

**Stapleton Development Corporation
Board of Directors
October 24, 2013
7:30a.m.
7350 E. 29th Avenue, Suite 300
Denver, CO 80238**

Agenda

- | | |
|---|----------------------------|
| I. Approval of September 26, 2013 Minutes | Kevin Marchman |
| II. Chairman's Report | Kevin Marchman |
| III. Flood Damage to Greenways | Kate Kramer |
| IV. East Rail Line | Kevin Flynn |
| V. Financial Report | Cheryl Cohen-Vader |
| VI. Management Report | Cheryl Cohen-Vader |
| VII. CAB Report | David Netz / Lucia Correll |
| VIII. City Updates (Denver, Aurora, CC) | |
| IX. Updates from Other Stapleton Related Entities | |
| X. Questions & Comments from Written Reports | |
| XI. Feedback from the Board Members | |
| XII. Public Comment | |
| XIII. Executive Session | |
| XIV. Adjourn | |

***The next SDC Board meeting is the scheduled for
Thursday, December 5, 2013 @ 7:30am.***

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1. MINUTES

2. FINANCIAL REPORTS

3. MANAGEMENT REPORT

4. FOREST CITY REPORT

**5. STAPLETON FOUNDATION
REPORT**

6. WORK FORCE REPORT

7. MISCELLANEOUS

INSERT UNDER TAB #1

**Stapleton Development Corporation
Board of Directors Meeting
September 26, 2013**

Board Members Present: Nadine Caldwell, King Harris, David Hart, Happy Haynes, Councilman Chris Herndon, Rita Khan (via telephone), Michael Kearns, Kevin Marchman, Stephen Miller, Justin Ross, Terry Whitney

In Attendance: Cheryl Cohen-Vader, Bar Chadwick

Meeting called to order at 7:34 a.m. by Chairman King H. Harris

I. August 22, 2013 minutes approved as presented.

II. Chairman's Report

No Report.

III. Financial Report

Written report included in the Board Packet.

IV. Nominating Committee Report.

Stephen Miller gave the Nominating Committee Report. The Nominating Committee recommended the following slate of officers: Kevin Marchman, Chairperson; Michael Kearns, Vice-Chairperson; Vacant, Secretary. A request for nominations from the floor was made and none were offered. A Motion to close nominations was made and properly seconded. **A Motion to approve the recommended slate of officers by acclamation was made and properly seconded. Motion passed.**

(Chairman Kevin Marchman presided for the remainder of the meeting beginning at 7:40am)

V. CCD Sustainable Housing and Communities Presentation

Stephanie Inderwiesen and Doug Smith with the CCD's Sustainable Housing and Communities division of the Office of Economic Development provided the presentation. In July 2013, Mr. Smith and Ms. Inderwiesen provided the Board with an overview of three of four proposed major changes to the existing Stapleton Affordable Housing Plan (covenant title, covenant control period, modifications to the eligibility threshold incomes on resale). The fourth proposed major change is the allowance of owning the property as a rental property.

Board members expressed comments and concerns regarding key matrices, gauges for success, follow-up and program monitoring. Damon Knopp commented that the CAB Affordable Housing Committee is in full support of the proposed changes. Ms. Inderwiesen commented that the draft proposal is very limited and is intended to provide relief to existing homeowners. Additional work must continue with regard to effective programming related to future homeowners. Next steps would be to work with Forest City to modify the Development Agreement between CCD and Forest City and then present the revised Agreement to City Council for approval.

A Motion for Management to prepare and provide a letter of support to Denver City Council in favor of the four proposed major changes to the Stapleton Affordable Housing Plan was made and properly seconded. Motion passed.

A question was asked regarding the small workgroup that was to be formed based on last month's Board meeting. Chairman Marchman commented that he would oversee that committee and the committee would begin the do the work.

VI. NE Denver Housing Presentation

Gete Mekonnen, the Executive Director of Northeast Denver Housing provided a detailed overview of his organization. The core business of NEDH is housing production and their approach is holistic when it comes to building affordable housing. NEDH has built affordable rental housing in Stapleton and is now working on affordable for-sale products along MLK Jr. Blvd as well as affordable rental housing in the Northfield area. Mr. Mekonnen acknowledged Forest City's assistance in donating the land for the affordable products that NEDH has built in the Stapleton neighborhoods. Board Member Haynes thanked Mr. Mekonnen for the presentation and asked that an electronic copy of the presentation be provided to the Board.

VII. Management Report

Cheryl Cohen-Vader provided the Report.

VIII. City of Denver

Councilman Chris Herndon reported that the marijuana bill passed and that the plastic bag 5cent fee bill was up for second reading. Bar Chadwick reported that the New DPS high school located adjacent to 56th Avenue finally has an address. Having the address is crucial for construction and planning purposes. Ms. Chadwick also introduced Brad Dodson with CCD. Brad will be tracking Bar and his particular focus will be CCD Parks and Open Space.

IX. City of Aurora

Nadine Caldwell gave the Report. Opening of Denver/Aurora streets will take place Sunday, September 29, 2013 between 25th and 26th on Iola Street from 1pm to 5pm. Radio Disney will be there. Iola and Fulton Streets will be open now. Kingston Street will open by June of 2014 and Dayton will open by June 2017. Discussions regarding the Aurora water tap fee are also taking place. Current proposal would reduce the fee from \$24,000 to \$16,000 which would both the developer and homebuilders.

X. Executive Session

A motion was made that the Board go into an Executive Session under Colorado Revised Statutes, Section 24-6-402(4)(e), "Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators." The motion was seconded and the motion passed unanimously.

Executive Session Held at 8:37 A.M.

Open Session

At 9:20 A.M. A Motion to return to Open Session was made and properly seconded. Motion passed.

A Motion to prepare a termination of operations plan and a dissolution of SDC plan and be ready to take action, if necessary, on both plans and further to communicate the same to the Mayor, DIA and

DRAFT

Councilman Herndon by the October 2013 board meeting was made and properly seconded. An Amendment to the Motion to add that the “plans be completed and operations of SDC cease by no later than December 31,” was made and properly seconded. Following discussion the Motion and the Amendment passed unanimously.

XI. Adjournment

Meeting adjourned at 9:21 A.M.

Minutes prepared by T. Holloway

**The next SDC Board meeting will be held
Thursday, October 24, 2013 at 7:30 A.M.
In the SDC Offices located at
7350 E. 29th Avenue, Suite 300, Denver, CO 80238.**

INSERT UNDER TAB #2

Stapleton Development Corporation
Comments on Financial Reports
September 30, 2013

The reports listed below are included in the monthly Board of Director's package.

1. Budget Variance as of September 30, 2013 - CASH basis. (1 page)
2. Unaudited Balance Sheet as of September 30, 2013 - ACCRUAL basis. (1 page)
3. Diversity Report - 2013 payments as of September 30, 2013 and payments from inception. (7 pages)

Comments on cash basis budget variances for the month just ended:

- Change in cash: a \$5,222 decrease in cash was budgeted, a \$916 decrease was realized.
- Land Sales and Transfers - as shown below. All funds passed through to DIA.

