



## Stapleton Announces Retail Tenants for its First Town Center

Victor Burciaga of BDI General Contractors maneuvers his cherry picker while working on the East 29<sup>th</sup> Avenue Town Center, scheduled to open this fall.

Forest City has announced an inviting array of local and national retail shops for the East 29<sup>th</sup> Avenue Town Center that will open this fall in the first residential neighborhood at Stapleton.

The East 29<sup>th</sup> Avenue Town Center is the first of several town centers that will be located in the heart of the pedestrian-friendly neighborhoods now taking shape at Stapleton. Designed by Denver's Urban Design Group, the East 29<sup>th</sup> Avenue Town Center features beautiful apartments overlooking a 2.5-acre town green and residential lofts and offices located above "main street retail." The town center is anchored by a

58,000 square foot King Soopers Grocery Store that is preparing to open in mid summer of this year.

"Stapleton has been the recipient of



*The East 29<sup>th</sup> Avenue Town Center will enhance Stapleton's reputation as a new standard for 'the art of urban living' in Denver.*

—John Lehigh, chief operating officer, Forest City Stapleton, Inc.

national and international awards for its thoughtful approach toward 'smart growth' and an environment that brings jobs,

shopping and entertainment within walking distance of housing that is affordable to a wide range of incomes," said John Lehigh, chief operating officer for Forest City Stapleton, Inc.

"When it opens in the fall of this year, the East 29<sup>th</sup> Avenue Town Center will further enhance Stapleton's reputation as a community of neighborhoods that are setting a new standard for 'the art of urban living' in Denver," Mr. Lehigh added.

Among the retailers who have committed to lease space in the East 29<sup>th</sup> Avenue Town Center are Noodles and Company, Chipotle, Coldstone Creamery, *(continued on page 2)*

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# East 29th Avenue Town Center at Stapleton



Looking west across the Town Green in the East 29th Avenue Town Center at Stapleton

Jerusalem Restaurant, Get Fired Up Pottery and Stanley's Hare Shop. Also, Asante Day Spa, henri's (a women's clothier) and Fantastic Sam's. Walgreen's, First Bank, Commercial Federal, Town Center Dentistry (Dr. Brett Kessler and Dr. Gina Kessler), East 29th Avenue Wine and Spirits, and Amore Fiori Flowers round out the lineup.

Mr. Lehigh noted that lease negotiations continue with a well-known coffee company, a dry cleaner, a bakery and other prospective tenants who have signed letters of intent to locate at the East 29th Avenue Town Center but have not yet finalized their contracts. Only 19 percent of the nearly 200,000 square feet of retail space in the first town center (which includes the grocery store) remains available. Dan Miller of Sullivan Hayes is Forest City's leasing agent for the property.

More than 325 single-family homes are already occupied in the first neighborhood at Stapleton and another 300 are under construction in what will become over the next fifteen years a community of 8,000 single family homes and 4,000 apartments that are home to more than 30,000 residents. One hundred of those apartments are scheduled to open in late summer of this year as affordable housing for seniors on the southern portion of the East 29th Avenue Town Center. The first

## E. 29th Avenue Retail Tenants

*Noodles & Company*  
*Chipotle*  
*Coldstone Creamery*  
*Jerusalem Restaurant*  
*Get Fired Up Pottery*  
*Stanley's Hare Shop*  
*Asante Day Spa*  
*Walgreen's*  
*First Bank*

*henri's of Denver*  
*(women's clothier)*  
*Commercial Federal*  
*Fantastic Sam's*  
*Town Center Dentistry*  
*(Dr. Brett Kessler &*  
*Dr. Gina Kessler)*  
*E. 29th Avenue*  
*Wine & Spirits*  
*Amore Fiori Flowers*

phase of the 234 units of the market rate Town Green Apartments in the heart of the town center are under construction and slated to open in the fall of this year.

The East 29th Avenue Town Center is also the location of Roslyn Court, 80 condominiums, fourplexes and carriage homes priced from \$125,000 for a one bedroom home to \$176,000 for a three bedroom home, affordable to families earning from \$30,000 to \$60,000 a year. The first homes at Roslyn Court, which is being developed by TP Development LLC, are also scheduled to be occupied this fall.

