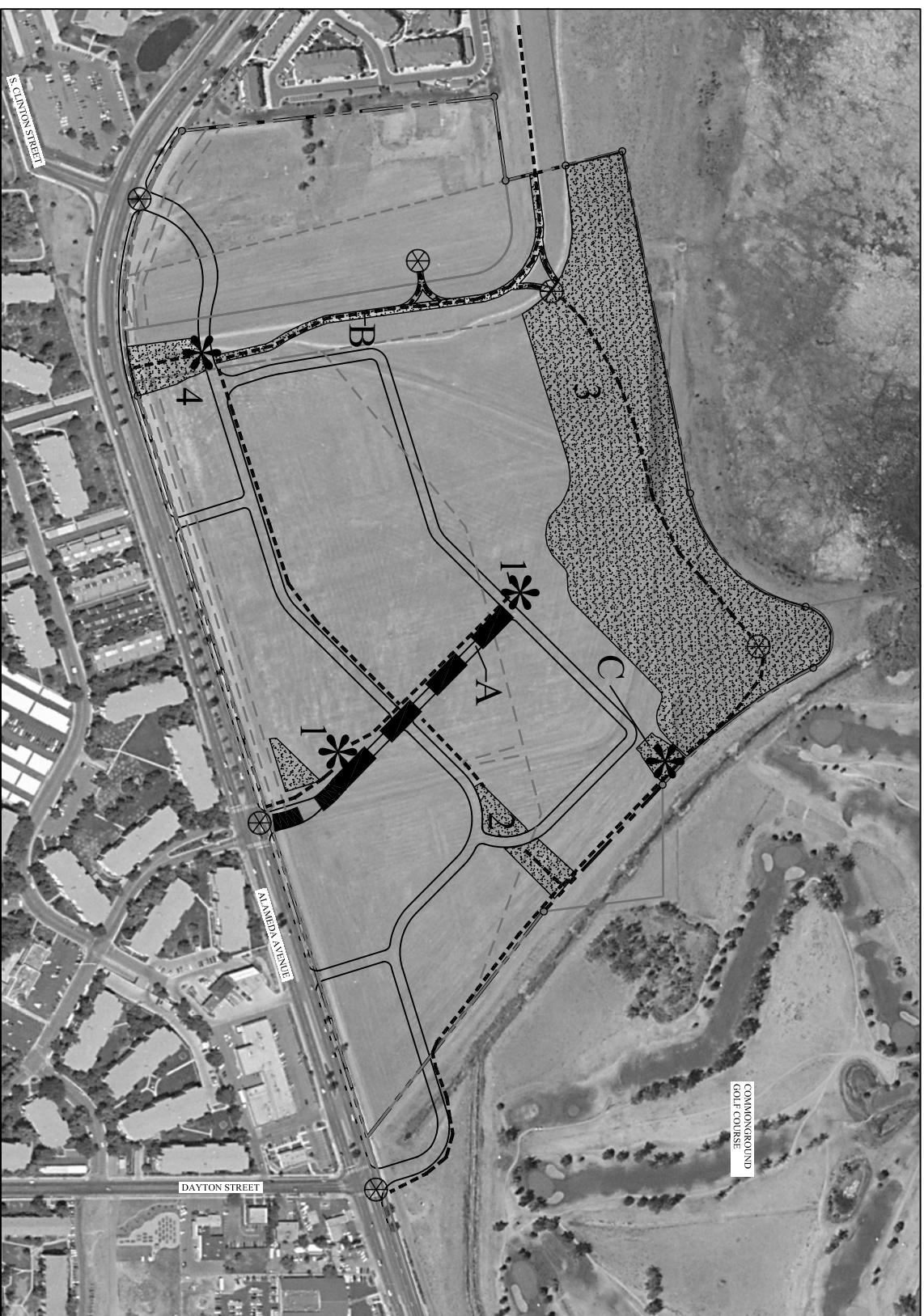


LOWRY VISTA
LOWRY VISTA GENERAL DEVELOPMENT PLAN, PROJECT 2007-0483, INTERSECTION OF EAST ALAMEDA AVENUE AT XENIA STREET, CLINTON AND DAYTON STREET
LOCATED IN THE SE QTR OF SECT 9, SW QTR OF SECT 10, NW QTR OF SECT 15, NE QTR OF SECT 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,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

