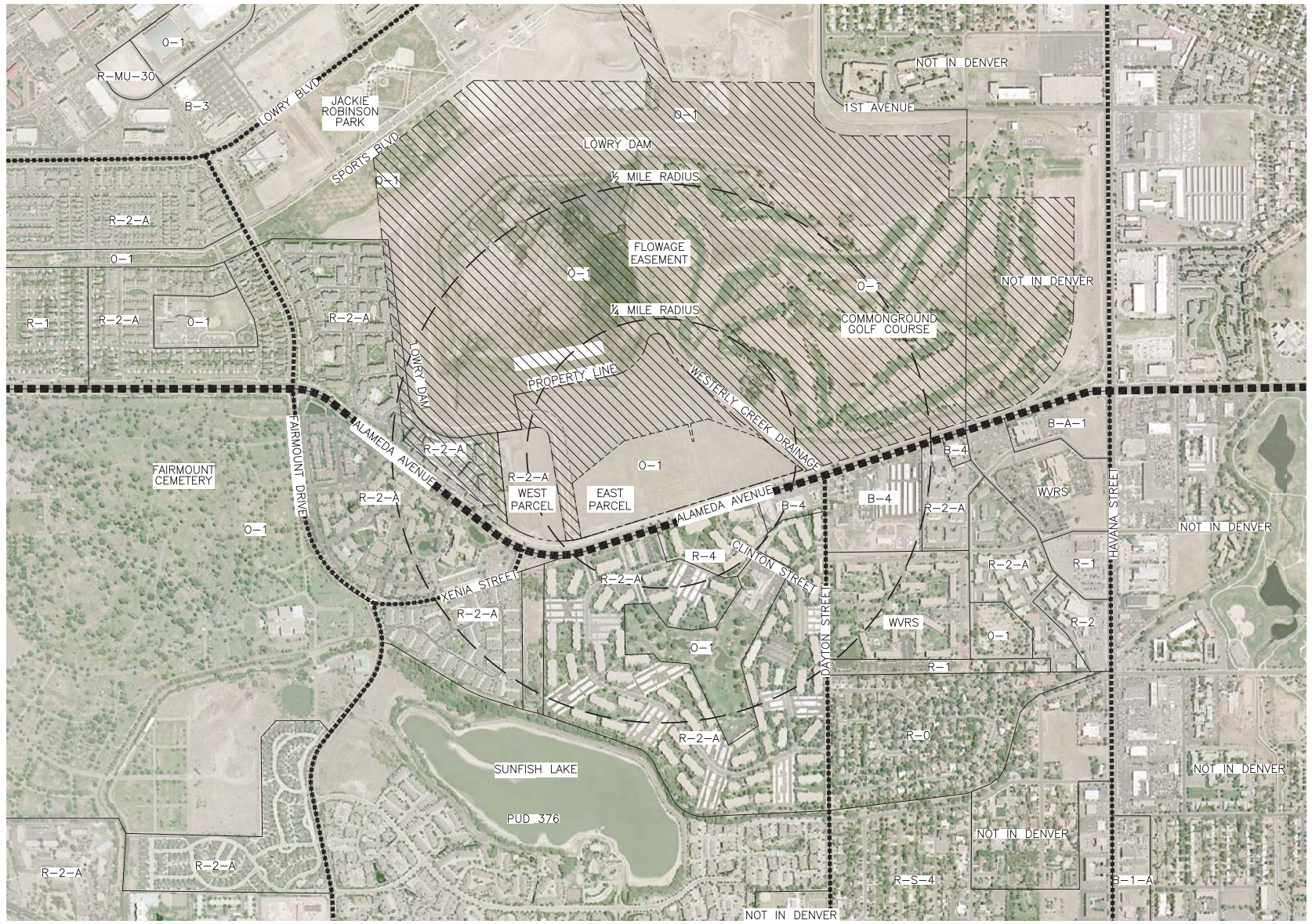
LOWRY VISTA

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

NOTES:

THIS EXHIBIT 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.



LEGEND

- PROPERTY LINE
- ¼ & ½ MILE RADII
- EXISTING FLOWAGE EASEMENT
- MAJOR ARTERIAL STREET
- COLLECTOR STREET
- ZONE DISTRICT BOUNDARY

EXISTING CONDITIONS N
1" = 600'

EXISTING CONDITIONS

CONTEXTUAL LAND USES:
The Lowry Vista project is approximately 78 acres located to the south west of downtown Denver and borders the City of Aurora. Direct access to the site is from East Alameda Avenue generally between Xenia and Dayton Streets.

The Lowry Vista site is bisected by the Westerly Creek Dam which divides the site into two distinct areas; the "East Parcel" which contains approximately 69 acres and is located east of the dam and the "West Parcel" containing approximately 11 acres west of the dam, abutting the AMLI Lowry development. The site is also adjacent to the Mira Vista golf Course to the east. Across Alameda Avenue on the south is the Windsor Gardens development. North of the site and south of the Lowry dam is an existing drainage area that has been established by the creation of the dam. It is a natural attraction off site that the Lowry Vista project will take into consideration during development and be treated as an amenity.

EXISTING ZONING:
The site is presently zoned O-1 and R-2-A with waivers. The zoning may be changed in some locations to accomplish the vision of the Lowry Vista Development. The following zone definitions are for the current existing conditions.

