



SITE ANALYSIS NARRATIVE

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 Overlook at King's Point site is located adjacent to E-470, between Parker, Colorado and Aurora, Colorado. The site is divided by Antelope Creek, which contributes to Cherry Creek. The physical character of the site is distinguished by the long-range views to the Rocky Mountains, the Denver city skyline, and the Colorado Front Range. These incredible views are made possible by a ridgeline that runs along the upper western boundary of the site. Topographically, Overlook at King's Point has gentle slopes between the ridgeline and Antelope Creek. Substantial slopes exist on the east side of the ridgeline, as well as directly along Antelope Creek.

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 location of Overlook at King's Point provides access to major transportation corridor E-470, including connections to the High Plains Trail and other local trails. Proximity and connections to these trails benefit current and future users. Long range views to the Rocky Mountains, Colorado Front Range and greater Denver Metro Area contribute to the scenic beauty.

3. Site Restrictions

Based on your site analysis, what are the physical restrictions and site characteristics that map pose a challenge to development? Consider location, nature of surrounding conditions, environmental pollution, airport noise contours, lack of existing infrastructure, steep slopes, etc.

Steep slopes to the east of the site ridgeline pose a challenge to development. Drainage of Antelope Creek also must be considered. Lack of existing infrastructure across the site must be addressed.

4. Design Response to Site Assets

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

The site will provide primarily low-density residential housing. Views and access to recreational amenities have been considered when siting residential uses. The proposed South Aurora Parkway will provide a valuable connection from the site to E-470. Long range views to both the east and the west occur across the site. The location of Antelope Creek and the trails surrounding it will provide ample recreation opportunities with breathtaking views for residents and users to enjoy. In addition, building siting has been arranged to protect the views.

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?

Overlook at King's Point will develop all needed infrastructure to support planned development and expand the existing systems. Grading around Antelope Creek will be created to provide safe and adequate drainage to the site, while maintaining the natural beauty of the site. Slopes unsuitable to residential housing is designated for proposed trail connections and green space.

