

Photo by Steve Larson



The Quebec Square Regional Retail Center

It's the holiday season at Stapleton and merchants at The Quebec Square Regional Retail Center have opened their doors to provide almost every answer to the needs of shoppers throughout the region. Festive in its holiday decorations, Quebec Square was recently highlighted in The New Urban News, a national publication that tracks the latest trends in urban developments throughout the nation. The Stapleton retail center was cited as a model of thoughtful planning that makes Quebec Square equally convenient for motorists throughout the region and pedestrians from the adjacent hotels and businesses as well as the new and existing neighborhoods alike. Quebec Square is a convenient, "one-stop"

location not only to pick up holiday gifts, but also to run a number of daily errands that once made driving all over the city an absolute necessity. Anchored by a Home Depot, a Wal-Mart Supercenter and Sam's Club, Quebec Square at Stapleton also offers a wide variety of smaller retail stores that include Sprint, Tires Plus, Famous Footwear and Linens N' Things. Also waiting to greet customers are Office Depot, Great Clips, Okkasions Liquors, and Doctor's Vision Works, as well as Just for Feet, Nails of the World, RadioShack, Volume Rate Liquors, EB Games and Environmental Friendly Cleaners. Hungry shoppers can take a break to have a quick and enjoyable lunch or dinner at Subway, Country Buffet and Papa John's Pizza.

Additional businesses opening in the coming months include McDonald's, International House of Pancakes, and Wingz, Etc., as well as Vectra Bank, Party City, Payless ShoeSource, Pak Mail, Executive Tans, and Lane Bryant. Quebec Square at Stapleton is located just south of the Quebec Street interchange on Interstate 70. It is within walking distance of the RTD Stapleton Transfer Station located adjacent to the former airport's parking garage and the first new residential neighborhood that has risen at the former airport. Throughout the holidays and everyday, Quebec Square offers convenient shopping at Stapleton, Denver's newest standard for the "art of urban living!"

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Housing  
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at 2002  
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# Minority Business Opportunities: Building Diversity at Stapleton

By Landri Taylor  
Vice President-Community Relations

Forest City was selected to be the master developer for Stapleton because of our commitment to create a broad range of opportunities for all of the citizens of our community to participate in that development. As we near the end of 2002, which is only the first full year of our anticipated twenty-year redevelopment of Stapleton, 137 companies owned by women and minorities have been involved in one or more phases of our development activities.



Wingz, Etc. owners Byron and Michelle Johnson with their contractor, George Cooper, General Manager of Ozone International.

## Infrastructure

As the development manager of the infrastructure for the Park Creek Metro District, the special district financing the roads and utilities necessary for the new urban neighborhoods at Stapleton, Forest City has worked to date with the District to award \$69.9 million in contracts. Of that amount, \$16.9 million (24%) has been awarded to companies owned by women or people of color. Nearly 65% of the workforce designing or constructing that infrastructure is comprised of women or minorities.

## East 29th Avenue Town Center Construction

In the construction of our first town center at 29th Avenue and Quebec Street, which is being built under a joint venture involving Saunders Construction and the minority-owned Blackinton Decker, Inc., approximately fifteen minority or woman-owned firms have been awarded \$4.1 million in work (22%).

Also in the East 29th Avenue Town Center, we are preparing to start construction on the Town Green Apartments, which are being done by the joint venture of Rhoads Construction and Gilmore Construction (an African American-owned company). As part of that process, the Rhoads-Gilmore joint venture is in final negotiations with fifteen minority or woman-owned firms that are

projected to receive a total of more than \$1.7 million (22%) of that work. Gilmore is also scheduled to manage the contract for a portion of the residential development along Roslyn Street, immediately east of the King Soopers, a contract estimated to be around \$1.5 million.

