



Re:Developments

LOWRY

Buckley Annex Redevelopment Planning Begins

Task forces are forming now as part of the public planning process for the Buckley Annex.

Last August, the Department of Defense Base Realignment and Closure Commission voted to close the Denver Center of the Defense Finance and Accounting Service (DFAS) and move the Air Reserve Personnel Center (ARPC) to Buckley Air Force Base. Both agencies are located on the Buckley Annex property, west of Quebec Street between Bayaud Avenue and First Avenue. The 73-acre site includes a 600,000-square-foot building and ancillary buildings totaling 30,000-square-feet. Development will likely not

occur for several years. The Defense Department's goal is for closures to occur within three years, though federal law allows for up to six years.

In the meantime, federal base closure regulations require that a local redevelopment authority create a redevelopment plan for the property before it is transferred for development. The Lowry Redevelopment Authority (LRA) was created in 1994 to be the local redevelopment authority for the Lowry Air Force Base site, which includes the Buckley Annex property. The original Lowry Community Reuse Plan was approved in 1993 after an intensive

18-month public process.

Planning Process

The LRA will manage a public planning

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Defense Finance and Accounting Service at the Buckley Annex



Summertime Activities in the Neighborhood

What's the best thing about summer activities at Lowry?

You don't have to leave the neighborhood! The list below is just a glimpse at what the community has to offer this summer. Visit www.lowrylink.org for even more.

- ◆ **Lowry Art Parties** offer fun for all ages with finger painting, self portraits, screen printing and other activities. Location: 2nd and Rampart Way. Saturdays, July 15 & 29, 10 a.m.-Noon.
- ◆ Improve your golf swing this summer at the **Mira Vista Golf Course**, offering 18 holes of regulation golf. Location: 10110 Golfer's Way in Aurora.
- ◆ An iced latte never tasted so good - sit and sip one on the patio

at the newest **Starbucks** in the Town Center.

- ◆ The **Annual Lowry Community 4th of July Celebration** offers entertainment, refreshments and a parade. Location: 2nd and Rampart Way. Tuesday, July 4, 3-5:30 p.m.
- ◆ Take an **art walk** at your own pace. Public art sites are scattered throughout Lowry, including several pieces in the Town Center District.
- ◆ Take a break from the summer heat during **Family Nights** at Big Bear Ice Arena. Wednesdays from 6:30-8 p.m. Location: 8580 Lowry Boulevard. 

Child and Family Therapy Center Serves Lowry

Sheryl Gonzalez Ziegler, Psy.D., LPC, recently purchased space and opened the Child and Family Therapy Center in the Office Condominiums at PowerHouse Plaza on Uinta Way.

The Center's therapists have expertise in treating children, adolescents, and families with symptoms such as depression, anxiety, school difficulties, attention deficits, anger, and aggression. The 1,000-square-foot Center houses a custom-built group therapy room, play therapy room, three family therapy rooms, and an observation room.

"I decided to buy the space for the Center instead of renting it for a number of reasons," said Dr. Ziegler. "First, it is an investment, and I wanted the ability to custom build the Center to meet our clients' needs. Second, I really believe in this community and in this area, and I want to be a part of it."

In addition to providing therapeutic services, the Center is set up with observation mirrors so that it can be used as a training center for both therapists and parents. The space enables consultation and supervision to assist a therapist in earning a specialized license.



Counterclockwise, starting in left lower corner: Dr. Ziegler, Dr. Trina Seefeldt, Gretchen Flores, Allissa Henderson and Tracy Case


The Center also can provide coaching and modeling for parents to help them interact with their child.

The Center's proximity to home was another reason for Dr. Ziegler's purchase in the PowerHouse Building. She and her husband moved into the Lowry community in 2003.

"The benefits of living and working at Lowry are tremendous. Lowry is so family-oriented, it seemed like the best fit for our Center," said Dr. Ziegler. "Plus, I can walk to work in the mornings, and be home at lunch to take the dog out."

In the next few months, the Center will begin hosting three new groups -- a group for new moms who are adjusting to the joys and challenges of motherhood; a group for childhood survivors of sexual abuse to provide a continuation

of their therapy and counseling; and a group for teens dealing with their parents' divorce. For more, visit www.denverchildtherapy.com.

For more information on the Office Condominiums at PowerHouse Plaza, call Carole Schumacher or Richard Egitto, Crimson Services, at 720-284-3600. Office suites are available from 1,266 square feet, from the mid \$200,000s. Other tenants include a psychiatrist, accounting firm, corporate recruiter and others. 

Buckley Annex Planning continued from page 1


process for the Buckley Annex property that includes six community task forces to work on different parts of the redevelopment plan. Task forces are: Market Research and Analysis, Transportation, Housing, Economic Development, Planning and Urban Design, and Environmental. Each will gather input, consider various approaches and generate specific development strategies. Task force recommendations will be publicized and reviewed by the Lowry Planning Disposition Subcommittee, Lowry Community Advisory Committee and LRA Board of Directors.

Each task force will include three Lowry community members. Task force members should plan to commit an average of two to four hours per month through September 2007. If you are interested in serving on a task force, e-mail buckleyannex@lowry.org by 5 p.m. June 26.

The LRA will also administer the federal public benefit conveyance and homeless assistance provider screening process, which can make surplus federal property available to qualifying nonprofit organizations.

The City of Denver will maintain authority over development approvals, zoning and incorporation into the city's comprehensive plan. Once the Air Force and HUD accepts the final reuse plan, it will convey the property to another entity for development.

