

**Stapleton Development Corporation
Board of Directors
July 25, 2013
7:30a.m.
7350 E. 29th Avenue, Suite 300
Denver, CO 80238**

Agenda

- | | |
|---|-----------------------------|
| I. Approval of May 23 & June 27, 2013 Minutes | King Harris |
| II. Chairman's Report | King Harris |
| III. Acceptance of May & June Financial Reports | Rick Gonzales |
| IV. Affordable For-Sale Program | Stephanie Inderwiesen |
| V. Management Report | Cheryl Cohen-Vader |
| VI. CAB Report | Khadija Haynes / David Netz |
| VII. City Updates (Denver, Aurora, CC) | |
| VIII. Updates from Other Stapleton Related Entities | |
| IX. Questions & Comments from Written Reports | |
| X. Feedback from the Board Members | |
| XI. Public Comment | |
| XII. Executive Session | |
| XIII. Adjourn | |

***The next SDC Board meeting is scheduled for
Thursday, July 25, 2013 @ 7:30am.***



July 2, 2013

Stapleton Working Group

Dear Stapleton Working Group;

First, let me thank you for your hard work and diligence throughout this process. We have all worked very hard to provide an added level of flexibility for current Stapleton homeowners. As of today's date, the following is a summary of items that have either been agreed to by consensus or majority consensus:

1. The Covenant will be renamed "Notice of Voidability of Title Transfer and Affordable Housing Covenant" to increase awareness of restrictions.
2. The Covenant control period will be reduced from thirty (30) years to (15) years.
3. Affordable homeowners will have the following options at resale:
 - a) Homeowners may sell their unit to a higher income eligible buyer, depending on length of ownership:

Years of Ownership (upon purchase)	Eligible Household AMI @ Resale
0-3 years	80% AMI
3-6 years	90% AMI
6-15 years	100% AMI
15+ years	No Restriction

- b) If the unit remains unsold after an active marketing period, the unit may be sold to a City approved non-profit 501(c)(3) partner, governmental or quasi-governmental entity.
4. Homeowners may rent the unit after actively marketing the unit for sale.
 - a) Rental must occur through a City approved partner;
 - b) Rent and eligible income may not exceed 65% area median income, depending on unit type.

The Affordable Covenant will remain in effect during the rental period; rental periods will not be included in the total duration of the control period.

As you can see, two initial proposals have been excluded – the Reduced Initial Purchase Price and the Resale Option. Reducing the initial purchase price of the unit would be unduly burdensome. Additionally, the Resale Option would negatively affect the homeowner through the application of capital gains taxes.

The above proposal items will assist the homeowner by providing alternative options at the time of resale and expand the buyer pool for existing Stapleton affordable units.

Stapleton Working Group
Re: *Stapleton Proposal*
July 2, 2013

Please review the contents of this letter and contact me with any questions or concerns. Our plan is to begin the formal City process to amend the Stapleton Affordable Housing provisions with presentation to City Council in August. If you would like a copy of the detailed proposal, please contact Stephanie Inderwiesen at stephanie.inderwiesen@denvergov.org.

Again, thank you for your involvement and commitment to reach consensus on these important proposed changes.

Sincerely,



Douglas B. Smith, Director
Sustainable Housing and Communities

DS:si

ACKNOWLEDGEMENT

By signing below, I acknowledge my agreement with and support of all of the referenced proposed revisions contained in this letter, without any reservations whatsoever, to the Stapleton Development Agreement, the Stapleton Affordable Housing Plan as an Exhibit thereto, and current and future Stapleton Affordable Housing Covenants.

John LeHigh
Forest City

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1. MINUTES

2. FINANCIAL REPORTS

3. MANAGEMENT REPORT

4. FOREST CITY REPORT

**5. STAPLETON FOUNDATION
REPORT**

6. WORK FORCE REPORT

7. MISCELLANEOUS

INSERT UNDER TAB #1

**Stapleton Development Corporation
Board of Directors Meeting
June 27, 2013**

Board Members Present: Chris Cramer, King Harris, Kevin Marchman, Scott Prestidge

In Attendance: Bar Chadwick, Cheryl Cohen-Vader

CONVENED: No Quorum

ADJOURNED: No Quorum

Due to a lack of a board quorum no business decisions were made. These minutes only reflect a presentation on the Conservatory Green neighborhood given by Lisa Hall and John Lehigh, both of Forest City.

NEXT MEETING: July 24, 2013

Minutes taken by Holloway, Tammi T.

INSERT UNDER TAB #2

Stapleton Development Corporation
Comments on Financial Reports
June 30, 2013

The reports listed below are included in the monthly Board of Director's package.

1. Budget Variance as of June 30, 2013 - CASH basis. (1 page)
2. Unaudited Balance Sheet as of June 30, 2013 - ACCRUAL basis. (1 page)
3. Diversity Report - 2013 payments as of June 30, 2013 and payments from inception. (7 pages)

Comments on cash basis budget variances for the month just ended:

- Change in cash: a \$1,378 decrease in cash was budgeted, a \$22,604 decrease was realized. Material components of the \$21,227 negative variance are identified below.
- Land Sales and Transfers - as shown below. All funds passed through to DIA.

