

# LOWRY

Lowry Redevelopment Authority

January 31, 2013

Michelle Pyle  
Senior City Planner  
City and County of Denver  
201 West Colfax Avenue  
Denver, CO 80202

Dear Ms. Pyle:

We are pleased to resubmit the General Development Plan for the former Buckley Annex at Lowry.

This plan represents several years of public planning with neighborhoods and stakeholders at and around Lowry. It is responsive to their concerns. It represents best practices in sustainable urban planning and it will serve strong market demand for compact, green, mixed-use neighborhoods.

America is growing and its demographics are changing. Today, the traditional two-parent household with children is less than a quarter of the population and getting proportionately smaller. Seventy-five percent of households in the City and County of Denver have no children. Single-parent households, single-person households, empty nesters and couples without children make up the new majority of American households, and they have quite different real estate needs. According to the Urban Land Institute, these groups are more likely to choose higher-density housing in mixed-use, vibrant neighborhoods. This applies to many families as well, who are seeking compact homes in response to "the new normal" following the Great Recession.

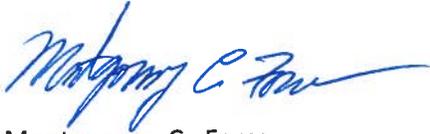
We look forward to providing new housing options to this large, diverse group of citizens, many of whom already live in the Lowry area. They and others are on a growing interest list for single family homes, townhomes and apartments at the former Buckley Annex.

As a centrally located "Area of Change" in Blueprint Denver, and one of the city's few remaining infill sites, the former Buckley Annex will help accommodate growth in a well-designed, sustainable manner.

The motto for Lowry Air Force Base was "Sustineo Alas," or "I Sustain the Wings." The former Buckley Annex neighborhood will be a local and national model for sustainability. It is being designed to meet the LEED-Neighborhood Development Standard and exceed most standards for energy and water use. Combined with artfully designed public spaces, parks and buildings, multimodal streets and retail amenities, the former Buckley Annex will be one of Denver's most desirable neighborhoods for generations to come.

Enclosed please find the GDP, a transportation analysis and a chart showing how the GDP responds to community input. We are also presenting these items in February to our Community Advisory Committee and Board of Directors in public forums. We will provide additional illustrations at the February 5 public meeting to help communicate the unique vision of this project. We look forward to working with you to finalize the GDP and provide it to the Planning Board for review and approval.

Sincerely,

A handwritten signature in blue ink, reading "Montgomery C. Force". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Montgomery C. Force  
Executive Director  
Lowry Redevelopment Authority