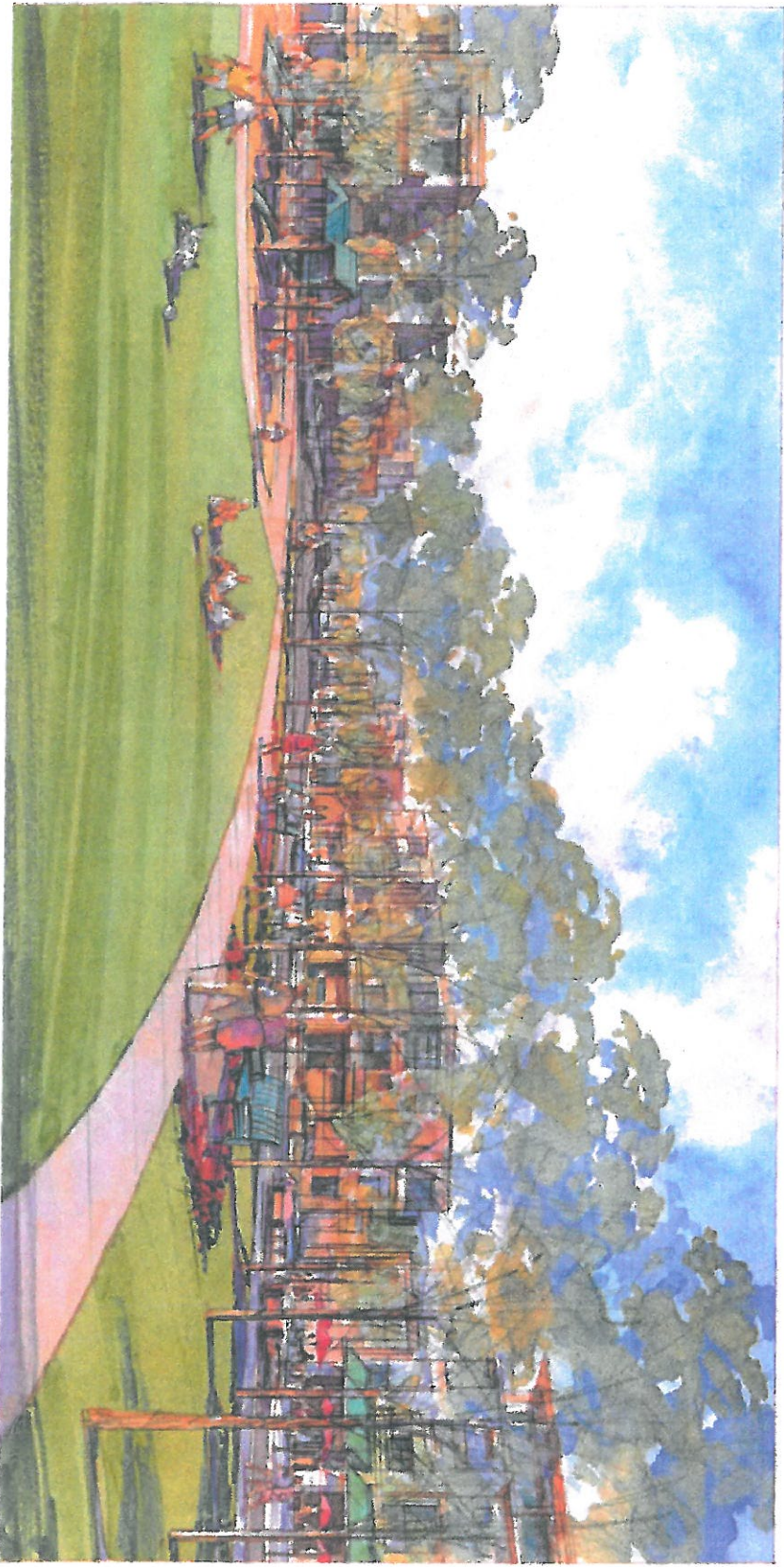


CB15-0345

Lowry's Success Story Can Continue

KEYMAP



Buckley Annex Redevelopment Plan (2008) p. 3

Guiding Principle

Tom Markham, Executive Director of LRA until 2012, is fond of describing the benefit Lowry provided to the City & County of Denver in keeping young families in Denver with smart new urbanism. This urbanism is reflected in Lowry's mix of living choices, schools, and a town center at Lowry.

