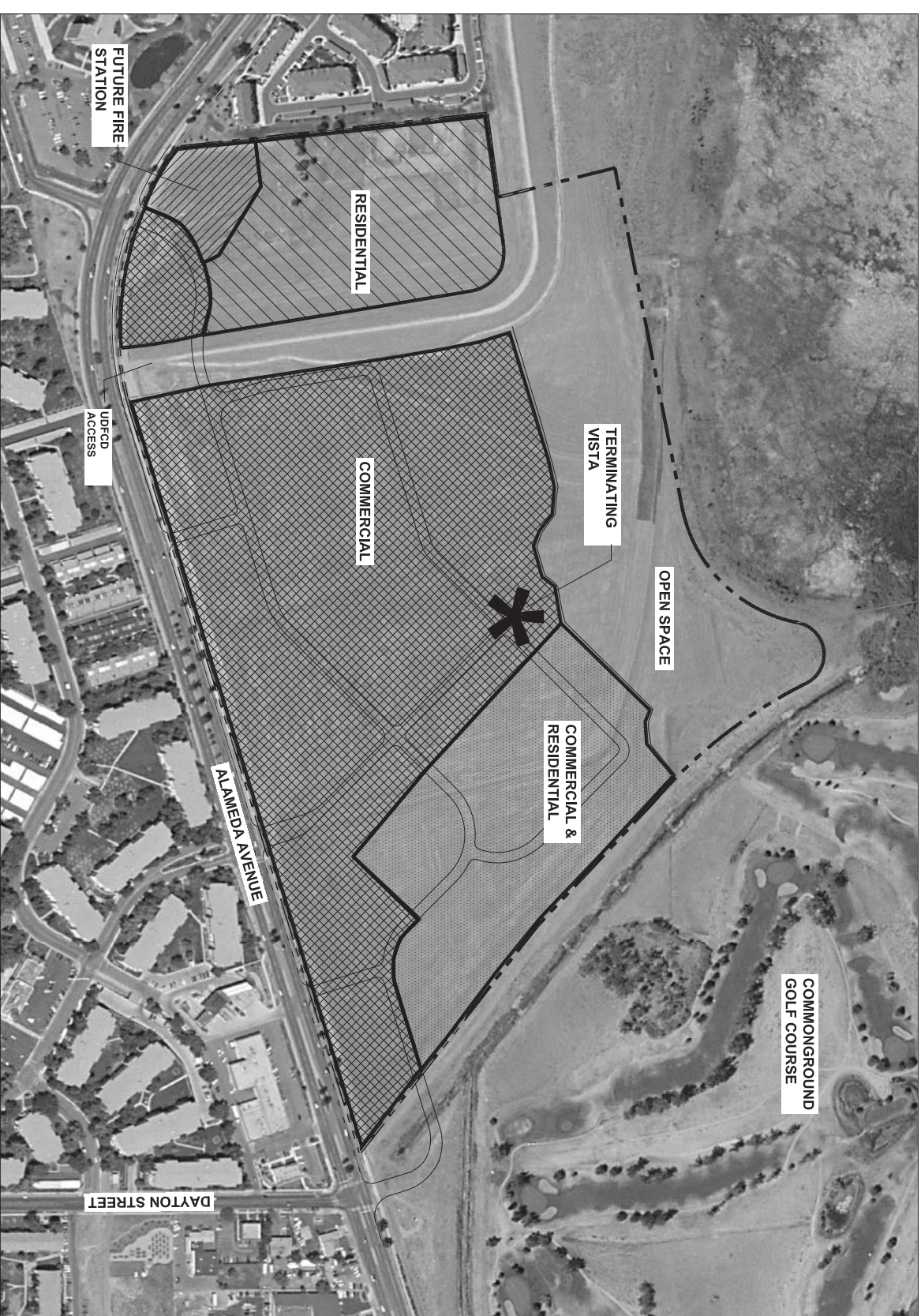


LOWRY VISTA
LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET
LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,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

NOTES:
 THIS EXHIBIT IS NOT A 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
 STREETS SHOWN WITHIN THE GOP BOUNDARY ARE FOR ILLUSTRATIVE PURPOSES ONLY



LEGEND

— — — — — PROPERTY LINE

— — — — — PROPOSED ROAD

— — — — — EXISTING FLOWAGE EASEMENT

— — — — — PROPOSED FLOWAGE EASEMENT

* TERMINATING VISTA

▨ PROPOSED RESIDENTIAL

▨ PROPOSED FUTURE FIRE STATION

▨ PROPOSED COMMERCIAL (RETAIL, OFFICE, HOTEL)

▨ PROPOSED COMMERCIAL (RETAIL, OFFICE, HOTEL) AND RESIDENTIAL

DEVELOPMENT CONCEPTS
 1" = 200'

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DEVELOPMENT CONCEPTS: LAND USE SUMMARY

General Concepts -
 The development and design intent for the 80 acres that make up the Lowry Vista project is to create a new mixed-use neighborhood that welcomes people, ties to the surrounding community and encourages a variety of activities. The proposed development shall accommodate a mix of uses, such as retail, entertainment, hotel, office, and residential among other uses, integrated into a variety of outdoor plazas and landscapes. The environment should consist of walkable streets that link to active transportation modes, such as bicycle paths, transit, and pedestrian routes. The design intent is to create vibrant places with distinctive identity that embrace the idea of sustainability, stoic and resilient. Lowry Vistas ultimate theme of the development is to tell the "story" of recycling disturbed land. The adjacency to a drainage area also is an inspiration to find ways to link Lowry Vista with this open space such that this area is accessible to pedestrians and is an asset to those who live, work and visit Lowry Vista. Together these conditions and have led to the landscape, urban design and architectural approaches to the development.

