

THE STAPLETON Front Porch

DENVER, CO

APRIL 2000

STAPLETON

BUILDING ON TRADITION

Denver's great neighborhoods inspire Stapleton plan



Above: Chris and Jennifer Chavez and their 6-week-old baby, Will, live in Washington Park, one of Denver's many great old neighborhoods with tree-lined sidewalks and front porches where neighbors gather to visit. The Chavez's are shown visiting with their next door neighbors, Mark and Lindy Mobley. What they like most about their neighborhood has been incorporated into the plans for the Stapleton neighborhoods. (See Housing on page 6.)

Left: The Executive Committee of the Stapleton Development Corporation Citizens Advisory Board: (top) Jim Wagenlander, (2nd row) Phil Dietrich, Pat McClearn, Terry Whitney, Alice Kelly (seated) Joyce Gibson and Geoff Peterson. The Board has helped to shape the plans for Stapleton.

Neighborhoods are the heart and soul of Denver. In every quarter of our city, north, south, east, or west, the quality of life that has made our community such a special place to live, work, and raise a family starts and ends with our diverse, urban neighborhoods.

Ask Denverites what they like most about their neighborhoods and similar themes emerge: tree-lined streets, parks and neighborhood retail within walking distances, and large front porches. They like the "sense of community" and the security that comes from knowing one's neighbors.

At Stapleton, Forest City is building on that tradition as we create the mixed-use, pedestrian-scale neighborhoods envisioned by the citizens who created The Stapleton Plan. Stapleton will have housing that is affordable to a diverse range of incomes, new parks and open space, and jobs that will ensure our economy remains strong—all of which will be located within walking distance of each other or linked by trails and public transit that provide a convenient alternative to automobiles. Stapleton will be one of the nation's premier examples of "smart growth" that enhances the quality of lives while preserving the environment.

WELCOME to the first edition of *The Front Porch*...

...a monthly publication of Forest City, Stapleton Inc. Much like a neighborhood newspaper, *The Front Porch* is designed to keep you informed about the transformation of the fifth busiest airport in the world into one of the premier, mixed-use and pedestrian-friendly, urban communities in the nation. Our goal at Stapleton is to build "Denver's next great neighborhoods."

Each month we will bring you a variety of news that will keep you informed about the redevelopment of Stapleton. We also look forward to hearing from you about topics of particular interest to you. A community dialogue of that type has been a priority of the Stapleton Development Corporation and its Citizens Advisory Board since the beginning. It continues to be Forest City's goal as well.

Greg Vilkin, President and CEO
John Lehigh, Chief Operating Officer
Forest City Stapleton, Inc.



**OPEN SPACE, PARKS
and wildlife at Stapleton.**
Page 7

DID YOU KNOW?
Stapleton is the
nation's largest urban
development. Page 3

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What community leaders think... *about Stapleton*

Wellington Webb Mayor of Denver

It is my pleasure to welcome you to this informative publication from Forest City about the Stapleton Development. For Denver to thrive in this century, we must take full advantage of all opportunities to restore and rebuild our communities. The development plan for the 4,700 acres of land that used to be Stapleton Airport will offer our citizens a place where they can live close to work, where they can walk to shopping and entertainment, and where schools are the civic element around which these new neighborhoods will grow. We are building a "city within our city" that we hope will set an impressive standard for smart growth in Colorado and in the nation.

A wide range of housing in all types and prices will be offered. A community focus will be provided in the form of town squares. The development will add more than 1,100



Mayor Wellington Webb

acres of new parks and open space to Denver's inventory. When fully developed, Stapleton will include an estimated 30,000 residents and 35,000 employees.

Over the past eight years, the Stapleton Development Plan was prepared by the citizens of our community and adopted by the Denver City Council. The land has been zoned with an innovative new form of zoning to facilitate the kind of mixed use

communities that we have had in the past in Denver and desire in the future.

To realize this ambitious vision, we put in place the right development team. The Stapleton Development Corporation, created five years ago to act as the City's steward in the redevelopment of Stapleton, has selected Forest City Development Corporation as the master developer. Stapleton redevelopment will be a work in progress for the next 25 to 30 years. The developer will assume financial responsibility for infrastructure improvements, with the developer's investment in regional infrastructure being reimbursed from new tax revenues generated on the site as a result of the development.

Denver is a great city. And the remarkable efforts of inclusion, cooperation, and vision reflected in the Stapleton Development will help keep our city great for generations to come.



