

Front Porch

A publication of Forest City Stapleton, Inc.

STAPLETON

DENVER, COLORADO

SUMMER 2003

2003 Parade of Homes Showcases Stapleton



Decherd Custom Homes



Latsis Custom Homes



Touchstone Homes



NuWest Custom Homes



Harvard Communities



Infinity Home Collection

The 2003 Parade of Homes at Stapleton will showcase Urban Estate Homes that offer the classic design and quality of homes typically found only in Denver's most upscale and traditional neighborhoods but in a price range that is within the reach of many more homebuyers.

The 18th annual Parade of Homes will be presented by The Home Builders Association of Metropolitan Denver (HBA), and Forest City Stapleton, Inc. from August 30 to September 27th. This year's event will kick off Stapleton's Urban Estate Program, which is providing homes starting in the high \$600,000s to more than \$1 million. The popular annual showcase of homes adds a new dimension of luxury, higher-end homes at Stapleton.

Urban Estate Builders showcased in this year's event will be Decherd Custom Homes, Harvard Communities, Infinity Home Collection, Latsis Custom Homes, NuWest Custom Homes and Touchstone Homes. Each of the selected builders will build homes that are designed with the traditional architecture of historic Denver combined with the modern conveniences necessary for today's families. The Parade of Homes will be located just east of Quebec along East 24th Avenue in the southwest portion of Stapleton overlooking a greenway that comprises a portion of Stapleton's 1,100 acres of new parks and open space.

"The 2003 Parade of Homes will enable us to showcase the Urban Estate Homes that provide another alternative in the broad range of housing types and prices our builders are creating at Stapleton," said Denise Gammon, vice president-residential development for master developer Forest City. "With their proximity to parks and open space and convenient access to our first town center, we expect the Urban Estate homes to receive an enthusiastic reception from buyers who want traditional architecture and the (continued on page 2)

Parade of Homes – Aug 30 - Sept 27 – 10 am-8 pm

TICKETS AVAILABLE:

Weekdays – \$9.50/King Soopers or \$10/at the door

Weekends – \$11.50/King Soopers or \$12/at the door

Children 12 and under, seniors 65 and older – \$8

No tickets sold after 7 pm – Parade is located on East 24th Ave. in southwest Stapleton

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Stapleton's
New
Schools

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Your
Neighbors

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Sand
Creek
Greenway

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Stapleton on Parade



Parade homes under construction

(continued from page 1) most modern conveniences in an urban neighborhood that is rapidly setting the standard for ‘the art of urban living.’ ” Sales for the Urban Estate Program are underway, and as of mid-July, three of the Parade Homes are already under contract. For sales information on the Stapleton Urban Estate Program, call Jennifer Gore at 303-759-5121.

TICKET INFORMATION

Tickets for the 2003 Parade of Homes at Stapleton can be purchased at the Parade of Homes or at any King Soopers location. Tickets are \$9.50 for weekdays and \$11.50 for weekends at King Soopers; \$10 at the door, weekdays; \$12 at the door, weekends. Seniors, 65 and older, and children, 12 and under, are \$8. Doors are open 10 am - 8 pm daily (doors close for admission at 7 pm). Proceeds from the Parade of Homes benefit Colorado Special Olympics and Court Appointed Special Advocates (CASA).

SPECIAL FEATURES

This year’s Parade of Homes at Stapleton will include a “Great Room” that will be available for the comfort of everyone attending the event. Seating will be available both inside and outside of this special tent where visitors can relax and enjoy a stage offering various

presentations. A KitchenAid demonstration kitchen and a new Chrysler vehicle will be on display and registration will be available to win one of many fabulous prizes being given away, including a flat screen television and cabinet from Wells Fargo Home Mortgage.

CHARITIES BENEFIT

To help raise additional funds for this year’s Parade of Home charities, two special events will be scheduled. Eight builders have donated seven amazing children’s playhouses and one incredible doghouse to be raffled off, with all of the profits going to Court Appointed Special Advocates (CASA). “Casas for CASA” will be on display during the Parade; raffle tickets are \$5 and are available at the Parade site.