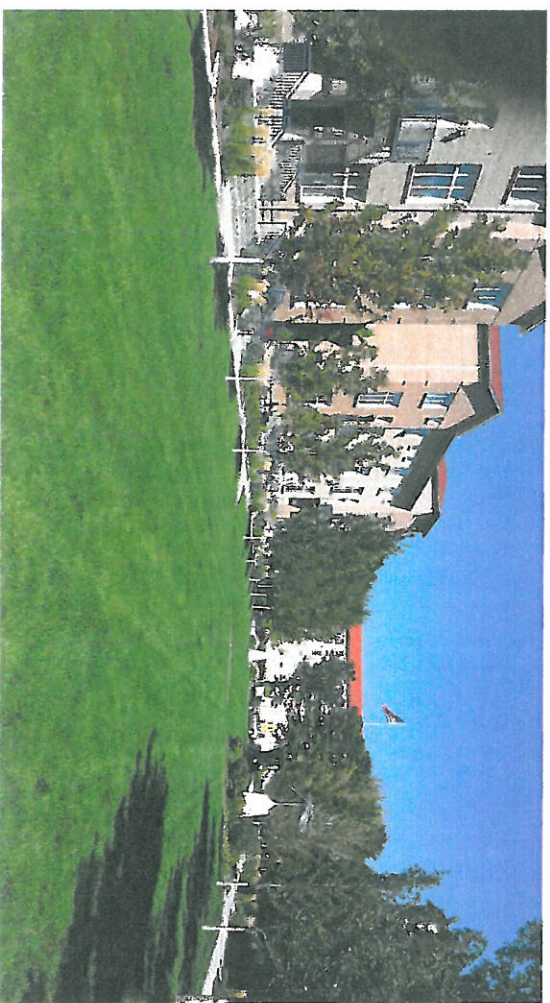
“Our first goal at Lowry was to make sure that development was compatible with the surrounding areas.”

Tom Markham reflecting on Lowry in 2010

<http://www.dailyfinance.com/2010/08/17/denvers-lowry-air-force-base-defies-odds-after-the-military-dep/>

Lowry's Success Includes Wide Range of Living Opportunities

- 18,000 units
- 3900 for sale
- 4700 rental



Wide variety from transitional, affordable, 184 Colorado Trust Homes, to million dollar homes on 6th Avenue. Lowry has it all.

AND 14 schools

AND 100 businesses

(From Denver Planning Board May 6, 2015, comments offered by Hilarie Portell, LRA's Director of PR)

Same principle at work in 2015 on Boulevard One

“The whole issue of building heights and parking and traffic has been a concern to surrounding neighbors, and it’s important that the development here integrate with surrounding neighborhood uses.” Hilarie Portell, LRA’s Director of PR

http://www.confluence-denver.com/features/lowry_031115.aspx

Surrounding Neighborhoods

- *90% of the 18 acre parcel before you today is surrounded by single family townhomes, apartments, homes, library, and future row houses and single family homes.*
- *This fact does not come through on Staff maps, or in the Application.*

Surrounding Neighborhoods



The previous slide and the following two slides show that 90% of area around subject parcel is residential

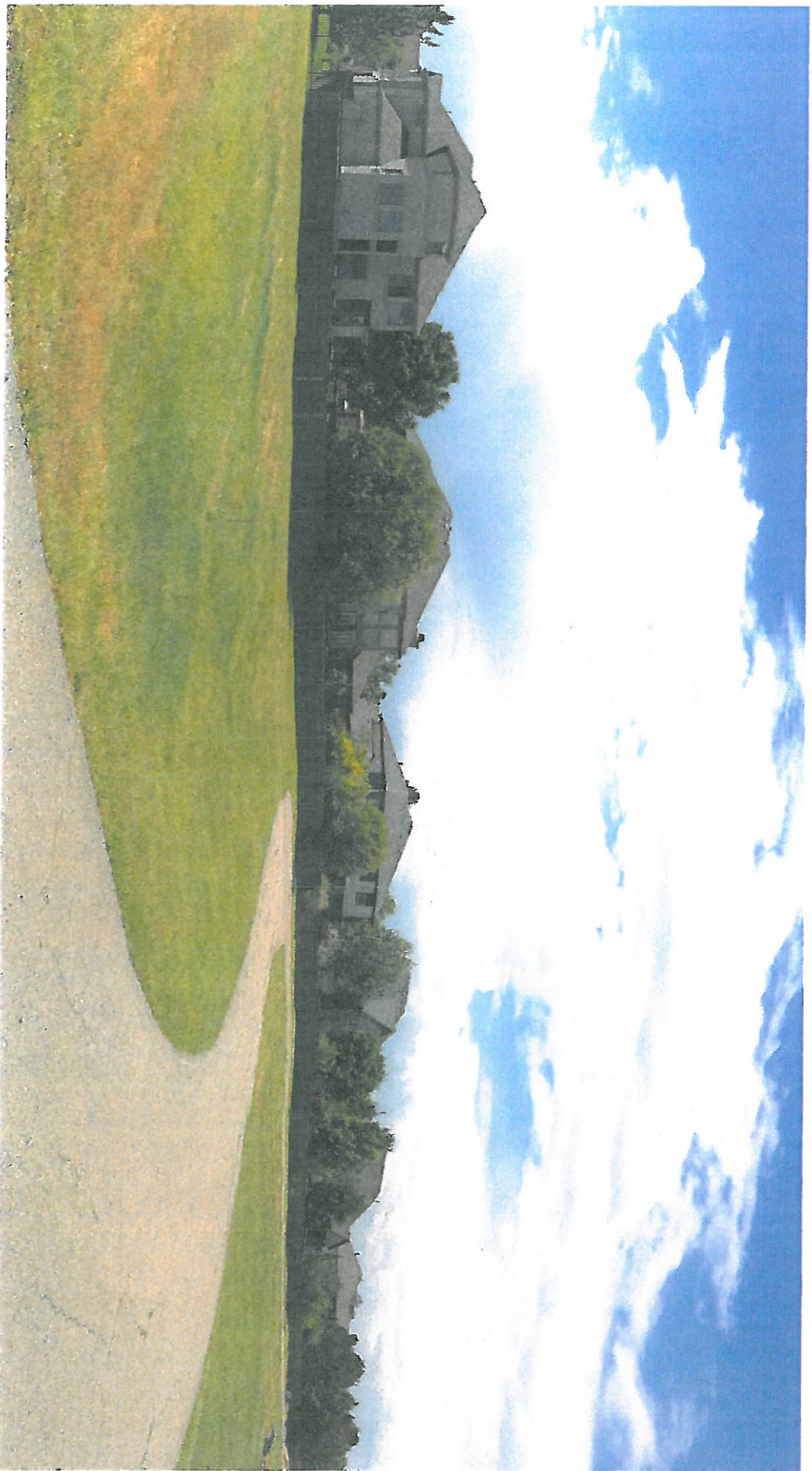
- **East:** R-2-A (see slide 8)
- **South:** R-1 (see slide 9)
(Another row of SF homes was just zoned by LRA but they are not built yet.)
- **West:** Community Park and Row House and SF to the west & NW (slide 1 shows community park with Row Houses
- **North:** R-2-A (and Schlessman Library)

Note: only the far NE corner faces the Business Park (zoned B-3) at Lowry Blvd. & Quebec

East side of Quebec (R-2-A)



Park Heights south of Parcel (R-1)

