

Denver Parks to be Increased by One-Third

Mayor Webb Unveils Stapleton Parks

Photos by Steve Larson

Denver Mayor Wellington Webb has unveiled detailed plans for the first phase of 1,100 acres of new City parks and open space to be created at Stapleton. The new parks will not only offer recreation and community gathering places, they will also establish a rare urban refuge for native wildlife.

In her introduction of Mayor Webb, Stapleton Parks Advisory Group Chairwoman Alice Kelly predicted that the three-term mayor would long be remembered for the legacy of new parks and open space added to the City during his administration. Since Mayor Webb took office in 1991, he has increased the amount of City park acreage by 2,350 acres, an increase of 55 percent.

"Denver has a rich legacy of parks and open spaces that is recognized throughout the world," said Mayor Webb. "Parks and recreational opportunities greatly enhance the livability of a city and its neighborhoods as they provide peaceful refuge from the daily hustle and bustle. They are a gathering place for families, friends and communities and in many ways they are extensions of our own back yards."

Following the mayor's comments, John Lehigh, Chief Operating Officer of Forest City Stapleton, Inc. presented a check for more than \$4 million to Mayor Webb and representatives of the Park Creek Metro District as its first installment of \$44 million the developer will pay to help fund development of the new open space at Stapleton.

Forest City is building traditional urban neighborhoods at Stapleton that will have three million square feet of retail and 10 million square feet



Mayor Webb announces the new parks for Stapleton. In the background is Dick Anderson, president of the Stapleton Development Corp. and Alice Kelly, Chair of the Stapleton Parks Advisory Committee.

of office uses within walking distance of 12,000 homes and apartments affordable to a wide range of incomes.

"We want to do more than just put up buildings," explained Mr. Lehigh. "We want to create true, walkable urban neighborhoods. That means designing homes with front porches, streets with sidewalks and places such as these

parks for people to come together and form a community."

The master plan for Stapleton open space and parks was developed jointly by the City of Denver, community members, Forest City and a team of environmental design consultants led by EDAW, an award-winning environmental design and development architectural firm with offices in Denver and around the world. Among the highlights in the plan are an 80-acre urban park immediately east of where the former control tower is being preserved that will offer a "grand promenade" with dramatic views of the Downtown Denver skyline and mountains to the west.

Already open to the public at Stapleton are more than two miles of the Sand Creek Regional Greenway trail and the 123-acre Bluff Lake Nature Center, an urban wildlife refuge where visitors find deer, eagles, foxes and owls. (For more information about Stapleton parks, see pages four and five of this edition of *The Front Porch*.)



(Left to right) King Harris, Chair of the Park Creek Metro District Board, John Lehigh of Forest City, Mayor Webb and Dick Anderson of SDC display the Forest City contribution to parks development.

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Honored** Page 7

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Stapleton**
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A LOOK AT NEW OFFICE AND RETAIL DEVELOPMENT PLANNED FOR STAPLETON

EAST 29TH AVE. TOWN CENTER

Imagine walking to the East 29th Avenue Town Center from your home or office for groceries or a quick lunch. At Stapleton, many homes and offices will be less than a 10-minute walk from one of the five planned neighborhood town centers. Each town center will be focused around a Main Street of two-and-three-story buildings with retail shops on the ground floor and residential lofts or offices above. Stapleton's first town center on East 29th Avenue, scheduled to open in mid-2003, will feature a full-service grocery store and restaurants, as well as a variety of neighborhood shops providing coffee, ice cream, videos, dry cleaning, bagels and other products and services. (Leasing information: Sullivan and Hayes, 303-534-0900)



Drawing by Urban Design Group



Drawing by Urban Design Group



Drawing by Johnson Fain & Partners

THE TOWN SQUARE BUILDING

The Town Square Building, located at the heart of East 29th Avenue – Stapleton's first town center – will overlook a traditional two-acre town green. This five-story, 168,000 square foot brick office building will offer unsurpassed convenience. Walk to lunch or home. Stroll in the park. Enjoy a cappuccino at one of the outdoor cafes. (Leasing information: CB Richard Ellis, 720-528-6300)

