

# THE Front Porch

DENVER, CO

FALL 2001



A PUBLICATION ABOUT THE REDEVELOPMENT OF

THE FORMER STAPLETON INTERNATIONAL AIRPORT

STAPLETON

## Stapleton Builders Selected

Photo by Steve Groer



Mayor Webb shakes hands with Greg Vilkin, president of Forest City Stapleton, at the press conference announcing the home builders selected for the first neighborhood of for-sale homes.

Forest City has announced the seven builders who will construct homes in the first neighborhood at Stapleton, offering a wide range of home types and prices within walking distance of new jobs, schools, retail, public transportation and open space.

The builders selected for the first neighborhood of for-sale homes are McStain Neighborhoods, John Laing Homes, Parkwood Homes, New Town Builders, Wonderland Homes, KB Home, and Trimark Communities. The builders were selected after Forest City talked with nearly one hundred builders that had expressed interest in Stapleton. The master developer for Stapleton made its selections based on each builder's ability to meet Stapleton's high standards of design and construction, as well as their ability to create a diverse range of housing types

and prices. The first model homes will be available in spring of 2002.

"Stapleton will have homes accommodating everyone from receptionists to executives, all within walking distance of schools, offices, public transportation, retail and open space," said Greg Vilkin, president of Forest City Stapleton, Inc. "It will be a community of urban neighborhoods that enable people to leave their cars at home and gain more time in their lives for family and friends."

"We are fortunate to have the level of talent in the home builders that have been selected for the construction of new homes at Stapleton," Mayor Webb said.

The first residential neighborhood at Stapleton will include the 29<sup>th</sup> Avenue Town Center, which will offer rental housing above retail shops, a 2.5 acre town green, a five story office building and a 58,000 square

foot grocery store. With the addition of one or more workforce housing builders who will be announced in the near future, housing prices in this first phase will range from the high \$90s (continued on page 2)

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# HOME BUILDER LOCATIONS

## Home Builders (continued from front page)














for flats, townhomes, and duplexes to the high \$500s for luxury homes. More than 80 for-sale homes will be priced to be affordable to teachers, nurses, service and retail employees and other “workforce” households whose annual incomes range between \$30,000 and \$56,000. Stapleton’s rental housing program for the first neighborhood, which includes 100 affordable senior units, will be announced later this year, with first occupancies expected in late 2002.

“These are the first homes in what will become the largest “Built Green” development in Colorado,” Mr. Vilkin added, referring to the standards set by the Home Builders Association of Metro Denver (HBA). The Built Green program encourages builders to use technologies, products and practices that will provide greater energy efficiency and reduced pollution, including indoor pollution provided by certain building materials. The standards are designed to improve indoor air

quality, lower levels of water consumption and preserve natural resources, while providing superior durability of materials, and a reduction of overall maintenance costs. Forest City has made the Built Green program a requirement for its Stapleton home builders.

This edition of *The Front Porch* includes a brief description of each of the first seven builders, as well as information for potential homebuyers who are interested in gaining more information about the variety of housing types and prices that will characterize the first neighborhood on the former Stapleton airport property. The map on this page illustrates how that first neighborhood will set the tone for the overall residential development of diverse, urban neighborhoods with the density and mix of uses that make it possible to create pedestrian-scale communities. For more information, please visit our website at [www.stapletondenver.com](http://www.stapletondenver.com)



- |   |  |   |  |
|---|--|---|--|
|  | McStain Neighborhoods<br>Manor and Village Homes<br>From the low \$300s (3 & 4 bedrooms) |  | McStain Neighborhoods<br>Row Homes<br>From the low \$200s (2 & 3 bedrooms)                                     |
|  | John Laing Homes<br>Village and Cottage Homes<br>From the high \$200s (3 & 4 bedrooms)   |  | KB Home<br>Green Court Homes<br>From the high \$100s (2 & 3 bedrooms)  |
|  | Parkwood Homes<br>Village and Cottage Homes<br>From the high \$200s (3 & 4 bedrooms)     |  | Trimark Communities<br>Flats/Townhomes combined in large-Mansion Homes<br>From the mid \$100s (2 & 3 bedrooms) |
|  | New Town Builders<br>Village and Cottage Homes<br>From the mid \$200s (2 & 3 bedrooms)   |  | Workforce Housing<br>Flats, Townhomes, Duplexes<br>From the high \$90s (Studio to 3 bedrooms)                  |
|  | Wonderland Homes<br>Garden Court Homes<br>From the mid \$200s (2 & 3 bedrooms)           |  | TP Development<br>Senior Affordable Apartments<br>Rents starting at \$700/mo. (1 & 2 bedrooms)                 |
|  | KB Home<br>Village and Cottage Homes<br>From the low \$200s (2 & 3 bedrooms)             |  | Forest City<br>Apartments  |
|   |  |  | To Be Selected   |
- \*Prices are approximate and subject to change



