



Re:Developments

LOWRY

Lowry Redevelopment Creates \$5.7 Billion Economic Benefit

25,000 People Live, Work and Go to School Here

The Lowry redevelopment created a \$5.7 billion gross economic impact between 1994 and 2005, according to Development Research Partners, a local real estate analysis and economic development research company. Approximately \$3.3 billion directly benefited the City and County of Denver, including \$128.1 million in taxes and fees. The remaining \$2.4 billion benefited the City of Aurora, the State of Colorado and other states.

"Lowry is a maturing community, and the economic impact compounds every year," said Tom Markham, executive director of

the Lowry Redevelopment Authority (LRA). "As we approach completion, we feel it's important to quantify the public benefit of redeveloping Lowry Air Force Base."

The base closed in 1994 and the redevelopment is approximately 80 percent complete. About 25,000 people live, work and go to school at Lowry. The total market value for residential and non-residential construction at Lowry is currently \$1.5 billion.

Other study highlights:

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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.

- March 23 **Lowry Design Review Committee**, 8 to 11:30 a.m., LRA
Lowry Planning Subcommittee, 4 to 5:30 p.m., LRA
- March 28 **LRA Board of Directors**, 8:30 to 10 a.m., LRA
- April 6 **Lowry Design Review Committee**, 8 to 11:30 a.m., LRA
- April 7 **Lowry Foundation Board of Directors**, 8:30 to 10 a.m., 173 S. Poplar Street
- April 11 **Lowry Community Advisory Committee**, 5:30 to 7 p.m., LRA
- April 13 **Lowry Elementary School Informational Meeting**, 9:30 to 10:15 a.m., 7648 E. Severn Drive
- April 19 **Lowry Restoration Advisory Board**, 6:30 to 8:30 p.m., LRA
- April 20 **Lowry Design Review Committee**, 8 to 11:30 a.m., LRA
- April 21 **Lowry Community Land Trust**, 7:30 to 9 a.m., 173 S. Poplar Street
- April 22 **Lowry Elementary Auction**, 6:30 p.m., Johnson & Wales Event Center, \$35, 303-360-6055
- April 25 **LRA Board of Directors**, 8:30 to 10 a.m., LRA
- April 26 **9Health Fair**, Pinnacle Assurance, Free, 7501 E. Lowry Boulevard
- April 27 **Lowry Planning Subcommittee**, 4 to 5:30 p.m., LRA
Lowry Community Master Association, 6 to 7:30 p.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, LAC environmental community relations specialist, at 303-326-7103. NOTE: Please stay out of construction areas for your safety!

Lowry Medical Center Opens

Owned by 45 Physicians; Second Building Underway

The physician-owners of Lowry Medical Center celebrated the opening of their new state-of-the-art facility on Lowry Boulevard and Rampart Way in February.

Lowry Medical Center is an 80,000-square-foot facility that includes a 30,000-square-foot outpatient surgery center (Lowry Surgery Center), a 7,500-square-foot imaging center (ImageOne) with MRI and CT scanner, a physical therapy suite, and office space for orthopedic surgery, ophthalmology and optometry, retinal surgery, women's healthcare and primary healthcare.

Lowry Medical Center is jointly owned by more than 45 local-

area physicians and Development Solutions Group LLC -- a Denver-based medical real estate development company. The facility was designed by Boulder Associates Architects and built by Marshall Erdman & Associates, some of the nation's premier medical design & construction firms. HCA-HealthOne has ownership interests in the surgery center and the imaging center.

A second building, called Lowry Two Medical Center, is planned immediately east of the first building. The 33,000-square-foot, two story medical office building is scheduled to open in 2007. Pre-leasing has already begun. For more information, call Drew Shearer, Development Solutions Group, at 303-893-0250.



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!

Foot and Ankle Practice Brings Advanced Treatment to Lowry

Physician Moves to Lowry for Proximity to Other Healthcare Providers


Did you know that the average person walks the equivalent of three and a half times around the earth in a lifetime? With all that walking, it's important to take care of your feet. As supports for your body, they are the foundation for your health.

