

THE Front Porch

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A PUBLICATION ABOUT THE REDEVELOPMENT OF

THE FORMER STAPLETON INTERNATIONAL AIRPORT

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, recycling, clean air and the preservation of open space to protect and enhance the



Photo by Steve Larson

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



Drawing by Tony Moore

Above: Artist's rendering of the inside of the new Visitor Center, which will have a video wall that provides a "virtual reality" tour of the first neighborhoods to be built at Stapleton. **Below:** The Visitor Center during its final stages of construction.

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 (continued on page 2)

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FOREST CITY NAMES MORE RETAIL FOR QUEBEC SQUARE

Retailers Lining Up At Stapleton

Borders Books, Just For Feet, Linens N' Things and Office Depot are the latest retailers signing contracts to open stores at Quebec Square on the western edge of the former Stapleton International Airport.

The popular retailers will join Home Depot, Super Wal-Mart and Sam's Club in the 740,000 square foot retail center that will open in the summer of this year at the intersection of 35th Avenue and Quebec Street. These latest

announcements bring the total space leased or purchased at Quebec Square to 562,000 square feet, with additional tenants expected to be under contract and announced in the near future.



"Every week there are new indications that the Stapleton Redevelopment is progressing quickly."
— Mayor Wellington Webb

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."

"Quebec Square is a regional retail center with easy access to interstate highways that include I-70 and I-270, 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

Mr. Lehigh added.

"Every week there are new indications that the Stapleton Redevelopment is progressing quickly," Mayor Webb said. "These respected retail stores will be a welcome addition to the new homes, schools, parks and businesses to be located in this dynamic development."

The pace of the redevelopment of Stapleton has increased dramatically since Forest City took title to its first 270-acre parcel of land in May of last year. With the completion of most of the below grade infrastructure required for Quebec Square, streets and parking lots are being paved and vertical construction of the Home Depot store at the corner of Smith Road and Quebec is now visible.

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 open a 58,000 square foot store in Stapleton's first neighborhood retail center.

"We are proud to bring Colorado's premier grocer to anchor our first town center in the redevelopment of Stapleton," said John S. Lehigh, Chief Operating Officer for Forest City Stapleton, Inc. "North-east Denver's neighborhoods will provide a strong market for the quality service and grocery products that have long been the trademark of the King Soopers name. We are excited that this local grocer will play such a prominent role in our first neighborhood at Stapleton."

"King Soopers is looking forward to opening a store in the most exciting new neighborhood in Denver," added Russ Dispense, President of King Soopers. "At

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."

The new state-of-the-art King Soopers store will feature outstanding fresh perishable



departments, and a complete selection of grocery, gourmet, health and natural foods in addition to a full service pharmacy and on-site fuel center. The store, scheduled to open in June of 2003,

is located in the East 29th Avenue Town Center between Quebec and Syracuse streets on the western edge of the former airport property. The mixed-use, pedestrian-friendly neighborhood town center will house retail shops below two-story rental homes along 29th Avenue as it leads to a two-and-a-half acre town green.

Visitor Center

(continued from page 1) distance of the first neighborhoods and the planned office development adjacent to the former control tower is an 80-acre park that will have a spectacular diversity of trees and landscaping. On its western edge that park has an urban forest, groomed green spaces for recreation and relaxation, and an outdoor gathering place for small concerts. As it approaches the wetlands and wildlife habitat along Westerly Creek, that open space transitions gracefully to native plants and grasses on "wind sculpted hills" reminiscent of the early plains. Linear greenways will tie Stapleton's new neighborhoods to the existing neighborhoods on the perimeter of the former airport property.

Transportation Planning

Of course, no development plan would be truly "sustainable" unless it offered Stapleton's residents and workers a range of transportation alternatives to the single occupant vehicle. Even before the first house is constructed at Stapleton, Forest City has been working with The Stapleton Foundation and the surrounding cities of Denver, Aurora and Commerce City, as well as RTD, the Denver Regional Council *(continued on page 8)*



BUILT GREEN AND BEYOND...

Stapleton homes will be a better buy

By Melissa Knott

Forest 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 homebuyer? It means a home that is more energy efficient, less costly to heat or cool and offers better indoor air quality. It also means a home that is more durable and has reduced water consumption and maintenance costs.



The "Green Book" was written to guide the development of Stapleton.

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 weighted checklist of measures that can be incorporated in the construction of a home. To learn more about the Built Green program, visit www.builtgreen.org

Building America and Energy Star

Several of our homebuilders are voluntarily moving beyond the Built Green requirement for Stapleton homebuilders. John Laing Homes, McStain Neighborhoods, Trimark 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 homeowners. 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.

