



Re:Developments

LOWRY

Long-Awaited, Historic Homes Coming Soon

St. Charles Town Company Starts Renovation on Former Officers' Homes

Ever since the Lowry Air Force Base closed its gates in 1994, people have called the Lowry Redevelopment Authority asking about the historic Officers' Quarters.

Located near Quebec Street and the Sixth Avenue Parkway, the Mediterranean Revival-style homes were built in 1940 during Lowry's glory days. They have been well-maintained as rental homes for the past 11 years. In 2006, the 20 duplexes will be transformed into Gallantry at Lowry, 10 single-family homes, priced from the low \$800,000s. St. Charles Town Company, in partnership with New Communities and Premier Urban Development, began renovation of the first home in January.

"It took time to find the right developer, but the best things are worth waiting for," says Hilarie Portell, public relations and marketing director, Lowry

10 Historic Landmark Homes



Ivy 303.595.8710

"It took time to find the right developer, but the best things are worth waiting for"

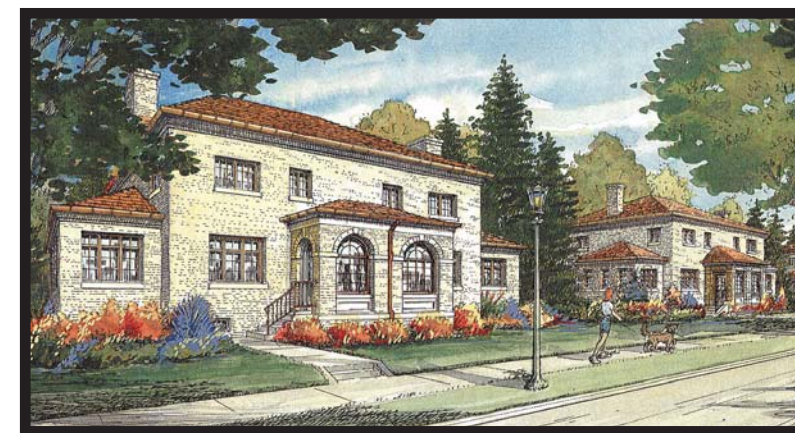
Redevelopment Authority. "St. Charles Town Company is well-known for artfully renovating historic, one-of-a-kind properties like these."

As these homes are currently duplexes, renovation involves removing numerous interior walls. The free flowing, contemporary interiors will feature luxury finishes, 3,100 square feet of space, three bedrooms, great flex room and glass encased porches.

All have mountain views on 10,000 to 14,000 square feet lots in an elegant campus-like setting.

"We raised a family of four in a similar sized house in Congress Park," says Charlie Woolley, president, St. Charles Town Company. "Gallantry at Lowry offers everything we loved about that home with some modern touches that accommodate a contemporary lifestyle."

St. Charles Company will host a one-day sales event in mid to late February. To join the interest list, call 303-595-8710 ext. 25.



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.

- January 18 Lowry Restoration Advisory, 6:30 to 8:30 p.m., LRA
- January 19 Lowry Design Review Committee, 8 to 10 a.m., LRA
- January 26 Lowry Community Master Association, 6 to 7:30 p.m., LRA
- February 2 Lowry Design Review Committee, 8 to 10 a.m., LRA
- February 3 Lowry Foundation Board of Directors, 8:30 to 10 a.m., 173 S. Poplar Street
- February 10 Lowry Community Land Trust Board of Directors, 7:30 to 9 a.m., LRA
- February 14 Lowry Community Advisory Committee, 5:30 to 7 p.m., LRA
- February 15 Lowry Restoration Advisory, 6:30 to 8:30 p.m., LRA
- February 16 Lowry Design Review Committee, 8 to 10 a.m., LRA
- February 23 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
- February 28 LRA Board of Directors, 8:30 to 10 a.m., LRA

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, environmental community relations specialist, at 303-326-7103. NOTE: Please stay out of construction areas for your safety!

Get involved in your community! Everyone is invited to attend public meetings. For an upcoming schedule, see the back page. All public meetings are also posted on LowryLink.com. Agendas are posted online prior to the meeting when possible. Log on today!

Harvard Communities to Offer New Parkside Patio Homes

A popular Lowry developer, Harvard Communities, is preparing to build seven patio homes at the corner of Fourth Avenue and Syracuse Street, directly south of the City of Ulaanbaatar Park. The park will be constructed in 2006.

Harvard Communities has developed several projects at Lowry including Steam Plant Lofts, Steam Plant Patio Homes, Hampstead Patio Homes as well as several custom homes.

Harvard Communities' latest project, Parkside at Lowry

Town Center, will offer luxury homes within an easy stroll of shopping, restaurants and services. Each will feature high ceilings, expansive windows, central courtyards, dramatic open floor plans, and traditional exteriors of brick and stucco with tile roofs. Most will have main floor masters. Size will range from 3,100 to 3,300 square feet.