On Saturday, August 23rd, the Colorado Special Olympics Benefit entitled,

Love At First Sight, will take place from 5 pm - 8 pm. This event will include food, live music, and a silent auction. Tickets are on sale for \$40. Please contact the Colorado Special Olympics at 303-592-1361 for more information.

DIRECTIONS TO THE 2003 PARADE OF HOMES AT STAPLETON



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Front Porch

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Courtesy of Denver Public Schools

Great Schools a Priority at Stapleton

The Education Master Plan for Stapleton envisions a community of neighborhoods where the best schools provide our children with an education of the highest quality and prepare them for a journey toward “Life-Long Learning.” Innovative new elementary schools from the Denver Public Schools (DPS) are already preparing to take their place on that educational landscape, including a new campus that will open in August of this year shared by a DPS elementary school and The DPS Odyssey Charter School. This DPS campus will give parents two excellent options in selecting the learning environment that best suits the needs of their children.

The first Denver Public Schools elementary school at Stapleton will hold a “Meet the Teachers” night from 6:30-8 p.m. Aug. 12. Principal Trish Kuhn will host the event. The school, located at 8800 E. 28th Ave., will begin classes Aug. 18 at 9 a.m. There will be a before- and after-school program (beginning at 6:30 a.m., ending at 6:30 p.m.). The school will have kindergarten through fifth grade

classes with two, half-day (am and pm) Early Childhood Education (ECE) sessions. ECE tuition is \$185 a month.

To register their children, parents will need immunization records, a copy of a child’s birth certificate and proof of their home address (an item mailed to the home such as a utility bill). Children transferring from another school district need the name and address of their previous school to allow DPS to obtain school records. The temporary school office number is 303-377-1849. More information is available from DPS by telephone at 303-764-3970 or www.denver.k12.co.us.

In June of this year, the Board of the Denver Public Schools approved a design for a second school (K-8) at Stapleton. The design for that school was the product of a cooperative effort involving DPS officials, Stapleton parents, representatives from Forest City and The Stapleton Foundation for Sustainable Urban Communities and a team of architects from MOA Architectural Partnership. This

new school will have a capacity of 750 students and include classroom space for Early Childhood Education (ECE) programming as the second of five schools that will be built under an agreement between DPS, Forest City, and The Denver Urban Renewal Authority (DURA). The second DPS elementary school at Stapleton is scheduled to open in August of 2005 on 14 acres at Montview Boulevard and the new Central Park Boulevard.

To obtain a copy of the *Education Master Plan for Stapleton*, contact Brian Weber of The Stapleton Foundation for Sustainable Urban Communities by telephone at 303-393-7700 or by e-mail at bweber@stapletoncorp.com. The plan is available in hard copy or on a compact disc.



Courtesy of Denver Public Schools

Above: Site Plan for Stapleton’s second DPS elementary school (K-8). The school will be located at Montview Boulevard and Central Park Boulevard, and is scheduled to open in the fall of 2005.

Below: Odyssey School students and families march from the old school to the new Odyssey School that will open in the fall of 2003.



Early Education Programs Start Children on the Path Toward Life-Long Learning



Meet Your Neighbors

Photos by Steve Larson



Terry and Jolene Whitney with daughters Miranda and Amelia

The Whitney Family

Terry and Jolene Whitney’s daughter Miranda is only five years old, but she already knows more about Stapleton than many adults. That’s because since she was just an infant her dad often brought his daughter along as he co-chaired meetings of the Stapleton Citizens Advisory Board or served on numerous committees essential to the planning and design for Stapleton.

Terry currently serves as a Financial Management Analyst for the City of Denver’s Budget office after working for a number of years for the National Conference of State Legislatures. Jolene, a native of Longmont, Colorado, has an extensive background in retail management that has led her to her current occupation as the Manager of the Old Navy Store at Flatirons Crossing in Boulder.

Nineteen-month-old Amelia Whitney may not know as much about Stapleton as her big sister, but she will have many years to enjoy growing up in the new neighborhoods her dad has worked so hard to create.

The Kessler Family

“Is there a doctor in the house?” The answer is “yes” and “yes” over on 26th Avenue where Dr. Brett Kessler DDS and Dr. Gina Kessler DDS, MS live with their three-and-a-half year old daughter Abbey and her one-year-old brother Max.

The Kesslers are preparing to become “the neighborhood dentists” when they open The Town Center Dentistry and Orthodontics in Stapleton’s East 29th Avenue Town Center. Brett received a Bachelor’s Degree in Engineering from the University of Iowa and then received his dental training at the University of Illinois, where he met Gina, who completed both her undergraduate and dental training and orthodontics programs there. Brett served his residency at Northwestern Memorial Hospital in Chicago. He currently coaches a Triathlon team that raises money for the Leukemia Society and recently competed in the “Half Iron Man Triathlon” in Utah.



Dr. Brett Kessler DDS and Dr. Gina Kessler DDS, MS with one-year-old Max and three-and-a-half year old Abbey.

The Longsdorf Family

Jason and Christi Longsdorf’s house on Spruce Street has such an inviting front porch that a robin chose its rafters to build a nest where eggs were recently hatched to produce two tiny new offspring. The nest is now under the watchful eyes of the Longsdorf’s two-year-old daughter Anna and her constant companion, an eight-year-old yellow Labrador named “Jadie.”

Christi and Jason are both graduates of the University of Colorado where Christi earned a Bachelors degree in Sociology and Jason received his degree in Political Science. A city planner with the Denver Public Works Department of Engineering, Jason later obtained a Masters degree in Environmental Policy from the University of Denver.

The Longsdorfs are former residents of Denver’s Washington Park who chose to move to Stapleton to have a larger home and still enjoy



Jason and Christi Longsdorf with two-year-old Anna

all of the benefits of living in a traditional urban neighborhood. Christi is an Alabama native who grew up in Littleton. Jason is a Colorado native who was raised in Wheat Ridge.

Lora LeFhae, Forest City’s “Buyer Advocate”



Lora LeFhae

It may be the unusual combination of Lora LeFhae’s background in the arts and her experience in affordable housing that helps her do such an effective job as the “Buyer’s Advocate” at Stapleton. Lora’s goal is to find creative ways to help potential homebuyers realize their dreams of owning their first home.

About a year ago, Forest City hired Lora away from the City of Boulder’s affordable housing program to make it

possible for more first time buyers to qualify for a home at Stapleton. Lora helps potential buyers identify and use downpayment assistance opportunities and other programs available to them. Prospective buyers of entry level housing can reach Lora at 720-249-5115 to obtain information about the affordably priced “for sale” housing that will soon be available adjacent to the convenient retail, employment and public transportation of Stapleton’s East 29th Avenue Town Center.

Lora received her Bachelors Degree in Art Therapy from Denver’s Metropolitan State College. In her free time, she enjoys making jewelry and other crafts that enable her to express her artistic talents.

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 Development Foundation.

1998

Forest City is selected as Stapleton's master developer.

FORESTCITY
DEVELOPMENT

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.



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 spring, Stapleton's first residents moved into their new homes and the first model homes open. Summer-time finds Quebec Square Regional Retail Center opening. Construction begins on the East 29th Avenue Town Center and Botanica at Town Center in the fall.



STAPLETON

the art of urban living

2003

By mid-year, over 500 families are living at Stapleton and our second annual Founders' Day celebrated the opening of the first community pool. East 29th Avenue Town Center saw the opening of the King Soopers grocery in July with the balance of the retail shops, offices and apartments opening in the fall. Finally, Stapleton's first elementary school opened its doors to eager new students in August.



