

Stapleton Facts and Figures 2018

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 2,651 acres out of a total of 2,935 acres
Over 7,400 homes completed, approximately 26,600 residents
2.6 million sq. ft. of retail use (NF, QS, Town Center)
400,000 sq. ft. office space, 3.3 million sq. ft. flex/industrial space
1,821 apartments completed, 622 under construction
15 schools, 1 under construction
Over 1,200 acres of regional open space completed

Financial Numbers

\$4.8 billion of value created
Collected \$62.8 million in sales and property tax in 2017
Public infrastructure completed to date—\$993 million, approx. \$40-45 million annually
Master Community Association (community HOA) collects \$5 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.

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

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.

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

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

1995

Stapleton's first residents move in.

2002

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

2007

I-70/Central Park Boulevard Interchange opens.

2012

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

2016