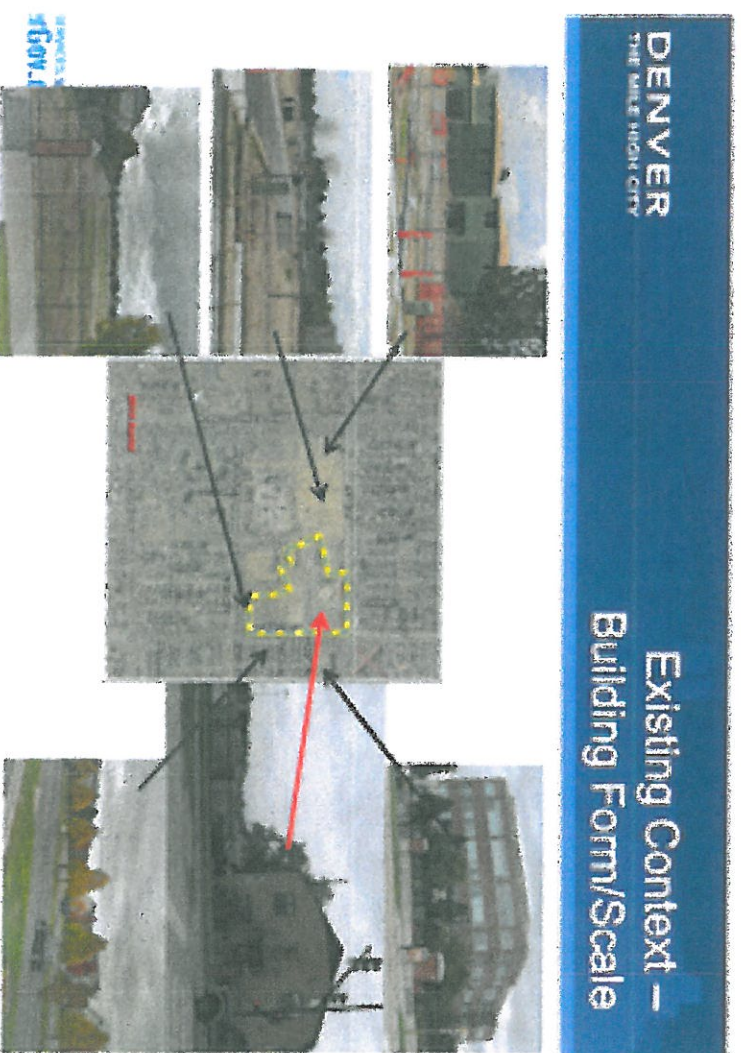


Staff Pictures Fail to Convey Area

- We added the preceding pictures because in the staff report, homes across Quebec, east of the site, are barely visible in picture in bottom right of staff report.

- There is indication via pictures that SF homes & Row Houses will fill in the Construction areas.

- Park Heights homes not depicted in bottom left picture.