Current Month Acres			Year to Date Acres			Annual Acres		
Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance
0	3	90	90	254	164	90	254	164

- Net revenue: \$28 positive variance.
- Overhead Expenses : \$25 positive variance.
 - Timing difference: Year to date expenditures for overhead remain less than budgeted.
- O&M Expenses: \$4,072 positive variance

Comments on accrual basis Balance Sheet for the month just ended:

- Accounts Receivable-Other: \$11,891
 - Surveying costs paid by SDC to be reimbursed by DIA when the surveyed land is taken down.
- Accounts Receivable-Tenants: \$2585
 - Past due rent from a lease tenant Castle Rock Const.
- Prepaid Expenses (asset): \$14,971
 - unamortized insurance premiums \$14,971
- Liabilities: \$9,659
 - Security deposits held under various lease agreements. (see General Comments)
 - accounts payable and prepaid rent.

General Comments

Stapleton Development Corporation

Budget Comparison - Cash Basis
For the 9 Months Ended September 30, 2013

Current Monthly Budget	Current Monthly Actual	Variance Favorable / (Unfavorable)		YTD Budget	YTD Actual	Variance Favorable / (Unfavorable)
			Revenue			
			Land & Building Sales	\$ 1,966,020	\$ 9,368,250	\$ 7,402,230
			Cost of Sale - Land Option	(1,966,020)	(9,368,250)	(7,402,230)
			Net Property Sales			
\$ 1,205	\$ 1,205		Rental Income	\$ 10,842	\$ 12,342	\$ 1,500
\$ 1,205	\$ 1,205		SDC Gross Proceeds	\$ 10,842	\$ 12,342	\$ 1,500
			Other Income		\$ 14,550	\$ 14,550
21	49	28	Interest Income	271	683	412
\$ 1,226	\$ 1,254	\$ 28	Total Revenue	\$ 11,113	\$ 27,575	\$ 16,462
			OVERHEAD EXPENSES			
			G & A Expenses			
			Staff Services	\$ 172,221	\$ 171,333	\$ 888
			Rent	\$ 18,116	\$ 18,117	\$ (1)
1,612	945	667	Dues and Subscriptions	425	450	(25)
8		8	Office Services	25,198	14,338	10,860
\$ 1,620	\$ 945	\$ 675	Other Expenses	75	34	41
				\$ 216,035	\$ 204,272	\$ 11,763
			Professional Services			
\$ 100		\$ 100	Professional Services	\$ 10,900	\$ 3,429	\$ 7,471
	750	(750)	Insurance-Director/Officers	7,765	7,915	(150)
\$ 100	\$ 750	\$ (650)	Consult / Audit Fees	4,250	4,250	
				\$ 22,915	\$ 15,594	\$ 7,321
\$ 1,720	\$ 1,695	\$ 25	Total Overhead Expenses	\$ 238,950	\$ 219,866	\$ 19,084
			OPERATIONS AND MAINTENANCE EXPENSES			
			Direct Property Management			
\$ 518		\$ 518	Repair & Maintenance	\$ 4,676		\$ 4,676
110		110	PM Mtg, Meals & Mileage	665		665
3,319		3,319	Landscaping & Snow Removal	9,959	5,854	4,105
125		125	Vehicle & Other	1,124	945	179
			Security Deposit Refund		15,700	(15,700)
\$ 4,072		\$ 4,072		\$ 16,424	\$ 22,499	\$ (6,074)
			Allocated Property Management			
			Insurance	\$ 12,301	\$ 10,609	\$ 1,692
			Staff Services	126,195	123,975	2,220
655	475	180	Office Services	10,678	7,028	3,650
			Rent	8,413	8,415	(2)
\$ 655	\$ 475	\$ 180		\$ 157,587	\$ 150,027	\$ 7,560
\$ 4,727	\$ 475	\$ 4,252	Total O&M Expenses	\$ 174,011	\$ 172,526	\$ 1,485
\$ 6,447	\$ 2,170	\$ 4,277	Total Expenses	\$ 412,961	\$ 392,392	\$ 20,570
\$ (5,222)	\$ (916)	\$ 4,305	Change in Net Assets	\$ (401,848)	\$ (364,817)	\$ 37,032

Stapleton Development Corporation
Balance Sheet
As of September 30, 2013

Assets

Current Assets

SDC Cash & Investments	\$ 539,646
A/R Other	11,891
Tenant Receivables	3,540
Prepaid Expenses	<u>14,971</u>
	\$ 570,048

Total Assets

\$ 570,048

Liabilities

Accounts Payable	77
Security Deposit Liability	8,627
Other Accrued Liabilities	<u>955</u>
	\$ 9,659

Capital

Retained Earnings	7,435,705
Voluntary Distributions to DIA	(6,517,225)
Net Income (Loss)	<u>(358,091)</u>
	\$ 560,389

Total Liabilities and Capital

\$ 570,048

Unaudited

STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING
As of June 30, 2013

<u>Diversity</u>	<u>Vendor</u>	<u>Activity / Service</u>	<u>3rd Q 2013 YTD</u>	<u>3rd Q 2013 YTD % of Total Diversity \$ Spent</u>
<u>Asian</u>	Ocean Service	Automotive		
	Asian Total		-	0.0%
<u>African American</u>	Baroness Coffee Company	Food Vendor	-	
	Chapmen Landscaping	Landscape services	-	
	Gabriellas	Food Vendor	-	
	H & F Constructors	Landscape services	-	
	Kebaya Coaching	Meeting Facilitator	-	
	Dennis Johnson	Audit & Consulting Services	4,250	
	Montview Auto Body	Auto repairs	-	
	Stafford's Lawn Care, Inc.	Landscape services	-	
	The Lawndry	Landscape services	-	
	Terry & Stephenson, P.C.	Audit & Consulting Services	-	
	African American Total		4,250	42.1%
<u>Hispanic</u>	Cocal Landscape Const. CO.	Landscape services	5,854	
	Garcia Calderon Ruiz	Legal Services	-	
	Southwest Construction Supply & Sales	Fencing contractor	-	
	Hispanic Total		5,854	57.9%
<u>Woman</u>	C & D Security	Security Service	-	
	Colorado Catering	Food vendor	-	
	Denver Key & Lock	Locksmith	-	
	Development Research Partners	Professional Services	-	
	Elegant Catering	Food vendor	-	
	Mathis Lock & Key	Locksmith	-	
	MRW	Mgt. Consultant	-	
	Woman Total		-	0.0%
TOTAL DIVERSITY DOLLARS SPENT			10,104	100.0%
Proportion:				
$\frac{\text{2013 YTD Diversity Spending}}{\text{Total YTD 2013 \$ Spent Excluding Payroll \& Utilities}} =$			$= \frac{10,104}{97,050}$	10.4%

**STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY**

Diversity	Vendor	Activity / Service	1999-2004	ITD 2004 % of Total Diversity \$ Spent	Total 2005	Total 2005 % of Total Diversity \$ Spent	Total 2006 thru 12/31/06	Total 2006 % of Total Diversity \$ Spent	Total 2007 thru 12/31/07	Total 2007 % of Total Diversity \$ Spent	Total 2008 thru 12/31/08	Total 2008 % of Total Diversity \$ Spent
Asian	Ocean Service	Automotive	389	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
	Diz's Daisys	Flower Retailer	389		-	-	-	-	-	-	-	
Asian Total												
African American	A Team	Maintenance Services	5,053	14.3%	2,910	0.0%	-	0.0%	-	0.0%	-	0.0%
	Baroness Coffee Company	Food Vendor	2,741		-	-	-	-	-	-	-	
	Chapman Landscaping	Landscape services	-		2,910	0.0%	-	0.0%	-	0.0%	-	0.0%
	Dimann & Jackson	Landscape services	380		-	-	-	-	-	-	-	-
	Gabriellas	Food Vendor	7,070		-	-	-	-	-	-	-	-
	GW Janitorial & Maintenance	Janitorial/Maintenance	153,909		-	-	-	-	-	-	-	-
	H & F Constructors	Landscape services	9,385		-	-	-	-	-	-	-	-
	John Phillips Printing, Inc.	Printing Services	-		-	-	-	-	-	-	-	-
	Dennis Johnson	Audit & Consulting Services	-		-	-	-	-	-	-	-	-
	Kebya Coaching	Meeting Facilitator	-		-	-	-	-	-	-	-	-
	SetPoint	Mechanical Contractor	925		-	-	-	-	-	-	-	-
	Montview Auto Body	Auto repairs	-		-	-	-	-	-	-	-	-
	Stafford's Lawn Care, Inc	Landscape services	15,060		-	-	-	-	-	-	-	-
	Stephenson's Reconditioned Furn.	Furniture Maintenance	599		-	-	-	-	-	-	-	-
	The Lawndry	-	-		-	-	-	-	-	-	-	-
	Terry & Stephenson, P.C.	Audit & Consulting Services	104,947		12,150	6.5%	14,120	5.0%	12,150	4.0%	12,150	12.2%
	Urban Spectrum	Advertising	53		14,960	6.5%	14,120	5.0%	12,150	4.0%	15,150	12.2%
African American Total												
Hispanic	Cocal Landscape Const. CO.	Landscape services	420,496	26.0%	15,365	10.6%	67,702	23.9%	18,661	6.1%	21,889	17.7%
	El Seminario	Newspaper	-		-	-	-	-	-	-	-	-
	Garcia Calderon Ruiz	Legal Services	-		-	-	-	-	-	-	-	-
	Gomez Contract Services, Inc.	Mechanical service	1,200		-	-	50,000	-	-	-	1,325	-
	Gonzales Consulting Services	Consultant	-		-	-	1,733	-	-	-	-	-
	Gonzales Law Firm	Legal Services	-		-	-	-	-	-	-	-	-
	Pikes Peak Reprographics	Printing	2,021		-	-	-	-	-	-	-	-
	ProCare Services, Inc.	Delivery Services	42		-	-	-	-	-	-	-	-
	Southwest Construction Supply & Sales	Fencing contractor	84,072		8,640	10.6%	2,025	23.9%	3,475	6.1%	2,360	17.7%
	Summit Maintenance	Office maintenance	25,901		-	-	-	-	-	-	-	-
	Sunnyside/Temp Side, Inc.	Temporary staff	11,752		-	-	-	-	-	-	-	-
	Urgent Rooter	Plumbing	250		-	-	-	-	-	-	-	-
			545,735		24,205	10.6%	67,702	23.9%	18,661	6.1%	21,889	17.7%
	Hispanic Total											
Native American	Caddo Design & Office Products	Office supplies	1,726	0.1%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
	Renegade Productions	Signage	650		-	-	-	-	-	-	-	-
Native American Total												
Woman	Al, Inc.	Advertising	96	26.0%	185,890	10.6%	180,823	23.9%	193,783	6.1%	84,539	17.7%
	All Metro Door & Dock	Door/Dock Maintenance	350		-	-	-	-	-	-	-	-
	Alliance Office Supply	Office supplies	-		-	-	-	-	-	-	-	-
	Bay Area Economics, Inc.	Landscape design/maint.	7,816		-	-	-	-	-	-	-	-
	Bishop Design	Security service	-		-	-	-	-	-	-	-	-
	Boling & Associates	-	872,776		-	-	-	-	-	-	-	-
	C and D Security	-	-		-	-	-	-	-	-	-	-
	Chrisman & Associates	-	-		-	-	-	-	-	-	-	-
	Coley/Forrest, Inc.	-	-		-	-	-	-	-	-	-	-
	Colorado Catering	-	-		-	-	-	-	-	-	-	-
	Compass Travel	-	341		-	-	-	-	-	-	-	-
	Denver Key & Lock	-	452		-	-	-	-	-	-	-	-
Woman Total												

[illegible]

Proportion:					
	<u>YTD \$ Paid MBE/WBE</u>	<u>2,095,052</u>	<u>228,584</u>	<u>41.9%</u>	
Total YTD \$ Spent Excluding Payroll & Utilities		<u>6,663,213</u>	<u>473,826</u>	<u>48.2%</u>	
			<u>282,740</u>	<u>55.5%</u>	<u>307,132</u>
			<u>508,442</u>		<u>459,013</u>
					<u>66.9%</u>
					<u>123,718</u>
					<u>260,707</u>
					<u>47.5%</u>

**STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY**

Diversity	Vendor	Activity / Service	Total 2009 thru 12/30/09	Total 2009 % of Total	Total 2010 thru 12/31/10	Total 2010 % of Total	Total 2011 12/31/11	Total 2011 % of Total	Total 2012 12/31/12	Total 2012 % of Total
Asian	Ocean Service	Automotive					540			
	Diz's Daisys	Flower Retailer		0.0%	-	0.0%	540	5.1%	-	0.0%
	Asian Total									
African American	A Team	Maintenance Services								
	Baroness Coffee Company	Food Vendor								
	Chapman Landscaping	Landscaping services								
	Dimann & Jackson	Landscaping services								
	Gabriellas	Food Vendor								
	GW Janitorial & Maintenance	Janitorial/Maintenance							10,153	
	H & F Constructors	Landscaping services							3,450	
	John Phillips Printing, Inc.	Printing Services								
	Dennis Johnson	Audit & Consulting Services					3,250			
	Kebeaya Coaching	Meeting Facilitator	10,250							
	SetPoint	Mechanical Contractor			1,100					
	Montview Auto Body	Auto repairs								
	Stafford's Lawn Care, Inc.	Landscaping services								
Hispanic	Stepherson's Reconditioned Furn.	Furniture Maintenance								
	The Laundry						5,576			
	Terry & Stephenson, P.C.	Audit & Consulting Services	13,291		12,650	41.8%	8,826	83.9%	13,603	83.1%
	Urban Spectrum	Advertising	23,541	55.8%	13,750					
	African American Total									
Hispanic	Cocal Landscapa Const. CO.	Landscaping services			15,870				2,120	
	El Seminario	Newspaper	17,780							
	Garcia Calderon Ruiz	Legal Services								
	Gomez Contract Services, Inc.	Mechanical services								
	Gonzales Consulting Services	Consultant								
	Gonzales Law Firm	Legal Services								
	Pikes Peak Reprographics	Printing								
	ProCare Services, Inc.	Delivery Services								
	Southwest Construction Supply & Sales	Fencing contractor	852		3,250		925		650	
	Summit Maintenance	Office maintenance								
	Sunnyside/Temp Side, Inc.	Temporary staff								
	Urgent Rooter	Plumbing	18,632	44.2%	19,120	58.2%	925	8.8%	2,770	16.9%
	Hispanic Total									
Native American	Caddo Design & Office Products	Office supplies								
	Renegade Productions	Signage		0.0%	-	0.0%	-	0.0%	-	0.0%
	Native American Total									
Woman	Al, Inc.	Advertising								
	All Metro Door & Dock	Door/Dock Maintenance								
	Alliance Office Supply	Office supplies								
	Bay Area Economics, Inc.									
	Bishop Design	Landscaping design/maint.								
	Boling & Associates									
	C and D Security	Security service								
	Chrisman & Associates									
	Coley/Forrest, Inc.									
	Colorado Catering	Food vendor								
	Compass Travel	Travel agent								
	Denver Key & Lock	Locksmith								
	Woman Total									

