

THE STAPLETON Front Porch DENVER, CO FALL 2000



Stapleton's Timeless Neighborhoods



Stapleton neighborhoods are designed in the tradition of historic Denver through its compact, mixed-use design, tree-lined streets, generous parks, and gracious homes. Turn of the century neighborhoods embody the principles for neighborhood design at Stapleton. Although they were constructed over many years, those neighborhoods share common elements – simple building forms, quality materials, appropriate massing and proportion, and streetscapes defined, not by garages, but by porches and other elements that create a strong relationship with a pedestrian friendly streetscape. Inspired by this local palette of landscape and architecture, the Stapleton neighborhoods will form their own special character while accommodating the needs of the residents of the 21st century.

These diverse, compact, and walkable neighborhoods are the building blocks of the first phase of the development at Stapleton. Streets, greenways, parkways and open space weave neighborhood to neighborhood and the community to the region.

The first residential development occurs within a framework of open space provided by a new central park to the north, a linear greenway to the south, Westerly Creek to the east, and Fred Thomas Park to the west. Yosemite Parkway and 29th Avenue are designed as classic Denver parkways that will form the edges of distinct neighborhoods. The primary east-west connector is 29th Avenue, acting as a “Main Street” between Quebec and Syracuse, a formal urban parkway from Syracuse to Yosemite, and a traditional Denver parkway from Yosemite to the Westerly Creek regional greenway. Yosemite Parkway is designed as a primary north-south arterial connection reaching north of I-70 and south to existing neighborhoods in Denver. A traditional grid system promotes pedestrian activity and provides multiple vehicular routes to diffuse traffic. Vistas created at the end of parkways and key local streets provide dramatic views of civic buildings and open space.

The design criteria for the residential neighborhoods at Stapleton will provide different architectural treatments that create varied and memorable streetscapes reminiscent of Denver's most attractive neighborhoods.

Learn the Latest about Stapleton

Community Information Fair — Wed. Oct. 18, 7-9 pm
Park Hill Golf Course Clubhouse, 4141 East 35th Ave

Obtain answers to your questions about commercial and residential development, open space preservation, transportation and other issues (story on page 8).

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A Look Back in Time Page 7

Q & A with Denise Gammon

Vice President, Residential Development, Forest City Stapleton, Inc.



Q: How many residential units will Stapleton have and what is the timetable for the initial housing?

A: The first neighborhood at Stapleton will accommodate approximately 800 for-sale housing units and nearly 300 rental units. The for-sale component accommodates a broad range of housing types, including all sizes of single-family homes and various "attached" opportunities including lofts, row homes, and mansion homes. Model homes are anticipated by late summer or early fall 2001. Ultimately, there will be more than 12,000 housing units built at Stapleton over the next fifteen years.

Q: There is a lot of talk about "affordable housing" these days. What is the projected price range for the initial neighborhood at Stapleton?

A: The Stapleton Plan calls for a broad range of housing types and prices, and we have worked hard to produce a program that accomplishes that principle. We have twelve different housing categories, which range in pricing from the low \$100,000s to over \$600,000.

Q: How will you promote affordability in housing?

A: We are working with the City of Denver and the community-at-large to develop a policy that will provide rental and for-sale housing within the reach of a broad range of household incomes, including those incomes that comprise "workforce housing." We will provide housing affordable to household incomes as low as 60% of the area's median income, which, depending on household size, can range from approximately \$26,100 (one person) to \$37,260 (family of four).



Planning Workshops for Stapleton's Central Park and Greenways

Wednesday, October 11th
Wednesday, November 8th
Wednesday, December 13th

All meetings 7 to 9 pm
Foute Hall, Johnson and
Wales University
7150 Montview Boulevard
For more information
call 303-777-2325

Q: How are you selecting your homebuilders?

A: We have spent much of the past year talking with builders to assess their interest and commitment to the Stapleton Plan. A select group of those builders was then invited to submit proposals in the categories of housing in which they have demonstrated an ability to capture the Stapleton vision. Eight to ten builders will be selected for the first phase to ensure a diverse range of housing types, densities, and prices.



Denise Gammon, Vice President - Residential Development, Forest City Stapleton, Inc., shows proposed home styles.

Q: What will set Stapleton housing apart from other new developments in Denver?