⊕ PROPOSED AGGREGATED OPEN SPACES
 A PROPOSED AREAS OF INTEREST

OPEN SPACE CONCEPTS

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 are, publicly accessible and will remain publicly accessible, privately owned, and managed responsibly. Specific information on the location, size, and type of open space is provided on the chart 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 Denver Municipal Code. 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 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
 For the purpose of this GDP, useable open space is defined as both green and hardscape areas that may include plazas, walkways and landscaped areas open to the sky for recreational 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/feeding areas, seating, landscaping, lighting and others.

The approximate location and size of open space is shown in this GDP. Specific locations, size and type of open space will be determined during the planning phase of the development. Specific open space locations are intended to be configured around landscape and open spaces that are adjacent to this site. Some of these areas include the natural area to the north and the Miro Vista Golf Course and Western 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;
- Amenities should support a variety of recreational, leisure, and civic activities;
- Special amenities and/or features such as water, sculpture, structures, gardens, and others are encouraged to be included in the design of open spaces;
- Open spaces are encouraged to be a combination of landscape and hardscape as appropriate

Develop Open Spaces with Sustainable Practice
 Where possible, the development of open space will include practices that use low water vegetation, incorporate Stormwater BMPs and include surface drainage to collection points, such as bioswales to protect the proposed cdp.

Project Care and Enhance Physical Resources
 This site is adjacent to a natural area to the north and the Western Creek drainage system to the east to these areas from a hard developed edge. The development, where reasonable, 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 public 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 Plaza
 The Public Plaza are intended to be areas for community interaction and create a variety and interests and special amenities such as cafe's, 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 at the terminus of Main Street which will be developed as focal point and activity center for the development. Landscape, hardscape and amenities could be combined 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 a organizing feature to a group of buildings that could focus onto the plaza such as restaurants with outdoor seating to activate the area. 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 make it ideal as the main open space/traditional Public Park within the proposed community. This area also has vistas to the golf course and drainage corridor. The Trail System described in number 4B of the Areas of Interest on sheet 8B, along with the proposed street system will connect 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 vegetation with approximately 100 acres that sits just off site. The proposed Natural Area could be accessible to residents by a network of paths and trails. The natural area will be determined at site plan level. A combination of landscape, hardscape, and amenities can help transition the developing environment 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 16 of this GDP. The actual size and use will be determined at the Site Plan Phase.

OPEN SPACE CONCEPTS

OPEN SPACE CONCEPTS



2018 BLAKE ST., STE. 400
 DENVER, COLORADO 80202
 303.733.8888
 1033 MAIN STREET, SUITE 200
 POST OFFICE BOX 2711
 DENVER, COLORADO 80202

ARCHITECT/DESIGNER:
 DAVIS PARTNERSHIP ARCHITECTS
 2018 BLAKE ST., STE. 400
 DENVER, CO 80202
 303.733.8888

ENGINEER/ARCHITECT:
 JAMES W. BROWN, P.E.
 1033 MAIN STREET, SUITE 200
 POST OFFICE BOX 2711
 DENVER, COLORADO 80202

CONSULTING ENGINEER:
 CORNELIUS T. HENNINGSON
 2633 VICTORY DRIVE, SUITE 200
 LITTLETON, COLORADO 80120
 303.979.2333 (303)979-2333

PLANNING/ENGINEER:
 JAMES W. BROWN, P.E.
 1033 MAIN STREET, SUITE 200
 POST OFFICE BOX 2711
 DENVER, COLORADO 80202

GENERAL DEVELOPMENT PLAN

LOWRY VISTA

DRWN	CHKD	APPRVD
JE	JE	JE
JE	JE	JE
JE	JE	JE

PROJECT NO.:
 DATE: 09.04.09
 SHEET NUMBER: 8A
 1 of 15