



STAPLETON VIRTUAL VISITOR CENTER

Frequently Asked Questions

September 2016

Q. Which lots open north of I-70 next?

A: Construction is nearing completion in our 9th neighborhood, Willow Park East. Our 10th neighborhood, Wicker Park currently has new homes available. And our 11th neighborhood, Beeler Park, will begin selling later this year.

For more information about Stapleton's available home sites please download the [Stapleton Home Builder Location Map](#).

For more information about Stapleton's 11 neighborhoods visit the community's [neighborhoods pages](#)

Q. What filing is Willow Park East, Wicker Park and Beeler Park?

A: Willow Park East neighborhood is Filing 45. Wicker Park is Filing 47. Wicker Park is south of the Northfield High School and east of Central Park Boulevard. Our newest neighborhood, Beeler Park is Filing 49 and it is located north of 56th, with an adjacency to Dick's Sporting Goods Park.

Q. What is the estimated time of completion for residential development in Stapleton north of I-70?

A: Market contingent, the anticipated completion is in 2023. The plan for residential development will continue north to 64th Avenue and east to Havana Street. The square-mile area north of 56th Avenue and east of Dick's Sporting Goods Park is currently designated as the neighborhoods north of 56th. The first of these neighborhoods is Beeler Park, which begins selling late 2016. The additional neighborhood names north of 56th will be announced prior to each new neighborhood launch.

Q. What are the international school choices (studies in language) in Stapleton?

A: McAuliffe has an elective curriculum in language, technology, PE, visual and performing arts. . Swigert also has an international curriculum and is for gifted and talented students K-3.

Due to the DPS shared boundaries, McAuliffe is now located at 26th and Holly. Swigert continues to be located in Stapleton. The Denver Discovery Middle School shares its campus with Swigert.

For more information about Stapleton schools please visit [Denver Public Schools](#).

Q. Are there plans for a grocery store in the newest Stapleton neighborhoods (Conservatory Green and Bluff Lake)?

A: There are no plans for a grocery store in the Conservatory Green and Willow Park East neighborhoods. Conservatory Green is conveniently located near The Shops at Northfield Stapleton that includes a Super Target, which offers groceries.

There are, however, plans for a King Soopers in the Eastbridge neighborhood. Approximately 22,000 square feet of small retail is under construction in the Eastbridge Town Center by local developer Evergreen Development. Evergreen's project is managed by a Stapleton resident.

Evergreen and the principals of City Street Investors have executed a joint venture agreement to development the Eastbridge Town Center.

Read the latest StapletonDenver [blog story](#) for additional information about Eastbridge Town Center.

Frequently Asked Questions, continued.



Q. *What is the timeline for the completion of the park in North Westerly Creek?*

A: North Westerly Creek is now open, but there is limited access on some of the [trails](#). The city held a grand opening in August 2016.

Q. *What are the Stapleton “choice” high schools for Stapleton residents?*

A: Northfield High School, George Washington High School and East High School.

Stapleton’s new Northfield High School at 56th and Central Park Boulevard opened in August 2015.

For more information about schools in Stapleton visit [Denver Public Schools](#) and [DSST Public Schools](#).

Denver School of Science & Technology (DSST) High School is granted through a lottery process. Learn more about [enrollment](#).

Residents living in Stapleton’s 80010 Aurora zip code should refer to [Aurora Public Schools](#).

Q. *Which builders offer main floor master plans?*

A: We have a number of builders that offer main floor master suites/main floor bedrooms. More information about [main floor bedrooms](#):

Q. *What is the average LOT size for homes in Stapleton?*

A: 4,500 sq. ft.

Q. *Will the commuter rail route from Stapleton take you to Westminster?*

A: The University of Colorado A Line commuter rail stop in Stapleton is called Central Park Commuter Rail Station, which opened in April 2016. The A Line provides service to DIA to the east and Downtown Denver’s Union Station to the west. The latter will provide transportation connections throughout the rest of the metro area including Westminster.

For more information about metro area rail line services see [RTD link](#).

Q. *What are the options for affordable housing in Stapleton?*

A: The affordable for-sale homes at Stapleton are currently offered by two different builders: Thrive Builders (formally New Town Builders) and Northeast Denver Housing Center. Both builders offer townhome options. Affordable for-rent housing is also available in Stapleton.

Please visit [Stapleton’s affordable housing program](#) and view the [Affordable Housing brochure](#). You can also check out the Stapleton Made Affordable video.



Frequently Asked Questions, continued.



Q. Are there affordable apartment units at the Aster in Conservatory Green?

A: While the Aster Conservatory Green are all market rate apartments, the Northfield affordable Apartments will open in the Conservatory Green neighborhood in late October of 2016. The 84 affordable apartments are located on Northfield Blvd. across from the Northfield retail center that includes a Super Target.