A: Stapleton will be set apart from other neighborhoods by The Stapleton Plan, which integrates housing, employment, and recreation into a comprehensive community. Stapleton will be shaped by an open space system that connects walkable neighborhoods, mixed-use town centers, and employment. With its tree-lined streets and "garage-less" streetscapes, Stapleton neighborhoods will contain a broad mix of housing types, sizes, and styles to create diverse and memorable neighborhoods.

Q: Will there be housing located within the town center?

A: Yes. The town center is the heart of the first residential development. It will be a mixed-use environment of shops, restaurants, offices, and housing. In the true spirit of urban living, the residential is located over ground-level retail shops. Other residential uses in the town center include rental apartments, senior housing, lofts, and condominiums.



Q: Describe Stapleton's "green court" housing.

A: These small lot homes are designed to provide affordable housing organized around a common, landscaped green. The house sizes will typically range from 1,200 to 1,600 feet and are suitable for a variety of buyers including retirees, young families, and singles looking for low-maintenance, single-family homes.

Q: Has Stapleton addressed the role of advanced telecommunications?

A: Yes. We are in the process of defining a telecommunications plan that will provide Stapleton with an advanced digital broadband network linking housing with offices, retail, schools, healthcare, and public facilities throughout the community. In today's market, state-of-art telecommunication networks have become as important as plumbing and electrical systems. The homes at Stapleton will be installed with advanced home pre-wiring to facilitate the delivery of high speed information services, entertainment, home automation, educational programs, and community-wide services.

Q: Will Stapleton housing be energy efficient?

A: Yes. At a minimum, the housing at Stapleton must meet the requirements of the Home Builders' Association's "Green Builder Program." Beyond the housing itself, we are encouraging sustainable landscape practices such as the use of native and drought-tolerant plantings to conserve water, vegetation to shade and minimize impervious surfaces to reduce temperatures, and the use of state and local "best management practices" to reduce storm water run-off.



Q: Will there be single story housing for seniors and people with disabilities?

A: Yes. There will be single story and one-and-a-half story housing with first floor bedrooms and baths. And, we are working with the Denver Commission for People with Disabilities to address access needs for disabled residents.

Q: Will brick be required?

A: Recognizing modern day cost concerns, our design guidelines require brick in a targeted manner to promote a "brick character." Generally, three-quarters of all single-family corner lots must use brick, at least one house must be brick on block faces of six or more lots, and half of all row homes must use brick. In addition, certain locations require two-thirds of the homes to utilize brick.



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Denver Public Schools: Choices Unlimited

By Mark Stevens, Denver Public Schools

As the plan for the redevelopment of Stapleton comes into sharper focus, even a casual observer can see that a one-of-a-kind community is being planned on the former airport site.

The creative vision, quite naturally, extends to the schools. The idea being developed calls for the successful Odyssey Charter School and Denver Public Schools to share the first school building on the site.

The details are still being worked out for this unique partnership, but the idea could give Stapleton residents – instantly – two options to find the educational program that's best suited for their children. Enrollment in the combined school building should be about 550 students.

But the choices don't stop there.

In Denver Public Schools, the word *choice* has several meanings.

There are magnet programs, charter schools, and "regular" neighborhood schools, each with their own unique flavor and educational emphasis.

Choice, of course, is a function of distance from your home. But enrollment in one of the magnet schools in DPS comes with a bus ride provided by the district.

The magnet program is extensive. Examples?

The Center for International Studies at West High School, Montessori programs at elementary and middle school levels, and the International Baccalaureate program at George Washington High School (with elementary and middle school magnet programs designed to prepare students for the high school experience).

Want more? A high school computer magnet program, the Denver School of the Arts (soon to be located just south of the Stapleton site in a premiere facility at Quebec Street and Montview Boulevard), and the district-wide program for gifted education at Crofton Elementary School (near downtown Denver).

There's also Knight Fundamental Academy and Traylor Fundamental Academy – both emphasize a disciplined learning environment and active parental involvement.

There are also seven charter schools, including Odyssey; P.S. 1; Pioneer Charter; Wyatt-Edison; Community Challenge; Challenges,



Top of page: South elevation drawing of Stapleton school

Directly above: Site plan for the new Stapleton School

Left: Entry perspective (north side) of Stapleton school

STAPLETON EDUCATION CAMPUS PROJECT PRINCIPLES

Primary Concern

An environment that meets the needs of children, where they can be happy learning

Focus of the community

- A welcoming place where the community can gather
- A civic presence
- A learning center that enriches and is enriched by the community
- A place where neighborhood traditions will be born and nurtured
- Indoor and outdoor gathering places
- An expression of innovation and a place where two educational philosophies merge