## Stapleton in 2003 Parade of Homes

The Stapleton Urban Estate Homes (shown here under construction) will be featured in the 2003 Parade of Homes August 30-September 27. For information call Stapleton Visitor Center at 303-355-9600.



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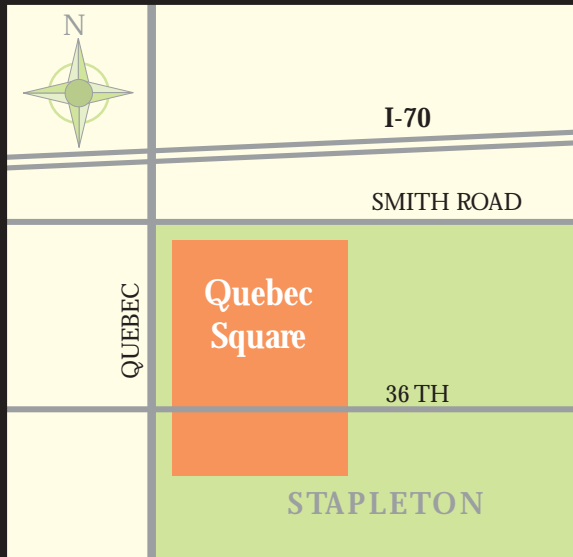
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Your stores.  
Just closer.

Now  
Open



- MAJOR RETAIL
  - Home Depot
  - Office Depot
  - Sam's Club
  - Wal-Mart Supercenter
- RESTAURANTS
  - Arby's
  - Bocaza Grill & Bubba's BBQ (Spring 2003)
  - Country Buffet
  - International House of Pancakes
  - McDonald's
  - Papa John's Pizza
  - Subway
  - Wingz, ETC! (Spring 2003)
- CLOTHING & DRY GOODS
  - Famous Footwear
  - Lane Bryant
  - Linens N' Things
  - Just For Feet
  - Payless ShoeSource
- SERVICES
  - Academy Bank (in Wal-Mart Supercenter)
  - Check Into Cash
  - Countrywide Home Loans (Spring 2003)
  - Environmentally Friendly Cleaners
  - Tires Plus
  - Vectra Bank
  - Wal-Mart Supercenter Portrait Studio
- HEALTH & BEAUTY
  - A Massage (Spring 2003)
  - America's Back (in Wal-Mart Supercenter)
  - Cost Cutters (in Wal-Mart Supercenter)
  - Doctor's Vision Works
  - Executive Tans
  - Eyecare Center (in Wal-Mart Supercenter)
  - GNC (Spring 2003)
  - Great Clips
  - Nails of the World
  - Regal Nails (in Wal-Mart Supercenter)
- MISCELLANEOUS RETAIL
  - EB Games
  - Okassions Liquors
  - PetSmart (Fall 2003)
  - Radio Shack
  - Sprint Phone Store

# Meet Your Neighbors

## "Kyle's" Neighborhood Restaurant and Bar welcomes new Stapleton residents

During the glory days of Stapleton International Airport, a popular gathering spot known as "Across the Tracks" at 3989 Ulster Street was reportedly packed every night of the week with airport workers. Now transformed into a neighborhood restaurant and bar known as Kyle's Saloon & Eatery (across the railroad tracks two blocks north of the Quebec Square Wal-Mart Supercenter at Smith Road and Ulster Street), it is once again starting to draw customers from Stapleton, this time people living and working at the former airport.

Not long ago, Denver Post columnist Dick Kreck saluted Kyle's as a place where friendliness and cleanliness were matched only by the quality of the food. While the husband-and-wife ownership team of Kyle Jewett and Gary Campbell pride themselves on a great variety of luncheon specials, Kreck praised as his favorite an old-fashioned cheeseburger "stacked with lettuce, tomato and purple onion, worth the trip."

Kyle's is open at 11 a.m. Monday through Saturday. For more information, call 303-316-2818.



Gary Campbell and Kyle Jewett

## Gregg Looker

Gregg Looker is once again spending long hours at Stapleton. Now, however, the former employee of Stapleton International Airport's computer network support services is not laboring in a terminal complex office building, he is relaxing on the porch of his home on east 28<sup>th</sup> Avenue and making plans to work in his garden.

