

LOWRY VISTA

LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

GENERAL NOTES

The developer, successor and/or assigns shall be hereby known as the "Developer".

VESTED PROPERTY RIGHTS

Due to the complexity and timing of the project build out, the Developer will seek to vest certain entitlements by a separate Development Agreement.

GDP AMENDMENTS

The determination by the Zoning Administrator under Section 59-314 (1)(5) of the Zoning Code as to whether a proposed amendment to this GDP is a major or minor amendment shall be based on the following clarifications to the criteria set forth in Section 59-314(1)(5) (a):

1. This GDP is a framework, only and does not specifically establish mix of uses or density of the development. Changes to these items will not require any amendments, major or minor to the GDP.
2. No land is being dedicated on this GDP to parks, trails, open space, natural areas, streets or public facilities. Granting of easements on private property within the GDP area or conveyance of land will not require a GDP amendment.
3. This GDP and any GDP Amendments do not vest unless provided for in the Development Agreement.
4. The construction of a Fire Station or R-2-A planned residential units, as shown on Sheet 5a of 15, will not require any amendments, major or minor to the GDP.

PROJECT STATISTICS:

Total GDP Gross Area	3,400,141.59 SF/78.06 Acres
Private Street Roadway	270,800.33 SF/6.22 Acres
Total Estimated GDP Net Area	3,129,341.26 SF/71.84 Acres
GDP Net Area West Parcel (R-2-A only)	468,076 SF/10.75 AC
GDP Net Area East Parcel (Including dam)	2,661,265.26 SF/61.09 AC
Aggregated Open Space Provided East Parcel	704,365.20 SF/16.17 Acres
Build-out (Estimate 0-10 YRS)	15 years
Dwelling Units East Parcel (Estimate)	up to 600 Dwelling Units
R-2-A Zone (Estimate)	up to 247 per Ord. No. 604
Retail (Estimate)	up to 400,000 gsf
Office (Estimate)	up to 120,000 gsf
Hotel (Estimate)	up to 75,000 gsf
Density range (Floor Area Ratio - FAR)	1:1
Building Height Range	1-4 stories/60' height
Density Range East Parcel (DU/Acre)	18 du/acre
Density Range in R-2-A (DU/Acre)	23 du/acre per Ord. No. 604

Aggregated Open Space Breakdown By Area (ESTIMATE)

Total Aggregated Publicly Accessible Open Space Required East Parcel	(10%)
Public Plazas	0.50 AC
Traditional Public Park	0.50 AC
Natural Area	13.8 AC
Dam Easement Trail and Trailhead	1.37 AC
Total Aggregated Publicly Accessible Open Space Provided East Parcel	(26%) 704,365.20 sf/16.17 AC
Residential R-2-A Open Space	follow DMC Sec. 59-120 (4)

GENERAL NOTES

Introduction and Purpose

The GDP is intended to provide a framework plan for discussions related to future land uses on the Lowry Vista parcel. The parties acknowledge that other approvals, including, but not limited to the Colorado Department of Public Health and Environment, the United States Air Force and Denver's Department of Environmental Health (DEH) will be required and separate from the GDP. Nothing in the GDP shall be considered an approval on behalf of the Colorado Department of Public Health and Environment, the United States Air Force, or Denver's Department of Environmental Health (DEH).

Intent of the General Development Plan

The intent for this is to be an overview plan to establish the framework for development that combines infrastructure and anticipated land use within the surrounding fabric of the City. It is intended to be a guidance document used as a master plan for the development of the project. The term "Lowry Vista" shall refer to all property within the boundaries defined for this document (see sheet 3).

This GDP constitutes the master plan and will guide all future development within the area defined by the GDP.

