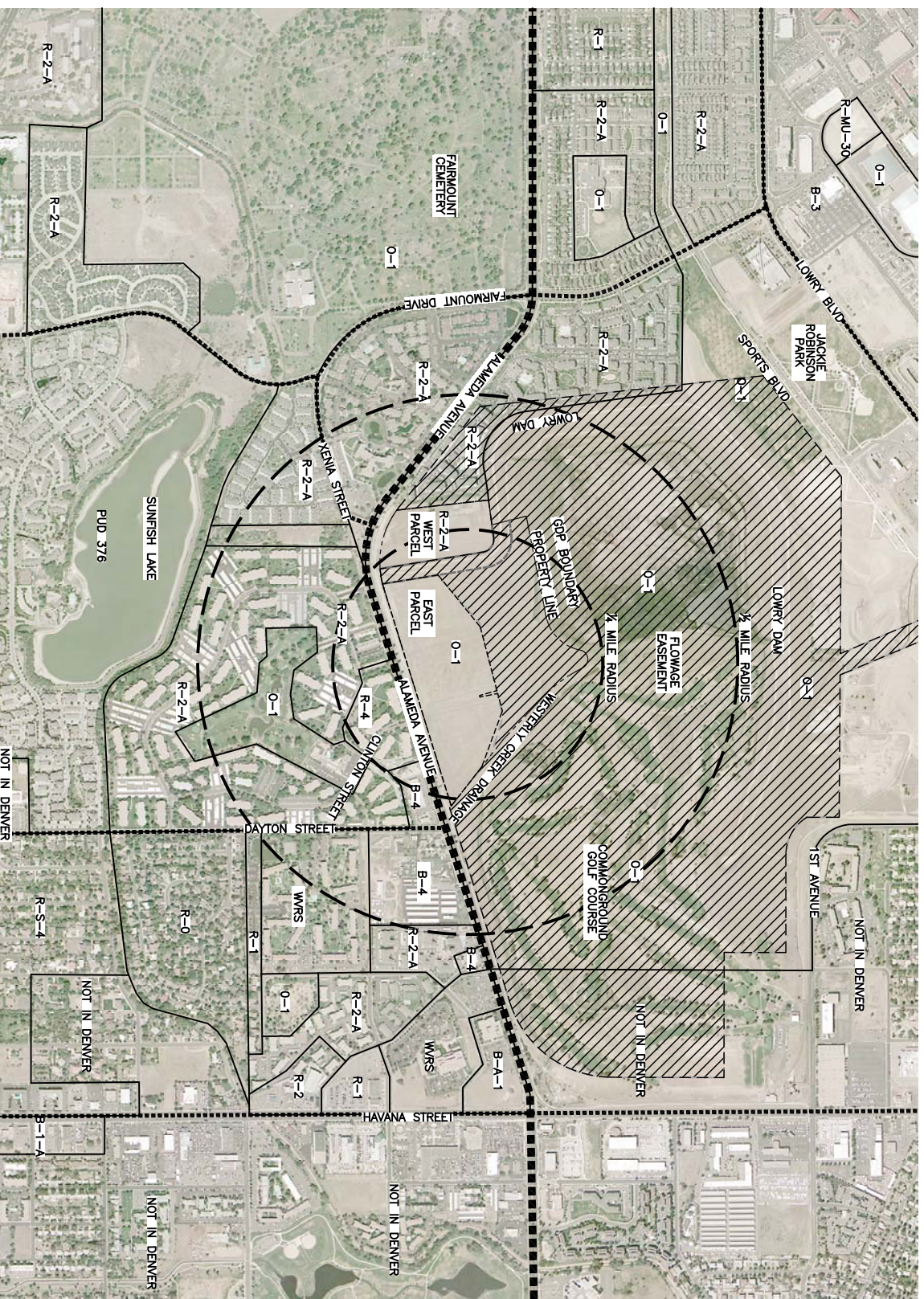


LOWRY VISTA
LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET
LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,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

NOTES:
 THIS EXHIBIT IS NOT A UNADJUSTED 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
 - - - - - 1/4 & 1/2 MILE RADII

EXISTING FLOWAGE EASEMENT
 MAJOR ARTERIAL STREET
 COLLECTOR STREET
 ZONE DISTRICT BOUNDARY

EXISTING CONDITIONS
 1" = 600'

EXISTING CONDITIONS

CONTEXTUAL LAND USES:
 The Lowry Vista project is approximately 80 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 Lowry dam which divides the site into two distinct areas: the "East" portion of the site and the "West" portion of the site. 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-Light Dwellings (with waivers): Reference Denver Ordinance No. 604, Council Bill No. 497 dated September 8, 1997 approving the revision of this ordinance 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(c)(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 site is subject to the Design Guidelines of the Lowry Community. The Lowry Design Review Committee (LDRC) and the Lowry Redevelopment Authority (LRA).

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 Designation associated with the Site.

EXISTING BUILDINGS AND STRUCTURES:
 Current 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 Vista 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.

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 has 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.

SEWAGE TREATMENT PLANTS:
 There are no existing sanitary sewer lift stations on or adjacent to the site.

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

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

RIVERS, CREEKS, DRAINAGEWAYS and WETLANDS:
 Approximately 1/2 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.



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GENERAL DEVELOPMENT PLAN

LOWRY VISTA

DRWN	CHKD	APPRV
AW	AW	AW
AW	AW	AW
AW	AW	AW

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