

# Stapleton Facts and Figures 2017

## FACTS AND FIGURES

**Scale—Stapleton is big · 7½ square miles · 2,935 developable acres**

### Timeline

Forest City selected as master planner and developer in fall 1998  
May 3, 2001—closed on \$145 million public financing, started construction  
First residents moved in June 2002

### Current Status

Purchased 2,527 acres out of a total of 2,935 acres  
Over 7,050 homes completed, over 24,000 residents  
2.5 million sq. ft. of retail use (NF, QS, Town Center)  
400,000 sq. ft. office space, 2.5 million sq. ft. flex/industrial space  
1,608 apartments completed, 399 under construction  
15 schools  
Approximately 1,074 acres of regional open space completed

### Financial Numbers

\$3.8 billion of value created  
Collected \$49.9 million in new sales and property tax in 2015  
\$198 million in Tax Increment Financing (TIF) bonds and \$358 million in Metropolitan District bonds outstanding  
Infrastructure completed to date—\$957 million, approx. \$40-45 million annually  
Master Community Association (community HOA) collects \$4.2 million in assessments annually

## What makes Stapleton Successful?

### Business Deal

Structured a deal where both Forest City and the City of Denver were in mutual agreement  
Public Financing—TIF, Metropolitan District, creative financing  
Forest City control of sequence of development and infrastructure

### Schools, Parks, and Open Space

15 schools (Early Childhood Education (ECE) and K–12)  
The planned 1,116 acres of parks and open space will increase Denver's park system by 25%

### Created a BRAND

Quality and value creation  
Place making—established sense of community  
Product constantly evolving and changing with the market new and fresh

### Keys to Success

Patience, a marathon, expect and manage through economic cycles  
Manage expectations, don't over promise  
Leading edge of proven technology—not an experiment  
Survived and thrived during downturn—property values held, kept moving  
Strong relationships with all of our partners

**1989**  
Denver voters approve plan to build Denver International Airport (DIA).

**1990**  
Denver civic and business leaders create Stapleton Redevelopment Foundation.

**1998**  
Forest City is selected as master planner and developer of Stapleton.

**1995**  
Old airport closes, DIA opens. The "Green Book" unanimously approved by City Council as the foundation for the sustainable redevelopment.

**2001**  
A groundbreaking ground-breaking. Construction begins at Stapleton.

Stapleton's first residents move in.

**2002**

80-acre Central Park opens, along with new office buildings. Stapleton's population passes 7,500.

**2007**

**2003**  
500 families live in Stapleton. East 29th Avenue Town Center opens for business. Classes begin at two new elementary schools.

**2006**  
The Shops at Northfield Stapleton opens.

**2012**  
I-70/Central Park Boulevard Interchange opens.

**2015**  
2,369 acres of 2,935 purchased  
Over 7,000 lots delivered to residential builders  
400,000 sq. ft. of office space developed  
2.5 million sq. ft. flex/industrial space developed  
2.4 million sq. ft. retail developed  
\$867 million of local/regional public infrastructure to date  
3.6 billion of Value created so far

**2016**  
Commuter rail station opens, connecting Stapleton to downtown Denver and DIA.