Building to enhance the area

- A two story school that helps define the surrounding outdoor space
- An approachable and safe place
- A balance of formal and informal spaces

Unique identities for DPS and Odyssey

- Separate entrances
- Educational expression
- For Odyssey, an emphasis on adventure, exploration and individuality
- For DPS, a place where knowledge and skills are shared with children

Campus continuity

- A shared joy of inquiry
- A Commons area with its own entry
- Outdoor spaces and pathways

Sustainability

- A building that honors preservation of the environment, especially one that expresses eco-education for Odyssey
- Flexible spaces that can change as needs change

(Source: Principles established by the construction advisory committee for the first school to be located at the former Stapleton airport)

Choices and Images Literacy and Technology Learning Center; and Denver Arts and Technology Academy.

Finally, any of the district's "regular" neighborhood schools outside of your own neighborhood may provide the perfect educational setting for your child. And, if space is available, you are welcome to enroll your child. Transportation, in this case, is up to you. This option works for nearly 10,000 students in DPS.

In all, roughly 20 percent of the district's 70,000 students attend a school (magnet, charter or another neighborhood school) outside their home neighborhood.

A complete list of addresses, telephone numbers and enrollment information can be found through the district's web site (www.denver.k12.co.us) or by calling the Public Information Office, 303-764-3414.



AMONG THE HOUSING OPT



LOFTS

Lofts create dramatic, affordable homes suitable for singles and couples. The principal attributes of the lofts are the high volume living space and open floor plans.

English Revival

Colonial Revival

Victorian

Mediterranean Revival

SINGLE FAMILY HOMES

Our goal for Stapleton is to create handsome, timeless architecture based on Denver's historic neighborhoods. The four primary styles of Colonial Revival, Craftsman, English Revival, and Mediterranean Revival will be used with the greatest frequency throughout the Stapleton neighborhoods. The two secondary styles of English and Mediterranean Revival will be used more sparingly to create streetscape diversity and architectural interest.





LIVE/WORK

The first phase of residential development at Stapleton will include a pedestrian-friendly neighborhood town center that will enable people to live within walking distance of jobs, retail, and a town green. An important element of the town center is housing above shops and offices located along 29th Avenue, the “Main Street.”

IONS AT STAPLETON...



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MANSION HOMES

The Mansion Home combines four or six affordably priced residences within one structure designed to resemble the large homes found along Denver parkways. The Mansion Home has well-defined porches and entries, with attached, tandem garages accessed from rear alleys.



ROW HOMES

The Denver Row Houses provide the convenience of an attached garage tucked underneath second-floor dining, kitchen and outdoor living areas. Entry porches and raised front yards create a strong presence along the street. The backyard version of the row home utilizes a detached garage to create a small and intimate courtyard.



Stapleton Foundation Pursues Community Vision

By Brian Weber, Director of Community Programs, Stapleton Foundation

The vision for a redeveloped Stapleton balances the need for a project that's financially viable and different — one enhanced with benefits seldom seen anywhere else.

Helping to bridge those two goals that may seem incompatible is the job of the Stapleton Foundation.

The foundation, which is in its first few months of operation, will focus on projects that are generally beyond the realities of the marketplace, things that a private developer could not ordinarily afford to include.

Priorities for the foundation include education, environmentally sound building practices, affordable housing, recreation and job training.

A private non-profit organization, the foundation can raise money from other foundations, philanthropists, private donors and grant programs for which the master developer, Forest City, would be ineligible. The Stapleton Foundation is one of a handful around the country devoted to working with a developer and residents to add a range of socially beneficial features that can instill a sense of community that helps define more established neighborhoods.

"It will be a broker of sorts," said Mary Gittings Cronin, president of the Piton Foundation, which was a leader in designing Stapleton's redevelopment master plan and a founder of the Stapleton Foundation. "It will hook up donors with projects and programs that follow the guiding principles of the development plan."

The priorities that have grown from those principles include:

- **Training and employment:** train and develop workers from the area for local companies; small business opportunities for residents; community service youth corps.
- **Open space and restoration of the site:** advocate for open space; a native plant nursery; a golf course that uses water recycling and other environmentally innovative techniques.
- **Sustainable development technology:** minimize solid waste and maximize recycling; construction with environmentally sensitive methods and materials such as solar outdoor lighting and creating a wetlands instead of a sending storm water down a drain; a sustainable technology center to demonstrate the various innovations used in the development.
- **Housing and community development:** promote diversity of housing and transit systems that are oriented more to pedestrians than cars. Plans call for Stapleton to exhibit many of the same building and neighborhood characteristics as the surrounding area.
- **Communication of Stapleton vision:** create a visitors center that displays the history of the site and its innovative features; public communication campaigns and community meetings.

