

TAB 4

SITE ANALYSIS NARRATIVE

FORM A:

1. General Site Character

The Master Plan area contains approximately 240.5 total acres within the City of Aurora and is currently undeveloped. The subject property is immediately adjacent to State Highway 30 and E-470 to the west, unincorporated Arapahoe County, and Coal Creek to the north, Gun Club Road and unincorporated rural residential to the east (Gun Club Estates subdivision), and existing and future light industrial (self-storage) to the south. 171 acres of the area is tributary to Murphy Creek and 69 acres is tributary to Coal Creek. Murphy Creek and the associated floodplain traverses the southern portion of the site. The subject property has an average slope of approximately 2.2% from the intersection of East Exposition Avenue and Gun Club Road to Murphy Creek and an average slope of approximately 6.5% from the southwest corner of the Site to Murphy Creek. The site will be accessed via a westward extension of East Exposition Avenue, and the existing Gun Club Road.

2. Site Assets

The Master Plan contains a large portion of the existing Murphy Creek channel and floodplain. An Urban Stream Assessment procedure is being conducted for this area; the channel and floodplain will be platted into a Tract for future dedication to the City of Aurora. The property is in proximity to regional transportation corridors such as I-70 and E-470 and existing and future perimeter roadways provide convenient access and circulation which is critical for successful industrial developments.

3. Site Restrictions

Being an infill property, the subject property is immediately adjacent to existing land uses within the City and County including existing rural residential properties to the east of Gun Club Road. Additionally, the Master Plan area is directly adjacent and visible from E-470.

4. Design Response to Site Assets

The Murphy Creek corridor serves as visual open space and relief from the proposed uses. This Planning area 3 is intended to be dedicated to the City of Aurora to fulfill the Master Plan's requirements of providing 2% of the site area as public land per the existing Annexation Agreement. Pedestrian and bicycle networks shall utilize the Murphy Creek Tract by locating walks and other site amenities near the open space where possible.

5. Design Response to Site Challenges

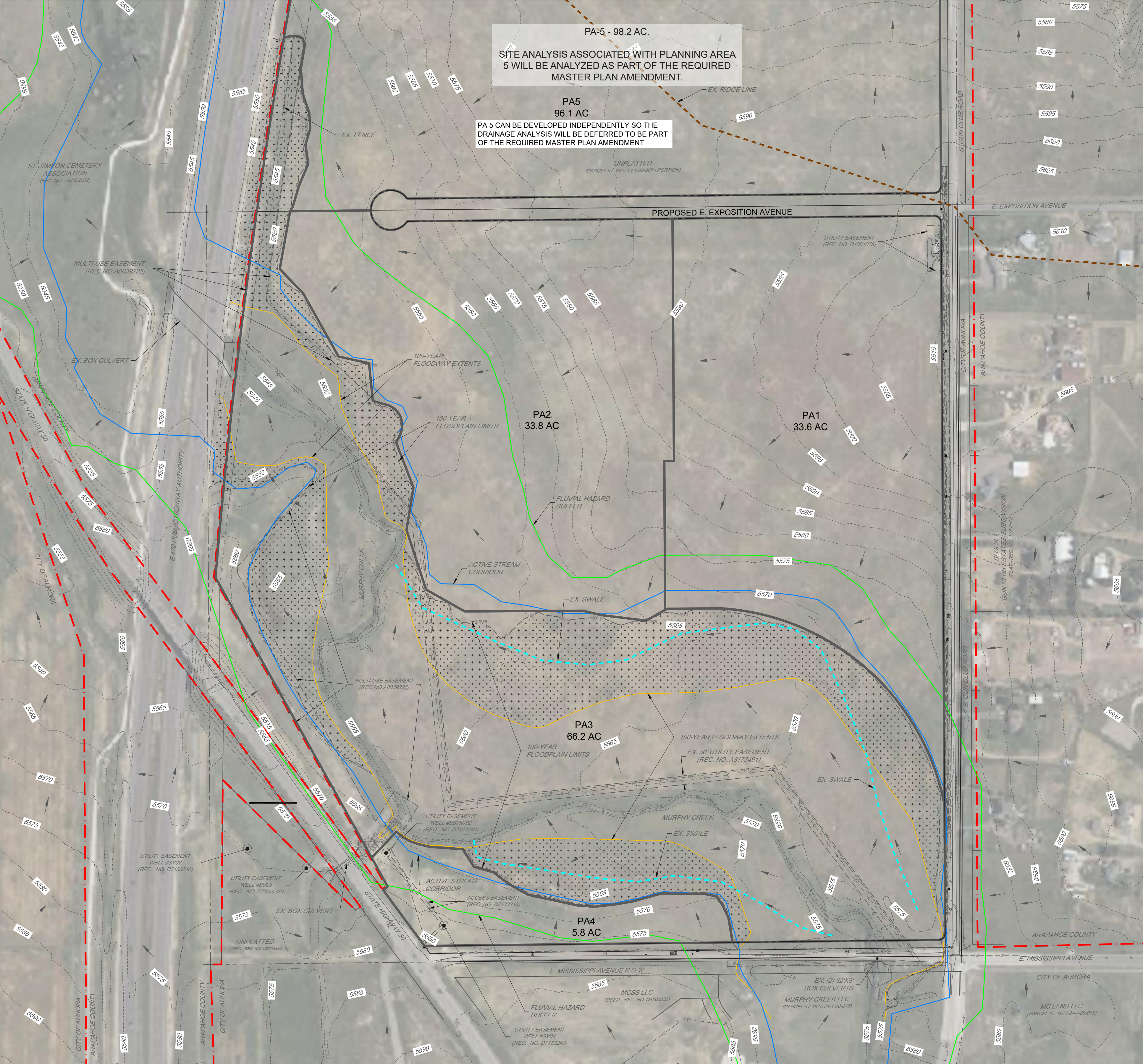
The proposed industrial and commercial uses align with the intensity of the E-470 corridor providing a buffers, berming, and/or other approved screening methods shall be incorporated into the project to minimize any visual or auditory impact to the surrounding community.

FORM A, CONTINUED:

6. Development Impacts on Existing Site Conditions

The proposed development will alter the existing conditions of the property. Because the existing property is vacant land, borders the E-470 corridor and contains encumbrances such as the Murphy Creek floodplain, the proposed industrial and commercial land uses create an appropriate transition between the regional transportation corridor and the other less intense land uses east of the property.

Colorado has become a major hub for business and industrial growth. With a focus of growth in the northeast quadrant of the Metro Denver, the proposed development can assist the City of Aurora to meet the growing demand for industry with well-located and desirable employment opportunities.



SITE LEGEND

- 100-YR FLOOD FRINGE
- CITY OF AURORA LIMITS
- EXISTING MURPHY CREEK
- EXISTING SWALE
- EXISTING RIDGE LINE
- MASTER PLAN BOUNDARY
- 100-YR FLOODPLAIN LIMITS
- 100-YR FLOODWAY EXTENTS
- ACTIVE STREAM CORRIDOR
- FLUVIAL HAZARD BUFFER