The adjacency of Lowry Vista to the natural drainage area and the history of a landfill site provide a unique setting for this development. Lowry Vista intends to establish a design concept and ultimate branding of the development and to tell a "story" of recycling, nature and water resource. Lowry Vista is intending to create a specific image while incorporating the Denver tradition and ideology of how the redevelopment will relate to the existing Lowry Community, which is important to the identity and flexibility of the development while still maintaining its distinctiveness.

Goal

The goal for the development of the 78 acres of Lowry Vista is the creation of a comprehensive mixed use development through an integration of housing, commercial uses, and open space. While following the Design Guidelines for the Lowry Community, the development will strive to create a unique, vibrant identity as a special place.

Development Concept

- Create a neighborhood that incorporates multiple uses, including live work possibilities, public services and appropriate public spaces.
- Plan a pedestrian friendly environment which incorporates bicycle, vehicle and pedestrians
- Provide private streets of major image and character, creating walk-able streets that work together as a planned cohesive development hosting a variety of activities
- Create an environment that welcomes walking, strolling, shopping, stopping, sitting, watching, and conversing
- Accommodate a wide mix of uses, such as retail, entertainment, hotel, office, and residential
- Develop open spaces to serve multiple needs
- Provide a broad mix of housing types, densities and price ranges
- Create a unique, distinctive and identifiable development that unites all characteristics of the existing site (landfill, sustainability, recycling)
- Develop the site to be creative in the use of storm detention, water quality, wildlife habitat and passive recreation
- Encourage neighborhood & regional public transportation

Design Principles

- Development through Lowry Vista will be consistent with the principles set forth by the City and County of Denver.
- Development should encourage and foster the following:
 - A variety of living and employment opportunities
 - Land uses and designs that emphasize water conservation
 - Parks and open space that embraces the existing vegetation and respect the natural surroundings

Land Use

The land use plan for Lowry Vista, described in the Development Concepts Page 54, is based on principles and land uses established and refined by the master developer (RC Redevelopment I, LLC) to better address market opportunities. The land use plan will be consistent with what is allowed in the proposed zones for the project. Based on this plan, the following mix of development and open space is primed for the Lowry Vista development: Commercial uses (office, retail, and services), hotel, dining and entertainment, residential (for rent and for sale housing), interconnected with streets, pedestrian connectivity, and public open space.

Implementation

Following approval of this GDP, the subject property will go through the following process, as well as others required for this Development:

1. Rezoning
2. Platting
3. Site Plan Approval
4. Building Permits

Zoning
It is the intent that the rezoning of the east parcel will occur prior to the development of Phase One shown on the Pricing Exhibit on Sheet 11.

The west parcel is zoned as R-2-A with waivers (ORD. 604, Series of 1997) and will remain as currently zoned.

Transportation and Major Street Network

The Lowry Vista development will extend the local roadway network to provide internal circulation and make use of existing regional and local transportation to provide site access as shown on sheets 6A & 6B. A Doyon Street route to Aurora, Parker Road, Nine Mile Park-in-ride is proposed as tentative in this area as well.

Windsor Gardens, the development to the south of the Lowry Vista site, runs a shuttle service internally to the development and to an existing neighborhood serving retail to the east. The development is in communication with Windsor Gardens to establish a connection of this shuttle to the Lowry Vista site.

All internal streets are intended to be private.

Proposed Parks, Open Space, Trails and Other Public Facilities

It is envisioned that usable publicly accessible parks and open space will be provided for neighborhood and character of the open space parks and neighborhood "pocket" parks will be mostly passive parks. Parks and open spaces will be considered "neighborhood greens" and will serve by definition as passive recreation/leisure spaces, usually smaller than an acre and serve residences within a ¼ mile radius.

No land is being conveyed to the City in this GDP for parks, trails, open space, natural areas, streets or public facilities.

Open Space Ownership and Maintenance

Ownership and maintenance of development of all related infrastructure and open space for this site, and shall be responsible for maintenance and operations of all open spaces through a homeowners' association, property association, or metropolitan district.