## Affordable Senior Housing

As featured in an earlier edition of *The Front Porch*, TP Development LLC, a participant in Forest City's Associate Developer Program and an African American woman-owned company, commenced construction this past year on Clyburn Tower, Stapleton's first apartment homes affordable for seniors. Those apartment homes are scheduled for completion in

August of next year. TP Development will also construct Roslyn Court, 80 affordable homes for sale in the same block as its senior apartments. In addition, Forest City is in negotiations with a team of three minority developers for 78 units of attached "work-force" housing that will be built adjacent to our Town Green Apartments.

Elsewhere in our first neighborhood at Stapleton, work on our neighborhood park has involved five companies owned by women or minorities. In addition, the architect and the landscape architect for that park are both women-owned companies. Twenty percent of the neighborhood park contract dollars are going to companies owned by women or minorities.

Forest City continues every effort to expand the participation of all of the citizens of our community through a variety of methods that include regular meetings with minority chambers and contractor associations. For example, we work with the Stapleton Foundation and the Stapleton Workforce Committee to arrange partnering sessions in which minority subcontractors are introduced to prime contractors. We (continued on back cover)

## Minority & Women-owned Business Enterprises redeveloping Denver's former Stapleton International Airport\*

- |                                  |                               |                                    |
|----------------------------------|-------------------------------|------------------------------------|
| About Time Awards (AsA)          | CW Smith Painting (AA)        | Hillary Reed Interior Design (WBE) |
| Acierno Boyer (WBE)              | Customwood Interiors (WBE)    | HP Construction (AA)               |
| ACT! Now 2000 (AA)               | Dan's Concrete (HA)           | Ideal Electric (HA)                |
| ADM Landscape (HA)               | Deep Green Lawn Service (AA)  | Inlet Structures (HA)              |
| Aiken Global Env. Serv. (AA)     | Denver and Beyond (WBE)       | In The Black Magazine (AA)         |
| Air Duct Systems, LLC (HA)       | Denver Pro Limo (AA)          | Iron Woman Const./                 |
| Alta Milla Electric (HA)         | DRC Construction (WBE)        | Env. Services (NA/WBE)             |
| American Automation (AA)         | Denver Weekly News (AA)       | Jackson Construction Co. (AA)      |
| Anderson Erection (WBE)          | Diamond Plumbing (HA)         | Jenesis Roofing (AsA/WBE)          |
| Angel's Plastering (HA)          | Dunn's Ornamental (HA)        | JF Sato & Assoc. (AsA)             |
| Anthony's Limo Service (HA)      | Eagle Masonry (WBE)           | Joan Sapiro Art Consultants (WBE)  |
| Arrow Land & Surveying (NA)      | Elegant Catering (AA/WBE)     | Jo Ellen Davidson/SCGC-Ltd. (WBE)  |
| Ascend Landscaping (AA)          | Encore Draperies (WBE)        | John-Phillips Printing (AA)        |
| BG's Joe House (AA/WBE)          | ESC Contract Paint (HA)       | Jon G's Portable Toilets (WBE)     |
| Blackinton Decker, Inc. (AA)     | Faison Office Products (AA)   | Jones CAD Design (AA)              |
| Bookhardt & O'Toole (AA/WBE)     | Family Construction (HA)      | Jones Star Fireproofing (WBE)      |
| Boulder Design (WBE)             | Fine Print Co. (WBE)          | Judkins Carpeting (AA)             |
| Burks Communication (AA/WBE)     | Fortin Foundations (WBE)      | Kelley Surveying (WBE)             |
| C & D Security (WBE)             | Four Star (HA)                | Key West Cleaning (AA)             |
| C-Clear Enterprises (AA)         | Front Range Barricade (AA)    | Kumar and Associates               |
| CAJ Consulting (AA)              | Front Range Fabrications (HA) | (Far East Indian)                  |
| Chauncey Peterson                | Genesis Group (WBE)           | Lakewood Electric (WBE)            |
| Outreach Consultants (AA)        | Gilmore Construction (AA)     | La Tuda Group (WBE)                |
| Chiles and Son Lawn              | Gil Chapman Landscaping (AA)  | La Voz (HA)                        |
| Sprinkler Service (AA)           | Gimblet and Nicol (WBE)       | Leslie's Cleaning Service (AA)     |
| Chrisman and Associates (WBE)    | Goodson and Assoc. (AA)       | Lightning Ventures (WBE)           |
| Civil Technology (AA/WBE)        | Green Acres Turf (AsA)        | Lorem Ipsum (WBE)                  |
| Colorado Counter Tops, Inc. (HA) | Green Spot Inc. (AsA)         | L.O.S.T. Construction (HA)         |
| Concept 3 Co. (WBE)              | Hanns Construction (AA)       | Marquo, Inc. (HA)                  |
| Concrete Management              | Harold Massop Associates      | Martinez Trucking (HA)             |
| Corp. (HA/WBE)                   | Architects, P.C. (AA)         | McGeady Sisneros (WBE)             |
| Core Communications (AA/WBE)     | Haverson Securities-          | ME Consultants (AsA)               |
| Covarubias (HA)                  | Municipal Bonds (AA)          | Mendenilla Construction (AsA)      |
| CRL Associates (HA/WBE)          | HCL Engineering (AsA)         | (continued on back cover)          |

