



Appendix to the Lowry Design Guidelines: Environmental Considerations

This appendix provides a notice of environmental requirements for developers of large construction and renovation projects at Lowry where soil disturbing activities, such as foundation excavation, trenching, grading, drilling, or boring, will occur.

The Lowry Community Master Association (LCMA) is conveying this notice as a courtesy to future developers or builders. The LCMA makes no express or implied warranty as to the contents of this document. Further, the LCMA bears no responsibility to ensure that future developers or builders comply with all applicable local, state, and federal environmental regulations.

Background:

As an “infill” development, Lowry had a rich history before it was redeveloped into a vibrant Denver neighborhood. As a former Air Force Base, it housed thousands of service men and women for over 57 years as a technical training center and airfield. The base operations included activities such as fueling, steam heat generation, and maintenance. After the base was closed, an environmental program was instituted to identify and resolve impacts from past Air Force operations, in accordance with federal and state regulations.

Documentation of the Environmental Program:

To help facilitate research by owners and prospective developers, documentation of the environmental program can be found at the following locations:

- Colorado Department of Public Health and Environment
 - https://www.colorado.gov/pacific/cdphe/lowry_afb
- Air Force Administrative Record – (found under the BRAC section of the website)
 - <http://afcec.publicadmin-record.us.af.mil/Search.aspx>
- Lowry Assumption, LLC website
 - <http://www.lowryafbcleanup.com/Lowryhome.html>

Considerations Regarding Soils:

Although all identified environmental conditions were remediated, and properties approved for development, it is possible, because of the previous site uses, that undiscovered conditions could still be identified.

Those doing development and redevelopment at Lowry have the duty to follow all applicable local, state and federal regulations and statutes. However, Lowry is different than other locations in the area, because

the Air Force retains certain responsibilities for environmental cleanup under CERCLA Section 120, and Section 308 of the CRS.

Developers should closely observe their soil-disturbing activities (as described generally in paragraph 1) in order to identify any suspect materials in a timely manner and to minimize or avoid the spreading of potential hazardous materials, including but not limited to, asbestos containing material and regulated asbestos contaminated soils.

Considerations Regarding Ground Water:

In addition to the environmental conditions in the soils, Air Force activities also impacted groundwater in certain locations. Extensive studies were conducted which characterized the location of impacted groundwater, and the affected properties at Lowry are encumbered with an Environment Covenant. Details of the groundwater covenant can be found at:

https://www.colorado.gov/pacific/sites/default/files/HM_HMCOV00022.pdf

The associated use restrictions apply to the encumbered properties as well as adjacent properties, if work could affect the covenant area.

Developers should review the property deed to determine if their property is encumbered by the Environmental Covenant and to assure their project is in compliance with the use restrictions.

Notifications of a Discovery

In the event that environmental conditions are discovered during the development of a property at Lowry the following notifications should be made:

Colorado Department of Public Health and Environment, Federal Facility Remediation & Restoration Unit, Remediation Program, Hazardous Materials and Waste Management Division
Lee Pivonka, Hydrogeologist
Phone: 303/692-3453
email: Lee.Pivonka@state.co.us

Air Force Civil Engineer Center (AFCEC/CIBW)
Stanley Pehl, BRAC Program Manager;
Phone: 210/395-9420
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Stephen Termaath, Chief, BRAC Program Management Division
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