

THE Front Porch

DENVER, CO

SPRING 2002



A PUBLICATION ABOUT THE REDEVELOPMENT OF

THE FORMER STAPLETON INTERNATIONAL AIRPORT

SPRING BRINGS NEW HOMES TO STAPLETON

First Residents to Move in by June



Photo by Steve Larson

The seven home builders Forest City selected to create the first neighborhood at Stapleton have received such an enthusiastic response from buyers that they have resorted to lotteries to meet a demand that exceeds the number of lots available in the initial phase of residential development at the former airport.

"We've had a tremendous response so far, and it has certainly exceeded everyone's expectations," said Denise Gammon, Forest City Stapleton's Vice President of Residential Development. "Due to the significant demand, we are anticipating the first neighborhood to be sold out by the end of this year. As a result, builders are already pushing to accelerate our delivery of lots for the next neighborhood."

Forest City's redevelopment of Stapleton will ultimately include 12,000 homes and apartments, 13 million square feet of office and retail development and more than 1,100 acres of new parks and open space. The design for the pedestrian-friendly neighborhoods now under construction at Stapleton has won acclaim from the United Nations Conference On Sustainable Development for its thoughtful approach to "smart growth" that protects the quality of Colorado's environment. Forest City is requiring every home at Stapleton to meet or exceed the "Built Green" standards established by the Home Builders Association of Metro Denver.

Stapleton's first neighborhood will have a wide variety of attached and

detached single family housing types that include flats, town homes, row homes, garden courts, village and cottage homes. The pricing of those homes starts from the mid \$100,000s and goes to over \$600,000. At the heart of the first neighborhood is 200,000 square feet of retail in the 29th Avenue Town Center, much of which will be centered around a pedestrian-friendly environment that includes a two-and-a-half acre town green.

The builders chosen for the first neighborhood at Stapleton are McStain Neighborhoods, John Laing Homes, Parkwood Homes, New Town Builders, Wonderland Homes, KB Home and Trimark Communities. The first residents of Stapleton will begin moving in this summer.

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Minority &
Women-Owned
Businesses Redeveloping
Stapleton Page 3



Neighboring
Fitzsimons
Development
Page 4



Special Stapleton
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A CLOSER LOOK...

Stapleton's Residential Construction



A diversity of homes characterizes the neighborhoods at Stapleton.

Photo by Steve Larson

WORKSHOPS ON "BUILT GREEN" STANDARDS GUIDE STAPLETON BUILDERS

By Melissa Knott

At Stapleton, there is a residential requirement that all of the home builders will produce homes that meet or exceed the Built Green standards of the Home Builders Association of Metro Denver. This commitment to sustainability means that the homes at Stapleton will be more durable, comfortable, energy efficient and have healthier indoor air quality.

"Built Green" standards mean the homes at Stapleton will be more durable, comfortable, energy efficient and have healthier indoor air quality.

The Department of Energy's Building America program has been providing valuable support to the home builders at Stapleton over the last year via classroom sessions and plan reviews so that the builders have every opportunity to have help in meeting and/or exceeding the Built Green requirement. This spring, the Building America support program for

the home builders and their subcontractors working at Stapleton is moving to our construction site. Over a 3-4 month period, the Building America program will work with the Stapleton home builders and their subcontractors to address such issues as foundations, framing techniques, flashing to prevent water intrusion, HVAC practices and equipment sizing. Other discussions will include duct layout, insulation, and practices to promote air-tight buildings. All of the work with the home builders is designed to produce more energy efficient and healthier housing.



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75 Minority and Women-owned Companies Redeveloping Stapleton

By Landri Taylor,
Vice President,
Forest City Stapleton, Inc.

Diversity

When the citizens of Denver sat down in the early 1990s to create a plan for the redevelopment of Stapleton, one word kept surfacing more than almost any other — “diversity.” Diversity in uses.

Diversity in architecture.

And, perhaps most importantly, diversity in opportunities for people of all races and economic backgrounds throughout our community.

\$4 million in MWBE Professional services

As the master developer for Stapleton, Forest City believes in the Stapleton Development Plan and its vision of a diversity of opportunities at Stapleton. As a matter of fact, we believe in that vision so strongly that even before we made our first purchase of land at the former Stapleton in May of last year, we had already conducted more than \$1 million in business with more than twenty minority and women-owned companies (M/WBE) to prepare for our redevelopment of the airport. Those M/WBE companies provided us with an array of contract services in legal affairs, environmental analysis, landscaping, public relations, finance, communications, printing, janitorial, catering and security. Since that time, Forest City has added more than \$3 million in additional contracts with seven minority engineering or architectural companies, bringing our current spending in this category of professional or contract services provided by M/WBE businesses to more than \$4 million.