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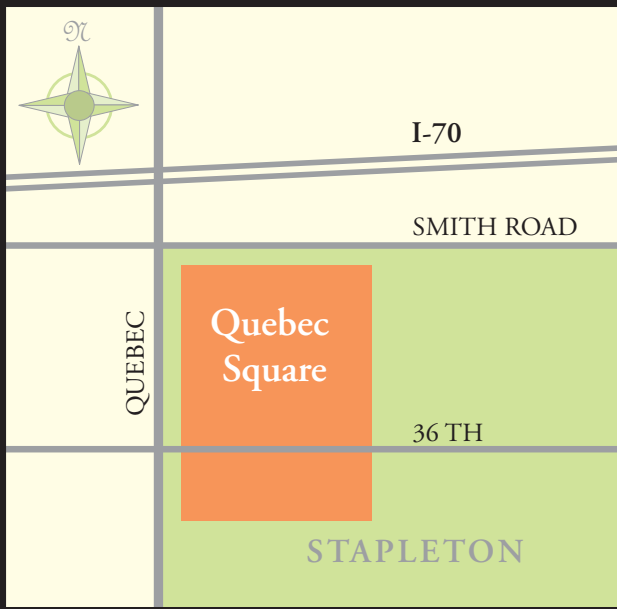
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- Academy Bank
- America's Back
- Regal Nails
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- OFFICE DEPOT
- JUST FOR FEET
- PAPA JOHN'S PIZZA
- DOCTOR'S VISION WORKS
- GREAT CLIPS
- RADIO SHACK
- EB GAMES
- FAMOUS FOOTWEAR
- LINENS N' THINGS
- COUNTRY BUFFET
- TIRES PLUS
- SUBWAY SANDWICHES
- SPRINT STORE
- E.F. CLEANERS
- OKKASIONS LIQUOR

COMING SOON

Arby's • Bocaza Grill • Eyecare Centers • International House of Pancakes • McDonald's  
One Hour Quality Cleaners • Party City • Payless Shoes • Vectra Bank



# Stapleton's Roslyn Court

## Home Ownership for Moderate Incomes

Individuals and families with moderate incomes may now apply to purchase one of the first of 800 homes at Stapleton that will be priced to be affordable to teachers, nurses, police officers, firefighters and other members of our community's workforce.

Eighty condominiums in the first phase of the Stapleton Workforce Housing Program will be offered as duplexes, fourplexes and carriage homes over garages and be available in 1, 2, and 3 bedrooms residences priced from \$125,000 to \$175,000. The homes will be arranged around interior courtyards and feature private entrances, patios and porches. They will be located in the heart of the East 29th Avenue Town Center, which will open in summer of 2003 anchored by a new King Soopers with shops, restaurants and offices centered around a two-and-a-half acre town green. Homes will become available beginning in September.

