

DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD



VICINITY MAP
Not to Scale



LOCATION MAP
Not to Scale

APPROXIMATE STATISTICAL INFORMATION

Total GDP Gross Area	32.73 Acres
Rights-Of-Way (ESTIMATE - TO BE DEDICATED TO THE CITY)	4.01 Acres
Total Estimated GDP Net Area	28.72 Acres
Open Space Provided	4.17 Acres
Buildout (Estimate 5-10 YRS)	2000-2018
Dwelling Units (Estimate)	2000-2500 Units
Commercial (Estimate - includes retail and office)	125,000 - 200,000 SF
Density Range (Floor Area Ratio - FAR)	4 TO 7
Density Range (Dwelling Units Per Acre)	60 TO 85

PROVIDED OPEN SPACE BREAKDOWN	CITY OWNED	CYPRESS OWNED
Riverfront Open Space	1.12 ACRES	
Riverfront Open Space (to be vacated Arkins ROW)		.43 ACRES
Riverfront Open Space (Pedestrian Plaza)	1.10 ACRES	
Riverfront Open Space (to be vacated Denargo St.)	.18 ACRES	
Brighton Boulevard Open Space	.76 ACRES	
Gateway Pocket Park		.58 ACRES
TOTAL CITY OWNED	1.12 ACRES	
TOTAL CYPRESS OWNED		3.08 ACRES
TOTAL OPEN SPACE	4.17 ACRES	

OPEN SPACE PROVIDED	
TOTAL GDP GROSS AREA	32.73 ACRES
MINUS MINIMUM ESTIMATED RIGHT OF WAY	4.01 ACRES
CURRENT ESTIMATED TOTAL GDP NET AREA	28.72 ACRES
OPEN SPACE PROVIDED (16% of GDP Net Area)	4.17 ACRES
OPEN SPACE REQUIRED (12% of GDP Net Area)	3.45 ACRES

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2	GENERAL NOTES
3	SURVEY AND LEGAL DESCRIPTION
4	EXISTING CONDITIONS
5	DEVELOPMENT PROGRAM & DESIGN CONCEPT
6	MAJOR VEHICLE CIRCULATION
7	TRANSIT, BICYCLE & PEDESTRIAN CIRCULATION
8	STREET CROSS-SECTIONS
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10	OPEN SPACE AND TRAILS
11	WATER SERVICE
12	SANITARY SEWER SERVICE
13	DRAINAGE PLAN
14	IMPLEMENTATION AND PHASING

OWNERS' SIGNATURE:

We, the undersigned, shall comply with all regulations contained in Chapter 59, Article IV, Division 15, Section 59-314 of the Revised Municipal Code of the City and County of Denver.

Signature of all owners of land and structures included in this plan.

DENARGO MARKET L.P.

BY: M. Timothy Clark, President Date _____

CITY AND COUNTY OF DENVER, COLORADO

BY: Mayor John W. Hickenlooper Date _____

PLATTE VALLEY BASEBALL, LLC
BY: CYPRESS DENARGO GP, LLC

BY: M. Timothy Clark, President Date _____

GDP APPROVAL

This General Development Plan is in conformance with Section 59-314 of the Revised Municipal Code and constitutes a vested land-use concept plan on which all subsequent development within the GDP boundary shall be based.

APPROVED BY: Kent Strapko, Zoning Administrator Date _____

APPROVED BY: Peter J. Park, Manager of Community Planning and Development Date _____

APPROVED BY: Bill Vidal, Public Works Manager Date _____

APPROVED BY: Kim Bailey, Manager of Parks and Recreation Date _____

CLERK & RECORDER'S CERTIFICATION

State of Colorado } SS
City and County of Denver
I hereby certify this instrument was filed for record in my office at _____ o'clock ____m. _____ 2007, at Reception Number _____.

CLERK AND RECORDER
BY: _____ DEPUTY

FEE: _____

SURVEYOR'S CERTIFICATION

I, Dale Rush, a professional land surveyor registered in the State of Colorado, based upon my professional opinion, do hereby certify that the survey for the property included in the Denargo Market General Development Plan on Sheet 3 of 14, was made under my direction, and the accompanying plan accurately and properly shows said parcel.

BY: _____ Date _____

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Strategic Services
1390 Lawrence Street, Suite 200
Denver, Colorado 80204-2048
(303) 623-5186
Facsimile (303) 623-2260
WWW.DESIGNWORKSHOP.COM

DENARGO MARKET
General Development
Plan (GDP)
DENVER, COLORADO

CYPRESS
REAL ESTATE ADVISORS
Austin, TX 78746
Tel: 512-494-8510

ELKUS | MANFREDI
ARCHITECTS
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
903 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7355

FIR & PEERS
TRANSPORTATION ENGINEER
FIR & PEERS ASSOCIATES INC.
621 17th St
Denver, CO 80202
Tel: (303) 296-4300

ASTEC
ASTEC CONSULTANTS INC.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1868

ISSUE DATE: 10/16/08 CITY SUBMITTAL

REVISIONS	DATE	DESCRIPTION
1	12/07/08	SECOND SUBMITTAL
2	01/30/07	THIRD SUBMITTAL
3	03/06/07	FINAL SUBMITTAL

DRAWN: CS REVIEWED: BZ

DENARGO MARKET GDP DOCUMENTATION
PROJECT NUMBER: 3998

COVER SHEET

SHEET NUMBER

1 OF 14

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SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
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LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

NOTES

- The Denargo Market GDP will allow for a coordinated development approach for 32.73 acres as identified in the River North Plan, a supplement to the Denver Comprehensive Plan. The GDP is required due to the aggregation of open space and changes to the street grid.
- Approval of this GDP does not constitute or imply compliance with ADA requirements.
- Implementation of water quality best management practices (herein referred to as BMPs) will result in the reduction of water quality detention requirements based on a 1:1 ratio per square foot of water quality detention measures installed. However, this reduction may not result in a waiver from standard water quality treatments as approved in Urban Drainage and Flood Control District and City and County of Denver (CCD) design manuals and/or criteria.
- Each parcel is subject to site plan review and approval; however, any sites zoned PUD in the future shall comply with the site plan process in the Revised Municipal Code of the City and County of Denver section 56-517 and 56-518, unless stated otherwise.
- All current developers, owners, successors, and/or assigns (herein referred to as Developer) of the current property shall be bound by and adhere to the provisions of this document with the exception of City owned property.
- There are two existing at-grade railroad spur crossings along Delaney Street southwest of the proposed Denargo Market project. There are no current plans to abandon or grade-separate these crossings. A conceptual plan showing the crossings, right-of-way and potential improvements has been developed and presented to the CCD. Given the uncertainty of what will happen with the railroad tracks due to FastTracks, at a minimum ADA compliant sidewalk improvements at the two railroad crossings on Denargo Street will be provided at the time of the adjacent Denargo Street improvements under the maintenance agreement between the City and County of Denver and the railroad. Any improvements identified and required in this agreement will be contributed to by the Developer.
- The site currently has environmental concerns (semi-volatile organic compounds and RCRA metals), and cleanup will proceed as noted in the approved voluntary cleanup plan (VCLUP) by the Colorado Department of Public Health and the Environment (approved on December 28, 2008). All property to be deeded to CCD for right-of-way or for any other public purpose shall meet the soil standards set forth in the City's Soil Screening Levels and User's Guide dated September 2006, except as may be otherwise agreed to.
- Roadways within the project will be designed to City of Denver standards. There is no intent to restrict traffic within or around the site due to vehicle weight.
- A traffic plan for the construction phase of the project will be developed to ensure that during the development process traffic along Brighton Boulevard and Broadway will remain in place and not be affected. Also, access to existing sites, west of the project will remain.
- The Developer will make a good faith effort to work with the adjacent land owner and cellular company that currently has a cell tower across existing Denargo Street from this project to consider placement of a cellular tower/relay equipment on one of the buildings at Denargo Market.

STATEMENT OF INTENT

As stated in the River North Plan, "the Brighton Boulevard Corridor can become an attractive gateway to downtown" and it is the intent of this plan to improve and add to the character of this district. This project adds to the surrounding neighborhood by doing the following:

Creating a vibrant mixed-use project

The development and design intent of Denargo Market is to create a residential mixed-use project that connects to the South Platte River and provides a transition from downtown to the River North Corridor. The land plan has been developed to create an urban environment with a mix of uses including residential and retail/commercial uses.

Incorporating context-sensitive architectural concepts that transition the project from Downtown to River North

The proposed concept recognizes the importance of the South Platte River corridor by reducing the height of buildings adjacent to the river and putting greater densities closer to Brighton Boulevard. Retail uses are intended to serve the residents living in the development and complement the revitalization of the Brighton Boulevard corridor.

Proposing improvements that will enhance connectivity within and outside of the project

The plan emphasizes strong visual and physical connections to the river and downtown via the Broadway corridor. Development will be concentrated around what is currently planned to be an enhanced pedestrian plaza along the Denargo Street alignment. This plaza space connects two important open space features that border the development (Riverfront Open Space and Brighton Boulevard Open Space). The plan will provide an additional bike ramp to the South Platte River trail at the northwest end of the plaza and Riverfront Open Space. Pedestrians and cyclists will have improved conditions along Wewatta Street and Brighton Boulevard as elements from the River North Plan that address streetscape character, lighting and access are implemented. The reintroduction of the city's street grid will also enhance the urban experience because street blocks will be at a more human scale and the road network will have more predictability.

VESTED PROPERTY RIGHTS

Section 59-314(o) of the Denver Revised Municipal Code states as follows:

An approved GDP shall constitute a site specific development plan which triggers a vested property right pursuant to CRS 24-88-102(4). Such property right which has been vested shall remain vested for a period of three (3) years. The applicant's vested rights are directly proportional to the level of detail approved in the general development plan. The applicant obtains vested rights only to the extent that the GDP specifically includes development program, architecture and engineering solutions and those solutions are specifically approved. The recorded GDP is binding upon the applicant, their successors and assigns and approving city review committee agencies. The implementation and phasing plan is not a self-implementing document and is to be used for strategic timing only. It neither confers nor denies any property rights or public funding.

Due to the complexity and timing of the project build out, which is presently estimated to be between five and fifteen years, the vesting period for this GDP is extended from three (3) to ten (10) years. Pursuant to Section 59-314(o) above, the sections of this GDP that shall be vested property rights for ten (10) years shall include the following:

- Sheet 5
Development Concept
Design Intent
Anticipated Development Program
- Sheet 6
Vehicular Circulation
Note 5
- Sheet 7
Pedestrian and Bicycles Notes 2, 5 and 6
- Sheet 10
Open Space Definition
Intent
Aggregated Open Space
Riverfront Open Space
Relocated Denargo Streetscape
Brighton Boulevard Open Space
Gateway Open Space
- Sheet 13
Stormwater Note 2

PUBLIC BENEFITS

The Denargo Market project will provide many public benefits to both the surrounding community and CCD. Some of the benefits include the following:

- Project, including open space enhancements, will be built with private funds and does not require public subsidy.
- Project includes the upgrade and enhancement of the South Platte River frontage on private property and public property as shown in this GDP. The Developer will design and construct enhancements in the publicly-owned areas, which improvements will be reviewed and approved by CCD. The developer will also cooperate and participate with the Greenway Foundation with enhancement in the publicly-owned areas. The following is a portion of the improvements to the existing condition:
 - Pedestrian and bicycle access from Brighton to the South Platte River on a landscaped and inviting urban street scene.
 - Project will provide approximately four acres of improved and publicly accessible open space.
- The project is designed in accordance with the goals and objectives of the River North Plan.
- Project will add infrastructure improvements to utilities and road systems with private funds.
- Project will bring significant ad valorem tax base to the City and County of Denver. In the fully built-out condition, it is estimated that Denargo Market will provide a minimum of \$400 million - \$500 million of taxable real estate value to the City of Denver.

AMENDMENTS TO THE GDP

The determination of the zoning administrator under Section 59-314(n) of the Denver Revised Municipal Code of the City and County of Denver as to whether a proposed amendment to the GDP is a major or minor amendment shall be based on criteria set forth in Section 59-314 and the notes below.

- This GDP is a framework plan only and does not specifically allocate building height, mix of uses or density of the development. Changes to these items will not require any amendment, major or minor, to this GDP.
- This GDP establishes the general location of public amenities, but does not dedicate land to parks, trails, open space, natural areas or public facilities. Dedication will occur at the time of subdivision.
- If potential open space areas as depicted on Sheet 10 are acquired or agreement is reached with current owner to allow the land to be used and maintained as open space, this will constitute a minor amendment. If the open space area is reduced no more than 3% then the 15% to be provided, this will constitute a minor amendment. If the open space area is reduced 3% or more than the 15% to be provided, this will constitute a major amendment.
- Changes to the layout of Cherokee Street from Delaware to Chestnut, including the Cherokee/Chestnut intersection to the extent they establish continue to provide overall connectivity, as currently depicted on Sheet 6 will constitute a minor amendment.
- Changes to the street names shown on this GDP will not require a GDP amendment.

IMPLEMENTATION

Following approval of this GDP, the subject property will go through the following processes:

- Rezoning
- Subdivision platting
- Site plan approval
- Building permits

APPROXIMATE STATISTICAL INFORMATION

Total GDP Gross Area	32.73 Acres
Rights-Of-Way (ESTIMATE - TO BE DEDICATED TO THE CITY)	4.01 Acres
Total Estimated GDP Net Area	28.72 Acres
Open Space Provided (15% of GDP) Net Area	4.17 Acres
Buildout (Estimate 5-10 YRS)	2008-2018
Dwelling Units (Estimate)	2000-2500 Units
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Density Range (Floor Area Ratio - FAR)	4 TO 7
Density Range (Dwelling Units Per Acre)	60 TO 65

OPEN SPACE PROVIDED	
TOTAL GDP GROSS AREA	32.73 ACRES
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OPEN SPACE PROVIDED (15% of GDP Net Area)	4.17 ACRES
OPEN SPACE REQUIRED (12% of GDP Net Area)	3.45 ACRES

IMPLEMENTATION (cont.)

Individual utility and transportation studies have been prepared to evaluate infrastructure for Denargo Market. These studies contain sufficient detail to support the proposed land uses. It is understood that these studies may be modified during the development process to include additional studies and updated technical data, and that more detailed studies may be required at the time of site plan approval. Once individual site plans have been approved, building and other required permits can be obtained to allow for actual development to occur on the site.

STATISTICAL INFORMATION AND ANTICIPATED DEVELOPMENT PROGRAM

The development concept focuses on creating a balanced mix of uses to ensure the long-term stability of this redevelopment. This mix of uses has a strong residential base, necessary to bring a 24-hour a day presence to this corridor and support the proposed commercial uses.

Infrastructure, utility and transportation studies supporting this GDP are based on the anticipated program shown on Sheet 6 (all numbers are approximate). The project's extended time frame of development requires that the land use program be considered somewhat flexible, so that the program can respond to changing market conditions. Major transportation, storm water drainage, sanitary sewer, domestic water, open space and land use issues within the GDP area have been identified. The proposed infrastructure illustrated in the GDP will adequately serve the GDP area in accordance with applicable codes and ordinances.

DESIGN INTENT STATEMENTS

Design guidelines will be developed for the Denargo Market site to ensure a unified development. Below are proposed intent statements to ensure the vision of the development is fulfilled.

- Vehicular and Pedestrian Circulation and Access
 - To establish a practical, interconnected system of streets and walkways that allow easy orientation and convenient access.
 - To provide clear entry points, or "gateways," to the site for pedestrians and cars.
 - To utilize public spaces, such as streets, parks, and plazas to organize and guide development.
 - To encourage alternative transportation, especially walking, bicycle and transit use.
 - To minimize the visual presence of automobile circulation, surface parking and service functions, such as deliveries and refuse pick up, by locating parking and service access away from primary public access points, public parks and open space and providing screening where necessary.
 - To minimize conflicts between vehicles and pedestrians by limiting vehicular access such as curb cuts.
 - To establish urban character along streets by providing visual interest for pedestrians, bicyclists and motorists.
- Build-To Requirements
 - To shape the location of building walls and to define and contain the street space in a way that reinforces pedestrian activity and creates a street environment as a "place."
 - To increase the level of comfort for the pedestrian by providing human scale, interest and variation.
- Building Mass and Form
 - To create buildings with mass and form that provide an appropriate relationship between structures, streets and plazas.
 - To create interesting and comfortable scale variation within the site through vertical and horizontal modulation of building massing and relationships in scale between buildings.
 - To promote the exposure of streets, plazas and open space to the sun and sky.
 - To use building forms to create interesting skylines, create iconic corners, enhance entrances to the site, and block undesirable views.
 - To create a built environment that is pedestrian in scale and character.
- Building Entries
 - To enhance the scale, activity, and function of the public streets.
 - To promote the convenience of pedestrian activity and circulation along the street by creating external, street-oriented entries.
 - To visually emphasize the major entry or entries to a building or ground floor use.