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## McSTAIN NEIGHBORHOODS

For more than 35 years, we've created neighborhoods of enduring value that connect people to each other and to the natural environment. A Colorado company and pioneer Green Builder, we're dedicated to enhancing the quality of life for all of our "residents" - animal, plant and human - by choosing land carefully, preserving open space, conserving natural resources, and building intelligent, energy-efficient homes. As a result, McStain



recently received the Energy Star award for "Most Energy-Efficient Homes of the New Millennium."

McStain's 2 and 3 bedroom Colonial Row Homes with traditional brick architecture and attached garages and Spanish Mission Row Homes with detached garages and private backyards are currently priced from the low to mid \$200's.

McStain's collection of manor and village homes feature a variety of floor plans and custom options as well as McStain's hallmarks of traditional architecture, authentic detailing inside and out, a vibrant color palette and sustainable building practices. These 3 and 4 bedroom homes are currently priced from the low \$300's to the low \$400's.

For more information call 303.494.5900 or visit the McStain website at: [www.mcstain.com](http://www.mcstain.com)

Preliminary prices and designs are subject to change without notice.

### Model    Priced From    Rowhome Description

DRH1	Low \$200s	2BR, 2 1/2 BA, 1,385 sf
DRH2	Low \$200s	3BR, 2 1/2 BA, 1,609 sf
DRH3	Low \$200s	3BR, 2 1/2 BA, 1,608 sf
BRH1	Low \$200s	2BR, 2 1/2 BA, 1,346 sf
BRH2	Low \$200s	3BR, 2 1/2 BA, 1,648sf

### Model    Priced From    Manor Home Description

6415	Low \$300s	3BR, 2 1/2 BA, 2,120 sf
6454	Low \$300s	3BR, 2 1/2 BA, 2,513 sf
6433	Low \$300s	4BR, 3 BA, 2,613 sf
6486	Low \$300s	4BR, 3 BA, 2,686 sf
4143	Low \$300s	3BR, 2 1/2 BA, 1,812sf



## John Laing Homes

*Hand crafted since 1848*



**C**ontinuing the Legacy: The John Laing Story – The charming house in our logo was built by John Laing in 1848. It still sits in the English countryside where it continues to provide shelter, comfort and pleasure. Maybe the happy longevity of John's first home says something about the success of his company, now one of the largest and most honored homebuilders in the U.S.

At the heart of our remarkable growth lies a real passion for homebuilding. Which means that we consider each one of the hundreds of

steps in the design and construction process as an opportunity to create something truly special.

This dedication to creating quality homes and a rewarding home building experience has won us National Survey System's "Builder of the Decade" award, the only nationally-acclaimed award based solely on overall home buyer satisfaction.

We're very proud of that, because when you stop and think about it, few things in life are more special than buying and moving into a new home. And for over 150 years, we've never

lost sight of that.

John Laing's two-story homes showcase a mix of architectural styles and side-drive garages connected by a breezeway or porch with an optional studio or carriage unit above the garage. These three and four bedroom homes are priced from the high \$200's to the mid \$300's.

For more information call 866.366.0660 or visit the John Laing website at:

[www.johnlainghomes.com](http://www.johnlainghomes.com)

Preliminary prices and designs are subject to change without notice.



<u>Model</u>	<u>Priced from</u>	<u>Description</u>
Plan 1	high \$200s	3BR, 2 1/2 BA, 1,921 sf
Plan 2	high \$200s	3-4BR, 2 1/2 BA, 2,152 sf
Plan 3	high \$200s	3-4BR, 2 1/2 BA, 2,387 sf
Plan 4	high \$200s	3-4BR, 2 1/2 BA, 2,515 sf
Plan 5	high \$200s	4-5BR, 3 BA, 2,398 sf
Plan 6	high \$200s	4-5BR, 2 1/2 BA, 2,603 sf





## PARKWOOD HOMES

Welcome to Parkwood Homes, a unique company recognized for excellent design, quality construction, outstanding customer service, and enduring value.