### Applying for a Home

The first step in purchasing a home under the Workforce Housing Program is to attend one of the free, monthly orientations that will cover an overview of the program, the steps involved in purchasing a

home, available homes and floor plans, the application process and a review of the restrictions recorded against the home. Application packets will also be distributed at the orientation. Seating is limited so please call 303-355-9600 to make a reservation.

To be eligible for one of the Workforce homes, a buyer's combined gross income cannot exceed the following:

- 1 person - \$39,120
- 2 persons - \$44,720
- 3 persons - \$50,320
- 4 persons - \$55,920
- 5 persons - \$60,400

Prospective buyers must also have money for a down payment, good credit and steady employment. Contact one of our preferred lenders to inquire about a competitive loan package:

- Countrywide (Glenna Maltby at 303-695-6296 x221)
- Key Bank (Diana Olivas at 303-561-4344)
- Wells Fargo (Nona Bloomquist at 303-790-8601)

Roslyn Court is being developed by TP Development, LLC., a participant in the Forest City Associate Developer Program.

*Jacky Morales is the Director of Housing Initiatives for Forest City Stapleton, Inc.*

Rendering compliments of TP Development, LLC



Workforce housing rendering

# Education Master Plan Moving Forward

*By Brian Weber*

The Stapleton Education Master Plan is scheduled for publication in the early part of 2003. The plan's goal is to make Stapleton a model of lifelong learning where everyone from infants to seniors will find innovative educational opportunities to satisfy their personal, professional and recreational needs and desires.

The plan is an evolving guide for lifelong learning. It will be periodically updated by educators, parents and community members to reflect changing needs of Stapleton and nearby neighborhoods. The plan is the culmination of a year and half of work led by the Stapleton Foundation and Forest City. More than 200 educators, parents, community members, business representatives and other experts participated in developing the plan.

The plan consists of five chapters that include goals, strategies, actions and the partners needed to fulfill the vision. Chapter headings, goals and strategies include:

### The First Years

**Goals:** Programs and initiatives at Stapleton for the first years of every child's life (from birth to age five) will help families and others nurture children's early development to prepare them socially, emotionally, cognitively and physically for elementary school. **Strategies:** Having Parents as Teachers; Creating a Culture of Community Responsibility for Early Childhood Care and Development; Establishing Quality Early Childhood Programs and Initiatives; Ensuring Choice of Programs; and Connecting Stapleton Early Childhood Programs with Surrounding Communities.

### Kindergarten Through Twelfth Grade

**Goals:** Education for students in kindergarten through twelfth grade at Stapleton will emphasize the essential core subjects, creative growth and community involvement to prepare them for careers and their further education choices. **Strategies:** Ensuring Quality Programs; Creating Choice in Programs; Establishing Schools as Community Centerpieces; Building Sustainable Schools; and Connecting Stapleton and Area Schools.

### Beyond 12: Post Secondary Education

**Goals:** Beyond 12, or postsecondary education, at Stapleton will feature a wide range of options for employment training, career development and

personal fulfillment that will help adults instill the concept of lifelong learning throughout the community. **Strategies:** Ensuring Access and Support for Adult Learning; Providing Choice in Programs; Creating Opportunities for Job Training and Career Advancement; and Encouraging Learning for Living.

### Sustainability and Our Environment

**Goals:** Environmental education at Stapleton will boost public awareness, understanding and appreciation of the natural and built environments to foster a sense of stewardship and impart the knowledge to create a community that is a model of sustainable development. **Strategies:** Living Stapleton's Sustainable Community Vision; Bringing Environmental Education to Life; Integrating Environmental Education into Curricula; and Supporting Educators.