The foundation's principles helped create it. Stapleton's days as an airport became numbered after voters approved construction of Denver International Airport in 1989. Business, political and civic leaders then began the process of devising a future for the airport's 4,700 acres — the largest redevelopment undertaking in the country.

The struggle to build DIA and other public project controversies in the 1980s such as the fight over the location of the new convention



Kay Miller, Executive Director, and Brian Weber, Director of Community Programs, review Stapleton plans.

center, taught leaders tough lessons, said Tom Gougeon, a former top aide to then-Mayor Federico Peña and member of the Stapleton Foundation board.

"We knew Stapleton could be a political football," said Gougeon, a key player in getting DIA started and Stapleton reused.

That called for an organized way to meet conflicting goals for the city: to make the most money from the sale of the land to help pay off bond debt for DIA; and to find the best way over the long haul to remake the dormant site that will take more than thirty years to develop completely.

In 1990 the Stapleton Redevelopment Foundation was formed to organize a broad based community effort to devise a master plan for Stapleton. By 1995 a plan was finalized calling for a mix of commercial and residential development and the preservation of significant amounts of open space.

The plan was also firmly grounded on ideas

about environmentally sound development that stressed the needs of people and neighborhoods similar to older ones throughout the city. Stapleton should be able to boast of extras such as more comprehensive schools and family oriented centers of activity, plan advocates said.

"The plan created a course that people couldn't turn their backs on," Gougeon said. But that would not happen on its own. After a hiatus of a few years, the redevelopment foundation re-emerged formally as the Stapleton Foundation for Sustainable Urban Communities.

In the spring of this year Kay Miller was hired as the foundation's executive director. Miller came prepared: for four years before taking over the foundation she was the executive director of the authority that redeveloped the Alameda Naval Air station near San Francisco. Prior to that experience, Miller was the project manager for planning the redevelopment of the Lowry Air Force Base in Denver, which has become a national model of converting a military base to a thriving community of residential, commercial and industrial uses.

With her broad experience, Miller understands that a project like Stapleton takes many groups to fulfill its ambitious goals.

"The foundation will supplement the role of the developer in a number of important ways that will make Stapleton a truly unique place," Miller said. "That's what this is all about."

The foundation's immediate priorities are education and affordable housing. The foundation is working with Denver Public Schools to possibly start an innovative early childhood education program in the first elementary school that is scheduled to open in the fall of 2002.

The program would accommodate about 40 children from a few months to three years old. It would be the first facility for toddlers and infants located in DPS, which now offers early childhood classes beginning at four years old. If the program succeeds in boosting student achievement, the foundation would like to raise money to build an ECE center at the school with up to eight classrooms for up to 100 youngsters.

The center is especially attractive as a day care alternative for the hundreds of families expected in the first few years following the first home sales in late 2001.

Even more important, the center would be aligned with the school's curriculum offering the structured learning environment for young children that is considered essential to achievement throughout their school careers.

The first Stapleton school will feature another first for DPS. Along with building a regular elementary, the district is building an adjoining school for the Odyssey Charter School, an expeditionary learning school for about 300 students. After operating on Stapleton in a temporary building during the 1999-2000 school year, Odyssey has relocated off site until its new campus at Stapleton opens in September 2002. (continued on page 7)

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“It’s a very family-centered approach,” Cronin said.

The foundation is also working with Forest City, the City of Denver, and the community to provide housing that is affordable to a wide range of incomes in order to create the diverse, urban neighborhoods envisioned in the Stapleton Plan. The foundation wants to find creative ways to bolster the efforts of Forest City to achieve greater amounts of affordable housing. The goal of the development plan is to ensure that anyone working at Stapleton — teachers, firefighters, and retail workers — can find a place to live at Stapleton.

The project is so enormous and demand for construction activity so great the foundation will work with Forest City to keep an eye on the big picture. Forest City is a prime funder of the foundation.

“It’s going to take a big effort on all our parts to make sure the guiding principles are realized,” Miller said.

And the foundation plans to be around to do that. It is designed to operate to far beyond the day that the last piece of ground is built on sometime in the next 30 years.