PROVIDED OPEN SPACE BREAKDOWN	CITY OWNED	CYPRESS OWNED
Riverfront Open Space	1.12 ACRES	
Riverfront Open Space (to be vacated Arkins ROW)		.43 ACRES
Riverfront Open Space (Pedestrian Plaza)		1.10 ACRES
Riverfront Open Space (to be vacated Denargo St.)		.18 ACRES
Brighton Boulevard Open Space		.76 ACRES
Gateway Pocket Park		.58 ACRES
TOTAL CITY OWNED	1.12 ACRES	
TOTAL CYPRESS OWNED		3.06 ACRES
TOTAL OPEN SPACE		4.17 ACRES

DESIGN INTENT STATEMENTS (cont.)

- Fenestration
 - To provide a high degree of transparency of building facades at the street level for pedestrians.
 - To create patterns and rhythm for architectural detailing of buildings.
 - To provide daylight to buildings, while reducing glare on the street.
- Open Spaces and Plazas
 - To provide open spaces such as plazas, publicly accessible parks (not CCD dedicated park land) and publicly accessible courtyards that serve as areas for relaxation and community interaction, and create variety and interest in the pedestrian realm.
 - All open spaces counting toward the 15% provided open space will be publicly accessible and open for public use. Spaces will be designed to visually and physically reinforce their public nature.
 - To introduce elements of nature into the urban environment.
 - To allow for additional space adjacent to buildings to accommodate special amenities such as seating, sculpture and planters.
 - To provide organizing features for groups of buildings.
 - To establish links in a system of open spaces within and outside of the project.
 - To improve, restore and maintain the vacated Arkins Court to be the Riverfront Open Space as envisioned on Sheet 10, native plant species will be used to encourage habitat development and encourage plant diversity along the South Platte River (as encouraged in the South Platte River Management Plan). Buildings will be lower in height (55 feet) along the river edge to create a desirable open space that enhances the river environment.
- South Platte River: To promote an integrated relationship with the South Platte River by incorporating the following:
 - To provide unobstructed views from within the project to and along the River.
 - To provide greater access to the River by providing, at a minimum, two new or improved access points - both pedestrian and bicycle.
 - To work with the City, or appropriate entity, to determine the needed enhancements to the adjacent trail, buffer and river bank. Enhancements may include site furniture, vegetation and meadowize to the greatest extent possible a multi-storied vegetative buffer.
 - To work with the City, or appropriate entity, to design improvements that will enhance wildlife habitat, improve vegetative quality along the River and provide continued maintenance.
 - To use design of pedestrian and recreational connections to promote the orientation of activities towards the River. The design of such features will be open in character to promote additional connections as adjacent parcels are redeveloped.
- Parking
 - To utilize underground and structured above-ground parking to accommodate the majority of the parking requirements of the project, and to minimize surface parking lots.
 - To promote a walkable, pedestrian friendly site with minimum visual impact on the pedestrian experience and streetscape environment from parking.
 - To create facades on parking structures that are compatible in character and quality with adjoining buildings including parking and streetscape.
 - To activate the ground level of parking with retail.
 - To reduce the visual impact of car headlights and lighting emanating from parking structures, and to prevent angled ramps from being seen from any public right-of-way.

LICENSE AGREEMENT FOR USE OF CITY PROPERTY

Developer will obtain a license agreement for use of City-owned property along the South Platte River in order to provide open space corridor improvements. This must occur at the time of subdivision and/or site plan phase.

AFFORDABLE HOUSING

The Developer shall comply with the City's Affordable Housing Ordinance, as set forth in R.M.C. 27-101 et seq., as may be amended from time to time, provided however that an Affordable Housing Plan ("AHP") for the entire GDP Area (as described on Sheet 3) shall be submitted and approved by the City prior to the City's approval of the first site plan within the GDP Area. All other provisions of the Affordable Housing Ordinance shall apply.

MAINTENANCE AND OWNERSHIP

The Developer will be responsible for development of all related infrastructure for this site, and will be responsible for maintenance and operation of all open space through a homeowner association and/or property association.

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CYPRESS
REAL ESTATE ADVISORS
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One Barton Skyway
Suite 230
Austin, TX 78746
Tel: 512-494-8510

ELKUS | MANFREDI
ARCHITECTS
Architect
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
603 Park Point Drive
Golden, CO 80401
Tel: 303-474-7365

FLOOR & PERS
Civil Engineer
Floor & Pers Associates Inc.
421 17th St
Denver, CO 80202
Tel: (303) 296-4300

ASTEC
Surveyor
Astec Consultants Inc
6000 E Lincoln
Littleton, CO 80122
Tel: (303) 713-1868

ISSUE DATE: 10/16/06 CITY SUBMITTAL

REVISIONS

DATE	DESCRIPTION
12/07/06	SECOND SUBMITTAL
01/30/07	THIRD SUBMITTAL
03/06/07	FINAL SUBMITTAL

DRAWN: CS REVIEWED: BZ

DENARGO MARKET GDP DOCUMENTATION

PROJECT NUMBER: 3998

GENERAL NOTES

SHEET NUMBER

2 OF 14

DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

A parcel of land being a portion of Section 27, Township 3 south, Range 68 west of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more particularly described as follows:

Basis of bearings: Bearings are based on the east line of the northwest quarter of Section 27, Township 3 south, Range 68 west of the Sixth Principal Meridian being monumented as shown hereon and bearing north 00°01'41" west.

Commencing at the center quarter corner of said Section 27:

Thence north 14°47'34" east, a distance of 915.89 feet to the most northerly corner of that parcel of land described as Parcel No. TK-236-B-2 and recorded under Reception No. 970003625 on January 09, 1997 in the records of the Denver County Clerk and Recorder's Office, also being a point on the southwesterly right-of-way line of 29th Street as recorded in Book 5348 at Page 374 in said records and dedicated by Ordinance No. 281 of Series 2001 and the point of beginning;

Thence along the northwesterly boundary of said Parcel No. TK-236-B-2, the following two (2) courses:

1. South 42°59'24" west, a distance of 74.29 feet;
2. South 43°02'22" west, a distance of 105.83 feet to the northeasterly corner of that parcel of land described as Parcel No. 306 and recorded under Reception No. 9600173958 on October 05, 1999 in said records and dedicated as "Broadway Street" by Ordinance No. 290 of Series 2001.

Thence along the northwesterly boundary of said Parcel No. 306, the following two (2) courses:

1. South 44°48'34" west, a distance of 96.15 feet to the beginning of a curve;
2. Thence along the arc of a curve to the left having a radius of 890.85 feet, a central angle of 00°52'34" and an arc length of 13.82 feet to a point on the boundary of that parcel of land described as Parcel No. 236-rv and recorded under Reception No. 970003625 in said records and dedicated as "Broadway Street" by said Ordinance No. 290 of series 2001;

Thence along the northwesterly and the northeasterly boundary of said Parcel No. 236-rv, the following two (2) courses:

1. North 49°38'00" west, a distance of 10.00 feet to the beginning of a non-tangent curve;
2. Along the arc of a curve to the left whose center bears south 46°04'38" east, having a radius of 800.85 feet, a central angle of 11°09'44" and an arc length of 175.46 feet to a point on the westerly boundary of that parcel of land described as Parcel No. 203 and recorded under Reception No. 9600181458 on October 30, 1998 in said records and dedicated as right-of-way by Ordinance No. 280 of Series 2001.

Thence along the westerly boundary of said Parcel No. 203 and along the continuation of the aforementioned curve to the left having a radius of 800.85 feet, a central angle of 41°14'38" and an arc length of 648.32 feet to the most northeasterly corner of parcel 3 as described and recorded under Reception No. 2002137786 on August 07, 2002 in said records;

Thence along the boundary of said parcel 3, the following nine (9) courses:

1. South 48°18'03" west, a distance of 224.37 feet;
2. South 89°58'19" west a distance of 34.36 feet;
3. North 00°01'41" west, a distance of 148.83 feet;
4. South 89°58'19" west, a distance of 222.17 feet;
5. South 00°01'41" west, a distance of 148.83 feet;
6. South 00°01'24" east, a distance of 54.80 feet;
7. North 89°58'19" east, a distance of 165.99 feet;
8. South 00°11'57" west, a distance of 27.84 feet;
9. South 27°11'27" east, a distance of 31.56 feet to a point on the southerly boundary of that parcel of land described and recorded under Reception No. 9500026258 on March 13, 1995 in said records and the beginning of a non-tangent curve.

Thence along said southerly boundary and along the arc of said non-tangent curve to the right whose center bears north 29°49'55" west, having a radius of 564.03 feet, a central angle of 48°50'01" and an arc length of 480.73 feet to the southwest corner of said parcel of land, also being the southwest corner of the parcel of land described and recorded under Reception No. 9500069687 on June 15, 1996 in said records, and also being a point on the southerly extension of the east right-of-way line of Denargo Street as recorded in book 5340 at page 155 on September 11, 1939 in said records and dedicated by Ordinance No. 278 of series 2001;

Thence along the southerly boundary of said Reception No. 9500069687 and along the continuation of the aforementioned curve to the right, having a radius of 564.03 feet, a central angle of 32°36'52" and an arc length of 321.39 feet;

Thence north 41°46'12" west, along the southwesterly boundary of said Reception No. 9500069687, a distance of 85.83 feet to the most westerly corner of said Reception No. 9500069687;

Thence north 89°58'19" east, along the northerly boundary of said Reception No. 9500069687, a distance of 150.21 feet to a point on the southwesterly boundary of that parcel of land described and recorded under Reception No. 2003011068 on January 17, 2003 in said records;

Thence south 51°59'48" east, along said northerly boundary of Reception No. 9500069687 and said southwesterly boundary of Reception No. 2003011068, a distance of 108.21 feet to the southwest corner of said Denargo Street right-of-way as dedicated by Ordinance No. 278 of series 2001;

Thence north 00°01'41" west along the west right-of-way line of said Denargo Street, a distance of 404.83 feet;

Thence leaving said west right-of-way line of Denargo Street, north 89°58'19" east, a distance of 80.00 feet to a point on the east right-of-way line of said Denargo Street and the southwest corner of that parcel of land described and recorded under Reception No. 2003081904 on April 02, 2003 in said records;

Thence along the boundary of said parcel of land the following four (4) courses:

1. North 89°58'19" east, a distance of 149.79 feet;
2. North 04°00'45" east, a distance of 44.11 feet;
3. North 00°01'41" west, a distance of 158.00 feet;
4. South 89°58'19" west, a distance of 152.90 feet to the northeast corner of said parcel of land, also being a point on said east right-of-way line of Denargo Street.

Thence leaving said east right-of-way line of Denargo Street, south 89°58'19" west, a distance of 80.00 feet to a point on the west right-of-way line of said Denargo Street;

Thence north 00°01'41" west along said west right-of-way line of Denargo Street, a distance of 866.77 feet to the southwest corner of the Denargo Street and Arkins Court intersection as described and recorded under Reception No. 970003625 on January 09, 1997 in said records and dedicated as right-of-way by Ordinance No. 284 of Series 2001, also being the most northerly corner of that parcel of land described and recorded under Reception No. 9500069679 on May 05, 1995 in said records;

Thence south 70°49'48" west along the northerly boundary of said Reception No. 9500069679 and on a line parallel with and 100.00 feet distant southeasterly of the south boundary of the South Platte River channel as dedicated by Ordinance No. 25 of Series 1994, a distance of 125.81 feet to the beginning of a curve;

Thence continuing along said northerly boundary of said Reception No. 9500069679 and along said parallel line and along the arc of a curve to the left, having a radius of 516.78 feet, a central angle of 06°57'01" and an arc length of 53.87 feet to a point on the north boundary of the garden addition to Denver Subdivision, as recorded in Book 02 at Page 73 in said records on November 05, 1975;

Thence along said north boundary line of the Garden Addition to Denver Subdivision, to the most easterly corner of the City and County of Denver parcel as described and recorded in Book 6837 at Page 349 in said records on June 06, 1951, also being a point on the southwesterly boundary of the said South Platte River channel, said described point being north 76°39'00" west, a distance of 144.03 feet from the last described point;

Thence along the southwesterly boundary of said City and County of Denver parcel and along said southwesterly boundary of the South Platte River channel the following two (two) courses:

1. Along the arc of a curve to the left whose center bears south 36°39'18" east, having a radius of 816.78 feet, a central angle of 05°18'04" and an arc length of 57.07 feet;
2. South 49°02'48" west, a distance of 77.13 feet to the most southerly corner of said City and County of Denver parcel, also being a point on the west boundary of lot 4, block 1, said garden addition to Denver Subdivision;

Thence north 00°01'41" west along said west line of lot 4, block 1, also being the west line of said City and County of Denver parcel, a distance of 58.16 feet;

Thence departing said west line and continuing the following four (four) courses:

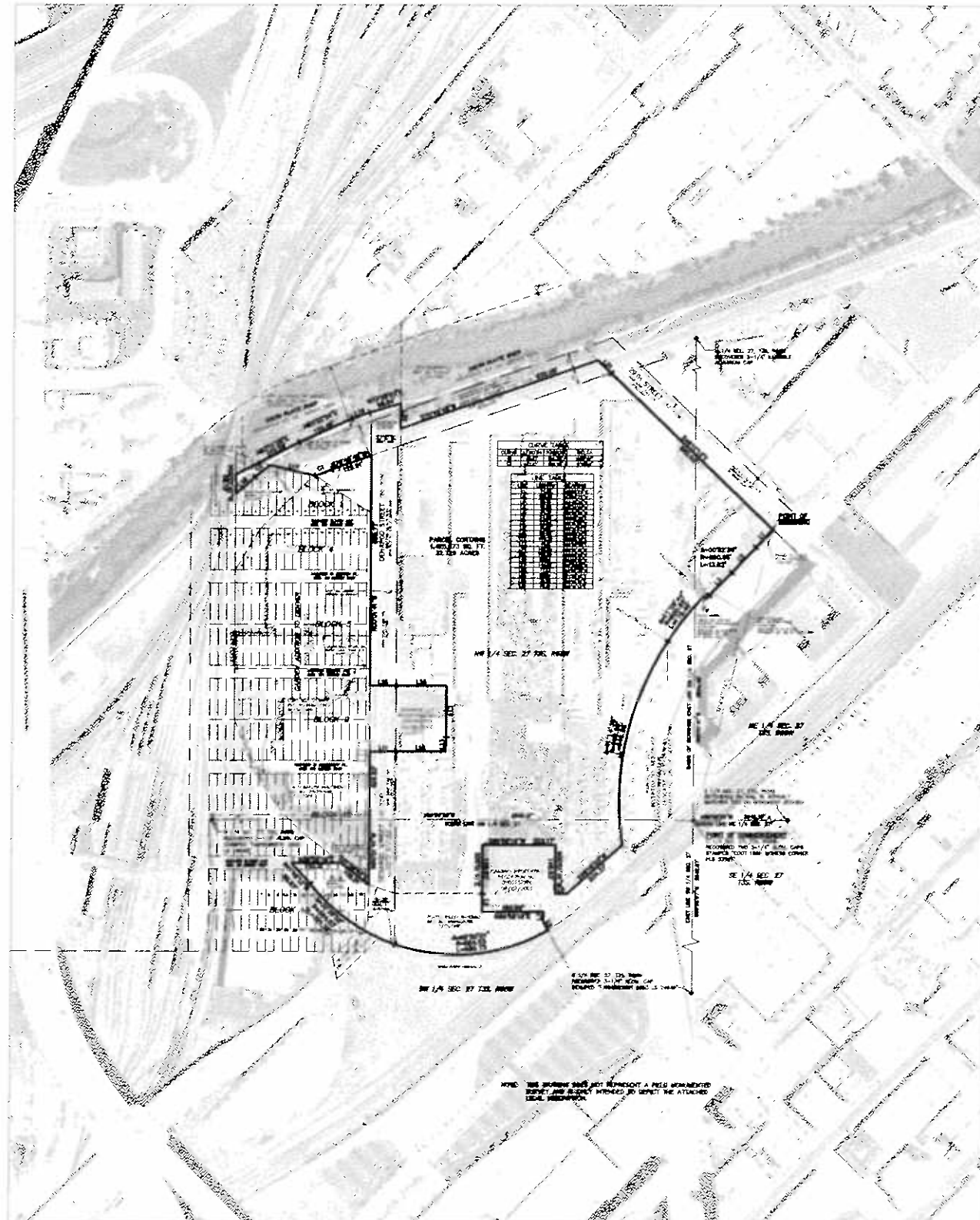
1. North 83°11'28" east, a distance of 215.89 feet;
2. North 85°32'54" east, a distance of 174.45 feet;
3. North 71°28'42" east, a distance of 56.84 feet;
4. North 73°28'53" east, a distance of 96.84 feet to the west boundary of the RTD parcel as described and recorded under Reception No. 010020 on December 30, 1995 in said records.

