GENERAL NOTES

9TH AND COLORADO
THE 9TH AVENUE CAMPUS OF THE UNIVERSITY OF COLORADO DENVER, GENERAL DEVELOPMENT PLAN - AMENDMENT NO. 1 - MAJOR
AT EIGHTH AND COLORADO AVE., LOCATED IN THE SW 1/4 OF SECT. 6, TOWNSHIP 45S, RANGE 67W OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PROPOSED POINTS, OPEN SPACE, TRAILS, AND OTHER PUBLIC FACILITIES

Development Objectives

The 9th Avenue Campus of the University of Colorado Denver will be a vibrant and walkable campus that is a significant component of the surrounding neighborhood. The campus will be a place for learning, research, and creative inquiry, as well as a vibrant hub of cultural and social activity.

The development objectives for the 9th Avenue Campus are as follows:

1. Enhance the public realm, including streets, parks, and open spaces, to create a vibrant and accessible urban environment.

2. Promote mixed-use development, including retail, hotel, office, and residential spaces, to support a diverse community and enhance the local economy.

3. Encourage the use of sustainable building practices and materials to reduce the environmental impact of the campus.

4. Foster collaboration and partnerships between the university, the city, and the community to create a thriving and dynamic campus.

5. Provide a variety of housing options, including student housing, faculty housing, and affordable housing, to support a diverse student body and faculty.

6. Create a sense of place and identity through the use of landmark buildings and public art.

7. Enhance the connectivity of the campus to the surrounding neighborhood through improved pedestrian and bicycle access.

8. Promote the use of green infrastructure, including rain gardens and permeable pavements, to reduce stormwater runoff and improve water quality.

9. Encourage the use of alternative transportation modes, including walking, biking, and public transit, to reduce reliance on personal vehicles.

10. Enhance the aesthetic quality of the campus through the use of public art and landscaping.

11. Promote the use of renewable energy and energy-efficient technologies to reduce the carbon footprint of the campus.

12. Enhance the vibrancy and livability of the neighborhood through the creation of public spaces and the integration of the campus into the surrounding community.

13. Provide opportunities for the public to engage with the campus through events, programs, and other community outreach activities.

14. Ensure the long-term sustainability of the campus through the implementation of a comprehensive sustainability plan.

15. Foster the development of a strong sense of place and community through the creation of a unique and identifiable campus identity.

16. Promote the use of local materials and craftsmanship to create a distinctive and authentic campus environment.

17. Enhance the safety and security of the campus through the implementation of comprehensive security measures.

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PRELIMINARY LAND USE SUMMARY

GENERAL CONCEPT:
The preliminary design for the 9th Avenue Campus of the University of Colorado Boulder concept community is shown in the accompanying figure. The property, located at 9th Avenue and Colorado Boulevard, is zoned Residential and Commercial and is a contiguous block of land containing a variety of uses, including commercial, industrial, and residential. The property is subject to a Development Agreement that includes specific design criteria, architectural guidelines, and landscaping requirements.

SITE DESIGN:
The site design includes a mix of residential and commercial uses, with a focus on creating a pedestrian-friendly environment. The site is designed to accommodate the needs of the university community and to enhance the overall quality of life for residents.

STREET CONNECTIVITY:
The project is designed to connect to the existing street network, providing easy access to other parts of the city. The site design includes a network of sidewalks, bike lanes, and pedestrian pathways to encourage healthy, active living.

PRELIMINARY LAND USE BREAKDOWN

RESIDENTIAL:
The site includes 1,400 residential units, with a mix of studio, one-, two-, and three-bedroom units. The residential areas are designed to be energy-efficient and environmentally sustainable.

COMMERCIAL:
The site includes a mix of retail, office, and commercial spaces. The commercial areas are designed to be pedestrian-friendly and to complement the surrounding neighborhood.

DEVELOPMENT CONCEPTS

The development concept for the 9th Avenue Campus of the University of Colorado Boulder concept community is shown in the accompanying figure. The property, located at 9th Avenue and Colorado Boulevard, is zoned Residential and Commercial and is a contiguous block of land containing a variety of uses, including commercial, industrial, and residential. The property is subject to a Development Agreement that includes specific design criteria, architectural guidelines, and landscaping requirements.

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## Transportation/Circulation: Vehicular

### Street Classification

<table>
<thead>
<tr>
<th>Street</th>
<th>Traffic Classification</th>
<th>Street Type Options</th>
<th>Design Speed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colorado Boulevard/Parkway</td>
<td>Existing</td>
<td>Public or Private Street</td>
<td>60' - 65'</td>
</tr>
<tr>
<td>Albion Street 8th to 9th</td>
<td>Local</td>
<td>Public or Private Street</td>
<td>55' - 60'</td>
</tr>
<tr>
<td>Ash Street   8th to 9th</td>
<td>Local</td>
<td>Public or Private Street</td>
<td>60' - 65'</td>
</tr>
<tr>
<td>Belleview Street</td>
<td>Local</td>
<td>Public or Private Street</td>
<td>60' - 65'</td>
</tr>
<tr>
<td>Clarendon Street</td>
<td>Collector</td>
<td>Public Street (Existing)</td>
<td>60' - 65'</td>
</tr>
<tr>
<td>East 11th Avenue</td>
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<td>Collector</td>
<td>Public Street (Existing)</td>
<td>60' - 65'</td>
</tr>
<tr>
<td>New Avenue</td>
<td>Collector</td>
<td>Public Street, Private Street</td>
<td>55' - 60'</td>
</tr>
<tr>
<td>East 11th Avenue</td>
<td>Major Arterial</td>
<td>Public Street (Existing)</td>
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### Circulation Concepts

- **Major Street Network**: The 9th Avenue Campus at the University of Colorado Denver project will expand portions of the existing network to support planned increases in traffic and pedestrian activity.
- **Local Access**: Local access to the development will be provided via Colorado Boulevard, E. 8th, C. 9th, and E. 11th Avenues.

