

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

DEVELOPMENT CONCEPTS: LAND USE BREAKDOWN

Development Program

Mix of Uses

The development will feature horizontal and vertical mixing of uses. The areas adjacent to Alameda Avenue are anticipated to contain retail and/or restaurant uses. The buildings facing Main Street will be retail with residential above and the edges of the development will be predominantly residential.

Residential

The plan currently anticipates a range up to 600 units, or 13 Du/acre, east of the dam and will include a variety of rental and/or sale products. The R-2-A parcel will be a maximum of 247 units, or 23 Du/acre, per Ord. No. 604, Series of 1997.

Retail and Entertainment

The plan currently anticipates and range up to 450,000 square feet of retail uses. Most of the retail will be located along Alameda Avenue and Main Street, but some small retail and restaurant uses could be developed throughout the site.

Hotel

If supported by the hospitality market, the hotel currently anticipates a range up to 250 rooms with approximately 75,000 square feet.

Office

The plan currently anticipates a range up to 120,000 square feet of office space. The majority of office space will be developed above ground level, but additional office space could be developed at select locations throughout the site.

Building Heights

Maximum building heights for the new development will be limited by the Denver Municipal Code based on the proposed zone classifications. The concept is to provide a diversity of building heights throughout the project. The site slopes to the north so as the buildings step up, the site slopes away from Alameda Avenue. The West side of the dam will be similar to the existing AMU project and will follow their height model transitions along Alameda Avenue. The intent is to have 1-2 story building and step up the height toward the north of the development with the maximum height of 4 stories. The plan currently anticipates a range up to 100 feet of building height. The plan anticipates building heights that relate and complement the adjacent neighborhood and sensitive landscape or wall design to provide buffering as needed.

Parking

Retail, office and residential parking may be provided in parking structures or surface lots throughout the Site. Parking garages will be planned to be integrated within the building development. On-street parallel and/or diagonal convenience parking is planned to support the commercial and residential uses. In addition, dedicated and/or shared parking will be provided where appropriate.

Detailed calculations of the required parking spaces and any parking reductions that may be required will be provided at the zoning and site plan stage of development approvals.

Public Amenity

The Development will provide publicly accessible plaza parks and open space as amenities within the Development. The intent is to use these spaces as venues to host a variety of community and neighborhood events.

Transitions

Alameda Avenue serves as a transition between what is planned on the site and the existing uses nearby. Transition between residential and non-residential areas will be accomplished by stepping the building height, site arrangements, screening service areas, design elements that relate to and complement the adjacent neighborhood, and sensitive landscape or wall design to provide buffering as needed.

Terminating Vistas

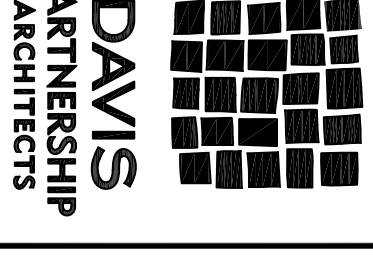
The Development will design terminating vistas, or points of interest at the end of certain important street view corridors through the development at locations shown on the General Development Plan. These terminating vistas will include a point of visual interest, such as Long's Peak, that is generally visible from the streets comprising the corridor.

Known Issues, Regulations, and Guidelines

This site is subject to the Design Guidelines for the Lowry Community, The Lowry Design Review Committee (LDRC) and the Lowry Redevelopment Authority (LRA). The Developer anticipates working with the LDRC and LRA to to amend these Design Guidelines.

NOTE:

Development Concepts are for information and planning purposes only, and shall not be vested.



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GENERAL DEVELOPMENT PLAN

LOWRY VISTA

PROJECT NO.	DATE	REV	REMARKS	DRWN	CHKD	APPRD
20090400	10.17.08		GDP SUBMITTAL	TOY	JE	
	08.04.09	2	GDP SUBMITTAL	JAE	JE	
	09.04.09	3	GDP SUBMITTAL	JAE	JE	

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DEVELOPMENT CONCEPTS, continued