



Master Plan

The remarkable transformation of the former Lowry Air Force Base into a mixed-use community in the center of metropolitan Denver is both a local and national success story. The White House, the Department of Defense, the State of Colorado and industry groups have recognized Lowry as a model of smart growth and base redevelopment.

Reuse planning for Lowry began in 1991 when the Department of Defense announced the 1,866-acre technical training base would close. An 18-month public planning process resulted in the Lowry Community Reuse Plan, a document guided by strong urban planning principles, community needs and market realities. The plan calls for 4,500 homes, two million square feet of commercial space, 800 acres of parks and recreational amenities, and schools for children and adults.

A new redevelopment planning initiative is underway for the Buckley Annex, a 72-acre campus announced for closure in 2005. Approximately 25,000 people now live, work and go to school there; Lowry is currently about 80 percent built out.

Economic Impact

The Lowry redevelopment created a \$5.7 billion gross economic impact between 1994 and 2005. Approximately \$3.3 billion benefited the City and County of Denver, including \$128 million in taxes and fees; \$2.4 billion benefitted the City of Aurora, the State of Colorado and other states. The City and County of Denver has invested \$1.37 million in Lowry, which was paid back in less than one month.

Residential development

New homes and apartments are being built in several neighborhoods as well as the golf course. Of the approximately 4,600 homes to be built at Lowry, approximately 4,050 households have been built and occupied today. Priced from the \$100,000s to \$2 million, styles include single-family homes, condominiums and town homes, loft-style homes, luxury apartments, patio homes, duplexes and custom homes. Lowry is also committed to providing affordable apartments and for-sale housing. Residential development is scheduled for completion by 2011.

Education

Education is Lowry's true legacy, as more than 1 million men and women obtained military training during its 57-year history as an Air Force training center. Today, residents of all ages and abilities have many choices when it comes to learning.

For adults, the 156-acre Lowry Campus offers courses, certificates, degrees, business and industry training, with distance learning as a major component. The Community College of Denver, the Community College of Aurora and the Colorado Community College System headquarters share this campus, which is in the

midst of a redevelopment planning effort. In addition, Colorado Free University offers continuing education at its campus near the Lowry Town Center.

For children, nine independent schools (preK – 12) and a Denver public elementary school have also found homes at Lowry. Approximately 9,500 students attend Lowry schools.

Commercial Development

Lowry is home to 140 employers, including healthcare firms, financial services, professional services, nonprofit organizations and retail merchants. Seventy percent are small businesses; 7 percent have more than 250 employees. One-third of Lowry employers are healthcare firms. Lowry employers occupy 3.4 million square feet of space and employ about 8,000 people. Commercial development is integral to the Lowry Reuse Plan, as it generates tax revenues and replaces jobs lost when the base closed. Commercial development is scheduled for completion by 2011.

Recreation and Open Space

Denver tops the country in park acreage per capita, and Lowry is no exception. Almost 800 acres, nearly 43% of the site, is devoted to recreational areas and open space. This includes urban pedestrian and bike trails, neighborhood parks, a regional sports complex with playing fields, an ice arena, a youth baseball complex, natural areas and a city recreation center. A leashless dog park and golf course expansion are being planned.

Financing the Lowry Redevelopment

The Lowry Redevelopment Authority will spend approximately \$555 million to prepare the site for sale to residential and commercial developers. Seventy percent of the funding comes from private sources such as revenue bonds, bank loans, and real estate sales and leasing revenues, while the remaining 30 percent comes from public sources such as federal, state and local grants. The Lowry Foundation also pursues private funds to finance portions of the park system, public art and other quality of life projects. Additionally, both public and private philanthropic funds are pursued to help the Lowry Redevelopment Authority build affordable housing.

Location and Access

Lowry's ideal location – in the heart of the Denver metropolitan area – is just 25 minutes from the Denver International Airport, 15 minutes to downtown Denver and 10 minutes to the Cherry Creek shopping district. Lowry is easily accessible by automobile, bicycle and mass transit. Lowry is three miles west of Interstate 225 with highway access at both Sixth Avenue and Alameda Avenue, 4.5 miles south of Interstate 70, and five miles east of the Alameda/Interstate 25 interchange.