

Re:Developments

LOWRY

Niche Builder Launches Three Projects

One of the most versatile homebuilders at Lowry is introducing three more unique properties this fall.

Colorado Land and Home Company will break ground on:

- ♦ new luxury townhomes facing open space,
- ♦ new townhomes facing a community park, and
- ♦ a contemporary custom home at the western entrance to Lowry on the Sixth Avenue Parkway.

Colorado Land was one of the first builders at Lowry, starting with custom homes in 1999 followed by semi-custom homes and patio homes, ranging from the \$400,000s to more than \$2 million.

"We've taken advantage of every opportunity we could find at Lowry," said Jonathon Miller, company president. "It's a prime location that is serving good niche markets."

Colorado Land will break ground later this fall on Prairie Vista, a 12-unit townhome development bordering the



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Project Plans to be Presented on November 16

International Risk Group has partnered with McStain Neighborhoods to redevelop an eight-acre site at the corner of Eighth Avenue and Uinta Way in the Northwest Neighborhood. Plans call for demolishing an existing building and replacing it with 33 single family homes and 28 townhomes. Proposed plans will be presented at the November 16th Lowry Planning and Disposition Subcommittee meeting, starting at 4 p.m., at the Lowry Redevelopment Authority offices, 555 Uinta Way. Agendas are posted on LowryLink.com under Public Meetings when they are available.

New Affordable Homes Underway at Lowry

The Lowry Redevelopment Authority (LRA) broke ground in late September on 72 affordably-priced townhomes.

Falcon Point at Lowry will feature two- and three-bedroom townhomes, some with lofts, and all with two-car garages. Homes will range in size from 1,200 to 1,500 square feet and will be priced from \$138,000 to \$150,000. Falcon Point will be built by Standard Pacific Homes (general contractor for LRA) and marketed by the Lowry Community Land Trust, a nonprofit organization.

Falcon Point is the fourth development marketed by the Lowry Community Land Trust, which has sold 106 affordably-priced homes in three neighborhoods, including new townhomes, renovated townhomes and new single family homes.

Lowry chose a land trust model to keep homes affordable in perpetuity and to prevent speculative buying. Under the land trust model, a homebuyer purchases the home and pays a monthly lease for the land. Homes are priced to be affordable to homebuyers earning at or below of 80 percent of area median income. Currently, qualifying incomes range from \$40,150 for a one-person household to \$61,950 for a five-plus person household. When the home is sold, the land trust sets the resale price such that the homeowner can make some profit and the home is sold to the next homebuyer at an affordable price.

For more information, visit www.lowry.org or call 303-340-1954. No investors allowed.

Lowry Elementary Builds Two Gardens

Thanks to a private contribution earmarked for a gardening program, Lowry Elementary School is building two gardens: a Victory Garden and a Serenity Garden.

The Serenity Garden will be located on the north side of the school, in the small landscaped area leading to the school's large playground. As the name suggests, the theme of the Serenity Garden will be quiet contemplation and appreciation of nature. The centerpiece of the garden will be an octagonal wrought iron pergola, bounded with concrete mosaic benches. The benches will be decorated with tiles, created by children at Glory Days. Butterfly bushes and liliacs will surround the pergola to create a sense of privacy.

Other features will include:

- ♦ a sensory garden, designed with plants that stimulate the five senses;
- ♦ an area landscaped to attract, nourish and shelter birds, butterflies and other wildlife;
- ♦ an herb garden containing plants that have historically had medicinal and healing properties;
- ♦ and possibly a mosaic waterfall, laid with tiles designed by Lowry students in the school's art program.

The Victory Garden will be located on the east side of the school, in the grassy area bordered by sidewalk. It will be home to vegetables, herbs, fruit trees and other edible plants. Initial planning calls for each grade to have its own raised garden plot designed around an educational theme. The Victory Garden will also include a composting area where food scraps from the cafeteria and garden waste can be composted and reused to improve the soil.

Lowry's teaching staff is exploring educational opportunities

offered by the gardening program for science, math, social studies and art. For example, the pergola in the Serenity Garden will be the site of literary and poetry readings by Lowry students. This year, the teachers will gauge students' interest levels and determine how to tap into those interests. The gardening program will give teachers another motivational tool for students interested in gardening and the outdoors.

If you'd like to learn more about Lowry Elementary School and keep up on the progress of the gardens, visit www.lowrypto.org.



