Sustainability at Stapleton
Visitor Center Tells Stapleton Story

Forest City has opened a high-tech visitor center at Stapleton to tell prospective residents and businesses about the special quality of life in the new, mixed-use community that will become “Denver’s next great neighborhoods.”

The Stapleton Visitor Center will have a number of special features, including a video wall that integrates a “virtual reality” tour of the first neighborhoods to be built at Stapleton with actual aerial footage of the former airport property. Another highlight of the center will be eight “pavilions,” each with its own high-tech sound system and a display that provides detailed information about the “walkable” urban neighborhoods now under construction at Stapleton.

**Sustainable Development**
The new neighborhoods will be shaped by the principles of “sustainable development,” which is environmentally sound development that allows each generation to meet its needs without compromising the quality of life for the next generation. Sustainable development will promote energy efficiency, water quality and conservation, clean air and the preservation of open space to protect and enhance the quality of life that has made Denver one of the most livable cities in America.

What does sustainable development mean for prospective homebuyers at Stapleton? Because Forest City is requiring all of its builders at Stapleton to meet or exceed the “Built Green” standards established by the Home Builders Association of Metro Denver, it means homes that will be more energy efficient, less costly to heat and cool and offer better indoor air quality. Generally speaking, “Built Green” means “Built better,” and Stapleton will become the largest “Built Green” community in the nation.

But sustainable development at Stapleton means more than just better homes; it means a better community from the start. Planning for the redevelopment began more than twelve years ago with the creation of The Stapleton Development Plan, which has won recognition from the United Nations Council on Sustainability for its vision. That plan, created by the community, calls for the creation of mixed-use, pedestrian-friendly neighborhoods, where homes and apartments affordably priced for a range of incomes will be within walking distance of jobs, retail, schools, public transportation and parks.

**New Parks**
The commitment to preserve new open space at Stapleton is a significant one. The Stapleton Plan has set aside more than 1,100 acres of new parks and wildlife habitat at the former airport to enhance the lives of the residents of Stapleton and the surrounding metropolitan area. The design of that open space will provide great enjoyment for everyone who uses it while also addressing such principles of sustainability as water quality and conservation. For example, water quality standards for storm water management are achieved by channeling that water through specially designed wetlands that simultaneously create wildlife habitat along Westerly Creek on the eastern edge of Stapleton’s first neighborhoods. Not far away, Westerly Creek flows to a confluence with Sand Creek and the regional greenway that is not only the backbone of the open space at Stapleton but a part of a circuit of fifty miles of hiking and biking trails that encircles the metropolitan area.

Located within walking distance of the Visitor Center, which will have a video wall that provides a “virtual reality” tour of the first neighborhoods to be built at Stapleton, is the Stapleton Plan, which has won recognition from the United Nations Council on Sustainability for its vision. That plan, created by the community, calls for the creation of mixed-use, pedestrian-friendly neighborhoods, where homes and apartments affordably priced for a range of incomes will be within walking distance of jobs, retail, schools, public transportation and parks.

(continued on page 2)
King Soopers to Anchor Forest City's First Town Center

Forest City Stapleton officials have announced that King Soopers, Colorado’s leading grocery store chain since 1947, will anchor the first neighborhood in the redevelopment of Stapleton, said John Lehigh, Chief Operating Officer for Forest City Stapleton, Inc. “North Denver’s neighborhood town centers and residential neighborhoods is a key characteristic of the mixed-use neighborhoods we are now building at Stapleton.”

King Soopers, we believe ‘our people make the difference’ and we are committed to providing the very best service and grocery products to our new neighbors at Stapleton and the surrounding areas.”

Lehigh added. “Every week there are new indications that the Stapleton Redevelopment is progressing quickly.”

King Soopers is a national retail center with easy access to interstate highways that include I-70 and I-25, but it also features unique pedestrian amenities designed to attract customers who walk from nearby neighborhoods and adjacent employers such as the United Air Lines Flight Training Center and the Quebec Street hotels that once served the airport,” said John Lehigh, chief operating officer for Forest City Stapleton, Inc. “Placing retail within convenient pedestrian access of employment centers and residential neighborhoods is a key characteristic of the mixed-use neighborhoods we are now building at Stapleton.”