We build traditional American homes in Neo-Traditional communities.

We have been a part of the nationally acclaimed neo-traditional community of Kentland, Maryland, from its founding in 1987. Since 1997 we have been Kentlands' largest builder with cottages, custom homes, detached homes, townhouse and Live/Work units.

We are delighted to have been invited to be a part of Denver's most exciting and best designed new community – Stapleton.

Parkwood's Village and Cottage collection features two-story homes with picket fences, broad front porches and optional car-

riage homes over detached alley-loaded garages. These three and four bedroom homes are priced from the high \$200's to the mid \$300's. For more information call Jennifer Gore at 303.759.5121 or email: [jennifer@jgu.com](mailto:jennifer@jgu.com)

Preliminary prices and designs are subject to change without notice.

Model	Priced From	Description
The Easton	high \$200s	3BR, 2 1/2 BA, 1,800 sf
The Oxford	low \$300s	3-4BR, 2 1/2 BA, 2,200 sf
The Wye	low \$300s	3-4BR, 2 1/2 BA, 2,200 sf
St. Michaels	low \$300s	3-4BR, 2 1/2 BA, 2,200 sf
The Saratoga	mid \$300s	4BR, 2 1/2 BA, 2,400sf



## ▶ New Town Builders

Until recently, most of our experience has been in building upper-end and custom homes. Whether we're building semi-custom homes with our sister company, Greentree homes, or building in unique urban communities like Stapleton, our goal is to remain a design-oriented builder.

Our aspiration is to build in communities where people will be proud to live, both now and in years to come. We design homes with well-established architectural details that provide aesthetic appeal to the eye.

Each of our house styles has been influenced by classic homes found in the older Denver and Boulder neighborhoods. They had the right idea all along.

Our ranch, main floor master and 2 story homes offer familiar architectural styles reminiscent of older parts of Denver and Boulder, yet they are designed for the way people live today. Special attention has been paid to interior details such as doors, trim and moldings. Kitchens and nooks are roomy enough for dining, while family rooms are large enough to entertain six to eight guests. Each master bedroom will accommodate king-sized furniture and many have 5-piece master baths. A number of other options are available to allow our homebuyers to customize their needs and desires. New Town Builders' two and three bedroom homes are priced from the mid \$200's to the mid \$300's. For more information, call 303.707.4400.



## WONDERLAND HOMES

For over 30 years Wonderland Homes has been building “custom” homes in Boulder, Denver and the surrounding area. Today, Wonderland is a leader in the creation of tranquil “neo-traditional”- neighborhoods, which uniquely combine stunning architecture and prime locations with the highest standards of quality, not quantity, homebuilding.

It is Wonderland Homes' steadfast dedication to the principles of excellence in homebuilding that they have followed since 1968 – plus care for the environment and their homebuyers – that ensures today's customer that they are buying a home of lasting comfort. A home that will simplify and enrich their lives.

Wonderland's Garden Courts feature low maintenance homes facing a generously landscaped common garden court with

several plans offering main-level master suites. These two and three bedroom homes are priced from the mid \$200's to the high \$200's.

For more information call William Orton at 303.604.0004 or visit the Wonderland website at: [www.wonderlandbuilders.com](http://www.wonderlandbuilders.com)

Preliminary prices and designs are subject to change without notice.

Model	Priced from	Description
The Ashton	mid \$200s	3BR, 2 1/2 BA, 1,379 sf
The Belmont	mid \$200s	3BR, 2 1/2 BA, 1,708 sf
The Chelsea	mid \$200s	3BR, 2BA, 1,182 sf
The Dawson	mid \$200s	3BR, 2 1/2 BA, 1,648 sf
The Eaton	mid \$200s	3BR, 2 1/2 BA, 1,401 sf



## KBHOME

Founded in 1957, KB Home is a Fortune 500 company listed on the New York Stock exchange under the ticker symbol KBH. KB Home has 16 operating divisions in six states, offering choice and value primarily to first-time and first move-up buyers. KB Home began building in Colorado in 1994 and closed 63 homes that year. Six years later, building communities from Castle Rock to Fort Collins, KB Home closed 1,592 homes to become the #2 homebuilder in the state at the end of 2000 with a 7% market share.