Sales are slated to begin spring 2006. Homes will be priced from the \$800,000s. Call 303-366-2555 for information. ★



More Affordably-Priced Homes Planned

Priced from \$138,000 to \$150,000, Falcon Point Townhomes is a new project by Lowry Community Land Trust, which will begin construction later in the year. The 72 townhomes will feature two and three bedrooms, some with lofts, two-car garages and approximately 1,200 to 1,500 square feet.

Located near Lowry Boulevard and Alton Way, the affordably-priced homes will have easy access to Sports Complex, Westerly Creek Dam and Trail, Big Bear Ice Arena and Mira Vista Golf Course.

Buyers must qualify through the Lowry Community Land Trust. No investors allowed. Call 303-340-1954 for information on the next buyer's orientation.

To learn more about the Land Trust, visit www.lowry.org/homes/affordable_living.html. ★

Citywide Banks Presents \$19,000 to Local Katrina Organization

In December, Citywide Banks presented monies donated to help the Hurricane Katrina Evacuees relocated to Lowry to the Colorado Coalition of Faith.

With a branch office in the Lowry Town Center, Citywide Banks established the fund in September with initial "seed" donation of \$10,000. Over the last few months, numerous organizations, such as Lowry's Operation Backyard, and businesses, as well as Citywide Banks employees and customers donated into the fund that ultimately totaled \$19,235.

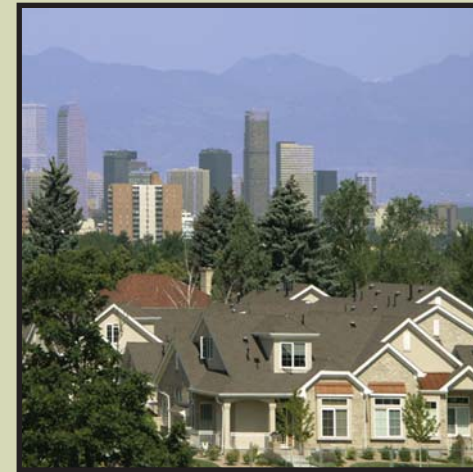
A new account was established at Citywide Banks for the Colorado Coalition of Faith's "Unmet Needs Committee." The committee will oversee the long-range, unmet needs of Lowry evacuees still living in Colorado. Such needs include expenses that would not be covered by other sources. Committee members include representatives from associated nonprofit organizations and churches working on behalf of the evacuees.

"There are still evacuees who could use some help at some point or another, this money will help with some of the needs that go unmet by other agencies," says Reverend Larry Brown, pastor, Lowry Community Christian Church. "A good example of an unmet need - there was a woman who needed to return to New Orleans for her mother's funeral, the committee was able to help her."

More than 4,000 evacuees were relocated to Colorado. Citywide Banks wishes to thank everyone who generously donated both time and money to help the evacuees re-establish their lives here in Colorado. ★

2005 Redevelopment Highlights

The Lowry community continued to grow in 2005. Here are a few highlights of redevelopment.



An eclectic, urban neighborhood

- ◆The Lowry Redevelopment Authority celebrated 11 years of redevelopment that have resulted in a new urban neighborhood with approximately 20,000 people living, working or going to school here.

- ◆The Lowry Town Center District commercial and residential projects took off. Rounding out the existing homes, shops, offices and parks, nearly 20 new projects are in the works.

- ◆LowryLink.com celebrated five years as Lowry's online community and now has nearly 3,000 members.

- ◆The Lowry Redevelopment

Authority and the Lowry Foundation secured a \$223,000 grant from the Colorado State Historic Fund to begin renovations on the Eisenhower Chapel.

- ◆The Northwest Neighborhood celebrated the completion of Roslyn Park and its colorful native plantings and gathering spots.

- ◆The unique Reading Garden with its sculptures and contemplative spaces opened in the Lowry Town Center District.

- ◆Home values at Lowry continued to increase by an average of 9.42 percent between 2003 and 2005, according to the Denver Assessor's Office.

- ◆Lowry attracted national media attention when it was showcased as the model of successful military base redevelopment during the national conference of National Association Installation Developers/An Association of Defense Communities (NAID/ADC).

- ◆Lowry hosted 600 Hurricane Katrina evacuees at the Lowry Campus and established Operation Backyard, an effort to identify Lowry-based resources to meet their needs. More than 700 people volunteered their time.

- ◆PowerHouse Plaza Office Condominiums, the Richards Building and the Iris Building opened.



Maple Park Townhomes

- ◆Four soccer fields opened in the Sports Complex.

- ◆Lowry's concrete recycling program concluded after 28 miles of roadways and runways were demolished and 600,000 tons of rubble was recycled into aggregate for 23 miles of new streets at Lowry.

- ◆Residents moved into the first two affordably-priced communities developed by the Lowry Community Land Trust.

- ◆Breaking ground in 2005 were: Colorado Land Company, Capital Pacific Homes, Steam Plant Row Homes & Patio Homes, McStain Neighborhoods, various custom builders, Tavern at Lowry and others.

- ◆Lance Armstrong visits Lowry to open the new 24 Hour Fitness.



Concrete recycling



Roslyn Park