O-1 Open Space District: Allows airports, recreational uses, parks, cemeteries, reservoirs, community correctional facilities, and other public and semi-public uses housed in buildings. Setback requirements apply to the location of structures.

R-2-A Multi-Unit Dwellings (with waivers): Reference Denver Ordinance No. 604, Council Bill No. 497 dated September 8, 1997, regarding the rezoning of this parcel and the waiver enacted by the Council of the City and County of Denver. Subsection 3 of Section 1 reads as: That in its application the owner/applicant has represented that if the zoning classification is changed pursuant to its application, the owner/applicant will and hereby does: (a) waive the right to use the subject property for the maximum density as identified for Planned Building Groups in section 59-164(a)(5) (R-2-A Zone District), Revised Municipal Code for the City and County of Denver, such that the net land area per dwelling unit shall be a minimum of 1,894 square feet, allowing a maximum of 23 dwelling units per net acre.

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.

EXISTING VIEW PRESERVATION HEIGHT LIMITATIONS:
The project is not located within and existing view preservation height limit.

HISTORIC LANDMARK DESIGNATIONS:
The project does not have any Historic Landmark Designations associated with the Site.

EXISTING BUILDINGS AND STRUCTURES:
Currently there are no buildings on the site but the area was used as a debris landfill when it was part of Lowry Air Force Base. It was environmentally "closed" under Colorado Department of Health and Environment (CDHPE) regulations through the placement of a clay cap.

EXISTING TRANSPORTATION FACILITIES:
Alameda Avenue is an existing public roadway, directly adjacent to the south property line. There are no existing transportation facilities on site.

DESIGNATED PARKWAYS and GREENWAYS:
The Lowry Vistas project's southern property edge is Alameda Avenue, a designated boulevard in the City and County of Denver west of Quebec but an arterial neighborhood avenue designation in front of the Lowry Vista project site. Alameda is subject to a building line setback of 12' between Quebec Street and Havana Street.

REGIONAL STORMWATER CONVEYANCE:
Overland flow from upstream watersheds is conveyed through the existing site by overland flow, and a shallow ditch that bisects the site. Westerly Creek lies directly adjacent to the site, along the northeastern property line.

WATER TREATMENT PLANTS AND WATER TRUNK LINES:
There are no existing water treatment plants or water trunk lines on or adjacent to the site.

SANITARY SEWER LIFT STATIONS:
There are no existing sanitary sewer lift stations on or adjacent to the site.

REGIONAL UTILITY PLAN:
There is no known Regional Utility Plan that affects the site.

PARKS and OPEN SPACE:
The City's Jackie Robinson Park is located approximately 1/2 mile from the Site.

RIVERS, CREEKS, DRAINAGE WAYS, and WETLANDS:
Approximately ½ of the site is in a flowage easement to the benefit of Urban Drainage and Flood Control District (UDFCD) for the operation and maintenance of the Westerly Creek Dam. Westerly Creek Dam bisects the eastern portion of the site, and Westerly Creek lies directly adjacent to the site, along the eastern property line.

SENSITIVE HABITAT:
The site currently is a closed landfill under use restrictions over seen by Colorado Department of Health and Environment (CDHPE).

PUBLIC FACILITIES:
There are no public facilities within a 1/4 radius.

TOPOGRAPHY AND GRADE:
The site generally slopes to the north, at grades ranging from approximately 1.5% to 25%.

FLOODPLAINS:
Westerly Creek is designated as Zone A floodplain.

DAVIS PARTNERSHIP ARCHITECTS
2301 BLAKE ST., STE. #100
DENVER, COLORADO 80205
303.861.8555 F.303.861.3027

0137 MAIN STREET UNIT C106
POST OFFICE BOX 2711
EDWARDS, COLORADO 81632
970.926.8969F.970.926.8961

APPLICANT/ DEVELOPER/ OWNER:
RIG REDEVELOPMENT II, LLC
7951 SHAFFER PARKWAY
LITTLETON, CO 80127
303.9724633

CIVIL ENGINEER:
HARRIS KOCHER SMITH
1391 SPEER BLVD., STE. 390
DENVER, CO 80204
303.623.6300 F.303.623.6311

TRANSPORTATION ENGINEER:
ALDRIDGE TRANSPORTATION CONSULTANTS
1840 W. LITTLETON BOULEVARD
LITTLETON, CO 80120
303.703.9112 F.303.703.9152

SURVEYOR:
HARRIS KOCHER SMITH
1391 SPEER BLVD., STE. 390
DENVER, CO 80204
303.623.6300 F.303.623.6311

GENERAL DEVELOPMENT PLAN

LOWRY VISTA

DATE	REV	REMARKS	DRWN	CHKD	APPVD
10.17.08		GDP SUBMITTAL	TOY	JE	
06.02.09		2nd GDP SUBMITTAL	JME	JE	
09.04.09		3rd GDP SUBMITTAL	JME	JE	
12.14.09		FINAL GDP SUBMITTAL	JME	JE	

PROJECT NO.
09604.00

DATE:
12.14.09

SHEET NUMBER:
4A
4 of 15

EXISTING CONDITIONS