2004

In January, Stapleton's first apartment residents will move into their new Town Center rental homes. By Springtime, over 1,000 homes will be occupied by an estimated 2,500 new Stapleton residents. Education at Stapleton will continue to grow with the opening of Stapleton's first high school, the Denver School of Science and Technology as well as the start of construction of the second DPS (K-8th grade) school. Construction will also begin on Central Park and the 1.1 million square-foot North Town Center retail mall.

Cheat on your car. Regularly.



STAPLETON
the art of urban living

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.

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. On June 14, 2003, the first Neighborhood Park and Pool opened at East 28th Avenue and Tamarac Street.



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.

“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.



First Neighborhood Park and Pool



First DPS Elementary School/Odyssey Charter School

LIVING AT STAPLETON

Stapleton is setting a new standard for “the art of urban living.” Tree-lined streets, parks and traditional architecture grace this beautiful, walkable community that is wired for 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 \$1 million. The Stapleton Visitor and Homefinding Center is open daily and over 20 models are now open. Apartment homes will open January 2004.



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 Town Center**, Stapleton’s first Town Center, will feature a full-service King Soopers grocery store that opened in July 2003. Fall 2003 will welcome Noodles & Company, Chipotle, Coldstone Creamery, Jerusalem Restaurant, Get Fired Up Pottery, Stanley’s Hare Shop, Asante Day Spa, henri’s of Denver (women clothier), Walgreen’s, First Bank, Commercial Federal, Fantastic Sam’s, Town Center Dentistry, E. 29th Avenue Wine and Spirits and Amore Fiori Flowers. Over **two million square-feet of regional shopping centers** are planned with the first, **Quebec Square Regional Retail Center**, is 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 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-environmentally, economically and socially? It’s a question that goes to the heart of what we define as sustainability at Stapleton. Simply put, 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 Comcast – will provide a complete array of telecommunication services. StapletonOnline.com, our community intranet site, will connect the entire community. Providing 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 \$1 million.

CONDOMINIUMS/TOWNHOMES



Roslyn Court

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



Syracuse Village

2 & 3 bedroom condominiums and town-
homes starting from the low \$100s
720-249-5108

TOWNHOMES



McStain Neighborhoods

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

LOFTS



Lofts at Stapleton

1 + den & 2 bedroom lofts
starting from the mid \$100s
303-388-LOFT

SINGLE FAMILY HOMES



Urban Estate Homes

3, 4 & 5 bedroom homes
From the high \$600s
720-249-5106



Sanford Homes

3 & 4 bedroom homes
From the high \$400s
303-377-4549



Infinity Home Collection

2 & 3 bedroom homes
From the mid \$400s
720-489-1050 x319



John Laing Paired Homes

3 & 4 bedroom homes
From the high \$300s
303-316-0873



McStain Neighborhoods

3 & 4 bedroom homes
From the mid \$300s
303-333-0024



John Laing Homes

3 & 4 bedroom homes
From the low \$300s
303-316-0873



Parkwood Homes

3 & 4 bedroom homes
From the low \$300s
303-320-4938



KB Home

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



New Town Builders

3 & 4 bedroom homes
From the mid \$200s
720-941-0359



Wonderland Homes

2 & 3 bedroom Garden Court homes
From the mid \$200s
303-393-9099



KB Home

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



Trimark Communities

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

MANSSION HOMES

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

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

Visitor and Homefinding Center open daily 10am – 6pm 303-355-9600.
Models and Sales Court open Monday, noon - 6pm, Tuesday - Sunday 10am - 6pm.

www.StapletonDenver.com





A Greenway in Your Back Yard

By Kate Kramer

Thirteen miles of bike, hike and horse trail stretching from the Highline Canal Bikeway in Aurora to the Platte River Greenway in Commerce City is in the back yards of the new residents of Stapleton. Sand Creek Regional Greenway is a peaceful place to exercise, visit with friends or contemplate nature.

Stapleton residents can enjoy some of the most wonderful parts of the Greenway where Sand Creek winds through old Stapleton airport. The creek was left inaccessible and untouched by development since the opening of the airport in 1929 – making it one of the few urban “wilderness” wonderlands in the nation.