### Community Partnerships

**Goals:** Residents, businesses, workers and organizations will create partnerships in established and innovative ways with groups across the cultural, educational, ethnic and civic landscape to bring life to Stapleton's strong community vision. **Strategies:** Capitalizing on Stapleton's Community Attributes; and Creating Connections.

The Education Master Plan will be available at various locations at Stapleton and surrounding neighborhoods. For more information about the plan or education issues at Stapleton, please contact Brian Weber by phone at 303-393-7700 #296 or e-mail at [bweber@stapletoncorp.com](mailto:bweber@stapletoncorp.com).

*Brian Weber is the Vice President-Education and Workforce Initiatives for The Stapleton Foundation for Sustainable Urban Communities.*



Odyssey School principal Nelson Chase and Stapleton Elementary principal Trish Kuhn earlier this year toured construction of the shared Odyssey/Elementary School campus.



The New Leaf tips on sustainable living are sponsored by Forest City Stapleton. They may be found on our website at [www.stapletondenver.com](http://www.stapletondenver.com)



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# STAPLETON. A TIMELINE.

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## 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 purchased the first Stapleton land from the City and begins construction of streets and utilities. By fall, construction began 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 opened. Summertime found 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.

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# 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 20 Models are now open.** Apartment homes will be available in 2003.

Kiss the burbs goodbye.



**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 three million square feet of regional shopping centers are planned with the first, **Quebec Square Regional Retail Center**, *now open* with Wal-Mart Supercenter, Sam’s Club, Home Depot, Office Depot, Linens ‘N Things, Just For Feet and much more.

## 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 10 minutes east of Downtown Denver.  
Homes, Townhomes, and Flats from the mid \$100s to over \$700,000.  
**20 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  
HARVARD COMMUNITIES — HOMES FROM THE MID \$600S

## 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 - 5pm, Tuesday - Sunday 10am - 5pm.

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





# Supporting Our Community in 2002

By Landri Taylor, Vice President-Community Relations

*Forest City Stapleton, Inc. was proud once again this past year to support a number of important charitable organizations in our community. Many of those organizations provide programs centered around youth and education:*



*The Urban Farm at Stapleton.*



*Forest City consultant Bill Bell at the dedication of the Philips Elementary playground.*

- Adams 14 School District
- African American Leadership Institute
- Alpha Kappa Alpha Scholarship Benefit
- Ashley Elementary School
- Asian Education Advisory Council
- Aurora Education Foundation
- Beckworth Youth Foundation
- Bill Pickett Invitational Rodeo
- Black America West Museum
- Black United Fund Campaign
- Bluff Lake Youth Program
- Boy's & Girl's Club of Metro Denver
- Brent Ely Foundation
- Camp Invention

- Child Opportunity Program
- Children's Museum
- Cleo Parker Robinson Granny Gala
- Colorado Association of Black Journalists
- Colorado Business Council
- Colorado Children's Campaign
- Colorado Gold Youth Golf Program, Inc.
- Colorado Starlites
- Commerce City Community Center
- Daddy Bruce Annual Thanksgiving Event
- Denver City Park Jazz Series



*Nancy Relihan of Forest City, who has been a tutor at Ashley Elementary School.*

- Denver Public Library Friends Foundation
- District 31 Community Service Fund
- Downtown Aurora Visual Arts
- Dress For Success Denver
- East High School
- Gold Crown Foundation
- Greater Park Hill Community, Inc.
- Hiawatha Davis Jr. Senior Conference
- Hispanic Contractors of Colorado
- I Have A Dream Foundation
- International Ministers' Wives and Ministers' Widows
- Ivy Street Neighbors
- JeffCo Girls Softball League
- Joint Effort Community Sport Classic
- Junior Achievement
- Kappa Alpha Psi Scholarship Program
- Kempe Children's Foundation
- Latin American Education Foundation
- Links (Denver Chapter)
- Macedonia Baptist Church Annual Dinner
- Mercy Housing
- Minority Enterprise and Education Development, Inc.
- Minoru Yasui Foundation
- Mizel Museum of Judaica