Federico Peña
Mayor of Denver,
1983-1991

"Redeveloping the Stapleton Airport site is an unprecedented

opportunity for Denver. Few cities have a seven-and-a-half square mile parcel of developable land so near downtown. The high-quality, mixed-use development—integrated with what will one day be a rapid transit line connecting DIA and downtown—will help prepare our city for future growth."



Happy Haynes, President
Denver City Council

"Special thanks to the Citizens Advisory Board. Stapleton has been designed to be a

community of diverse housing options and lifestyles. From seniors to young families looking for their first home, to those seeking a larger home or a more compact townhome, people of all income levels will be drawn by the extraordinary vision of the new Stapleton."



Sharon Vigil
President
Denver Hispanic
Chamber of
Commerce

"Roughly 2.3 million people now live in

metro Denver, a number that is expected to grow to 2.8 million in the next 10 years. By 2020, nearly 3.2 million people will live here. The Stapleton plan illustrates how the public and private sectors can work together to accommodate inevitable population increases. It's smart growth."



Alice Kelly
Former President,
League of Women
Voters; Board
Member, Stapleton
Development
Corp.; Chair,
Parks & Open Space
Advisory Board

"Stapleton's future and the future of Denver are closely intertwined. The quality of both will be shaped by our continuing commitment to create and preserve neighborhoods that are diverse, wonderful places to live."

Larry Adler
Of Counsel, Senn,
Lewis, and Visciani



"The new Stapleton will boast of 12,000 homes, 30,000 residents, and over 1,100 acres of parks and open space. It will encompass 12.5 million square feet of commercial space, 2.5 million square feet of retail space, and 35,000 new jobs. What a magnificent opportunity for Denver!"

Pat McClearn
Co-Chair, Stapleton
Development Corporation,
Citizens
Advisory Board



"The extension of the Sand Creek regional greenway across Stapleton will be one of the last major links in the fifty-mile circuit of hiking and biking trails that loop the metropolitan area. It will be a wonderful amenity for all the citizens of Denver."



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STAPLETON

Nation's Largest Urban Development



Building on the tradition of great Denver neighborhoods like Washington Park, Cherry Creek, Park Hill, Highlands, and others, Stapleton's 4,700 acres or 7.5 square miles, is planned to become a diverse urban tapestry of homes, shops, offices and parks all centrally located 10 minutes east of Downtown Denver and 20 minutes from Denver International Airport. Over the next thirty years, Stapleton's 12,000 homes, 10 million square feet of offices, 3 million square feet of shopping and more than 1,100 acres of parks and open space will become a new Denver community of 30,000 residents and over 35,000 workers.



The size of Stapleton is impressive. As one of the largest undeveloped parcels of land in the heart of a major U.S. city, Stapleton is five times larger than the Denver Tech Center and more than twice the size of Lowry. If placed over central Denver, Stapleton would reach from North of City Park to south of Washington Park and from east of Colorado Boulevard to the border of Capitol Hill. This area would include the Denver neighborhoods of City Park, East Colfax, Congress Park, Cheesman Park, Country Club and Cherry Creek as well as Washington Park, Belcaro, Bonnie Brae and the City of Glendale.

Stapleton's central location would be enhanced by the development of commuter rail connecting Denver's Downtown to Denver International Airport. One of the four anticipated rail stops will be located at Stapleton, offering residents and workers alike an alternative to their automobiles. Stapleton's central location is also attractive to the business community. Stapleton's location has already attracted the attention of new and existing businesses. Since the closure of Stapleton Airport in 1995, United Airlines has invested over \$250 million in upgrading its Stapleton Flight Training Center into the most sophisticated facility of its kind in the world.

The schools at Stapleton will be as diverse as the needs of its residents. The neighborhood-based Denver Public Schools (DPS) will exist in harmony with charter, vocational, and alternative schools. In all, DPS anticipates four elementary schools and one middle school at Stapleton, the first of which will open in fall 2002.

When fully developed in 2030, the total value created at Stapleton will exceed \$4 billion. In the process, Stapleton will increase the total acreage of the Denver Parks System by nearly 30% and add several new neighborhoods to the list of great neighborhoods that make Denver such a wonderful place to live.

Top: Photo of the Denver skyline taken from Stapleton, with the line down the middle of the runway visible in the foreground. Map above: The Stapleton property is shown superimposed over Denver neighborhoods—it spans the area from City Park to Washington Park.