The Stapleton section of the Greenway includes over three miles of soft-surface trail with wonderful views of the mountains and of the downtown skyline, the confluence with Westerly Creek and the cool refuge of the old airport tunnels.

Traveling on the trail to the east, visitors can enjoy the Urban Farm, Bluff Lake Nature Center and the Morrison Nature Center in Star K Ranch. Along the way, great blue herons, deer, coyotes and beavers share the Greenway with the human visitors.

Heading west on the Sand Creek trail, cyclists can ride all the way to downtown Denver by bike on the Sand Creek trail and the Platte River Greenway. From the South Platte River to Stapleton, Sand Creek meanders through industrial areas and highway underpasses and near truck stops. Remarkably, egrets,

hawks and foxes have discovered the creek. There is nothing more exciting than witnessing these two environments thriving side by side as an egret feeds in the creek running through an industrial area.

Phase I of the Sand Creek Regional Greenway development, which built a trail along the majority of the creek, was completed in

June 2002. The not-for-profit Sand Creek Regional Greenway Partnership is raising money for Phase II development of the Greenway, which will make the trail more user-friendly and easy to navigate with amenities such as rest areas and interpretive signage.

Future enhancements include three major parks in the Greenway: a signature park in Commerce City at the confluence with the South Platte River; a major park at the confluence of Sand Creek and Westerly Creek north of current Stapleton development; and Sand Creek Park on the Fitzsimons redevelopment lands in Aurora.

Each park will improve human access to the trail and land along Sand Creek while leaving the creek and surrounding areas in their natural state.

In the short term, fundraising efforts are focusing on better signage for trail users, more restrooms, more accessible trailheads, and completion of the off-street trail through Aurora and Commerce City.

If you want to be a part of making Sand Creek all it can be – please become a Friend of the Sand Creek Regional Greenway. For information on our Friends program, to make donations, volunteer or to get trail maps contact us at: Sand Creek Regional Greenway Partnership
3401 Quebec St., Suite 8100
Denver, CO 80207
Phone: 303-393-7700
Fax: 303-393-6805
Web: www.sandcreekgreenway.org
Email: info@sandcreekgreenway.org

Kate Kramer is the Executive Director of the Sand Creek Regional Greenway Partnership



You can help by making a donation or by volunteering your time.

Your contribution will help ensure that the Greenway is completed now and preserved for future generations of metro Denver residents. Thank you for supporting Sand Creek Regional Greenway.

Name: _____
Company: _____
Address: _____
City: _____ State: ____ Zip: _____
Phone: _____
E-mail: _____

I would like to contribute
\$ _____
☐ Check ☐ VISA ☐ MC
Credit Card Account #: _____
Expiration: ____/____

I would like to volunteer for:
☐ Speaker's bureau
☐ Trail maintenance
☐ Event support

Please return by mail or fax to address above.

BMW Realty Group Breaks Ground for Syracuse Village at Stapleton

Mayor Wellington E. Webb and Forest City recently joined the principals of BMW Realty Group, LLC, comprised of former Denver Broncos and noted real estate developers Odell Barry and Claudie D. Minor, Jr., along with executive Thomas Williams, to break ground for Syracuse Village, entry level housing for first time home buyers in the East 29th Avenue Town Center that will open this fall at Stapleton.

BMW Realty Group, the builder/developer of the housing, is a minority-owned company that is participating in the Associate Developer Program established by Stapleton's master developer, Forest City. BMW has designed Syracuse Village to be a 78-unit condominium and two-story town home neighborhood. Estimated prices will range from \$135,000 for a two-bedroom/one-bath condominium to \$167,500 for a three-bedroom/two bath town home, and will be built with a hometown feel, along with tree-lined streets and spacious parks – where almost every convenience is within a ten-minute walk.