Mr. Lehigh added, “Placing retail within convenient pedestrian access of employment centers and residential neighborhoods is a key characteristic of the mixed-use neighborhoods we are now building at Stapleton.”
BUILT GREEN AND BEYOND...

Stapleton homes will be a better buy

By Melissa Knott

Foremost City’s commitment to sustainable development at Stapleton includes a requirement that all of its homebuilders produce homes that meet or exceed the Built Green standards of the Home Builders Association of Metro Denver. What does a “Built Green” home mean for the homeowner? It means a home that is more energy efficient, less costly to heat or cool and others better indoor air quality. It also means a home that is more durable and has reduced water consumption and maintenance costs.

Built Green is a program that uses buyer demand, market education and builder training to encourage builders to build homes that are a better buy for the consumer and more friendly to the environment. To achieve Built Green approval, homebuilders must achieve a certain score based on a weighed checklist of measures that can be incorporated in the construction of a home. To learn more about the Built Green program, visit www.buildevery.org.

Building America and Energy Star

Several of our homebuilders are voluntarily moving beyond the Built Green requirement for Stapleton homebuilders. John Lang Homes, Melvinn Neighborhoods, Timnath Communities and Wonderland Homes are providing leadership among the first homebuilders selected for Stapleton by producing homes that are more energy efficient and a better buy for homebuyers. These builders are working with the Department of Energy’s Building America program to help them reach the Energy Star level of building.

Energy Star labeled homes use reliable and established technologies and building practices to operate 30% more efficiently than homes built to the Model Energy Code.

Tightly Sealed Ductwork

Energy Star labeled homes also have ductwork that is more tightly sealed to promote energy efficiency and maintain a home’s comfort. Ducts carry air from a home’s central home or air conditioner to each part of the home and back again. Improperly installed ductwork and poor materials can waste a significant amount of energy and increase energy bills. In typical American homes, ducts leak 20-30% of the air forced through them. Energy Star homes have tightly sealed ducts that provide:

• More consistent comfort – due to the proper distribution of conditioned air to each room.
• Significantly improved indoor air quality – through a reduction in the intake of dust, pollen, and other pollutants from a home’s unconditioned spaces such as attics and crawl spaces; and
• Lower utility bills – as a result of the reduced amount of conditioned air needed to heat and cool a home.

High Performance Windows

Energy Star homes are among the many virtues that play a vital role in boosting the value and comfort of a new home. Energy Star labeled homes also feature high-performance windows designed to improve the energy efficiency of a home by reducing heat loss in cooler climates and heat gain in warmer climates. High-performance, energy-efficient windows can provide:

• A quieter home interior – outdoor noise is reduced by multiple window panes and insulated frames;
• Reduced fading of curtains, furniture, and flooring – because up to 90% of ultraviolet rays are blocked;
• Reduced utility bills – due to the reduction of heat loss in winter and the absorption of less heat in summer; and
• Improved quality – thanks to better-quality materials, easier operation over the course of the window’s life, and the product’s extended warranties.

Windows typically comprise 10-25% of a home’s exterior wall area, and yet they account for as much as 25 – 50% of the heating and cooling needs, depending on the climate. The high-performance windows of an Energy Star home are among the many virtues that play a vital role in boosting the value and comfort of a new home.

High Efficiency Heating and Cooling Equipment

Energy Star labeled homes also feature the most efficiently-sized heating and cooling equipment. By paying proper attention to air and duct sealing, insulation, and energy-efficient windows during construction, the size of an Energy Star home’s heating and cooling equipment can often be smaller than the equipment needed in a home built to the Model Energy Code. Properly-sized, highly-efficient heating and cooling equipment offers:

• Lower utility bills – heating and cooling equipment doesn’t “over-work.”
• Fewer maintenance problems - heating and cooling equipment consistently runs at its optimal level.
• A quieter home – oversized equipment isn’t continually cycling on and off to meet unnecessary heating and cooling demands.

Poor air and duct sealing dictates that typical home heating and cooling equipment is oversized so it can quickly meet the typical home’s heating or cooling demand. This oversized equipment fails to run long enough to reach its most efficient levels. Maintenance problems can result, as the system does not run long enough to properly pull moisture out of the air.

