

HEATHER RIDGE GOLF CLUB REDEVELOPMENT GENERAL DEVELOPMENT PLAN

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M., ARAPAHOE COUNTY, COLORADO
SHEET 2 OF 4

Purpose and Intent of the Project

There are two primary objectives for the project:

- Establish a mixed use retail/residential development at East Hill Avenue and South Xanadu Way
- Rebuild the existing Heather Ridge Golf Course with an appropriate zone designation (PD-Golf Course)

The mixed use portion of the project will consist of a retail/office component with residential condominiums situated in mid-rise to high-rise towers. A combination of structured and surface parking will be provided. A golf clubhouse facility will be incorporated into the development. The location at the intersection of East Hill Avenue and South Xanadu Way will take advantage of the I-225 corridor for access to local and regional community services.

The existing golf course has been in place for approximately 35 years. Status of the existing entitlements for the golf course is questionable. This proposal will, by a vote of Council, designate the golf course an appropriate PD classification and therefore eliminate uncertainties related to the zoning.

Development Criteria

Parking: All parking shall be in conformance per City of Aurora Code
Lighting: All lighting shall be in conformance per City of Aurora Code
Signage: All signage shall be in conformance per City of Aurora Code
Plasing: The golf course is an existing facility and will remain an active facility. The mixed use portion of the project will be developed in two to three phases as market conditions warrant.

Landscaped Openspace:

Parcel I - Mixed Use..... 10% Minimum
 Parcel II, III, & IV - Golf Course..... N/A

Building Heights:
 Parcel I - Mixed Use..... 180 feet or 18 stories maximum
 Parcel II, III, & IV - Golf Course..... 35 feet maximum

Setbacks-Buildings: Parcel I

- From East Hill Avenue 50' to 25' building height limit
 - From South Xanadu Street..... 75' to 180' building height limit
 - From Property Lines 25' to 25' foot building height limit
 - From Property Lines 50' to 180' building height limit
- Note: Setbacks from the northern property line/golf course edge will be reviewed and approved by the Director at the time of Site Plan entitlements

Setbacks-Parking: Parcel I

- 10 feet from all property/right of way lines

Setbacks-Building/Parking: Parcels II, III, & IV

- Buildings 25 feet from property/right of way lines
- Parking..... 10 feet from property/right of way lines

Permitted Uses

Parcel I - 5.11 acres
 Permitted Uses: retail, office, golf club, golf course, for-sale residential
 Ancillary Uses: parking, plaza/pedestrian ways, landscaped openspace

Parcel II - 44.04 acres
 Permitted Uses: golf course
 Ancillary Uses: all components ancillary to the golf course such as maintenance facilities, irrigation/well components, landscaped openspaces, vehicular access, and parking

Parcel III - 36.58 acres
 Permitted Uses: golf course
 Ancillary Uses: all components ancillary to the golf course such as maintenance facilities, irrigation/well components, landscaped openspaces, vehicular access, and parking

Parcel IV - 6.25 acres
 Permitted Uses: golf course
 Ancillary Uses: all components ancillary to the golf course such as maintenance facilities, irrigation/well components, landscaped openspaces, vehicular access, and parking

Technical Data

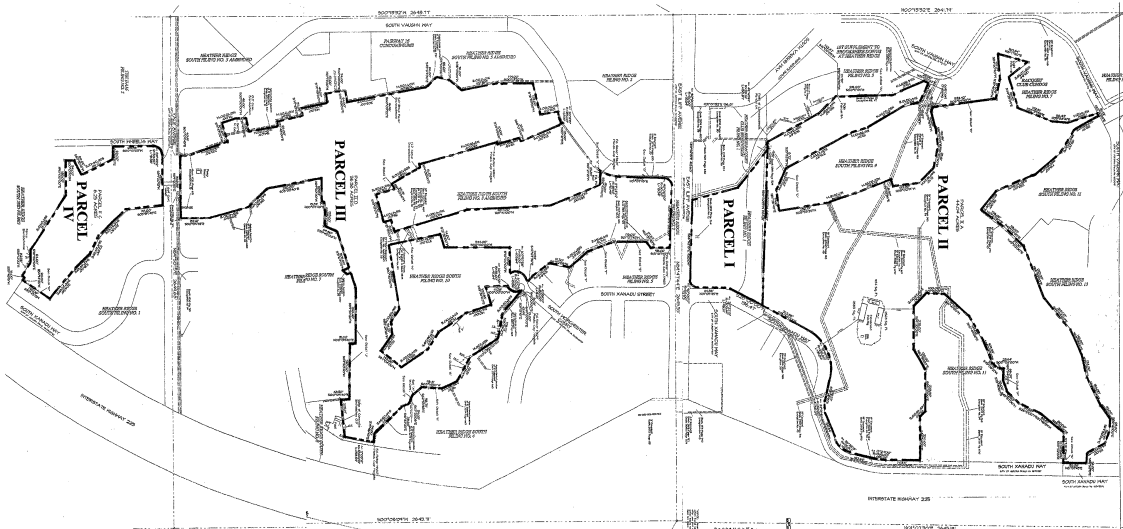
Parcel	total area (acres)	gross density (du/acre)	net density (du/acre)	dwelling units (du)	% of project by acreage
Parcel I - Mixed Use	5.11	58.7	300	5.5	5.5%
Parcel II - Golf Course	44.04	-	-	47.9	47.9%
Parcel III - Golf Course	36.58	-	-	39.8	39.8%
Parcel IV - Golf Course	6.25	-	-	6.8	6.8%
Total	91.98	3.3	300	100.00%	

Notes:

1. Parcel I consists of 5.11 acres as defined. The northern edge of the parcel includes existing golf course facilities which may or may not be relocated per a final site design. Inclusion of these golf course elements in Parcel I is for purposes of expediency of this General Development Plan, and is not intended to cause the entirety of the golf course area to be reviewed in terms of drainage, detention, water quality, etc. The effective northern boundary of Parcel I may be adjusted to meet the intent of the development and City requirements at the time of Site Plan.
2. Mixed use components will consist of 20,000 square feet of office/retail and approximately 5,000 square feet of golf clubhouse.

Proposed Zoning

Parcel I: PD (Planned Development) Mixed Use
 Parcels II, III, & IV: PD (Planned Development) Golf Course



Project Contacts

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Prepared On:
Revised On: