



Buckley Annex Update

Lowry Community Advisory Committee
July 10, 2012





Presentation Overview

- Brief background on planning process
- 2008 conceptual site plan
- Proposed refinements
- 2008 Transportation Guiding Principles
- Rationale for refinements
- GDP process—this is only a starting point

Community Planning Process

2005

- May 16 - DoD report stated Buckley Annex to remain open with DFAS gaining jobs and ARPC to move to Buckley AFB
- September 14 - BRAC commission report to President revised with recommendation to close the Buckley Annex
- November 9 - Decision to close Buckley Annex became law

2006

- January 23 - Notice of Availability to other Federal Agencies; Department of Veterans Affairs (DVA) expressed interest & entered negotiations with the Air Force
- February - Office of the Secretary of Defense recognition of Lowry Redevelopment Authority for planning the redevelopment of the Buckley Annex and outreach to homeless providers and interests in public benefit conveyances
- April 28 - DVA withdrew its request
- May 30 - Air Force declares Buckley Annex as surplus property
- June 22 - Advertise Homeless and PBC Workshop
- July 18 - Homeless and PBC Workshop
- December 26 - Homeless and PBC applications due

2007

- February 12 - Task Force Meeting #1
- April 5 - Housing Task Force Meeting #1
- April 11 - Planning Task Force Meeting #1
- March 12 - Task Force Meeting #2
- April 19 - Task Force Meeting #3
- June 4 - Housing Task Force Meeting #2
- June 13 - Task Force Meeting #4
- June 26 - Housing Task Force Meeting #3
- July 11 - Homeless Housing Public Hearing and Open House
- August 1 - Task Force Meeting #5 and Open House
- August 22 - Transportation Task Force Meeting #1
- September 4 - Transportation Task Force Meeting #2
- September 6 - Task Force Meeting #6
- September 27 - Planning and Disposition Subcommittee
- October 9 - Community Advisory Committee
- October 10 - Planning Task Force Meeting #2
- October 25 - Planning and Disposition Subcommittee
- November 14 - Final Buckley Annex Redevelopment Public Comment Meeting
- December 18 - Combined Meeting: Planning and Disposition Subcommittee, Community Advisory Committee

2008

- January 29th - Lowry Redevelopment Authority, Board of Directors
- January/February 2008 - Final Redevelopment Plan Document Submitted to the Air Force
- Rezoning, Entitlement and Design Guidelines Process with the City & County of Denver (Timing TBD)

Project Challenge

How do we reconcile the priorities and expectations of a **diverse stakeholder group** to create a redevelopment plan for the Buckley Annex that is acceptable to the local community, any future developer(s) of the site, and the Air Force, and balanced within the physical limitations of the property?

