HIGH POINT GENERAL DEVELOPMENT PLAN
AMENDMENT NO. 1
A PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
TOWER ROAD TO HIMALAYA STREET, 72ND AVENUE TO 64TH AVENUE

STATEMENT OF INTENT:

The intent of the General Development Plan (GDP) is to provide a comprehensive and coordinated approach for the development of the area. This plan is based on the concept of creating a balanced, mixed-use community that is pedestrian-friendly, environmentally sustainable, and economically viable. The GDP aims to achieve this by addressing various aspects of development, including land use, transportation, infrastructure, and public amenities. The plan also seeks to ensure that development is consistent with the City’s Comprehensive Plan and other relevant policies and regulations.

1. Development Agreement, recorded 6/29/10. For further details, please refer to City of Denver records.
2. Developers: Denver Urban Renewal Authority (DURA) and BlackHawk Real Estate Partners, LLC.

REPLACEMENT:

General:
- The local buffer for the GDP is the area that is used for one-family residential and commercial purposes.
- The area is used for multi-family residential and commercial purposes.
- The area is used for industrial purposes.
- The area is used for recreational purposes.
- The area is used for transportation purposes.

Vested Property Rights:
- The vested property rights are those that are associated with the GDP, including easements and other rights.
- The vested property rights are those that are associated with the GDP, including easements and other rights.

GENERAL NOTES:
- This plan was approved in 1999. It has been amended and updated since then.
- The plan includes a variety of development scenarios, including residential, commercial, and industrial uses.
- The plan is subject to City of Denver regulations.

PUBLIC NOTICES:
- The public is invited to attend the public hearing to discuss the plan.
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Proposed Golf Course

CITY & COUNTY OF DENVER
CITY OF AURORA

Legend:
- Proposed Property Line
- Proposed Roads
- Infill Development
- Future Commercial Uses
- Future Retail
- Future Office
- Future Residential
- Future Public
- Future Park
- Future Green Space
- Future Open Space
- Future Trails
- Future Ponds
- Future Water Features

Diagram:

- Proposed - Dunkirk St.
- 4 Lane Arterial
- 2 Lane Arterial
- 2 Lane Collector
- 2 Lane Local
- 1 Lane Local
- Residential
- Commercial
- Public
- Parks
- Water Features
- Trails
- Open Space
- Green Space
- Ponds
- Future Uses

Note: This diagram is subject to change as the project moves forward. Please review with your local representatives for the most up-to-date information.

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PROPOSED DEVELOPMENT PLAN
DENVER, COLORADO

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## HIGH POINT

### GENERAL DEVELOPMENT PLAN

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### Table: Land Use Item

<table>
<thead>
<tr>
<th>Planning Area Designation Map Area Code</th>
<th>Gross Land Area in Acres</th>
<th>Maximum Potential Density (in DU)</th>
<th>Land Use Formula</th>
</tr>
</thead>
<tbody>
<tr>
<td>WEST FORK OF THE SECOND CREEK</td>
<td>13.1 N/A N/A</td>
<td>N/A N/A</td>
<td>N/A N/A</td>
</tr>
</tbody>
</table>

#### Required Land Dedication Areas for Parks, Trails and Open Space

1. Floodplain Areas, Water Quality, Detention & Private Open Space

2. Required Land Dedication Areas for Neighborhood Park

3. Required Land Dedication Areas for Denver Open Space

4. Development Areas Subzone: Denver Commercial Mixed-Use

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### Diagram: Proposed Development Plan

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**Legend:**

- PROPERTY LINE
- PROPOSED ROADS
- SEPTIC DRAIN FIELD
- CONCRETE WALKS
- CONCRETE PAVEMENT
- GRASS/SHRUBS
- OPEN SPACE
- BENT-IRON PIPE
- DRAINAGE CHUTES
- REQUIRED RECREATION FACILITIES

---

**Total Denver Acreage (Total figures above):**

- Net: 369.9 acres
- DU: 2,008 DU
- FAR: 728 DUs

*Human density totals come from Denver's numbers to calculate potential population: 2.27 residents per dwelling*

---

**PA-16 Neighborhood Park:**

- 8.8 acres net of floodplain, water quality areas, gasline easement and roads.