Thence south 00°01'41" east, along said west boundary of the RTD parcel, a distance of 75.96 feet to the centerline of Arkins Court as described and recorded in Book 5300 at Page 272 on June 06, 1999 and dedicated as right-of-way by Ordinance No. 284 of Series 2001. Said right-of-way dedication being 100' in width.

Thence north 70°49'48" east along said centerline of Arkins Court, a distance of 832.05 feet to a point on the southwesterly boundary of 29th Street as described and recorded in Book 5348 at Page 374 on October 02, 1939 and dedicated as right-of-way by Ordinance No. 781 of series 2001;

Thence south 46°11'13" east, along said southwesterly right-of-way line of 29th Street, a distance of 56.12 feet to the most easterly corner of said Arkins Court;

Thence continuing along said southwesterly right-of-way line of 29th Street, south 48°11'13" east a distance of 862.52 feet to the point of beginning, containing 32.729 acres (1,425,673 sq. ft.), more or less.



Dele C. Rush
Colorado licensed professional land surveyor P.A.L.'s 33204
for and on behalf of Adac Consultants, Inc.



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Landscape Architecture • Land Planning
Urban Design • Strategic Services
1390 Lawrence Street, Suite 200
Denver, Colorado 80204-2048
(303) 623-5186
Facsimile (303) 623-2260
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General Development
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CYPRESS
REAL ESTATE ADVISORS
Application/Development Center
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78746
Tel: 512-464-8510

ELKUS | MANFREDI
ARCHITECTS
Architect
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
903 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7355

FIEB & PEERS
Transportation Engineer
Fieb & Peers Associates Inc.
621 17th St
Denver, CO 80203
Tel: (303) 298-4300

ADAC
Engineer
Adac Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1808

ISSUE DATE: 10/16/06 CITY SUBMITTAL

REVISIONS	DATE	DESCRIPTION
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2	01/30/07	THIRD SUBMITTAL
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DRAWN: CS REVIEWED: BZ

DENARGO MARKET GDP DOCUMENTATION
PROJECT NUMBER: 3998

**SURVEY AND LEGAL
DESCRIPTION**

SHEET NUMBER

3 OF 14

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DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

CONTEXTUAL LAND USES

The Denargo Market district is adjacent to downtown and has access from the Central Business District (CBD) via Broadway but also to the Central Platte Valley via Delgany/Wewatta Street. Its placement along the South Platte River and proximity to downtown provides an opportunity to create an exciting mixed-use area with its own identity.

Generally this site is bounded by rail lines, Brighton Boulevard and the South Platte River. Adjacent to the site are warehouses, industrial uses, a variety of small businesses and some small retail. Established residential neighborhoods are found within a mile of the site. The immediate surrounding land uses and major roadways serve as a buffer between what is planned to be a higher density project on this site to the smaller-scale mixed-use projects located nearby. This redevelopment will complement the newer apartment building built by JPI that is across Brighton Boulevard (PUD 525).

EXISTING STRUCTURES

Primarily one-story warehouse structures can be found on the site. Currently there are 13 structures on site. These buildings will all be demolished to make way for the redevelopment.

EXISTING STREET CONDITIONS

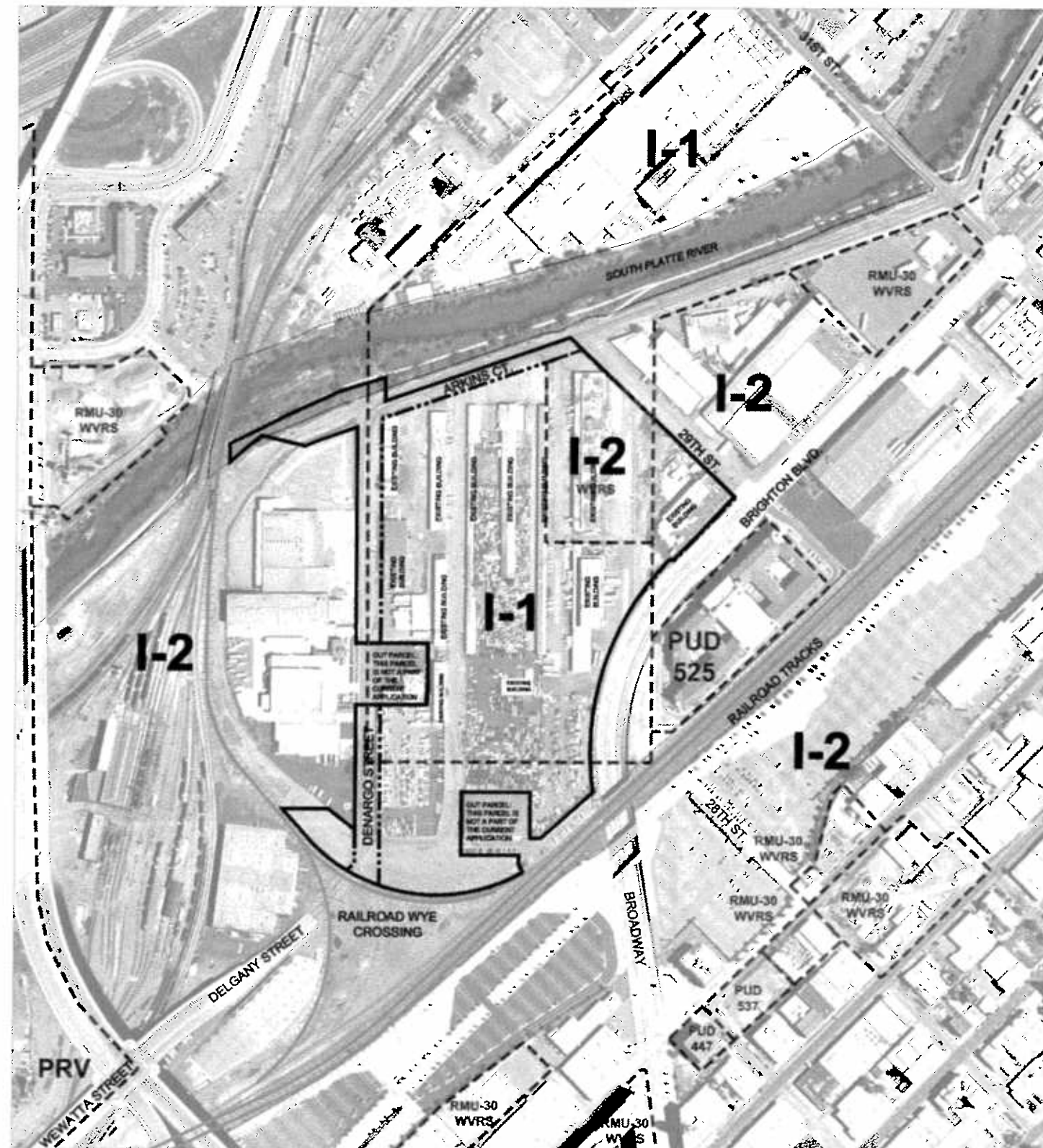
The South Platte River borders the northern edge of the property and the South Platte River bike and pedestrian trail is adjacent to the site. The site currently has access off of 29th Street, Denargo Street and Arkins Court. Brighton Boulevard and 29th Street is the main point of access. There are no traffic signals at any of the access points into the site. Wewatta Street, coming east from Park Avenue, turns into Denargo Street after crossing railroad tracks at grade. This crossing does not currently have any crossing guards.

CURRENT SITE ZONING

The site is presently zoned I-1 and I-2 to allow for the existing industrial uses on the property. This zoning must be changed to accomplish the vision of the Denargo Market Redevelopment.

I-1 General Industrial zone district: This district is intended to be an employment area containing industrial uses which are generally more intensive than those permitted in the I-0 zone. A larger number of business and commercial uses are permitted in this district as compared with the I-0 zone, yet the overall purpose of the district is to promote industrial development and economic activity.

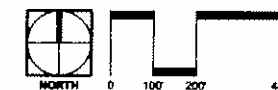
I-2 Heavy Industrial zone district: This district is intended to be an employment area containing industrial uses which are generally more intensive than that permitted in either of the other industrial zones. A similar number of business and commercial uses are allowed in this zone as are allowed in the I-1 zone.



LEGEND

- GDP BOUNDARY
- - - OWNERSHIP BOUNDARY
- - - ZONE DISTRICT BOUNDARY

The GDP and the Cypress Property boundaries are shared along 29th Street, Brighton Boulevard and Delgany Street. The GDP boundary includes the ROW along existing Arkins Court and Denargo/Delgany Street.



NOTES

This exhibit on Page 4 of 15, is not a monument boundary survey, improvement survey, or land title survey. It is intended only to be a map showing the selected property information obtained from separate certified surveys.

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1390 Lawrence Street, Suite 200
Denver, Colorado 80204-2048
(303) 623-5186
Facsimile (303) 623-2260
WWW.DESIGNWORKSHOP.COM

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General Development
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DENVER, COLORADO

CYPRESS REAL ESTATE ADVISORS
Architect/Developer/Owner
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78746
Tel: 512-464-8510

ELKUS | MANFREDI ARCHITECTS
Architect
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
803 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7365

FARR & PEERS
Transportation Engineer
Farr & Peers Associates Inc.
621 17th St
Denver, CO 80202
Tel: (303) 298-4300

AT&T
Surveyor
At&T Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1800

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DENARGO MARKET GDP DOCUMENTATION
PROJECT NUMBER: 3998

EXISTING CONDITIONS

SHEET NUMBER

4 OF 14

DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

A. DEVELOPMENT CONCEPT

The development and design intent for the approximately 32.73 acres that make up the Denargo Market is to create a vibrant residential mixed-use development complementary to the South Platte River corridor that will serve as a unique destination for the River North corridor and Downtown. Denargo Market and the future 40th and 40th light rail station will serve as the two focal points of the redevelopment of the Brighton corridor, as envisioned in the River North Plan.

The proposed concept of 2,000-2,500 dwelling units and 125,000 to 200,000 square feet of retail encourages higher densities with strong connectivity between uses, the South Platte River and surrounding activities. Emphasis will be placed on vitality and creating a walkable environment, doing so through the addition of the street grid with sidewalks. To achieve this, the existing Arkins Court will be relocated to pull it away from the river. This will allow for two development parcels to interact with the South Platte River, provide an immediate connection to the trail and its users and create a larger open space area as envisioned in the River North Plan. Development will be concentrated around what is currently planned to be a central public space along the relocated Denargo Street alignment. Retail uses are intended to serve the residents living in the development and complement the revitalization of the Brighton Boulevard corridor.

Should a gateway to River North concept be developed or formalized for the Brighton Boulevard corridor, there may be locations on this property appropriate for such a concept or signage.

The site will not include any wholesale businesses for receiving, storing, shipping, handling, selling and distributing fruit and other food products to ensure a project that fulfills the residential mixed-use vision. This does not impact the ability to have a retail grocery store or seasonal farmer's market on the site. Heavy or freight rail service shall not be permitted on the property.

B. DESIGN INTENT

ARCHITECTURAL CHARACTER

The development seeks an urban character that draws on local and regional context for identity which will incorporate elements from downtown Denver and the region. Both traditional and contemporary architecture styles will be encouraged in order to create a unique identity for the site that pays homage to its previous history as a produce market and warehousing district.

The three towers planned for the site are intended to have a slimmer profile than typical high-rise buildings in Denver in order to capitalize on views to downtown and the Rocky Mountains. These towers will bring necessary density along with creating a visual identity for the site and its location as a terminating point to Broadway Street.

Buildings are the primary creator of spatial enclosure on the street and will reinforce a pedestrian-scaled environment. Buildings will be externally focused and oriented toward the street or public right-of-way, in order to add interest and activity to this realm.

STREET CHARACTER

Denargo Market will be a pedestrian-scaled development. Street design will encourage walking and provide a variety of pedestrian amenities such as benches, bicycle racks and street trees. Buildings will be oriented toward the street or primary pedestrian circulation routes and ground floor detailing that will reinforce visual permeability at the pedestrian level. Buildings will also have adequate pedestrian entry points from the street. Most of the interior streets will also feature parallel parking on one or both sides. This parking provides a barrier between the pedestrians and moving traffic. The sidewalk areas will feature an amenity zone and clear walking zone.

PARKS, OPEN SPACE AND TRAILS

The development will provide publicly-accessible and usable open space integrated within the overall development plan. The open space system will facilitate non-motorized vehicular movement and internal connection throughout the development, but specifically movement to the South Platte River and its associated South Platte River Trail. This open space will be designed to accommodate public gatherings and connect to most first floor uses within the spaces that surround them. To the greatest extent possible and as noted in the River North Plan, drainage and water quality/detention areas will be designed as open space amenities that will enhance the corridor. The conceptual configuration and extent of private open space is identified on this plan, but final design will be determined at the site plan level.

C. ANTICIPATED DEVELOPMENT PROGRAM

MIX OF USES

The development will feature horizontal and vertical mixing of uses. The areas at 29th Street and the relocated Denargo Street are anticipated to contain retail uses on the first and possibly second floors, with residential or possibly office above. There will also likely be retail and/or restaurant uses in the buildings facing the South Platte River in order to provide an amenity for users of the South Platte River Trail. In no other location will development interact so closely with the river environment, ensuring that the river is a part of the development and not an accessory. The rest of the site will be primarily residential, but could feature retail uses depending on market conditions. The proposed zoning will be consistent with this GDP.

RESIDENTIAL

The plan currently anticipates 2,000 - 2,500 residential units and will include a variety of rental and for-sale product. The density on the site will range from 80 to 85 dwelling units per acre, for an average of 78 dwelling units per acre. At this time, the approximate split anticipates 65 percent of the units being rental and 35 percent being for-sale.

RETAIL AND ENTERTAINMENT

The plan currently anticipates a range of between 125,000 to 200,000 square feet of retail uses. Most of the retail will be located along 29th and relocated Denargo Street, with some small retail and restaurant uses along the South Platte River to enhance the river environment and provide an amenity for users of the South Platte River Trail. The relocated Denargo Street will become the retail core of the project with a concentration of retail uses that activate the center of the development.

OFFICE

While office is not currently anticipated in the land plan, it is an allowed use on the site and encouraged in this area in the River North Plan. While the existing office market likely does not mean there will be office uses on the site in the near term, this plan allows for this use in the future as the River North area continues to redevelop. Proximity to both I-25 and I-70, in addition to downtown, make this site an appealing location for future office tenants. Any specific amount of office use will be specified at the site plan process.

BUILDING HEIGHTS

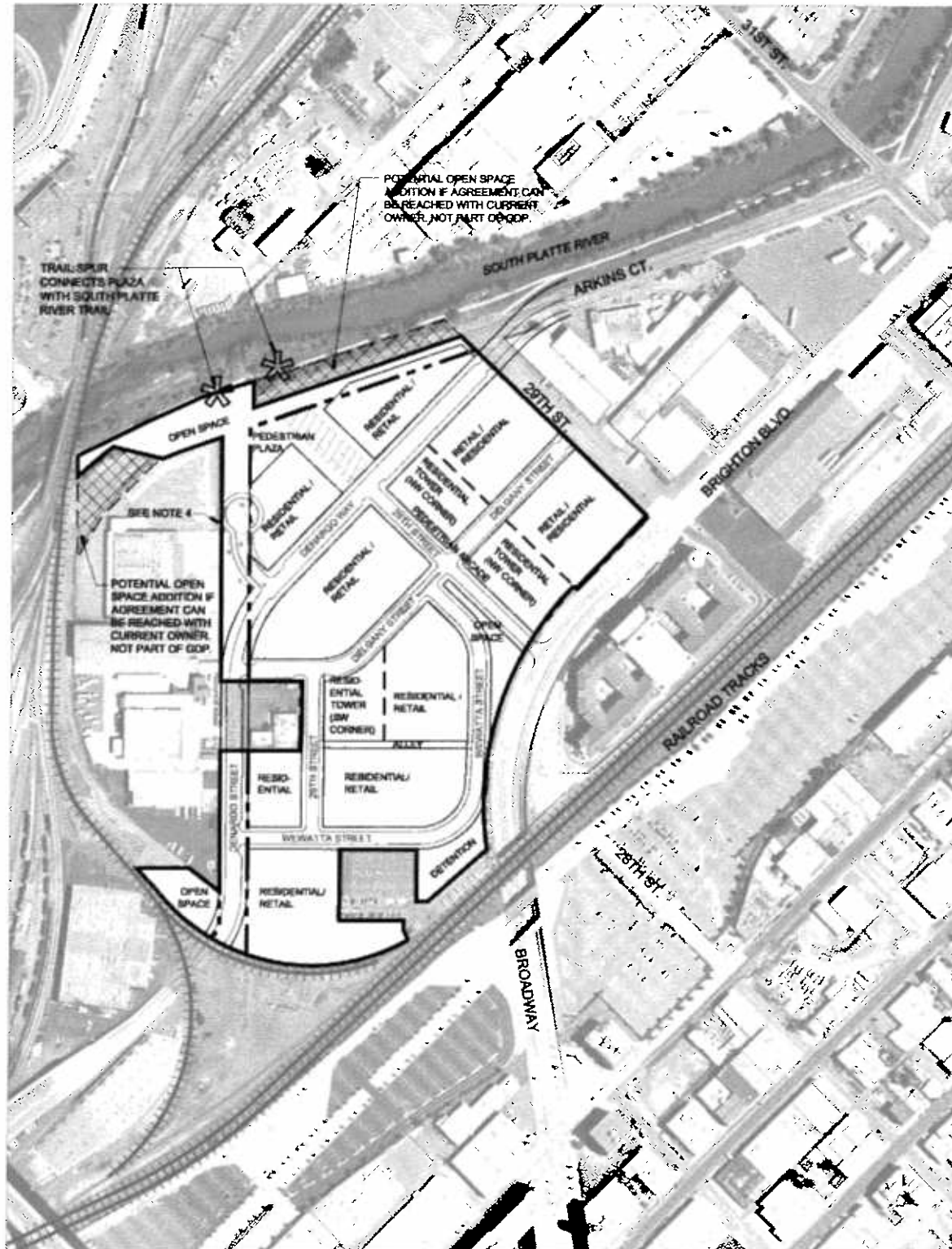
Portions of the site will have a maximum height of 75 feet, with most buildings being between four and six stories. Heights of the buildings adjacent to the South Platte River edge will be 55 feet per the recommendation from the River North Plan and may step up to 75 feet along Wewatta Street.