[illegible][illegible]

**STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY**

Diversity	Vendor	Activity / Service	Total 2013 09/30/13	Total 2013 % of Total
Asian				
	Ocean Service Diz's Daisys	Automotive Flower Retailer	-	0.0%
Asian Total				
African American				
	A Team Baroness Coffee Company Chapman Landscaping Dimann & Jackson Gabriellas GW Janitorial & Maintenance H & F Constructors John Phillips Printing, Inc. Dennis Johnson Kebaya Coaching SelfPoint Montview Auto Body Stafford's Lawn Care, Inc. Stephenson's Reconditioned Furn. The Laundry Terry & Stephenson, P.C. Urban Spectrum	Maintenance Services Food Vendor Landscape services Landscape services Food Vendor Janitorial/Maintenance Landscape services Printing Services Audit & Consulting Services Meeting Facilitator Mechanical Contractor Auto repairs Landscape services Furniture Maintenance Audit & Consulting Services Advertising	4,250	
African American Total			4,250	42.1%
Hispanic				
	Cocal Landscapa Const. CO. El Seminario Garcia Calderon Ruiz Gomez Contract Services, Inc. Gonzales Consulting Services Gonzales Law Firm Pikes Peak Reprographics ProCare Services, Inc. Southwest Construction Supply & Sales Summit Maintenance Sunnyside/Temp Side, Inc. Urgent Rooter	Landscape services Newspaper Legal Services Mechanical service Consultant Legal Services Printing Delivery Services Fencing contractor Office maintenance Temporary staff Plumbing	5,854	
Hispanic Total			5,854	57.9%
Native American				
	Caddo Design & Office Products Renegade Productions	Office supplies Signage	-	0.0%
Native American Total				
Woman				
	Al, Inc. All Metro Door & Dock Alliance Office Supply Bay Area Economics, Inc. Bishop Design Boling & Associates C and D Security Chrisman & Associates Coley/Forrest, Inc. Colorado Caloring Compass Travel Denver Key & Lock	Advertising Door/Dock Maintenance Office supplies Landscape design/maint. Security service Food vendor Travel agent Locksmith		

STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY

Diversity	Vendor	Activity / Service	Total 2013 09/30/13	Total 2013 % of Total	Diversity \$ Spent
	Development Research Partners	Professional Services			
	Diamond Fire Protection Co	Fire protection services			
	Eden, Inc.	Landscape maintenance			
	Eileen Bryna Associates, Inc.				
	Elegant Catering	Food vendor			
	Kate Fay				
	Alice Guthrie	Open space consultant			
	The Genesis Group	Marketing services			
	Heartstone Environmental	Environmental Serv/Consult			
	I & M Mailing Service	Mail service			
	Izarry & McCall	Legal services			
	Jimmie Lock & Key	Locksmith			
	L & M Printing	Printing			
	Lund Partnership				
	Mathias Lock & Key	Locksmith			
	Julie Madden	Consultant			
	Melissa Moculoch-Linn	Graphics Consultant			
	MRW & Associates	Management consultant			
	Mundus Bishop Design	Landscape design/maint			
	Murphy Asphalt Repair	Road Surface Contractor			
	NeoSource	Sign contractor			
	Pension Organizers	401k consultant			
	Pride Electric	Electrical contractor			
	Prime West	Property management			
	Rocky Mt. Bottled Water	Water vendor			
	The Sandwich Man	Food vendor			
	Anjali Sarwal	Web site maintenance			
	Shatil/Rozinski Photography	Photo Services			
	JW Twinham & Assoc.	Professional Services			
	Lisa Taulfelli R.E.	Consultant			
	Women's Bean Project	Food vendor			
	Woman Total			0.0%	
	Chambers of Commerce				
	Asian Chamber of Commerce (Dues)	Chamber of Commerce			
	Colorado Black Chamber of Commerce	Chamber of Commerce			
	Colorado Women's Chamber	Chamber of Commerce			
	Hispanic Chamber (Dues)	Chamber of Commerce			
	Chamber of Commerce Total			0.0%	
	TOTAL MBE DOLLARS SPENT		10,104	100.0%	
	Proportion:				
	Total YTD \$ Spent Excluding Payroll & Utilities		10,104	10.4%	
	YTD \$ Paid MBE/WBE		97,050		

INSERT UNDER TAB #3

SDC Management Report

October 2013

Financial Report

September financials show a \$4,305 positive to budget for the month. This due primarily to \$3,319 budgeted for landscaping and snow removal not being utilized this month.

The budget year-to-date is also in a positive position by \$37,032. This favorable balance can be primarily attributed to (1) \$14,550 in Other Income which was not budgeted; (2) Office Services expenditures being lower to-date than expected by \$10,860, and (3) Professional Services lower-to-date by \$7,471.

In September Forest City took down 3 acres. Land sales for the year are now ahead of budget by 164 acres.

SDC Funding

The SDC Board chairman will provide any updates.

Per the motion passed at the end of last month's meeting, we are in the process of creating a dissolution plan. We did not have the opportunity to complete this task, as the Mayors' Office of Economic Development requested a report on SDC, its staff and work as they consider if they can aid SDC in securing funding.

Section 10

At the October ZAP meeting Forest City noted some of the variables that will impact the planning and development of Section 10. These issues include: drainage, stadium traffic, and noise, where commercial and retail activity may be situated, refuge requirements for fencing, and access points for the refuge, among others. These are just some of the issues that need to be considered and stakeholders consulted.

Mongolian Delegation

At the request of Jim Wagenlander, a member of CAB, SDC (Tammi Holloway and Cheryl Cohen-Vader) met with a delegation from City of Ulaanbaatar, Mongolia. As they have an airport that will be closing, they wanted to understand how we planned and financed the redevelopment of Stapleton. Josh Solis of Denver Transit Partners gave a brief overview on the East Rail Line. Subsequent to these discussions, Tom Gleason gave them a tour of Stapleton. All this using a translator. See the attached memo for the delegation members. Many thanks to Angie Malpiede, Kevin Flynn and Tom Gleason for helping respond to the groups requests on

short notice. The delegation presented us with tokens of thanks which we will figure out how to display.

