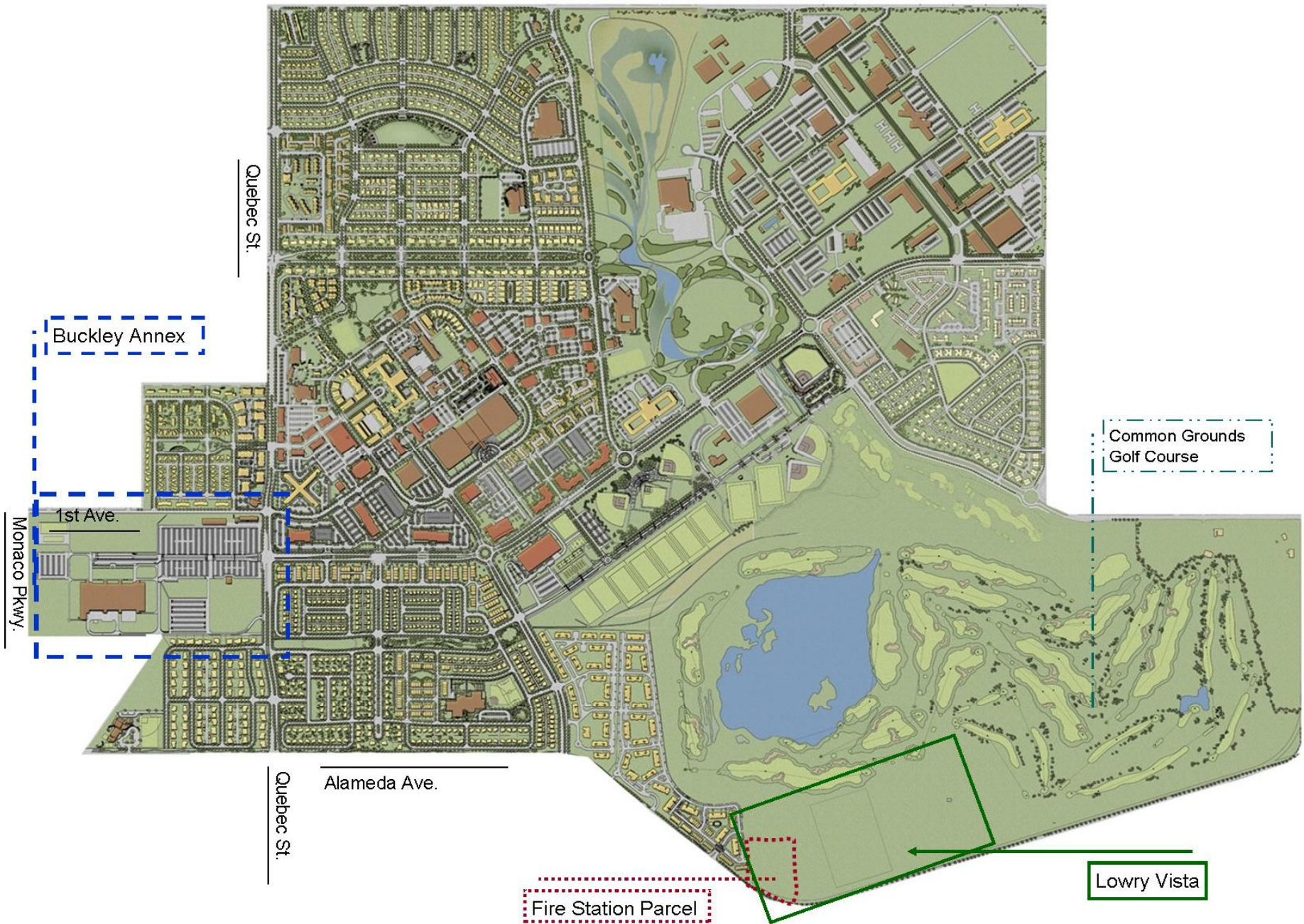


# LOWRY VISTA DEVELOPMENT AGREEMENT

Presentation to  
Land Use, Transportation and  
Infrastructure Council Committee  
January 31, 2012





LOWRY  
EAST VIEW AERIAL

Wetlands

Xenia St

Fire Station  
Location

Buffer Area

78 Acres

Alameda Ave

S. Clinton St.

S. Dayton St.

Common Grounds  
Golf Course

# Lowry Vista Development Agreement

- The Lowry Vista GDP was recorded on January 12, 2010
- Zoning of the site was approved on January 25, 2010
- The developer, IRG, requested vesting of certain portions of the GDP and the zoning for their site for a period longer than three (3) years and therefore a Development Agreement was required.

# Lowry Vista Development Agreement

- The Development Agreement provides for vesting of certain portions of the GDP and zoning for 10 years. During those 10 years, the City cannot change or impair those vested items.
- Examples of vested rights include: maximum densities; signalized intersections at S. Xenia, S. Clayton and S. Dayton; multiple buildings on zone lots

# Lowry Vista Development Agreement

- IRG has agreed to donate a parcel of land (1.76 acres) for a fire station that is funded through the 2007 Better Denver Bond Program
- The land to be donated for the fire station is free from contaminants
- IRG has also agreed to share development costs with the City for necessary infrastructure that benefits both the fire station and IRG's development



# Lowry Vista Development Agreement

- The Development Agreement also helps implement the GDP especially in relation to the aggregated open space and street connections
- Staff recommends Council approval of the Lowry Vista Development Agreement

# Lowry Vista development Agreement

- Discussion and Questions.



*Thank you.*