Three sites (two on Denargo Street and one on Chestnut at Delaware) will have maximum heights of 180, 200 and 220 feet for three mixed-use residential towers that will create the needed height and density for the site and help to provide a diversity of building heights throughout the project. The base of these buildings will range between four and six stories with retail on the bottom floors with the possibility of residential and/or office above. FAR for the lower sites is anticipated to be between four and seven.

PARKING

Parallel parking will be provided on most internal streets. Residential and retail parking will be provided in parking structures throughout the site, though it is currently anticipated that each building will park itself. These garages are planned to be carefully integrated with building development. It is the intent of the Developer to screen parking structures with other uses such as retail at the ground level and residential or office above. An appropriate amount of on-street and convenience parking is planned to support commercial and residential uses. In addition, dedicated and/or shared parking will be provided as appropriate. On street parking locations will be determined during the site plan stage of the project.

Specific information regarding parking spaces and parking reductions, if appropriate, will be provided at the site plan stage of development approvals.



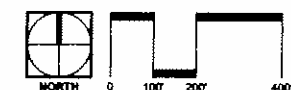
NOTES

- All easements shown are approximate and are subject to change based on final infrastructure and roadway alignments.
- Roadways are illustrative in nature and do not represent final alignments or widths. The City and County of Denver grants conceptual approval of general roadway locations and cross-sections through the approval of this GDP.
- ROW improvements required for each phase of the development will be determined by Public Works during the site plan phase of development.
- This traffic circle (cul-de-sac) provides the best option for access for the Denargo Market property and the surrounding land owners once that portion of Denargo Street is vacated. The exact design and location of this traffic circle must be resolved in an agreement between private property owners prior to the street vacation of Arkins Court and Denargo Street. Changes to this design would require a minor GDP amendment.
- The buildings in the Residential / Retail area adjacent to the South Platte River shall be no closer than 166 feet from the centerline of the South Platte River as defined in Ordinance No. 25, Series of 1804.

LEGEND

- PEDESTRIAN PLAZA
- POTENTIAL OPEN SPACE ADDITION IF AGREEMENT CAN BE REACHED WITH CURRENT OWNER, NOT PART OF GDP.
- PLANNED TRAIL ACCESS POINT
- PEDESTRIAN/BICYCLE CONNECTION TO TRAIL
- NEW TRAIL CONNECTION
- EXISTING PEDESTRIAN/BICYCLE TRAIL
- APPROXIMATE PARCEL BOUNDARY
- APPROXIMATE TOWER BOUNDARY
- RAILROAD TRACKS
- GDP BOUNDARY
- OWNERSHIP BOUNDARY

The GDP and the Cypress Property boundaries are shared along 29th Street, Brighton Boulevard and Delgery Street. The GDP boundary includes the ROW along existing Arkins Court and Denargo/Delgery Street.



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1390 Lawrence Street, Suite 200
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(303) 623-5186
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One Barton Skyway
Suite 230
Austin, TX 78746
Tel: 512-494-8510

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Vision Land Consultants
623 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7555

Fair & Piers
TRANSPORTATION ENGINEER
Fair & Piers Associates Inc.
621 17th St
Denver, CO 80203
Tel: (303) 298-4300

Survey
Atlas Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1868

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4	01/09/08	GDP AMENDMENT

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DENARGO MARKET GDP DOCUMENTATION
PROJECT NUMBER: 3998

**DEVELOPMENT PROGRAM
& DESIGN CONCEPT**

SHEET NUMBER

5 OF 14

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DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
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CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

TRANSPORTATION AND MAJOR STREET NETWORK

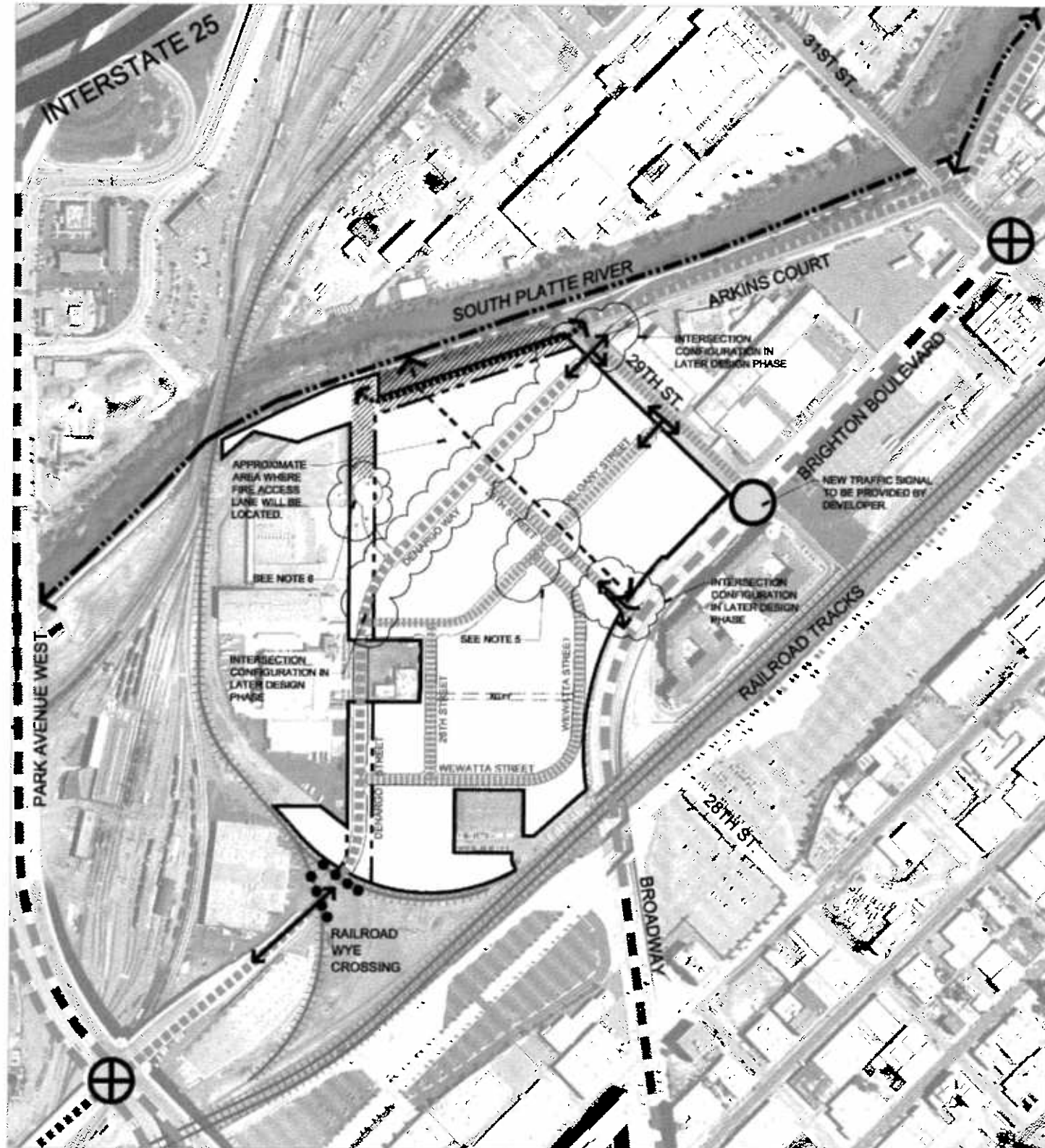
The Denargo Market project will accommodate vehicular circulation in the form of regional access, direct access to the site and internal circulation, while also providing accommodations for pedestrians and bicycles and direct transit service to the area. There are two existing traffic signals in the vicinity of the project at the Brighton Boulevard/ 31st Street and Park Avenue/ Wewatta Street intersections. An additional traffic signal is proposed at the Brighton Boulevard/ 29th Street intersection, which will satisfy the requirements of the peak hour signal warrant.

VEHICULAR CIRCULATION

- Regional access to the site will be provided by I-25 and I-70 via Park Avenue and Brighton Boulevard.
- The main vehicular access points to the site are proposed via Denargo Street as a right-in/right-out only, 29th Street along Brighton Boulevard, Arkins Court and Wewatta Street.
- Traffic signals currently exist at the Brighton Boulevard/ 31st Street and Park Avenue/ Wewatta Street intersections. A traffic signal is required as part of the project at the Brighton Boulevard/ 29th Street intersection.
- An internal street network is proposed for the site that includes a series of two-lane roadways with side-street, stop-controlled conditions at the intersections.
- Additional ROW may be required to accommodate turning movements as determined by site plan-level traffic studies.
- There are two existing at-grade railroad spur crossings along Delaney Street southwest of the proposed Denargo Market project. There are no current plans to abandon or grade-separate these crossings. A conceptual plan showing the crossings, right-of-way and potential improvements has been developed and presented to the CCD. Given the uncertainty of what will happen with the railroad tracks due to FastTracks, at a minimum ADA compliant sidewalk improvements at the two railroad crossings on Denargo Street will be provided at the time of the adjacent Denargo Street improvements under the maintenance agreement between the City and County of Denver and the railroad. Any improvements identified and required in this agreement will be contributed to by the Developer.

NOTES

- Existing Arkins and Denargo ROW must be vacated for this conceptual roadway layout to be acceptable.
- Roadways are illustrative in nature and do not represent final alignments or widths. The City and County of Denver grants conceptual approval of general roadway locations and cross-sections through the approval of this GDP. ROW improvements required for each phase of the development will be determined by Public Works during the site plan phase of development. All final roadway alignments and intersections will meet CCD design standards and criteria.
- Access to all existing adjacent parcels not included in this GDP will be maintained in conjunction with CCD design standards and criteria.
- The developer will be responsible for costs associated with the purchase and installation of a new traffic signal at the Brighton Boulevard/ 29th Street intersection.
- Access to Cherokee Street will be restricted to right-in/right-out at the Chestnut Place intersection. A center median along Chestnut Place or other appropriate means to prohibit left turns at the intersection will be determined in a later design phase. These intersections, as shown, have a centerline to centerline spacing of 84 feet. It is the intent of the Developer to, at a minimum, maintain a similar spacing for this intersection area. The City and County of Denver Public Works Department has stated that there will be requirements that must be met in order to be able to construct these roadways with this layout. Exact requirements and design will be determined at the site plan stage for this area.
- This traffic circle (cul-de-sac) provides the best option for access for the Denargo Market property and the surrounding land owners once that portion of Denargo Street is vacated. The exact design and location of this traffic circle must be resolved in an agreement between private property owners prior to the street vacation of Arkins Court and Denargo Street. Changes to the design would require a minor GDP amendment.



LEGEND

- ARKINS & DENARGO VACATION
- FUNCTIONAL CLASSIFICATION OF ROADWAYS:**
- ARTERIAL
- COLLECTOR
- LOCAL
- TRAFFIC SIGNAL - EXISTING
- TRAFFIC SIGNAL - PROPOSED
- SITE VEHICULAR ACCESS
- PEDESTRIAN/BICYCLE CONNECTION TO TRAIL
- NEW TRAIL CONNECTION
- EXISTING PEDESTRIAN/BICYCLE TRAIL
- AT-GRADE RAILROAD CROSSING
- RAILROAD TRACKS
- GDP BOUNDARY
- OWNERSHIP BOUNDARY

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Landscape Architecture • Land Planning
Urban Design • Strategic Services
1390 Lawrence Street, Suite 200
Denver, Colorado 80204-2048
(303) 623-5186
Facsimile (303) 623-2260
WWW.DESIGNWORKSHOP.COM

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General Development
Plan (GDP)
DENVER, COLORADO

CYPRESS
REAL ESTATE ADVISORS
Austrian Development Owner
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78748
Tel: 612-484-8610

ELKUS | MANFREDI
ARCHITECTS
Architect
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
803 Park West Drive
Golden, CO 80401
Tel: (303) 674-7355

FAY & PIERCE
TRANSPORTATION ENGINEERS
Transportation Engineer
Fay & Pierce Associates Inc.
621 17th St.
Denver, CO 80203
Tel: (303) 296-4300

BRUNER
Asst. Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1868

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DENARGO MARKET GDP DOCUMENTATION
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**MAJOR VEHICLE
CIRCULATION**

SHEET NUMBER

6 OF 14

DENARGO MARKET GENERAL DEVELOPMENT PLAN

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DENARGO MARKET
General Development
Plan (GDP)
DENVER, COLORADO

PEDESTRIAN AND BICYCLES

A connection is proposed for the Denargo Market site to access the existing bicycle and pedestrian trail along the South Platte River. In addition, all of the internal streets will have sidewalks on both sides and will be bicycle friendly.

- The subdivision approval process will further define the local street network with a priority of providing connectivity, enhancing the City grid system and ensuring a pedestrian friendly environment.
- The main pedestrian access points are along 29th Street and Denargo Street. Denargo Street is intended to be a primary pedestrian entrance way with connections directly up to the Riverfront Open Space and the South Platte River Trail.
- The site is presently served by a Regional Transportation District (RTD) bus stop at 29th and Brighton, which provides bus service in to downtown. There are also bus stops at Wewatta and Park Avenue providing access to northwest Denver and downtown Denver. These stops will be accessible to the site along sidewalks.
- Currently, there are three planned rail station locations within one mile of this site. They are Denver Union Station (DUS), 38th and Inca (Gold Line) and 40th and 40th (I-70 East). These rail lines will be built as part of the FasTracks system and are anticipated to open between 2012 and 2018. DUS can be reached by walking once the proposed realigned Wewatta Street is improved with sidewalks connecting the project up to Park Avenue and across. The 40th and 40th station will be made accessible once streetscape improvements are made further down Brighton Boulevard, allowing safe pedestrian access. The 38th and Inca station will likely be the most inaccessible due to crossings needed over Park Avenue and through privately owned land (road maintenance facility and the Mailwell site).
- The South Platte River Trail runs along the river through most of the Denver area. It is used by both pedestrians and bicyclists, and will be connected to on this site. The conceptual plan anticipates bringing a spur of the trail up closer to the development to allow easy pedestrian and bicycle access to the riverfront amenities of this development (open space, pavilion and possible retail/restaurant spaces), which allows for two new or improved access points to the trail within the vicinity of the project (an existing access point exists today near 29th Street). Trail connections will be 10 feet wide and paved per City and County of Denver Parks and Recreation Department (DPR) standards. Engineering drawings must be reviewed for approval by Denver's Parks and Recreation Department at schematic, design development and construction review stage. DPR will provide inspections during construction.
- Pedestrian circulation will be enhanced along Brighton Boulevard with the addition of sidewalks and enhanced streetscape consistent with River North guidelines which include street oriented buildings, lighting, trees and a dedicated pedestrian crossing location which will occur with the stop light proposed at 29th Street and Brighton Boulevard.
- There are two existing at-grade railroad spur crossings along Delgany Street southwest of the proposed Denargo Market project. There are no current plans to abandon or grade separate these crossings. A conceptual plan showing the crossings, right-of-way and potential improvements has been developed and presented to the CCD. Given the uncertainty of what will happen with the railroad tracks due to FasTracks, at a minimum, ADA compliant sidewalk improvements at the two railroad crossings on Denargo Street will be provided at the time of the adjacent Denargo Street improvements under the maintenance agreement between the City and County of Denver and the railroad. Any improvements identified and required in this agreement will be contributed to by the Developer.