Street Openings Between Aurora and Denver

The block party celebrating the streets opening between Aurora and Denver was a tremendous success with 600+ people in attendance.

Other Board Matters

Dates for the November and December SDC meeting will need to be determined. This year Christmas will also fall on Thursdays. One possibility is to move the November Board to December 5 and forgo a December meeting.

The Board needs to develop a diverse list of potential candidates so that we have a pipeline of candidates. If you have thoughts on potential candidates, please discuss with King Harris, John Moyer or Cheryl Cohen-Vader.

Attachments: Monthly Financials
 Diversity Report
 Ulaanbaatar City Work Group

The next SDC Board Meeting - TBD

Ulaanbaatar City Work Group in Denver, Colorado

(October 2 to 10, 2013)

The City of Ulaanbaatar, Mongolia has a major project underway to address changes and reforms to the structure and legal parameters of their City organization. A significant component to this “City Code Development Project” involves the City of Ulaanbaatar identifying models, organizational documents as well as a model city that can all be intensely studied. National Civic League’s model documents and the City and County of Denver structure have been selected as these models. Further enhancing this process is the Denver and Ulaanbaatar Sister/Brother City relationship.

City of Ulaanbaatar officials, a Mongolian consulting group, Ach Holding, LLC, and the Denver law firm of Wagenlander & Heisterkamp, LLC (and its consulting division AmeraWest) are engaged in this Project. A ten-member workgroup will be in Denver from Wednesday, October 2nd through the Thursday, October 10th to meet with the City and County of Denver and National Civic League staff. They will also meet with other units of local government. This work group is being lead by The Chief of Staff of the Governor and Mayor’s Office and it will include an interpreter to assist in communication:

- Work Group -

City of Ulaanbaatar

- | | |
|------------------------------|---|
| 1. GERELCHULJUN Yondon-Oidov | Head Governor’s Office of Capital City of Ulaanbaatar |
| 2. BAYALAGTSENGEL Demberel | Senior Officer, Legal Department of Governor’s Office |
| 3. ENKHJARGAL Sumiyasuren | Officer, Legal Department of Governor’s Office |
| 4. ALTANSUVD Byambasuren | Interpreter |

Ach Holding, LLC

- | | |
|------------------------|--|
| 1. ITGEL Sakhiya | Executive Director |
| 2. DAVAA Gombosuren | General Manager and Project Leader |
| 3. TSOODOL Lkhasuren | Manager, Project Consultant of Engineering |
| 4. BAYARSAIKHAN Samdan | Manager, Project Consultant of Economics |

Wagenlander & Heisterkamp, LLC

- | | |
|-------------------------|--------------------|
| 1. James F. Wagenlander | Attorney |
| 2. Azbayar Altangerel | Research Associate |

The work group proposes to fill its weekdays schedule with work sessions with the following organizations and offices:

City and County of Denver:

- Chief of Staff/Mayor’s Office
- Planning Department/Services

- Development Services
- Public Works
- Law Offices
- Parks and Recreation
- Finance Department

National Civic League
 Regional Transportation District
 Stapleton Development Corporation/Forest City
 City of Centennial

A full schedule of work meetings have been arranged in addition to a number of other events are planned. For example, an informal meeting may be set up with Denver design professionals. The work group will also have an orientation tour of the metro area as well as a day trip to the mountains to establish context for their work sessions. A Hosting Committee of City Leaders is being organized that will guide this schedule and host a Welcoming Reception on the 3rd of October at 5:30 pm. The Denver Botanic Gardens is hosting an additional reception for the work group on October 7th.

Mongolia's new Consul General N. Ankhbayar (who is situated in San Francisco) will be in Denver during a portion of this visit and will be attending some of the events as well.

Mayors Hancock and Bat-Uul agreed upon a substantive and meaningful 2013 cities exchange agenda earlier this year. This visit by this important work group is major expression of that commitment and the growing Sister Cities relationship between these two cities.

If you have any questions, concerns or suggestions please do not hesitate to contact Jim Wagenlander (cell: 303-981-8274) or Azbayar Altangerel either at the Honorary Consul Office or at Wagenlander & Heisterkamp, LLC (303-832-6511).

STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING
As of June 30, 2013

<u>Diversity</u>	<u>Vendor</u>	<u>Activity / Service</u>	3rd Q 2013 YTD	3rd Q 2013 YTD % of Total Diversity \$ Spent
<u>Asian</u>				
	Ocean Service	Automotive		
	Asian Total		<u>-</u>	0.0%
<u>African American</u>				
	Baroness Coffee Company	Food Vendor	-	
	Chapman Landscaping	Landscape services	-	
	Gabriellas	Food Vendor	-	
	H & F Constructors	Landscape services	-	
	Kebaya Coaching	Meeting Facilitator	-	
	Dennis Johnson	Audit & Consulting Services	4,250	
	Montview Auto Body	Auto repairs	-	
	Stafford's Lawn Care, Inc.	Landscape services	-	
	The Lawndry	Landscape services	-	
	Terry & Stephenson, P.C.	Audit & Consulting Services	-	
	African American Total		<u>4,250</u>	42.1%
<u>Hispanic</u>				
	Cocal Landscape Const. CO.	Landscape services	5,854	
	Garcia Calderon Ruiz	Legal Services	-	
	Southwest Construction Supply & Sales	Fencing contractor	-	
	Hispanic Total		<u>5,854</u>	57.9%
<u>Woman</u>				
	C & D Security	Security Service	-	
	Colorado Catering	Food vendor	-	
	Denver Key & Lock	Locksmith	-	
	Development Research Partners	Professional Services	-	
	Elegant Catering	Food vendor	-	
	Mathis Lock & Key	Locksmith	-	
	MRW	Mgt. Consultant	-	
	Woman Total		<u>-</u>	0.0%
TOTAL DIVERSITY DOLLARS SPENT			<u>10,104</u>	100.0%
Proportion:				
	<u>2013 YTD Diversity Spending</u>	=	<u>10,104</u>	10.4%
	Total YTD 2013 \$ Spent Excluding Payroll & Utilities		<u>97,050</u>	

INSERT UNDER TAB #4

INSERT UNDER TAB #5

INSERT UNDER TAB #6

INSERT UNDER TAB #7

**CITIZENS ADVISORY BOARD
MEETING MINUTES**

October 17, 2013

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 300

Present: René Bullock, Jason Buszta, Nadine Caldwell, Bar Chadwick, Lucia Correll, Diane Deeter, Brad Dodson, Laura Edler, John Fernandez, Phil Flores, Councilman Chris Herndon, Officer Sherikera Herrera, Alice Kelly, Jeff LaMontagne, Steve Larson, Barbara Neal, David Netz, Joe Phillips, Dennis Piper, Carol Roberts, Officer, Brandi Thomas, **SF:** , Angie Malpiede, Noelle Melchizedek, **SCRG:** Kate Kramer, **SDC:** Cheryl Cohen-Vader

Call to Order: David Netz called the meeting to order. The September 19, 2013, minutes were approved unanimously.