STAPLETON

A Map of the First Two

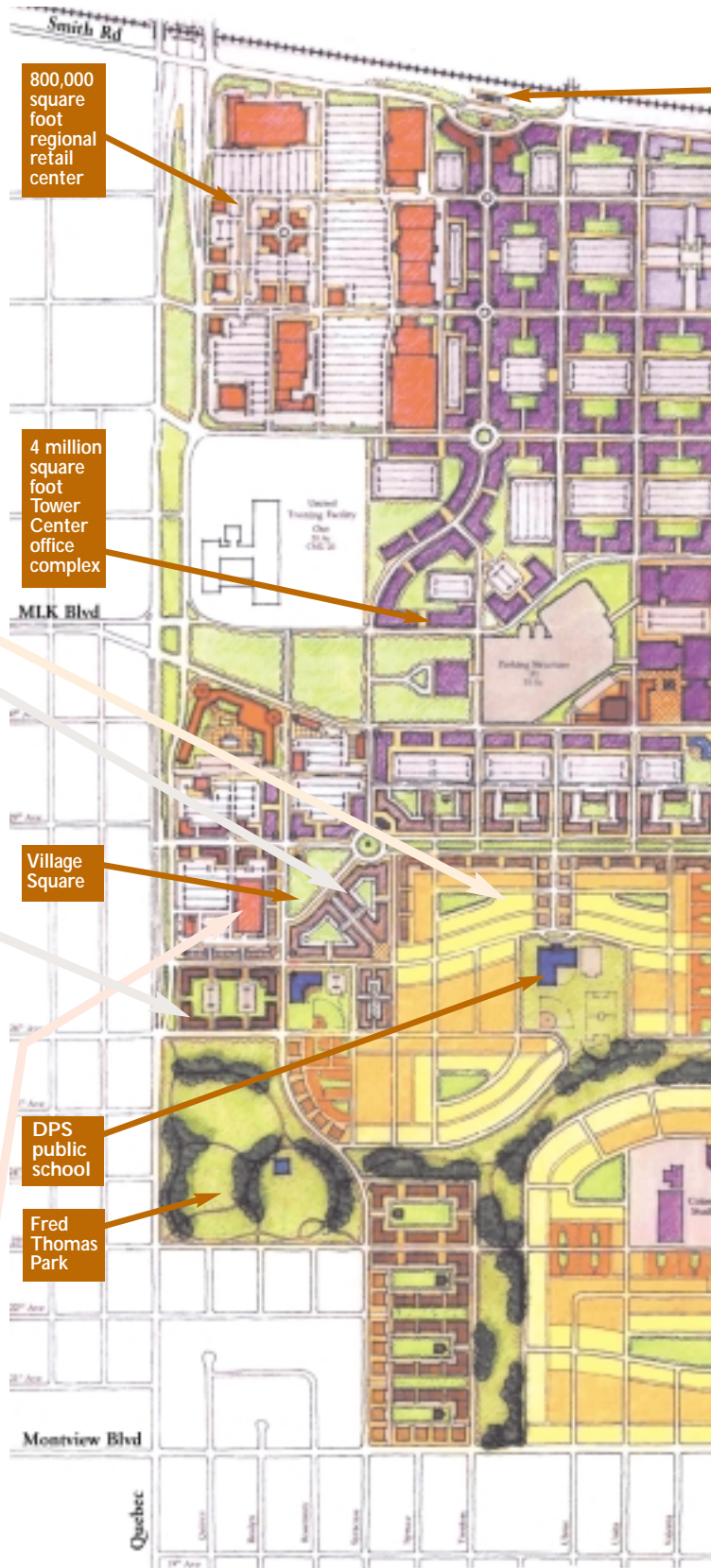
MIXED USE- The Stapleton property has been rezoned to create a series of traditional, pedestrian-scale neighborhoods in an urban environment that brings together housing, neighborhood retail, open space, and employment centers that capture the “mixed-use” vision of the Stapleton Plan.

RESIDENTIAL- The residential development at Stapleton will take its cue from traditional Denver neighborhoods where tree-lined streets are inviting to pedestrians. Most garages will have alley access and front porches will be emphasized to help create strong neighborhood ties.

In total, 12,000 new homes for over 30,000 residents will be built at Stapleton over the next 15 years. Of these, more than 8,000 will be for-sale homes, townhomes and condominiums, with the balance built as rental apartment homes. More than a dozen varieties of for-sale homes will be available in an estimated price range from the low \$100,000's to over \$500,000. Model homes will be available in summer 2001. The first residential neighborhood will be ready for occupancy in late 2001.