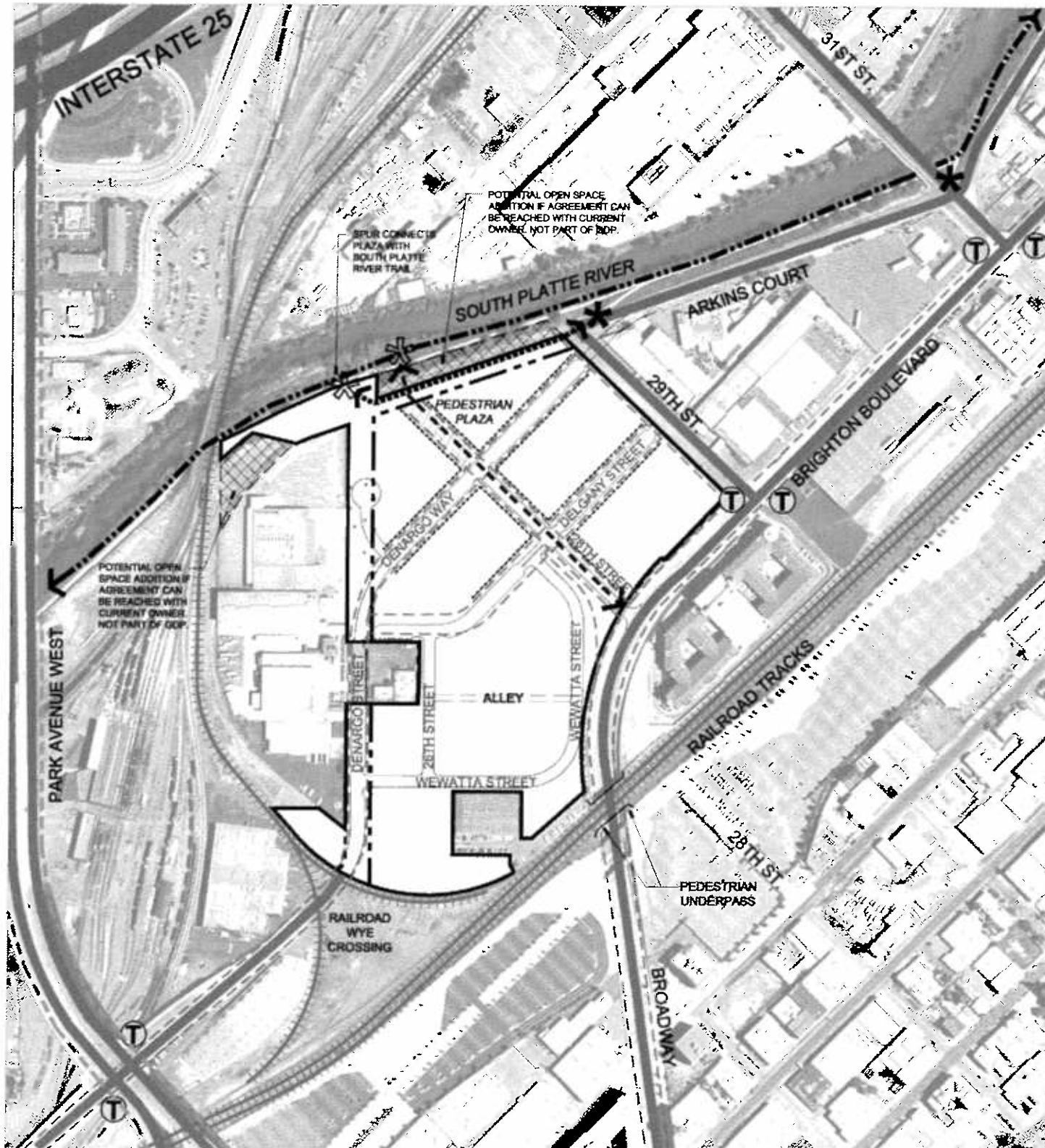
TRANSIT

RTD bus service is provided along Park Avenue in the vicinity of the Denargo Market project and along Brighton Boulevard immediately adjacent to the development, with stops close to the site. Routes #8 and Route #38 both operate along Park Avenue with a stop at Wewatta Street. Route #48 operates along Brighton Boulevard with a deadend turnaround on 31st Street before proceeding on Brighton Boulevard. Stops for these routes occur along Brighton Boulevard at 29th Street and along 31st Street. Routes #47X and Route #48X also both run along Brighton Boulevard but bypass 31st Street as express routes to I-70.

Bus stop locations are from RTD schedules current at the time when the GDP submittal was created. Changes to the location of RTD stops is at the discretion of RTD.

NOTES

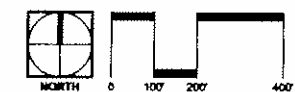
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LEGEND

- PEDESTRIAN PLAZA
- POTENTIAL OPEN SPACE ADDITION IF AGREEMENT CAN BE REACHED WITH CURRENT OWNER, NOT PART OF GDP.
- RTD BUS STOP
- MAJOR PEDESTRIAN WALKWAYS
- EXISTING DESIGNATED BICYCLE ROUTE (PARK AVE.)
- MERCHANT ZONE (SEE SHEETS 8 & 9 FOR CONFIGURATION)
- PLANNED TRAIL ACCESS POINT
- EXISTING TRAIL ACCESS POINT
- PEDESTRIAN/BICYCLE CONNECTION TO TRAIL
- NEW TRAIL CONNECTION
- EXISTING PEDESTRIAN/BICYCLE TRAIL
- RAILROAD TRACKS
- GDP BOUNDARY
- OWNERSHIP BOUNDARY

The GDP and the Cypress Property boundaries are shared along 29th Street, Brighton Boulevard and Delgany Street. The GDP boundary includes the ROW along existing Arkins Court and Denargo/Delgany Street.



CYPRESS
REAL ESTATE ADVISORS
Account/Development/Owner
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78748
Tel: (512) 494-8510

ELKUS | MANFREDI
ARCHITECTS
Architects
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
603 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7366

FEIR & FEIR
TRANSPORTATION ENGINEERS
Transportation Engineer
Feir & Feir Associates Inc.
621 17th St
Denver, CO 80203
Tel: (303) 298-4300

ADTC
Survey
Adtec Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1888

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DENARGO MARKET GDP DOCUMENTATION
PROJECT NUMBER: 3998

**TRANSIT, PEDESTRIAN &
BICYCLE CIRCULATION**

SHEET NUMBER

7 OF 14

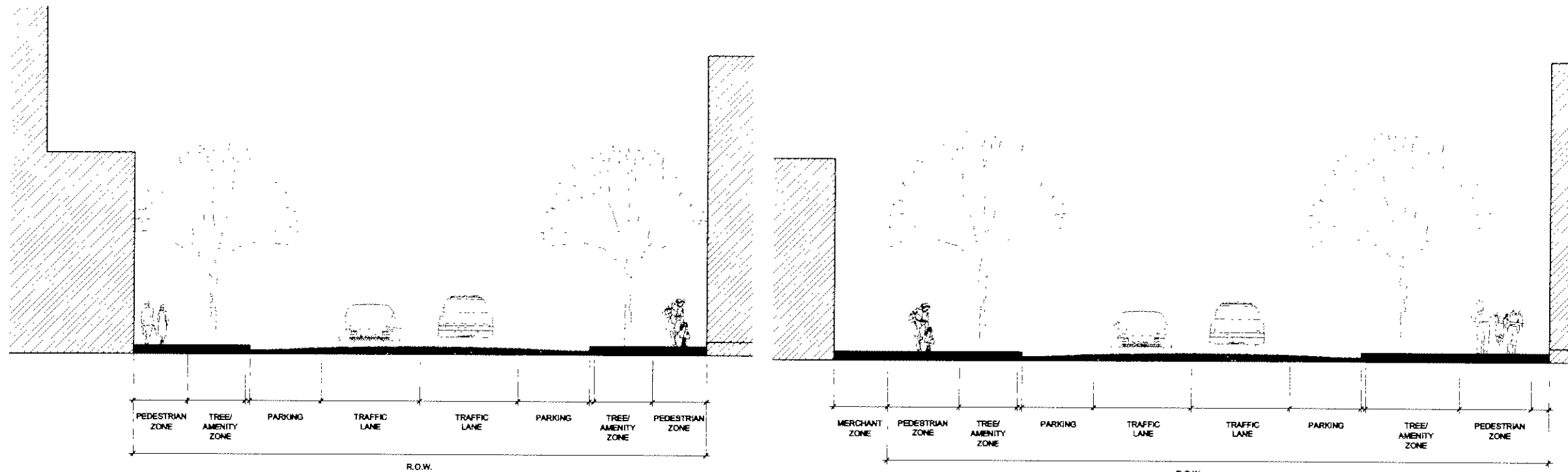
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DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

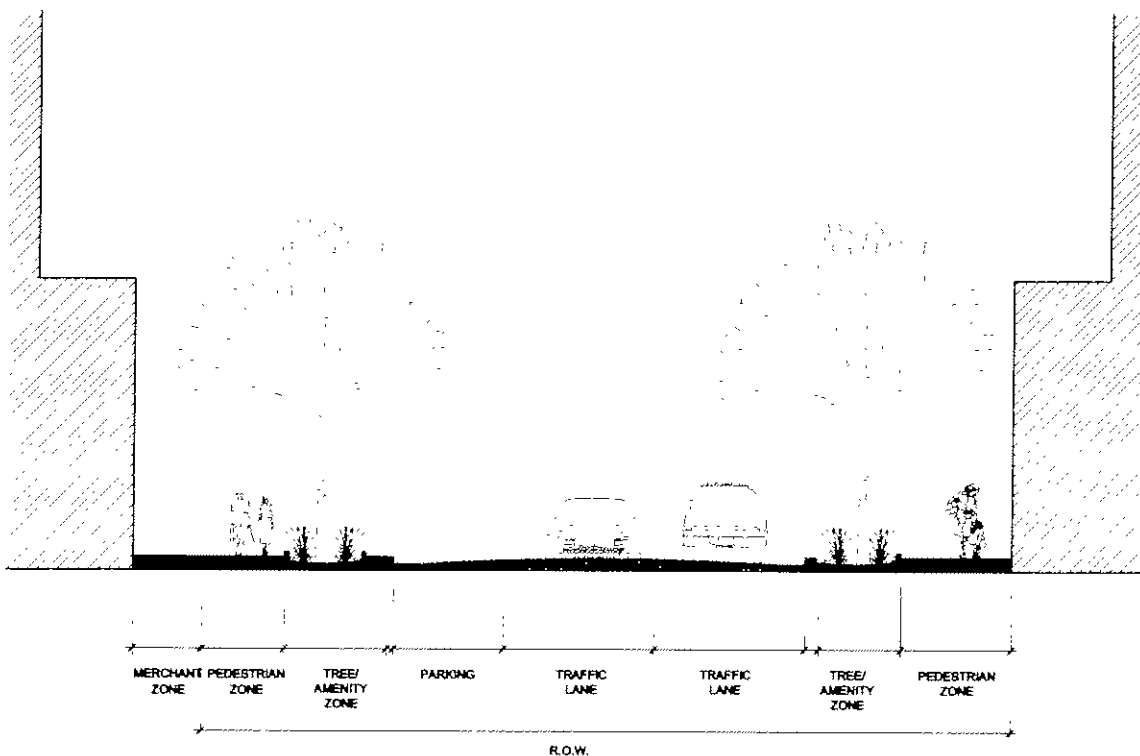
DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Strategic Services
1390 Lawrence Street, Suite 200
Denver, Colorado 80204-2048
(303) 623-5186
Facsimile (303) 623-2260
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DENARGO MARKET
General Development
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DENVER, COLORADO



Type 1: Delgany Street
Wewatta Street

Type 3: Chestnut Place from Denargo to 29th Street
Delgany Street from 28th Street to 29th Street



Type 2: Chestnut Place from Wewatta to Denargo Street
Delgany Street from Denargo Street to 28th Street

NOTES

- The cross-sections shown in these street typologies illustrate projected rights-of-way only and do not imply City of Denver approval.
- Roadways are illustrative in nature and do not represent final alignments or widths. The City and County of Denver grants conceptual approval of general roadway locations and cross-sections through the approval of this GDP.
- All pedestrian and amenity zones, measured together, will be a minimum of 13 feet in width when the building setback is greater than two feet or will be a minimum of 16 feet in width when the building setback is zero, unless a narrower zone is approved by the City of Denver during site plan review.
- In some cases, Public Works may allow elimination of on-street parking and/or require additional ROW in order to accommodate turning movements as determined by site plan level traffic studies.
- In general, the Denver Streetscape Design Manual shall provide guidance for development of all streets within the Denargo Market GDP.
- All cross-section elements in the rights-of-way will meet CCD standards and criteria.
- No detention pond is allowed to be constructed in ROW and/or City land.
- The use of planters or tree lawns on the public streets will be determined at the Site Plan level.

CYPRESS REAL ESTATE ADVISORS
Application/Development/Owner
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78748
Tel: 512-494-8610

ELKUS | MANFREDI ARCHITECTS
Architects
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
803 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7366

FP FLECK & PEERS
Transportation Engineer
Fleck & Peers Associates Inc.
821 17th St
Denver, CO 80203
Tel: (303) 298-4300

SPENCER Aztec Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1888

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DENARGO MARKET GDP DOCUMENTATION
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**STREET-CROSS
SECTIONS**

SHEET NUMBER

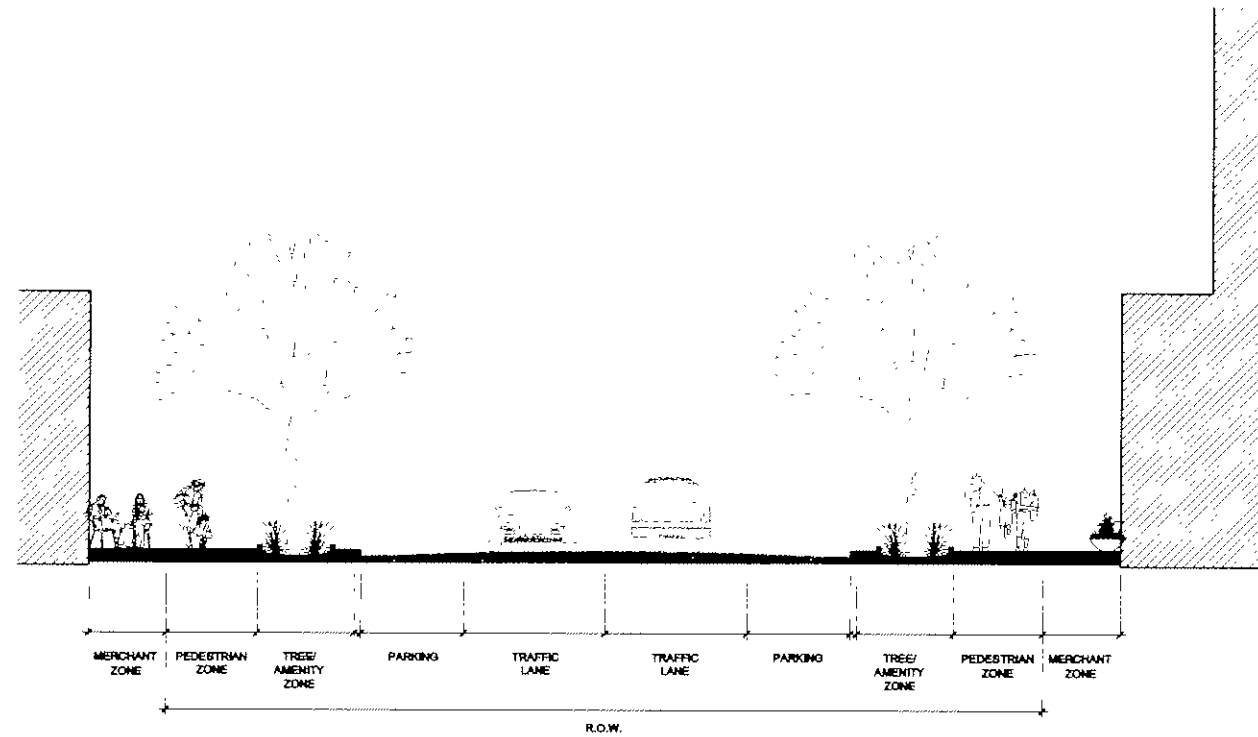
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DENARGO MARKET GENERAL DEVELOPMENT PLAN

