

Stapleton Lands Retail Anchors



Photo by Steve Larson

Mayor Wellington Webb and Forest City Stapleton President Greg Vilkin announce the anchor tenants for Quebec Square. Behind the Mayor and Mr. Vilkin (from left to right) are Alice Kelly, Karen Saliman, Aurora City

Councilwoman Nadine Caldwell, Marva Coleman and Dick Anderson of the Stapleton Development Corp. Directly behind Mayor Webb is Denver Manager of Aviation Bruce Baumgartner.

Forest City is bringing Wal-Mart, Sam's Club and Home Depot to Northeast Denver to be the anchor tenants for a unique 740,000-square-foot regional retail center — Quebec Square at Stapleton.

Scheduled to open in the summer of 2002, Quebec Square will be located near Smith Road and Quebec Street, adjacent to a proposed rail transit center. The retail center is laid out on an extension of the adjacent neighborhood's street grid with additional stores collected along pedestrian-friendly access to existing hotels and residential areas, the United Airlines Flight Training Center and planned office development.

"We're delighted with the decision by these retailers to anchor one of the first major retail centers at Stapleton," said Greg

Vilkin, President of Forest City Stapleton, Inc. "This region of Metropolitan Denver is under-served when it comes to retail. We have no doubt these anchor tenants will enjoy strong support from the neighborhoods around Stapleton."

Approximately the same time that work starts on the regional retail center, construction will also begin on more than 800 new homes and 400 apartments in the first phase of the residential development, including a "Main Street" neighborhood retail town center located near 29th and Syracuse. The 150,000-square-foot neighborhood center will be anchored by a 60,000-square-foot grocery store and feature residential apartments above retail shops.

"The new commercial and residential neighborhoods here at Stapleton will be

based on smart, sustainable development that allows Denver to grow 'from within,'" Mayor Webb said in joining Forest City for the regional retail announcement.

"This property will be transformed into a pedestrian-scale community that brings new jobs, housing, retail and open space to Northeast Denver and the entire metro area," Mayor Webb said.

"Many years from now, future generations will look back at this period in our city's history and regard this as one of those critical moments in which we had the resolve to make the most of an unprecedented opportunity that will ensure Denver continues to be one of the nation's most livable cities. It is a tremendous legacy to leave our children," Mayor Webb added.

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Forest City to provide free land

CITY COUNCIL APPROVES STAPLETON AFFORDABLE HOUSING PLAN

By a vote of 11-0, the Denver City Council has approved Forest City's affordable housing plan for Stapleton. The Forest City plan meets the city-wide standards now being developed by the City of Denver in regard to "for-sale housing" and exceeds those standards for "rental housing."

Over the next fifteen years, 8,000 units of "for-sale housing" and 4,000 units of "rental housing" will be developed at Stapleton. Guided by The Stapleton Plan (which calls for housing that is affordable to a diverse range of household incomes) and the input of the Stapleton Citizens Advisory Board, affordable housing providers and the community-at-large, Forest City and the City of Denver have developed an affordable housing plan for Stapleton that includes the following.

For Sale Housing

Eight hundred homes (10 percent of Stapleton's "for-sale housing") will be affordable to household incomes earning 80% or below of the Median Family Income (MFI). Those homes will be affordable to the "workforce" household

incomes made by teachers, firefighters, and police officers, among others.

Rental Housing

Eight hundred rental apartment homes (20 percent of Stapleton's rental housing) will be affordable to households earning 60% or below of the MFI.

A Forest City Partnership with Affordable Housing Providers

Forest City will contribute land AT NO COST to four affordable



Photo by Steve Larson
Jacky Morales
Housing Director
Forest City Stapleton

housing providers it selects to make it possible for 25% of the 800 affordable rental units to be affordable to households 50% and below of the MFI and 30% and below of the MFI.

Forest City Selects Housing Initiatives Director

Forest City has hired Jacky Morales to direct its housing initiatives at Stapleton, including housing that is affordable to "workforce," "low income" and "very low income" households. Ms. Morales has eight years of experience in the design and implementation of housing for moderate and low-income households.

Long Term Affordability

Forest City will ensure that the 800 units of "for sale housing" have long-term affordability for at least 30 years, either by imposing

deed restrictions or creating a community land trust. Forest City will maintain the 800 rental units as affordable for the longer of thirty years or the period of time required by the underlying financing.

