

**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**

**VESTED PROPERTY RIGHTS**

Section 59-314 (c) 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-24-68-102(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 applicant's vested rights shall not be subject to any change in zoning or other municipal ordinance that may be adopted subsequent to implementation and phasing plan is not self-implementing document and is used for strategic timing only. It neither confirms nor denies any property rights or public funding.

Due to the complexity and timing of the project buildout which is presently estimated to be between 2 to 10 years, the owner will seek to vesting of some portions of the GDP vested up to 10 years by a separate redevelopment agent.

**GDP AMENDMENTS**

The determination by the Zoning Administrator under Section 59-314 (4)(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(4)(5) (b):  
 1. This GDP is a framework only and does not specifically establish building heights, 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 or public facilities.  
 3. Granting of easements on private property within the GDP area will not require a GDP amendment.  
 4. GDP Amendments do not vest.  
 5. The rezoning of the portion of 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)	10 years
Dwelling Units East Parcel (Estimate)	up to 600Dwelling 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
Density Range East Parcel (DU/Acre)	18 du/acre
Density Range in R-2-A (DU/Acre)	23 du/acre per Ord. No. 604

**Aggregate Open Space Breakdown By Area (ESTIMATE)**

Total Aggregated 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 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**

**Intent of the General Development Plan**  
 The General Development Plan (GDP) is a required document within the Mixed-Use Zone District. It is an overview plan designed 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 phase project. The term "Lowry Vista" shall refer to all property within the boundaries defined for this document (see sheet 3).

Approval of the GDP will constitute approval of 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 livability of the development while still maintaining its distinctiveness.

**Goal**

The goal for the development of the 80 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**

- The development concept for Lowry Vista will be guided by the following:
  - 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 streets of major image and character, creating walk-able streets that work together as a planned cohesive development hosting a variety of activities
  - Accommodate a wide mix of uses, such as retail, shopping, sitting, watching, and conversing
  - Develop open spaces to serve multiple needs
  - Create a park space for the surrounding neighborhoods
  - 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

**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:
    - Land Use that provides a variety of transportation alternatives (vehicular, pedestrian and bicycle)
    - 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 on Page 5A, is based on principles and land uses established and refined by the master developer (RIG 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 planned 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:  
 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 Phasing Exhibit on Sheet 11.

The west parcel is zoned as R-2-A with wolvers (ORD. 604, Series of 1997) and will remain as 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.  
 RTD bus #3 runs east west along Alameda and stops directly in front of the Lowry Vista site. A Doyton 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 project, 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.

**Proposed Parks, Open Space, Trails and Other Public Facilities**

**Aggregated Parks and Open Space**  
 The proposed parks and open space will be provided for neighborhood and on site residences as development occurs. These open spaces will serve primary neighborhood needs. The character of the open space areas 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 on acre and serve residences within a ¼ mile radius.

No land is being conveyed to the City by dedication on this GDP to parks, trails, open space, natural areas or public facilities.

**Open Space Ownership and Maintenance**

The Developer shall be responsible for development of all related infrastructure for this site, and shall be responsible for maintenance and operations of all open spaces through a homeowner association, property association, or 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, this distinction ends at Quebec and returns to an avenue at this project's location. The development intention is to maintain the character of boulevards with wider tree lawns with linear tree plantings and walks in front of the entire development.

**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 circulate automobile traffic throughout the development, with pedestrian and bicycle traffic encouraged as part of the experience. An informal bicycle trail runs along the top of the dam, part of the maintenance 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**

The project will amend the existing "Design Guidelines of the Lowry Community" that one and will be developed to facilitate the design intent of the new development and managed by the Lowry Redevelopment Authority.

**Project Timing**

The Development is a long-term and multi-phased project that is estimated to achieve full build-out in ten years. The project will be completed in phases. The first phase will include full construction of interior roadway and infrastructure. Each phase will include full construction of interior

**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 storm water facilities are illustrated on sheet 9.

**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 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 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 City and County of Denver (COD). Some of these benefits include the following:
  - Project will bring tax revenues to the public versus the closed fenced off site currently existing.
  - 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.



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**GENERAL DEVELOPMENT PLAN**

**LOWRY VISTA**

DATE	REV	REMARKS	DRWN	CHKD	APPRV
10.07.08		GDP SUBMITTAL	TCV	RF	RF
06.04.09	01	2nd GDP SUBMITTAL	AME	RF	RF
06.04.09	02	3rd GDP SUBMITTAL	AME	RF	RF

PROJECT NO: \_\_\_\_\_  
 DATE: 09.04.09  
 SHEET NUMBER: 2 of 15

**GENERAL NOTES**