Parents, educators and volunteers work on the new gardens at Lowry Elementary School.

Lowry Elementary School Open House

Thursday, November 16
4:30 to 6 p.m.

All are welcome to attend!

Lowry Community Master Association Annual Meeting

Thursday, December 7
7 p.m.

at Lowry Elementary School
More information to come!

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

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Westerly Creek open space. Priced from the mid \$300s, the 1,500 to 1,600 square foot, two-bedroom homes will feature Craftsman design and interior details.

The Haven, an exclusive four-unit townhome community on a new park, will be underway early next year. All of the spacious homes will feature main floor master bedroom suites and two of the homes will have elevators. Priced from the \$800,000s, the homes will range from 2,500 to 2,900 square feet. They are also the last homes to be built on the desirable City of Ulan Bataar Park, located a short walk from the popular Lowry Town Center.

For more information on Prairie Vista or The Haven, visit www.denverhomebuilder.com or www.lowry.org.

Finally, Colorado Land will build a dramatic contemporary home at the entrance to Lowry at Sixth Avenue Parkway and Quebec Street. The 3,674-square-foot International-style modern home will feature 4 bedrooms and a finished basement, as well as an open floor plan with glass details. It will be one of the last custom homes available on the Sixth Avenue Parkway. Pricing has not yet been determined. Visit www.kentwoodhomestour.com/luxurylowry.html for more information.

Colorado Land and Home Company was founded by Miller and his wife in 1995. They are now building in numerous Denver neighborhoods, including Washington Park (lofts, brownstones and custom homes on the former Denver International School site), Uptown (a 30-unit condominium building on 18th and Race) and Highlands (a new 20-unit loft building).



Top: Prairie Vista.

Middle: Sixth Avenue custom.

Left: The Haven

Community College President Joins Lowry Board

Linda S. Bowman, Ph.D., has been appointed to the Lowry Redevelopment Authority Board of Directors by City of Aurora Mayor Ed Tauer. Bowman is president of the Community College of Aurora and vice president for Academic and Student Affairs at the Colorado Community College System.

"We've worked with Linda for years in her leadership role at the Community College of Aurora on the Lowry Campus," said Tom Markham, executive director, Lowry Redevelopment Authority. "Her insight will be invaluable as we work on the final phases of Lowry -- especially our coordination with the campus redevelopment effort."

Dr. Bowman holds a doctorate in public administration from the University of Colorado, master's degrees in public administration and



English, and a bachelor's degree in English and Spanish. She is a member of the board for the Aurora Economic Development Council and the Colorado Community Colleges Education Foundation.

"I am delighted to have the opportunity to serve on the LRA Board," Dr. Bowman said. "Lowry is an important asset for our community -- and key to the future of the Community College of Aurora and the

Colorado Community College System."

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 and event information are posted on www.LowryLink.com when available.

November 2	Lowry Design Review Committee , 8 to 11:30 a.m., LRA John Cowan , Soiled Dove, below The Tavern Lowry, doors open at 7 p.m.
November 3	Lowry Foundation Board of Directors , 8:30 to 10 a.m., 173 S. Poplar Street Loudon Wainwright III , Soiled Dove, below The Tavern Lowry, doors open at 8 p.m.
November 4	Cocktails and Karaoke , Soiled Dove, below The Tavern Lowry, 6:30 p.m.
November 10	Lowry Community Land Trust , 7:30 to 9 a.m., 173 S. Poplar Street
November 14	Lowry Community Advisory Committee , 5:30 to 7 p.m., LRA
November 15	Lowry Restoration Advisory Board , 6:30 to 8:30 p.m., LRA Wine Walk , 5:30-7 p.m., Lowry Town Center
November 16	Lowry Design Review Committee , 8 to 11:30 a.m., LRA Lowry Planning and Disposition Subcommittee , 4 to 5:30 p.m., LRA Lowry Community Master Association , 6 to 7:30 p.m., LRA
November 18	Opie Gone Bad , Soiled Dove, below The Tavern Lowry, doors open at 8 p.m.
November 22	Savage Henry , Soiled Dove, below The Tavern Lowry, doors open at 8 p.m.
November 29	Denver Academy of Torah Open House , 9 a.m. to noon, 6825 Alameda Internet Safety for Parents , 6:30 p.m., Bishop Machebeuf High School

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!