Co-Chair Report: David Netz reminded the committee chairpersons to get their performance guidelines in to the CAB in early January, ready to take to the SDC board by the end of January.

Partner Cities Updates:

City of Denver: No written report.

Councilman Chris Herndon reported that the city is in the middle of the budget process and has not had to make any cuts this year. There will be a public hearing on the budget on October 28.

The first police recruit class in four years will graduate on October 23. District 5, which includes Stapleton, will receive some of those officers.

At the second reading of the public hearing regarding a plastic bags fee, the vote was postponed until December 6.

The voters will be voting on a 3.5% tax on the sale of legal marijuana in the November election.

The city is working on defining “open and public” as it relates to the smoking of marijuana.

Bar Chadwick reported that the city planning office will have an internal process going on at the same time that the ZAP is discussing the GDP.

City of Aurora: No written report.

Nadine Caldwell reported on the reduction in the cost of the water tap fees. The city council passed the reduction resolution in the first hearing and it is anticipated that it will pass in the second hearing. The city of Aurora is shifting the cost from residential to commercial.

The street connections ribbon cutting event was very successful.

John Fernandez reported that the Peoria crossing for light rail, as well as the I-225 construction, is well underway.

Aurora has received a grant from DRCOG to do a stationary plan for the Fitzsimons light rail station. It is hoped that it will begin right after the first of the year. There will be public meetings regarding this plan.

Commerce City: No report.

Committee Reports:

- **Communications:** No meeting.
- **Design Review:** No meetings.
Laura Edler reported there are anticipated to be 3 or 4 meetings in the upcoming week.
- **Housing Diversity:** No written report.
Alice Kelly reported on a public hearing before Christmas on the inclusionary housing ordinance that is before the Denver city council. The rest Housing Diversity of the meeting revolved around how the area schools affect how people buy housing.
- **Membership:** Written report submitted.
Lucia Correll reported that there is an orientation planned for later in October.
- **Parks Advisory Group:** Written report submitted.
Lucia Correll reported that at Westerly Creek from Lowry to Stapleton, the only portion where there is no funding for improvements is from 13th to 17th avenues. Brian Hyde volunteered to lead a walk from Stapleton to Lowry along the creek on October 18 and again on October 26. Transportation to return to Stapleton was being arranged.
A proposal from Stapleton residents regarding Westerly Creek North and the Uplands was submitted for CAB's approval:
'CAB greatly appreciates the City of Denver's commitment to make construction of Westerly Creek North Park a top priority, and to include the adjacent upland areas in the design process. CAB requests that the City make every effort to expedite the resolution of any remaining environmental issues and to complete the design process so that construction of Westerly Creek North Park can begin in the summer of 2014'.
After it was moved and seconded to approve the proposal, the motion was passed unanimously.
- **Zoning & Planning:** Written report submitted.
David Netz reported on what is happening in Section 10, which is the area north of 56th avenue. The discussion at the ZAP meeting was a preliminary overview prior to the GDP process which will begin in the first quarter of 2014.
- **Transportation:** Written report submitted.
Angie Malpiede reported that a signal light has been installed inside Quebec Square on 36th and Syracuse (near Famous Dave's).
TMA has received 2 grants from SEMAC's Clean Mitigation Air Quality:
 - (1) Northeast Connect which is focused on the connections to the upcoming train stations. TMA will continue the NorthEast Walk Fest.
 - (2) Biking: TMA has developed a partnership with Children's Hospital and Denver Parks and Recreation.

That same evening of October 17 there was to be a public hearing at SDC regarding the East Corridor.
Angie introduced Noelle Melchizedek, who coordinated the street connections event. Noelle reported on that event.

SDC Update: No written report.

Cheryl Cohen-Vader reported that she was part of a tour of Stapleton on October 3, with Jim Wagenlander and a Mongolian delegation from the city of Ulaanbaatar.

At the last SDC board meeting, there was a resolution passed that if at the time of the October SDC board there was no definitive answer regarding funding of SDC, the board would move toward the dissolution of SDC.

Forest City Update: Written report submitted.

Stapleton Foundation Update: No report.

Stapleton Partner Updates:

- **Police Academy/Denver Police District 5:** Written report submitted.
Officers Brandi Thomas and Sherikera Herrera reported that volunteers are still needed for the October 31 District Two and Five 20th annual Halloween party being held at the police academy.
Incidents of burglary, auto theft, and theft from vehicles have increased dramatically in the past 28 days. However, incidents of criminal mischief have remained the same as the previous reporting period.
Neighborhood Watch groups are starting up in Stapleton.
- **Stapleton United Neighbors:** No report.
- **Master Community Association:** No report.
- **Bluff Lake Nature Center:** No written report.
Jeff LaMontagne reported that Bluff Lake has a beach now. There was close to 20 acres where trash and debris were deposited during the September floods. Half of the park cleanup occurred with approximately 600 volunteer hours. Two more cleanup dates have been scheduled, October 19 and October 27. There was about \$2000 worth of damage to trails.
- **Sand Creek Regional Greenway:** Written report submitted.
Kate Kramer reported that the Sand Creek Greenway suffered no loss of homes or life as a result of the flooding. Metro Wastewater rebuilt temporary trails to acquire access to the storm drains and, when asked, continued the trails forward. There is an active construction site under Smith Road which should be avoided.
- **The Urban Farm:** No report.

- **Rocky Mountain Arsenal:** Written report submitted.
David Lucas was busy at the Arsenal welcoming back Arsenal workers who were coming back for the first day after the government furlough.

Adjourned:

The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **November 21, 2013 @ 7:30 a.m.**

DRAFT

Stapleton Zoning & Planning Committee

October 8, 2013

4:30-6:00PM, SDC Meeting Room

Attending:

David Netz, CAB/ZAP

Nadine Caldwell, CAB/SDC/ZAP

Phil Flores, ZAP

Jason Buszta CAB

Lucia Corerell, CAB/PAG

Theresa Lucero, Denver CCD/CPD

Bar Chadwick, CCD-DOF

Cheryl Cohen-Vader, SDC

Dennis Piper, SDC

Carol Roberts, Steve Larson, Front Porch

Charlie Scharmann, Army Corps of Engineers

David Lucas, Rocky Mountain Arsenal National Wildlife Refuge (RMANWR)

Barbara Neal, Public Art

Tom Gleason, Forest City

Patrick Chelin, Matrix Design Group

David Mallory, Urban Drainage and Flood Control District

Notes:

(I) Section 10 Master Plan

A. General Development Plan (GDP) - preliminary overview by Tom Gleason, Forest City

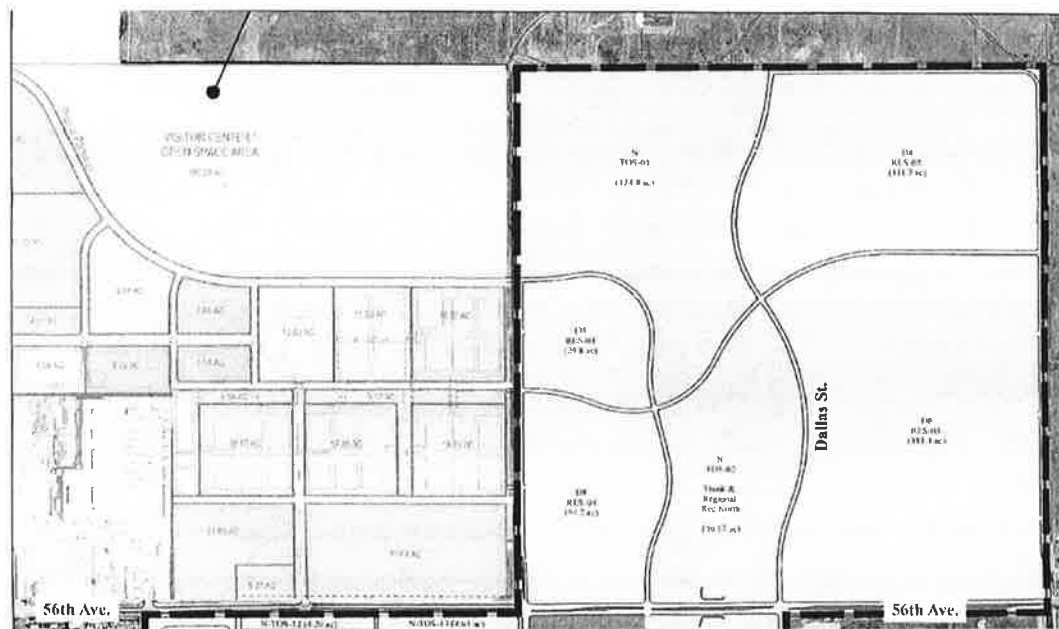
- Site: 56th Ave on South, RMANWR on north, Central Park Blvd (Commerce City) on east, Havana St. (RMANWR) on west.
- Today's discussion is a pre-concept review in order to flag issues before the formal GDP process starts
- Forest City hopes to have a draft GDP for review in late Q1 2014 and, depending up economic conditions, might be able to start construction in 2016.
- Matrix Design Group is advising Forest City on the infrastructure planning for the GDP. This will include water lines, electrical, petroleum lines, etc. Calthorpe and Associates will be responsible for the master plan.

B. Process & timeline – Theresa Lucero, Denver Community Planning & Development

- See the attached chart of the City's GDP process.
- The GDP process can be as short as nine months, but the GDP for what is now Conservatory Green and surrounding areas required almost two years to complete.

and housing types will be consistent with the rest of the plan. FC may consider new styles or themes to market the area.

- A DPS school is not part of the current budget.



- The committee recommended that special care be made with Calthorpe's planning for the sports complex that straddles each side of 56th Ave, since very specific commitments have been made to and by DPS and Denver Parks & Recreation and it would be difficult to revise.
- No decision has been made yet about in-tract parks, but the assumption is that these would be similar to the ones already constructed.

G. Transportation & connections

- The current plan envisions Central Park Boulevard connecting to Prairie Parkway in Commerce City.
- 56th Ave is designated as a major east-west traffic corridor by DRCOG, so a review of anticipated future traffic should be considered.
- The Rocky Mountain Arsenal Wildlife Refuge is currently preparing its 15-year plan. Some forecasted visitor counts anticipate up to a million visitors to year, so plans should include long-term flexible access to the site.
- The Rapid's arena and surrounding playing fields are a local amenity, but also offer traffic and noise challenges for a residential area. Decisions about the current fencing also need to be addressed.

(2) Forest City Updates

- Tom Gleason, Vice President - Public Relations, Forest City
 - No additional Forest City updates this month
 - Barbara Neal, Stapleton's public art consultant, reported that they are started to review the options for public art near the Central Park Boulevard interchange and for the new RTD station.

(3) Neighborhood planning outreach

- Rocky Mountain Arsenal Wildlife Refuge - 15 year plan
- <http://www.fws.gov/mountain-prairie/planning/ccp/co/rkm/rkm.html>

(4) Other

- Preliminary designs for the parks west of Central Park Boulevard and north of Conservatory Green will start a review by the City on Monday and should be wrapped up by the end of October.



ZAP MEETING

Rocky Mountain Arsenal NWR

October 8, 2013 @ 4:30 p.m.

- The Rocky Mountain Arsenal National Wildlife Refuge appreciates the opportunity to provide input into the future planning of the Section 10 property. Appropriate planning of this site provides an amazing opportunity for the Stapleton community and for the Refuge to better connect with neighboring communities.
- The Section 10 property was initially purchased by the U.S. Army in 1942. In 1969, the U.S. Army conveyed the majority of Section 10 to the City and County of Denver for airport purposes.
 - "All of Section 10, except the West Fifty Feet (W 50') thereof, except the North Fifty Feet (N 50') thereof, and except the East Fifty Feet (E 50') thereof, in Township 3 South, Range 67 West of the Sixth Principal Meridian, containing Six Hundred Twenty-two (622) acres, more or less."
 - "any part of the property interest hereby conveyed that has not been developed for airport purposes within five years after the date of conveyance, or that ceases to be used for airport purposes for a period of six months, shall automatically revert to the United States..."
- A 33" water line servicing the Rocky Mountain Arsenal site (and 17" tapout servicing the Refuge Visitor Center) must be relocated. Appropriate transfer of real property interests associated with the right-of-way must be negotiated.
- Multiple public utility easements along the southern border of Section 10 must be resolved. The Havana Interceptor which crosses the southwest corner of Section 10 is property of the City of Denver and must remain.
- The design of the property and placement of homes and buffers is important to the USFWS. We want to start our relationship with our new neighbors in a positive way. Consideration of wildfires and defensible space are a good idea for this interface community.
- The historic storm event that occurred the week of September 9, 2013, showed significant surface water issues in northern Denver and on Section 10. Appropriate surface water management must be a consideration in planning.
- The 1969 deed requires power be provided to the southern gate of the property and it is also assumed relocation of any boundary fences will not be the responsibility of the United States.
 - The USFWS is open to discussions on placement and style of necessary boundary fences.