Gregg says his "claim to fame" is that he was the person who first introduced e-mail systems to the Stapleton International Airport operations and city government in Denver. He is special in another way as well: it appears he is the first former Stapleton employee to return to the property as a homeowner who now lives on what was once Runway 8-Right. The Green Bay, Wisconsin native formerly lived for more than 20 years just east of Stapleton at 16th and Adams.



Photos by Steve Larson

Former Stapleton airport employee Gregg Looker



## Diane Deeter, Community Manager

Forest City's "Community Manager" Diane Deeter is a "problem-solver." Diane will go to almost any length to make new Stapleton residents feel at home.

A graduate of the University of Kansas (don't say anything bad about Jayhawks basketball!) Diane has a degree in Education and her Masters in Communication from the University of Denver. Prior to joining Forest City in July of 2002, Diane coached volleyball and track at Heritage High School and also coached and

taught at Mullen High School. Her real estate experience includes work for The Fullerton Company where she was a project coordinator for Downtown Denver multi-family residential development. She also served as the project coordinator during construction for nine loft projects of Kentwood City Properties.

Diane's offices are currently located in the sales pavilion trailers adjacent to the Stapleton Visitor Center. She may be reached by telephone at 720-249-5110. Diane's e-mail address is [communitymanager@fcdenver.com](mailto:communitymanager@fcdenver.com)

## Tracy, Benjamin and Russ Perez

Benjamin Perez keeps his parents Tracy and Russ on the run. The two-year-old new resident of Stapleton pauses only long enough to help a photographer work his flash equipment before squirming out of his father's arms to chase his Australian Shepherd, Cali, down the porch steps of his family's John Laing home.

Like many young families, the Perez family is always on the go. Tracy is an accounts manager in the employee benefits division of



Tracy, Benjamin and Russ Perez

The Lockton Company. Russ is a budget analyst for the J.D. Edwards Company who also finds time to serve on the Stapleton Development Corporation's Citizens Advisory Board. The couple decided they wanted to live at Stapleton so that they could give Benjamin the benefits of being raised in a diverse community.

## Jenifer and Brandon Graham

Brandon Graham didn't need to travel far to get to his new home at Stapleton. The DSL engineer for Lucent Technologies is a native of Park Hill who wanted a new home close to where he grew up and his family still lives. Brandon's wife Jenifer is an "Ambassador" at Forest City's Stapleton Visitor Center who finds the opportunity to work close to home a matter of convenience, particularly since the couple is expecting their first child later this year. Jenifer may be the first person to live and work in the new mixed-use neighborhoods at Stapleton.

Jenifer and Brandon received media attention when they announced plans to "camp out" at the Stapleton sales pavilion in January of last year to ensure that they would be one of the first buyers of a home from McStain Neighborhoods at Stapleton. McStain appreciated their dedication so much that they treated the couple to dinner at a restaurant.



Jenifer and Brandon Graham

# History in the making

## *The Stapleton Timeline.*



**1929**

*Called the "Union Station of the Air," and heralded as the most modern facility in the country, Denver Municipal Airport opens.*



**1950**

*By the late 1950's, the jet age was a reality and the need to expand the facilities and runways became a necessity. In 1964 the airport's name was officially changed to Stapleton International Airport.*



**1989**

*In the May 1989 election, Denver voters endorse the plan to build the new Denver International Airport.*

**1990**

*A group of civic and business leaders create the Stapleton Redevelopment Foundation.*



**1995**

*In February 1995, Stapleton International Airport closed. After an extensive community outreach effort, the Foundation produced the Stapleton Development Plan, known as "The Green Book" which established the framework for developing Stapleton.*

**1998**

*Forest City is selected as Stapleton's master developer.*

**FORESTCITY**  
DEVELOPMENT

**2001**

*Forest City purchases the first land from the City of Denver and begins construction.*

**2002**

*The new year saw the opening of the Stapleton Visitor And Homefinding Center. By summer, Stapleton's first residents moved into their new homes and the first model homes opened. Summertime found Quebec Square Regional Retail Center opening. Construction began on the East 29th Avenue Town Center and Town Green Apartments in the fall.*



**STAPLETON**

the art of urban living

**2003**

*This summer will see the opening of the first neighborhood retail in the East 29th Avenue Town Center, with 144,000 square-feet of retail shops, grocery store, health club, drug store and two banks, is slated to open August 2003. Not far away, a new Denver Public School campus, shared by an elementary school and The Odyssey Charter School will open. First apartment occupancy is scheduled for mid-2003.*

# 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 two high schools as well as a number of early childhood learning facilities. Stapleton's first elementary school, which broke ground in spring 2002 and will 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.



