

# STAPLETON HOUSING CHOICES

A Complete Neighborhood is a neighborhood or district where residents can meet many or all of their daily needs within a short and safe walk, bike ride, drive, or transit trip. Complete Neighborhoods include a variety of housing options, and can include basic services in smaller neighborhood centers and major retail, employment, and civic amenities in larger community and regional centers. Complete Neighborhoods are connected to the larger community or region through efficient roadway networks, transit service, bicycle trails, and safe pedestrian routes.

Essential characteristics of a Complete Neighborhood include Environmental Sustainability, Transportation Choices, Community Farming, Housing Choices, Economic Opportunity, and Open Space and Green Infrastructure. Stapleton Case Study boards throughout the Workshop describe how Stapleton has designed and implemented the key components of Complete Neighborhoods.

Stapleton offers a variety of Housing Choices in an assortment of neighborhoods in which residents can choose to live in a center, next to a park, near a school, or in a green court. Stapleton housing includes:

- A range of LOT SIZES and HOME SQUARE FOOTAGES to meet the needs of all family types.
- HOUSING TYPES include Single Family homes, Paired homes, Condominiums, Brownstones, Row homes, Loft homes, Town homes, and Senior Housing.
- The variety of ARCHITECTURAL STYLES creates neighborhoods that are dynamic and appealing.
- The Stapleton Affordable Housing Plan calls for 10% of homes FOR SALE and 20% of RENTAL homes to be income-qualified.



Workplace Lofts (live-work units)



Green Court



Clyburn Senior Residences



Standard Lot Single Family Homes

## OPEN SPACE and GREEN INFRASTRUCTURE



Source: Forest City Enterprises



Source: Forest City Enterprises



## ECONOMIC OPPORTUNITY



## COMMUNITY FARMING



Source: The Urban Farm at Stapleton



Source: The Urban Farm at Stapleton

## TRANSPORTATION CHOICES



Source: flickr\_chulo\_2



## ENVIRONMENTAL SUSTAINABILITY



## COMPLETE NEIGHBORHOODS

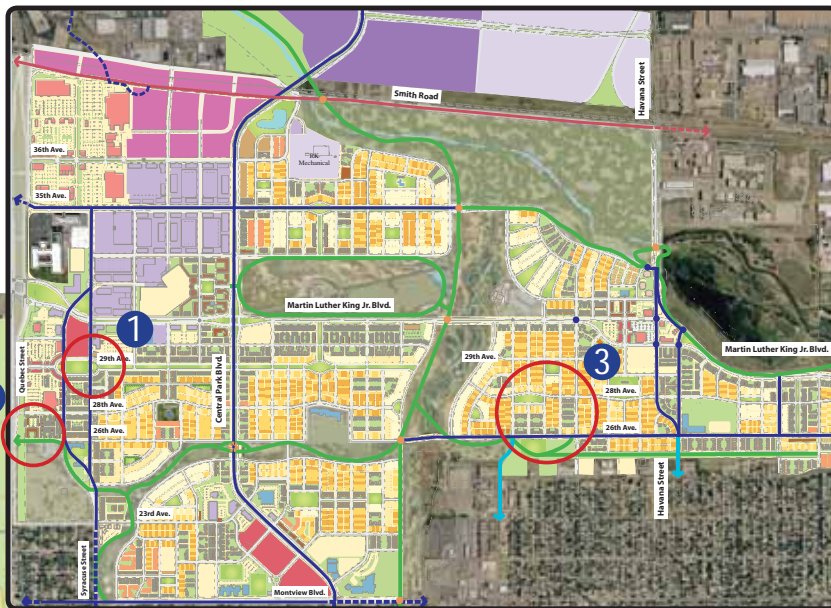


Source: Forest City Enterprises

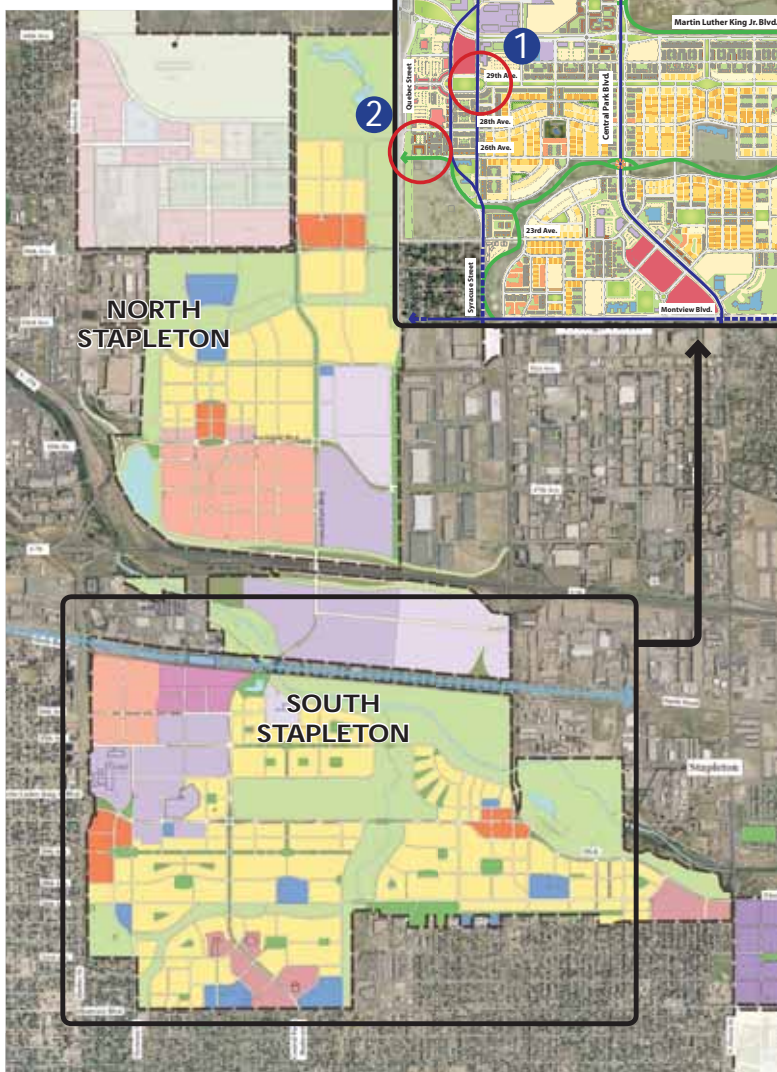
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## SOUTH STAPLETON Detailed Land Use Plan



## STAPLETON Overall Land Use Plan



## PROJECT SUMMARY

Client:  
Forest City Enterprise, Inc.  
[www.forestcity.net](http://www.forestcity.net)  
[www.stapletondenver.com](http://www.stapletondenver.com)

Area:  
4,700 acres

Public Transportation:  
RTD Bus Routes,  
AirTrain Transit Center (planned)  
FasTracks Light Rail (planned)

Residential:  
12,000 units

Retail:  
4.2 million square feet

Office, Research, and Development:  
8.2 million square feet

Research, Development, and Distribution:  
1.5 million square feet

Open Space:  
1,116 acres