MARK YOUR CALENDARS!

The next public meeting on the redevelopment of Stapleton will be held at 7 p.m. on Wednesday, May 16th at Smiley Middle School, 2540 Holly Street. Jointly sponsored by Forest City, the Citizens Advisory Board of the Stapleton Development Corp., and the Stapleton Foundation, the meeting will focus on the development of the first new park and open space planned for Stapleton. Updates will also be provided on the residential and commercial development. For additional information, call Tom Gleason at 303-382-1800.

Section 8 Housing Certificates

Forest City will accept Section 8 housing certificates for the low income and very low-income units.

Dispersion

Residential development at Stapleton will be spread throughout much of the 4,700 acres, both north and south of Interstate 70. Residential neighborhoods will be centered around five town centers where a variety of affordable housing opportunities will enable residents to live in close proximity to jobs, retail and public transportation.

Accessibility

Accessible housing will be included in each phase of residential development at Stapleton. In the first phase, for example, there are accessible housing options in six different product types.

Housing size by bedrooms

The affordable housing at Stapleton will be available in a range of bedroom sizes, including studio, one, two, three and four bedroom options.



Photo courtesy of Stapleton Redevelopment Foundation

The Forest City affordable housing plan takes its direction from The Stapleton Development Plan.



Published and funded by:
Forest City Stapleton, Inc.
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Denver, CO 80202

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www.StapletonDenver.com

Editor: Tom Gleason
Design & Layout:
Fine Print Brochures & Photography
Photography: Steve Larson

A Plan for Lifelong Learning at Stapleton

By Brian Weber
The Stapleton Foundation

Lifelong learning would seem self-defining. The process of learning doesn't end just because school does. But learn what? From whom? When? And where?

In a one-of-a-kind effort, a broad based group involved in the redevelopment of Denver's Stapleton Airport will try to answer those questions over the next year.

The answers are critical to fulfilling a key promise of the Stapleton project: to create a national model that demonstrates how the capacity to learn lives in the heart of every individual and at the core of a thriving community.

Sounds good, but why all the fuss? Because it doesn't happen on its own. And Stapleton is designed to set a new standard for building a new community.

Guided by the Green Book

A set of definitive principals established after years of research and public participation govern the redevelopment. Known as the Green Book, the well-regarded development plan makes clear that the nation's largest urban infill development will also be one of its most distinctive.

To deliver on the education promise, the Stapleton Education Planning Group will lead the effort to produce an education master plan for Stapleton. The group consists of representatives from the Stapleton and Piton foundations; Forest City, the master developer of Stapleton; the City of Denver; Denver Public Schools; the Stapleton Development Corp.; and the Citizens Advisory Board of SDC.

"At Stapleton we have a clean slate that allows us to duplicate the best practices now available, plus introduce new, well-tested ideas to expand education opportunities for everyone throughout their lives," said Bev Haddon, Chief Executive



Photo by Steve Larson

Brian Weber, Director of Community Programs for the Stapleton Foundation.

progressive attitude toward education from the start of the redevelopment will also open up a new world of learning for adults, many of whom haven't stepped into a classroom since they graduated years ago from high school or college or dropped out.

"The quality of life in the new neighborhoods at Stapleton will be shaped by our success in creating an environment that encourages learning, both inside and outside the classrooms and in the daily lives of every resident and visitor," Forest City spokesman Tom Gleason said. "The education master plan will be the foundation of that environment."

From the beginning, Forest City and others involved in the redevelopment, the city and DPS will cement a cooperative bond. A constructive working relationship

Officer of the Stapleton Foundation, a private non-profit that works on issues and projects related to the redevelopment.

An Innovative Approach

The plan will promote innovative approaches to education and learning. Stapleton represents a rare chance to create the best, not reform what has failed. It will be a place to raise a new generation of learners. The

among these key institutions is critical to carrying out a plan that will be relevant over time.

A Range of Choices

The planning group will open its collective mind to all kinds of possibilities: school locations; public and private schools; partnerships with schools, the city and libraries; child and senior care; family, parenting, health and civic education; intergenerational opportunities; art and culture; higher education (four year and community colleges); job training; outdoor education opportunities with various organizations on and around the site; and online learning.