**PA-12 Denver Open Space:**

- 3.2 acres

**PA-21a Denver Open Space:**

- 9.6 acres

**PA-21b Denver Open Space:**

- 4.7 acres

**PA-21c Denver Open Space:**

- 0.3 acres

**PA-21d Denver Open Space:**

- 0.7 acres

**PA-21e Denver Open Space:**

- 0.8 acres

**PA-21f Denver Open Space:**

- 4.0 acres

---

**Total Denver Open Space (PA-12 through PA-21f):**

- 24.57 acres net

**Total Open Space (PA-12 through PA-21f):**

- 3.2 acres

**Denver Required Open Space Dedication:**

- 15.36 acres net

---

**SFD:**

- .0153 acres/unit

**MF:**

- .0183 acres/unit

**COMM:**

- 0.02 acres/area

---

**Footnotes:**

1. Required Land Dedication for Neighborhood Park
2. Denver Required Neighborhood Park Dedication = 8.8 acres net
3. Total Provided = 9.8 acres gross
4. Development Areas Subzone: Denver Commercial Mixed-Use
5. Off-Site = .0153 acres/unit
6. Mid-Rise = .0183 acres/unit
7. Community = 0.02 acres/area

---

**Denver Mixed-Purpose Commercial Development:**

- Existing buildings on the western portion of the project area will be preserved and reused. The Denver High Point development will be designed to complement and enhance the existing buildings. Existing structures will be maintained and adapted for use in the new development.

---

**Denver High Point Commercial Development:**

- Existing buildings on the western portion of the project area will be preserved and reused. The Denver High Point development will be designed to complement and enhance the existing buildings. Existing structures will be maintained and adapted for use in the new development.
**Planning Area Designation Intent Statements for Parks and Open Space**

**Required Park and Open Space Calculations**

<table>
<thead>
<tr>
<th>Total Net Acreage Provided</th>
<th>Total Gross Acreage Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Final Ownership**

- **Parks**
  - **PA-16 Neighborhood Park**
    - Multi-use field, drinking fountains, shelters, walks, children's play area, landscape and irrigation, shaded seating, large open play area, picnic areas, connections to regional trail. Urban contextual park landscape treatment.
  - **Single or Multi unit dwelling (up to 18 du/ac) = 398 (0.0042 ac/unit) = 1.67 ac**
  - **Multi-family (above 18 du/ac) = 330 (0.0028 ac/unit) = 0.92 ac**
  - **Total Required = 2.59 ac per Population; 8.0 ac min. size per code; 8.8 ac min. per this GDP**
  - **8.8 AC (net, excluding gas line easement)**
  - **9.8 AC**

- **Open Space**
  - **PA-16a**
    - Regional trail corridor, community identity or focal elements. Natural contextual park and enhanced native landscape treatment. Seating and viewing areas.
    - **2.7 AC**
  - **PA-21a-f**
    - Regional trail connection and corridor, community identity or focal elements. Natural contextual park and enhanced native landscape treatment. Street trees and benches.
    - **17.67 AC**
  - **PA-12**
    - Regional trail & park connection, community identity or focal elements. Natural contextual park and enhanced native landscape treatment. Street trees and benches.
    - **2.5 AC**
  - **PA-24a Denver Comm. Open Space**
    - Seating areas, an Urban contextual park/transit plaza serving the transit stop and enhanced native landscape treatment and other non-residential development = 1.7 AC

**Denver Parks and Open Space Inventory and Data**

<table>
<thead>
<tr>
<th>Total Parks and Open Space Acreage in Denver =</th>
<th>Aggregated Open Space Acres Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.36 ac</td>
<td>Denver High Point Residential Plaza; usable open space per the General Development Plan Rules &amp; Regulations requirements</td>
</tr>
<tr>
<td>24.57 AC</td>
<td></td>
</tr>
<tr>
<td>33.37 AC (net) 37.7 AC (gross)</td>
<td>2016.17 AC required</td>
</tr>
</tbody>
</table>

**Legend**

- Property Line
- Proposed Homes
- Priority Neighborhood Access
- Neighborhood Park
- Determined Parks
- Second Check Regional Trail
- Community Trail System - Concrete Only
- Community Trail System - Concrete and Raised Path
- Bike Trail System - Concrete Raised Path
- Bike Trail - Concrete Raised Path
- Bike Trail - Concrete
- Open Space
- Recreational Facilities
- Uplands Open Space
- Potential Aggregated Open Space Calculation

**Note:**

- This report includes a summary of the required open space calculations, as well as the final ownership calculations. Additional information and calculations may be necessary for more detailed planning. Please refer to the referenced documents for further details.