ONE TOWER CENTER

One Tower Center will be the first signature office tower of one of the nation's largest urban developments. The 12-story, 300,000 square foot high-rise will offer spectacular views of the Downtown Denver skyline and the Rocky Mountains. It will be a premier office building, immediately west of the existing 5,000-car parking garage. One Tower Center is a brief stroll to East 29th Avenue, Stapleton's first town center. Additionally, a wide variety of homes and apartments are a short walk away. (Leasing information: CB Richard Ellis, 720-528-6300)

Mark Your Calendar:

Urban Farm to Hold County Fair Sept 8th - 9th

Fun-filled events for the entire family will include livestock displays, drill team competitions on horseback and a "dog agility" contest open to all breeds. For more information about the Denver County Fair, visit the website of the Urban Farm at Stapleton (www.theurbanfarm.org)

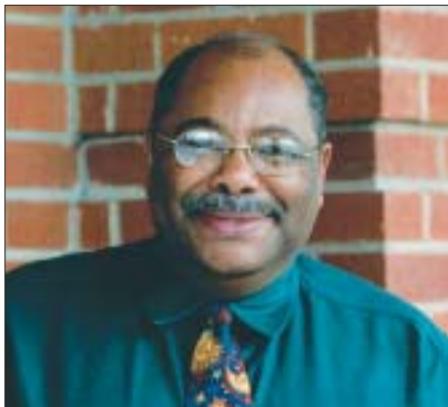


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1401 17th Street, Suite 510
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Website:
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Editor: Tom Gleason
Design & Layout:
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Photography: Steve Larson

FOREST CITY DIVERSITY CONSULTANT HONORED

Bill Bell, a diversity consultant to Forest City Stapleton and its construction manager, M.A. Mortenson, was the recipient of one of the 2001 Civil Rights Awards at this year's 10th Annual Cinco de Mayo program. Mr. Bell and his wife, Roz Wheeler-Bell are long-time residents and community activists in the Park Hill Neighborhood. Mr. Bell, president of MOSAIC EEO and M/WBE Consulting, received his award from Mayor Wellington E. Webb.



Bill Bell, diversity consultant to Forest City Stapleton

Forest City selected Bill Bell to help the company involve the broadest participation by the community in the full range of economic opportunities that will come with the redevelopment of Stapleton. Many people are unaware that the Forest City construction at Stapleton has only been underway since early May of this year when the company gained title to its initial purchase of land. Prior to that time, all of the work done at Stapleton to remove runways, demolish unneeded buildings, and undertake environmental remediation was done by the City of Denver or contractors it selected.

In the short time the initial infrastructure work has been underway, Forest City and

the Park Creek Metropolitan District (a special district set up by the City of Denver to ensure growth at Stapleton pays its own way) have awarded contracts totaling \$25.4 million. Of that amount, \$5.3 million in contracts have been awarded to 14 minority and women-owned

businesses. Those businesses include Civil Technology (Mortenson's Associate Construction Manager), Iron Woman Trucking, Mendenilla Construction, Jackson Construction, Inc., Winter Hawk Trucking and Front Range Barricade. Other minority or women-owned companies already working at Stapleton include Concept 3 Company, Morning Star Janitorial, Quad J, Hanns Construction, Mosaic, Phillips Printing, Nu Wage and Ward's Landscaping.

Forest City has diversity in its consultants as well. That team includes such minority and women-owned businesses as Arrow Land Surveying, the law firm of Bookhardt & O'Toole, CRL Associates, Denver Pro Limo, SA Miro, Inc. and JF Sato Engineering. Also included are Jo Ellen Davidson DBA SCGC-Ltd., Joan Shapiro Art Consultants, Kelly Surveying and McGeady & Sisneros. Nicholas O. Walker/Act Now 2000,

Spectrum Services, The Genesis Group and Yehdego Beyene are also among the businesses utilized by Forest City. Forest City is a member of the chambers of commerce of Black, Hispanic, Asian and women-owned businesses to provide them with updated information about opportunities related to its redevelopment at Stapleton.

The Forest City Stapleton staff of twenty people is comprised of eleven women, including the Vice President of Residential Development, General Counsel, Director of Housing Initiatives, Residential Project Manager and Builder Program Manager. Three members of the Forest City team are African American, including the Vice President of Community Relations. The Director of Housing Initiatives and Staff Paralegal are Hispanics, both of whom are bi-lingual.