Additional options for apartments offering affordable units are located in our sister neighborhoods south of I-70; Eastbridge, E. 29th Avenue and South End neighborhoods.

The telephone numbers for the affordable apartments for rent in Stapleton are:

- Bluff Lake Apartments by Mercy Housing 303.800.9404
- Clyburn Apartments 303.388.1515
- Central Park Apartments by Northeast Denver Housing 303.399.9337
- Parkside Apartments by Mercy Housing 303.355.5444

More information about [Stapleton's affordable rental program](#).

Q. What is the best resource for locating a single family home for rent in Stapleton

A: The single family rentals can be found in typical classified ads i.e.: *Craigslist*, the *newssheet*, *Front Porch* or private management companies, such as TJC Management or the website www.stapletonscoop.com.

Q. How many chickens can I have if I have a chicken coop? Are roosters allowed?

A: No roosters are allowed. The City of Denver allows up to eight chickens, but there must be 16 square feet of permeable space per chicken, so the amount allowed will depend upon the size of your yard.

Download [Denver's city code](#) for food producing animals for more information.

Q. What is the water source for residents in Stapleton's Willow Park East, Wicker Park and Beeler Park neighborhoods?

A: Denver Water is the water source for all Stapleton residents.

Q. Why are property taxes higher in Stapleton?

A: Stapleton property taxpayers pay extra mil levy for the development of infrastructure throughout Stapleton. All property in Stapleton is included in the Westerly Creek Metro District. The 55 Mills fund local infrastructure including streets, alleys, and parks. This mill levy is not for schools. The residents in the Aurora portion of the Bluff Lake Neighborhood will pay the Aurora tax rate of approximately 104 mills plus 55 mills to the Westerly Creek Metro District, so a total mill levy of approx. 159.



Frequently Asked Questions, continued.



Q. Are there any restrictions regarding parking campers?

A: Campers can't be parked in the alley; nor can they be parked on the street without a city permit. They can be parked in your driveway.

Q. What is "Transit Oriented" mixed use?

A: Transit Oriented Development (TOD) is the residential and commercial development adjacent to rail transportation such as the Central Park FasTracks commuter rail station that opened on Smith Road near Ulster Street in April 2016.

Q. Are the parks and pools managed by Denver Parks and Recreation or by Stapleton?

A: Stapleton pools are managed by the Master Community Association (MCA), which essentially function as the community HOA. Parks such as Founders Green in the E. 29th Avenue Town Center and Conservatory Green Park & Plaza in the Conservatory Green neighborhood and the small "pocket parks" located throughout Stapleton are also managed by the MCA. Larger parks such as Central Park, Westerly Creek and Greenway Park have been conveyed to the City of Denver for management by Denver Parks and Recreation.

Visit [Stapleton Master Community Association](#) for more information about Stapleton's managed parks and pools.

More information about Stapleton's parks managed by [Denver Parks and Recreation](#).

Q. What senior housing is available?

A: More information about [senior housing opportunities in Stapleton](#).

Q. Is there any discussion regarding building 55+ condos that can be purchased?

A: Not at this time.

Q. What is the timing of Willow Park East Regional Parks?

A: Willow Basin, Corridor, Cottonwood and the dog park construction began in the spring of 2016. Prairie Basin is completed. Prairie Meadows and Sandhills parks construction date is "to be determined". The smaller parks: Pizza, Quilten Gardens and Harvest Park have been completed.

Q. How many home lots will there be in Willow Park East?

A: 776.

Q. Are there any new builders/builder products in Willow Park East?

A: Yes, we have one new Stapleton builder in our Willow Park East neighborhood; Lennar Builders, featuring their Next Gen collection. David Weekly has a new row home product. KB Home has a new paired home product and Wonderland Homes has the Terrace Collection available in Willow Park East. And Parkwood Homes has the new Lane Collection in Wicker Park.

Visit [Stapleton home builders](#) for more information.

Q. Is Victory Crossing part of Stapleton?

A: No, it is private entity. Find additional information on the [Victory Crossing Development](#).



Frequently Asked Questions, continued.



Q. Will Stapleton provide a shuttle bus within the development to reach the commuter rail line?

A: Continuing with Stapleton's vision of sustainability, local transportation will certainly be a topic of discussion. In fact, said discussions are in the early, early stages. Follow and learn more about these [discussions](#).

Q. Will Martin Luther King Jr. Boulevard be extended to Anschutz?

A: The Denver Regional Council of Governments has approved funding that will enable MLK Blvd. to be extended east of Havana to connect with the Fitzsimons Parkway at Peoria Street. The four lane road, which has been designed with a pedestrian and bike trail, a landscaped median, tree lawns and landscape buffers along Bluff Lake, is projected to open in 2018.

Q. Where do we get pool passes?

A: [The Master Community Association \(MCA\)](#).

Q. Can homeowners rent out individual rooms in their homes?

A: Yes.