Planners will draw on the expertise of local and national experts, community members, traditional and progressive educators, businesses, Forest City, Denver city government, the SDC and its citizens board, employment specialists, civic and political leaders.

When the initial work is done, a report will summarize the vision and how to

accomplish it. But this will not be a static document. Like the rest of Stapleton, it will adapt to changing needs and demands and be owned by the residents and workers of Stapleton.

To ensure that continuity, the initial planning group will evolve into a standing committee that

"At Stapleton we have a clean slate that allows us to duplicate the best practices now available, plus introduce new, well-tested ideas to expand education opportunities for everyone throughout their lives."

—Bev Haddon, CEO, Stapleton Foundation

will revise the plan as Stapleton recreates itself over the years.

The Stapleton Foundation is a private, non-profit that works on a variety of issues related to the redevelopment of Stapleton. They include: education, affordable housing, sustainable development, job training and workforce development and open space development.

Below: North elevation of Stapleton School



Drawing courtesy of Denver Public Schools

URBAN FARM HIRES DEVELOPMENT DIRECTOR

The Urban Farm at Stapleton has hired Christy Landwehr as its Development Director.

Ms. Landwehr has been active in the horse industry for over 15 years participating in competition and teaching children and adults how to ride. She has been involved in 4-H, Future Farmers of America, and Pony Club. Ms. Landwehr also founded and coached the University of Colorado at Boulder equestrian team.

"I am thrilled to be working for a group in Denver that is committed to teaching children and their families about agriculture and the environment," says Landwehr. "The horses at The Urban Farm are a great way to get kids excited and then we can turn them on to the other programs we have to offer."

Ms. Landwehr has a graduate degree in mass communications and journalism, and a strong background in marketing and sales. She will be conducting fundraising for the farm, establishing partnerships and

securing sponsors, as well as developing new programs and coordinating events.

The Urban Farm will be hosting the Denver Fair September 8 & 9, 2001, a "county fair" designed with a special "urban flare." Watch for more details in the next edition of *The Front Porch*.

The Urban Farm is a non-profit 501(c)(3) organization located on 23 acres along the Sand Creek Regional Greenway on the former Stapleton Airport site. The mission of The Urban Farm is to teach



Photo courtesy of Urban Farm at Stapleton

Christy Landwehr, Development Director, Urban Farm

agricultural and environmental education to urban children, youth and their families. The Urban Farm offers an array of programs in horsemanship education, animal husbandry, gardening, open space conservation, environmental restoration, stream reclamation, materials recycling and reuse and land cultivation. Values being taught at the farm include respect for the environment, appreciation for animals and plants, team spirit and the satisfaction of hard work leading to a job well done.

For more information contact Executive Director Khadija Haynes at 303-307-9332 e-mail: Khaynes@theurbanfarm.org

Urban Farm Student Captures National Western Stock Show Ribbon



Photo courtesy of Urban Farm at Stapleton

Kelena Castaneda, a fourteen-year-old student at the Urban Farm at Stapleton, placed first in open Western Pleasure for her age group at the National Western Stock Show in Denver this past January. Riding a registered paint horse named "Simply Dandy," Ms. Castaneda made her first appearance at the National Western and only her second "A-rated" show ever.

An 8th grader at Martin Luther King Middle School, Kelena has been riding at the Urban Farm for six years. "The Farm can teach you a lot of good stuff," said Kelena, who is one of more than 1,000 city kids The Urban Farm has worked with annually since it began operation in 1993. "It helps children that have nothing to do after school and you can take it at a slower pace. It is not too fast like what normally happens in a city kid's life."

Five years from now, Kelena sees herself in college somewhere in Colorado studying something to do with animals or sports. When asked what she would tell other city kids about The Urban Farm, Kelena says, "I would tell them that it is very social and fun, you just have to get used to the smell."

Left: Kelena Castaneda, first place winner at the National Western Stock Show, is shown with her horse "Simply Dandy" and an official of the stock show.

“Paper Trails” to Benefit Sand Creek Regional Greenway

Four Cartoonists to Draw a Crowd for the Sand Creek Greenway

Four popular artists known for their entertaining cartoons are expected to draw crowds at “Paper Trails,” a show and sale of original artwork to benefit Sand Creek Regional Greenway.