Forest City is committed to diversity in other important elements of the redevelopment of Stapleton. We are working closely with the City of Denver to create an Office of Workplace Initiatives to provide the community with timely information about a full range of employment and training opportunities. We also make diversity in housing a priority as well. Our unprecedented affordable housing program permanently sets aside ten percent of our for-sale housing for workforce families making 80 percent or less of the area's median family income. Twenty percent of our rental homes will be set aside for families making 60 percent or less of the area's median family income, including very low income families making as little as 30% and 50% of the area's median family income.

The Urban Farm at Stapleton and Forest City Love Literacy!



Photos by Steve Larson

Forest City was pleased to be the principal sponsor of a wonderful effort by the Urban Farm at Stapleton to give two classes of young readers from Aurora and Denver schools books to encourage the children to develop a love for reading. Presentation of the books to the children was made in a special visit to the schools by "Cowboy Bob" and "Little Black" a pony from the Urban Farm. The Urban Farm is a non-profit educational program that helps inner city children develop self-esteem by learning how to ride and care for horses.

NEW COMING



Above: An aerial perspective of the urban park's grand promenade as it traverses the park.

Below: A rendering offers a pedestrian's perspective of the promenade.



Above: An eighty-acre urban park of the... be located east of the former control to... King Boulevard. The park will be within... to the north and south, and office develo...



Right: The rolling terrain of sculpted "prairie mounds" will recreate the natural character of the wind-swept plains on the northern edge of the urban park's grand promenade.



PARKS & OPEN SPACE ING TO STAPLETON

Drawings courtesy of Park Creek Metro District/EDAW, Inc.



Left: As the urban park approaches Westerly Creek on the east, it transitions gently into the wetlands and native landscape along a stream that provides wildlife habitat and recreation.

the scale of Denver's popular Washington Park will
 over and north of the extension of Martin Luther
 easy walking distance of residential neighborhoods
 pment to the west.



Above: An artistic rendering of the restored Westerly Creek, much of which had been channeled through underground culverts during the operation of the airport.



Left: A central "gathering place" in the center of the urban park offers an outdoor venue for small concerts and lectures.

CAB Q & A



Photo by Steve Larson

The Citizens Advisory Board (CAB) of the Stapleton Development Corporation (SDC) is a dedicated group of community members who are the “eyes and ears” of the SDC and Forest City, keeping us in communication with our fellow citizens. The following are answers to questions CAB members often receive from the public.

Q: Will Havana Street go through the property to 25th Avenue instead of jogging around Bluff Lake into Moline Street?

A: As called for in The Stapleton Development Plan, Havana will connect with 26th Avenue in a proposed town center at that location. Other north-south local streets will be extended across the southern Stapleton border to tie new and existing neighborhoods together.

Q: How many more buildings will be demolished along Montview Boulevard and which ones, by name, will stay?

A: All of the old hangars along Montview Boulevard will be demolished as leases expire, including the Emily Griffith

AeroTech Academy. North of Montview Boulevard, the former airport buildings now housing the Denver Police Training Academy, The Bladium Sports Club and Colorado Studios will remain.

Q: What will happen to the many prairie dogs that are living on the property?

A: A Prairie Dog Management Plan to manage the prairie dogs was completed in 2000 with the participation of numerous community representatives. It identifies permanent habitat at various locations on Stapleton for the prairie dogs, which are an important part of the ecosystem and a necessary part of the food chain for eagles and other predator species at Stapleton. Several hundred prairie dogs have already been relocated from the first area scheduled for development.

Q: Will MLK Blvd. be extended through the property to Peoria Street?

A: Yes. Martin Luther King Boulevard will be extended to the east along the southern edge of the major urban park to be located near the control tower. East of Westerly

Creek, MLK will join the 26th Avenue alignment connecting Peoria and The New Fitzsimons.

Q: Where will Section 8 housing be located?
A: Housing accepting Section 8 vouchers will be dispersed throughout Stapleton.

Q: How will street access be designed to avoid creating a “race track” impact on neighborhoods bordering Stapleton?

