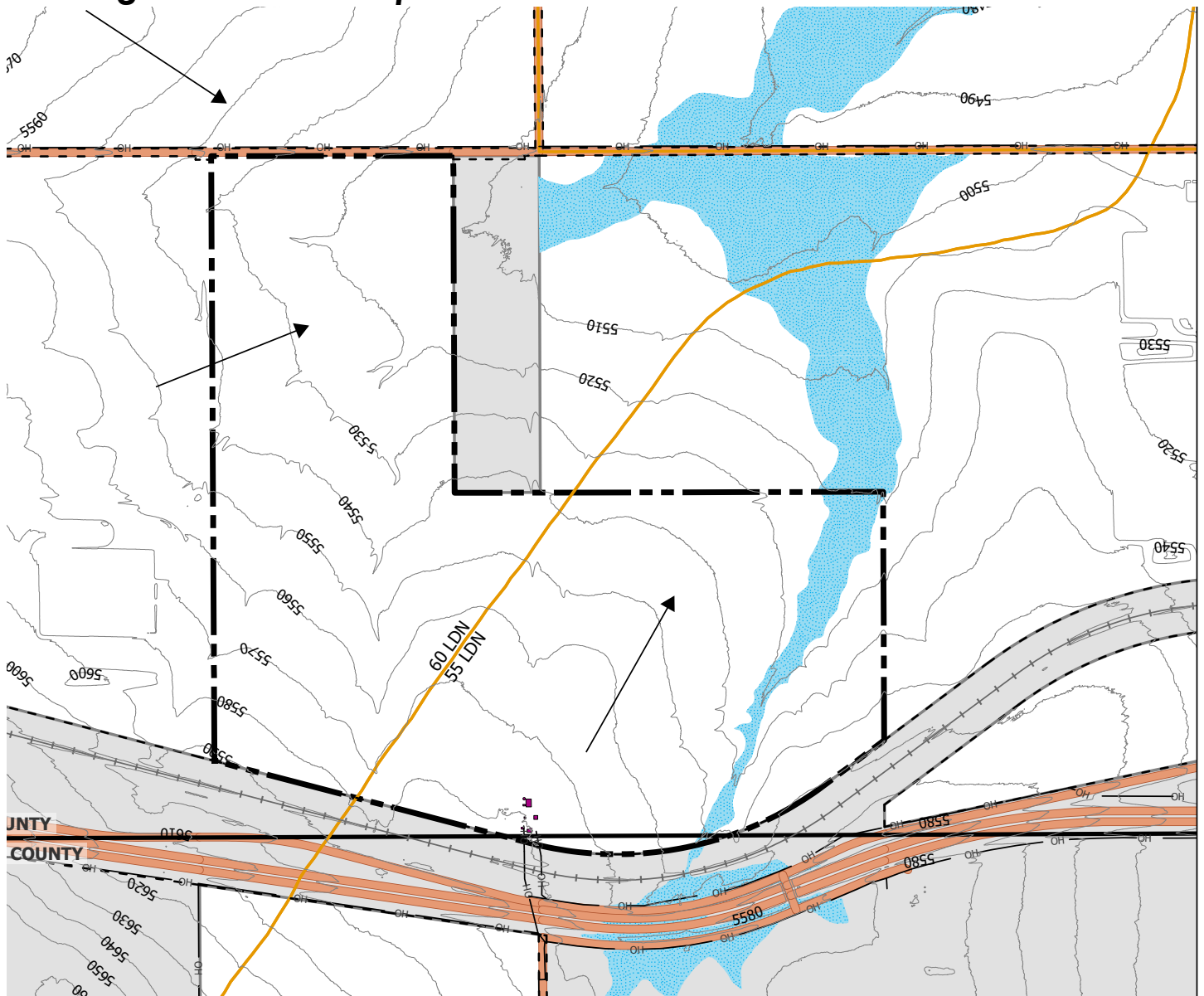
This strategic approach ensures that economic benefits from development do not compromise ecological integrity or overall quality of life. Striking a harmonious balance between development and conservation practices is essential for long-term economic sustainability.

This development project will greatly enhance community access to its natural amenities along Prairie Dog Draw by integrating a 6-foot wide pedestrian trail into the site's layout, ensure safe access for all while strengthening the community's bond with this beloved local landscape. If intended to double as a maintenance trail, the width shall be 10' minimum. This project highlights our commitment to balancing industrial progress with ecological conservation, fostering a harmonious environment where nature and humanity can flourish together.

While development offers economic growth opportunities through job creation and increased municipal revenues, careful planning and mitigation measures are crucial in the proposal. This ensures that economic benefits do not harm ecological integrity and quality of life. Striking a balance between development and conservation is essential for the sustainability of the region's natural resources for current and future generations.