Ed Stein and Drew Litton of the Rocky Mountain News, Mike Keefe of the Denver Post and Kenny Be of Westword have each done 20 original works for the show and sale to be held April 19-21 at the William Havu Gallery at 1040 Cherokee Street, in Denver’s Golden Triangle. Each has produced a special panel which will be used to produce a limited-edition poster, available for sale during the show.

Tickets for the opening reception on Thursday, April 19 from 5 until 9 pm are \$15

and can be purchased in advance from the Sand Creek Regional Greenway Partnership (303-393-7700 x297) or at the door on the night of the opening. Corporate sponsors for Paper Trails are *The Denver Post*, Forest City Stapleton, Inc., Guaranty Bank and Trust Company, OZ Architecture, the Rocky Mountain News, The Great Frame Up, Tyco Fire and Security Grinnell Fire Protection, William Havu Gallery and Wynkoop Brewing Company.

You’re Invited

“Paper Trails” April 19-21
William Havu Gallery
1040 Cherokee Street

Opening Reception April 19th
5 – 9 pm Tickets: \$15 at the door

Ed Stein’s cartoon, below, is an example of the donated cartoon artwork that will be sold at the Paper Trails show to benefit Sand Creek.



Sand Creek Regional Greenway is a 13-mile public greenway connecting the High Line Canal in Aurora with the Platte River Greenway in Commerce City, including approximately four miles traversing Stapleton in Denver. When finished, the Greenway will complete a 50-mile loop of off-street urban trails in the northeast metro area. Sand Creek Regional Greenway is a joint project of the cities of Aurora, Commerce City and Denver and non-profits Sand Creek Regional Greenway Partnership and Stapleton Development Corporation.

Councilwoman Joins Microbrewery to Create Special Beer For Sand Creek Benefit



Denver City Councilwoman Happy Haynes will be the guest brewer of a special beer to be launched by the Wynkoop Brewing Company and made available for a limited time in conjunction with Paper Trails, a show and sale of original cartoon artwork to benefit Sand Creek Regional Greenway.

Haynes, an amateur brewer, jumped at the chance to produce the special brew with John Hickenlooper, owner of the Wynkoop Brewing Company. Hickenlooper said, “We’ve always talked about a celebrity brewer, but we never dared hope to find one who already knew how to brew. And her beers are good! I’ve tasted them.” Haynes, who is on the Board of Directors of Sand Creek Regional Greenway Partnership, is looking forward to her public debut as a brewer. “This Paper Trails event allows me to combine two of my greatest passions – promoting Sand Creek and making beer. And I get to collaborate with one of my favorite people and one of Denver’s outstanding civic leaders, John Hickenlooper,” said Haynes.

The beer will first be served at the opening artists reception for Paper Trails, a show and sale of original cartoon artwork by four Denver cartoon artists: Ed Stein and Drew Litton of the Rocky Mountain News, Mike Keefe of *The Denver Post* and Kenny Be of *Westword*. Each of the artists has donated original cartoon artwork to be sold to benefit the construction of Sand Creek Regional Greenway. Through May, Mr. Hickenlooper is also donating 50% of the sale of each keg of the beer brewed by Councilwoman Haynes to The Sand Creek Regional Greenway.



Photo by Steve Larson
Councilwoman Happy Haynes

Presentation by Stapleton Planner Benefits Denver Foundation for Architecture

Peter Calthorpe, the internationally renowned master planner for the redevelopment of Stapleton, was the featured speaker at a March 8th benefit for The Denver Foundation for Architecture.

Speaking to a near capacity audience in Mitchell Hall at the Denver Botanic Gardens, Mr. Calthorpe delivered a lively discussion of the need to redefine the models of urban and suburban growth in America. Much of his commentary touched on themes

included in the book he recently co-authored with William Fulton, *The Regional City: Planning for the End of Sprawl* (Island Press) in which he calls for developments that are walkable in scale and "diverse in both use and user." Mr. Calthorpe was hired in 1998 by developer Forest City to design its new mixed-use pedestrian-scale neighborhoods at Stapleton. Forest City co-sponsored the Calthorpe presentation.

