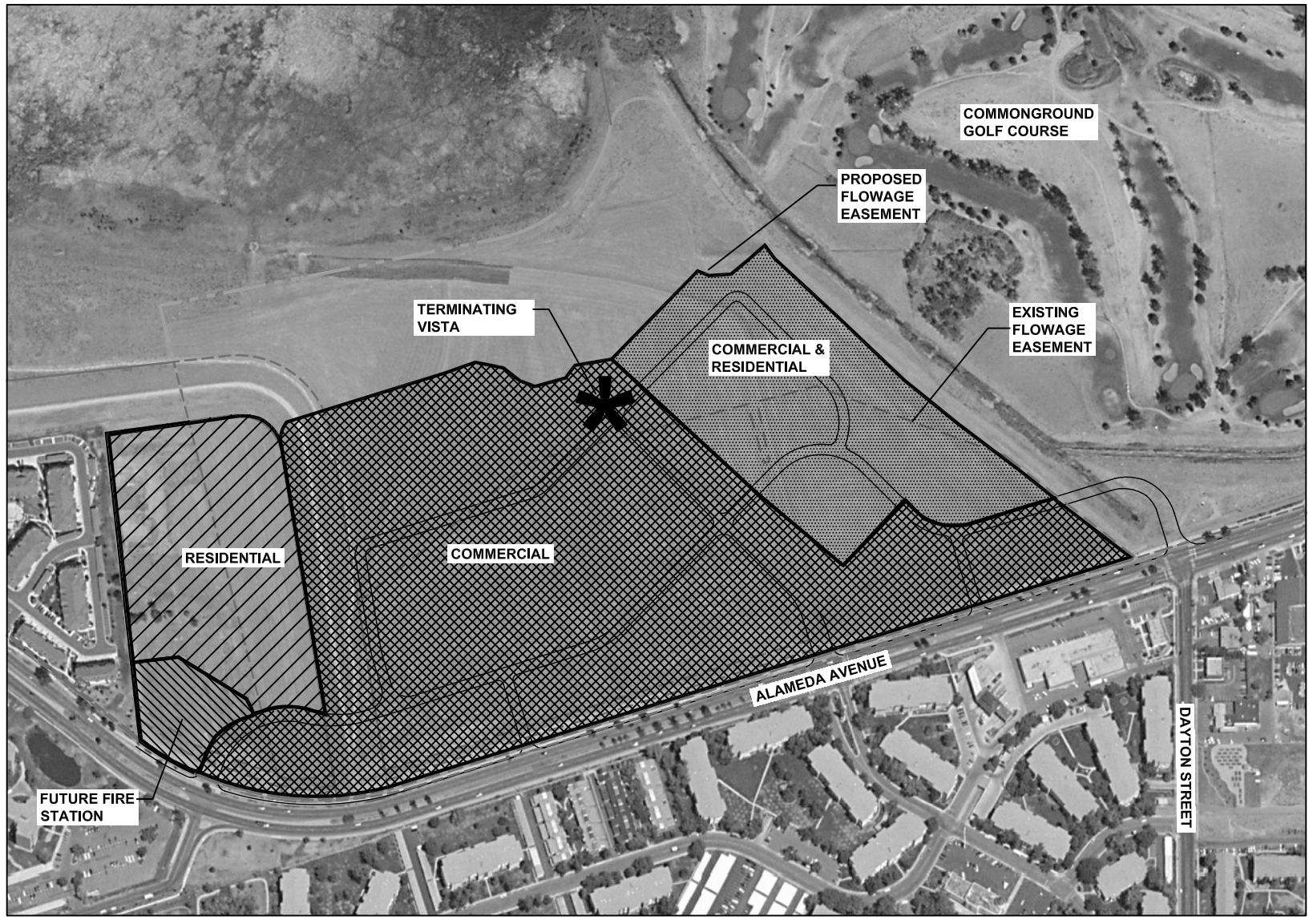
LOWRY VISTA

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

STREETS SHOWN WITHIN THE GDP BOUNDARY ARE FOR ILLUSTRATIVE PURPOSES ONLY



LEGEND

- PROPERTY LINE
- PROPOSED ROAD
- EXISTING FLOWAGE EASEMENT
- PROPOSED FLOWAGE EASEMENT
- * TERMINATING VISTA
- RESIDENTIAL
- FUTURE FIRE STATION
- COMMERCIAL (RETAIL, OFFICE, HOTEL)
- COMMERCIAL (RETAIL, OFFICE, HOTEL) AND RESIDENTIAL

DEVELOPMENT CONCEPTS N
1" = 200'

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 pedestrian spaces suitable for hosting a variety of events. The design concept should encourage a vibrant place with a distinctive identity that embraces the idea of sustainability, strata, and recycling. 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 dictate. The proposed streets will provide an infrastructure of developable parcels which can be conveyed as separate entities or developed comprehensively.

Design Intent

Architectural Character
The dam 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. While initially this seems an obstacle, the richness of the adjacencies offers tremendous and unique 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 Natural 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 materials that evoke the beauty of the natural surroundings in durability, texture, and color will be encouraged to ensure execution of the overall intent.

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

Street Character
The street system will be private streets. The primary focus of this development is to encourage pedestrian activity through the creation of an environment that offers a quality experience for people. 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 site access points 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 and usable open space 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 GDP.

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. In the event that the City chooses not to move forward with a fire station, this portion of the site will be used for any uses allowed under the current zoning.

DEVELOPMENT CONCEPTS

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
970.926.8960F.970.926.8961

APPLICANT/ DEVELOPER/ OWNER
BRE REDEVELOPMENT I, LLC
7991 SHAFFER PARKWAY
LITTLETON, CO 80127
303.972-6633

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
1940 W. LITTLETON BOULEVARD
LITTLETON, CO 80120
303.703.0112 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
03.13.09		CITY COMMENTS	TCH	KK	KK
05.04.09		CITY COMMENTS	MM	KK	KK
06.04.09		CITY COMMENTS	JMS	KK	KK

PROJECT NO.
05804.00
DATE:
09.04.09
SHEET NUMBER:
5A
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