Foremost City’s homebuilders have made a commitment to produce homes that are more comfortable, durable and healthy for the homeowner. Our goal is to provide the best value for the new residents of Stapleton and contribute to a preservation of the quality of life in our community.

Melissa Knott is overseeing the development of Foremost City’s Sustainability Master Plan.

Are you on our mailing list?

If you picked up this copy of The Front Porch from a neighborhood business, church, school or recreation center and would like to receive it by mail, please call (303) 851-5800 to add your name and address to our mailing list. You may also subscribe to this free quarterly publication and keep up to date on the redevelopment of Stapleton by visiting our website at: www.developmentdenver.com
Business and community leaders in the Stapleton area have recognized the effects of activity growth and vehicle use on both the quality of life and economic vitality of the area. To address these issues and to be proactive in developing an array of transportation services, a study was commissioned by the Stapleton Foundation to explore the feasibility of forming a Transportation Management Association (TMA).

The goal of a TMA is to assist employers and residents in developing alternative transportation options beyond the automobile, to mitigate traffic congestion, and improve accessibility to the neighborhoods at Stapleton and around Stapleton. The potential for area-wide traffic congestion exists if stakeholders in the area are not proactive in developing programs that will help to avoid worsening congestion.

A steering committee was formed to assist our consultant Stuart Anderson of UrbanTrans Consultants, Inc. The committee members consisted of current business owners at and around Stapleton, Citrus Advisory Board members, representatives from the Cities of Denver, Aurora, Commerce City, the State of Colorado, DRCOG, RTD, Forest City, SDC and of course our Foundation.

They concluded unanimously that a TMA would be very beneficial to the new and existing businesses and residents at Stapleton, in addition to the businesses and residents that immediately surround the developments at Stapleton. As a result the Foundation has committed to raise $100,000 to fund the first year’s budget for a TMA, which will begin operation in July.

For more information about the TMA, call Beverly Haddon at the Stapleton Foundation (303) 393-7700.

Shelters at bus stops help make bus transportation more commuter friendly

A “TMA” DEBUTS AT STAPLETON THIS SUMMER

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We have asked the Steering Committee to assist us in hiring a director of the TMA in the Spring, because we all want the marketing materials and services to be in place when the first retail establishments open at Quebec Square.

The mission of the TMA is: to work with the public and private sectors to reduce single occupant vehicle travel, improve mobility and to establish sustainable transportation within and around the Stapleton area by creating, supporting and promoting an array of transportation options for commuters, residents, students and tourists.

Some of the services that will be provided through the TMA are as follows:

- Work with RideArrangers to develop commuting options, i.e. carpooling and vanpooling, educational materials on transit services, incentive programs, support programs (i.e. Guaranteed Ride Home), and alternative work schedules/telecommuting.
- Explore options for consolidating and creating shuttle services for the area.
- Offer ride matching assistance by providing rideshare matchlists, “zip code” parties and mail-on-ride proposals.
- Promote alternative TMA facilities like bicycle facilities, showers and clothing lockers, carpool drop off areas, and convenient transit stops with shelters.
- Develop promotional materials for residents and commuters including an Access Guide to Stapleton.
- Solicit funding for demonstration efforts at Stapleton that support the provision of transportation alternatives.

For the first two years, the TMA will be located in the same offices at the Stapleton Foundation, and the Director will report to the Steering Committee. A two-year business plan has been prepared for the TMA which includes goals for membership development (businesses), visibility of the program and trip reductions resulting from services provided by the TMA.

For more information about the TMA, call Beverly Haddon at the Stapleton Foundation (303) 393-7700.

Stapleton will have a network of bike paths to make bicycles a viable alternative for commuters.
Sustainability in Water Resource Management

By John Blanchard, Principal
Matrix Design Group, Inc.

Water resources in the semi-arid Colorado climate are a precious commodity that supports a high quality of life, diverse natural ecosystems, and economic prosperity. Approaches to water management have dramatically changed in Denver during the past decade in the advent of the EPA’s wetlands and non-structural management plans. Today, the combination of limited physical water supplies and the need to support future growth has created a daunting challenge that requires new paradigms encouraging better resource management, conservation, and application of emerging technologies.