Project Vision

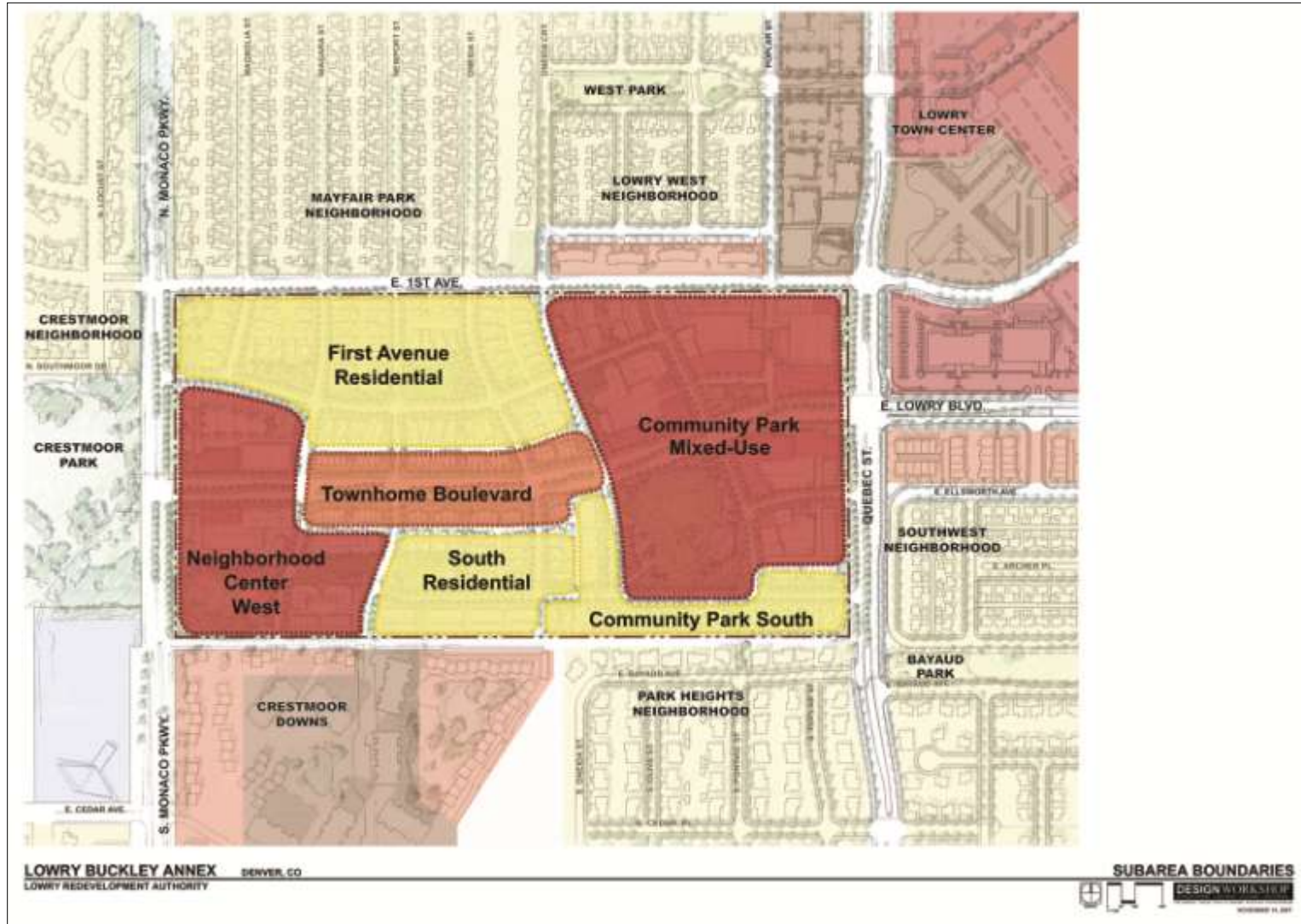
We must investigate plan alternatives for the Buckley Annex that are marked by choices, offering **jobs, diverse housing, a hierarchy of public spaces and civic destinations** that appropriately balances the needs and wants of many interest groups and delivers quality and value and a clear path to implementation.



Existing Conditions



Subarea Plan





Development Summary

- 800 residential units
 - 120 single family detached
 - 230 single family attached
 - 450 apartments
- Up to 200,000 s.f. commercial
- 14 acres parks, open space

Community Plan Evolution

- Reduced density from 1200 to 800 residential units
 - Overall 12 d/u, like town center district
- Reduced maximum building heights from 12 stories to 5 stories
- Mirrored existing land uses
- Provided library parking