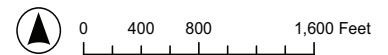
Existing Conditions Map



- City of Aurora
- Project Boundary
- Airport Overlay District Boundary
- 100 Year Flood Zone
- Drainage Ways
- Existing Structures
- Existing Right of Way
- Existing Streets
- Railroads
- Power Lines
- 10ft Contours
- Slope Direction

NOTES:

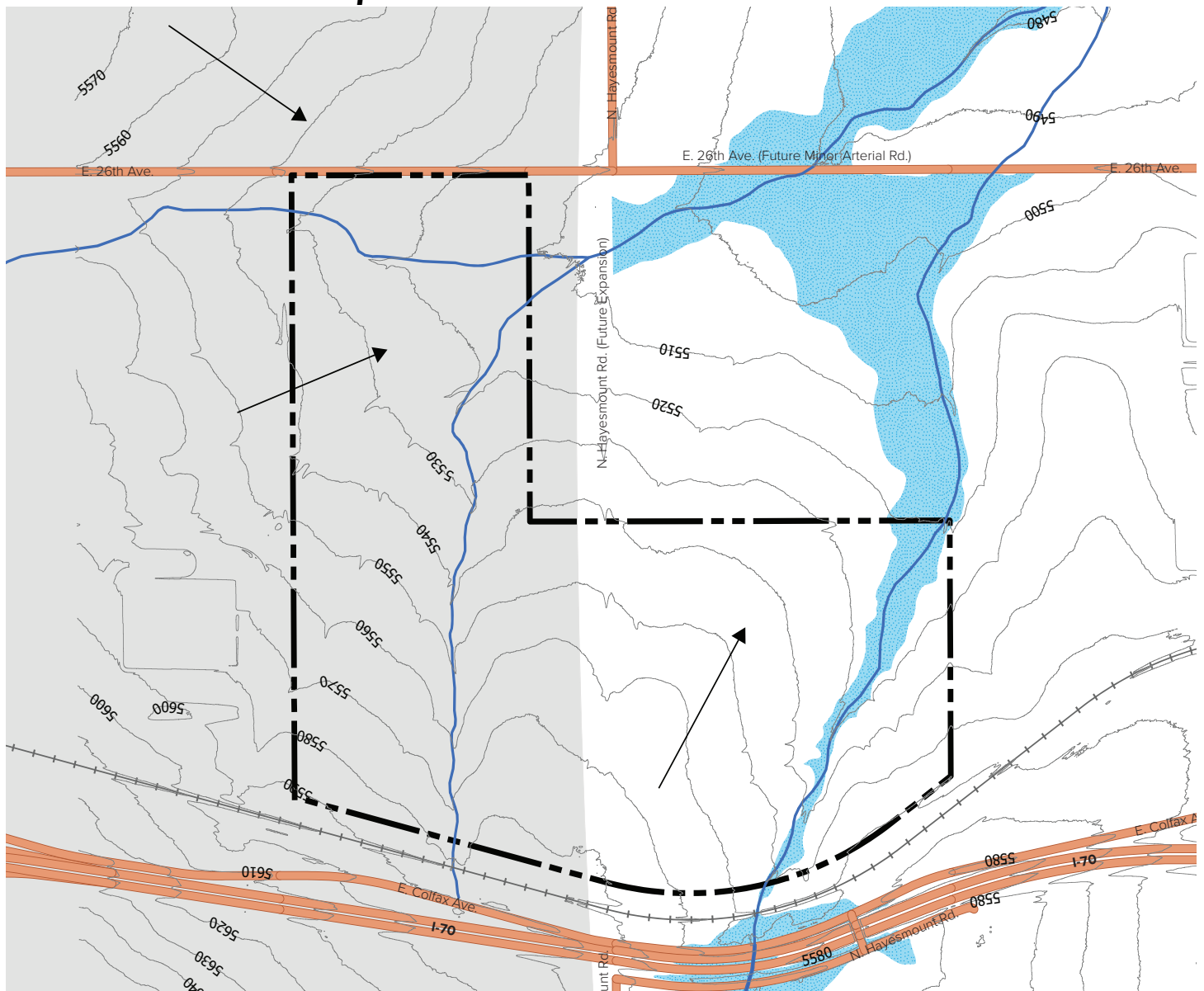
1. The subject property falls completely within the The Denver International Airport Influence Zone and no boundaries fall within the map shown.
2. Blue Eagle is located within the boundaries of the Bennet School District 29J.
3. Blue Eagle is located within the boundaries of the Aurora/Bennett Fire District.



TAB 4 - SITE ANALYSIS NARRATIVE



Natural Features Map



- City of Aurora
- Project Boundary
- Airport Noise Zone
- 100 Year Flood Zone
- Drainage Ways
- Existing Structures
- Existing Right of Way
- Existing Streets
- Railroads
- Power Lines
- 10ft Contours
- Slope Direction
- Lazuli Bunting Breeding Range

NOTES:

1. Other species whose overall range covers the entire site (as indicated by Colorado Parks and Wildlife Data) include: bald eagle, big brown bat, fringed myotis, hoary bat, little brown myotis, red bat, silver-haired bat, tri-colored bat, western small-footed myotis, brewer sparrow, burrowing owl, cassin sparrow, golden eagle, grasshopper sparrow, lark bunting, northern harrier, prairie falcon, rufous hummingbird, swainson hawk, black-tailed prairie dog, canada geese, mule deer, olive-backed pocket mouse, preble's meadow jumping mouse, pronghorn, bullsnake, common gartersnake, common lesser earless lizard, hernandez's short-horned lizard,

milksnake, north american racer, painted turtle, plains gartersnake, plains hog-nosed snake, prairie lizard and plateau fence lizard, prairie rattlesnake and western rattlesnake, six-lined racerunner, terrestrial gartersnake, variable skink and many-lined skink, white-tailed deer, and white tailed jackrabbit.

TAB 4 - SITE ANALYSIS NARRATIVE