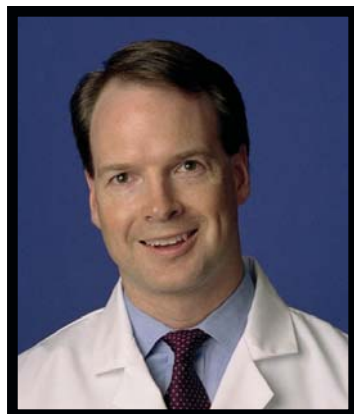
Now Lowry residents and workers have advanced foot and ankle care within a few steps. In February, Lowry Foot & Ankle Specialists moved its Aurora office to the historic Rampart Campus. The relocation resulted in more office space to grow and close proximity to the new Lowry Medical Center's surgery center down the street, making it more convenient for patients.

"Our main goal is to continue providing specialized foot and ankle care but to a broader patient base," said Erik Ouder Kirk, DPM, podiatrist.

Dr. Ouder Kirk utilizes the latest medical and surgical techniques to alleviate pain and provides complete treatments of common and

complex foot and ankle problems. He also specializes in arthritic disorders, diabetic foot problems, orthotics, infections and wound care. In addition, Dr. Ouder Kirk travels to eastern Colorado and western Kansas to bring specialty care to rural clinics. Dr. Ouder Kirk has provided care to the metro area since 2000.

The Lowry Foot & Ankle Specialists' office is located at 130 Rampart Way. Office hours are Monday through Friday, 8:30 a.m. to 5:30 p.m. with a 24-hour on-call doctor available. Saturday hours are also available. For more information, call 303-577-0110. 



Dr. Erik Ouder Kirk

Environmental Update

Lowry Assumption, LLC (LAC) is working on several sites as part of Lowry's privatized environmental cleanup. All work is overseen by the Colorado Department of Public Health & Environment (CDPHE).

Outdoor Firing Range

Lowry Assumption has begun cleanup of the former outdoor firing range, a 6.5-acre site located near Dayton Street and Third Avenue. The firing range was used to train personnel on the proper use of small arms and machine guns, including target practice using 20 millimeter training (non-explosive) bullets. The 20 mm bullets were approximately 10 inches long, and about the diameter of a magic marker pen. The large concrete walls and soil berms on the site were the backstops for the target range.

The site has been investigated several times since 1995. In the unlikely event that a live shell is identified, it will be detonated on the site in a highly controlled manner. LAC expects to remove approximately 10,000 cubic yards of lead-contaminated soil during

the cleanup, which is scheduled for completion by the end of March. Two to eight feet of clean soil will then be hauled in to cover the site.

Fire Training Zone

Lowry Assumption will start cleanup of the former fire training zone in early March. The area, located south of First Avenue between Dayton Street and Havana Street, was used by the Air Force to train personnel to extinguish aircraft fires. Soil in four small areas, comprising about one quarter of an acre, will be excavated and transported offsite for disposal. The cleanup is scheduled for completion by early April.

Northwest Neighborhood

LAC will sample and remove asbestos in soils in the Northwest Neighborhood in mid-March. The work will be performed in the undeveloped area previously owned by the Air Force between Spruce Way, Ulster Street, Ninth Avenue, Eleventh Avenue and Uinta Way.

As with the rest of the Northwest Neighborhood, soils with any detections of asbestos will be removed, and an emissions control plan will be in effect during the sampling and removal activities.

Following cleanup, the Lowry Redevelopment Authority will install new roads and utilities. Colorado Land and Home Company will then build 12 townhomes and Capital Pacific Homes will build 43 single family homes.

Cleanup is also planned this spring for the property bounded by Uinta Way, Ulster Way and 8th Avenue, where the Defense Finance and Accounting Service building is located. Future development on the property is in the planning stages.

For more information, contact Elizabeth Sopher, LAC environmental community relations specialist, at 303-326-7103 or elizabeth.sopher@lowry.org, or Derek Boer, CDPHE community relations specialist, at 303-692-3329 or derek.boer@state.co.us. 


Parks Update: Sports Complex Taking Shape!

This spring, new construction will begin in the Sports Complex. The work will include four tennis courts, three basketball courts, a parking lot, a playground, open space and walkways as well as irrigation and landscaping.

The construction will be completed in 2007, and the new facilities will be open to the public then as well. The sports courts will be operated by Denver Parks and Recreation.