Implementation



Proposed Plan Refinements





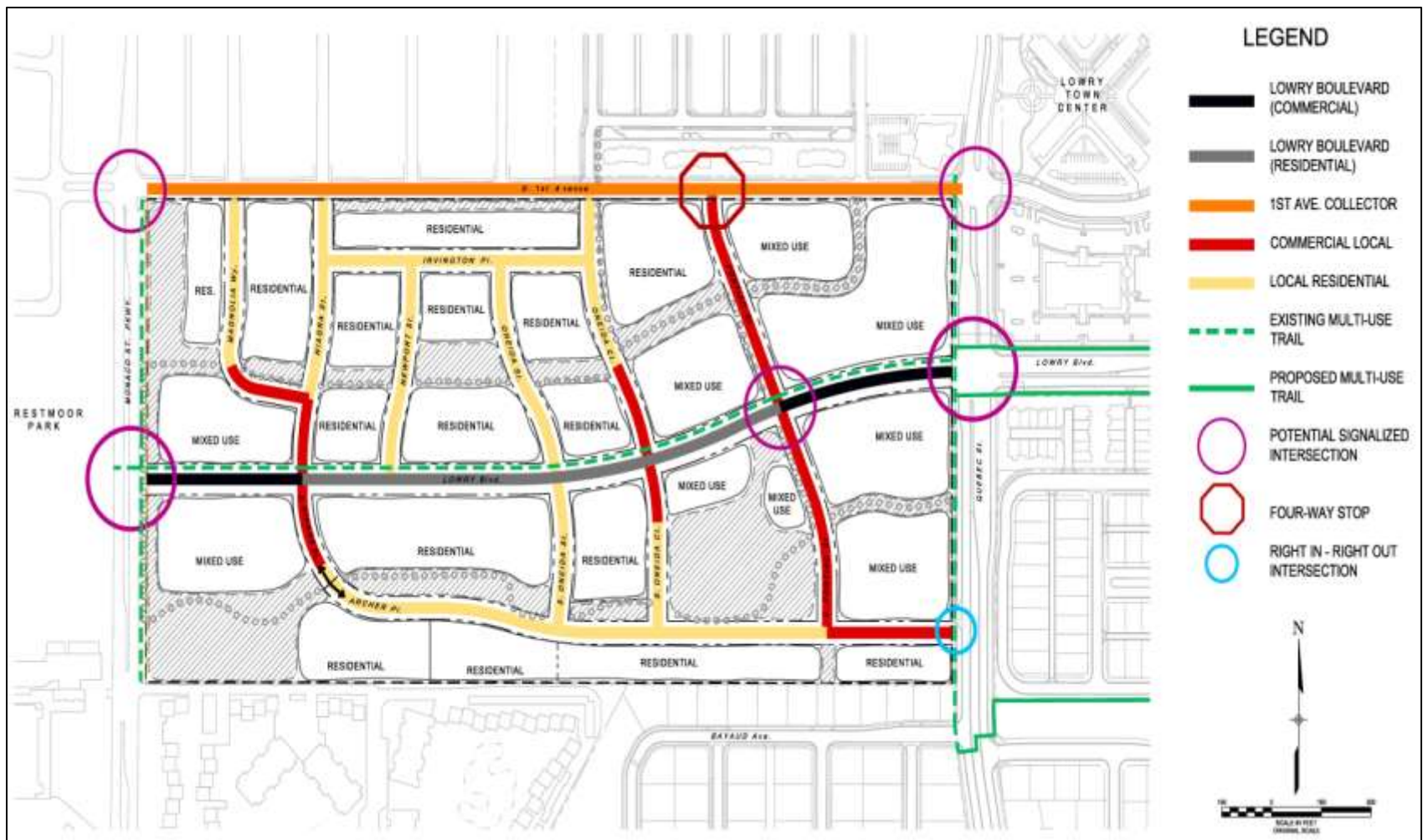
2008 Transportation Network Guiding Principles

- Framework for a functional community that is accessible by multiple forms of transportation, integrated with surrounding community.
- Connect to Denver street grid where possible.
- Lowry Blvd becomes major east/west traffic corridor.
- First Avenue changes from regional traffic corridor to residential collector street.
- Create enhanced opportunities for increased bus service and bicycle routes.
- Modifications may be approved if internal circulation meets task force goals of continuity and distribution.

2008 Transportation Hierarchy



Proposed Transportation Hierarchy



Transportation Network Analysis (2008)