Stapleton's first rental apartment homes will be a 300-unit apartment community that will include one- and two-bedroom rental homes as well as two- and three-bedroom rental townhomes. These apartments, which overlook the Village Square, will begin leasing in late 2001 and first occupancy is projected for early spring 2002. A portion of these rental apartments will be affordable to households whose incomes are less than 60% of the Denver Metro area median income. Additionally, a 150-unit affordable senior housing community is planned for the first phase of the development.

VILLAGE RETAIL CENTERS- Imagine walking down to the village main street from your home or office for groceries or a cup of coffee. At Stapleton, most homes and offices will be less than a 10-minute walk from one of the six planned neighborhood retail centers. Each village center will be focused around a Main Street of two- and three-story buildings with retail shops on the ground floor and residential/office above. Stapleton's first village center, scheduled to open in late 2001 (when Stapleton's first residents move in), will feature a full-service grocery store as well as a variety of neighborhood shops providing coffee, ice cream, video, dry cleaners, bagels and other services. In total, more than one million square feet of village retail is planned at Stapleton. Retail leasing will be coordinated through Sullivan Hayes Brokerage. Contact Dan Miller at 303-534-0900 for additional information.



TAKES OFF

Phases of Construction



OFFICE- Locating office development at Stapleton within easy access to residential neighborhoods reduces the need to commute long distances to work. Stapleton's jobs/housing balance will be accomplished through the development of nearly 10 million square feet of office, research/development and industrial space. When complete, Stapleton's businesses will employ over 35,000 workers in a wide variety of jobs. The 4 million square foot Stapleton Tower Center, surrounding the existing Stapleton Control Tower, will be the first office development at Stapleton. First office occupancy is anticipated for early 2002.

REGIONAL RETAIL CENTERS-

Designed to provide convenience and value for new Stapleton residents as well as residents from surrounding neighborhoods, Stapleton's first regional retail center will be located at the corner of Quebec Street and Smith Road. This 800,000 square foot facility will feature a home improvement and discount retail superstore as well as other discount national/regional retailers and restaurants. The center is expected to open in early 2002.

OPEN SPACE/PARKS- Stapleton will have more than 1,100 acres of new regional parks and open space that will be complemented by hundreds of additional acres of neighborhood green spaces. The open space at Stapleton already accessible to the public includes more than two miles of trail along the Sand Creek Regional Greenway, and the 123-acre Bluff Lake Natural Area, which lies at the foot of the former east-west runways.

- Mixed-Use
- Retail
- Commercial/Office
- R&D Industrial
- Community Facilities
- Open Space/Parks
- Apartment Residential
- Attached Residential
- Garden Court Residential
- Single Family-First Time Owners
- Single Family

0' 300' 600' 900'

HOUSING

A reflection of the Denver neighborhoods we love

The new neighborhoods at Stapleton will have the look of old Denver. Reflecting the best traditions of neighborhoods throughout our city, they will be places for people of all ages, incomes, and racial backgrounds. Stapleton will return to the time when pedestrians strolled tree-lined streets, children played in front yards, and neighbors gathered on porches to visit on warm summer evenings. neighborhood scenes in Park Hill, the Highlands neighborhood, and Washington Park illustrate some of the traditions being followed in the Stapleton plans.

Chris and Jennifer Chavez, and their neighbors Mark and Lindy Mobley, talk about why they like their Washington Park neighborhood. They like having the park nearby, a coffee shop around the corner, and the South Gaylord neighborhood retail stores only a short walk away. They enjoy living in



Diners enjoy lunch at a sunny sidewalk café in the Highlands neighborhood where small shops are within easy walking distance of homes.



"What I like most about Park Hill is the friendliness of the neighborhood," says Carolyn Hill, shown here with her husband LeRoy Jacobs and children Sam (12) and Lin (7) playing with a friend. "We see many neighbors as they walk or ride bikes by our front porch in the evening. And we see people we know at the neighborhood drycleaners, deli, and library. It feels like a small town. We also like the diversity of people and housing in the neighborhood."

an environment where the tree-lined sidewalks are inviting to pedestrians, and neighbors spontaneously gather as they walk their dogs to the park or watch their children ride bikes on the sidewalks.

Residents of Stapleton will share these same neighborhood benefits. They will be able to wake up in the morning and ride a bike along the Sand Creek Greenway, hike into the Bluff Lake Natural Area, or jog along Westerly Creek — and still have time to walk or catch a convenient transit connection to work. Small shops and restaurants typical of our city's most popular neighborhood retail centers on 23rd and Kearney, South Gaylord Street, and 32nd and Lowell will beckon families who stroll to dinner, shopping, or entertainment at the end of the day in a pedestrian-scale community where walking or taking transit are more convenient options than using an automobile.

