

Stapleton Section 10
Forest City Proposed Land Plan
CAB Review

Prepared by the
Stapleton Citizens Advisory Board
March 2014

Section 10 - Goals

Storm-water Management - *Use trunk open space to manage storm water while maximizing the prairie environment and community use of multi-purpose open space.*

Parks and Recreation Program Requirements - *Provide adequate land to fit the recreation program components from the Parks Master Plan within a broader prairie landscape, adequately buffered from the adjacent residential development.*

Central Park Boulevard north of 56th Ave. / Prairie Parkway extension - *Connect Section 10 neighborhoods with south Stapleton by bike and by efficient automobile access to section 10.*

Havana Street north of 56th Ave - *To have the U.S. Fish and Wildlife Service re-open Havana St entry for a short distance (past the Havana lateral drainage channel) and create a trailhead to establish public access from the south and east. (or other access options)*

Noise, light pollution, and traffic impacts of Kroenke sports facilities and future Stapleton Sports Complex - *Protect residential areas from the undesirable effects of adjacent land uses including Kroenke sports & concert facilities, Stapleton Sports Complex & 56th Ave.*

Section 10 - Goals

National Wildlife Refuge/Stapleton Boundary - *Establish boundary conditions that both safely enclose the site and its wildlife and prevent intrusion except at designated access points, and in no way interferes with the national wildlife refuge mission. Assure that wildfires can be prevented from spreading from either side of the boundary to the other.*

Trails and Bikeway Connectivity - *Connect Section 10 to Stapleton in the south and to the regional trail way system.*

Housing Mix - *Provide population diversity and housing for all income levels.*

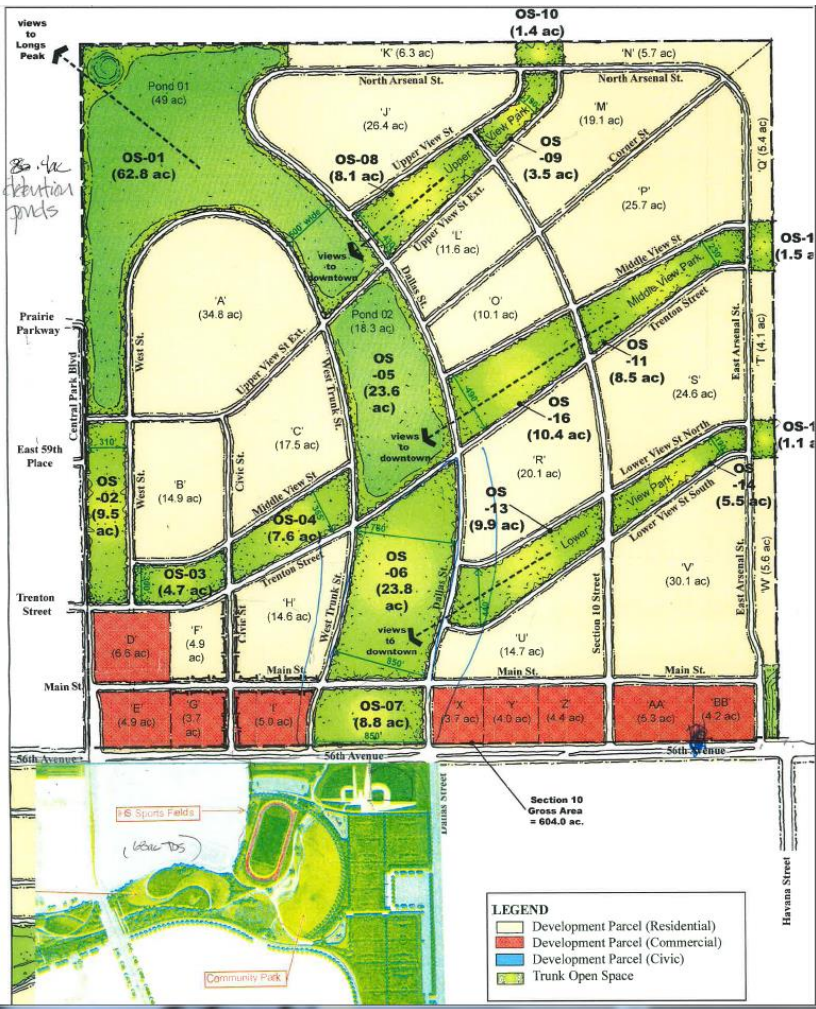
Panoramic Views - *Capture & protect distant panoramic views of city skyline & Front Range*