\$7 million in MWBE construction contracts

Today, the redevelopment of Stapleton is underway with a number of different activities happening at once. For example, Forest City is managing the Park Creek Metropolitan District’s creation of the first phases of the infrastructure (streets, sewers, landscaping and utilities) that is projected to be built at Stapleton over the next fifteen to twenty years. As of the end of February (less than one year into that construction), 18 minority or women-owned business enterprise contractors have already received over \$7.2 million (22%) of the total Park Creek contract dollars committed to date. As of March, 210 of the 352 employees (59%) working on that infrastructure are women or minorities.



Landri Taylor,
Vice President,
Forest City
Stapleton

Retail construction

At our Quebec Square Regional Retail Center, Home Depot, Wal-Mart, and Sam’s Club are responsible for their own construction on land purchased from our company. The contractor building those three stores, Colorado Structures, Inc., has also embraced the principle of diversity. Colorado Structures reports that 24% of the work on the Home Depot, 35% of the work on Wal-Mart and 41% of the work on Sam’s Club involves minority (MBE),

roofing. In that same neighborhood, three minority builders assisted by Forest City will start construction later this year on multi-family housing that will be part of the 12,000 homes and apartments to be constructed at Stapleton over the next fifteen years.

Business ownership

Forest City is also committed to business ownership opportunities at Stapleton for minorities and women. We have entered into negotiations or signed contracts with 14 minority or women-owned retail businesses that have expressed an interest in occupying space at Quebec Square or our 29th Avenue Town Center, which is the first of five neighborhood retail centers planned on the former Stapleton. Once all contracts are finalized, announcements will be made for tenants coming either to Quebec Square or to that first town center, which will be under construction later this summer and scheduled to open in mid 2003.

Diversity in staff

Forest City Stapleton is also committed to diversity in the composition of our staff. Seventy-four percent of our staff is comprised of women, and 29% are people of color. Our vice presidents of legal affairs, community relations, residential development and our director of housing initiatives, as well as the manager and assistant manager of our Visitor Center, are positions held either by women or people of color.

In less than a year of a redevelopment that will be underway for the next fifteen to twenty years, 75 minority or women-owned companies have already been involved in some aspect of the redevelopment of the former Stapleton, representing more than \$17 million in work. Each day, we look for more opportunities to expand that participation even farther. For example, we have begun linking Mayor Wellington Webb’s Office of Workforce Development, which has a new office across the street from the former airport, with new employers coming to Stapleton to ensure that employment and training opportunities are maximized throughout the fifteen to twenty years it will take to redevelop Stapleton to its full potential.

Together, we are all working to ensure that “Denver’s Next Great Neighborhoods” reflect the diversity that has always made our city one of the nation’s most desirable places to live.

(Editor’s note: For a list of the minority and women-owned companies involved with the redevelopment of Stapleton, please visit the Forest City Stapleton website at www.stapletondenver.com or call Forest City at 303-382-1800.)



Photo by Steve Larson

women-owned (WBE) and small business enterprises (SBE). Forest City estimates that those percentages represent approximately \$4.1 million for the minority and women-owned companies working on those projects.

In addition, on the construction of the remaining commercial spaces and the site work Forest City is building at Quebec Square, we have awarded an additional \$2.5 million (24% of the \$10.6 million in contract dollars) to M/WBE companies.

Home builders include M/WBE subcontractors

Elsewhere at Stapleton, homes are springing out of the ground on what was once the old east-west runway. Assisting the seven builders we chose to construct Stapleton’s first residential neighborhood will be 13 minority or women-owned companies that will serve as subcontractors providing services that include countertops, porches/decking, drains and waterproofing, electrical, final preparation, flatwork, framework, steel, stairs, HVAC, landscaping, lawn care, masonry, plumbing and

OUR NEIGHBOR TO THE EAST: THE NEW FITZSIMONS



A "life sciences city" takes shape

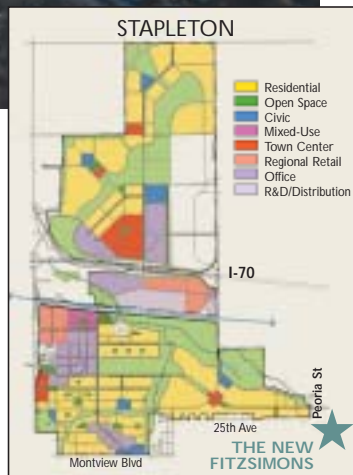
With a capital cost of \$4.3 billion, Fitzsimons is the largest medical-related redevelopment project in the nation. And, what greater investment can society make than to advance the knowledge, technologies and delivery of health care for the citizens of Colorado and the world?

Editor's Note: This article describes the new Fitzsimons, much of which is within walking distance of the mixed-use residential neighborhoods planned for southeastern Stapleton.

