

# 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

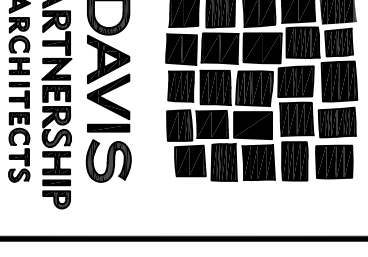
## OPEN SPACE CONCEPTS: continued

**4. Dam Easement Trail and Trailhead**  
 The intent of the dam easement and trailhead is to provide a clearly defined area for pedestrians and bicycles to travel off-site. Although the majority of this space is not included in the aggregated open space calculations, it is important to note that the dam easement is proposed to have a trail on it with various connections throughout the site. Five (5) feet on either side will be included in the aggregated open space calculation, while the rest will remain undeveloped as native grasses or unimproved open space. This dam trail links a significant pedestrian/bicycle connection to the greater Lowry development and the High Line Canal trail to the south. A proposed trailhead is envisioned to serve both as an internal vista into the Lowry Vista development from Alameda Avenue, as well as a junction as a pedestrian/bicycle trailhead. The approximate site of this space can be referenced in the aggregated open space calculations on Sheet 2 of 16 of this GMP. The actual size and use will be determined at the Site Plan Phase.

**4. Area of Interest**  
 The Areas of Interest in this Development are not included in the aggregated open space calculation but are important.

**B. Trail System**  
 The intent of the trail system is to loop around the Lowry Vista development, while providing a peaceful trail system adjacent to the natural areas of the site. The trail system meanders along the Westerny Creek Drainage and the special natural area to the north. The trail system has several trailheads/respite areas for bicycles and pedestrians to sit and enjoy the surrounding views. The trail system will also rise up in grade along the current dam and expose views to all of the greater Lowry Development and Long's Peak and the mountain range.

**C. Pocket Park along Trail System**  
 The intent of the pocket park is to be used by both residences and the community as outdoor space. This parks could be located along the east edge of the property adjacent to the trail system that parallels the Westerny Creek drainage. The pocket park will frame views of the golf course from the surrounding development. The proposed trail will be part of the internal trail system that turns along the edge of the special natural areas of site. The pocket park is intended to be a public stop along the proposed trail system.



2301 BLAKE ST., 5TH FLOOR  
 DENVER, CO 80202  
 303.861.8000 • 303.861.3027  
 0137 MAIN STREET, SUITE 1000  
 DENVER, CO 80202  
 303.733.8800 • 303.733.8831

ARCHITECT/DESIGNER  
 PROJECT DEVELOPER  
 PROJECT DEVELOPMENT LLC  
 1111 ELTON, CO 80127  
 303.972.8633

SOIL ENGINEER  
 14855 COOPER STREET, #30  
 DENVER, CO 80204  
 303.426.1500 • 303.426.1511

REGISTERED PROFESSIONAL  
 CONSULTANTS  
 1111 ELTON, CO 80127  
 303.733.8800 • 303.733.8831

REGISTERED PROFESSIONAL  
 DESIGNER  
 DENVER, CO 80204  
 303.823.8000 • 303.823.8111

## GENERAL DEVELOPMENT PLAN

## LOWRY VISTA

APRVD	CHKD	DRWN	REMARKS	REV	DATE
	JE	TOY	GDP SUBMITTAL		10.17.08
	JE	JME	2ND GDP SUBMITTAL		08.04.09
	JE	JME	3RD GDP SUBMITTAL		09.04.09

PROJECT NO. 020903.000  
 DATE 11.20.09  
 SHEET NUMBER: 8B

## OPEN SPACE CONCEPTS, continued