Should a land exchange be required (provided by USFWS Division of Realty):

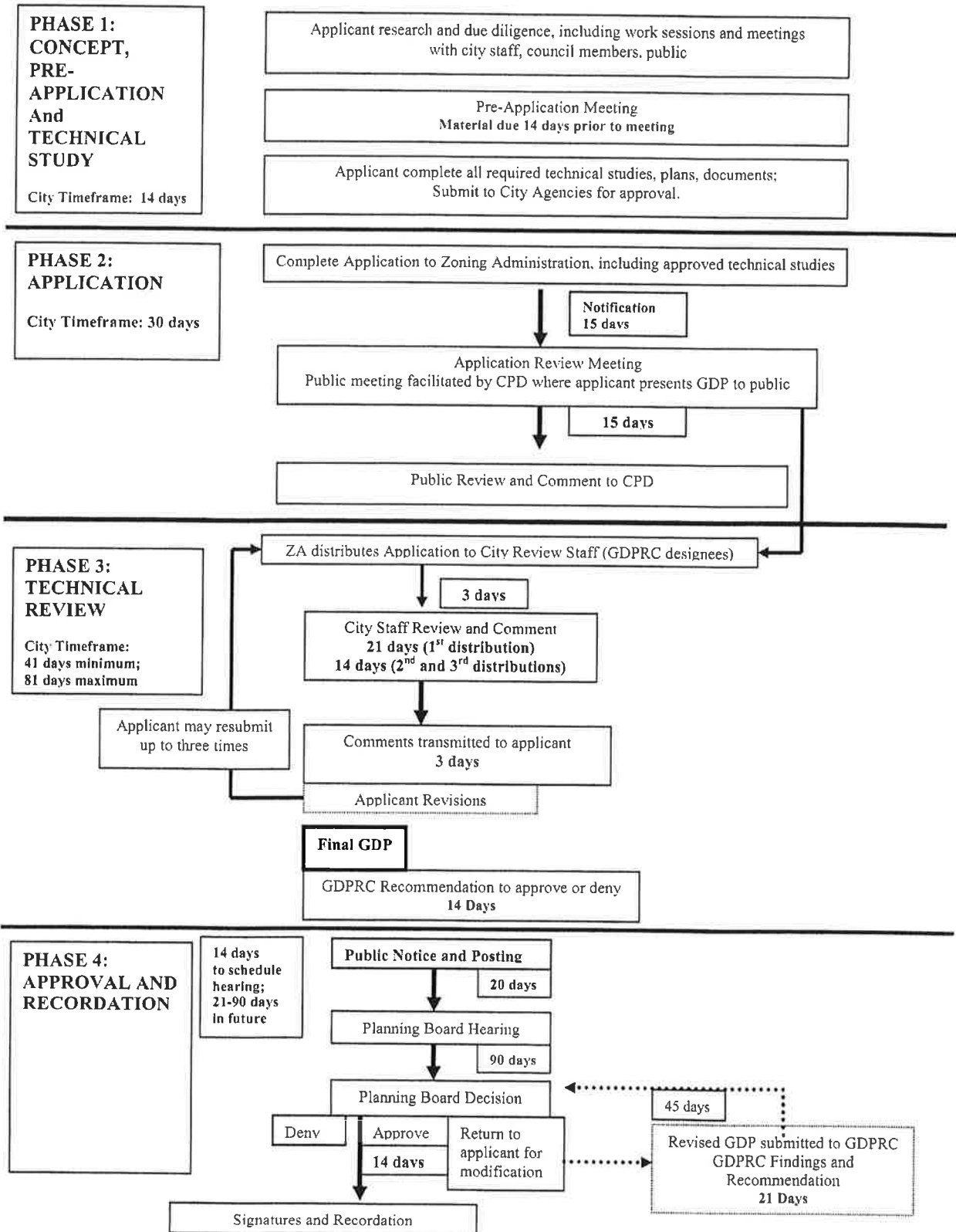
1. The exchange must be of benefit to the United States; and
2. The value of the lands or interests in lands must be approximately equal. The difference in value, if any, may be equalized by the payment of cash. The U.S. would need to identify a funding source before USFWS could agree to make an equalization payment.

Process:

1. Develop legal descriptions for the properties (would likely require professional land surveys);
2. Appraisals and appraisal reviews of the properties involved (4-12 months, perhaps longer);
3. Level one environmental assessments of the lands proposed for acquisition and the lands being divested;
4. NEPA analysis of the proposed exchange;
5. Written agreement for the exchange of lands;
6. Title commitment for the acquired lands and a preliminary title opinion from the Regional Solicitor;
7. Depending upon the value of the federal lands involved, approvals for land exchanges include Regional Director approval, may include Director's approval and may require additional time for review by the House and Senate Appropriations Committees.

Additional steps in the process may be required if a proposal contemplates the United States acquiring real property interests outside of the already approved Refuge acquisition boundary.

HIGH VOLTAGE LINE



Publication: The Denver Post; Date: Sep 30, 2013; Section: Front Page; Page: 3A

STREET PARTY



Jose Flores, 6, above, uses sidewalk chalk Sunday to color in the V on a giant chalk sign on Iola Street welcoming residents to Denver on the recently completed road that connects Aurora and Denver. At right, Marissa Miceli holds her son Rocco, 2, as they check out chickens from the Urban Farms at Stapleton during a block party. The neighborhood celebrated the opening of Iola Street between East 25th and East 26th avenues.



Photos by Seth McConnell, The Denver Post

Publication: The Denver Post; Date: Sep 15, 2013; Section: Real Estate; Page: 1R

Grand opening, Standard Pacific Homes at Stapleton:

In Stapleton's 8th great neighborhood, exploring new ways of outdoor living in a new-urban setting



On the Home Front
Mark Samuelson

Standard Pacific Homes, getting a reputation for eye-catching architecture with bright interiors, has a grand opening today in Stapleton that shows new ways of thinking about family

living in the city. On all but one of these new plans you'll find a porte-cochère – a side courtyard that was once a coach entryway in 18th/19th century buildings (including the White House), but that takes on new meaning in Stapleton's hugely popular, new-urban environment.

"This doubles as a play court for children," says Standard Pacific Homes Vice President Dawn Duhamel, showing off the large, protected space that's highly visible from the kitchen-family area of the 'Zinnia' model grand opening today. "Your kids and their friends are right outside the window. They don't have to leave the house."

A porte-cochère easily translates into an adult space, Duhamel adds – say, a barbecue area with room for an entire block party. It also serves its original function, allowing for easy, convenient drop-off/load-in access to the home's large kitchen-family areas.

You're going to see other novel ideas, as well: room to seat the entire family around the island, or in a spacious dining area wrapped on two sides by windows. There's also a 'drop zone' with connections either to the garage or the outdoor play area; clever bedroom levels with lots of flexibility; numbers of possibilities for main-floor bedrooms; and an emphasis on bright, well-rendered finished-basement space. "More of our buyers



Standard Pacific Homes' new plans at Stapleton, many featuring a porte-cochère

are selecting that feature," says Duhamel.

These bigger sites Standard Pacific has in Conservatory Green also show surprisingly functional backyard space, even with the porte-cochère area figured in. That's given a chance to display another novel idea: major home vegetable gardens designed by The Urban Farm Company of Fort Collins – an entire grocery vegetable department growing behind these two

models and their outdoor-living spaces.

And you'll see other features attracting families to Stapleton's 8th great neighborhood, including Stapleton's nine schools (three more on the way), parks and tree-lined promenades planned for Conservatory Green, and walk-to access to The Shops at Northfield Stapleton, as well as to dining and community events at Stapleton's East 29th Avenue Town Center. You can

tour seven other builders and Stapleton's Visitor Center. To reach from Quebec at Martin Luther King, head east on MLK a half mile to Central Park Blvd, then north a mile-and-a-half on Central Park to Northfield Blvd., and left a half mile to Uinta.

Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns at DenverPost.com/RealEstate. Follow Mark Samuelson on Twitter: @marksamuelson