KB Home's unique Green Court homes are single-family homes nestled in a park-like setting for first-time or first move-up buyers. These two and three bedroom homes are currently priced from the high \$100's to the low \$200's.

For more information visit the KB Homewebsite at: [www.kbhome.com](http://www.kbhome.com)

Preliminary prices and designs are subject to change without notice.

Model	Priced From	Description
Somerset	high \$100s	3BR, 2 1/2 BA, 1,248 sf
Stafford	high \$100s	3BR, 2 1/2 BA, 1,507 sf
Warwick	high \$100s	3BR, 2 1/2 BA, 1,522 sf
Wellington	high \$100s	4BR, 2 1/2 BA, 1,667 sf
Yorkshire	high \$100s	3BR, 2 1/2 BA, 1,675sf





As Colorado's largest builder of townhomes and condominiums, Trimark Communities is committed exclusively to perfecting the art of multifamily home building. This is evidenced by the numerous awards for multifamily homes and designs the company has received.

Trimark Communities is a division of D.R. Horton, publicly traded as DHI on

the New York Stock Exchange, and one of five top homebuilders in the United States. D.R. Horton received Professional Builder Magazine's prestigious Builder of the Year award in December for 2000.

Reminiscent of Denver mansions, Trimark's Mansion Homes offer first and second floor "flats" and two-story townhomes combined as large mansion homes with Mediterranean, English,

Victorian and Colonial exteriors. These two and three bedroom homes are currently priced from the mid \$100's to the high \$100's.

For more information call 800.217.7131 or visit the Trimark website at:

[www.trimarkcommunities.com](http://www.trimarkcommunities.com)

Models available in a variety of Mansion Home styles; choose from the list at the bottom of the page for detailed views.



Model	Priced from	Description
The Madison	mid \$150s	2BR, 2BA, 1,034 sf
The Lafayette	high \$190s	2BR,2BA, 1,371 sf
The Gaylord	high \$180s	3BR,2BA, 1,575 sf
The Franklin	mid \$170s	3BR, 2BA, 1,335 sf
The Filmore	mid \$180s	3BR, 2BA, 1,540 sf

## WORKFORCE HOUSING

One of the Green Book's goals at Stapleton is to provide a variety of housing types and a range of prices to ensure diversity in age, income and household groups. In addition, building housing that is within walking distance to stores, offices, and parks is critical to the creation of a sustainable community.

Housing that is affordable to teachers, nurses, retail clerks and others will enhance the viability and economic stability of the community. Stapleton's Workforce Housing program will ensure that a portion of Stapleton's homes and apartments will be affordable, on a long-term basis, to households that normally might not find Stapleton an affordable place to live.

### For-Sale Homes

Ten percent (10%) or 800 of the 8,000 for-sale homes to be built at Stapleton over the next 15 years will be produced under the Stapleton Workforce Housing Program. It is anticipated that approximately 150 homes of the 800 will be built in 2002/03 with homes



### INCOME LIMITATIONS TO QUALIFY FOR WORKFORCE HOUSING

Household Size	1 person	2 people	3 people	4 people	5 people
Maximum Annual Household Income	\$36,050	\$41,200	\$46,350	\$51,500	\$55,650

offered for sale in the Spring/Summer of 2002. The majority of the homes will be condominiums, town homes and duplexes with an estimated price range between the high \$90,000s and \$175,000. Prices and home designs are subject to change until the program standards have been finalized.

Just as with any home purchase, buyers will enjoy the tax benefits of home-ownership, build equity and realize the dream of owning their own home. However, in order to maintain the long-term

affordability of the home, only a portion of the full increase in value of the home will be realized by the owner when they sell the home. A 30-year price restriction is recorded against the home to maintain its affordability to future low and moderate income buyers.

To qualify to purchase a home under the Stapleton Workforce Housing Program, a potential buyer's combined annual household income cannot exceed the gross (before tax) income shown above.

Call 303-382-1800 for more information.

# AURORA REDEVELOPMENT

## Revitalization on the Southeastern Boundary of Stapleton

By: Erika Lindholm,  
Business Development  
Specialist  
Jeff Martinez, Public  
Information Officer,  
Original Aurora Renewal

From boom to bust to boom.