Development Plan 2001-2005

Kiss the burbs goodbye.



STAPLETON

the art of urban living

## LIVING AT STAPLETON

Stapleton is setting a new standard for “the art of urban living.” 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 are priced from the low \$100s to over \$800,000. The Stapleton Visitor and Homefinding Center is open daily and over 20 models are now open. Apartment homes will begin leasing in Spring 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 and offices. East 29th Avenue, Stapleton’s first Town Center, will feature a full-service King Soopers grocery store, opening July 2003, 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, now open with Wal-Mart Supercenter, Sam’s Club, Home Depot, Vectra Bank, Office Depot, Linens ’N Things, Just For Feet and much more. Visit [www.StapletonDenver.com](http://www.StapletonDenver.com) for a complete list of stores now open.

## Sustainability and the Environment

How do you create a community that will stand the test of time economically, socially and environmentally? It’s a question that goes to the heart of what we define as sustainability at Stapleton. Our goal is to create a community that not only enhances the quality of life for people today, but also ensures that the needs of future generations can be met. It’s an approach that involves understanding and planning for the long-term viability of the community’s natural resources as well as its social and economic systems. While many developers today talk about sustainability, it is often treated as a concept or building philosophy. At Stapleton, we’ve taken a more practical approach, creating a clearly defined strategy.



## 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 sites offers 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 – Qwest Communications and AT&T Broadband – will provide a complete array of telecommunication services. StapletonOnline.com, our community intranet site, will connect the entire community. Our telecommunications will provide Stapleton residents and workers with lifetime learning and a closer, more convenient community 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 low \$100s to over \$800,000.

## WORKFORCE HOUSING



**Roslyn Court**  
1, 2 & 3 bedroom condominium homes  
starting from the low \$100s  
303-320-1844

## TOWNHOMES



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

## MANSION HOMES



**Trimark Communities**  
2 & 3 bedroom flats and townhomes combined in a large  
mansion home starting from the high \$100s  
303-320-4847

## SINGLE FAMILY HOMES



**Harvard Communities**  
3, 4 & 5 bedroom homes starting from the mid \$600s  
303-759-5121



**Sanford Homes**  
3 & 4 bedroom homes starting from the high \$400s  
720-873-9889



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



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



**Parkwood Homes**  
3 & 4 bedroom homes starting from the low \$300s  
303-320-4938



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



**KB Home**  
2 & 3 bedroom Coach House Series homes  
starting from the high \$100s  
888-KB HOMES



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



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

**Visitor and Homefinding Center Open Daily.  
Over 20 Model Homes Now Open.**

Located 5 miles east of Downtown. Just east of Quebec at the corner of Martin Luther King Blvd South and Syracuse St.

Visitor and Homefinding 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)



# Be Prepared: Safety Tips from Your Denver Police Department



By Technician  
Reyes Trujillo

I would like to address a topic of concern in which I have fielded several phone calls over recent weeks.

The first and most important thing to remember in preparing for disasters or acts of domestic terrorism is to not become overwhelmed and consumed by the media reports of events. It is however important to remain vigilant and be aware of suspicious activities and persons that do not belong. You are the eyes and ears of the Police Department.

It is also important to remember that terrorists want to disrupt the normal life style of their victims and inflict the greatest amount of damage on a large number of people, both physically and emotionally, with the least amount of effort. Terrorists are empowered when people allow them to alter their activities and become obsessed by where and when they will attack again.

Following the terrorist attacks of September 11, 2001, Americans have become eager to make preparedness a part of their daily lives.

The following checklist will help you take the necessary steps to protect yourself, your family, and your neighbors in the event of future terrorist attacks or emergencies.

Make a list of important phone numbers, such as non-emergency numbers for police and fire departments, FBI field office, and local emergency management office. Post it near your telephone. Make sure that your children know how to dial 0 or 911 in case of an emergency.

Develop a communication plan for your family. Choose someone who does not live with you (preferably out of town) that you and other family members can contact to check on each other in the event that you are separated during a disaster. Carry the number in your wallet.

Establish a meeting place for family members if home or neighborhood

evacuation is necessary. Pick one place near your home and one outside of your neighborhood in case you can't return after a disaster.

