

24 Years of Smart Growth – and Counting

Back in 1991, civic leaders envisioned urban neighborhoods where people could live, learn, work and play without being tied to their cars. The result is Lowry's mixed-use communities, with diverse housing located among parks, schools, stores and restaurants. From the beginning, Lowry did it right, and gained national recognition for smart growth from the U.S. Council of Mayors and from HUD.

Lowry is an urban dweller's dream – with the cultural opportunities, restaurants, entertainment and energy you'd expect from city living, and just a short hop to downtown. Those who call Lowry home understand that an urban setting means being open to carless transportation and bumping elbows with eclectic neighbors. As Denver grows, Lowry continues to appeal to those who favor living in the middle of everything over the isolation of a remote suburb.



New parks and homes are now under construction at Boulevard One

"This is not the suburbs. We chose to live in Lowry for a reason. We want to be near restaurants and shops, while still enjoying the great parks within Lowry. The plan for Boulevard One has been extremely smart, balanced and thoughtful. Lowry is a great example of what successful urban planning in Denver looks like."

– Elaine Torres, 12-year Lowry resident

As the culmination of good planning and urban-inspired lifestyles, Boulevard One is built for today's world. People of all ages are increasingly asking for intelligently designed homes that require less maintenance, water and energy. Boulevard One's medium-density community wraps these advantages into a sustainable, walkable neighborhood.

As the final chapter in the Lowry success story, Boulevard One represents the best in smart, stylish city living.

Construction of First Homes Underway

Infinity Home Collection, Wonderland Homes and Berkeley Homes/Harvard Communities are the first single-family home developers to break ground at Boulevard One. Eighty stylish homes are scheduled for this first phase, with other builders commencing construction in the coming weeks. Interested homebuyers should contact homebuilders directly at www.boulevardonelowry.com/homes/single-family-homes.

"My family cannot express how excited we are about moving into this unique and progressive neighborhood. Boulevard One's diverse offering of homes, public parks and mixed-use facilities prompted us to buy our 'forever' home here."

– Tram Kramer, future homeowner

Public Art Installations Moving Forward

Thought-provoking art will be part of daily life at Boulevard One. The community's urban design team recently put the finishing touches on a walking path that wanders among carved boulders and native plants. Two innovative woven steel sculptures now grace the berm along Monaco Parkway. An "urban kiva" gathering place will soon be crafted in the first neighborhood park.

Lowry Ranked Denver's 5th Best Neighborhood by 5280 magazine

What makes a truly livable neighborhood? The folks at 5280 rated 66 Denver neighborhoods based on real estate stats, safety, schools, overall vibe, parks, public transportation, neighborhood restaurants and nightlife. Lowry's smart, walk-to culture propelled it to #5 on the list! Read the full article www.5280.com/realestate2015

Boulevard One Zoning Moves Forward

In a 7-0 vote at their May 6 public hearing, the Denver Planning Board recommended approval of the Boulevard One mixed-use zoning to City Council. The application will be considered at a final public hearing on June 29.

Boulevard One is the right kind of development in the right location – a mixed-use, walkable community in a designated Area of Change. The final plan, the result of extensive public input, is consistent with the rest of Lowry:

Same Density

At a maximum of 800 homes and apartments and 200,000 square feet of commercial office and retail space, the overall density will be approximately 11 dwelling units/acre. This is comparable to the Lowry Town Center district with its retail, offices, residential and cultural amenities.

Same Building Heights

Heights in the mixed-use area are capped at 65 feet (4-5 stories) which is the same as the rest of Lowry. This is comparable to the COPIC Companies and Pinnacol Assurance buildings across Quebec Street. To provide visual interest and break up the scale, building heights along parts of Quebec and First Avenue will be limited to 45 feet (2-3 stories). The large hangars at Lowry are 80 and 90 feet tall.

Same Traffic & Parking

Boulevard One's traffic volume is planned to be the same as the site's previous office use, at 9,500 car trips. And importantly, car trips will be dispersed throughout the day onto numerous connecting streets. Some lucky residents working from their home offices won't be commuting at all. As for parking, the same ratios will apply at Boulevard One as with the rest of Lowry.

Same Housing Diversity

Lowry offers a wide variety of home types and prices to serve a range of citizens. Boulevard One will also offer affordable to luxury homes, rowhomes and apartments.

Transportation Options

At Boulevard One, most everyday conveniences will be within walking distance. Wide sidewalks, 75 bicycle racks, car share programs and 5 transit routes will encourage getting around in more ways than one.



Public art will be part of the neighborhood; Infinity Homes broke ground in March

Cherry Creek North? Nope.

Although just a short ride away, Cherry Creek is nothing like Boulevard One. Cherry Creek is a regional shopping hub that draws millions of visitors annually. Parking, traffic volume and high-rise housing make this dense urban district hum with activity.

Boulevard One's commercial and retail space is designed to be more like the Town Center. Zoning would allow for a specialty grocery store, restaurants, entertainment and shops on the first floor with offices and living spaces above. Buildings will be no higher than five stories and density is capped. This is not a venue for a big retailer or a magnet for shoppers from the suburbs.

"We are very proud of the Lowry community, and as volunteer Board members we take our governance role seriously, and carry out our responsibility with commitment, dedication and thoughtfulness, with care and loyalty, working with all of the various parts it takes to build a great community."

– Roy Alexander, former CEO of the Colorado Housing and Finance Authority,
Lowry Redevelopment Authority Board chairman, 14-year Lowry resident

BOULEVARD ONE

Lowry Redevelopment Authority
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BOULEVARD ONE

Find Out More

For more information and to contact the Lowry Redevelopment Authority, please visit the web locations below or call us.

Register for email updates and news:
www.boulevardonelowry.com

Find out about LRA meeting schedules:
www.lowryredevelopment.org/meetings

Access Boulevard One planning documents:
www.lowryredevelopment.org/boulevard-one/

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