The houses at Stapleton will offer a wide range of prices affordable to a diversity of

incomes, including those of first-time homebuyers and senior citizens. Modern floor plans, energy efficiency, and new technology will be graced by the timeless architecture of Denver's traditional urban neighborhoods.

The first phase of the residential development at Stapleton will be under construction by January 2001 in the area east of Quebec and south of Martin Luther King Boulevard. The first development will include a town center with a grocery store and other neighborhood retail, 900 apartment units, senior housing, and 1,100 for-sale homes. Model homes will be open mid-year with homes available for the first occupants in late 2001. As many as eight or nine different homebuilders will be involved in the first phase to produce a variety of housing types, sizes, and prices.



The new neighborhoods at Stapleton will "take their cue" from traditional Denver neighborhoods, including Park Hill where houses of varying sizes feature generous porches that look out on tree-lined streets.



PARKS & OPEN SPACE

Natural beauty preserved for deer, fox, eagles and hawks — and for the enjoyment of us all...



The first residents of Stapleton have already moved in. Deer, fox, eagles, owls, hawks and a variety of other animals have taken up residence in the Sand Creek Regional Greenway and the Bluff Lake Natural Area. That wildlife, which is part of more than 300 different species roaming the Rocky Mountain Arsenal National Wildlife Refuge property, is thriving in the portions of Stapleton that are to be set aside as more than 1,100 acres of new regional parks and open space. The opportunity to observe wildlife in its natural habitat along nearby streams and hiking trails will be a wonderful

Above: A herd of deer is thriving in the open space at Stapleton. Left: A red-tailed hawk is shown with the control tower in the distance.

amenity for the new mixed-use neighborhoods at Stapleton.

For several years, children from Denver and Aurora Schools have been taking field trips to Stapleton to observe the wildlife at the Bluff Lake Natural Area through viewing blinds that allow them to watch the animals without disturbing them in their native habitat. The Bluff Lake Natural Area is open to the public from sun-up to sun-down seven days a week.

NEW OPEN SPACE FOR DENVER

Dennis Piper, director of parks and environment at Stapleton, points out that the open space will include a variety of conditions that range from wildlife habitat to traditional urban parks to an eighteen-hole links golf course and a sports complex for soccer, softball, and more.

Among the green spaces will be a major urban park that is the scale of Denver's popular Washington Park. The urban park will be a balance of both traditionally managed park space and natural areas—including restored prairie and riparian areas. That park will be located in the south central portion of the property, east of the site where the passenger terminal once stood. South of that park, linear greenways will lead to the existing Fred Thomas Park and Montview Boulevard, the southern boundary of Stapleton.

Additional acreage at Stapleton will be returned to its natural state with native plants and grasses along drainage corridors that will handle surface run-off at the same time they add to the wildlife habitat. Prairie Park, a major regional park comprised of native grasses, will wind its way north of Interstate 70 toward the 17,000 acres of the Rocky Mountain Arsenal National Wildlife



Dennis Piper, director, parks and environment at Stapleton

Refuge. A Sand Creek Regional Greenway "signature park" will be created at the confluence of Westerly Creek and Sand Creek as part of the Sand Creek Regional Greenway.

The Sand Creek Regional Greenway is the "backbone" of the regional open space and trail system at Stapleton. Sand Creek is a high plains stream that traverses Stapleton as it flows from the High Line Canal in Aurora to a confluence with the South Platte River, in Commerce City. Amy Pulver, executive director of the non-profit Greenway,

says the 13-mile trail along Sand Creek will be the final link in a unique, fifty-mile circuit of off-street trails that encircles the Metropolitan Denver area. Two miles of the trail on Stapleton are already open to the public, from the eastern boundary on Peoria Street to the confluence with Westerly Creek in the center of Stapleton, and an additional two miles will be constructed before the end of 2000. A north-south trail corridor will link nearby neighborhoods and the Rocky Mountain Arsenal National Wildlife Refuge to the Sand Creek corridor. Local trails and bike routes will complete a system of pedestrian linkages between open space and neighborhoods.

WHAT'S HAPPENING NOW

Three activities you can already enjoy at Stapleton



Toma Wilson, a volunteer guide with Friends of Bluff Lake, points out wildlife to a group of school children visiting Bluff Lake.