STAPLETON CAB RESEARCHING AIRPORT HISTORY

The Citizens Advisory Board of the Stapleton Development Corporation wants your help in shedding light on the early history of Stapleton International Airport.

Alice Kelly, a long-time resident of Park Hill and a member of the board of directors and the citizen’s advisory board of the Stapleton Development Corporation, would like to hear from anyone who has information or memorabilia pertaining to the history of the Stapleton property or its earliest days as Denver Municipal Airport.

Ms. Kelly said the CAB is particularly interested in personal recollections or artifacts that will supplement information that is already available through the Denver Public Library and such books as *Stapleton: The First Fifty Years* by Jeff Miller. Anyone wishing to contact Alice Kelly may do so by writing to The Stapleton Development Corporation, 3333 Quebec Street, Suite 8100, Denver, CO 80207.

In the next edition of *The Front Porch*, the Stapleton CAB will devote a special column to the history of Stapleton.

Western History Department, Denver Public Library



An airliner passes in front of the original terminal at Denver Municipal Airport.



North elevation of Stapleton School

DPS Board Approves Stapleton Campus

By Brian Weber, Stapleton Foundation

The Board of The Denver Public Schools (DPS) on Sept. 7 gave a boost to the redevelopment of Stapleton.

On a unanimous vote, the board agreed to open the first school at Stapleton in the fall of 2002 and to spend \$1.5 million more than originally planned on the building because the facility will house both a DPS elementary school and the Odyssey Charter School. That partnership makes DPS the only district in the country to build and house a charter and regular school on the same site. The DPS school may also feature a new type of early childhood education (ECE) program for infants to three year olds.

Odyssey will have 220 students in kindergarten to eighth grade. The DPS school will have 300 in kindergarten to sixth grade with 40 children in the standard ECE program for four year olds.

The school will incorporate many “green” building practices that are a critical part of the entire redevelopment scheme. Those will likely include: energy efficient lighting and mechanical systems, solar systems, water conservation, environmentally sensitive landscaping and recycling systems for waste management.

The board’s decision caps two months of intense work by the school’s Construction Advisory Committee (CAC). It cleared the way

for the Program Design Advisory Committee to mold the school’s educational focus.

Along with being Stapleton’s first, the school will stand out as a bold step in Denver’s education reform movement.

Denver Public Schools initially planned to build a traditional elementary that could accommodate 350 to 450 students. The district included the school, which was estimated to cost \$9.1 million, in a \$305 million bond issue that voters approved in 1998.

But within a year of the bond passage, the opportunity for innovation became apparent.

Odyssey had located at Stapleton in 1999, but demolition on the site forced the expeditionary learning school to relocate off-site temporarily.

Odyssey went looking for a permanent home. DPS is interested in new ways of doing things. They struck a deal — which Odyssey helps pay for — to build two schools in one location.

The joint campus created the need for dual entrances and administrative offices. A third main entrance for the entire building was also needed, as were common areas for community use. Both schools will use the library and gym.

Those needs expanded the scope of the project and the budget. The school is now

projected to cost \$10.5 million.

Board member Bennie Milliner, who represents the Stapleton area, called the spending decision “a no brainer” because “the district was getting a second school” for less than \$1.5 million.