The re-development of Stapleton represents one of the most significant opportunities for creating a new vision and launching programs that hold the promise for sustainable use of water resources in 21st Century Denver. The City and County of Denver, stakeholder groups, and planners developed this obligation and adopted many new approaches into the Stapleton Development Plan, known as “The Green Book.”

Today many of the water-related principles included in the “Green Book” are being built as part of the first neighborhoods and businesses. In fact, the innovation of non-structural and sustainable water management strategy is ubiquitously being placed on every road, park, and resource at Stapleton.

Evidence can be found of these approaches. It begins with the Stapleton land plan itself, which established the clustering of the development area. By the clustering of the development area, sprawl has been reduced by reducing areas to be irrigated, reducing natural precipitation over landscaped areas, and designing drought tolerant, low water consumption plantings.

Broader tracts of land in the open space system will be irrigated by natural streams flows within drainageways and augmented with a reclaimed wastewater system being extended to Stapleton by Denver Water. Specific characterization of urban pollutants coming in from individual lots, along streets and sewers to wetlands and ponds constructed along Sand Creek and Westerly Creek is being addressed by the EPA to implement programs to protect and enhance the water quality of the nation’s receiving watersheds. At Stapleton, Sand Creek and Westerly Creek are regulated drainageways requiring treatment of storm water runoff. A comprehensive drainage strategy has been developed to design control measures for storm control and treatment of urban pollutants via a system of Best management Practices (BMP’s). Each watershed and neighborhood has been studied to determine the degree of pollutant loading and to size facilities to remove nutrients, metals, and sediments before discharging to protected waterbodies. A unique treatment train is then provided for each basin extending BMP’s from individual lots, along streets and sewers to wetlands and ponds constructed along Sand Creek and Westerly Creek.

Sustainability in Water Resource Management

Water Conservation and Re-use

All homes and businesses at Stapleton will use water-conserving plumbing adopted by the Denver Water Board and used throughout the metropolitan area. Stapleton exceeds the norms for water conservation objectives, however, by adopting more efficient irrigation practices made possible by the clustering of the development area and the tremendous capital investment needed to accommodate regional drainageways and riparian ecosystems. The density trade-offs make possible extended regional drainageways and riparian ecosystems. The density trade-offs make possible.

The density trade-offs make possible.

The urban environment at Stapleton challenged planners and designers with providing services (BMP’s) that are compact, minimize maintenance, and effective at treating large volumes of water. To respond to these needs, a BMP Design Book has been prepared to illustrate different types of structural and non-structural controls that may be incorporated into Stapleton, including:

- Disconnecting impervious areas to provide maximum infiltration and natural water management practices.
- Utilizing available landscape areas, such as parking lots or streets for bio-wetlands that break down pollutants, and disperse them in root systems.
- Using pocket parks to pre-treat storm water runoff from smaller neighborhoods.
- Institution of non-structural measures such as the use of public education to control outdoor storage, lawn care, street sweeping, and maintenance to limit the amount of urban pollutants coming in contact with storm water.

The re-development of Stapleton represents one of the most significant opportunities for creating a new vision and launching programs that hold the promise for sustainable use of water resources in 21st Century Denver.

If after conditions are met, even at Westerly Creek.

Essentially, the highest density has reduced water use about 40 percent for each household by reducing areas to be irrigated, reducing natural precipitation over landscaped areas, and designing drought tolerant, low water consumption plantings.

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The re-development of Stapleton represents one of the most significant opportunities for creating a new vision and launching programs that hold the promise for sustainable use of water resources in 21st Century Denver.
Reconstructing Nature at Stapleton

By Michelle Leach, Associate EDAW, Inc.

Denver’s heritage as a city established on the prairie landscape signifi-
canes the importance of our connection to nature. As a Denver tradi-
tion we have built our neighborhoods adjacent to public parks and greenways. The redevelopment of Stapleton Internation-
al Airport provides a unique opportunity to build a new community that will re-connect the site to both the city and estab-
lished neighborhoods of Denver and the regional greenways. The first challenge is to con-
sider how its identity will affect primary needs and quality of life for the community. This character must express the value of harmony, cultural diversity and environmen-
tal awareness. The integration of economic and social objec-
tives with the physical development on the for-
er airport property to produce a sustainable com-
munity is the phi-
losophy behind the Stapleton Develop-
ment Plan. Our landscape is an inherently dynamic system where his-
torical events, social conditions, cultural values and economic growth contribute to physi-
cal change that alters environmen-
tal systems.