Assemble an emergency preparedness kit that contains the following supplies:

- Three to five-day supply of water (one gallon per person per day).
- Food that will not spoil and requires no cooking.
- First aid kit and needed medicines
- Emergency tools such as battery powered radio, cell phone, flashlight.
- Extra batteries
- Personal items like toilet paper and plastic garbage bags.
- Change of clothing and blankets for each person.
- Portable generator if possible.
- Learn how to turn off water, gas and electricity at main switches.

- Take a basic course in CPR and first-aid.
- Learn about emergency plans for your children's school or day care center.
- Draw a floor plan for your home and mark two escape routes from each room.
- Practice your evacuation plan.
- Know your community's evacuation routes.
- Work with your Neighborhood Watch group or civic association to create a disaster preparedness plan.

Information for this article was obtained from FEMA which welcomes you to visit their web-site at [www.fema.gov](http://www.fema.gov) and [www.redcross.org](http://www.redcross.org).

As always, if you have any issues that you would like to discuss, or have any topics that you would like us to spotlight, please don't hesitate to call me or Technician Mike Rappe at 303-331-5795.

## Mayor Webb's Office of Workforce Development



Ann White and the staff of the Stapleton Plaza Workforce Center of Mayor Webb's Office of Workforce Development have won acclaim from new Stapleton employers who have received timely assistance in filling new jobs with qualified job applicants. The six workforce centers of The Mayor's Office of Workforce Development are operated under the direction of Shepard Nevel. Information is available by calling 720-865-0060 or visiting [www.mowd.org](http://www.mowd.org)



## Greenway Under Construction

Construction continues on the greenway at Stapleton with its pavilion (above), skatepark (upper right) and climbing wall (lower right).

# Education Night at Stapleton Brings Out New Families

Rendering courtesy of New Schools Development Corporation



Photo by Steve Larson



Education Night photos by Steve Groer

In a recent "Education Night" held at Stapleton, families were briefed by Denver Public Schools' officials on new and existing programs for their children.

Clockwise from top: Rendering for The Denver School of Science and Technology scheduled to open fall of 2004; Nate Howard, principal, Smiley Middle School; Jeff Park, principal of The Denver Big Picture High School at The Urban League; Nelson Chase, principal of The Odyssey School at Stapleton; the new DPS campus at Stapleton scheduled to open August of 2003; Trish Kuhn, principal, Stapleton Elementary School.



## Mortenson Comes to the Aid of the Northeast Women's Center

Photo by Steve Larson



M.A. Mortenson, project manager for the infrastructure development at Stapleton, and Mortenson's sub-contractors recently donated labor and materials to remodel the classrooms of the Northeast Women's Center west of Stapleton. Mortenson project manager Kerry O'Connell, field engineer Sam Bontha and Bill Bell of MOSAIC Consulting, who arranged for the work to be done, receive a tour from Hazel J. Whitsett, executive director of the Center. Last fall, Mortenson led a similar effort to create a new playground for Philips Elementary School in Park Hill.



**BLADIUM  
SPORTS CLUB**  
D E N V E R



**For information about  
Bladium Sports Club  
of Denver at Stapleton  
call 303-320-3033**

# McStain Neighborhoods Wins National Green Project of the Year Award

Stapleton home-builder McStain Neighborhoods has been awarded the Green Project of the Year Award in the Production Category by the National Association of Home Builders (NAHB) Research Center. This honor recognizes McStain's Stapleton Row Homes development in east Denver.

The award is presented each year through a national juried competition to the company that best showcases green design and construction techniques in new homes. Green building incorporates recycled and resource efficient materials, and numerous energy-efficient building practices that lower utility bills and produce higher indoor air quality.

"McStain has been a pioneer in green building for more than 30 years," said Mike Luzier, president of the NAHB Research Center. "Its corporate culture and commitment to green building



The McStain Neighborhoods Row Homes at Stapleton

developer and homebuilder recognized both regionally and nationally for its environmentally responsible master-planned community design and homebuilding practices. In 2002, McStain won the National Homeowner Satisfaction Excellence Award presented by Professional Builder magazine. For more than 35 years, McStain has created neighborhoods of enduring value that connect people to each other and to the natural environment. For more information, visit [www.mcstain.com](http://www.mcstain.com).

was evident to the judges."