Lowry Vista is designed to be a flexible, phased development that can evolve and change as market conditions and the physical infrastructure of developable parcels which can be conveyed as separate entities or developed comprehensively.

Design Intent

Architectural Character
 The form that embraces the existing natural drainage area to the North and West, Alameda Avenue to the South, and the Mira Vista Golf Course to the East, isolate the development property of Lowry Vista. The design intent is to create a new neighborhood that embraces the idea of sustainability, stoic and resilient opportunities for the Lowry community separate from the influences of the historical Lowry Air Force Base.

The Lowry Vista development will draw its architectural and material influences from its immediate context of the Nature Area, the visual connection to the Rocky Mountains, and the influence of the landfill reclamation. When considering urban design strategies, a dedication to making the most of the land reclamation has led to a mixed use strategy of concentrating a variety of uses along Main Street and adjacent side streets including retail, commercial, hotel, office and residential. Environmentally sensitive areas will be preserved and integrated into the development. The design intent is to create a new neighborhood that embraces the idea of sustainability, stoic and resilient opportunities for the Lowry community separate from the influences of the historical Lowry Air Force Base.

The West Parcel is envisioned as primarily residential similar to the development of the adjacent AMU Lowry Development.

Street Character

The street system will be grade, streets. The primary focus of this development is to encourage pedestrian activity through the creation of an environment that offers a quality experience for the scale of buildings and their relationship to the streets combined with the scale and detail of paving, landscape and site elements, encourage walking and offer a variety of pedestrian experiences. A variety of amenities and elements that tell the "story" will be dispersed throughout the development to enhance the experience. Buildings will be oriented toward the street or primary pedestrian circulation routes and ground floor retail will reinforce the pedestrian level experiences. There will be identifiable pedestrian entry points to the buildings from the street. Some of the streets will feature parallel and/or diagonal parking on one or both sides providing close access to uses and a buffer between the pedestrians and moving traffic. Way-finding will be enhanced through clear pedestrian corridors.

At the center of the development is a Main Street that is intended to not only serve pedestrians and the automobile but also to create the framework of internal organization. Retail mixed-use building fronts line the street to make the space village-like and scaled for the pedestrian that connect the architecture to the natural amenity to the North. Walks, street trees, lighting, furniture, signs and the architecture will all combine to create a clear, consistent language that provides a cohesive and unique image to the development. The street will provide on-street parking for convenience and activity and the orientation of Main Street towards Long's Peak will center on the Vista.

Publicly Accessible Parks, Open Space and Trails

Publicly accessible parks, open space and trails will be integrated within the overall development. The open space system will consist of open space amenities to accommodate the public and connect to the surrounding uses. The conceptual configuration and extent of open space is identified on Sheet 8A of this GOP.

Typical landscape development practices of expanses of irrigated turf and water demanding plant life will not be appropriate for this reclamation effort and therefore alternative, more contextually sensitive plant material and landscape practices will be implemented with the desire of creating a unique and natural experience in the Denver area.

Future Fire Station

This area of the Site is currently being considered for a future fire station.

DAVIS PARTNERSHIP ARCHITECTS

2001 BLAKE ST., STE. 1100
 30301
 303.661.1600 / 303.661.3027
 DENVER, COLORADO 80202
 970.526.8000 / 970.526.8011

ARCHITECT DEVELOPER

ROTHSCHILD DEVELOPMENT LLC
 11711 E. W. CO. RD. 207
 80017-2600

DATA ENGINEER

1915 SHERMAN BLVD., STE. 300
 80022-3300 / 303.623.6111

TRANSPORTATION ENGINEER

CONVAL TRAFFIC ENGINEERING
 11711 E. W. CO. RD. 207
 80017-2600 / 303.623.6111

SURVEYOR

1915 SHERMAN BLVD., STE. 300
 80022-3300 / 303.623.6111

GENERAL DEVELOPMENT PLAN

LOWRY VISTA

APPROV	CHKD	DRWN	REMARKS	REV	DATE
		TCY			10.17.08
		JNE	2ND GOP SUBMITTAL		08.04.09
		JNE	3RD GOP SUBMITTAL		09.04.09
		JNE	FINAL GOP SUBMITTAL		10.14.09

PROJECT NO. 050503.00
 DATE: 12.14.09
 SHEET NUMBER: 5A
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DEVELOPMENT CONCEPTS