It is our respon-
sibility to demon-
strate that we can build communities that forge a complementary relationship between people and nature for long-term benefit. The landscape design framework for this vision illustrates a strategy that reflects Colorado’s native and naturalized plant communities, reduces negative impacts on water quality, contributes to urban wildlife habitat, and creates pedestrian friendly and aesthetically pleasing spaces. Urban ecology is the linkage between land, wildlife and people and identifies the specific relationship of the city to the regional land-
scape. The Stapleton Development Plan illus-
trates a network of streetscapes and parks that connect to natural resource areas such as Sand Creek and The Rocky Mountain Arsenal National Wildlife Refuge. This net-
work is a critical artery to the regional land-
scape structure that must retain its ecological integ-
ity. The parkways and parks are public amenity areas that provide habitat sites for urban wildlife and create pedestrian friendly and

...A network of streetscapes and parks that connect to natural resource areas will enhance the quality of life in the new mixed-use neighborhoods now being created at Stapleton.

...It is critical to understand that the selection and diversity of vegetation type is essential to sustain the environment’s health. Wildlife creatures depend on the fruit and nuts for food, and the tree canopy and shrub masses for shelter and nesting sites to produce their young. The carefully selected vegetation also adds to the beauty, seasonal attributes and quality of life in the walkable neighborhoods at Stapleton.

Colorado’s climate stresses the value of water as an indispensable resource. As water becomes scarcer, sustainable design will enable us to appreci-
ate better the real nature of the natural environment and lead to a more intelli-
gent use of available resources. We will incorporate the use of xeriscape planting that is drought tolerant and does not require intensive irriga-
tion and fertiliza-
tion. To produce an effective storm water cleansing system that treats the pollu-
tion collected in our streets after rain-
storms, we will cre-
ate multi–purpose solutions such as deten-
tion basins and water quality ponds that also serve as re-
creational ameni-
ties. These water collection areas are planted with vegeta-
tation that responds to the fluctuation of the water volume they receive and provides excellent habitat for wildlife and pedestrian edu-
cation opportuni-
ties. Education can fos-
ter environmental awareness.

Coloradans understand that a respectful treatment of our environment encourages a sense of ownership, steward-
ship and pride in our communities. Sustainable development con-
tributes to a prosporous economy and in-
turn helps to nurture a healthier society and a higher quality of life for all of the residents of the metropolitan area.

EDAW is designing the park system at Stapleton.
A Master Plan For Stapleton Lighting

“Now, even the stars are an endangered species.” — International Dark Sky Association

By Steve Peterson, Senior Lighting Designer illume: A Vision of M-E Engineers, Inc.

A Stapleton Lighting Master Plan is currently in development to address light quality, light pollution and energy efficiency for public lighting in the new neighborhoods at Stapleton. ME Engineers - illume is leading the effort to develop this plan which includes an important focus on education regarding the quality of light our communities need. This is a great opportunity to create a comprehensive approach to an integrated lighting strategy at Stapleton.

There is more and more evidence that we do not need to have as much light or brightness as we originally thought in order to see clearly and ensure safety in our communities. Past assumptions used as a basis for determining standard lighting needs have been incorrect and have overcompensated for what we really need to see. In the context of lighting and sustainability, pollution and energy efficiency are the primary areas of interest.

Light pollution is a problem of global proportions that is having a continually expanding impact on the quality of our lives, including an inability to enjoy the beauty of a starlit sky. The principal concern, however, is the quality of lighting. Lighting issues such as visibility, safety, security, energy efficiency and a better nighttime environment are solved by good, quality lighting that is effective without causing “light pollution.” The International Dark-Sky Association (IDA) and the Illuminating Engineering Society of North America suggest that light pollution is caused by:

- Glare. Glare is very common in most areas and negatively impacts one’s ability to see during the day and night. Glare harms one’s ability to see clearly.

- Light Trespass. Many lighting applications provide more difficulty than aid, such as unwanted light that bounces into yards, buildings and homes. Good lighting design can provide needed safety and security without polluting the atmosphere.

