

Neighborhoods

PLACES TO LIVE, WORK AND PLAY IN COLORADO (PHOTOGRAPHY BY JON GOLDBERG)

STAPLETON



THE ESSENTIALS

WHERE IT IS—AT THE OLD AIRPORT. THE STAPLETON DEVELOPMENT IS SITUATED ON A MASSIVE 4,700-ACRE PARCEL IN NORTHEAST DENVER ONCE OCCUPIED BY STAPLETON INTERNATIONAL AIRPORT. THIS ENORMOUS AREA RUNS FROM QUEBEC STREET ON THE WEST SIDE, EAST TO PEORIA STREET, AND FROM MONTVIEW BOULEVARD ALL THE WAY NORTH OF I-70 AROUND NORTHFIELDS.

WHAT MAKES IT SPECIAL—A UNIQUE URBAN PROPOSITION. A PLANNED NEIGHBORHOOD, STAPLETON HAS AN AMBITIOUS VISION: A MASTER-ARCHITECTED, URBAN COMMUNITY THAT INFILLS AN INDUSTRIAL SITE WHILE PROVIDING A POSITIVE IMPACT TO THE CITY AND REGION. STAPLETON OFFERS A UNIQUE URBAN EXPERIENCE—GREEN SPACES IN THE CITY, NEW HOMES, LOCAL CONVENIENCES, GOOD SCHOOLS AND A STRONG COMMUNITY.

THE HOMES—SO MANY CHOICES! FROM CONCEPTION, STAPLETON INTENDED TO OFFER A GREAT VARIETY OF HOUSING OPTIONS—IN FACT, 17 BUILDERS OFFER 24 HOME MODELS THAT ALL SET THE STANDARD FOR ENERGY EFFICIENCY AND GREEN BUILDING TECHNIQUES. THE ARCHITECTURE IS MOSTLY NEO-TRADITIONAL, REMINISCENT OF OLDER DENVER NEIGHBORHOODS, WITH INVITING FRONT PORCHES—A STAPLETON SIGNATURE. THE YARDS ARE RELATIVELY SMALL, BUT THERE ARE MANY SURROUNDING OPEN SPACES AND PARKS.

HISTORY—BORN FROM RUNWAYS, A GRAND VISION FOR THE CITY Once frontier and farmland, the Denver Municipal Airport was constructed in

1929 and renamed Stapleton International Airport in 1964. Redevelopment efforts started in the late 1980s when Denver voters approved the

plan to build the new Denver International Airport. Community visionaries saw a unique chance to create something completely new on this huge stretch of prime real estate, and in a true feat of urban planning, community involvement and public/private partnership, the plans for Stapleton were born. The Stapleton Development Plan, also known as the “Green Book,” was published in 1995; in 1998, Forest City was selected as the Master Developer.

According to Tom Gleason, Forest City Stapleton’s vice president of PR, “Stapleton is an opportunity for Denver to grow within as an alternative to urban sprawl and to create a traditional urban neighborhood that connects seamlessly with the surrounding community.”

The first residents moved into their new homes in 2002, and the neighborhood has been continuously evolving and taking shape ever since. More than 7,500 residents now live in Stapleton, with more than 30,000 expected when

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construction ends in 15 years. Upon completion, Stapleton will have some 12,000 homes, 1,100 acres of parks and open space, 2.5 million square feet of retail and 10 million square feet of office space.

STORY: JON GOLDBERG

THE NEW URBAN LIFESTYLE This meticulously planned community offers many tangible benefits that attest to its popularity—a rare chance to buy brand new near downtown, plentiful open space, excellent schools, many housing options, local shopping and amenities, and fun neighborhood events.

At Stapleton, new urbanism means community first. "Although, the homes are new, I feel like we're living in a neighborhood that's been around for a long time," says Jamie Jurgenson, a resident and librarian. "I love walking past all those front porches and waving to neighbors. Stapleton has an almost nostalgic feel. The people, parks and amenities make it hard for me to imagine living anywhere else."

'GREEN' IN MORE WAYS THAN ONE

With nearly 25 percent of the development devoted to parks and open space, Stapleton is a tapestry of greenbelts, trails and city parks. The crown jewel is the new 80-acre Central Park, a state-of-the-art recreation facility with 1,700 new trees and a 3,500-foot promenade. Smaller "pocket parks" are integrated into all the neighborhoods and enhance the green feel.

A FUN AND SUPPORTIVE COMMUNITY

Forest City organizes numerous public events—such as holiday parades and outdoor concerts—that promote community interaction. In resident Rachel Dorr's corner of Stapleton, "We have 15 neighbors that all face the same park, and we get together at each others'

homes for holidays or just for fun." Dorr, a loan closer who is married with two young children, has made solid friendships here. "I am really happy that I have some neighbors who are in the same situation as me—juggling work and family—and that we can support each other."

HOUSING FROM \$200K TO \$1 MILLION

You'll find condos under \$200,000, lofts and townhomes from the \$300,000s and \$400,000s, single-family homes in the \$500,000s and \$600,000s—not to mention Urban Estate Homes for more than \$1 million.

SCHOOLS—STAPLETON HIGH, CLASS OF

2014 With education as a major focus of the development plan, Stapleton features some exciting and diverse new schools, including Westerly Creek Elementary, William R. Roberts School (K-8), Odyssey Charter School (Expeditionary Learning), Denver School of Science and Technology, and the Anchor Center for Blind Children. The Denver School of the Arts and Stanley British Primary school are nearby. Stay tuned for Stapleton High School, still in the planning stages with a goal of opening by 2010.

When he is not writing about neighborhoods for Colorado Expression, Jon Goldberg sells residential homes as a Realtor with Prudential Colorado Real Estate in Cherry Creek. An attorney who practiced for several years in national firms before pursuing real estate, Jon lives in Denver with his wife and two young sons.

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JON GOLDBERG, JD/MBA

303.919.8950

Jon.Goldberg@SothebysRealty.com

FullerSothebysRealty.com

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