The Denver Foundation for Architecture is a 501(c)(3) non-profit with a

mission of advancing the public's understanding and appreciation of the impact of architecture on our quality of life. The Foundation is an effective champion for quality design through a variety of initiatives: a hands-on learning experience for elementary school children at Denver's Slavens School; public forums for elementary school of design and planning; and dissemination of information and research on quality urban and project design.

Photos by Steve Larson



Stapleton planner Peter Calthorpe discusses diverse, pedestrian-friendly neighborhoods. Prior to his remarks, Mr. Calthorpe signed copies of *The Regional City: Planning for the End of Sprawl*.

To join the Denver Foundation for Architecture...



THE DENVER FOUNDATION for ARCHITECTURE

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- *To stimulate understanding and appreciation of Architecture and design in the fabric of daily life*
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BLUFF LAKE NATURE CENTER, A “WILD PLACE” IN OUR CITY

Bluff Lake Nature Center is a small organization dedicated to fostering lifelong learning and environmental stewardship at our beautiful and unique urban wildlife refuge. Located on the east side of the Stapleton Redevelopment Project on Moline Street, the 123-acre of wetland and prairie provide a matchless opportunity for Denver Metro Area schoolchildren and residents to experience a “wild place” in the city. As part of Stapleton International Airport, this area remained closed for sixty years. The isolation from public interference allowed Bluff Lake to become an exceptional habitat for a large variety of wildlife.

“The beauty of the place inspires us to do big things,” says Susan Schafer, acting Executive Director. “We have a dedicated and energetic group of volunteers and staff that accomplish an amazing amount of work teaching children, maintaining the site and reclaiming prairie, streamside and wetland habitats. Our volunteers are so dedicated. We don’t know what we would do without them.”

Bluff Lake Nature Center “is not a large area. It’s an island surrounded by city. That’s what makes it so special. But, what makes it important is the number of kids that have been taught here,” says Gary Hoover a six year volunteer Nature Guide. Since 1993 more than 25,000 schoolchildren have visited Bluff Lake’s outdoor classroom and received outstanding

environmental education free of charge.

John Yurchak, a longtime Denver schoolteacher and volunteer Nature Guide says, “To me, everyone ought to know about our beautiful animals and the wonder of our ecosystems here at Bluff Lake.”

The staff and volunteers of Bluff Lake Nature Center extend an invitation to come and visit. Take a self-guided walk of our Natural Area along a trail that winds through short grass prairie, wetlands and a streamside corridor at Sand Creek. The Bluff Lake Nature Center is home to an abundance of plant and animal species including great blue

heron, mule and white tail deer, beaver, migratory songbirds and bald eagles. We often are lucky enough to see them when we provide tours to school children and the public.

Open every day, Bluff Lake Nature Center is a natural wildlife area focused on education programs for the public. Admission is free, and visitors can enjoy the beauty of Bluff Lake from sunrise to sunset. For information regarding education programs and volunteer opportunities call the office at (303) 375-9250. Please visit us on our web site, www.blufflakenaturecenter.org.

Bluff Lake is a popular destination for teaching school children about nature.



Photo by Steve Larson

Nature in the City – The Beauty of Bluff Lake

By Kristin Libberton

At this moment of the year when time seems to stop, when winter has not yet ended and spring hasn’t quite begun, cabin fever strikes. As the urge to get outside grows stronger, we are forced to stop and think about our surroundings. The city can seem dark and dingy with slushy snow covering the ground. However, not far away, a bright spot can be found. Bluff Lake sits in the midst of industry and traffic, yet remains tranquil and calm.

While visiting Bluff Lake, one feels a sense of solitude. In the still of a foggy morning, traces of wildlife are everywhere. The Magpies call to each other. A V-line of geese flutters overhead, seeking the shelter of Sand Creek. The creek bubbles up

through the ice as it melts. Still remaining in the last of the snow are the tracks of fox and rabbit cutting across the trail and heading into the shelter of the tall grass. As the morning continues, a glimpse of gray streaks past. A coyote dashes for the cover of willows by the lake. Further ahead, a strange sight greets the visitor. Are those ears sticking up out of the cat-tails? Watching closely, one can see heads peering out through the tall plants. A small herd of deer stands silently observing the trail of the coyote.