“As a company, the mission of BMW Realty Group is to create lifestyle alternatives for our diverse communities. In real estate development, success is often the product of judgment, boldness and keen perception. BMW blends those qualities, together with an extensive reputation for project management, customer and community service, and site selection, through our widely experienced team of business executives,” said Odell Barry of BMW Realty Group, the builder/developer of Syracuse Village.

“We're excited to work with Forest City Stapleton, Inc. to develop these affordably priced condominiums and town homes for Denver area families. Our five-floor plans allow homebuyers real lifestyle choices, ranging from two-bedroom, one-bath to three-bedroom, two-bath designs. Our homes are designed with state-of-the-art wiring, patios or balconies, and detached garages, all at prices that are well



Mayor Webb leads the groundbreaking ceremonies for The BMW Realty Development of Syracuse Village at Stapleton

within reach of many buyers, including first-time home buyers,” Barry continued.

“A mix of housing ensures that Denver's new neighborhoods at the former Stapleton airport welcome everyone,” said Mayor Wellington E. Webb. “I'm pleased that the BMW Realty Group has undertaken this development.”

Stapleton's master developer, Forest City Enterprises, also expressed enthusiasm for the new housing to be developed by the BMW Realty Group. “Syracuse Village adds another exciting dimension to the East 29th Avenue Town Center, Stapleton's first mixed-use neighborhood retail development,” said Tom Gleason, vice-president – public relations for Forest City Stapleton, Inc. “With its affordable pricing, attractive design, and convenient access to the shops, offices and residences overlooking a beautiful town green, Syracuse Village is one more example that Stapleton is setting a new standard for the ‘art of

urban living’ in Denver.”

Part of the draw at Stapleton is the ease of shopping and dining within minutes of homes. Nearby, King Soopers has opened a much anticipated 58,000 square foot grocery store, and a variety of retail shops are scheduled to begin opening in the fall of this year within steps of residents' front doors in Syracuse Village.

Syracuse Village offers five carefully designed floor plans for modern lifestyles, including ranch condominiums and two-story townhomes with two or three bedrooms, ranging in size from approximately 800 to 1,150 square feet. Each design blends space and styling that would be remarkable in any location and are further enhanced by Stapleton's access and acclaim.

For more information about the condominiums and two-story townhomes available at Syracuse Village, please contact the sales representatives at 720-249-5108.

Smiley Makes Summer Learning Fun



Left to right: Stan Buckley, Program Director; Bob Willis, Colorado Black Chamber of Commerce; Zonia Bowers, Wells Fargo; Tom Gleason, Forest City; Jamie Powell, Site coordinator; Brian Weber, Stapleton Foundation.

To paraphrase an old song, “Summertime and the *learning* is easy...” thanks to a special Denver Public Schools (DPS) summer program for seventh graders at Smiley Middle School in the neighborhood east of Stapleton.

Beginning in early July, about 40 students began a summer program with instruction in theatre, dance, African drums, voice and photography. The program also includes a “life skills” component in which DPS professionals lead discussion groups as the young people study films and literature to explore issues of importance to youth. The program also has a writing workshop component with the potential for all of the activities to create a special production in the fall. The summer program may also be continued as an “after school” activity once school resumes.

Wells Fargo and Forest City Enterprises provided funding for the summer program under the coordination of Bob Willis of The Colorado Black Chamber of Commerce and Brian Weber of the Stapleton Foundation. The corporate support was funneled through the United 4 Colorado - Safe Summer Campaign of Mile High United Way, making the corporate contributions eligible for matching funds through Mile High United Way and KCNC Channel 4. The arrangement resulted in additional funding for another youth program at the East Denver YMCA.

Questions from Stapleton Residents

Q. Why were the 15 MPH signs on 26th Ave requesting drivers to slow down removed?

A. City ordinances do not permit signs to be placed in the “tree lawns” between the sidewalk and streets. Residents who placed signs asking drivers to slow down are working with Forest City to route construction traffic away from their neighborhoods as much as possible and have the Denver Police Department ticket drivers who are guilty of speeding.