- 1 The Anschutz Centers for Advanced Medicine and Rocky Mountain Lions Eye Institute form the outpatient clinical complex of University of Colorado Hospital, completed in 2001.
- 2 A 12-story inpatient tower for University of Colorado Hospital, now in construction, will open its first phase in early 2004. Efforts also are under way to co-locate inpatient and outpatient services for the Department of Veterans Affairs Medical Center on the site.
- 3 The two-building Phase I Research Complex will add 600,000 square feet of basic-science laboratory space by mid 2004, doubling the research capacity of the University of Colorado Health Sciences Center. Project cost is \$216 million. The University of Colorado Health Sciences Center is among the nation's Top 10 public-institution recipients of funding from the National Institutes of Health.
- 4 The State of Colorado Veterans Nursing Home will open in mid 2002 on a park-like 22-acre site provided by the Fitzsimons Redevelopment

- Authority. This \$26.6 million facility is the first located in the Aurora/Denver metro area. It will serve the veterans population with a 180-bed skilled nursing component, adult day care, and a special unit for dementia and Alzheimer's disorders. The facility was designed to have a noninstitutional, residential character.
- 5 The Phase I area of Colorado Bioscience Park Aurora is anchored by the Bioscience Park Center, completed in October 2000. This university-affiliated research park can accommodate up to four million square feet of R&D activity.
- 6 One million square feet of development is planned for Fitzsimons Commons, a 30-acre zone in the center of the site. The Commons will contain the medical library, bookstore, student center, 600 units of mid-rise residential rental housing, restaurants, convenience commercial and a light rail station.
- 7 A new Xcel Energy electrical substation with an eventual capacity of 100 megawatts was completed in 2001, in time to serve the rapidly growing clinical and research presence at Fitzsimons.
- 8 Renovation of 80 percent of the historic Fitzsimons Hospital was completed in 1999 at a cost of \$20 million.

- The building now houses administrative offices for the University of Colorado Health Sciences Center and University of Colorado Hospital.
- 9 The new Central Utility Plant was designed to have a noninstitutional, residential character. The building now houses administrative offices for the University of Colorado Health Sciences Center and University of Colorado Hospital.
- 10 The Nighthorse Campbell Native Health Building, to be completed by the end of 2002, offers the latest in telemedicine systems to provide specialized treatment to Native American populations at remote sites, in addition to serving rural Colorado and the region.
- 11 Construction for The Children's Hospital is scheduled to begin during 2003 and be completed by 2006. The hospital will build 900,000 square feet of clinical, research and administrative space on 37 acres at an estimated cost of \$400 million.
- 12 A 25-acre tract of land at the southeast corner of Fitzsimons has been master planned for hotel, conference center and office uses. The site is adjacent to Interstate 225 and is directly served by the Colfax Avenue interchange. It also will have one of the two Fitzsimons light rail stations.



- 13 Generals Park, with its historic Guard Houses and pond, is now part of the City of Aurora parks system. It is a popular recreation amenity at Fitzsimons, utilized for picnics and outdoor group social activities.
- 14 Fitzsimons Golf Course, now upgraded from its Army days and open to the general public, is one of many recreational amenities at Fitzsimons. The Fitzsimons Redevelopment Plan calls for the Golf Course to eventually become part of the bioscience park.
- 15 The Sand Creek Regional Greenway and Sand Creek Parkway will form Fitzsimons' northern boundary. The greenway and parkway directly link Fitzsimons to the adjacent Stapleton Redevelopment, where 12,000 homes will be built during the course of the next 15 years on the site of Denver's former airport.

Article and photograph compliments of the Fitzsimons Redevelopment Authority.

STAPLETON. A TIMELINE.

1929 DENVER MUNICIPAL AIRPORT

Called the “Union Station of the Air,” and heralded as the most modern facility in the country, the Denver Municipal Airport was constructed by the City of Denver. Many saw the building of the airport as a way of insuring Denver’s future growth and prosperity.

1950 THE JET AGE 1950s - 1980s

By the late 1950s, the jet age was a reality and the need to expand the facilities and runways became a necessity. Additional land was acquired from the Rocky Mountain Arsenal. In 1964, the airport’s name was officially changed to Stapleton International Airport. By 1985, the airport had grown to 4,700 acres.

1987 DENVER INTERNATIONAL AIRPORT IS BORN

In 1987, the Colorado General Assembly authorized voters to decide whether a parcel of land in Adams County could be annexed to the City and County of Denver for a new airport site. In 1988, voters approved the annexation and Denver voters endorsed the plan in the May 1989 election.

1990 CREATING THE STAPLETON REDEVELOPMENT FOUNDATION

In 1990, a group of civic and business leaders created the Stapleton Redevelopment Foundation. Financed by private philanthropy, this non-profit group was formed as a civic vehicle to work in partnership with the City administration. In 1993, Denver entered into a partnership agreement with the Foundation.

1995 STAPLETON PLAN ADOPTED – AIRPORT CLOSES

In 1995, after an extensive community outreach effort, the Foundation produced the Stapleton Development Plan, known as the “Green Book.” This document established the framework for redeveloping Stapleton. The Denver City Council adopted the Stapleton Development Plan. After 66 years, Stapleton International Airport closes.

1999 FOREST CITY SELECTED MASTER DEVELOPER

Through 1999 and 2000, Forest City worked with the City of Denver, the Stapleton Development Corporation, the Stapleton Citizens Advisory Board, the Stapleton Foundation and the Denver community, as well as scores of design, financial, and legal experts to make the Stapleton “Green Book” become a reality.

2001 STAPLETON CONSTRUCTION BEGINS

In the spring, Forest City purchases the first Stapleton land from the City and begins construction of streets and utilities. By fall, construction begins on the Visitor Center, model homes and the Quebec Square Retail Center.

2002 STAPLETON VISITOR CENTER & MODELS OPEN

The New Year sees the opening of the Stapleton Visitor Center. By spring, Stapleton’s first model homes open. Summertime finds the Quebec Square regional retail center opening and construction beginning on the East 29th Avenue Town Center and Town Green Apartments. The summer also finds the first residents calling Stapleton home. By year-end, Stapleton is well on its way to becoming Denver’s next great neighborhoods.

2003 A YEAR OF FIRSTS

This summer sees the opening of our first Town Center. East 29th Avenue Town Center, with 175,000 square feet of retail shops, grocery store, health club, drug store and two banks, is slated for September. In addition, a new Denver Public Schools’ campus, shared by an elementary school and Odyssey Charter, will welcome its first students. And new residents will continue to move in – meeting new neighbors and building a community at Stapleton.



THE STAPLETON VISION

THE STAPLETON DEVELOPMENT PLAN

A development of the magnitude and importance of Stapleton calls for a clear vision that reflects the values of the community as well as state-of-the-art planning and design. Beginning in 1989, with the decision to build the new Denver International Airport, a group of civic and community leaders began planning the future of the Stapleton property. In 1995, they published the Stapleton Development Plan, more affectionately known as "The Green Book". This document identifies a set of principles to guide the development. These principles address economic, environmental, and social objectives, as well as the physical design of the community and methods to manage and implement development over time.

"The Stapleton site will be a network of urban villages, employment centers and significant open spaces, all linked by the commitment to the protection of natural resources and the development of natural resources." — 1995 Stapleton Development Plan.

PARKS & OPEN SPACES

Parks and open space define many of Denver's great neighborhoods. Washington Park, Cheesman Park, Congress Park, City Park and many others are grand public spaces that are part of Denver's legacy. Stapleton will build on that tradition devoting nearly 30% of its 4,700 acres to parks and open space, increasing the size of the Denver Park system by more than 25%.

The centerpiece of Stapleton's 1,116-acre regional park system will be the 80-acre "Central Park," nearly the size of Denver's Washington Park. Bikeways and paths, similar to those found along Denver's Cherry Creek will grace Stapleton's Sand Creek and Westerly Creek Greenways. On Stapleton's north border, the community's extensive bike and trail system will link into the 17,000-acre Rocky Mountain Arsenal National Wildlife Refuge.

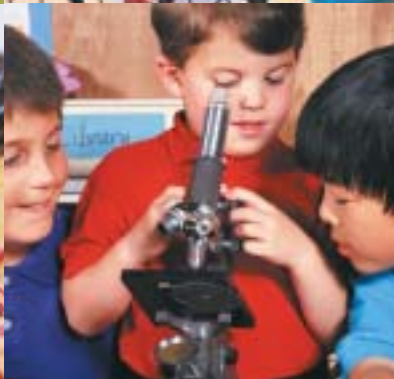
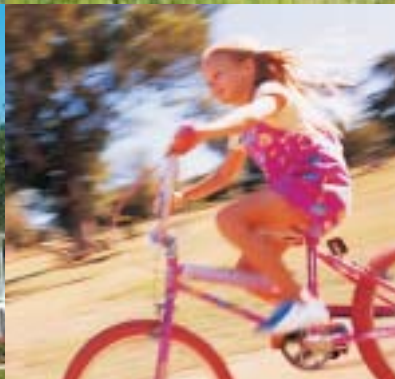
EDUCATION

The Stapleton Development Plan calls for an important focus on education with a goal of creating a community in which "Lifelong Learning" becomes an integral and valued component of Stapleton's new neighborhoods. Stapleton schools will be as diverse as its residents with new neighborhood based Denver Public Schools (DPS) living in harmony with charter, private, vocational and online learning opportunities. Current plans call for at least four elementary schools, two middle schools and a high school as well as a number of early childhood learning facilities.

Stapleton's first elementary school, scheduled to break ground in spring 2002 and open in August 2003, will be an innovative campus with a 350-student DPS elementary school (K-5) sharing common facilities and play areas with the 220-student Odyssey Charter School (K-8), an expeditionary learning school modeled after Outward Bound.

LIVING AT STAPLETON

Stapleton will become Denver's next great neighborhoods. Tree-lined streets, parks and traditional architecture grace communities that are beautiful, walkable and wired for the technology of the 21st century. Stapleton features a diverse and distinctive collection of homes and apartments, many less than a ten-minute stroll from shops, schools, offices and parks. Singles to seniors, first-time buyers and empty nesters – all will find a lifestyle to fit their tastes and needs. Over the next 15 years, Stapleton's planned 12,000 homes and apartments will create exciting residential opportunities for more than 30,000 residents. New homes priced from the mid \$100s to the mid \$400s. Visitor Center and sales court are now open. Models open May 2002 with apartments available in 2003.