Setbacks planned for Quebec

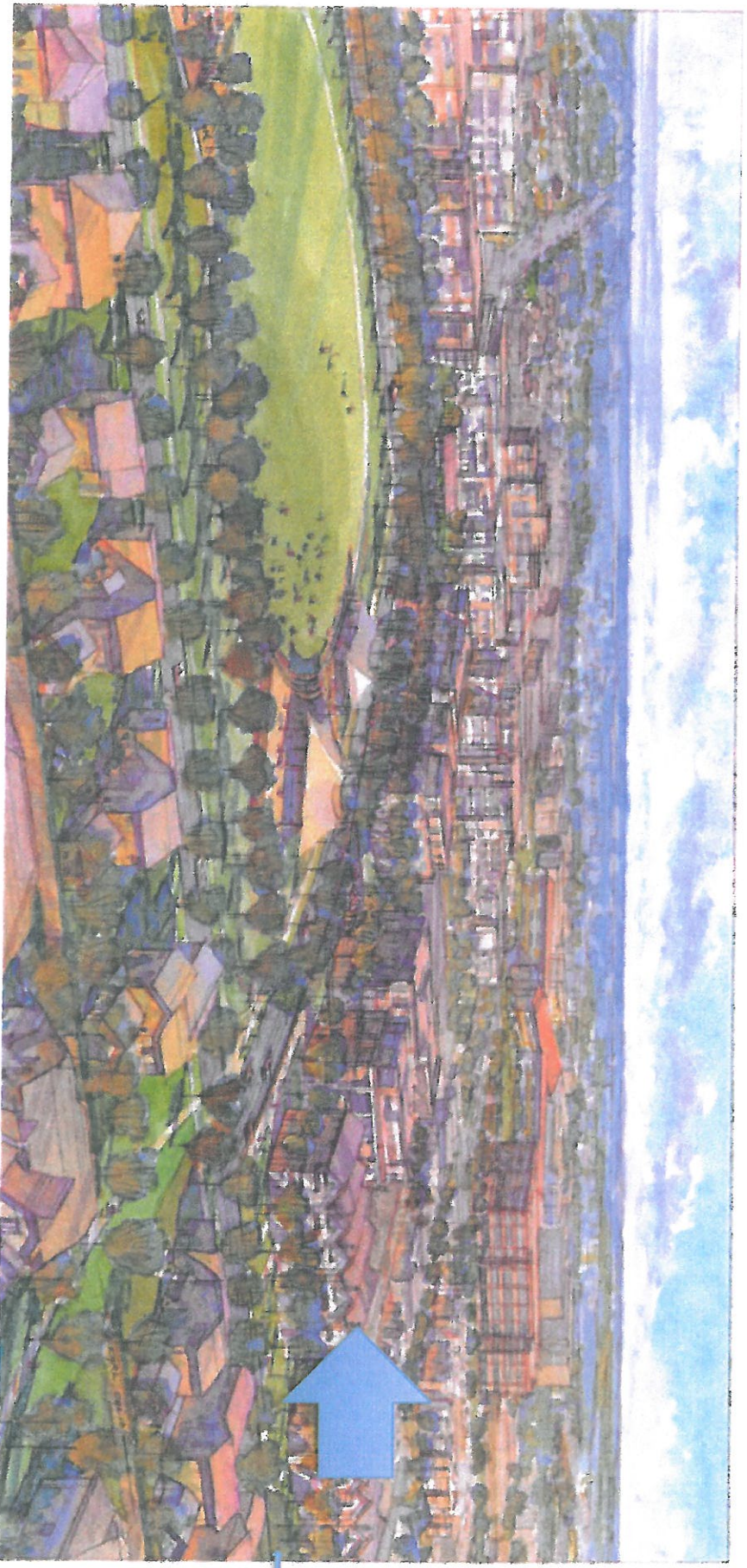
- The 2008 Plan recommended 35 foot setback along Quebec. This was to “provide an attractive edge to the redevelopment and to buffer the impact of the Quebec Street traffic.
- This setback was subsequently eliminated at the GDP stage by CDP although it was an important part of the planning and the guidelines developed by an advisory group formed by Councilwoman Johnson.

Single Family attached homes



KEYMAP

SKETCH 2



Arrow shows townhomes and SF attached homes planned for Quebec St. between Archer Pl and Lowry Blvd. From 2008 Buckley Annex Redevelopment Plan.

Urban Center Neighborhood Context



The Urban Center Neighborhood Context consists primarily of mixed-use areas, containing both multi-family residential and commercial uses, often within the same building or on the same block. Urban Centers are found along major corridors, at transit station areas, and near and around downtown.

<http://www.denvergov.org/Zoning/NeighborhoodContext/>

[UrbanCenterNeighborhoodContext/tabid/438042/Default.aspx](http://www.denvergov.org/Zoning/NeighborhoodContext/UrbanCenterNeighborhoodContext/tabid/438042/Default.aspx)

Urban Center zoning is the wrong context for Boulevard One

- Boulevard One is not a major transit center
- Quebec and Lowry Blvd. are not major corridors. Quebec is considered a residential arterial.
- Boulevard One is not near downtown.

Height Limits on Built Lowry

- Applicant states 65 feet complies with existing Lowry height limits which is not the case.
- Lowry height limits are 35' for single family, 45' for all multi-family residential except in town center where it is 60'
- Buildings within existing Lowry Town Center include a variety of heights and while LRA likes to think of this entire parcel as a “town center” so that 65' heights will apply, only very NE corner is opposite Lowry Town Center.
- No planning ever determined the entire community park section would be zoned for five stories or use C-MX-5.
- Additionally, much of the Town Center is only 1-3 stories (see slide of Lowry Town Center on next page).

Lowry Town Center

