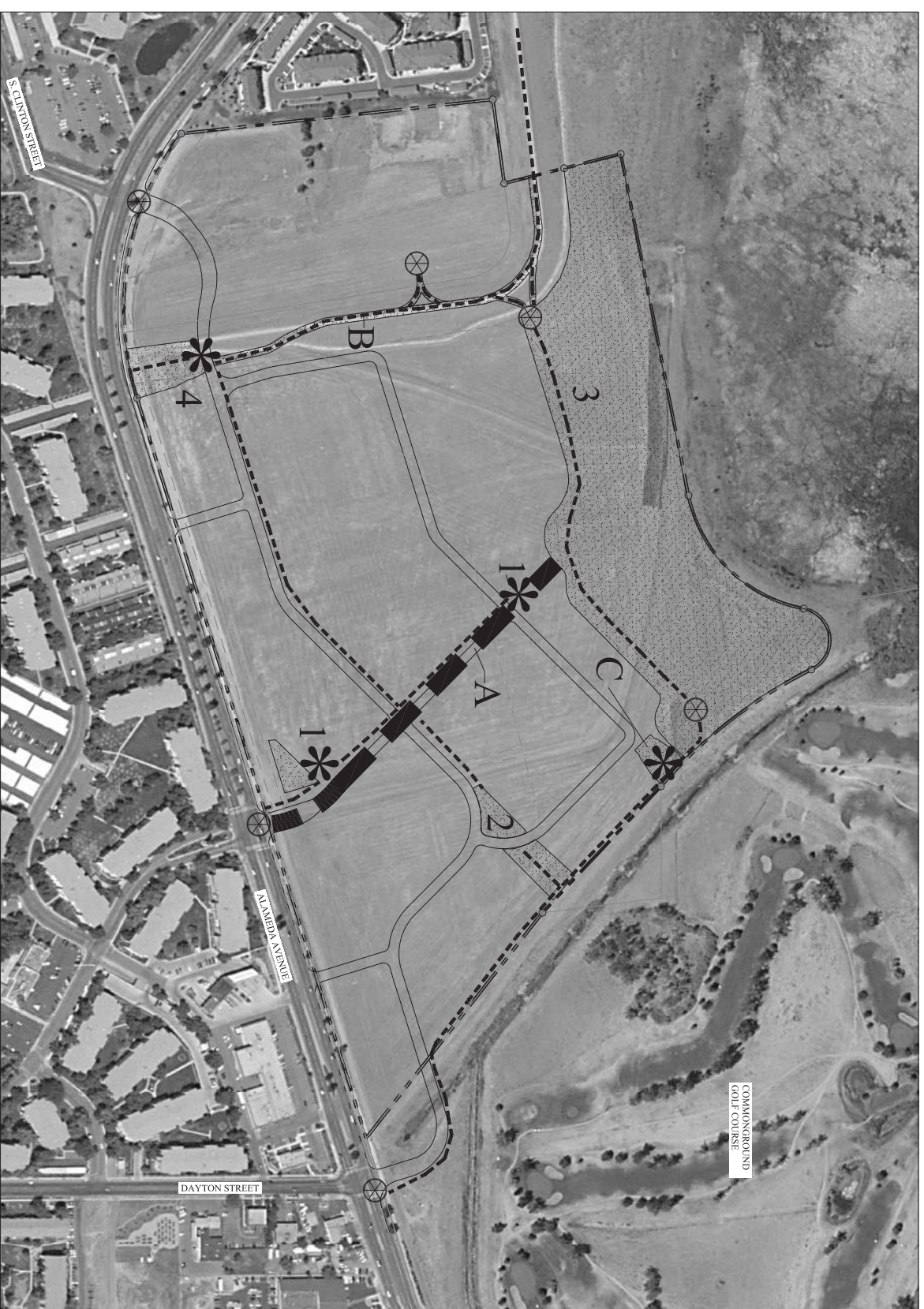


LOWRY VISTA
LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET
LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,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

OPEN SPACE CONCEPTS

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
- MAIN STREET
- EXISTING FLOWAGE EASEMENT
- PROPOSED FLOWAGE EASEMENT

- ⊕ PLANNED TRAIL ACCESS POINT
- CONNECTION BETWEEN OPEN SPACES

OPEN SPACE CONCEPTS
 1" = 200'

- 6* PROPOSED AGGREGATED OPEN SPACES
- 3 PROPOSED AREAS OF INTEREST

1. General Open Space Requirements

The existing conditions of this site support an aggregated open space approach for this development that may be a combination of open spaces where each one, publicly accessible and will remain publicly accessible, entirely useable and the ownership and continued responsibility for the open space will be clearly defined. Specific information on the aggregated open space is provided on sheet 2 of this GDP. If a Site Plan Submittal includes aggregated open space as provided, the Site Plan Submittal shall include a description of how the proposed aggregation of open space within the GDP area meets the requirements within the applicable portions of the Denver Revised Municipal Code and related regulations. The Site Plan Submittal shall also tally and tabulate what percentage of the overall required open space it represents for the current Site Plan and all prior Site Plans that have been aggregated with the GDP area.