Tighter Construction

Among the many qualities of Energy Star homes is tight construction, which can improve the energy efficiency, air quality, and comfort of a home by eliminating unwanted drafts. Tighter home construction can offer:

- **Improved comfort** - reduces drafts, noise, and moisture.
- **Improved indoor air quality** - keeps dust, pollen, car exhaust, and insects out of the home.
- **Lower costs** - reduces escape of conditioned air.

There are many penetrations through a typical home's exterior. These occur due

to gaps and holes incurred during framing, and penetrations for wiring, plumbing, and ducts. Sealing the house's envelope, combined with proper ventilation, can reduce energy bills and eliminate unwanted drafts and pollutants.

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 heater 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 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** - as outside noise is reduced by multiple window panes and insulated frames;
- **Reduced fading of curtains, furniture, and flooring** - because up to 98% 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 be 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. Moisture problems can result, as the system does not run long enough to properly pull moisture out of the air.

Forest City's homebuilders have made a commitment to produce homes that are more comfortable, durable and healthy for the homebuyer. 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 Forest 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 call (303) 382-1800 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.stapletondenver.com

A "TMA" DEBUTS AT STAPLETON THIS SUMMER

by Beverly Haddon, CEO
The Stapleton Foundation

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, Citizen Advisory Board members, representatives from the Cities of Denver, Aurora and Commerce City, the State of Colorado, DRCOG, RTD, Forest City, SDG 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.

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 visitors.

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 staff orientations.
- 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.

The goal of a TMA is to assist employers and residents in developing alternative transportation options... to mitigate traffic congestion, and improve accessi-

- Seek funding for demonstration efforts at Stapleton that support the provision of transportation alternatives.



Stapleton will have a network of bike paths to make bicycles a viable alternative for commuters.

For the first two years, the TMA will be located in the same offices as 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.



Shelters at bus stops help make bus transportation more commuter friendly



Incentives for carpools

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 veto of the Two Forks Reservoir project and robust population growth and sprawl across the Front Range. Ostensibly, the combination of limited physical water supplies and the need to support future growth has created a daunting challenge that requires a new paradigm 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 recognized 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 imprint of a more visionary and sustainable water management strategy is ubiquitously being placed on every road, park, and residence at Stapleton.

What evidence can be found of these approaches? It begins with the Stapleton land plan itself, which established the clustering of development that provided for both an economically viable development density and preservation of over 1,100 acres of open space. While higher densities at first glance may seem to create negative impacts, it actually allows for more compact infrastructure development, the potential for significantly reduced water consumption, and better managed regional drainageways and riparian ecosystems. The density trade-offs make possible the tremendous capital investment needed to transform runways and storm sewers into a system of parks and drainage facilities that provide natural habitat, recreation, flood control, and water quality enhancement.

Elsewhere, new residents at Stapleton will see sustainable water practices in the design of roads, alleyways, parks, businesses, and homes. Some elements may be observed in designs, such as the construction of wetlands to purify storm water. In other areas non-



structural approaches that are more management or planning-oriented have been incorporated to achieve the objectives of more efficiently using and protecting water.

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 norm for water conservation objectives, however, by adopting more efficient irrigation practices made possible by the clustering of the development area.



Water quality wetlands will be created at Westerly Creek.

Essentially, the higher densities have reduced water use about 40 percent for each household by reducing areas to be irrigated, redirecting 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 stream flows within drainageways and augmented with a reclaimed wastewater system being extended to Stapleton by Denver Water. Sta-

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.

pleton will be at the vanguard for expanded use of reclaimed water and will house major transmission and storage facilities to support other outlying areas of the City. Use of reclaimed water is desirable because it is rich

in nutrients and, most importantly, enables finite water supplies to be stretched to serve growth throughout the Denver area.

Water Quality Enhancement and Protection

Major cities such as Denver have been mandated by the EPA to implement programs to protect and enhance the water quality of the nation's receiving waterways. 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 erosion 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 sediment before discharging to protected waterways. 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.

The urban environment at Stapleton challenged planners and designers with providing BMP's that are compact, minimize maintenance, and effective at treating large volumes of water. To respond to these needs, a BMP Pattern 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 irrigation on individual development parcels.
- Utilizing available landscape areas, such as parking lot medians or edges along alleyways, for bio-swales that break down pollutants and dissipate 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.

Matrix Design Group, Inc. is a Forest City consultant

Reconstructing Nature at Stapleton

By Michelle Leach, Associate
EDAW, Inc.

Denver's heritage as a city established on the prairie landscape signifies the importance of our connection to nature. As a Denver tradition we have built our neighborhoods adjacent to public parks and greenways.