Q. When will development start north of 56th Ave?

A: Residential development has begun north of 56th. It will be Stapleton's 11th neighborhood, Beeler Park.

Q. Will there be a Visitor's Center in the newest neighborhood?

A: The onsite visitor center experience evolved to a virtual platform where community ambassadors are available to answer questions via phone and online chat – continuing to provide hospitable service. The ambassadors are also available by appointment at the Forest City offices in the East 29th Avenue Town Center.

Learn more about the [Virtual Visitor Center](#) to receive assistance.

Q. How many lots will there be in Wicker Park and will there be another pool?

A: There will be 238 home lots plus a multi-family unit on the corner of Central Park Boulevard and Prairie Meadows Drive. No pool is planned for the Wicker Park neighborhood; however, residents have access to the [six public pools](#) located throughout the community.

Q. What schools will children attend with the new development between Stapleton and Aurora south of 26th from Fulton to Moline?

A: This is the extension of Bluff Lake neighborhood; which sits within Aurora's 80010 zip code. Children in this area will attend [Aurora Public Schools](#).

Q. Which builders will be building in Bluff Lake phase II?

A: Our builders will be Thrive Home Builders- , KB Home, Wonderland-, Boulder Creek and David Weekly. For an overview, view the [Bluff Lake neighborhood brochure](#) .



Frequently Asked Questions, continued.



Q. *What else is being built south of 26th Avenue?*

A: Beeler Street east to Fulton Street will be parks. Continuing east from Fulton to Moline Street will all be homes.

Q. *Will all public services fire, police, etc. in the neighborhood south of 26th Ave be Adams or Denver County?*

A: All public services will be Aurora City and Adams County.

Q. *On the Home Guide do all of the areas marked FIQH have to be income qualified? Can the land be bought and build something else there?*

A: YES, for the first question and NO, for the second half.

Q. *Does Forest City have access to any traffic patterns along Central Park Blvd. (CPB)?*

A: Please refer to this [website](#) for information on expected traffic patterns.

Q. *How are residents adapting to smaller yards vs. communal “open space”?*

A: Residents at Stapleton understand they are trading off large yards for all of the open space.

Open space at build out is 1,116 acres of [parks and open space](#).” Learn more about Stapleton’s [55+ parks](#) and review the variety of outdoor options available just steps from every home in Stapleton.

Q. *Will there be bus routes within all of the Stapleton neighborhoods, especially Central Park Blvd. south to Montview?*

A: Local transportation [discussions](#) have already begun for the entire community. If you have specific routes you want information on, you can visit the [Regional Transportation District \(RTD\)](#) website.

Q. *Will Northfield apartments accept Sec. 8 vouchers?*

A: Please contact [Northeast Denver Housing](#) for that information. They are the builder of the apartments.

Q. *Do you have crime statistics for the Stapleton community?*

A: The [Community Hub](#) in the Shops at Northfield can assist you with that information.

Q. *Who is responsible for the dog parks?*

A: The City and County of Denver.

Q. *What is planned for the area near the E. 29th Town Center-east of the library?*

A: That is the location of the Mint Town Center Apartments; a combination of retail on the first floor & residential above. It will be a four story building.



Frequently Asked Questions, continued.



- Q. Will there be housing for 55+, whether to buy or rent, in the Bluff Lake-phase two neighborhood?**
- A:** There is no 55+ age restricted housing in the Aurora portion of Bluff Lake neighborhood; however, Boulder Creek offers patio homes that might be appealing.
- Q. What is being developed in the area of the control tower?**
- A:** The control tower and much of the immediate surrounding will be converted into [Punch Bowl](#) and its parking lot. No details have been released on the development of the rest of the block.
- Q. What will be built near the Commuter Rail station?**
- A:** The area surrounding the Central Park Station is zoned for future commercial and mixed use. Visit [StapletonBusinessNow.com](#) for a look at the unique business opportunities at Stapleton's TOD site.
- Q. What is being done about the "quiet zone" rules now that we have commuter rail trains?**
- A:** If you have any additional questions or concerns, please feel free to reach out to the RTD Customer Services by email customer-care@rtd-denver.com or by phone at 303.299.6000.
- Q. What is the cement structure being built next to the Mint Town Center?**
- A:** A garage is being constructed there. However, it will actually be in the middle of the building, so when the project is completed, it will not be visible.
- Q. How many lots will there be in Beeler Park & will there be a swimming pool?**
- A:** There will be 823 homes. There will not be a community pool in Beeler Park, however, there will be an extensive water feature located in Beeler Plaza. Additional pools are being considered as we continue the development of the future neighborhoods between 56th Ave. north to 64th Ave. Here is a brochure on Beeler Park for your review.
- Q. Is there any discussion regarding Affordable Housing for rent for 55+ other than Clyburn at Stapleton?**
- A:** Not at this time.