### Transportation/Circulation Models

- A transportation improvement plan will be developed to address the increase in vehicular and pedestrian activity.
- The design criteria include:
  - Capacity: 10,000 vehicles per day
  - Design Speed: 35' - 60'
  - Lane Width: 12'

### Proposed Transportation Improvements

- **Major Arterial Roadways**: Major arterials will be upgraded to support the increased traffic volumes.
- **Local Streets**: Local streets will be upgraded to support pedestrian and bicycle traffic.

### Design Features

- **Traffic Control Devices**: Traffic control devices will be installed at key intersections.
- **Streetlights**: Streetlights will be added along major arterials to improve visibility.
- **Sidewalks**: Sidewalks will be widened and extended to accommodate increased pedestrian traffic.

### Notes

- **Street Section**: All streets will be upgraded to support the increased traffic volumes.
- **Pedestrian Safety**: Pedestrian safety improvements will be made along major arterials.

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**Legend**

- GDP Boundary
- Property Line / Ownership Boundary
- Major Arterial Street
- Residential Street
- Collector Street
- Local Street
- Traffic Signal
- Vehicular Site Access
- Boulevards / Parkway

**Approximate Estimated Trip Distribution**

- 35% North
- 35% South
- 15% West
- 20% East

**Approximate Estimated Average Daily Trips (ADT)**

- 25,000 vehicle trips per day
- 21,835 external vehicular trips per day
- 3,160 internal vehicular trips per day

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**9th and Colorado - General Development Plan**

**6th Avenue Campus**

**Amendment No. 1 - Major**

**Located in the SW 1/4 of Sect 9, Township 4S, Range 67W of the 6th P.M., City and County of Denver, State of Colorado**
EXISTING/PROPOSED STREET GRADING PLAN

GRADING NOTES:
1. INFRASTRUCTURE GRADING SHOWN ON THESE PLANS IS FOR CONCEPT PURPOSES ONLY. FINAL DESIGN OF THE INFRASTRUCTURE INCLUDING STREETS AND REDEVELOPMENT WILL BE COMPLETED DURING PLANNING AND IN ACCORDANCE WITH CITY AND COUNTY OF DENVER PUBLIC WORKS.
2. REDEVELOPMENT GRADING WORK IS CONCEPTUAL AND WILL VERY BASED UPON THE FINAL ALIGNMENT OF ROADS WITHIN THE DEVELOPMENT AND THE DETAIL DESIGN.
3. PRELIMINARY ENGINEERING CONSTRUCTION PLANS MUST BE SUBMITTED TO DENVER PUBLIC WORKS THROUGH A FORMAL REVIEWS PROCESS.
4. REDEVELOPMENT ARE ILLUSTRATIVE IN NATURE AND DO NOT REPRESENT FINAL ALIGNMENTS OR TIE-INS THE CITY AND COUNTY OF DENVER OR DRANTS a CD AND ACHIEVING OF ALTERNATE INTERACTIONS BETWEEN THE PROPOSED AND THE EXISTING WORM CONTOUR.
5. THE USE OF THE LAMINATING PAPER AND ARTWORK EDGES ON PUBLIC STREETS ARE DETERMINED AT THE SITE PLANNING LEVEL.

LEGEND

PROPERTY LINE
GDP BOUNDARY
EXISTING EDGE OF TOWNHIP
EXISTING MAJOR ELEVATION
EXISTING WORM CONTOUR
PROPOSED ROAD CENTERLINE
PROPOSED MAJOR ELEVATION
PROPOSED WORM CONTOUR

100' 200'
EXISTING/PROPOSED WATER SERVICE

EXISTING WATER MAIN LINES ARE CALCULATED TO BE 8" PIPE. THE NEW WATER LINES INSTALLED ON THE STREET ARE ADEQUATE TO CONSTRUCT THE DEVELOPMENT LOTS. NEW WATER LINES ARE CONNECTED TO EXISTING WATER LINES AT THE FOLLOWING SECTIONS:

- EAST 9TH AVENUE - 12' 0" AND 10' 6"
- EAST 9TH AVENUE - 30' 6" AND 36' 0"

EXISTING WATER VALVES ARE LOCATED TO CONNECT TO NEW WATER LINES. NEW WATER LINES ARE CONNECTED TO EXISTING WATER LINES AT THE FOLLOWING SECTIONS:

- BLOCK B - 12' 0"
- BLOCK C - 30' 6"
- BLOCK D - 36' 0"
- BLOCK E - 30' 6"
- BLOCK F - 36' 0"
- BLOCK G - 30' 6"
- BLOCK H - 36' 0"

EXISTING WATER LINES WILL BE REFINISHED TO THE NEW LINES FOR THE DEVELOPMENT LOTS. EXISTING WATER LINES ARE CONNECTED TO NEW WATER LINES AT THE FOLLOWING SECTIONS:

- BLOCK A - 12' 0"
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EXISTING SANITARY SEWER SERVICE

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