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April 7, 2022

IMPACT IDENTIFICATION STATEMENT – WINDERMERE FILING NO. 2

A. AIR QUALITY

The proposed multifamily development use will not negatively impact air quality. required air quality permits from the CDPHE will be obtained and adhered to during construction activities. Proposed trip generation from the use is not anticipated or projected to negatively impact air quality through increased vehicular emissions. the site is located close to shopping opportunities within walking/bicycling distance which, should residents choose non-vehicular modes, lessen automobile use and reduce vehicular emissions.

B. WATER QUALITY

Proposed stormwater management incorporates water quality in the design to meet current water quality and treatment standards.

C. NOISE

The site is impacted by traffic noise generated by the adjacent N. Carefree Circle and Marksheffel Road which are major east/west and north/south (respectively) transportation corridors. Additional mitigation is achieved through industry standard multifamily construction methods and materials as well as by building placement, massing, and orientation. See the noise/sound impact study for complete analysis and mitigation recommendations

D. VEGETATION AND WILDLIFE

Prior to overlot grading for the Windermere Filing No. 1 development, site vegetation consisted of a sparse cover of grasses, weeds, and cacti. No significant or otherwise endangered flora or fauna have been identified or observed on the site.

E. DRAINAGE/FLOODPLAIN

The site currently lies within the Sand Creek Drainage Basin. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable, including detention and water quality. The site does not lie within jurisdictional waters of the United States. See Final Drainage Report for complete analysis and recommendations.

F. SIGNIFICANT HISTORICAL AND ARCHEOLOGICAL SITES

There are no known historical or archeological sites identified in the site.

G. GEOLOGIC AND SOIL HAZARDS

Geotechnical evaluation of the site was performed by RMG Engineers November 16, 2021, amended specifically for Windermere Filing No. 2 March 30, 2022. The most significant constraint to development from a geotechnical standpoint is the presence

of expansive soils/bedrock, compressible soils, hard bedrock, seasonally and potentially seasonal shallow groundwater, corrosive minerals and radon. The report recommends the retention of RMG Engineers to provide observation and testing services during construction to allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation.