

THE STAPLETON Front Porch

DENVER, CO FOREST CITY SUMMER 2002

Stapleton Wins Sustainability Award *Competition Included 250 Entries From 50 Nations*



Photos Courtesy of The Stockholm Partnership for Sustainable Communities



Top: Denver Deputy Mayor Stephanie Foote accepts the sustainability award from His Majesty the King of Sweden, Carl XVI Gustaf. **Above:** Shown with the King and Queen of Sweden are Melissa Knott of Forest City and Laura Aldrete of The City of Denver on the left, and Denver Deputy Mayor Stephanie Foote, Tom Gougeon of the Stapleton Foundation and Wayne Cauthen, Chief of Staff to Mayor Wellington Webb, on the right.

His Majesty the King of Sweden, Carl XVI Gustaf has presented Stapleton the prestigious Stockholm Partnerships for Sustainable Cities Award.

Stapleton was one of only fourteen award recipients from more than 250 entries representing 50 countries throughout the world that had competed for the honor bestowed by the Stockholm Partnership for Sustainable Communities (SPSC). The redevelopment was honored under the Ambassador Public/Private Partnership Cluster in recognition of the City of Denver's collaborative efforts with Stapleton master developer Forest City Enterprises, as well as the effective *(continued on page 3)*

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**Retail Opens at
Stapleton Page 2**

**"High Tech High"
School of Science
and Technology at
Stapleton Page 3**



**First Resident at
Stapleton Page 5**

MAYOR WELLINGTON WEBB OPENS STAPLETON RETAIL...



Photos by Roger Whitacre

Left: Mayor Webb saws through a special 2-by-4 to open Home Depot at Quebec Square. City Councilwoman Happy Haynes and Store Manager Glenn Richardson (at the microphone) join the celebration. **Above:** Forest City Stapleton President Greg Wilkin congratulating Home Depot employees on opening the first retail store at Quebec Square.

The Home Depot® Leads Lineup at Denver's Quebec Square

Mayor Wellington Webb cut a ceremonial "2-by-4" in front of The Home Depot® at Quebec Square to help Forest City open the first retail at Stapleton.

"Nearly every day that dawns over Stapleton brings new jobs to our community," said Greg Wilkin, president of Forest City Stapleton, Inc., master developer of the 7.5 square mile property. "Almost two thousand construction workers have been at work over the past year since we took title to our first parcel of land at Stapleton, building on the efforts of hundreds of men and women who have already provided us with an array of contract services in design, engineering, legal affairs, environmental analysis, landscaping and other activities. Many of those jobs involve over 115 companies owned by women and minorities who are working

here at Stapleton. Now, hundreds of retail jobs such as those at The Home Depot® and more than twenty stores that will soon open their doors at Quebec Square are starting to arrive and expand even farther the benefits of our redevelopment of Stapleton," Mr. Wilkin added.

"The Home Depot® is very proud to open the first retail outlet in the redevelopment of Stapleton and lend our company's name to promote the physical and economic revitalization of the former airport," said Troy Rice, Northwest Division President for The Home Depot®. To mark the occasion of the store's opening, Mr. Rice presented a contribution from his company in the amount of \$2,500 to The Denver Police Athletic League for youth activities. "We're

confident that our presence will help breathe new life into this community and help attract businesspeople, residents and visitors for years to come," Mr. Rice added.

The 115,000-square-foot warehouse center opened by The Home Depot® will encompass the latest merchandising and design elements. In addition to traditional hardware, lumber and building materials, the Stapleton Home Depot has an extensive selection of products for interior design such as flooring, lighting, paint and a state-of-the-art-appliance showroom. A kitchen and bath showroom highlights the newest trends in design, and several qualified designers are on staff to help customers with decorating needs. The new store also has a 25,000-square-foot outdoor garden center.

Fourteen New Stores Added at Quebec Square

Forest City has reached agreements with 14 retail stores that will bring a variety of products and services to the Quebec Square Retail Center at Stapleton.

John Lehigh, chief operating officer for Forest City Stapleton, Inc., said the newest additions to the 740,000 square foot retail center include Doctors Vision Works, Subway Sandwiches, Bocaza, Great Clips, and Nail Gazebo, as well as One Hour Quality Cleaners, Party City, Famous Footwear, and Payless Shoes. Additional retailers in this latest round of announce-

ments also include Arby's, McDonalds, Morgan Tire, International House of Pancakes, and Old Country Buffet.

"These retailers are enthusiastic about the opportunity to bring their products and services to the residents of the neighborhoods at Stapleton and the surrounding areas," Mr. Lehigh said. "When they open their doors in the late summer and fall of this year, they will be a welcome addition to our mixed-use community now taking shape at Stapleton."

The new Quebec Square retailers will be

part of a lineup that already includes the newly opened Home Depot, and the Super Wal-Mart and Sam's Club, which are scheduled to open later this summer. Other retail commitments previously announced include Just For Feet, Borders Books, Office Depot, Linens N' Things, and Vectra Bank. Mr. Lehigh said these latest announcements bring the total space leased or purchased at Quebec Square to approximately 588,000 square feet. He said that lease or purchase negotiations are currently underway for an additional 100,000 square feet.

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GOV. OWENS ANNOUNCES STAPLETON AS SITE FOR DENVER SCHOOL OF SCIENCE AND TECHNOLOGY

Forest City land donation marks key step in opening school in 2004

Gov. Bill Owens has announced Stapleton as the home of the Denver School of Science and Technology – commonly known as ‘High Tech High’ – following the donation of eight to ten acres of land by Forest City Stapleton, Inc., the master developer for the former airport property.

Forest City’s donation of the land was regarded by the Governor as a critically important step toward opening The Denver School of Science and Technology in 2004. When completed, the school will be an innovative Denver Public Schools (DPS) charter high school dedicated to increasing the proficiency of high school students in mathematics, science and technology.

“Taking this giant step forward is another sign that Colorado is leading the way in our fast-changing digital economy,” the Governor said. “The Denver School of Science and Technology will help build the 21st century workforce that tech companies are counting on when they look to bring quality jobs to our state. I’m very grateful for the generous donation from Forest City that is helping to move this project forward.”

Selected as one of the Bill and Melinda Gates Foundation’s national demonstration project schools, the 400-student charter high school is based on the success of schools like

High Tech High and New Tech High in California, where students are transitioned from lecture based learning to environments where they learn by doing, by working together, and by integrating different disciplines to find solutions to complex problems. The school plans a 40 percent enrollment of low-income students, which would more than double the representation of such students in any high-performing public high school in the state. The school also plans to enroll at least 45 percent female students.

Forest City has agreed to contribute eight to ten acres of land with an approximate value of \$3 million for the Denver School of Science and Technology and also provide up to \$500,000 to assist in the construction of high technology laboratories.

The school will be located along Montview Boulevard on the southwest quadrant of Stapleton. The focal point will be a 65,000 square foot Commons Building. The facility is being designed by an architectural team headed by David Stephens, the architect of High Tech High in San Diego. Among other features, it will offer broadband wireless, and each student will be provided with a networked laptop computer.

“The Denver School of Science and Technology will be an excellent addition to the

range of choices we will offer families at Stapleton and in the surrounding neighborhoods,” said Greg Vilkin, president of Forest City Stapleton, Inc. “As we create the next great neighborhoods in Denver, we are working with the Stapleton Foundation to develop a master plan for education that will foster an environment of ‘life-long learning’ and provide a variety of educational options that best suit the learning needs of each individual.”

Beverly Haddon, CEO of the Stapleton Foundation, said “The commitment by The Denver School of Science and Technology to address the needs of low income and minority students will offer a valuable opportunity and incentive to the schools and young people at Stapleton and all of northeast Denver. It will allow students to pursue science and math at a higher level than ever before.”

The Denver School of Science and Technology will be the second DPS charter school to locate at Stapleton. The first is the 220-student Odyssey School (K-8), an expeditionary learning school modeled after Outward Bound. Odyssey will share common facilities and play areas with a 350-student DPS elementary school (K-5) on a new campus that will open at Stapleton in August of next year.

GROUNDBREAKING FOR DPS ELEMENTARY



Photos by Troy Garner



Top: Officials and children from the Denver Public Schools recently joined forces to break ground on the new campus that will open at Stapleton in August of 2003 as the home of the Odyssey Charter School and a DPS elementary school.

Below: Students gather to watch the groundbreaking ceremony.

Sustainability Award *(continued from page 1)*

process that has enabled citizens to guide the development’s principles and vision.

The Stapleton Foundation for Sustainable Urban Communities, the non-profit arm of the redevelopment effort, was highlighted in the nomination in recognition of its efforts to encourage sustainability projects and develop broader communication between the older surrounding neighborhoods and the new neighborhoods at Stapleton.

“We are tremendously proud to have been honored by this international forum on sustainability,” Mayor Webb said. “This forum and the subsequent award has provided our City the opportunity to highlight Denver and this project to a global audience. This project is now recognized as a model project for responsible sustainable development everywhere.”

“The credit for this award should go to the citizens of Denver who had the foresight more than 13 years ago to plan a sustainable community that would protect and promote the quality of life that has made Denver one of the most livable communities in the nation,” said John Lehigh, chief operating officer for Forest City Stapleton, Inc. “The true winners will be the future generations who benefit from our community’s dedicated efforts to protect and enhance our environment.”

Among the comments made by members of the Stockholm jury that voted to bestow the award on Stapleton:

- “For once we have not produced a horrible urban model – and just because you can sprawl doesn’t mean you should. The fact is we can no longer sprawl, and here is an infill model that breaks at least our pattern and has lots to offer the world.”
- “The Stapleton airport re-use project breaks the old pattern by demonstrating that sustainability is economically viable and contributes to the private sector bottom line, while calling in to question 50 years of single land-use development and automobile dependent design.”
- “Any city with an inner city core of a large obsolete industrial infill site is probably a candidate for the lessons of Sustainable Stapleton.”

When fully developed, Stapleton will be home to 30,000 residents who live within walking distance of jobs, retail, schools, and public transportation in neighborhoods that have convenient access to more than 1,100 acres of new parks and open space. All of the housing at Stapleton must meet or exceed the “Built Green Standards” of the Metropolitan Association of Homebuilders, making it the largest “green development” in the nation.

41 Minority and Women Subcontractors Join Stapleton Homebuilders

Forty-one minority and women subcontractors have joined the team of homebuilders creating the first residential neighborhood at Stapleton, according to the Northeast Denver Business Support & Development Office (BSDO) and Forest City Stapleton, Inc.

BSDO Director Jumetta Posey said Stapleton single-family homebuilders KB Home, Trimark Communities, John Laing Homes, Parkwood Homes and Wonderland will utilize 23 minority and women subcon-

tractors in her construction of Clyburn Tower at Stapleton. The 100 units of affordable senior housing in Clyburn Tower will be under construction by fall of this year. TP Development LLC is one of the minority companies participating in Forest City's Associate Developer Program.

"The redevelopment of Stapleton is providing opportunities for small and minority businesses," Ms. Posey said. "Our partnership with Forest City and the home builders is an excellent example of a public-private partnership that works. We look forward to maximizing those opportunities with each phase of the development."

Mr. Lehigh said the successful efforts to include minority and women subcontractors in the residential construction teams at Stapleton is part of an ongoing effort by Forest City, its contractors and home builders, to ensure there is broad participation by the community in the redevelopment of Stapleton.

"Before we took title to our first parcel of land at Stapleton in January of this year, Stapleton builders have experienced strong sales for the homes released for sale in the initial phase of Stapleton's first neighborhood. Those homes will be among 700 single family homes and 400 apartments Forest City has planned for the mixed-use, pedestrian-friendly neighborhood that will include the East 29th Avenue Town Center, which will open next year with rental housing above small retail shops, a 2.5 acre town green, and a 58,000 square foot King Soopers grocery store.

Sanford Homes Joins Stapleton Homebuilders

Latest builder adds another dimension in size and pricing

Sanford Homes, a Beazer Homes Company, has joined the team of homebuilders creating the first residential neighborhood at Stapleton.

Denise Gammon, vice president-residential development for Forest City Stapleton, Inc., said Sanford Homes will be building higher-end single-family homes starting in the mid \$400,000s with an approximate square footage range from 2,800 to 3,200 square feet. To date, home prices in the first neighborhood at Stapleton range from the mid \$100,000s to the mid \$400,000s, with an approximate square footage that ranges from 1,100 to 2,700 square feet. Ms. Gammon said the homes already being constructed at Stapleton by the seven builders previously announced by master developer Forest City continue to experience a strong demand.

"The addition of Sanford Homes adds another range of choices for the homebuyers who have been lining up to purchase homes at Stapleton," Ms. Gammon said. "We believe Sanford Homes will enjoy the same enthusiastic response our other builders have received from homebuyers who want to live in the mixed-use and pedestrian friendly urban neighborhoods at Stapleton."

"We are extremely excited about entering the Stapleton community," said Sanford Homes Division President Peter Simons. "We feel that Stapleton represents the future direction of growth in Denver, as people return to the city in an environment where they can live, work, and play in close proximity. We hope to build homes in Stapleton for years to come."

Sanford Homes has been building in the Denver area since 1961. Last year the company was acquired by Beazer Homes USA, the nation's sixth largest homebuilder and the provider (continued on back cover)



Photo by Steve Larson

Minority and Women Businesses Involved in the First Residential Construction at Stapleton*

KB Home

Air Duct Systems, LLC - HA
Chiles and Son Lawn Sprinkler Service - AA

Colorado Counter Tops, Inc. - HA

Dan's Concrete - HA
Deep Green Lawn Service - AA
Eagle Masonry - WBE
Ideal Electric - HA
Leslie's Cleaning Service - AA
Personal Plumbing - AA
White Wiley Construction Products Inc. - AA
Wisdom Builders - AA

John Laing Homes

Angel's Plastering - HA
Jensis Roofing - AsA/WBE
Penguin Universal Services - AA
Personal Plumbers - AA
Superior Cleaning - AA
Thorpe Electric - AA

Parkwood Homes

Paint House J - painting (HA)
Penguin Universal - construction clean up (AA)

TP Development LLC

American Automation - AA
Arrow Surveying - NA
Chauncey Peterson Outreach Consultants - AA
ESC Contract Paint - HA
Family Construction - HA
Gil Chapman Landscaping - AA
HP Construction - AA
Jackson Construction (Asst. Superintendent) - AA
Jon G's Portable Toilets - WBE
Key West - AA
M&R Concrete - HA
New West Paving - HA
Parker Excavating - NA
Ron Redwine Curb and Gutter - AA

Sonora Enterprises - HA
Southwest Innovations - NA
True Value Hardware - AA
White Wiley Construction Products - AA

Trimark

Boulder Design - WBE
Colorado Counter Tops - HA
Concrete Management Corp - WBE/HA
Customwood Interiors - WBE
Dunn's Ornamental - HA
Hillary Reed Interior Design - WBE
Ideal Electric - HA
Leslie's Cleaning Service - AA
Specialist Paint - HA

Wonderland

Ascend Landscaping - AA
Colorado Counter Tops - HA

KEY — African American (AA) Asian American (AsA) Hispanic American (HA) Native American (NA) Woman-Owned Business Enterprise (WBE) *As of May 23, 2002

tractors referred by her office and Forest City to provide construction services for homes in the first residential neighborhood at Stapleton. Those services include counter-tops, plumbing, concrete, roofing, electrical, landscaping and cleaning. Ms. Posey said she has worked with master developer Forest City to help the minority and women-owned companies get involved in the residential construction now underway at Stapleton.

John Lehigh, chief operating officer for Forest City Stapleton, Inc. also announced that Ms. Jackie Peterson of TP Development

May of last year, Forest City had already done more than \$1 million in business with minority and women-owned companies providing a variety of professional services in engineering, design, legal and financial consulting and other work necessary for us to begin our work at Stapleton," Mr. Lehigh said. "In the first year of a redevelopment program that will span fifteen to twenty years, 117 minority and women-owned businesses have been involved in helping us to create the mixed-use neighborhoods envisioned by the citizens of Denver."

Following the kick-off of sales in mid

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 DEVELOPMENT FOUNDATION

In 1990, a group of civic and business leaders created the Stapleton Development 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 August, a new Denver Public Schools campus, shared by an elementary school and the Odyssey Charter School, 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 over \$700,000. **Visitor Center and models are now open.** Apartment homes will be available in 2003.

A friendship with my bike mechanic.

Folk art birdhouses.

A neighborhood book club.

We're all building something.
What we need is a place that helps build us.

STAPLETON

The art of urban living





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 summer 2002 with Super Wal-Mart, Sam's Club, Vectra Bank, Borders Books, Office Depot, Linens 'N Things and Just For Feet, and the **recently opened Home Depot**.

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 Colorado Built Green Program. 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 mid \$100s to over \$700,000.
Model Homes Now Open.



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 low \$300s
303-320-4938



New Town Builders

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

COMING SOON: SANFORD, A BEAZER HOMES COMPANY — HOMES FROM THE MID \$400S

VISITOR CENTER AND MODEL HOMES NOW OPEN.

Located 5 miles east of Downtown at Syracuse St. and Martin Luther King Blvd.

Visitor Center open daily 10am – 6pm 303-355-9600.

Models and Sales Court open Monday, noon - 6pm, Tuesday - Sunday 10am - 6pm.

www.StapletonDenver.com





Photos by Steve Groer

FIRST HOME-OWNER MOVES IN



Mayor Wellington Webb and Denver City Councilwoman Happy Haynes were among those who welcomed Stapleton's first resident, Mr. Brian Tellinghuisen, as he moved into his new home at Stapleton. Mr. Tellinghuisen grew up in the Park Hill neighborhood west of Stapleton.

Brian Tellinghuisen (left), Stapleton's first resident, chats with Denise Gammon, vice president - residential development for Forest City and City Councilwoman Happy Haynes. Ms. Gammon holds her son, Caleb, while Jason Lehigh, son of Forest City Chief Operating Officer John Lehigh, looks on. In the background are Dick Anderson and King Harris of Stapleton Development Corporation and Mayor Webb.

CAB Q&A



The Stapleton Development Corporation's Citizens Advisory Board serves as the "eyes and the ears" of the communities involved with the redevelopment of the former Stapleton. The following are answers to questions they often receive.

Q: *When is the King Soopers opening?*

A: King Soopers is scheduled to open in the East 29th Avenue Town Center at 29th and Quebec in late May of 2003.

Q: *Is a retail center being planned at I-70 and Havana?*

A: Yes. Forest City expects to begin construction during the first quarter of 2003 on a 600,000 square foot retail center on the south side of I-70, west of Havana Street. The retail center will provide a different type of retail than is going to be offered at Quebec Square on the other side of Stapleton. More information will be forthcoming as soon as it is available.

Q: *Will there be any affordable homes at Stapleton? They all look so big!*

A: Yes, there will be affordable homes at Stapleton, including in the first neighbor-

hood where 2 developments are currently being designed. The first, Roslyn Court, has 80 duplexes, fourplexes and carriage homes. It will be under construction later this year priced from \$125,000 for a one-bedroom, up to \$175,000 for a 3-bedroom home. The second development has 78 two and three bedroom flats and town homes. In addition, the large, stately "Mansion Homes" offered by Trimark are actually comprised of flats and town homes priced from the mid \$100,000s. Stapleton's first neighborhood will also include Clyburn Tower, 100 apartments affordable to seniors. Elsewhere in the first neighborhood, seventy low income apartments will be developed by Mercy Housing Southwest on two acres of land donated by Forest City.

Q: *Will the Stapleton Park-and-Ride continue to exist?*

A: Yes, The Stapleton Transfer Station, now operated by RTD in the former airport's parking garage, will be relocated next year to a new RTD park-and-ride slightly to the north at Smith Road, where it may one day be part of a multi-modal center that includes rail transit.

Q: *Will there be a library at Stapleton?*

A: We hope so, but the timing will be up to The Denver Public Library.

Q: *How many schools will there be at Stapleton?*

A: There will be multiple private and public schools at Stapleton, including a new campus Denver Public Schools will open in August 2003 shared by the Odyssey Charter School and an elementary school. DPS projects that Stapleton will eventually need four elementary schools and two middle schools by the time it is fully built out in 20 years.

Stapleton will also have The Denver School of Science and Technology, a DPS charter high school that will open in 2004 along Montview Boulevard in the southwest quadrant of Stapleton. The school is dedicated to increasing the proficiency of high school students in mathematics, the sciences, and technology. Forest City is contributing eight to ten acres of land for the school, in addition to providing up to \$500,000 for the construction of its high tech laboratories.

The Urban Farm Needs Your Help



Photo by Steve Larson

The 2002 drought has been hard on Colorado's agricultural community. Hay prices have doubled since March. The cost of feeding and caring for the animals at The Urban Farm at Stapleton has sharply increased, making it hard to make ends meet. Your donation today will help these and other kids and animals make it to the county fair next month. Your donation today will help us feed the triplet goats Larry, Curly and Moe and will help keep Denver kids "Down on The Urban Farm."

The Urban Farm at Stapleton teaches environmental and agricultural education to inner city children, youth and their families. Please call 303-307-9332 or visit www.theurbanfarm.org to find out how you can get involved today!

Yes! *I want to help The Urban Farm feed the animals!*

Here is my tax deductible donation of:
 \$20 \$50 \$100 Other \$ _____

Name _____

Street _____

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Photos by Steve Groer

BLAZING NEW TRAILS

Sand Creek Regional Greenway trail, Stapleton's first park amenity, was declared open on Saturday, June 8. Hundreds of people burst through a large banner covering the "runway tunnels" as Denver Mayor Wellington Webb, Aurora Mayor *pro tem* Kathy Green, Commerce City Mayor "Casey" Hayes, Great Outdoors Colorado Director John Hereford and Sand Creek Regional Greenway Partnership

President Mary Gearhart led the assembled crowd in a countdown. The trail is Phase 1 of the 13-mile greenway that connects the High Line Canal with the Platte River Greenway, completing a 50-mile loop of trails in northeast metro Denver. A cooperative project of the three cities and non-profits Sand Creek Regional Greenway Partnership and Stapleton Development Corporation, the Greenway will be completed in five to seven years and will

include three major new parks, trailheads to accommodate horses and cars and trail amenities such as water fountains, restrooms and picnic shelters. The wheel-chair accessible trail has been designed to meet the standards of the Americans With Disabilities Act (ADA).

For additional information, go to www.sandcreekgreenway.org or call Sand Creek Regional Greenway Partnership at (303) 393-7700 x224.





Photos by Larry Laszlo

FOUNDERS' DAY



Several hundred new homeowners and prospective homeowners at Stapleton were treated to a barbecue picnic dinner at the Stapleton Visitor Center to celebrate the First Annual Founders' Day at Stapleton. The fun for children included snow cones, face

painting and inflatable rides. A drawing was held for six classic bicycles dubbed "Runway Cruisers" that will be enjoyed by the new homeowners as they run errands or take leisurely rides through the traditional urban neighborhoods at Stapleton.

Sanford Homes *(continued from page 4)*

of mortgage origination and title services to homebuyers. Based in Atlanta, Georgia, Beazer Homes has operations in Arizona, California, Colorado, Florida, Georgia, Indiana, Kentucky, Maryland, Nevada, New Jersey, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Texas, and Virginia. Under Beazer's ownership, Sanford Homes has embarked on a major growth and diversification program that will double the size of the company over the next year.

Sanford Homes joins seven builders already creating homes at Stapleton. They are McStain Neighborhoods, John Laing Homes, Parkwood Homes, New Town Builders, Wonderland Homes, KB Home,

and Trimark Communities.

Under construction now with some homes already occupied, the first residential neighborhood at Stapleton will include the 29th Avenue Town Center, which will open next year with offices above small retail shops, a 2.5-acre town green, and a 58,000 square foot grocery store. With the addition of one or more workforce housing builders who will be announced in the near future, housing prices in this first phase will range from the high \$90s for flats, town homes, and duplexes to the high \$500s and above for luxury homes. More than 80 for-sale homes will be priced to be affordable to teachers, nurses, service and retail employees

and other "workforce" households whose annual incomes range between \$30,000 and \$56,000. This neighborhood has been sited within a framework of open space provided by the 80-acre urban park to the north, a linear greenway to the south, Westerly Creek open space to the east, and Fred Thomas Park to the west.

Homebuyers interested in the Sanford Homes at Stapleton should contact Susan Elovitz at (303) 846-1472. The Stapleton Visitor Center is located at the corner of Martin Luther King Boulevard and Syracuse Street. It is open daily from 10 a.m. to 6 p.m. Call (303) 355-9600 for more information.