**General Development Plan (GDP) Amendment No. 1**

**DENVER, COLORADO**

**City of Denver**

- This document outlines the amendments to the General Development Plan to accommodate the new developments and to ensure compliance with the city's open space and trail systems. The amendments will be reviewed and approved by the city council, and the updated plan will be incorporated into the official city planning documents.

**High Point - GDP Amendment No. 1**

**City of Aurora**

- The amendments will affect the planning area designated for the High Point development, including the planning area and open space requirements. The changes will be implemented to ensure the development aligns with the city's open space standards and regulations.

**Denver High Point Residential Plaza**

- The residential plaza will feature enhanced open space, seating areas, and community identity features, consistent with the city's general development plan rules and regulations.

**Diagram:**

- The diagram illustrates the proposed arterial (86' ROW) and the planned treatment along High Point Blvd. with trail. It also includes the proposed open space and trail system, highlighting the proposed open space requirements and the connection to the regional trail system.
# HIGH POINT
**GENERAL DEVELOPMENT PLAN**

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CITY AND COUNTY OF DENVER, STATE OF COLORADO

TOWER ROAD TO HIMALAYA STREET, 72ND AVENUE TO 64TH AVENUE

### Cross Section Reference | Roadway Name | Classification | ROW Width | Number of Travel Lanes | Travel Lane Widths | Total Road Width | Median Width | Sidewalk Location | Sidewalk Width | Tree Lane Width | On-Street Parking Allowed | Parking Lane Width | On Street Bike Route Location | Bike Lane Width
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
1 | 68th Ave. | Arterial | 144' | 6 | 13' | 30' x 2 | 29' | Both Sides | 10' | 10' | Yes | 8' | No | NA
2 | 68th Ave. | Arterial | 144' | 6 | 12' | 30' x 2 | 29' | Both Sides | 10' | 10' | No | NA | No | NA
3 | Tower Rd. | Arterial | 144' | 6 | 12' | 30' x 2 | 29' | Both Sides | 10' | 12' | No | NA | No | NA
4 | Highpoint Boulevard | Arterial | 105' | 6 | 11'12" | 74' | 18' | Both Sides | 5' | 5' | NA | NA | Yes | 5'
5 | Highpoint Boulevard | Arterial | 105' | 6 | 11'12" | 74' | 18' | Both Sides | 5' | 5' | NA | NA | Yes | 5'
6 | Dunski St. | Arterial | 85' | 6 | 11'11" | 55' | NA | Both Sides | 5' | 5' | NA | NA | No | NA
7 | Aronne St. | Collector | 85' | 2 | 11' | 52' | NA | Both Sides | 5' | 5' | Yes | NA | Yes | 6'
8 | 71st Ave. | Arterial | 85' | 4 | 11' | 52' | NA | Both Sides | 5' | 5' | NA | NA | Yes | 6'

**Notes:**

1. Roadway width is measured from right line to right line.
2. Exceptions to Roadway Design Criteria may be allowed on a case-by-case basis.
3. In addition to the design standards shown in the table, cross sections provide for 5' S.F. curbs and 5' S.F. areas from the back of curb to the right of way.
4. Tree lawn width is measured from the back of curb to the face of wall.
5. The final street R.O.W. and widths shown above still depend on final decisions that are used or traffic volumes.
6. Standard cross sections shown below may change over time as the discretion of Manager of Public Works.
7. Development of the High Point G Dj area will be allowed only where it does not encroach the preferred travel corridor(s) identified by the T.O.E.
8. Cross sections in the standard section shown above from Aronne St. to Tower Rd.
9. Cross section 5 is the standard section as shown below.
10. Cross section 4 is the standard section shown below from from Aronne St. to Tower Rd.