SHOPPING AT STAPLETON

Take a walk down Main Street! At Stapleton, many homes and offices are within a ten-minute walk from one of five planned town centers. Each town center offers a town green and a main street of two- to four-story buildings, with ground-floor retail shops and restaurants. Upper floors will be residential flats, townhomes, live/work lofts and offices. **East 29th Avenue**, Stapleton's first town center, will feature a full-service King Soopers grocery store along with stores and restaurants providing coffee, dry cleaning, ice cream, banking and more. Over two million square feet of regional shopping centers are planned with the first, **Quebec Square regional retail center**, opening in summer 2002 with a Home Depot, Super Wal-Mart and Sam's Club, Vectra Bank, Borders Books, Office Depot, Linens 'N Things and Just For Feet.

SUSTAINABILITY AND THE ENVIRONMENT

Sustainability is the management of natural, economic and social systems in a manner that enhances quality of life yet does not diminish the ability of future generations to meet their needs. Stapleton is grounded on the principles of sustainability. Energy efficiency, recycling, building materials, landscaping, water, and indoor air quality as well as diversity of housing, and public transportation opportunities are all priority concerns. The integration of these considerations into the physical design of Stapleton is setting the community apart. All homes are required to meet or exceed the standards of the "Built Green" program of the Home Builders Association of Metro Denver. Stapleton will be the largest Built Green community in the nation.

WORKING AT STAPLETON

Proximity. Variety. Technology. Stapleton is the ideal spot to relocate your business. Ten minutes to Downtown Denver and 20 minutes to Denver International Airport. Twelve thousand diversely priced homes and apartments. Three million square feet of retail space and two square miles of parks let you walk to lunch. Ten million square feet of planned office space – from the quaint village setting of Town Square, to the premier image and views of the 12-story One Tower Center, to the more individualized settings of the small office pads – a wide range of choices. Our Telecommunication Master Plan ensures a wired future for your business. And with Stapleton in Denver's Urban Enterprise Zone, we can offer significant tax incentives.

TECHNOLOGY AT STAPLETON

The Stapleton Technology Master Plan provides for the three important components of an integrated community telecommunication plan: home wiring, service providers and a community network. Stapleton residential wiring guidelines ensure high capacity, high-quality home telephone, video and data wiring systems for every home, for today and the future. Two service providers – AT&T Broadband and Qwest Communications – will provide a complete array of telecommunication services. StapletonOnline.com, our intranet site, will connect the entire community, providing Stapleton residents and workers with lifetime learning and a closer, more convenient network with forums, newsgroups, community calendars, chats and updates that focus on life at Stapleton.

LIVING AT STAPLETON.

Urban living just east of Downtown Denver.
Homes, Townhomes, and Flats from the \$150s to over \$400,000.
Models open May 2002.



McStain Neighborhoods
2 & 3 bedroom Row homes starting from the mid \$200s
303-399-9799



Trimark Communities
2 & 3 bedroom Flats and Townhomes combined in a large Mansion home starting from the mid \$100s
303-320-4847



KB Home
2 & 3 bedroom Gallery Series homes starting from the mid \$200s
888-KB HOMES



John Laing Homes
3 & 4 bedroom homes starting from the low \$300s
303-316-0873



McStain Neighborhoods
3 & 4 bedroom homes starting from the mid \$300s
303-399-9799



KB Home
2 & 3 bedroom Coach House Series homes starting from the low \$200s
888-KB HOMES



Wonderland Homes
2 & 3 bedroom Garden Court homes starting from the mid \$200s
303-393-9099



Parkwood Homes
3 & 4 bedroom homes starting from the high \$200s
303-320-4938



New Town Builders
2 & 3 bedroom homes starting from the mid \$200s
720-941-0359

VISITOR CENTER AND SALES COURT NOW OPEN.

Preview Stapleton and meet the home builders at our dramatic new Visitor Center.
Located 5 miles east of Downtown at Syracuse St. and Martin Luther King Blvd.
Open daily 10am – 6pm. 303-355-9600.



THE ARCHITECTURE OF THE STAPLETON VISITOR CENTER

by Alan Brown, Principal
Alan Eban Brown, AIA

The Stapleton Visitor Center project was initiated by Forest City Stapleton in early 2001 to serve as a temporary, quickly erected, marketing and sales pavilion that would reflect principles of design and sustainability as seen in Denver's diverse, pedestrian-friendly, mixed-use, urban neighborhoods. The Center was constructed by Mortenson Construction Company in a fast-paced, 3-month construction period with a completion in early January of this year.

The design for the Stapleton Visitor Center underwent two separate review processes. After creation of the design and construction documents, there were considerable City planning, zoning, utility and building reviews given the uniqueness of the project. An adjunct to the City review process was a Stapleton Development review by the Citizen's Advisory Board (CAB) and the Design Review Committee. Chaired by John Rogers and Mark Johnson, the Design Review Committee recognized that this unusual building type didn't easily fit the neo-traditional residential and business design guides it is the Committee's charge to uphold. They encouraged the design team to expand on its temporary building approach and increase the construction budget.

Site Concept

The Visitor Center's location had to be easy to find, highly visible, and out of the way of construction activities. The design team favored siting scenarios where existing mature landscaping could be preserved to enhance the necessarily economical building. An open pavilion-in-the-park concept emerged as the guiding site principle.

After a study of alternative sites, the southeast corner of Martin Luther King Boulevard and Syracuse Street (the former location of Stapleton's A-Plus Concourse drop-off area) was selected. The site offered cost-effective street access, utility network and drainage solutions. The building mass was nestled into existing trees on high ground with a view out over the construction of Stapleton's first residential neighborhood and within prominent sight of visitors approaching on Martin Luther King Boulevard. Outside the Visitor Center is a park-like "festival garden" where seasonal outdoor activities will be encouraged. Many signature details that will ultimately distinguish Stapleton... special park benches, pedestrian lights, signage and native and drought-resistant plantings... will appear for the first time at the Visitor Center.

Building Concept

Initial Visitor Center designs studied trailers, tents and metal buildings that comprised the full range of low cost, temporary structures. A clear-span metal building approach was favored, as the design could then evolve into a tall, modern, open, light-filled, flexible exhibition space. This fresh new pavilion space



Stapleton Visitor Center at the opening night reception in January 2002.

could make a favorable first impression that would be welcoming and comfortable for guests. Cost was a constant design issue in what became a straightforward rectangular plan. Simple "constructability" and honesty about methods and materials was the focus, whether designing foundations, floor slab, exterior structure, building walls, and roof materials or selecting exterior and interior finishes. Working closely with design-build subcontractors, the basic building components became the finishes.

Interior Concept

Base building components such as the structural steel frame, wall panels, and metal HVAC ductwork articulate a lively interior environment. Toilets, kitchen, storage and meeting rooms, are tucked away from view. The main interior exhibition space

accommodates public education activities, Stapleton marketing, and residential-office-retail-industrial sales. Detailed displays and multi-media presentations tell prospective residents and businesses "The Stapleton Story."

Sustainability Features

Several low cost examples of the Stapleton Development Plan's commitment to sustainability are incorporated into the new Visitor Center. The site design reuses existing trees and streets. The bolt-together building structure is moveable and many other construction components are reusable. The existing building layout is extremely versatile, allowing for several possible reuse scenarios should marketing and sales functions be relocated. A seamless fit with existing site conditions and adjacent phases of development gives Forest City several future options at the corner of MLK and Syracuse.

The Center's exterior walls and roof utilize a Structural Insulated Panel System (SIPS), an innovative 24' high building panel that is super-insulating, easy to erect, and provides a unique wood finish that distinguishes the pavilion interior. The cement board exterior finish was designed to economically and boldly pattern the four flat building facades. The 4'-8" square windows are double pane, low "e" glass panels that reduce heat loss or heat gain. A light-colored roof membrane reduces the air-conditioning load. Daylight from high windows eliminates most daytime artificial lighting while exterior awnings provide shading from the harsh afternoon sun. The rooftop HVAC unit and sealed ductwork are highly efficient. Exterior siding, structural steel, wall panels, metal studs, drywall, carpet, doors and concrete have recycled

material content. Low VOC paints, sealants and carpet improve indoor air quality.

The simple boldness of siting, modern form, and articulation of the Stapleton Visitor Center communicates a message beyond its actual structure. The building is like a sign introducing the first concrete examples of a fresh, open, contemporary, people-friendly Stapleton development that is an efficient use of material resources. As a symbol of the new development to come, it is hoped that the Stapleton Visitor Center design approach will encourage an open public dialogue about future architecture and community in northeast Denver.

Alan Brown is the Stapleton Visitor Center's architect and co-author of The Stapleton Development Plan (The "Green Book"). He directed the design of Denver International Airport and produced the innovative design of the temporary building at Stapleton utilized by the DPS Odyssey Charter School.

Vectra Bank to Open at Quebec Square

Forest City Stapleton recently announced that Vectra Bank will open an 8,000-

square-foot, stand-alone bank branch at Quebec Square, the new regional retail center that will open in mid summer of this year at Stapleton.

"Coloradans living in communities across our state know that Vectra Bank is a full service institution that places the highest priority on customer service," said John Lehigh, Chief Operating Officer for Forest City Stapleton, Inc. "We look forward to the day that Vectra Bank opens its doors at Quebec Square to the residents and businesses located at Stapleton and in the surrounding neighborhoods."

"Vectra's focus is on growing with the communities we serve, including Denver. Stapleton gives us a strategic opportunity to build with Stapleton's businesses and residents as they forge a new community in northeast Denver," said Bruce Alexander, President and CEO of Vectra Bank Colorado, a statewide banking network of more than 55 branches. "We will be active participants in the Stapleton community and strive to work not only with the growing business community at Stapleton and along the I-70 corridor, but with the families and individuals who will make Stapleton their home," said Alexander.