Just six years ago, the closure of Stapleton International Airport was one of several major economic setbacks to hit northwest Aurora, or “Original Aurora.” As a result, the once-vibrant community and its historic main street, East Colfax Avenue, fell prey to urban decay and a multitude of socio-economic pitfalls.

But a new era has introduced a new outlook in this proud, working-class community. Original Aurora is centered between Lowry, Fitzsimons and Stapleton, three of the nation’s largest redevelopment projects that are projected to bring an additional 20,000 employees, 5,000 households, 10,000 students and at least 2,000 daily visitors to the area within the next decade.

City of Aurora officials are seizing the opportunity, developing a plan for the area’s future as unique as the residents and businesses that comprise the city’s most diverse community.

The focal point of the strategy centers on Fletcher Plaza Enhancement Area (FPEA), a six square-block area located in the historic downtown of Original Aurora and targeted for multi-faceted development. Given the area’s location, the city intends for the FPEA to serve as the focal point for community, civic, entertainment, cultural and retail business services. The vision for the FPEA’s future is a friendly destination where a healthy balance of arts, civic, residential and retail activities bring together a diverse mix of people and culture in a pedestrian-scale environment.

To get there, the city has identified three primary strategies.

### Strategy I: Building a New MLK Library and Municipal Services Center

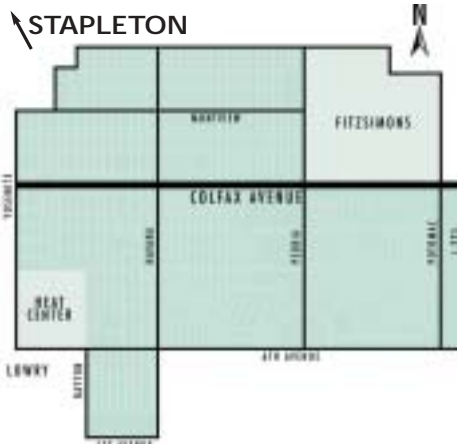
The city will build a new \$10.3 million expanded-MLK Library and Municipal Services Center funded by bond issues that city voters approved last November. Land currently is being assembled for the development of this facility and developers are being considered.

This strategy will also include the extension and enhancement of Fletcher Plaza, improvements to the median along East Colfax

Avenue and an annex to Aurora Fox Arts Center.

### Strategy II: Creating a New Development North of East Colfax Avenue

The second component of the city’s Fletcher Plaza Enhancement Area strategy



Original Aurora

is to secure a mixed-use project with a residential focus. Originally, eight teams of developers submitted proposals outlining their visions for a mixed-use development on the north side of East Colfax—which encompasses an eight-acre site that stretches from Dayton to Florence streets, and from East Colfax to 16<sup>th</sup> Avenue.

Three development teams—The Aurora Housing Authority, LNR McDermott Properties and Black Creek Communities—have been named project finalists. Ranging from \$20 million to \$35 million in cost, all three finalist proposals recom-

mend a primarily-residential development, with substantial retail and art space.

Over the next few months, finalist development teams will refine their proposals and submit more-detailed design and financial plans. City of Aurora staff will assess the merits of each developer’s proposal and how each conforms to the city’s vision for the enhancement area. They also will consider how the project

will fit into the overall look and feel of downtown Aurora—assessing whether the development will be consistent with the thematic design, color schemes and features established by the soon-to-be-built MLK Library and Municipal Services

Center, as well as established area landmarks such as the Aurora Fox Theatre.

The proposed developments also will be evaluated by how they relate to the area’s emerging arts district.

### Strategy III: Attracting More Artists to Original Aurora

With 11 artists already working within walking distance of the Fletcher Plaza Enhancement Area, the city hopes to increase the area’s ‘creative’ density by finding ways to ensure artists have unique and long-term live/work opportunities in the area.

The city’s business development center is drafting alternative financing programs that will provide incentives for artists wanting to move to the area.

The city also is exploring the development of partnerships with art-related non-profit entities and is identifying other buildings in the area that may be appropriate for rent or ownership by artists or art-related organizations.

For more information on the FPEA revitalization strategies, call the Business Development Center at 303-361-0847. To keep up with on ongoing redevelopment activities in Original Aurora, subscribe to the free monthly newsletter, *Redevelopment Recap*, by calling 303.361.0847.