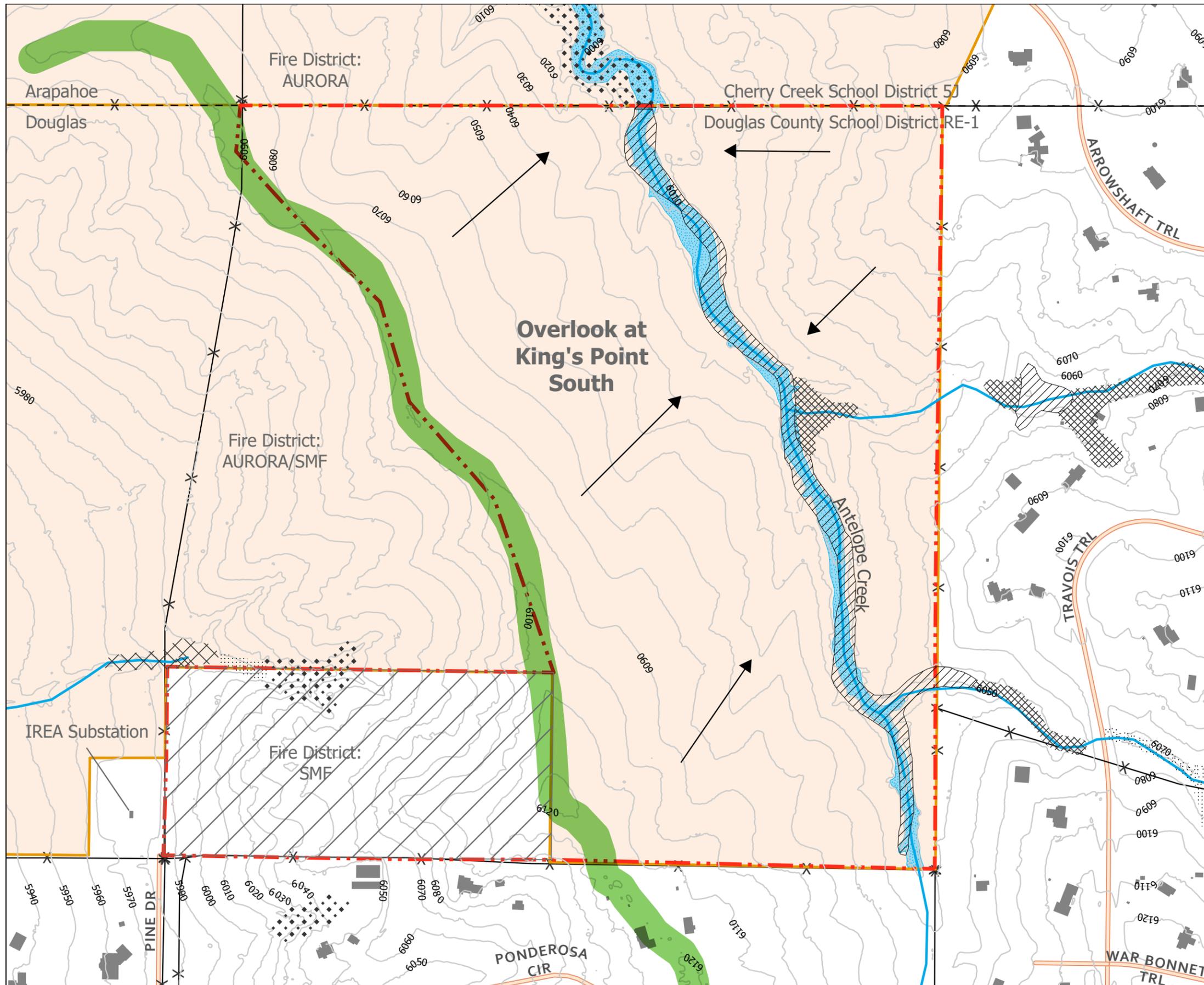
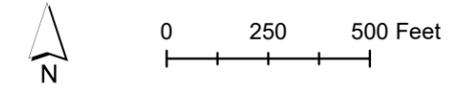
6. Development Impacts on Existing Site Conditions

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 many impacts have been mitigated? Consider impacts on environmental quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.

The development of Overlook at King's Point will provide additional transportation access on a local and regional scale. Connections to existing trails and additional proposed trails offer recreation opportunities to future residents and users. The incorporation of trails and open space along the existing ridgeline and Antelope Creek will provide recreational and visual interest to the developed site.

There will be a visual impact to the immediate area, as the site is currently undeveloped. Development will alter the views of surrounding users. High quality, 360-degree architecture and durable materials on all structures will provide a positive image for the development.

Overlook at King's Point Existing Conditions Map



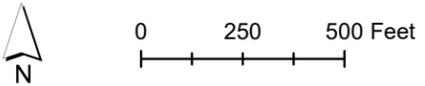
Legend

- Existing Roads
 - Streams
 - 100 Year Floodplain
 - Overhead Power Lines
 - Buildings
 - Ridge Line
 - Fire Districts
 - Project Site Boundary
 - Area to be Annexed into COA
 - City of Aurora
 - County Boundary
 - 10ft Contours
- ### Riparian Vegetation Communities
- Deciduous - General
 - Evergreen - General
 - Herbaceous - Sedges/Rushes/Mesic Grasses (Moist Soils)
 - Shrub - General
 - Unvegetated
 - Upland Grass

NOTE:
NO airport overlay district boundaries exist.



Overlook at King's Point Natural Features Map



Legend

- Trees
 - Ridge Line
 - Streams
 - 100 Year Floodplain
 - Mule Deer Winter High Priority Habitat
 - Project Site Boundary
 - County Boundary
 - 10ft Contours
- ### Riparian Vegetation Communities
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 - Shrub - General
 - Unvegetated
 - Upland Grass