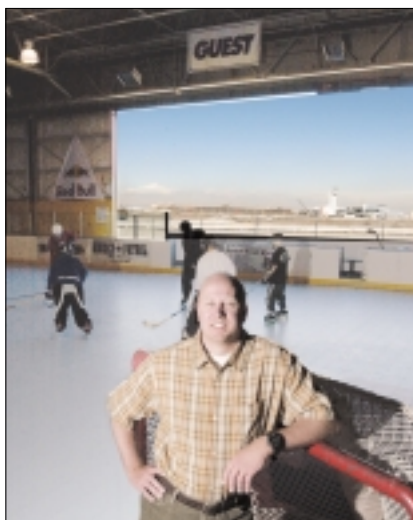
Khadija Haynes, director of the "Urban Farm," helps children from Denver and Aurora raise farm animals, learn how food is grown, and ride and care for horses.

The Urban Farm at Stapleton is open and educating inner-city children about the values and work ethic of a rural lifestyle. Located on Smith Road on the eastern portion of Stapleton, The Urban Farm is a joint venture with the non-profit organization "Embracing Horses."

Under the watchful eye of its patient executive director, Khadija Haynes, children from Denver and Aurora are helping to raise farm animals, learning how food is grown, and riding and caring for horses. Ms. Haynes said the activities build character and self-confidence in children who will become more self-confident and successful as good students and contributing members of our community. Ms. Haynes' eyes twinkle when she points out her advice to the youth enrolled in the programs of "Embracing Horses" is to "Just say whoa!"

The Bluff Lake Natural Area has been an outdoor classroom for school children from Denver and Aurora for the past three years. Located at the foot of the former east-west runways, Bluff Lake is a 123-acre wetlands area that offers children educational classes on the environment and ecology. As the children peer through wildlife viewing blinds, they can watch wildlife nesting in its native habitat. Sarah Clausen Mooney, executive director of the non-profit Friends of Bluff Lake, points out that visitors to the Bluff Lake area often spot great horned owls, deer, eagles, and a variety of other forms of wildlife.

Bluff Lake is open daily from sunup to sundown. The entry is on the east side of Havana Street at the point it curves into Moline.



Russ Shook, manager of Bladium, opens the hangar doors, showing the control tower and the mountains.

The popular **Bladium Sports Club** is housed in one of the old hangars at Stapleton. Bladium has two regulation-sized rinks for in-line skating, a basketball court, modern health club facilities, and an outdoor skate park that is one of the most elaborate in the metropolitan area. Parents can work out at the upstairs health club while their children skate, making it a popular family destination. On some warm days, Russ Shook, manager of the facility, opens huge hangar doors that give the indoor skating rink a breathtaking view of the old control tower and the mountains beyond.

FREQUENTLY ASKED QUESTIONS

Who is Forest City?

Forest City Enterprises is a national developer and manager of investment real estate. Publicly traded on the NYSE, Forest City's \$3.8 billion portfolio consists of 17 million square feet of retail stores, 7 million square feet of office buildings, 33,000 rental apartments, and 3,000 hotel rooms in 22 states. Locally, projects include renovation of the historic Lowry Headquarters Building into 261 rental lofts. Further information is available at: www.StapletonDenver.com

When will residential construction begin at Stapleton?

Forest City anticipates purchasing the first 200 acres of land in late 2000. Phase I of the development, located east of Quebec and south of Martin Luther King Blvd., will

consist of a 200,000 square foot village retail center, 1,100 "for-sale" homes and 900 rental apartment homes. It will also include senior housing, a DPS elementary school, a church, and a recreation center.

When will Stapleton's new homes and offices be ready for occupancy?

Stapleton's first model homes are projected to be open in the summer of 2001, with the first residents occupying their homes late that year. Stapleton's Village Retail Center will be open for business in late 2001 and the office space available for occupancy in early 2002.

What environmental problems exist at Stapleton?

The environmental issues at Stapleton are manageable and consist of jet fuel, the

de-icing agent glycol, and asbestos. The City of Denver and its contractor, Parsons Engineering are overseeing the environmental cleanup to a level that meets state standards for residential development.

What will happen to existing buildings and runways?

Although the former control tower, the parking garage, and buildings that currently house Colorado Studios, The Bladium Sports Club of Denver, and the Denver Police Training Academy will be preserved, most of the other buildings will be demolished to make way for the new commercial and residential neighborhoods at Stapleton. The removal and recycling of 1,100 acres of concrete and asphalt from runways and parking lots is already underway.