Ann Stringfellow, McStain's vice president of ecology, says, "McStain feels that building homes that are healthier for people, as well as the environment, is part of our stewardship responsibility and simply the right thing to do."

Founded in 1966, McStain Neighborhoods is a Boulder, Colorado-based

## John Laing Homes' Stapleton Entry "Best Detached Home" at Sales and Marketing Competition

Stapleton homebuilder John Laing Homes snared the industry's top prize for Best Single-Family Detached Home in the \$250,000 to \$400,000 price range at The Nationals, the nation's largest competition for residential real estate marketing and design.

John Laing Homes' winning floor plan, Stapleton Residence Four, features three bedrooms, a loft and a two-car detached garage and embodies the unique theme of the entire Stapleton community, a contemporary recreation of the look and feel of classic Denver neighborhoods. Master developer Forest City Enterprises created the neighborhood

design and architectural standards. Michael Woodley of Woodley Architectural Group designed the floor plan and elevation.

"This award says as much about the vision of our partners,

Forest City Enterprises and Michael Woodley, as it does about us," said Rich Staky, regional president of John Laing Homes, Colorado. "It was a tremendous pleasure to work along side

people that share our excitement for homebuilding."

The Nationals, a feature event at the National Association of Home Builders annual International Builders Show, attracted more than 1,200 entries from homebuilders all over the country and two Canadian provinces. The design won over 33 competing entries.

"Stapleton

is one of our most popular communities in Denver and its recognition at The Nationals just proves that you can have an award-winning and fast-selling design at the same time," said Staky.



John Laing homes at Stapleton

# Affordable Housing Seminar at Stapleton

Photo by Steve Groer



Prospective buyers of entry-level housing at Stapleton recently gathered in the Visitor Center to receive a briefing from Jacky Morales, Director of Housing Initiatives for Forest City Stapleton. The briefing contained information about down payment assistance and other financing programs designed to help first-time homebuyers. Buyers interested in entry-level housing at Stapleton should contact Jacky Morales at 303-382-1800.

## Notes from the Master Association for the Stapleton Community...

The Master Association for Stapleton brings all homeowners, renters and commercial property owners together to meet common goals. Unlike suburban associations where the emphasis is on covenant enforcement and property maintenance, this Association has a focus that is intended to promote community value and participation. The first meeting of The Master Association for the Stapleton Community was held February 25, 2003 in the Stapleton Visitor Center. The next meeting is anticipated to be held in August of this year. A notice will be mailed out two weeks prior to the meeting, once a date has been determined.

Debra Troppman, manager of the Association, has the following

reminders for members about upcoming events:

- Date to be announced (TBA) – Community Pool Opening and Pocket Park Potluck
- Jun. 28 – Founder’s Day Celebration
- Jul. 26 – Recycling Workshop
- Aug. 16 – Chalk Art Contest (back to school time)
- Date TBA – Lighting Workshop
- Oct. 18 – Fall Festival
- Dec. 6 – Holiday Tree Lighting

Debra reminds everyone to R.S.V.P. to invitations sent out for these fun family community functions. One of the functions of the

Association is to provide tips and helpful information to members of the association:

### Resident Parking Stickers

During the upcoming Parade of Homes (August 30th to September 27<sup>th</sup>) parking will be monitored for resident safety and security. *Any resident who has not already done so should contact Diane Deeter at 720-249-5110 to arrange for a sticker.*

### Attention Pet Owners

Residents are encouraged to enjoy the community and walk their pets, however, please be responsible and pro-active in “picking up” after your pet. The City of Denver has a leash law and pet excrement

ordinances that must be obeyed. The Animal Control contact number 303-698-0076.

### Trash Removal Reminder

Pick-up day is Monday. Place trashcans in the alley for pick-up, unless the Solid Waste Management for the City of Denver has notified you otherwise. In some cases, due to construction, notices have been sent out to owners advising placement in front of the home for pick-up, due to truck ingress and egress restraints. Proper containers should be used, such as the 32 gallon plastic “toters” and cans that are recommended. Plastic bags are not recommended. The Denver Solid Waste Management contact number is 720-865-6900.

## Stapleton’s Spring Fling

Photos by Steve Larson



Stapleton families gathered at the Stapleton Visitor Center recently to watch their children participate in a variety of activities and special festivities celebrating the arrival of spring.