

**Dates**

2000 – 2004

Program

1,866 acres

4,500 homes

1.8 million sq. ft. of office

130,000 sq. ft. of retail

800 acres open space

Relevance

Brownfield

Redevelopment

Mixed-Use

New Urbanism

Town Center

Placemaking

Adaptive Reuse

Sustainability

Scope

Market Research

Product Development

Marketing Strategy

Sales Operations

Team

Project Developer

McStain Neighborhoods

Project Architect

McStain Neighborhoods

Master Developer

Lowry Redevelopment Authority

Master Planner

Sasaki Associates

DesignWorkshop

Project

Lowry Air Force Base Redevelopment

Location

Denver, Colorado

Profile

Since 1937, Lowry Field served as a technical training facility for the Army Air Corps and later the U.S. Air Force. In 1994, operations ceased at Lowry under the Federal Base Realignment and Closure (BRAC) Act and with it, 7,000 jobs. Facing such significant economic loss, the cities of Denver and Aurora, Colorado pulled together to undertake a joint public planning process which led to a master redevelopment plan for the 1,866-acre site, guided by the desire to create a diversity of homes, a pedestrian-friendly environment, high quality architectural standards, smart transportation and education. Sustainability is also a guiding principal, from remediation of brownfields, using reclaimed water for irrigation, saving 500 mature trees, adaptive reuse of historic structures, and recycling 600,000 tons of concrete into aggregate for 23 miles of new roads.

The community, which has moved faster from closing to reuse than any other U.S. military facility, is a national model for base reuse. When completed, Lowry will feature approximately 4,500 new homes, 1.8 million square feet of office space, 130,000 square feet of town center retail space, an education campus and 800 acres of open space and recreational uses. Eighty-five percent complete, Lowry already has accomplished its goal of becoming an economic generator, with \$5.7 billion in economic impact to the region in 10 years. Despite challenges inherent in the brownfield site, which included asbestos contamination, home prices and absorption rates within Lowry have consistently doubled that of the Denver market.

Role

McStain Neighborhoods was a residential developer in the Lowry and completed 103 single-family homes. As a principal, Jeff Kingsbury's role was leading market research, product development, marketing strategy and sales management to optimize the return on McStain's \$46 million investment.

Recognition

Sustainable Community Award, U.S. Conference of Mayors

Secretary's Award, U.S. Department of Housing and Urban Development