Boulevard/Avenue

Currently the site is bordered on the south by Alameda Avenue, although classified as one of the 35 designated boulevards within the City. Within Lowry Vista, a system of pedestrian friendly streets will be developed to encircle automobile traffic throughout the development, with pedestrian and bicycle traffic on the main east-west road. To the Lowry development, where there is a public park. A trailhead is proposed along the main east-west road into the development for trail users to rest and gather.

Trails

Alameda Avenue is an existing designated bicycle trail adjacent to the development area which also connects to the regional High Line Canal Trail and branches off in various directions such as the Lowry Development, Cherry Creek and all over the City. Within Lowry Vista, a system of pedestrian friendly streets will be developed to encircle automobile traffic throughout the development, with pedestrian and bicycle traffic on the main east-west road. To the Lowry development, where there is a public park. A trailhead is proposed along the main east-west road into the development for trail users to rest and gather.

Urban Design Standards and Guidelines

This project is subject to the existing Lowry Redevelopment Authority's (LRA) "Design Guidelines of the Lowry Community." The LRA administers the Design Guidelines through their Lowry Design Review Committee (LDRC) and will continue to do so until the LRA sunsets. When the LRA sunsets, the Lowry Community Master Association (LCMA) will enforce and administer the Design Guidelines of the Lowry Community. This Development is subject to the Design Guidelines of the Lowry Community, whether administered by the LRA or the LCMA. The City of Denver will not enforce or administer said design guidelines for this Development.

The LDRC has approved an addenda to the Design Guidelines of the Lowry Community for the new Lowry Vista development. Additional submittals and approvals will be required as Lowry Vista progresses.

Project Timing

The Development is a long-term and multi-phased project that is estimated to achieve full build-out in fifteen years. Its redevelopment will be coordinated so that needed site improvements and infrastructure will be in place to support the project development. Each phase will include full construction of interior roadway and infrastructure.

Stormwater Management and Grading

Some storm water will connect to the existing service. All on-site storm sewer piping and facilities will be owned and maintained by the owner and/or their successors or assigns. Approximate locations of the proposed storm water facilities are illustrated on sheet 9.

Nothing in this GDP shall constitute approval of by the City and County of Denver of grading or alteration of the site, or any other project. The LDRC is a separate entity from the City and County of Denver's Department of Public Works, if applicable, and applicant will seek any approvals required by law for such work.

Water Service

Public water will be provided by Denver Water. All on-site water piping and facilities will be owned and maintained by the owner and/or their successors or assigns. Approximate locations of the proposed main water lines are illustrated on sheet 10.

Sanitary Sewer System

Sanitary Sewer service will connect to the existing services. All on-site storm sewer piping and facilities will be owned and maintained by the owner and/or their successors or assigns. Approximate locations of the proposed sanitary storm mains are illustrated on sheet 10.

Public Benefit

- The Lowry Vista project will provide many public benefits to both the surrounding community and the City. Some of these benefits include:
 - Project will bring useable amenities that will be open to the public versus the closed fenced off site currently existing.
 - Project will bring tax revenues to the City.
 - Project will provide publicly accessible open space.

Affordable Housing

The Lowry Vista Project is subject to, and will follow, the provisions of the Lowry Redevelopment Authorities' Affordable Housing program or an alternate plan approved by the City.



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GENERAL DEVELOPMENT PLAN

LOWRY VISTA

DATE	REV	REMARKS	DRWN	CHKD	APPRVD
11.07.08		GDP SUBMITTAL	JCH	JCH	JCH
03.26.09		ENV GDP SUBMITTAL	JCH	JCH	JCH
09.24.09		ENV GDP SUBMITTAL	JCH	JCH	JCH
12.14.09		FINAL GDP SUBMITTAL	JCH	JCH	JCH

PROJECT NO. _____
DRAWING NO. _____

DATE: 12.14.09
SHEET NUMBER: 2 of 15

GENERAL NOTES