- Montbello Falcons Youth Program
- NAACP Annual Benefit
- National Conference of Negro Women
- National Jewish Hospital Beaux Arts Ball
- Neighborhood Resource Center
- New Cole Community Development
- Northeast Women's Center
- Northeast Denver Safe Night Colorado
- Odyssey Expeditionary School
- Park Hill Youth Golf Program
- Philips Elementary School
- Public Education & Business Coalition
- Race for the Cure
- Rachel Noel Distinguished Chair Award
- Rainbow Alley
- Rocky Mountain Minority Supplier Development Council
- Sand Creek Regional Greenway
- Scott United Methodist Church Golf Benefit
- Shaka Franklin Youth Foundation
- Slippers & Sliders Ski for Kids Program
- Spiral Education Foundation
- Summer Scholars
- University of Denver Bridge Project
- Urban Farm at Stapleton
- Urban League of Metro Denver
- Volunteers for Outdoor Colorado
- WOW Colorado Youth Camp
- Young Americans Educational Foundation



**Top:** Equestrians preparing to ride the Sand Creek Regional Greenway Trail. **Below:** Sand Creek.



*The Bluff Lake Nature Center.*



# A LOOK BACK

Photo by Steve Groer



**Left:** Mayor Wellington Webb and Councilwoman Happy Haynes greet the first residents of Stapleton in June.

**Below Left:** The Opening of the Sand Creek trail in June.

**Below right:** Stapleton received an award for its sustainable development from the King of Sweden in July.

**Bottom right:** New and prospective homeowners gather for a summer picnic in June.

Photo by Steve Groer



Photo courtesy of the Stockholm Partnership for Sustainable Communities



Photo by Larry Laszlo



**Above:** Aerial view of early construction in Stapleton's first neighborhood in March 2002.

**Right:** A similar photo taken in November shows the number of homes completed in that eight-month period.





# AT 2002...

Photo by Roger Whitacre



Photo by Steve Larson

**Above left:** Mayor Wellington Webb celebrates the opening of Home Depot in June 2002.

**Above:** The Stapleton Visitor Center opening in January 2002.

**Right:** The Fall Festival at the Stapleton Visitor Center for residents and prospective residents.

**Far Right:** Carolers at the Christmas Festival at Stapleton Visitor Center.



Photo by Steve Larson



Forest City Stapleton



**Above:** Aerial view of early construction at Quebec Square in February 2002.

**Left:** A similar photo taken in November shows Quebec Square with numerous stores open for business.





# FOREST CITY STAPLETON VISITOR CENTER *Best Sales Center Award*

The “Best Sales Office” award was presented this year to the Stapleton Visitor Center by the Denver Sales & Marketing Council. The Stapleton Visitor Center provides prospective homebuyers and business owners with information about Denver’s newest mixed-use neighborhoods. The Center’s staff of “Ambassadors” will describe the pedestrian-friendly nature of neighborhoods where homes affordably priced for a range of incomes are within walking distance of new retail, jobs, schools, parks and public transportation in a community that is rapidly setting the standard for “the art of urban living.”

The Visitor Center is also a welcoming gathering place for new residents who are coming together for holiday celebrations in the winter, fall, spring and summer that are establishing new traditions for Denver’s newest neighborhoods. The Visitor Center is open daily from 10 a.m. to 6 p.m. at the corner of Martin Luther King Boulevard and Syracuse Street.

Stop by to see us soon!

**Above:** The Stapleton Visitor Center in December 2002. **Left:** Visitor Center Ambassadors Jill Dawson (left) and Thomie Allen-Chambers (right) show the Best Sales Office Award. **Right:** Guests at a reception view a scale model of the Stapleton re-development project.