Q. Is it possible to put four way stops or speed bumps back on 26th?

A. The City does not allow speed bumps and therefore that would create a problem when the streets are turned over to the City. Forest City and a group of the residents are working with Denver Traffic Engineering to determine where additional stop signs might be warranted. Stapleton residents should keep in touch with The Stapleton Intranet for further updates (StapletonOnline.com).

Q. When will the dog run open and where is it located?

A. The three acre “off leash dog park” will be located in the Southwest portion of the Greenway, near the tennis courts at the corner of Syracuse and Montview. While the sod will be planted this summer, the park will not open until spring of next year in order to give the sod adequate time to become established.

Q. Has the drought affected Forest City's timelines for completing the East/West linear Greenway and Central Park?

A. No. Planting of landscape on the Greenway is underway and work is expected to begin on the major urban park east of the former control tower in January of next year. More than two miles of “purple pipe” is already in the ground at Stapleton to irrigate the parks with reclaimed, non-potable water when it becomes available from Denver Water.

Exercise Safety

Occasionally the construction crews at Stapleton have encountered runners using the area east of the new Denver Public School Campus that is “off limits” to anyone not working on the site due to concerns about public safety. Just a quick reminder that all fenced areas such as the fencing around the Greenway and Westerly Creek, are there for your protection, and only those wearing hard hats and safety vests are allowed in those areas. This is for the safety of residents, visitors, and workers. Please abide by those restrictions. Continue to run and walk through the neighborhood, but please confine exercise activities to the finished portions of Stapleton.

Q. Is there any plan for Early Childhood Education?

A. Yes. The new DPS campus will have two Early Childhood Education sessions when it opens in August of this year. Contact Brian Weber of the Stapleton Foundation at 303-393-7700 for more information.

Q. Where can residents get the Stapleton Foundation's Education Master Plan?

A. The plan is available in hard copy or on disc. Contact Brian Weber at 303-393-7700 or by e-mail at bweber@stapletoncorp.com

Q. Can non-Stapleton residents pay a day rate for pool usage?

A. Yes. The day rate for non-Stapleton residents wishing to use the community pool is \$7 for adults and children over the age of ten, \$3 for children between the ages of two and ten. Children under two are admitted free of charge.

Q. When will Denver Solid Waste offer glass, paper and plastic recycling?

A. Recycling will start this summer. Residents will be contacted prior to the start of the program to provide them with all of the necessary information.

Q. What is planned for the odd shaped parcel of land between 26th, Syracuse and Roslyn?

A. That parcel is a potential site for a day care center and or residential development, with the possible addition of some civic use such as a future library.

Q. How can people get more involved?

A. The best way for people to get involved either in the Stapleton Development Corporation's Citizens Advisory Board or any number of community groups forming at Stapleton is to check the Stapleton Intranet at StapletonOnline.com or contact Stapleton Community Manager Diane Deeter at 720.249.5110.

New Retail Opens at Stapleton



King Soopers becomes the first store to open in the East 29th Avenue Town Center.



Panera Bread is one of the most recent additions to the Quebec Square Regional Retail Center.

STAPLETON

Founders' Day Celebration



Stapleton Celebrates 2nd Annual Founders' Day with a Splash!

One of the hottest days of the summer was also a perfect setting for Stapleton's residents and friends to enjoy the 2nd Annual Founders' Day Celebration by opening the beautiful new Olympic-sized community pool on 28th Avenue.

With nearly five hundred homes now occupied in Stapleton's first neighborhood, there was no shortage of people taking advantage of an opportunity to take a cool dip in the pool or merely lounge in the park

as they kept a watchful eye on children swimming or trying out the playground equipment. New friends and neighbors enjoyed the opportunity to get to know each other and share the excitement of helping to build a sense of community at Stapleton.

Nearby, the Greenway is taking shape as an oasis that will offer a pavilion, tennis courts, off-leash dog park, climbing wall, skate park and running trails. The Greenway is part of 1,100

acres of new parks and open space at Stapleton that will be preserved for the enjoyment of all.



Photos by Steve Larson