# SUSTAINABILITY SPOTLIGHT

By Melissa Knott

The term “sustainable development” is often confusing because it is used in many different ways that mean different things to different people. The most common definition of the term is that sustainable development enables a community to “meet the needs of the present without compromising the ability of future generations to meet their own needs.” That’s the definition expressed by the United Nations, which recently honored The Stapleton Development Plan for its vision of a sustainable community. In other words, it is development that can be

**sustained** over more than one generation because it is guided by a respect for the quality of our natural environment and a wise utilization and conservation of natural resources. **SMART GROWTH**

At Stapleton, our approach to sustainability will be practical and market-driven. *Why is sustainability a part of the redevelopment of Stapleton?* The answer is simple: it is a Colorado value. Sustainable development will enable us to preserve the quality of life in our state and maintain a strong, growing economy. It is *smart growth*. The foundation for the sustainable development of Stapleton was laid over a six-year period from 1989 to 1995, when the Stapleton Development Plan evolved as a significant community vision. That vision called for a real world example of sustainable development of significant scale on the 4,700 acre Stapleton property that was at one time the fifth busiest airport in the world. The

guiding principles for the redevelopment of Stapleton are embodied in that plan, which is affectionately known as *The Green Book*. A development of the magnitude and importance of Stapleton calls for a clear vision that reflects both the values of the community and state-of-the-art planning and design. *The Green Book* achieves both.

## BUILT GREEN

In our site design process, Forest City has addressed such important issues as “walkable” neighborhoods, density, diversity, water quality, open space and many other important components of sustainable development. An important component of that physical design involves sustainable building, otherwise called “green building.” Our homebuilders are contributing to the overall sustainability goals through their commitment to meet or exceed the sustainable building standards in the “Built Green Colorado” program (established by the Home Builders Association of Metro Denver). As we look towards the future, we’d like to think we could reach higher levels within the Built Green Colorado program and also work with some of the national energy efficiency building programs such as Building America, a U.S. Department of Energy private/public program that aims to produce homes that use less energy and improve builder productivity. Some of our homebuilders already do this. We are providing many resources to our homebuilders so that this process is a team effort.

The Built Green Colorado program has a history in the Denver area that is long-term and a proven success with homebuilders and consumers. Built Green Colorado is administered by the Home Builders Association of Metro Denver (HBA), and supported by the Governor's Office of Energy Management and Conservation (OEMC), Xcel Energy, E-Star Colorado, as well as the Colorado Association of Home Builders and many local homebuilder associations around the state.

Built Green Colorado is a voluntary program that uses buyer demand, market education and builder training to encourage builders to build homes that provide homeowners with:

- Better energy efficiency and reduced pollution
- Healthier indoor air
- Reduced water usage
- Preservation of natural resources
- Improved durability and reduced maintenance

As a result, building sustainably at Stapleton will produce higher quality homes. For our residents, these homes will be more comfortable, last longer, have better indoor air quality, and be less expensive to maintain than a home that is not Built Green.

*What else is happening with sustainability at Stapleton?* There are other sustainability programs and initiatives

underway at Stapleton. In order to better define what practical, market-drive sustainability means at Stapleton, both today and in the future, Forest City has commissioned the respected Rocky Mountain Institute to work with us in developing the Stapleton Sustainability Master Plan. This plan is intended to serve as a guide to the redevelopment of Stapleton and is envisioned as a living document to be updated and modified on a regular basis.

## SUSTAINABILITY ADVISORY COMMITTEE

Additionally, and in order to ensure that all aspects of sustainability have been considered, a Sustainability Advisory Committee has been formed to assist Forest City, the City of Denver, the Stapleton Foundation, and the Rocky Mountain Institute in the development of this sustainability plan. The Advisory Committee is made up of a cross-section of individuals and groups from both the public and private sectors that have expressed an interest in participating in the evolution of the Stapleton community.

To learn more about sustainability at Stapleton, stay tuned for more information in future editions of *The Front Porch*. You can also visit our web site at [www.Stapletondenver.com](http://www.Stapletondenver.com) for frequent updates and additional information about sustainability.

*Note: Melissa Knott is coordinating the creation of the Sustainability Master Plan for the redevelopment of Stapleton. Ms. Knott is a graduate of the University of Colorado.*



Construction of infrastructure in Stapleton's first neighborhood.

Photos by Steve Larson