**HIGH POINT - GDP AMENDMENT NO. 1**

**ROADWAY DESIGN CRITERIA**

**DENVER, COLORADO**
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12.0 AC±
COMM.
PA-17
RETAIL/
OFFICE/
PA-23
MIXED USE

23.2 AC±
COMM.
PA-19
RETAIL/
PA-18
DET.

15.5 AC±
COMM.
RETAIL/
PA-19

9.6 AC±
PA-21a
OPEN SPACE

2.6 AC±
PA-18
DET.

0.8 AC±
PA-21e
OPEN SPACE

2.2 AC±
PA-13
Lift Station

9.8 AC±
PA-16
SCHOOL

6.5 AC±
COMM./
PA-19a
RETAIL/

24.9 AC±
PA-10
COMMERCIAL/
PA-5
SFD-STAND

9.7 AC±
PA-20
DWELLING
MIXED USE/
ATTACHED

17.8 AC±
COMM./
PA-15
RETAIL/

3.2 AC±
PA-12
OPEN SPACE

1.2 AC±
PA-33a
SFD-SMALL

0.4 AC
OPEN SPACE

DENVER, COLORADO

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HIGH POINT - GDP AMENDMENT NO. 1

DOCUMENTATION NUMBER:
HIGH POINT GDP

APPLICANT/ DEVELOPER/ OWNER:
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GENERAL DEVELOPMENT PLAN (GDP)
Amendment No. 1
18.2 AC±
FLOODPLAIN
1.0 AC±
SFA- TH
PA-35

8.4 AC±
PA-33
SFD-SMALL

3.7 AC±
PA-31
OPEN SPACE

20.9 AC±
OPEN SPACE

58.2 AC±
OFFICE/ MIXED
USE
PA-24

10.4 AC±
OPEN SPACE

3.3 AC±
PA-1a
OPEN SPACE

8.3 AC±
PA-8
N.A.C

45.6 AC±
OFFICE/ MIXED
USE
PA-26

45.8 AC±
PA-25

9.4 AC±
PA-28
N.H. PARK

5.0 AC±
SFD-SMALL
PA-46a

18.3 AC±
SFA
PA-45

10.9 AC±
MF-MED
PA-46

7.1 AC±
PA-43

10.9 AC±
MF-MED
PA-45

3.7 AC±
PA-37
OPEN SPACE

37.5 AC±
OPEN SPACE

2.8 AC
OPEN SPACE

20.9 AC±
OPEN SPACE

4.1 AC
OPEN SPACE

2.4 AC
OPEN SPACE

5.5 AC±
PARK
PA-34a

3.7 AC±
PA-33a
SFD-SMALL

0.5 AC±
PARK
PA-37a

15.5 AC±
SFA- TH
PA-35

0.5 AC±
PARK
PA-34a

100 YEAR FLOODPLAIN

1. Water plans for this GDP will be submitted to Denver Water for review and approval separate of the DRC process. The water system that Denver Water has for water service to High Point will be designed in accordance with the Master Utility Study. The water system that is owned, operated and maintained by Denver Water will be utilized for irrigation of significant open space areas.

2. Planning and operating pressure ranges will be provided by a public water system that is owned, operated and maintained by Denver Water, and existing sewer systems are to be extended to the site. The water system shall be designed to provide water at a pressure to Denver Water's standards, and existing sewer systems are to be extended to the site. The water system shall be designed to provide water at a pressure to Denver Water's standards.

3. Sizing and location of water mains are subject to Denver Water review and approval. The water system shall be designed to provide water at a pressure to Denver Water's standards, and existing sewer systems are to be extended to the site. The water system shall be designed to provide water at a pressure to Denver Water's standards. The water system that Denver Water has for water service to High Point will be designed in accordance with the Master Utility Study. The water system that is owned, operated and maintained by Denver Water will be utilized for irrigation of significant open space areas.

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NOTES:
1. Hydraulic analysis and pipe sizing will be provided in the Drainage Utility Study.
2. All sanitary sewer service for the project shall be subject to, and in accordance with, the requirements of the Sanitary Sewer Design Guidelines. For the project, the City provides outside sanitary sewer line tie-ins adjacent to Tower Road;
4. Major sanitary basin flow lines as per City of Denver, Drainage Utility Study, Design Point 1 = 6.80 cfs, Design Point 2 = 8.24 cfs.

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