The animals at Bluff Lake are proof that the seasons are changing. A buck is already growing his new antlers. Yet, overlooking the creek sits a winter visitor – the bald eagle, which will soon be head-

ing back to his northern summer home. The lake fills more with each snowstorm. Soon, new leaves will appear on the trees, and the songbirds will return from their trip south. Caught in between seasons, Bluff Lake is a safe place for both the animals and human visitors wishing to reconnect with nature.

Kristin Libberton is a volunteer at Bluff Lake. She leads school groups as a Nature Guide, and also works in the office once a week. Kristin is working on her Masters degree in Environmental Policy and Management at the University of Denver. She was inspired to write this beautiful little story after arriving at Bluff Lake early in the morning one day in late winter.

NEW NAMES AT STAPLETON

When the citizens of Denver came together more than ten years ago to plan the redevelopment of Stapleton, they envisioned new neighborhoods with new schools, parks and other public facilities such as recreation centers and libraries. Along with these new amenities for our community will come opportunities for the public to provide its input in the naming process for those facilities.

In many cases, there are established procedures that enable the public to provide its input into the naming decisions. Proposed names for Denver Public Schools, for example, are approved by the Board of Education after receiving public input from citizens serving on the Program Design Advisory Committee for a new school. Suggested names for new Denver parks flow through the citizens who serve on the Board of Parks and Recreation and must ultimately be approved by The Denver City Council. Other public entities have similar opportunities.

The one area in which there are not expected to be a significant number of new naming opportunities comes in the area of street names. The overwhelming majority of streets in the new neighborhoods at Stapleton will be extensions of the surrounding street grid, a tactic that is designed to blend the new neighborhoods at Stapleton

with the Manager of Denver Public Works.

The Citizens' Advisory Board of the Stapleton Development Corporation has established a sub-committee to channel public input to the appropriate public entities involved in naming public elements at Stapleton. To obtain more information about that process or to provide



The Stapleton Citizens Advisory Board

Photo by Steve Larson

into the surrounding communities. Those new streets will, of course carry the name of the existing street unless a re-alignment requires a different name. In that event, suggestions for names will be channeled to

suggestions, please write to CAB co-chairs Pat McClearn and Terry Whitney in care of The Stapleton Development Corporation, 3333 Quebec Street, Suite 8100, Denver, CO 80207.

OTHER NEWS AND ANNOUNCEMENTS



Photo by Steve Larson

Transportation

Forest City is working with The City of Denver, RTD, and The Stapleton Foundation to create a Transportation Management Association (TMA) for Stapleton. Transportation Management Associations are public-private efforts designed to promote transportation alternatives to the single occupant vehicle and help employers and employees adopt ride-sharing, flexible working hours and other measures to reduce traffic congestion.

TRAFFIC NOTES... Utility construction on Syracuse between 23rd Avenue and 26th Avenue is being phased to keep Syracuse open to traffic flows and relieve the pressure on adjacent streets...

Parks news will come to you!

For any neighborhood or community group interested in having a short presentation on the planning of parks at Stapleton or the progress made on creating the first regional park at Stapleton, please contact Emilie Ailts at (303) 777-2325 as soon as possible; we're putting them on the schedule for April and May 2001.

Watch for upcoming news about the Stapleton "one-stop" employment center!

Forest City and its contractor, M.A. Mortenson, are working with Mayor Webb's Office of Workforce Development, The Colorado Department of Employment and Training, and The Stapleton Foundation to develop a "one-stop employment center" at Stapleton.

Initially, the center will be located in a temporary facility at the entrance to the construction site, which is east of Martin Luther King Boulevard and Quebec Street. At that location, it will serve as a "clearinghouse" for all contractors who are in need of skilled and unskilled construction workers. As retail and office development progresses at Stapleton, the center will expand the focus of its employment information beyond construction-related jobs to include those new opportunities as well.

Look for information about the opening of the Stapleton "One-Stop Employment Center" in the next edition of *The Front Porch*.

Employment/training opportunities available now!

The Rocky Mountain Regional Council of Carpenters has notified *The Front Porch* that opportunities are available now for young men and women who are interested in earning a paycheck while they learn a skilled trade in carpentry. Those opportunities include a starting wage of \$13.90/hr. and company-paid health care and retirement benefits. Call (303) 355-8774, Ext. 310 for more information.