

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. The trail will be adjacent to the dam easement and will be designed to provide a connection to the aggregated open space calculation while the rest will remain undeveloped as native prairie or unimproved initially. 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 function as a pedestrian/bicycle trailhead. 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.

4. Area of Interest
 The Areas of Interest in this Development are not included in the aggregated open space calculation but are important connectors to the open spaces described above. The general Areas of Interest are described below.

A. Main Street Streetscape
 It is intended for the Main Street to be angled centered onto the vista of Long's Peak with the streetscape primarily hardscape with areas of landscape and amenities to support the values named in the Parks and Recreation "Game Plan" for green grids. The Main Street streetscape is intended to provide an important public connection down the center of the development and will be a place for a flexible space that supports pedestrian and vehicular flows. The widths of the pedestrian areas are intended to be suitable to accommodate outdoor events and activities, especially at mid blocks where the sidewalks get wider. The Main Street is not a part of the aggregated open space calculation, but is an important connector to the open spaces and integral to the character of the development.

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 Westernly Creek drainage and the open natural areas of the site. The trail system has several loops. 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 park could be located along the east edge of the property adjacent to the trail system that parallels the Westernly 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 runs along the east and north side of the property along the natural areas off site. The pocket park is intended to be a public stop along the proposed trail system.



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GENERAL DEVELOPMENT PLAN

LOWRY VISTA

DATE	REV	REMARKS	DRWN	CHKD	APPRD
10.07.08		GDP SUBMITTAL	TOY	SR	
03.06.09	01	GDP SUBMITTAL	JRE	SR	
09.04.09	02	GDP SUBMITTAL	JRE	SR	
12.14.09		FINAL GDP SUBMITTAL	JRE	SR	

PROJECT NO. _____
 DATE: 12.14.09
 SHEET NUMBER: 8B

OPEN SPACE CONCEPTS, continued