



We thank you for attending the realtor panel discussion panel on September 20th and hope that you found it both enjoyable and informative.

The survey results told us that future development updates was your favorite part of this event, with status of current projects and 2011 sales stats following close behind.

Below is a recap from the Sept. 2011 panel discussion:

Status of current/upcoming development:

- Central Park West

More than 115 homes have sold in the Central Park neighborhoods since April! All the lots in Central Park West could be sold by spring 2012, while lots around the former parking garage could be available to builders this January – all dependent on homebuilder absorption.

- Residential along MLK just south side of Central Park

This area of Stapleton could include a high-end, multi-family product similar to the Denver Brownstones along Martin Luther King Boulevard, but that may not be determined until the first quarter of next year.

- South Stapleton development completion

After most of Central Park West is completed next year, Filing 16 will be the largest undeveloped neighborhood south of I-70. The area is on the east side of Stapleton, and its first 120 units could be constructed next year. Depending on market conditions, another 200 units could eventually be built as a second phase.

Regarding commercial development, mixed-use offerings could wrap up at Central Park Station around 2016, which will be along the future FasTracks stop near the Quebec Square Shopping Center.

[Click here](#) for additional details about Central Park Station!

- Novella and Eastbridge apartments

Construction has begun on Novella Apartments on Roslyn Way, just two blocks north of the East 29th Avenue Town Center. Its first phase of 85 units will open next year. Construction has also started on Eastbridge Apartments, which will open with 118 units at East 29th Avenue Drive and Geneva Court in summer 2012. [Click here](#) for more information about both rental properties.

Future Development Updates:

- Westerly Creek/Sand Creek



A park is still planned for the confluence of Westerly Creek and Sand Creek Greenway, but the city of Denver has no specific timeline for completion.

- Eastbridge Town Center

In addition to Eastbridge Apartments, there is an existing car wash at the future location of the Eastbridge Town Center.

- Aurora homes and parks (south of Filing 16)

The homes in Aurora, just south of Filing 16, will have the same mill levy as Stapleton (50 mills), but will have Aurora's base tax rate and will fall within the Aurora Public Schools district.

Dayton, Fulton, Iola and Kingston streets will also connect Stapleton to Aurora, and a 25-acre park is planned along East 26th Avenue. There is no official timeline for the park's development.

- Martin Luther King Boulevard extension to Peoria

MLK to Peoria The extension of MLK Blvd. from Iola east to connect with the Fitzsimons Parkway is a \$14.5 million project. The City of Denver has listed it as one of its priorities for \$10 million in federal funding it is seeking under the TIGER Program ("Transportation Investment Generating Economic Recovery"). The balance of the cost would be made up in matching funds secured by the Park Creek Metropolitan District. A decision is expected in January of 2012.

- North development

Homebuilder models could open north of I-70 as early as spring 2013. The Stapleton home collections will have similar character and diversity as products on the south side, but the North offers an opportunity for even more fresh designs!

Denver Public Schools has also purchased a 20-acre site on the southeast corner of 56th Avenue and Northfield Boulevard. The district will tentatively present the school concept to voters in 2012, and the high school could open in 2014 or 2015 – depending on budget and student demand.

Miscellaneous

- Discovery Center

The Stapleton Discovery Center opened this summer to facilitate tours surrounding new home collections and the 2011 HGTV Green Home. While the Discovery Center is currently closed, it could be used as a welcome center or another community location in the future.

- Quite zone in Stapleton



Trains traveling through Stapleton use their horns as a safety precaution around crossings, but residents and others can [click here](#) for a train contact and additional information.

- 2011 Sales Stats

Jan. 1 – Sept. 30, 2011 – 285 new home sales (under contract)

Jan. 1 – Sept. 30, 2010 – 204 new home sales (under contract)

Jan. 1 – Sept. 30, 2011 – 179 new home closings totaling \$73,128,691

Jan. 1 – Sept. 30, 2010 – 210 new home closings totaling \$78,405,736

Jan. 1 – Sept. 30, 2011 – 161 resale closings totaling - \$66,053,207

Jan. 1 – Sept. 30, 2010 – 139 resale closings totaling \$49,077.610

*2011 New Home Sales Average - \$422,407

*2010 New Home Sales Average - \$410,268

* Based on market rate homes sold Jan 1. – Sept. 30

Below are several questions were submitted on the survey which was handed in at the event of the event.

Q1: Has there been any discussion of eliminating the Stapleton Community fee?

A1: No. The Stapleton Community Fee is used to promote and increase the availability of quality neighborhood schools and lifelong education programs, create open space and parks, promote sustainable development, increase the availability of job training programs and to support affordable housing.

Q2: Does Forest City have any interest or thoughts to increase security?

A2. As in other Denver neighborhoods, the residents of Stapleton can take a number of steps to reduce the likelihood they will become victims of crime. Keeping cars locked and valuable items out of view, closing garage doors and working with your registered neighborhood association, Stapleton United Neighbors (SUN) are three important steps. Visit www.denvergov.org/police/newsletters for other helpful tips.

Q3: What grades will the new school in North Stapleton serve?

A3: That will be determined by DPS.

Q4: When will there be a plan for the multi-family high density housing just east of the Control Tower?
Is there still thought of a high rise?



A4: *The timetable and number of multifamily units that may potentially be developed west of the control tower will be determined by the strength of the market. Although it is not clear at this time how strong that future market will be, Forest City is currently constructing the first 85 units of the planned 220 units of the Novella Apartments to the west at Roslyn Way and MLK Blvd.*

Q5: How many homes will be in Filing 16 and how many of those will be in Aurora?

A5: *All of Filing 16 is in Denver and at build out will have approximately 400 for sale units. The first phase is approximately 120 units. Currently, the property south of 26th between Fulton and Moline, located in Aurora is planned to have approximately 300 for sale residential units.*

Q6: Will homeowners along the mews in Central Park West have any additional fees to pay?

A6: *Homeowners along the mews will not pay an additional HOA fee. They will however, pay their water bill to the MCA rather than directly to Denver Water*

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Following the event, the builders welcomed realtors with snacks, refreshments and gift card giveaways. Although only a handful of participants stated on the surveys that they were planning to tour the model homes, we thank the Stapleton builders for their warm hospitality.