



February 26, 2014

Dear Lowry Community Master Association Commercial Member:

The LCMA has received requests from Lowry homeowners and businesses to clarify for the community what routes commercial vehicles may take through the neighborhood. The City of Denver has been addressing problem areas and posting new traffic signs limiting truck and commercial vehicles.

The following routes into and out of Lowry **should no longer be used** by commercial and construction vehicles:

- Quebec → 6th Avenue → Syracuse St. → 4th Avenue → Spruce St.
- Quebec → 6th Avenue → Syracuse St. → 4th Avenue → Roslyn
- Quebec → 2nd Avenue in Lowry Town Center → Roslyn

The Lowry Town Center has notified us of construction and commercial traffic traveling on 2nd Avenue through the Town Center. 2nd Avenue in the Lowry Town Center is a privately owned road and not built for nor able to accommodate construction and commercial traffic.

Police enforcement has begun and will continue; trucks, buses and construction vehicles in violation will be ticketed. **Please contact your vendors / contractors and update your websites to show the allowed and restricted routes.** A map of those routes is enclosed. The LCMA will also be emailing the map to you for use in your electronic communications and posting the information on the www.lowry.org website.

Appropriate routes into and out of the commercial areas of Lowry include:

- Quebec Street → 1st Ave. → Roslyn → Academy Blvd.
- Quebec → Lowry Blvd → Rampart → Roslyn or Academy Boulevard, depending on the driver's point of departure and destination.



The LCMA supports the city's actions for a number of reasons. As a mixed use community, Lowry's success depends on a commitment by all Lowry homes and businesses to a 'Good Neighbor' policy. That policy includes respect and appreciation for the school and residential areas within the community. We believe that, as business owners, you share our concerns, which include:

1. The safety of children and those living in this residential area, now protected by no truck signs. Three schools are located between the west end of 4th Avenue and the east side of Spruce: Stanley British Primary School, Montclair International, and Primrose.
2. Pollution and noise caused by commercial traffic. Pollution and noise are a health concern for children, and for all those living in this residential area.
3. Property values and the quality of life. Lowry will only succeed long term, if property values are sustained throughout the community.

Thank you in advance for your compliance, and that of your vendors and guests, with these new traffic restrictions and guidelines. If you have any questions, feel free to contact the LCMA at (720) 583-5262 or mary.carr.lowry@gmail.com or the City of Denver Traffic Operations at (720) 337-1030.

Sincerely,

Mary Carr, Executive Director

Lowry Community Master Association