Vectra Bank is scheduled to open in the spring of 2003 in the regional retail center at the corner of Smith Road and Quebec Street anchored by Home Depot, Sam's Club, and Super Wal-Mart. Also located at Quebec Square will be Linens N' Things, Office Depot, Just for Feet, and Borders Books.



Vectra Bank Colorado is a full-service financial institution that offers Colorado businesses and

consumers a complete range of products and services, including banking, mortgages, personal trust and private banking, investments, leasing, real estate financing, cor-

porate banking and cash management.

Serving more than 30 Colorado communities through greater than 55 locations across the state, Vectra Bank Colorado is Colorado's fifth largest bank. With total assets of \$2.6 billion and more than 1,000 employees, Vectra Bank Colorado promises customers, "You do life. We'll do the banking." The bank's website address is www.vectrabank.com.

STAPLETON FOUNDERS HONORED

In a recent reception at the Stapleton Visitor Center, The Stapleton Foundation and Forest City honored the foundations and businesses that raised more than \$4 million in private funds in 1989 and the early 1990s to create the Stapleton Development Plan, the widely acclaimed blueprint that serves as the master plan for the redevelopment of Stapleton.



Left to right: Albert Ratner and John Lehigh of Forest City and Sam Gary of the Piton Foundation salute the Stapleton Founders.

Albert Ratner, co-chairman of the Board of Directors of Forest City Enterprises, referred to the group of funders as "Stapleton Founders" as he unveiled a special plaque that will be placed in the Stapleton Visitor Center acknowledging their outstanding contributions to their community.

Receiving special recognition for the role they played in creating the vision for Stapleton were the following businesses and foundations:

Bank One Colorado, Daniels Fund, Boettcher Foundation, US Bank, Adolph Coors Foundation, CRL Associates, The Denver Foundation, Eileen Byrne Associates, El Pomar Foundation, Fairfield and Woods, Gates Family Foundation, Gary Williams Energy, GBSM and Stifel Nicolaus Hanifen Imhoff.

Also, The Haddon Foundation, Hogan & Hartson, Holme Roberts and Owen, George K. Baum, Wells Fargo West, XCEL, Taurus Foundation, QWEST, Piton Foundation, Denver Metro Chamber of Commerce, and the Board of the Stapleton Redevelopment Foundation.

In making the presentations, Beverly Haddon, Chief Executive Officer of the Stapleton Foundation, also gave special tribute to Denver Mayor Wellington E. Webb, the Denver City Council, and the citizens of Denver for making the redevelopment of Stapleton possible.

Sand Creek Trail to "Punch Through" Stapleton

The Sand Creek Regional Greenway is inviting bicyclists, pedestrians and horseback riders of all ages to attend a 10 a.m.

news conference on Saturday, June 8th on the Sand Creek Trail at Stapleton celebrating the opening of the trail across the length of the former airport property.

The opening of the four miles of the Sand Creek Trail that traverses Stapleton represents the last link of the thirteen mile Sand Creek Regional Greenway that



SAND CREEK REGIONAL GREENWAY
Wilderness In the City

extends from the High Line Canal on the southeast to the confluence with the Central Platte Valley on the northwest. The Greenway trail is part of a circuit of 50 miles of off-street trails that encircle the Metropolitan Denver area.

The news conference will be held at the

point where the Sand Creek Trail passes through the runway tunnels at Stapleton. Anyone wishing to attend the news conference can ride or walk along the trail from either direction,

or take Smith Road west from Havana Street to park at the confluence of Westerly Creek and Sand Creek, just east of the Stapleton runways. For more information, contact the Sand Creek Regional Greenway at 303-393-7700.

The Urban Farm at Stapleton

COLORADO SUSTAINABLE LIVING ROUNDUP

The Urban Farm at Stapleton was the scene this spring of the first-ever Colorado Sustainable Living Roundup created to showcase the state's products and services that are designed to save energy, advance new technologies, and provide for a more sustainable future.

More than 50 exhibitors were invited to demonstrate their sustainable-living technologies, including several full-sized wind turbines and alternative-fuel vehicles powered by electric, gas-electric hybrids, biodiesel, and hydrogen/fuel-cell energy. Other displays provided information about methods for cutting utility bills through increased energy efficiency. And, true to its mission to educate children about Colorado's rural heritage, the event enabled young visitors to interact with The Urban Farm's animals. The event was held in association with the Colorado Wind and Distributed Energy (C-WADE) Conference - "Renewables for Rural Prosperity" at the Renaissance Hotel on the western edge of Stapleton.



Above: Joseph Burdick of Burdick Technologies Unlimited demonstrates his wind turbine. Left: Young visitors enjoyed the opportunity to hold farm animals.