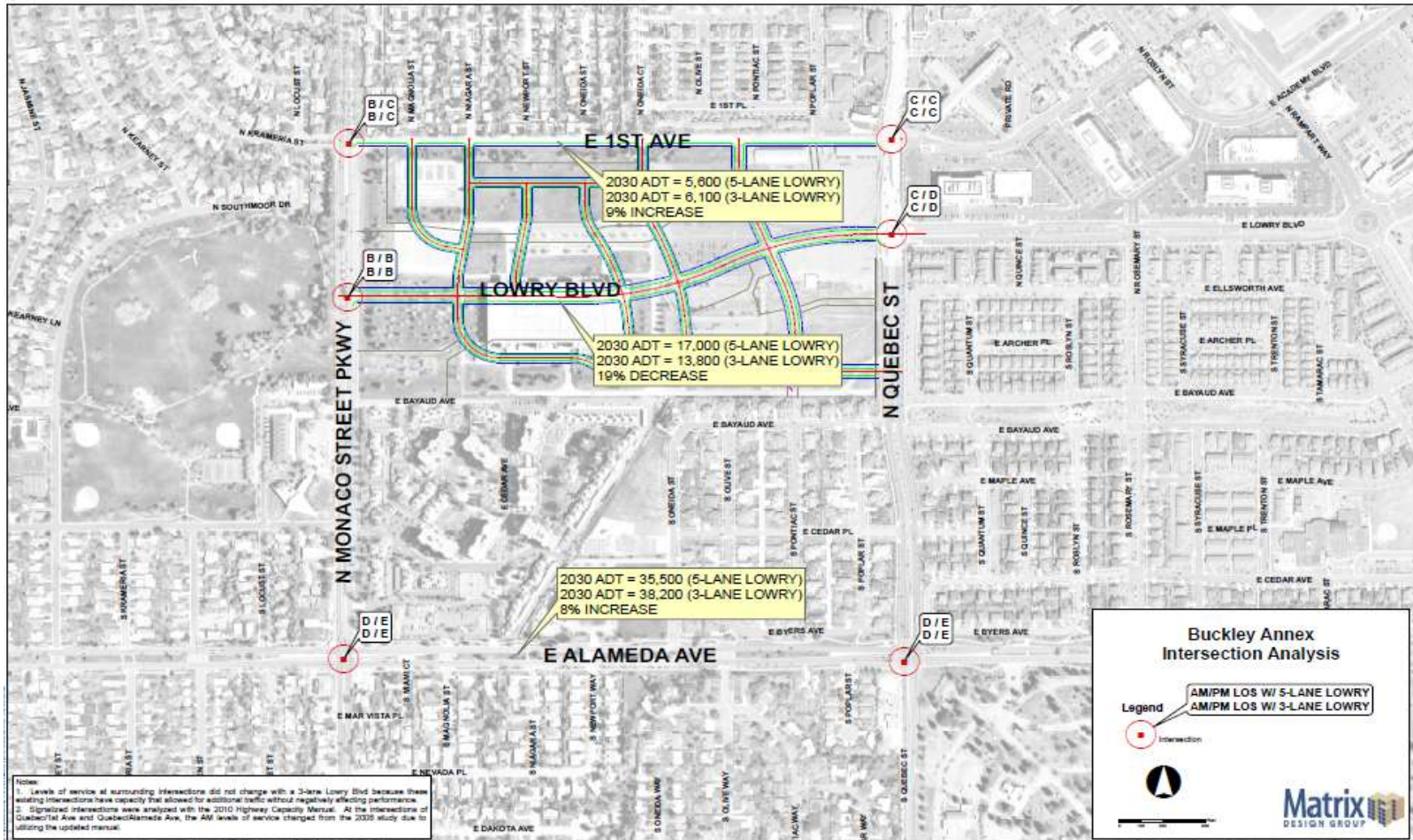
- Based on Regional Model (DRCOG 2030)
- Majority of perimeter traffic regional
 - 5-12% from Buckley Annex
 - Same as DFAS (9,500 vehicles/day)
- Traffic study updated in GDP process