- Visual Clutter. The environment we live in is cluttered with many things, including light.

- Urban Sky Glow. There is an excessive amount of light that lights the sky above us, rather than an area specifically needing light. Sky glow has prevented the residents of many areas from being able to view the stars; the worst effects are being experienced in urban areas where there are obviously larger concentrations of lighting.

- Wasted Energy. Energy is wasted through disproportionate amounts of lighting, and lighting that is not serving a functional purpose.

- Hidden Lighting. Many lighting applications are actually functioning as “hidden” sources to avoid glare and light trespass. Furthermore, the layout of streetscape and parking lot lighting will be designed to minimize severe shifts from light to dark, creating a safer, more enjoyable environment.

These are solutions to each of these problem areas, such as designing lighting appropriate to a certain use, directing the light down and using controls and dimmers. As we utilize the latest lamp and ballast technology to achieve the appropriate light levels and visual comfort, we will also achieve the most cost-effective approach and greater energy efficiency. At Stapleton, we will provide an effective overall lighting plan to substantially reduce light pollution by using full cut off performance fixtures to direct illumination to the intended areas. Building lighting and landscape lighting will maximize the use of “up lighting.” Where possible, fixtures will be used to avoid light trespassing on other areas. Also, decorative wall fixtures will be permitted for certain streetscapes.

Preventing light pollution

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Stapleton Presentations Available

Neighborhood associations or business and civic groups of any size can receive the latest information about the redevelopment of Stapleton by scheduling a Stapleton presentation. Call Tom Gleason of Forest City Stapleton at (303) 382-1800 to tell us the time and date of your meeting. The length of the presentation can be tailored to the time available on your agenda.

Stapleton Streetscape Pole Fixture

Dark Sky

No light/No glare

90% light

Less than 5% light

No glare

Less than 5% light

No light/No glare

N o l i g h t / N o g l a r e
Forest City is proud of the numerous contracting opportunities we have provided for local woman and minority-owned companies with the redevelopment of Stapleton. We look forward to continuing to partner with woman and minority businesses over the next twenty years to successfully build Denver’s next great community. That’s how we do business, because we’ve all got a stake in this neighborhood!

A New Approach to Lighting

Another principle of sustainable development that will enhance the quality of life in Stapleton’s neighborhoods is a master plan for outdoor lighting that is driven by the concept of “dark skies.” That plan will provide for energy efficient lighting that ensures a safe environment without creating the glare that prevents urban dwellers from enjoying the natural beauty of a starlit sky.

Lifelong Learning

And finally, a commitment to a sustainable future at Stapleton also means a commitment to the quality of education available to our citizens. At Stapleton, we are developing an education master plan that will create an environment that fosters “lifelong learning” for everyone from infants enrolled in early childhood education programs to seniors enjoying their retirement years. The educational environment at Stapleton will offer a range of options for parents, including a Denver Public Schools campus that will open in the fall of 2003 with an elementary school and the Odyssey Charter School.

Visitor Center Tells Story of Sustainable Development

(continued from page 2)

The Stapleton Visitor Center is located at the intersection of Martin Luther King Boulevard and Syracuse Street, where Stapleton’s first homebuilders will also have temporary sales trailers. The center is housed in a 5,000 square foot, clear-span, steel-framed building that is energy efficient and designed to be “de-constructed” for reuse elsewhere on the former airport’s 4,700 acres. The Visitor Center is open daily from 10 a.m. to 6 p.m. Call (303) 355-9600 for more information.

Tim Jackson, Partner
Jackson Construction, Inc.
Founded in 1958, Jackson Construction, Inc. provides Forest City-Stapleton with commercial, industrial and residential construction services, including construction management, concrete, framing and general carpentry.

Phyllis Pendergrass-Egge, President/CEO
Iron Woman Construction and Environmental Services
Iron Woman Construction and Environmental Services, a Native American owned company, provides Forest City-Stapleton with environmental excavation and remediation, professional drilling and trucking hauling services.

James Sato, President/CEO
J. F. Sato and Associates Consulting Engineers
J. F. Sato and Associates provides Forest City-Stapleton with planning, environmental clearance, permitting, engineering, and construction services for projects such as bridges, municipal facilities, wastewater management and transit systems.

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