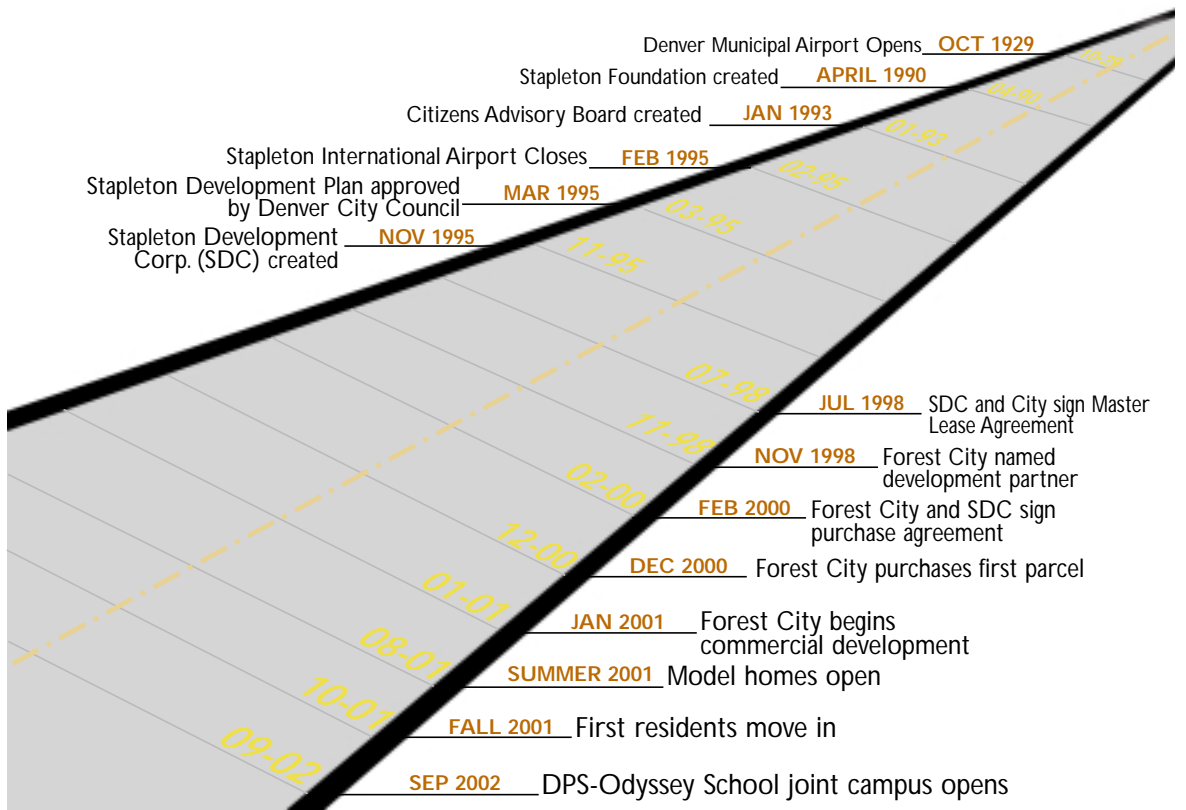
The school will have two early childhood education classrooms for four year olds — a standard practice in many DPS schools. Additionally, The Stapleton Foundation proposed building two more ECE rooms for children from a few months old to age three, a recommendation accepted by the Construction Advisory Committee.

Research has shown that those younger children benefit greatly by spending their days in an educational setting.

The Stapleton Foundation hopes the new ECE program will boost student achievement. The program will be assessed after three years. If the results are promising, it could be duplicated at other DPS schools.

And if the trial program succeeds, the foundation wants to raise the money to add an entire ECE center with eight classrooms onto the school. The DPS Board agreed to set aside an acre and half of land adjacent to the ECE classrooms for the proposed ECE center.

STAPLETON TIMELINE



STAPLETON INFORMATION FAIR TO BE HELD OCTOBER 18TH

The Stapleton information fair – to be held Wednesday, October 18th from 7 to 9 p.m. at the Park Hill Golf Course Clubhouse, 4141 East 35th Avenue – is co-sponsored by Forest City, The Stapleton Foundation, and the Citizens Advisory Board (CAB) of The Stapleton Development Corporation. This event will be the latest opportunity for the public to receive updated information on Stapleton and get answers to questions about commercial and residential development, open space preservation, transportation and other issues of interest to the community.

“The successful redevelopment of Stapleton depends on our ability to keep our fellow citizens fully informed and involved in the Stapleton process,” said John Lehigh, chief operating officer of Forest City, the company selected to

implement the community’s plan for Stapleton. “With the continued support of those citizens, we will be successful in creating the next great neighborhoods in Denver.”

Pat McClearn, co-chair of the Stapleton CAB agreed. “The hallmark of the Stapleton process has been the widespread involvement of people throughout the community. We invite everyone to attend the October 18th information fair to ask questions, get information, and register comments on the redevelopment of Stapleton.”

The two-hour information fair will feature the involvement of numerous entities that will staff various information tables on all key aspects of the redevelopment. Included will be representatives from various agencies of the

City of Denver, the Stapleton Development Corporation, Forest City, Denver Public Schools, and the Regional Transportation District. Those entities are playing key roles in designing Stapleton’s parks and open space, its schools, and its transportation alternatives, as well as the new retail, commercial and residential development planned for the former airport.

The information fair will also have representatives from The Urban Farm at Stapleton, The Friends of Bluff Lake, The Sand Creek Regional Greenway Partnership, The Bladium Sports Club and the Mile High Youth Corps. Participants will also include the cities of Aurora and Commerce City, and representatives from the redevelopment activities at The Rocky Mountain Arsenal, Lowry, and Fitzsimons.