Public Involvement

Information about the public planning process for the Buckley Annex is available on the Lowry website, at www.lowry.org/buckleyannex. Public meeting schedules are posted on the website, www.lowrylink.com and on the back page of this newsletter. 

Want the latest on Lowry?
Visit www.LowryLink.com.

Six Commercial Buildings Break Ground

Six commercial buildings, including two medical condominium projects and the only new retail outside of the Lowry Town Center, are underway or about to break ground at Lowry.

All six buildings are located in the Lowry Town Center District, bounded by Quebec Street, Sixth Avenue, Uinta Way and Lowry Boulevard. Sixteen new residential, commercial and mixed-use buildings are built, underway or in planning in the area. The projects total more than 500,000 square feet of space, including 250 residential units and 169,000 square feet of commercial space.

Promenade Place - 3 Buildings

Hibernia Holdings broke ground on Promenade Place, a three-building complex, in April. The first 25,600-square-foot building, called Lowry Medical Office Condominiums, has space ranging from 1,377 to 3,982 square feet, with prices starting in the mid \$200,000s. Hibernia is in discussions with several whole-floor users. A second 7,000-square-foot building is underway and is pre-leased to a community bank. The third building, scheduled to break ground this summer or fall, is a 25,600-square-foot office building for professional services tenants. Contact Scott Peterson, Ringsby Realty, 303-892-0122.


Lowry Professional Building

The Lowry Professional Building broke ground in May. This 14,000-square-foot, one-story office condominium project is already 58 percent pre-sold to medical office firms. Condos range from 1,500 to 4,900 square feet and are priced from the low \$300,000s. Contact Brandon Basham, 303-550-5133.

Spruce Street Place

Stanisz Development plans to break ground this summer on a 22,454-square-foot retail/office building. The two-story building will provide approximately 10,000 square feet of medical office or professional office space on the second floor and approximately 9,675 square feet of retail space on the first floor. Spruce Street Place will offer the only retail alternative to the Lowry Town Center. Contact Carole Schumacher, Crimson Services, 720-284-3602.

Steam Plant Row Homes

Steam Plant Partners recently broke ground on two live/work units as part of the Steam Plant Row Homes. Each unit is approximately 500 square feet of commercial space with a separate storefront entry and a 2,700+ square feet custom residential home above the work space. Prices are in the \$800,000s. Contact Judi Phillips, 303-366-2555. 

DAWN Sculpture Donated to Community

DAWN, the sculpture located in the median at Sixth Avenue Parkway and Roslyn Street, is now a permanent part of the Lowry community.

The sculpture was created by Amy Laugesen in 2002 as part of the touring public art exhibition titled "New Urbanism" sponsored by the Museum of Outdoor Arts and the Lowry Foundation. The three horses that make up the artwork reflect the east-west traffic flow and the history of Lowry Air Force Base. Two of the horses run east, as one flies west toward the Rockies.


Made of steel and concrete, DAWN symbolizes the constant motion of the rising and setting sun that brings forth the dawn of a new day. Inspiration for this sculpture came from the horse goddess, Epona of Celtic Mythology; the horsemen of Indian Mythology who bring up the morning light of the sky, making a path through the



clouds for the dawn goddess, Ushas; and the winged-horse Pegasus of Greek Mythology; and Laugesen's muse and childhood friend, a horse named Tic Tac.

In December 2005, the Laugesen Family gifted DAWN to the Lowry Foundation and community in loving memory of Sonja De Vries. De Vries, a close family friend, was killed by a drunk driver at the

intersection of Alameda Avenue and Holly Street in 2004. Sonja was 19. She is survived by her parents, Carolyn and Van De Vries, who live north of Lowry on Rosemary Street.

"We thank Amy and her father Richard for this generous contribution to our community. The beautiful sculpture enhances the parkway and takes on a whole new meaning being dedicated to the loss of a young life," says Julie Church-Thomas, Lowry Foundation. "This is an important addition to our permanent public art program." 

Community Events and Public Meetings

All public meetings are held at the Lowry Redevelopment Authority (LRA), 555 Uinta Way, Denver 80230, unless noted. Everyone is invited. Meeting agendas are posted on www.LowryLink.com when available.

June 15	Lowry Design Review Committee , 8 to 11:30 a.m., LRA
June 17	Lowry Art Party , 10 a.m. to noon, Grand Lowry Lofts Lawn
June 21	Lowry Wine Walk , 5:30 to 7 p.m., Lowry Town Center Lowry Restoration Advisory Board , 6:30 to 8:30 p.m., LRA
June 22	Lowry Planning Disposition Subcommittee , 4 to 5:30 p.m., LRA Lowry Community Master Association Board of Directors , 6 to 7:30 p.m., LRA
June 27	Lowry Board of Directors , 8:30 to 10 a.m., LRA
June 28	Bike to Work Day , Breakfast Stop at Albertsons, 6 to 9 a.m., Lowry Town Center
July 4	Annual Celebration and Parade , 3 to 5:30 p.m., Grand Lowry Lofts Lawn
July 6	Lowry Design Review Committee , 8 to 11:30 a.m., LRA
July 11	Lowry Community Advisory Committee , 5:30 to 7 p.m., LRA
July 14	Lowry Community Land Trust , 7:30 to 9 a.m., 173 S. Poplar Street

Lowry is a developing area, and information can change as plans evolve. For current news and information about Lowry, call 303-326-7162; visit www.LowryLink.com; or attend a public meeting. For environmental questions, contact Elizabeth Sopher, LAC environmental community relations specialist, at 303-326-7103. NOTE: Please stay out of construction areas for your safety!