# Building Diversity at Stapleton

(continued from page 2)  
also work with Mosaic Consulting and the Northeast Denver Business Support Office (NDBSO) to provide bid information and plans to minority and women-owned businesses that have expressed an interest in working at Stapleton. Jumetta Posey, executive director of the NDBSO, has been particularly effective in helping Forest City link our single-family homebuilders with 23 minority or woman subcontractors who are now helping to build the first phase of new homes at Stapleton.

We are also coordinating with the Stapleton Development Corporation’s Diversity Committee chaired by Councilwoman Allegra “Happy” Haynes to explore additional ways to improve the broad participation of the community in the redevelopment of Stapleton. One of the steps we have taken is to implement an “Owner Controlled Insurance Plan” (OCIP) for the East 29<sup>th</sup> Avenue Town Center in which Forest City literally pays for all insurance on site. That approach removes insurance as a barrier for small contractors. We also did not require our joint venture contractor, Saunders-Blackinton Decker, Inc. to obtain bonding from subcontractors, which removes still one more barrier that prevents small contractors from participating in a development project.

### Business Ownership

In terms of business ownership, five of the retail businesses at Quebec Square we



Landri Taylor (center), Vice President, Forest City Stapleton, with Sareda McPhee and Johnathan Montgomery, interns who worked for Stapleton Subcontractor Melody White-Wiley over the summer.

have signed or are negotiating leases with are minority or woman-owned businesses. At the 29<sup>th</sup> Avenue Town Center, seven of the businesses with whom we are in lease negotiations are minority or woman-owned businesses, including a delicatessen, wine store, tailor, day spa, clothing shop, home furnishings store, and barber shop.

Forest City intends to continue its efforts in the coming year to ensure that the redevelopment of Stapleton provides a diversity of opportunities for the citizens of Denver.

## Minority & Women-Owned Business Enterprises

(continued from page 2)  
Milestone Engineering (AsA)  
Morning Star (AA/WBE)  
Mosaic EEO and  
M/WBE Consulting (AA)  
MPC Corporation (HA)  
M&R Concrete (HA)  
New West Paving (HA)  
Nuwave Compliance, Inc. (WBE)  
Paint House J (HA)  
Paradigm Affiliates (WBE)  
Parker Excavating (NA)  
Penguin Universal Services (AA)  
Personal Plumbing (AA)  
Pikes Peak Reproduction (WBE)  
Production Trimmers (HA)  
Quad J (AA)  
Rock Ridge Wholesale  
Nursery (WBE)  
Ron Redwine Curb and Gutter (AA)

S.A. Miro (Lebanese)  
Semple Brown Architects (WBE)  
Sonora Enterprises (HA)  
Southwest Innovations (NA)  
Spaccamonti Excavating (WBE)  
Specialist Paint (HA)  
Spector, Inc. (WBE)  
Spectrum Services (AA)  
Stan-Mar, Inc. (AA/WBE)  
Summit Maintenance (HA)  
Superior Cleaning (AA)  
Tate, Nulan, Tate (AA)  
Thoutt Bros. Concrete (WBE)  
Thorpe Electric (AA)  
Traffic Control West (HA/WBE)  
True Value Hardware (AA)  
Unit Architects (AA)  
Urban Spectrum (AA)  
USA Masonry (WBE)  
Ventura Electric (HA)

Vigil Land Consultants (HA)  
Ward’s Landscaping (HA/WBE)  
White Wiley Construction  
Products Inc. (AA/WBE)  
Wilson Trucking (AA)  
Wingz Etc. (AA)  
Winterhawk Transports (AA/WBE)  
Zenith Woman Magazine (WBE)

**\* Does not include contracts pending or yet to be announced as of 12/02**

**Abbreviation Key:**  
African American (AA)  
Asian American (AsA)  
Hispanic American (HA)  
Native American (NA)  
Woman-owned  
Business Enterprise (WBE)