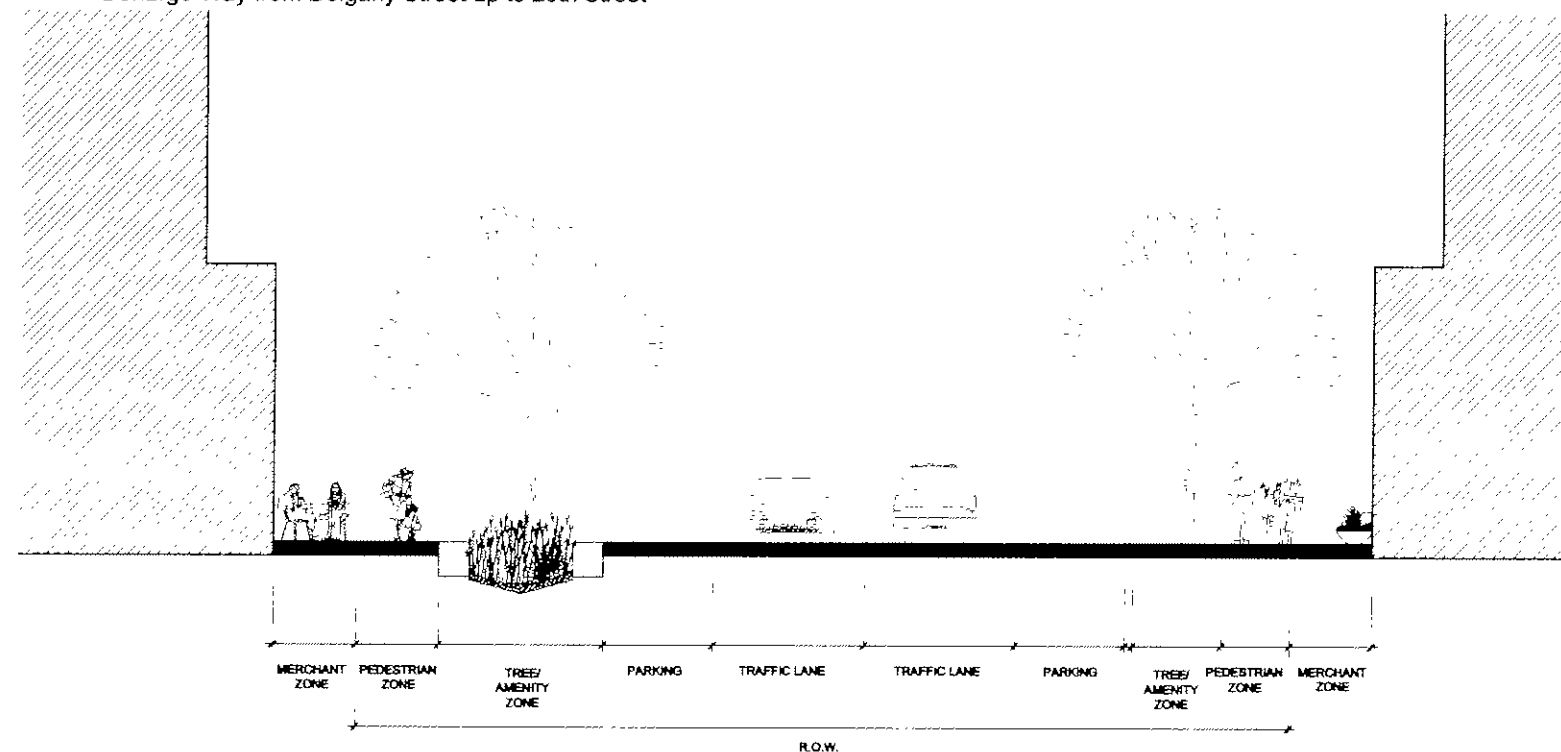
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DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Strategic Services
1390 Lawrence Street, Suite 200
Denver, Colorado 80204-2048
(303) 623-5186
Facsimile (303) 623-2260
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DENARGO MARKET
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DENVER, COLORADO



Type 4: Wewatta Street from crossing Chestnut Place up to 29th Street-
Denargo Way from Delgany Street up to 29th Street



Type 5: Denargo Street
28th Street

NOTES

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3. All pedestrian and amenity zones, measured together, will be a minimum of 13 feet in width when the building setback is greater than two feet or will be a minimum of 18 feet in width when the building setback is zero, unless a narrower zone is approved by the City of Denver during site plan review.
4. In some cases, Public Works may allow elimination of on-street parking and/or require additional ROW in order to accommodate turning movements as determined by site plan level traffic studies.
5. In general, the Denver Streetscape Design Manual shall provide guidance for development of all streets within the Denargo Market GDP.
6. All cross-section elements in the rights-of-way will meet CCD standards and criteria.
7. No detention pond is allowed to be constructed in ROW and/or City land.
8. The use of planters or tree lawns on the public streets will be determined at the Site Plan level.

CYPRESS
REAL ESTATE ADVISORS
Appraisal/Development/Construction
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78746
Tel: 512-494-8510

ELKUS MANFREDI
ARCHITECTS
Architect
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
603 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7365

FERR & PIERI
Civil Engineer
Ferr & Pieri Associates, Inc.
621 17th St
Denver, CO 80203
Tel: (303) 296-4300

AT&T
Surveyor
Aztec Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1988

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DENARGO MARKET GDP DOCUMENTATION
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**STREET-CROSS
SECTIONS (continued)**

SHEET NUMBER

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DENARGO MARKET GENERAL DEVELOPMENT PLAN

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CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

OPEN SPACE PROVIDED	
TOTAL GDP GROSS AREA	32.73 ACRES
MINUS MINIMUM ESTIMATED RIGHT OF WAY	4.01 ACRES
CURRENT ESTIMATED TOTAL GDP NET AREA	28.72 ACRES
OPEN SPACE PROVIDED (15% of GDP Net Area)	4.31 ACRES
OPEN SPACE REQUIRED (12% of GDP Net Area)	3.45 ACRES

PROVIDED OPEN SPACE BREAKDOWN	CITY OWNED	CYPRESS OWNED
Riverfront Open Space	1.12 ACRES	
Riverfront Open Space (to be vacated Arkins ROW)		.43 ACRES
Riverfront Open Space (Pedestrian Plaza)		1.10 ACRES
Riverfront Open Space (to be vacated Denargo St.)		.18 ACRES
Brighton Boulevard Open Space		.76 ACRES
Gateway Pocket Park		.58 ACRES
TOTAL CITY OWNED	1.12 ACRES	
TOTAL CYPRESS OWNED		3.05 ACRES
TOTAL OPEN SPACE		4.17 ACRES

NOTES

- The above table summarizes the proposed aggregated open space. When a site plan submittal includes aggregated open space as depicted on this sheet, the site plan submittal shall include a description of how the proposed aggregation of open space within the GDP area is met. The site plan submittal shall also tally and tabulate what percentage of the overall open space it represents for the current site plan and prior site plans that have been aggregated within the GDP area.
- Detention and water-quality facilities, where required, should be creatively accommodated within the GDP area and will not be located on City-owned land. Strategies such as locating facilities on rooftops, subsurface detention, or pervious paving systems may be used in such areas as plazas and general open space areas throughout this GDP. A maximum of 50% of open space areas as shown on this sheet and owned by the Developer may be used for surface detention and/or water quality. 100% of the open space areas shown on this sheet and owned by the Developer may be used for subsurface detention and/or water quality. These areas will still count as open space as long as it can be demonstrated during the site plan process that their design allows them to function as usable, publicly-accessible open spaces and meet all the requirements of the Rules and Regulations for GDP's and the CCD Water Quality Management Plan of 2004 and all applicable documents.
- Although tree lawns and other landscaped spaces within the public right-of-way are not included in the aggregated open space calculations, they constitute an important element of a comprehensive open space system.
- Roadways are illustrative in nature and do not represent final alignments or widths. The City and County of Denver grants conceptual approval of general roadway locations and cross-sections through the approval of the GDP.

- LEGEND**
- OPEN SPACE (APPROXIMATE LOCATION)
 - POTENTIAL OPEN SPACE ADDITION IF AGREEMENT CAN BE REACHED WITH CURRENT OWNER NOT PART OF GDP.
 - PLANNED TRAIL ACCESS POINT
 - EXISTING TRAIL ACCESS POINT
 - PEDESTRIAN/BICYCLE CONNECTION TO TRAIL
 - NEW TRAIL CONNECTION
 - EXISTING PEDESTRIAN/BICYCLE TRAIL
 - RAILROAD TRACKS
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DENARGO MARKET GDP DOCUMENTATION
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OPEN SPACE AND TRAILS

SHEET NUMBER

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Landscape Architecture • Land Planning
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1390 Lawrence Street, Suite 200
Denver, Colorado 80204-2048
(303) 623-5186
Facsimile (303) 623-2260
WWW.DESIGNWORKSHOP.COM

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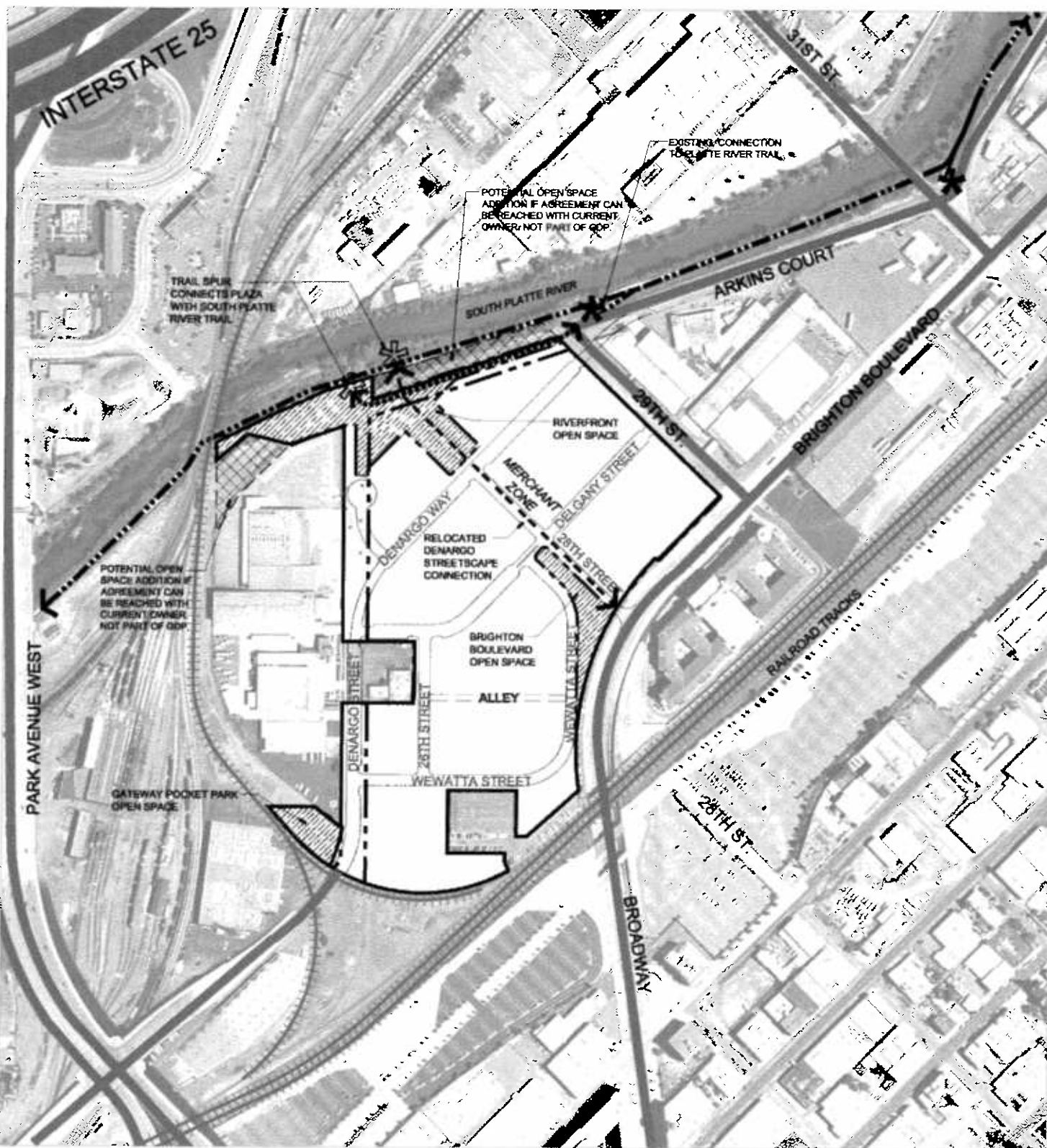
CYPRESS
REAL ESTATE ADVISORS
Architect/Developer/Owner
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78748
Tel: 512-484-8110

ELKUS | MANFREDI
ARCHITECTS
Architect
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

VISION LAND
Civil Engineer
Vision Land Consultants
603 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7365

Fair & Peters
Transportation Engineer
Fair & Peters Associates Inc.
621 17th St.
Denver, CO 80203
Tel: (303) 296-4300

ENTRUST
Advis Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1666



GENERAL OPEN SPACE REQUIREMENTS
Given the adjacency to the South Platte River, the Developer intends to aggregate open space across the project site that will include 15% of the net area included in the GDP. This aggregated open space may be a combination of private and publicly-owned open spaces.

The Developer, successor and/or assigns will be responsible for design, construction, maintenance and management of the Denargo Market Open Spaces, including the City-owned properties along the South Platte River. The Developer will design, construct and maintain consistent improvements of City-owned properties. City of Denver will review and approve these improvements and the Greenway Foundation will be included as a referral entity.

OPEN SPACE DEFINITION
Usable open space is defined, for the purposes of this GDP, to include areas of plazas, playgrounds, landscaped areas open to the sky, all of which are developed for recreational or leisure usage. This definition includes both green landscaped and hardscape areas, with a significant amount of green landscaped area in the Riverfront Open Space. Usable open space would not cover building setbacks, small ornamental landscaping and private enclosed spaces. The intent is to provide accessible, useable, safe, and maintainable recreation and open space, and to the greatest extent possible create a multi-tiered vegetative buffer between the buildings and the River. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active and passive recreation facilities, and appropriate lighting.

INTENT
Open spaces shown in this GDP represent the general location, configuration and size of the aggregated open spaces. The conceptual open space locations shown promote public connections to the South Platte River Trail system and the adjacent street network. Open spaces will adhere to a number of general principles including:

- Encourage a Variety of Public Spaces
Amenities could include small grassed play areas, hardscape plazas, interpretation of neighborhood history, structured play areas for small children, natural open space, sculptures and gardens.
- Comprehensive Vision for Natural Open Space
If the Arkins Court ROW is vacated (as planned in this GDP), the ownership will be split between the adjacent property owners and the Developer. It is the Developer's intention to improve, restore and maintain the entire former Arkins Court to an open space area. Native plant species will be used to encourage natural development and encourage plant diversity along the South Platte River (as encouraged in the South Platte River Management Plan).
- Develop Open Spaces with Sustainable Practices
Where possible, the development of open space will include, but not be limited to, practices that use low water vegetation, incorporate stormwater BMPs and encourage surface drainage.
- Create "breathing spaces" as defined in CCD's Park and Recreation Department's Game Plan
Residents increasingly value green breathing space that they can walk to within their neighborhoods. These breathing spaces encompass a wide range of places with varied landscape character from natural open space to neighborhood parks or rooftop gardens, to more urban squares and plazas.

AGGREGATED OPEN SPACES
The open space concept is comprised of an aggregation of individual public open spaces shown in the GDP. The open space needs of the community will be primarily served by distributing a few low publicly-accessible open spaces throughout the GDP area. The intention is to meet or exceed the goal set forth in the Parks and Recreation Department's Game Plan of providing "at least 1/2 acre of public open space within 1/2 mile of every resident's home that can be reached without crossing a major barrier." These spaces are described below.

- RIVERFRONT OPEN SPACE**
This open space area will be a minimum of 2.83 acres and is intended to create a usable public space with direct access to the South Platte River Trail network (this area will include 2.83 acres of City and developer owned land located in this GDP and additional open space if an agreement is reached with other land owners). This open space will serve the active, passive and recreational needs of the residents and provide for one or more areas for seating, picnics, play areas for children, walking paths, small turf areas and landscape plantings intended to enhance the River. Plazas and hardscape areas will be located near adjacent buildings to provide an active edge to the space. This will be the central open space area for inhabitants of the project, surrounding neighbors and users of the South Platte River Trail. Two new or improved access points will be provided connecting Denargo Market with the South Platte River bicycle/pedestrian multi-use trail.

Throughout the development process, plans and guidelines will be developed that will protect the natural resources of the South Platte River. Guidelines would include:

- Develop plans that balance the needs for river access and events with the needs for habitat, water quality and flood control.
- Provide and maintain a visible, riparian habitat corridor for wildlife movement to attract and sustain a wide variety of terrestrial wildlife.

The design of the Riverfront Open Space shall be done in such a way to allow adjacent property owners to connect to this larger system if desired. The edge of this space shall not be designed to have a hard edge that would prevent future expansion of the open space.

It is the Developer's intention that if control of the other half of the once vacated Arkins right-of-way and/or trail access is given to the Developer or CCD from the Regional Transportation District (RTD), this land will be improved and maintained by the Developer consistent with the vision presented above.

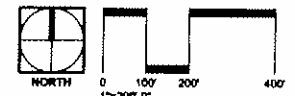
- RELOCATED DENARGO STREETSCAPE**
This space will provide a public connection between the Riverfront Open Space and the Brighton Boulevard open space. The street and Riverfront Open Space will be agrable gathering places for the project and provide a focal point for the development. The street is intended to be a flexible space that will allow vehicular traffic and may accommodate outdoor activities or markets on occasion. The space will be primarily hardscape with street amenities such as seating, trees and some softscape plantings. This space is intended to be used by people living and working at Denargo Market, and as a connection for neighborhood residents to easily access the improved Riverfront Open Space. An approximate size of this space will be determined in later design phases.