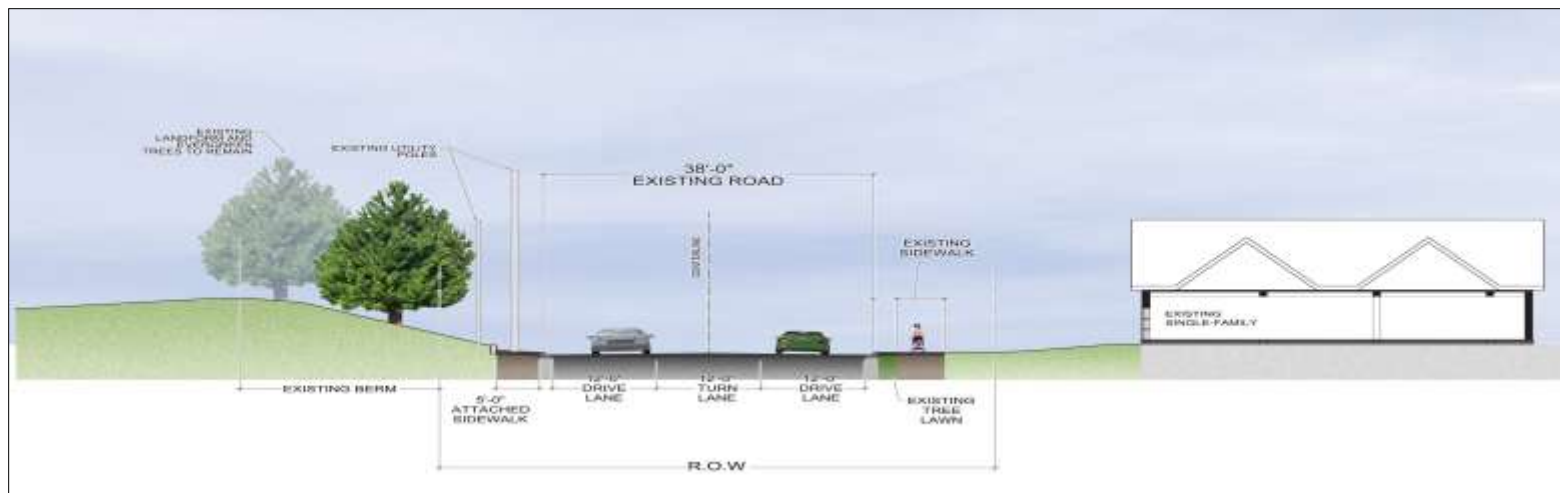
Transportation Network Proposal (2012)

- Maintains goals under Redevelopment Plan
- Modifications
 - Lowry Boulevard Section
 - First Avenue

Preliminary Traffic Analysis



First Avenue Cross Sections



First Avenue Enhanced Landscaping





General Development Plan

- Establishes a framework for large or phased projects in developing areas.
- Identifies issues related to land use, open space, transportation, water, wastewater, utilities and urban design.
- Provides a conceptual plan for integrating anticipated land uses with the necessary infrastructure.
- An approved GDP constitutes approval of a master development plan that will guide all future improvements within the defined GDP boundaries.



GDP Process

Phase 1: Pre-Application And Technical Study

- Applicant research and due diligence, including work sessions and meetings with city staff, council members, public. Pre-Application meeting. Applicant complete all required technical studies, plans, documents; submit to City agencies for approval.

Phase 2: Application

- Submit application to City, including technical studies and legal description. Application Review meeting.
- Public meeting facilitated by CPD (Community Planning & Development) where applicant presents GDP to public. Public Review and Comment to CPD.



GDP Process

Phase 3: Technical Review

- Application submitted to City Review Staff. City Staff Review and Comment. Comments transmitted to applicant
- Application Revisions (Applicant may resubmit up to three times). Final GDP submittal. Required public meeting with statutory notice requirements.
- Initiate zoning discussions that relate to GDP. Manager's recommendation to City Council to approve or deny.

Phase 4: Approval and Recordation

- Planning Board Public Hearing with recommendation to Design Review Committee to approve/deny.
- Upon approval, signatures and recordation.



Preliminary GDP Timeline

- July – GDP Submittal to Denver
- August – 1st Round Denver Comments / Cmte Updates
- August/ September – 2nd GDP Submission
- September/October – 2nd Round Denver Comments / Cmte Updates/ GDP Public Meeting
- October/November – 3rd GDP Submission
- November/December 3rd Round Denver Comments / Cmte Updates
- December – GDP Approval

Recommended Plan for GDP Submittal





More Information

lowryredevelopment.org/annex

Public Meetings

LRA Board of Directors: July 24, 8:00-10 a.m.

LRA Planning/Disposition Subcommittee: Pending

LRA Community Advisory Committee: August 7, 5:30-7 p.m.