The Urban Farm at Stapleton is a 23-acre community farm and agricultural and environmental education facility located near Stapleton's Sand Creek Greenway. An underlying value of The Farm is that urban

children and their families will be exposed to the positive values of farm life - respect for the environment, appreciation for animals and plants, team spirit and the satisfaction of hard work and a job well done. The Urban Farm offers an array of programs in horsemanship education, animal husbandry, gardening, open space conservation, environmental restoration, stream reclamation, materials recycling and reuse, and land cultivation. Among the activities Forest City sponsors is the Urban Farm program that provides grade school children with books to encourage a love of reading. Additional information about The Urban Farm at Stapleton is available at 303-307-9332.

The redevelopment of Stapleton is being guided by The Stapleton Development Plan that last year won recognition from the United Nations Council on Sustainable Development. Stapleton was recently nominated to receive an award for sustainable development that will be given in Stockholm, Sweden later this year.

Mercy Housing SouthWest Selected as First Developer of Multi-family, Affordable Apartments at Stapleton

Forest City Stapleton has selected Mercy Housing SouthWest as the first recipient of its donated land program that will enable non profit housing providers to develop rental housing affordable to very low income families at Stapleton.

"After an intensely competitive process, Forest City has selected Mercy to receive the first two acres of land we will donate to non-profit organizations to provide affordable rental housing at Stapleton," said Jacky Morales, Forest City's Director of Housing Initiatives. "Mercy has brought together a strong team of architects and developers to design and build affordable housing that will add to the quality of life in the diverse urban neighborhoods now under construction at Stapleton."

"Mercy's selection marks a significant leap towards the City of Denver's goal of adding to the current stock of affordable housing through the mix of housing that will be developed at Stapleton," said Cherie Kirschbaum, President of Mercy Housing SouthWest. "We are thrilled to have the opportunity to partner with Forest City and the citizens of Denver to bring our high quality development and on-site

programming to Stapleton."

"Mercy's housing at Stapleton will set a high standard for affordable development and will make a difference in the lives of some of Denver's low-income families," said Jim Mercado, Housing Programs Manager for Denver's Housing and Neighborhood Division. "The City of Denver is pleased that Forest City has selected a non-profit organization with a strong record of success in building high quality affordable apartment communities."

Mercy Housing's development will include 50 to 68 affordable apartments. Odell Architects will design the property, closely following Stapleton's design guidelines and with the input of the Stapleton Citizens' Advisory Board. Plans also include a community center with space for a computer laboratory and activities including after-school programs.

Mercy Housing SouthWest creates and strengthens healthy communities through the provision of quality, affordable, service-enriched housing. Mercy Housing SouthWest has developed housing across Colorado - in Denver, Commerce City,

Colorado Springs, Fort Collins, Fraser and Durango. Mercy Services Corporation, which manages Mercy Housing's affordable apartments nationwide, will manage Mercy Housing SouthWest's property at Stapleton. Mercy Housing, Inc., the national organization with which Mercy Housing SouthWest is affiliated, is also based in Denver. Since its founding twenty years ago, Mercy Housing, Inc. has developed over 10,000 affordable apartments and homes.

EMPLOYMENT & TRAINING OPPORTUNITIES AVAILABLE NOW

The Mountain West Regional Council of Carpenters has opportunities available now for young men and women who are interested in earning a paycheck while they learn a skilled trade in carpentry. Those opportunities include a starting wage of \$15.60/hour and company-paid health care and retirement benefits. Call 303-355-8774, Ext. 310 for more information.

Forest City Salutes Minority and Women-Owned Businesses redeveloping Denver's former Stapleton International Airport

About Time Awards
ACT! Now 2000
Aiken Global Env. Serv.
Alta Milla
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Arrow Land & Surveying
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CAJ Consulting
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Civil Technology
Concept 3 Co.
Core Communications
CRL Associates

Denver and Beyond
Denver Pro Limo
DRC Construction
Elegant Catering
Faison Office Products
Fine Print
Fortin Foundations Products
Front Range Barricade
Genesis Group
Gimblet and Nicol
Goodson and Assoc
Green Acres Turf
Green Spot Inc.
Hanns Construction
Haverson Securities/Bonds
HCL Engineering
Inlet Structures
Iron Woman Const./Env. Svcs.

Jackson Construction Co.
JF Sato & Assoc.
Joan Sapiro Art Consultants
Jo Ellen Davidson/SCGC-Ltd.
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Jones CAD Design
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McGeady Sisneros
ME Consultants
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Mosaic Consulting

Nuwave Compliance, Inc.
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Quad J
Rock Ridge Wholesale Nursery
S.A. Miro
Spaccamonti Excavating
Spector, Inc
Spectrum Services
Stan-Mar, Inc
Summit Maintenance
Tate, Nulan, Tate
Thoutt Bros. Concrete
Traffic Control West
Urban Spectrum
Vigil Land Consultants
Ward's Landscaping
Wilson Trucking
Winterhawk Transports
Zenith Woman Magazine

Note: This list does not include contracts pending or yet to be announced.