- BRIGHTON BOULEVARD OPEN SPACE**
The Brighton Boulevard open space between Cherokee Street and the relocated Denargo Street will be a minimum of 0.75 acres and connect pedestrians from the Brighton Boulevard underpass to the Riverfront Open Space. It will serve as a passive green area and sculpture garden with some seating to allow people a refuge from busy Brighton Boulevard, and an area in which residents can come and use as a breathing space. Anticipated amenities may include seating elements, seat walls, walking paths and open lawn areas featuring sculptures by artists living and working in the River North neighborhood.

- GATEWAY POCKET PARK**
This park will be a minimum of 0.58 acres and will serve as a gateway to the project from Park Avenue West/Wewatta Street. The park will be oriented to Wewatta Street and will provide an entry element with some seating and open turf area for residents in the southern portion of the project. In the near term, this park will be buffered with trees and other landscape elements to make a more pleasant setting. However, once the rest of the industrial parcels are redeveloped, this park could be enlarged if land is received from other property owners to meet open space requirements. This park will serve as an important amenity to the residents of the southern area, giving more immediate access to open space. The proposed use is a dog park given the lack of such facilities near downtown and play/seating area; however, its exact program will be determined during a later design phase.

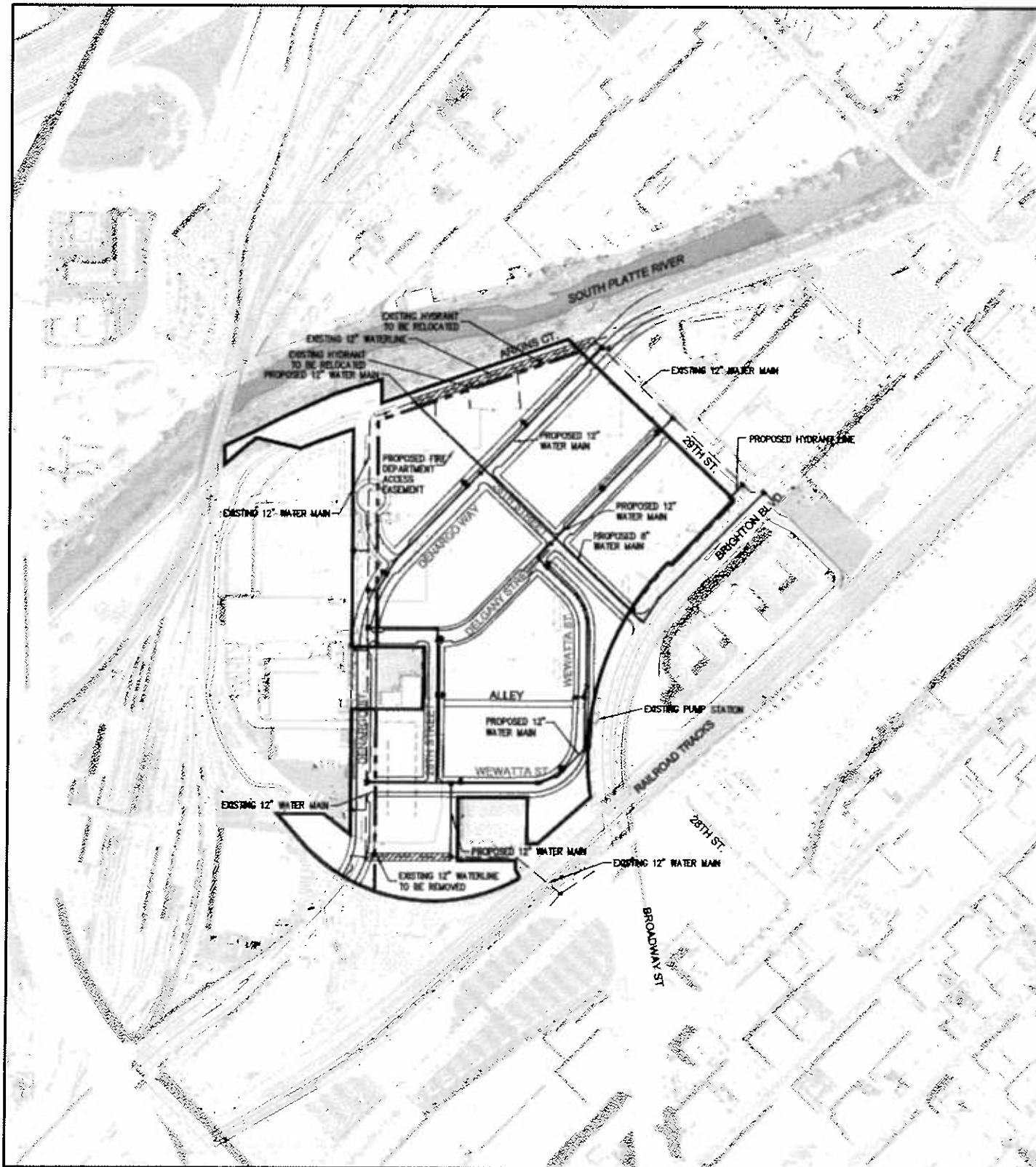
- OTHER OPEN SPACES**
The Denargo Market GDP encourages the provision of other unobstructed open spaces on a site-by-site basis beyond those proposed to be aggregated. These open spaces may be a combination of unobstructed open spaces as allowed by the Denver Zoning Code provided on rooftops, courtyards or other areas serving the needs of residents or satisfying a larger environmental or sustainable purpose.

The GDP and the Cypress Property boundaries are shared along 29th Street, Brighton Boulevard and Delgany Street. The GDP boundary includes the ROW along existing Arkins Court and Denargo/Delgany Street.



DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
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CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD



Note:
All water infrastructure (i.e. waterline, fire hydrants, valves, fittings, etc.) are shown for graphical representation only and are intended to be conceptual. All water infrastructure will be designed and constructed in accordance with Denver Water standards. Actual configuration to be designed at site plan stage.

LEGEND

	GDP BOUNDARY
	PROPOSED WATER LINE
	PROPOSED WATER LINE GATE VALVE
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING UTILITY TO BE ABANDONED
	OWNERSHIP BOUNDARY

General Notes:

- All proposed utilities are conceptual and dependent on the final placement of the roadway.
- Pipe sizing and operating pressure ranges have been provided in the infrastructure master utility analysis.
- Water service to the site will be provided by a public water system that is owned, operated and maintained by the Denver Water.
- Water plans for this project will be submitted to the Denver Water for review and approval separate from the GDP process.
- Sizing and location of water mains are subject to the Denver Water review and approval.
- If and when it becomes available at the site, reuse water will be utilized for irrigation of significant open space areas.
- Existing utility features are a representation of data collected from the Aztec survey and assumed locations from utility maps. This data should be used for visual purposes only.
- If any water mains are proposed in an area of contaminated soil, the soil must be mitigated prior to the water main installations.

Denver Water Notes:

- Should existing PUBLIC mains within the area not be able to provide the required fire flow for the site, the Developer will perform the necessary System Modification required by Denver Water to obtain the fire flows.
- SDC Credit for the master Meters serving Denargo Market will be issued in accordance with Denver Water policy.
- Denver Water Back Flow Prevention must be installed on all metered connections and the fire lines that will be installed as part of the development associated with this General Development Plan.
- All meter locations must be approved by Denver Water.
- Water Plans for development within this GDP must be submitted to Denver Water for review and approval separate from the DRC process.
- Any water easements used in lieu of dedicated streets will be determined at the site plan stage, all easements will be in accordance with Denver Water requirements.
- The distribution system that will be installed to serve Denargo Market must be a PUBLIC System with the system being owned, operated, and maintained by Denver Water.

The GDP and the Cypress Property boundaries are shared along 29th Street, Brighton Boulevard and Delaney Street. The GDP boundary includes the ROW along existing Arkins Court and Denargo/Delany Street.



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Application/Developer/Owner
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78746
Tel: 512-494-8510

ELKUS MANFREDI ARCHITECTS
Architect
Elkus Manfredi Architects
300 A Street
Boston, MA 02210

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Civil Engineer
Vision Land Consultants
803 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7365

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Fehr & Peers Associates Inc.
621 17th St
Denver, CO 80202
Tel: (303) 298-4300

AZTEC
Surveyor
Aztec Consultants Inc.
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Littleton, CO 80122
Tel: (303) 713-1898

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4	01/08/08	GDP AMENDMENT

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DENARGO MARKET GDP DOCUMENTATION
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WATER

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DENARGO MARKET GENERAL DEVELOPMENT PLAN

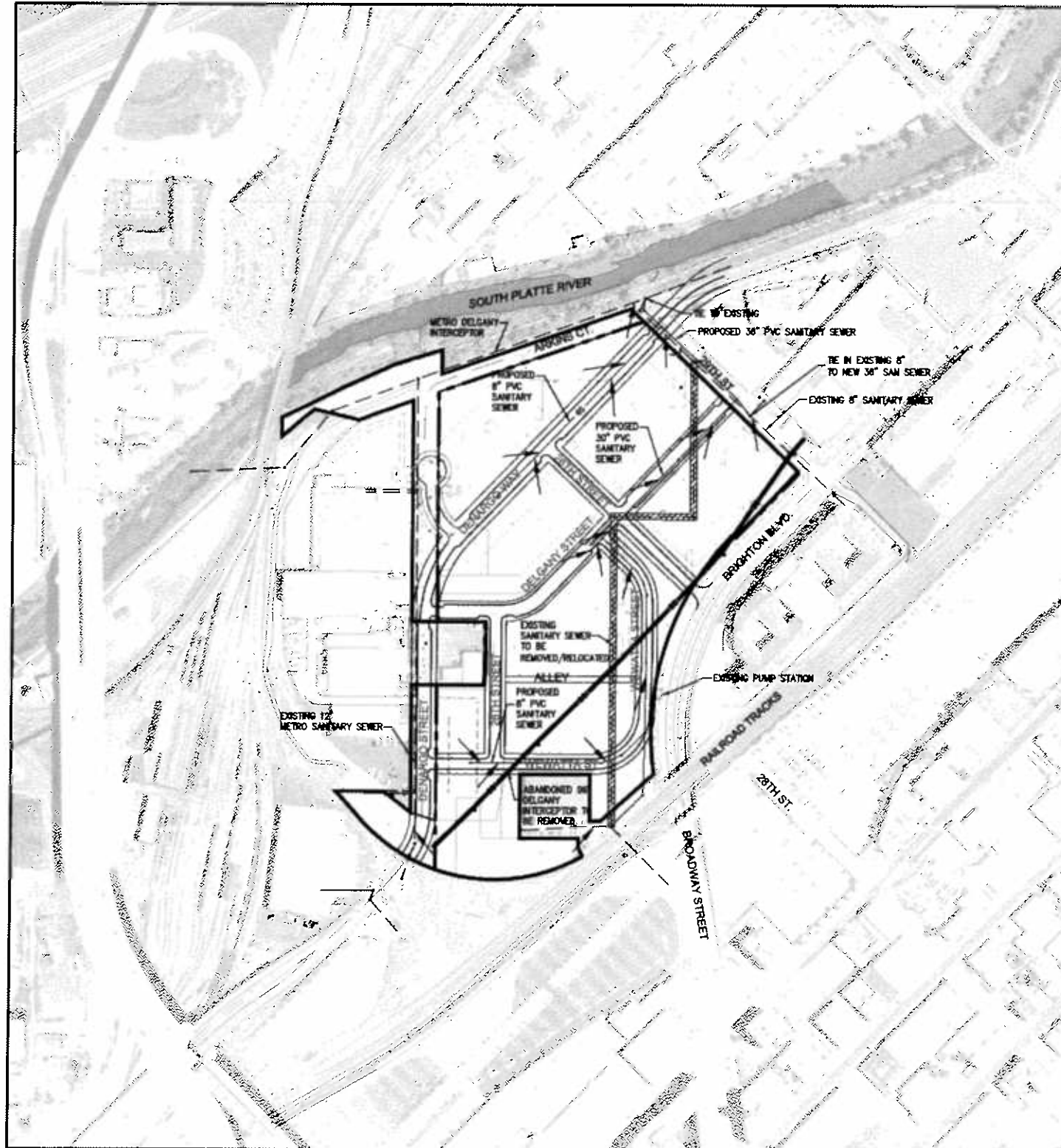
PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

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General Notes:

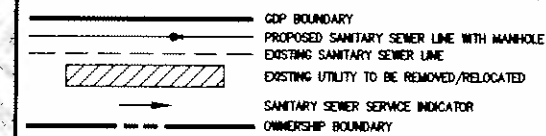
1. Pipe sizing and capacities have been provided in the Infrastructure master utility analysis.
2. Denver Department of Public Works Wastewater Management Division (Manual), the sewer flow for residential units is based on the number of people being served at 115 gallons per day (GPD) and for commercial areas it is based on the type of business being conducted and square footage of the area being served. The average flow rate expected to be generated by the total site is 0.74 cfs. Per table 203.5 a peaking factor of 4.04 is applied to calculate a peak flow of 2.97 cfs the required capacity is 4.30 cfs (see calculations). All sanitary flows from this site will ultimately be conveyed to the northeast corner of the site to the 78" Metro Delgany Interceptor. The Metro Delgany Interceptor's capacity is 156 cfs (86% of full flow capacity per the Manual) and the current peak flow is 54 cfs giving an excess available capacity of 102 cfs therefore the Metro Delgany Interceptor will be able to handle all flows generated by the site. In total the Site will ultimately require 2% of the capacity of the 78" Metro Delgany Interceptor.
3. Due to the proposed building locations the 30" PVC line that runs north thru the site (see existing facilities described above) will be abandoned and a new 30" PVC line will be installed to reroute these flows thru the proposed rights of way and around the proposed buildings. This new 30" line will serve buildings 1-7 as well as maintaining the existing service for the upstream facilities (Building 1 will tie into the 30" line via the existing 8" line that currently serves a warehouse that will be demolished). The 30" PVC sewer pipe will be installed at a uniform slope of approximately 0.168% giving a capacity of 14.46 cfs (80% of full flow capacity per the Manual). It is anticipated that the new buildings being served by this line will add a peak flow of 2.37 cfs or 16.4% of the total pipe capacity. A new manhole will be installed in 29th St upstream of the where the existing 30" line ties in on 29th St. The existing 8" line in 29th St and the new 30" PVC line will tie in at this new manhole. This manhole will discharge into a new 30" PVC line that will follow the same route in 29th St as the existing 30" line and ultimately discharge into the 78" Metro Delgany Interceptor in Arkins Ct. Buildings 6, 8 and 9 will discharge into a new 8" line that will connect to the line in 29th Street which will then flow into the 78" Metro Delgany Interceptor. It is anticipated that buildings 8 and 9 will have a peak flow of 0.95 cfs. In total all the buildings that ultimately discharge into the new 30" line will require 10% of the 30" line's capacity (based on the peak flow from buildings 1-9).
3. Sanitary sewer plans for this project will be submitted to City and County Denver Public Works waste water management division for review and approval separate from the GDP process.
4. Sizing and location of sanitary mains are subject to Denver Public Works review and approval.
5. Existing utility features are a representation of data collected from the Aztec survey and assumed locations from utility maps. This data should be used for visual purposes only.



Notes:

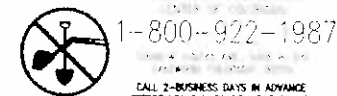
1. All sanitary sewer infrastructure (i.e. sanitary sewer line, manhole, service indicators, etc.) are shown for graphical representation only and are intended to be conceptual. All sanitary sewer infrastructure will be designed and constructed in accordance with the City and County of Denver Department of Public Works standards. Actual configuration to be designed at site plan stage.
2. A final utility study shall be submitted for review by Public Works. A more detailed sanitary sewer study and related sanitary sewer construction plans will be required during development review.
3. All sanitary connections to Metro Interceptor shall be per Metro approval. Flow measurements to verify the existing interceptor capacity may be required. Extension of the sanitary system shall be completed with on site connections for all buildings.
4. All new sanitary sewer service and mainlines will be designed and constructed to transport waste water to the north and of the site where it will connect to the 78" Metro Delgany Interceptor.

LEGEND

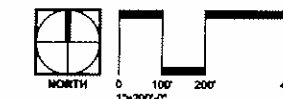


The GDP and the Cypress Property boundaries are shared along 29th Street, Brighton Boulevard and Delgany Street. The GDP boundary includes the ROW along existing Arkins Court and Denargo/Delgany Street.