The aggregated open space calculations and descriptions shown are for the mixed use portion of the project located east of the dam. The R-2-A zone west of the dam will follow the requirements of section 59-120 (4) Denver Revised Municipal Code for R-2-A zones in regards to the unobstructed open space requirements. The existing R-2-A site is intended to connect to the mixed use districts through the use of the main east-west road and the proposed pedestrian linkages. The residential area west of the dam will have full access to the aggregated open space east of the dam, but the R-2-A zone is not included in the aggregated open space calculation that is provided in this GDP.

2. Open Space Intent

The purpose of this GDP, useable open space is defined as both green and landscape areas that are not paved, paved areas intended for recreation and/or leisure uses. Specific to this property, the open space will be newly developed areas. The intent is to provide accessible, useable, and maintainable open space areas that support recreation, leisure and other activities. Open Space areas will provide amenities as appropriate to their location and function within the development and may include paths, picnic/eating areas, seating, landscaping, lighting and others.

The approximate location and size of open space is shown in this GDP. Specific locations, size and configuration of open space areas will be defined at the site plan level. Some of the conceptual open space locations are intended to be configured around landscape and open spaces that are currently in place on the site. These include the area around the Mira Vista Golf Course and Westwary Creek drainage to the east. Open spaces will adhere to a number of general principles including:

- Encourage a variety of types of public spaces to serve people of all ages.
- Special amenities and/or elements such as water, sculpture, structures, gardens, and others are encouraged to serve as focal points, areas to gather, and as places for special events.
- Open spaces are encouraged to be a combination of landscape and hardscape as appropriate

Develop Open Spaces with Sustainable Practices
 Water management practices will include practices that use low water vegetation, incorporate Stormwater BMP's, and include surface drainage to collection points, such as bioswales to protect the proposed cap. The water quality will be accommodated on the privately owned aggregated open space to filter the water before it could drain into the wetlands to the north. The drainage flowing north through the project site will flow to a forebay, or equivalent, within the GDP boundary which will provide water quality and opportunity for trash removal to avoid pollutant flow into the wetland area to the north.

Protect, Care and Enhance Physical Resources
 This site is adjacent to and north of the Westwary Creek drainage system to the east which is a riparian habitat. The development, where responsible, is intended to transition to these areas from a hard developed edge to a natural edge.

Accessible Public Open Space in Every Neighborhood
 Per the CCD Park and Recreation "Game Plan", residents increasingly value green breathing spaces that they can walk to within their neighborhood, and provide visual relief from surrounding development. It is intended that green open spaces in this development will be directly accessed through a series of walks.

3. Aggregated Open Spaces

The open space concept is comprised of an aggregation of individual publicly accessible open space shown in the GDP. The open space needs of the community will be primarily served by distributing a few key accessible open spaces throughout the GDP area. The areas of open space within this GDP are described below.

1. Public Plazas

The Public Plazas are intended to be areas for community interaction and create a variety and interests and special amenities such as cafes, kiosks and seating. There are two Public Plaza areas planned, one with visibility from Alameda Avenue, which is intended to be a large pedestrian plaza, and another located near the intersection of Dayton Street and Alameda Avenue. The plaza areas will be designed to provide an active pedestrian space. The approximate size of this space can be referenced in the aggregated open space chart on Sheet 2 of this GDP. The actual size and use will be determined at the Site Plan Phase.

A smaller plaza is planned at the southwest edge of Main Street and is intended to be a smaller version of the larger plaza. This area is envisioned to serve as an organizing feature to a group of buildings that could focus onto the plaza, such as restaurants with outdoor seating to activate the development. The approximate size of this space can be referenced in the aggregated open space chart on Sheet 2 of this GDP. The actual size and use will be determined at the Site Plan Phase.

2. Traditional Public Park

The intention of this traditional public park, located at the terminus of the main east west road is to serve as an open space and park for the community and users of the development. The size of this landscaped open area combined with its position central to possible residential, it is ideal as the main open space/traditional Public Park within the proposed community. This area is intended to be a traditional public park with a playground, a trail system, and a large area of the residential interest. The proposed site plan will include a trail system that connects this park to the larger system of public open spaces within this community and the surrounding neighborhoods. The approximate size of this space can be referenced in the aggregated open space chart on Sheet 2 of this GDP. The actual size and use will be determined at the Site Plan Phase.

3. Natural Area

The intent of the Natural Area is to balance the needs of the existing wildlife and natural resources with the needs of the development. The Natural Area is located within the site and is approximately 20 feet wide and adjacent to an existing drainage area which is approximately 100 acres that sits just off site. The proposed Natural Area could be accessible to pedestrians by trails and may introduce more natural materials and native plant species. The grade change from the large plaza down to the natural area will be determined at site plan level. A combination of landscape, hardscape, and amenities can help transition the development within its boundaries to the surrounding environment. A trail system proposed within the boundary of the GDP can serve as an educational opportunity to the 100 acres beyond. The approximate size of this space can be referenced in the aggregated open space chart on Sheet 2 of this GDP. The actual size and use will be determined at the Site Plan Phase.

GENERAL DEVELOPMENT PLAN

DATE: 12.14.09
 SHEET NUMBER: 8A
 PROJECT NO.: 2007-0483

LOWRY VISTA

DATE	REV	REMARKS	DRWN	CHKD	APPRD
11.07.08		PREL SUBMITTAL	JTC	JK	JK
03.26.09		PREL SUBMITTAL	JTC	JK	JK
09.04.09		PREL SUBMITTAL	JTC	JK	JK
12.14.09		FINAL SUBMITTAL	JTC	JK	JK