The redevelopment of Stapleton International Airport provides a unique opportunity to build a new community that will re-connect this site to both the city and established neighborhoods of Denver and the regional greenways. The first challenge is to consider how its identity will affect primary needs and quality of life for the community. This character must express the value of history, cultural diversity and environmental awareness. The integration of economic and social objectives with the physical development on the former airport property to produce a sustainable community is the philosophy behind the Stapleton Development Plan. Our landscape is an inherently dynamic system where historical events, social conditions, cultural values and economic growth contribute to physical change that alters environmental systems.

It is our responsibility to demonstrate that we can build environments 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 landscape. The Stapleton Development Plan illustrates 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 network is a critical artery to the regional landscape structure that must retain its ecological integrity. The parkways and parks are public amenity areas that provide habitat sites for

vegetation. 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. This 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 appreciate better the real nature of the natural environment and lead to a more intelligent use of available resources. We will incorporate the use of xeriscape planting that is drought tolerant and does not require intensive irrigation and fertilization. To produce an effective storm water cleansing system that treats the pollution collected in our streets after rainstorms, we will create multi-purpose solutions such as detention basins and water quality ponds that also serve as recreational amenities. These water collection areas are planted with vegetation that responds to the fluctuation of the water volume they receive and provides excellent habitat for wildlife and pedestrian education opportunities. Education can foster environmental awareness.

Coloradans understand that a respectful treatment of our environment encourages a sense of ownership, stewardship and pride in our

communities. Sustainable development contributes to a prosperous 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 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.

urban wildlife and physical circulation connections to preserve areas where natural vegetated plant communities support regional ecology. The streetscapes of the new neighborhoods at Stapleton will generate a grid pattern of street trees over those neighborhoods creating an extensive mass of canopy

A Master Plan For Stapleton Lighting

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

By Steve Peterson,
Senior Lighting Designer
*illum: 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 - illum 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 over compensated 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:

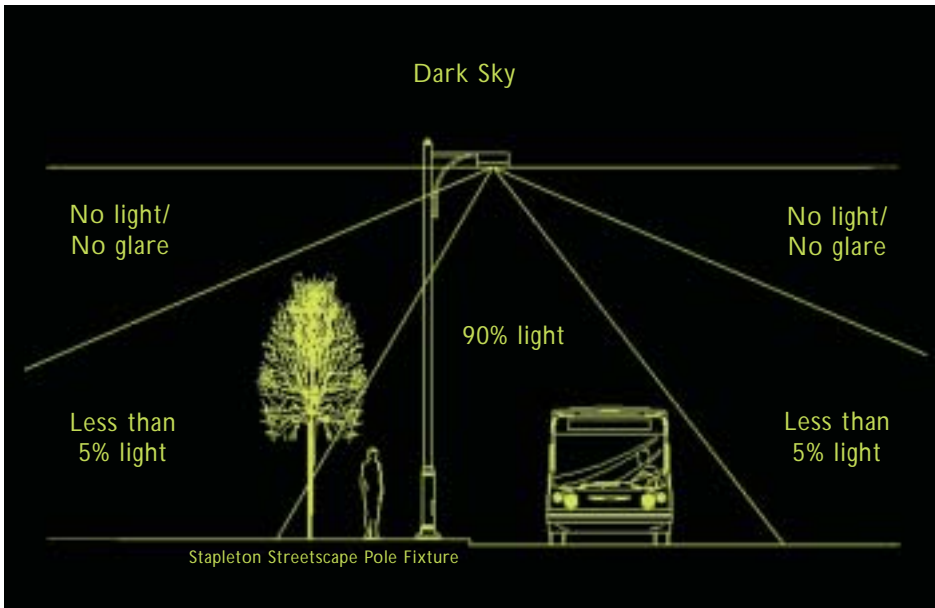
- **Glare.** Glare is very common in most areas and negatively impacts one’s ability to see during the day and night. Glare

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

There 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 minimize 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



Preventing light pollution

needing light. Sky glow has prevented the residents of many areas from being able to view the stars; the worst effects 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.

esthetics and will be supplemented with “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.

illum: A Vision of M-E Engineers, Inc. is a Forest City consultant designing the lighting master plan for Stapleton.

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.



“We’ve all got a stake in this neighborhood.”

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!



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 Egan,
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 Assoc. 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.

Stapleton. Where Denver is Moving Next.

www.StapletonDenver.com

Visitor Center Tells Story of Sustainable Development

(continued from page 2) of Governments and area employers to create a Transportation Management Association (TMA). The TMA will coordinate all available resources to promote carpooling, public transportation, flex scheduling and a host of other measures to help reduce reliance on single occupant vehicles.

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.

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 re-use 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.