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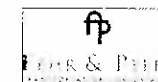


CYPRESS
REAL ESTATE ADVISORS
Application/Developer/Owner
Cypress Real Estate
One Barton Browne
Suite 230
Austin, TX 78740
Tel: 512-494-8510

ELKUS | MANFREDI
ARCHITECTS
Architects
Elkus Manfredi Architects
300 A Street
Boston, MA 02210



Civil Engineer
Vision Land Consultants
803 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7355



Transportation Engineer
Fahr & Pears Associates Inc.
621 17th St
Denver, CO 80293
Tel: (303) 298-4300



Surveyor
Aytec Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1868

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01/09/08	GDP AMENDMENT	4

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DENARGO MARKET GDP DOCUMENTATION
PROJECT NUMBER: 3998

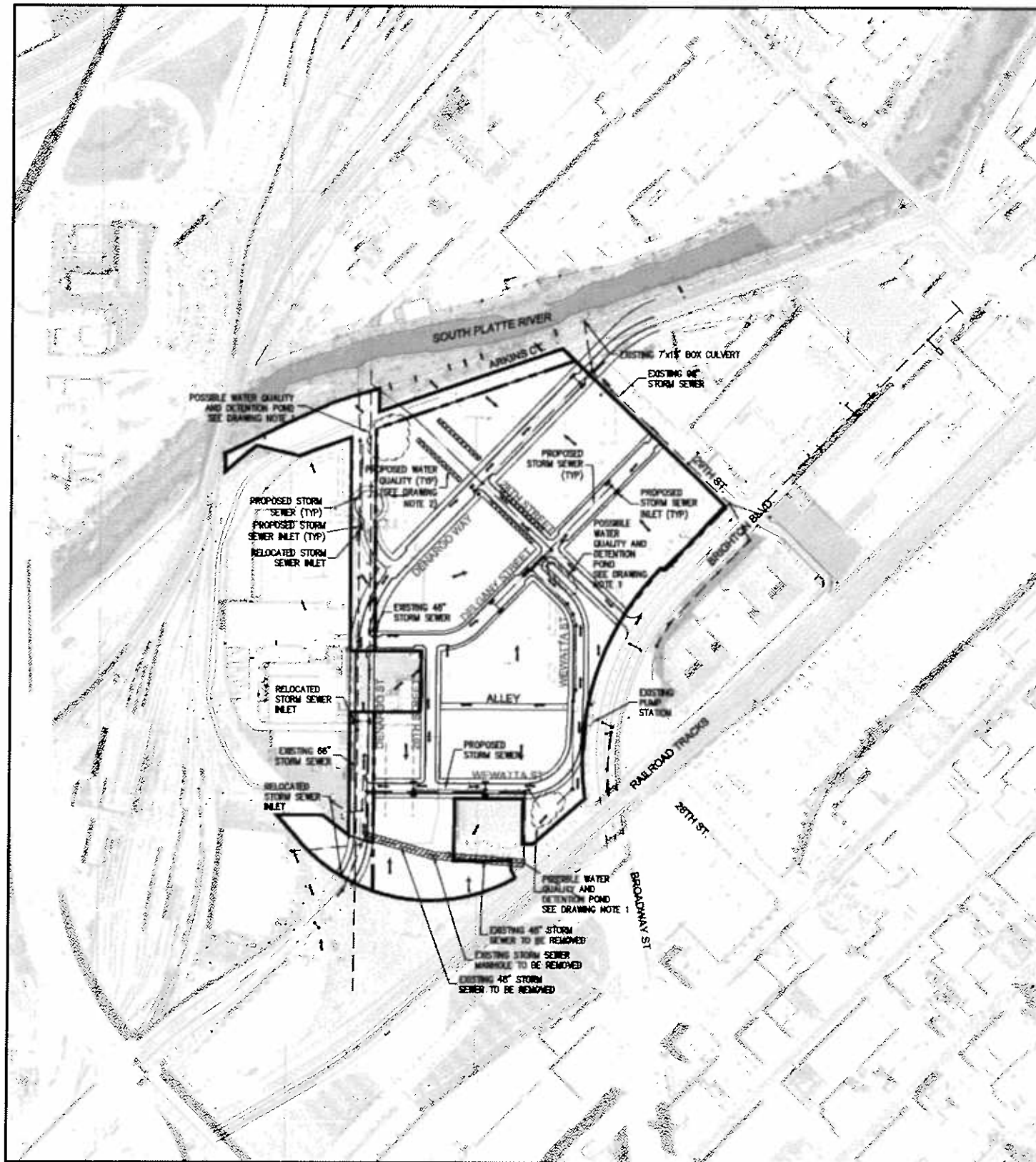
**SANITARY SEWER
SERVICE**

SHEET NUMBER

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DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD



LEGEND

- GDP BOUNDARY
- PROPOSED BUILDING FLOW ARROW
- PROPOSED FLOW ARROW
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER FLARED END SECTION
- PROPOSED STORM SEWER LINE WITH MANHOLE
- PROPOSED STORM SEWER LINE WITH MANHOLE
- PROPOSED OPEN SPACE
- POSSIBLE WATER QUALITY (SEE DRAWING NOTE 2)
- EXISTING STORM SEWER LINE
- EXISTING UTILITY TO BE ABANDONED
- OWNERSHIP BOUNDARY

Drawing Notes:

1. Possible storm water detention and/or water quality facility to be constructed in accordance with City and County of Denver and Urban Drainage and Flood Control District standards. Actual configuration to be determined at site plan stage.
2. Detention and water-quality facilities, where required, should be creatively accommodated within the GDP area and will not be located on City owned lands. Strategies such as loading facilities on rooftops, subsurface detention, or pervious paving systems may be used in such areas as plazas and general open space areas throughout the GDP. A maximum of 60% of open space areas as shown on this sheet and owned by the Developer may be used for surface detention and/or water quality. 100% of the open spaces areas shown on this sheet and owned by the Developer may be used for subsurface detention and/or water quality. These areas will still count as open space as long as it can be demonstrated during the site plan process that their design allows them to function as usable, publicly accessible open spaces and meet all the requirements of the Rules and Regulations for GDP's and the CCD Water Quality Management Plan of 2004.

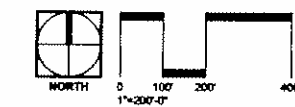
General Notes:

1. All storm sewer infrastructure (i.e. storm sewer line, manholes, inlets, detention facilities, water quality facilities, etc.) are shown for graphical representation only and are intended to be conceptual. All storm sewer infrastructure will be designed and constructed in accordance with the City and County of Denver Public Works standards. Actual configuration to be designed at site plan stage.
2. A final drainage study shall be submitted for review by Public Works. A more detailed drainage report and related storm sewer construction plans will be required during development review.
3. Any structure added to the South Platte River shall be per approval of the Urban Drainage and Flood Control District (UDFCO).
4. All detention and/or water quality proposed for land counting towards the 15% aggregate open spaces in this GDP must be reviewed by Denver Parks and Recreation.

Stormwater Notes:

1. There are currently two large storm sewers that run north, along the west side of the property in Wewatta St - a 66" RCP pipe on the west side of the street and a 54" RCP pipe on the east side. Both these storm sewers cross under Arkins Ct and discharge into the South Platte River. At the south end of the site a 48" storm sewer runs west from offsite and ties into the 54" storm sewer that runs north in Wewatta St. The 48" line has a couple of inlets that drains portions of the south end of the site. A pumping station for the Broadway underpass is located south east of the site. This station pumps out into a 36" RCP pipe that runs along the west side of Broadway, then Brighton Blvd. This line ties into a 96" storm sewer that runs in 29th St and ultimately discharges into the South Platte River. There are several inlets in 29th St and in Wewatta St that provide drainage for the site. There are currently no detention or water quality facilities at this site.
2. An offsite analysis of discharges from the lower downtown basin was performed to determine if any flows from the lower downtown basin will encroach on the site. It has been determined that no flows from the lower downtown basin will impact the site. In the event the Coors Field parking lot, located south of the Denargo Site, stormwater structures simultaneously fail it is possible that offsite flows could possibly reach the site. These possible flows will be handled within the designed road right-of-way as required by the City and County of Denver Stormwater Criteria.
3. All proposed utilities are conceptual and dependent of the final placement on the roadway.
4. Existing utility features are a representation of data collected from the Aztec survey and assumed locations from utility maps. This data should be used for visual purposes only.

The GDP and the Cypress Property boundaries are shared along 29th Street, Brighton Boulevard and Delgado Street. The GDP boundary includes the ROW along existing Arkins Court and Denargo/Delgado Street.

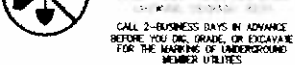


NOTES:
SEE MASTER DRAINAGE REPORT IN THE GDP SUBMITTAL FOR OFFSITE AND ONSITE FLOWRATES AND DRAINAGE BASIN LIMITS.

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REAL ESTATE ADVISORS
Application/Development/Owner
Cypress Real Estate
One Barton Skyway
Suite 230
Austin, TX 78748
Tel: 512-484-9550

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ARCHITECTS
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300 A Street
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Civil Engineer
Vision Land Consultants
803 Park Point Drive
Golden, CO 80401
Tel: (303) 874-7365

FOUR & PEEK
Transportation Engineer
Fehr & Peers Associates Inc
621 17th St
Denver, CO 80203
Tel: (303) 298-4300

AT&T
Surveyor
Aztec Consultants Inc
8000 S Lincoln
Littleton, CO 80122
Tel: (303) 713-1066

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DENARGO MARKET GDP DOCUMENTATION
PROJECT NUMBER: 3998

DRAINAGE MAP

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13 OF 14

DENARGO MARKET GENERAL DEVELOPMENT PLAN

PORTION OF LAND LOCATED IN THE NE 1/4 NW1/4, SE1/4 NW1/4 AND THE NE 1/4 SW1/4
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT THE INTERSECTION OF 29TH STREET AND BRIGHTON BOULEVARD

IMPLEMENTATION AND PHASING

Development will generally begin at the project's outer edges and move in towards the South Platte River and then down to Wewatta Street. The First Phase of development will occur at the two parcels along 29th Street off Brighton Boulevard. These parcels will require the least amount of up front infrastructure and make use of the existing street access. This initial development will provide some of the retail and population base necessary to support the site's proposed mix of uses. Also, developing from the perimeter of the project will enhance land values and enable the Developer to achieve long-term character and quality at the core of the project.

With the Second Phase of development, Arkins Court will need to be vacated and the new Wewatta Street alignment will be built. It is likely that the portion of the existing Denargo Street close to the River will be vacated at the same time. The first block of Chestnut Place and Denargo Street will be built up to the new Wewatta alignment. These streets will provide the necessary circulation for the second phase of development. Utilities necessary to serve these parcels will be put in and it is possible a temporary detention pond (or the proposed detention/water quality area in the Riverfront Open Space as shown on Sheet 13) will be put in place to serve these parcels until future phases are built. The enhancement to the South Platte River corridor and Riverfront Open Space will occur in this phase.

The rest of the site will likely be built out in the Third Phase, with the final development likely being the parcels furthest from the South Platte River. At this time, the final road network will be built and all utilities will go in their final alignments, including detention facilities.

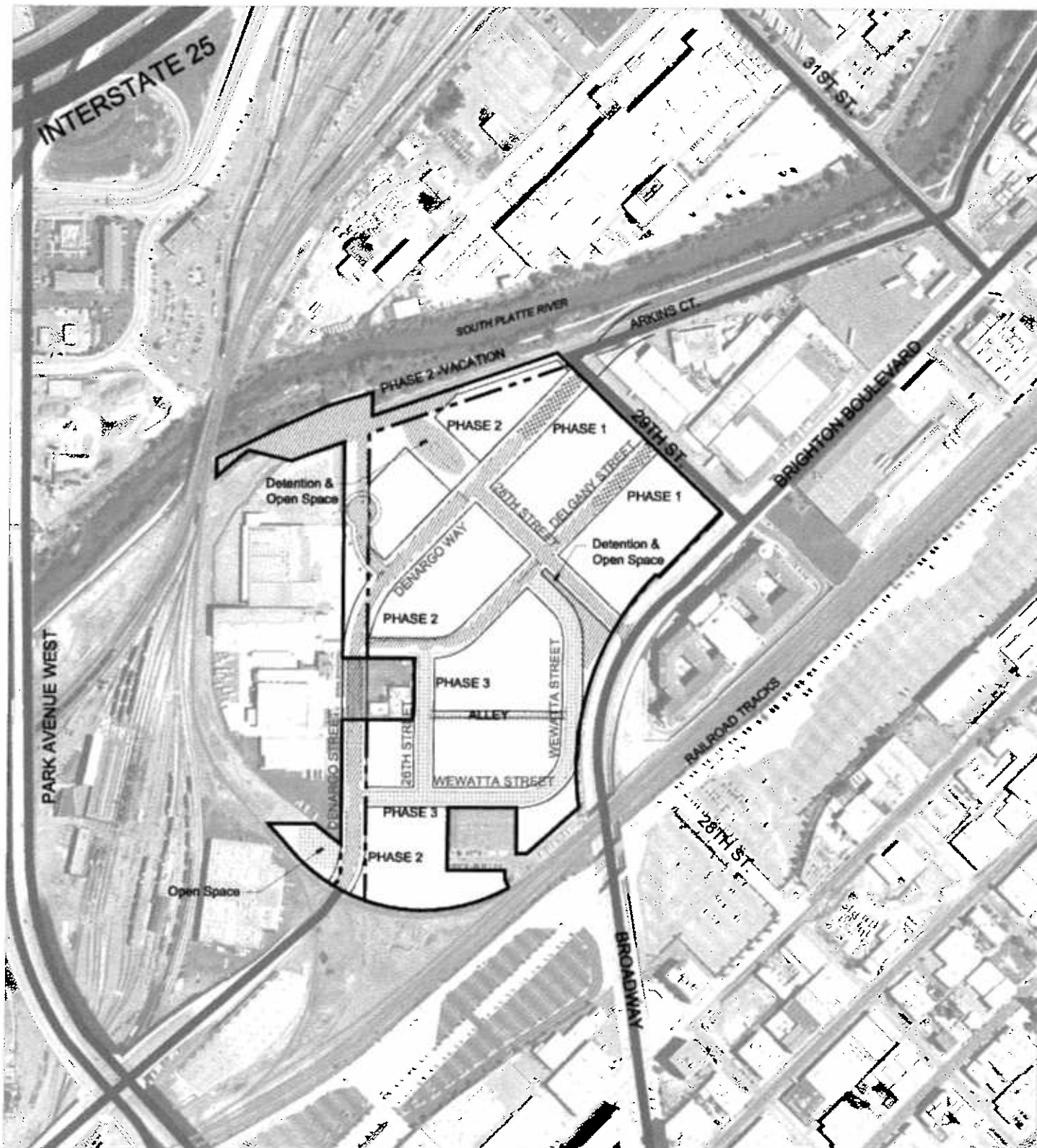
This project phasing is not vested and may change if the City and County of Denver require infrastructure improvements, or if the Developer determines a more favorable phasing plan based on changing market conditions.

NOTES

1. Roadways are illustrative in nature and do not represent final alignments or widths. The City and County of Denver grants conceptual approval of general roadway locations and cross-sections through the approval of this GDP. ROW improvements required for each phase of the development will be determined by Public Works during the site plan phase of the development.
2. The Developer shall be responsible for all improvements, maintenance and management related to the Denargo Market development.
3. Changes to this Sheet would not require a GDP amendment.
4. The Implementation and Phasing Plan portion of the GDP is for information and planning purposes and is not part of the GDP entitlement or vesting. The GDP Implementation and Phasing Plan is not a self-implementing document and is to be used for strategic timing only. It neither confers nor denies any property rights or public funding.

Implementation and Phasing Plan

PHASE	APPROXIMATE YEARS	IMPROVEMENTS AND ACTIONS
PHASE 1	1 TO 3 YEARS	29th Street and Brighton Intersection and 29th Street Improvements Phase 1 Utilities and Detention (likely a temporary pond)
PHASE 2	4 TO 6 YEARS	Existing Streets Vacated Wewatta Street Dedication and Improvements Denargo Street Dedication and Improvements Chestnut Street Dedication and Improvements Wewatta Street and 29th Street Intersection Improvements Riverfront Open Space Improvements (Cypress and City property) Brighton Boulevard Open Space Improvements Phase 2 Utilities and Detention Improvements
PHASE 3	7 TO 10 YEARS	Delgany Street Dedicated and Improvements Delaware Street Dedicated and Improvements Cherokee Street Dedicated and Improvements Gateway Open Space Improvements Phase 3 Utilities and Detention Improvements



LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- OWNERSHIP BOUNDARY
- GDP BOUNDARY

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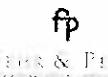
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ARCHITECTS

Architecture
Elkus Manfredi Architects
300 A Street
Boston, MA 02210



Civil Engineer
Vision Land Consultants
603 Park Point Drive
Golden, CO 80401
Tel: (303) 674-7355



Transportation Engineer
Fair & Piers Associates Inc.
621 17th St
Denver, CO 80203
Tel: (303) 298-4300



Surveyor
A2iE Consultants Inc.
8000 S Lincoln
Littleton, CO 80122
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IMPLEMENTATION AND PHASING

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