A: The Stapleton Development Plan calls for the former airport property to be integrated or blended into the surrounding neighborhoods through a number of means, including an extension of the surrounding street grid on to the Stapleton property. Streets on Stapleton, such as 23rd and 26th avenues, were designed not to be “through streets” to make them less attractive routes through the existing neighborhoods to the west. However, that design maintains the access to Stapleton open space, schools, retail and jobs needed by the residents of existing neighborhoods. The extension of that street grid will help to disperse traffic.

(continued on back cover)

FAMILY PROGRAMS OFFERED AT BLUFF LAKE NATURE CENTER

By Sue Schafer
Friends of Bluff Lake

Look for bats, learn about wildlife habitats, discover native plant life that might inspire your own backyard, or take a photography hike right near downtown Denver. Bluff Lake Nature Center, Denver's unique wildlife refuge, has environmental education programs open to the general public throughout late September.

A 123-acre wildlife refuge, Bluff Lake Nature Center provides important habitat to a rich variety of wildlife including deer, fox, coyote, owls, waterfowl, hawks, and migratory songbirds. Bluff Lake is a cornerstone project in the protection of open space at Stapleton and is a key link to parks and nature areas along the Sand Creek Regional Greenway corridor.

Advance registration is required. Cost

for all programs is \$10 for families of two or more, \$5 for individuals, and \$2 for members. Bluff Lake volunteers may attend for free. To reserve a spot, please call 303-375-9250. Bluff Lake is located south of the intersection of Smith Road and Havana Street on the east side of the former Stapleton airport.

Following is a schedule for family programs for the summer of 2001.

FAMILY PROGRAMS AT BLUFF LAKE

Fun for every one in the family. Children of all ages are invited to attend, but are not admitted without parents.

Ranger Hikes — Meet Ranger Don for a fun-filled hike at Bluff Lake. Kids will learn to use binoculars and magnifiers. Every Saturday, 10 - 11:30 a.m.

Twilight Hike — Learn about the animals and ecosystems at Bluff Lake. Watch as nocturnal animals come to life while the sun sets slowly behind the mountains. Thursday, August 16, 6:30 - 8:30 p.m.

Ode to Owls — Join Naturalist, Jody Morse from Bear Creek Lake Park for a fun talk on the unique adaptations of owls. Then take your new knowledge out on the trail to hunt for owls in their natural environment. Thursday, July 19, 7 - 9 p.m.

Gone Batty — Have you ever wondered if bats really suck blood? Do they actually get stuck in your hair? Do they turn into vampires? Learn the answers to these and many other questions. Play games and get cool info on these marvelous creatures. Then go on a hike to look for them! Saturday, August 4, from 7 - 9 p.m.

ADULT EDUCATION PROGRAMS

Open to participants at least 16 years old.

Bluff Lake Birders — Experience the sights and sounds of Bluff Lake. Volunteer Naturalist and accomplished birder, Carl Wells will lead these birding excursions. Saturday, August 11, 7 - 9 a.m.

Grasses — Ray Spenger, Naturalist at South Platte Park, will lead a plant hike to help us identify grasses and other plants around the trails at Bluff Lake. Friday, August 10, 9 a.m. - Noon.

Gardening Colorado Style — Chris Leahy from Lookout Mountain Nature Center will share tips on landscaping with native plants. Learn how using native plants can attract wildlife and conserve water. Book included. Includes additional \$3 materials fee. Saturday, September 8, 10 a.m. to noon

BATS! — We will be visited by live bats provided through the Organization for Bat Conservation. Don't miss the chance to see bats close up and watch them fly! Wednesday, September 26, 7 - 8:30 p.m.

SPECIAL EVENTS

Open to all ages

Free Open House — Interested in learning more about Bluff Lake? Attend our free open house and information fair. Volunteers will provide free, guided tours, free activities for children and free breakfast.

Saturday, July 28, 9 a.m. - noon

Slithery, Slimey Club — Want to know more about those things that slither past your feet? Join Naturalist, Pam Batton of Eco Adventures for a fun-filled lecture with live critters to learn more about reptiles and amphibians. Gather around for a wetlands- theme dinner. Finally, head out on the trail in search of wild creepy-crawlies. Cost: \$30 families/ \$15 individuals/\$10 members/ Free to volunteers. Saturday, August 18, 4 - 6 p.m.; dinner included.

Bluff Lake is always looking for new volunteers. Learn about fun volunteer trips, have fun, and make a difference in your community. Call Sue Schafer at 303-375-9250