Sustainable Design - *Plan with attention to sustainability and environmental conservation.*

Wildlife Management - *Trunk Open Space provides adequate food sources, vegetative cover & accessible water to support wildlife (primarily smaller mammals, local and migrating birds).*

Challenges & Recommendations

1. The placement of residential property against the wildlife refuge boundary prevents public access to panoramic views and exacerbates wildfire control.
2. The diagonal street alignment, although oriented to capture Mt. Evans views, is not the best orientation for solar rooftop collectors.
3. Proposed fingers of open space take TOS land required elsewhere and may be more appropriately developed as In-tract parks.
4. Although not required on a GDP, Forest City should allocate much of its required remaining 50+ acres of In-tract Open Space in Section 10; & identify preliminary sites on land use plan.
5. "Main Street" truncates sports facility open space – consider other options
6. Dallas Street and CPB are the primary entrances to Section 10 and should be treated as "gateways" and designed as collector streets.
7. Although no more schools are required to be built in Stapleton, DPS may propose one in Section 10, so a "potential" school site should be identified, preferable adjacent to trunk open space.



Stapleton Section 10
"Southern Strategy"

Refuge visitor center

"Overlook" park

stormwater detention

commercial (buffer)

In-tract open space

Commercial

High School

high school sports

regional trail

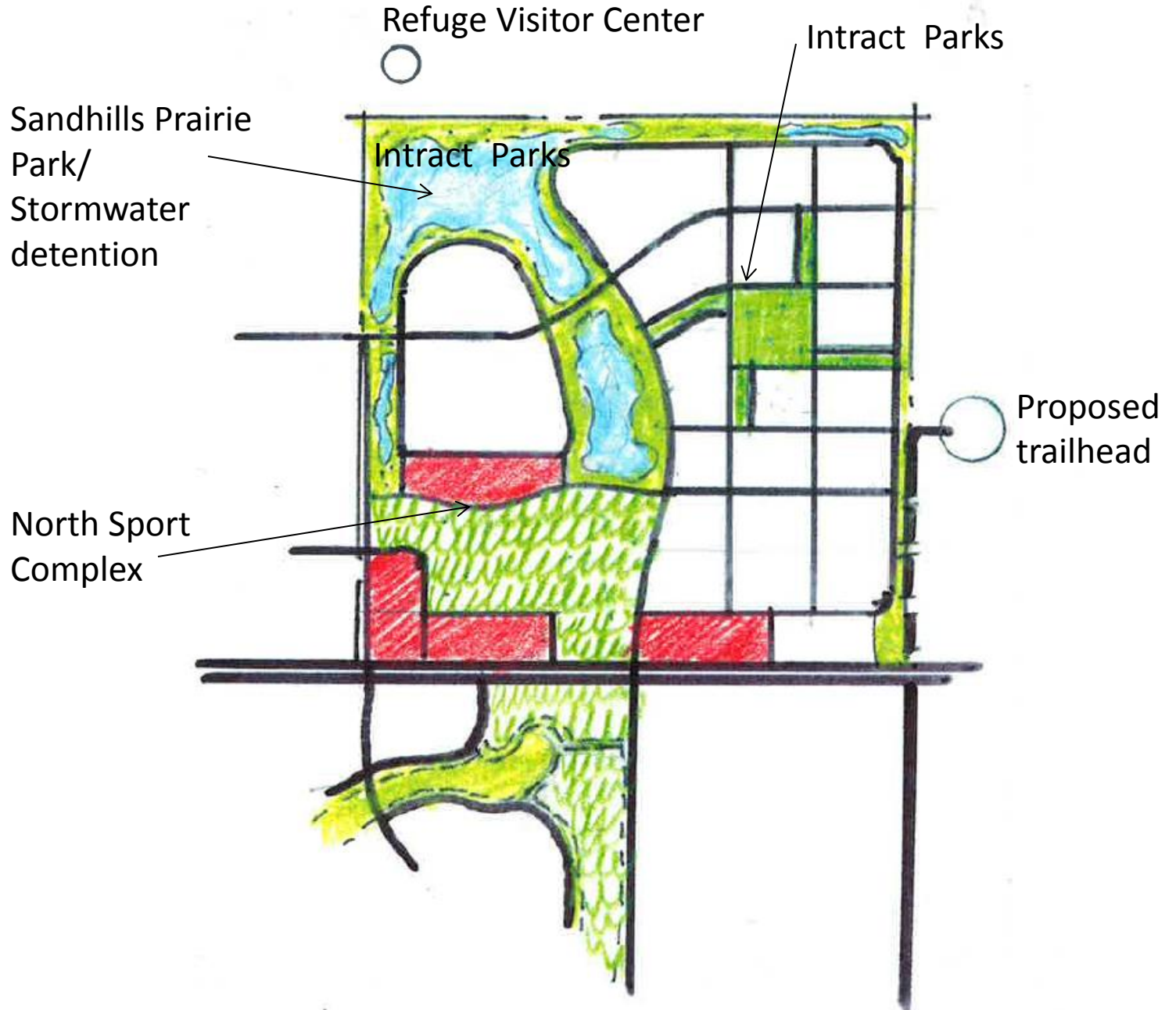
regional sports complex

In-tract parks

Refuge trailhead
(Recommended to USFWS)



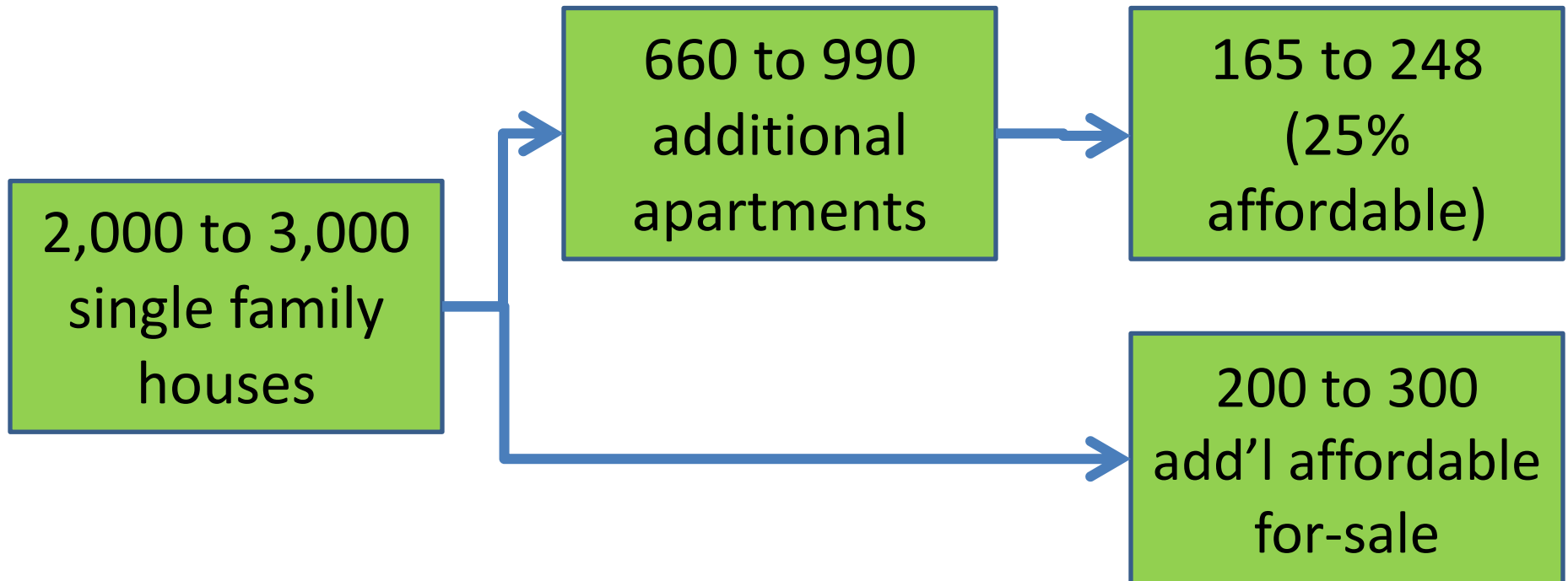
Stapleton Section 10
"Grid and Bear It"



Housing Diversity – Matching the Plan



Spruce Townhomes, an 18-unit quality affordable housing development built by the [Northeast Denver Housing Center](#) (NDHC)



Section 10 - Next Steps

- March 17 – Forest City meeting with City departments – pre-GDP discussion – status?
- March 20 - CAB endorsement of feedback documents
- RMAWR? Commerce City?
- End-of-April – GDP submittal
- Neighborhood/Stakeholders outreach
- Proposed sites for apts and affordable