In addition, later this year, three more soccer fields will open. Currently under construction in the Sports Complex are:

- ◆ two premier soccer fields,
- ◆ a pedestrian ramp to the top of the dam on the park's east side,
- ◆ completion of Sports Boulevard to connect the existing roadway to Yosemite Street, and
- ◆ additional parking, landscaping and walkways.

Already completed and open are four soccer fields, Westerly Creek Dam and Trail, and three baseball fields (Jackie Robinson Field). Adjacent to the Complex are Big Bear Ice Arena and Mira Vista Golf Course. 

Economic Benefit continued from page 1

Construction Activity: The total economic benefit of residential and nonresidential construction activity to the City and County of Denver since 1994 is \$456.7 million, including \$21.6 million in taxes and fees.

In 2004 and 2005, approximately 146,000 square feet of new commercial space and more than 650 residential units were built at Lowry, along with \$10.6 million in infrastructure improvements.

To date, the LRA has spent about \$102 million in site-wide infrastructure improvements since 1994, including demolition of 291 Air Force buildings, demolition and recycling of 600,000 tons of concrete and runways, and construction of 37 miles of new roads and 53 miles of new utilities.

Business Operations: The 102 employers at Lowry occupy 3.4 million square feet of space and employ 7,100 people.

About one-third of the employers are medical office firms. Office uses account for 37 percent of total non-residential space, educational facilities 21 percent, medical uses 17 percent, recreational uses 12 percent, warehouse/distribution 8 percent and retail stores 5 percent.

As of December 31, 2005, the total

occupancy rate of commercial space, excluding educational uses, was 88 percent.

Employers have created a total economic benefit to Denver of \$1.9 billion, including \$21.8 million in taxes and fees.

Resident and Employee Spending: More than 8,300 people live at Lowry in approximately 3,500 homes and apartments.

Home prices currently range from the mid \$100,000s to over \$1 million. The average home price in 2005, for both new and resale homes, was \$495,100.

To date, the Lowry Community Land Trust has sold 100 affordable homes priced between \$115,000 and \$142,000.

Residents and employees have provided a total economic benefit of \$860.1 million, including \$84.6 million in taxes and fees.

Education: Each year, 9,500 students attend Lowry schools, not including 7,800 distance learners at two community colleges.


Educational opportunities range from preschool to post-graduate. There are nine independent schools, one public elementary school, two community colleges and a Colorado Free University branch. Two charter schools moved to Lowry in 2005.

Apply for Lowry Community Grant

The Lowry Foundation's community grant program was created to redirect funds back into the community for projects and programs that will benefit the quality of life for Lowry residents and businesses and relate to the mission of the Lowry Foundation. Grants are awarded twice a year in amounts ranging from \$250 to \$2,500. The grants committee values collaborative efforts and strongly favors applications that clearly demonstrate how they serve Lowry.

In reviewing proposals for funding, the Lowry Foundation looks for projects that:


- ◆ Promote community assets and meet community needs
- ◆ Promote volunteer and community involvement
- ◆ Encourage cooperation and collaboration
- ◆ Assist non-profit agencies in serving the Lowry community
- ◆ Programs and projects of artistic, educational, cultural, historical and recreational nature
- ◆ Ability to leverage other funding sources

For more information, contact Julie Church-Thomas, Lowry Foundation at 303-340-3383. 

Development Financing: The LRA will spend approximately \$555 million total to prepare the Lowry site for sale to commercial and residential developers. About 70 percent of the funding comes from private sources and 30 percent from public sources. All borrowed funds are being repaid through land sales. Most property taxes are being diverted to retire bonds used for demolition, parks and a public school.

Visitor Spending: Approximately 9.2 million visitors came to Lowry from 1994 to 2005, for attractions such as the Schlessman Family Library, Big Bear Ice Arena, and Wings Over the Rockies Air and Space Museum.

Visitors spent an estimated \$9.2 million on purchases and generated \$143,000 in sales revenue for the City and County of Denver.

Payback of Investment: The City and County of Denver invested \$1.37 million in Lowry to assist with masterplanning, infrastructure improvements, marketing and affordable housing. According to the study, this investment was paid back in economic benefits in less than one month. 

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