Current Month Acres			Year to Date Acres			Annual Acres		
<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
0	0	0	20	100	80	90	100	10

- Net revenue: \$917 negative variance.
 - A portion of budgeted rental income for June was received in May
- Overhead Expenses : \$3,050 negative variance.
 - Timing difference: Expenditure for audit was made during the current month, one month later than budgeted. Year to date expenditures for overhead remain less than budgeted.
- O&M Expenses: \$2,059 negative variance:
 - See General Comments.
 - Expenditures for landscape maintenance exceed budget for the current month and year to date. The number of sites to be maintained has increased slightly from the time the budget was prepared. The resulting permanent variance is estimated to be \$3,500 to \$4,000 for this expense category. Total O&M expenditures, not including the security deposit transfer, remain below budget.

Comments on accrual basis Balance Sheet for the month just ended:

- Accounts Receivable-Other: \$11,891
 - Surveying costs paid by SDC to be reimbursed by DIA when the surveyed land is taken down.
- Accounts Receivable-Tenants: \$6,540
 - Past due rent from a lease tenant.
 - Security deposit and rent due from Forest City. Received in July.
- Prepaid Expenses (asset): \$2,289
 - unamortized insurance premiums.
- Liabilities: \$8,726
 - Security deposits held under various lease agreements. (see General Comments)
 - accounts payable.

General Comments

- Final documentation for transferring the Colorado Studios lease deposit held by SDC to Forest City was completed and the deposit was transferred. This is a one-time extraordinary expenditure of \$15,700.

Stapleton Development Corporation
Balance Sheet
As of June 30, 2013

Assets

<u>Current Assets</u>	
SDC Cash & Investments	\$ 667,478
A/R Other	11,891
Tenant Receivables	6,540
Prepaid Expenses	<u>2,289</u>
	\$ 688,198

Total Assets	<u>\$ 688,198</u>
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Liabilities

Accounts Payable	99
Security Deposit Liability	<u>8,627</u>
	\$ 8,726

Capital

Retained Earnings	7,435,705
Voluntary Distributions to DIA	(6,517,225)
Net Income (Loss)	<u>(239,008)</u>
	\$ 679,472

Total Liabilities and Capital	<u>\$ 688,198</u>
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Unaudited

Stapleton Development Corporation

Budget Comparison - Cash Basis
For the 6 Months Ended June 30, 2013

Current Monthly Budget	Current Monthly Actual	Variance Favorable / (Unfavorable)		YTD Budget	YTD Actual	Variance Favorable / (Unfavorable)
Revenue						
			Land & Building Sales	\$ 1,367,100	\$ 3,236,459	\$ 1,869,359
			Cost of Sale - Land Option	(1,367,100)	(3,236,459)	(1,869,359)
			Net Property Sales			
\$ 1,205	\$ 250	\$ (955)	Rental Income	\$ 7,228	\$ 6,273	\$ (955)
\$ 1,205	\$ 250	\$ (955)	SDC Gross Proceeds	\$ 7,228	\$ 6,273	\$ (955)
			Other Income		\$ 14,550	\$ 14,550
26	63	37	Interest Income	200	527	327
\$ 1,231	\$ 313	\$ (917)	Total Revenue	\$ 7,428	\$ 21,350	\$ 13,922
OVERHEAD EXPENSES						
G & A Expenses						
			Staff Services	\$ 114,814	\$ 114,222	\$ 592
			Rent	\$ 12,033	\$ 12,033	
1,327	904	423	Office Services	18,449	9,215	9,234
8		8	Other Expenses	50	14	36
\$ 1,335	\$ 904	\$ 431		\$ 145,346	\$ 135,484	\$ 9,862
Professional Services						
\$ 100		\$ 100	Professional Services	\$ 10,600	\$ 3,312	\$ 7,288
	3,150	(3,150)	Consult / Audit Fees	4,250	3,150	1,100
\$ 100	\$ 3,150	\$ (3,050)		\$ 14,850	\$ 6,462	\$ 8,388
\$ 1,435	\$ 4,054	\$ (2,619)	Total Overhead Expenses	\$ 160,196	\$ 141,946	\$ 18,250
OPERATIONS AND MAINTENANCE EXPENSES						
Direct Property Management						
\$ 518		\$ 518	Repair & Maintenance	\$ 3,122		\$ 3,122
10		10	PM Mtg, Meals & Mileage	510	101	409
	2,633	(2,633)	Landscaping & Snow Removal	3,320	5,854	(2,534)
125	79	46	Vehicle & Other	750	452	297
	15,700	(15,700)	Security Deposit Refund		15,700	(15,700)
\$ 653	\$ 18,411	\$ (17,759)		\$ 7,702	\$ 22,107	\$ (14,405)
Allocated Property Management						
			Staff Services	\$ 84,131	\$ 82,650	\$ 1,481
520	452	68	Office Services	7,881	4,543	3,338
			Rent	5,588	5,589	(1)
\$ 520	\$ 452	\$ 68		\$ 97,600	\$ 92,782	\$ 4,818
\$ 1,173	\$ 18,863	\$ (17,691)	Total O&M Expenses	\$ 105,302	\$ 114,889	\$ (9,587)
\$ 2,608	\$ 22,918	\$ (20,309)	Total Expenses	\$ 265,498	\$ 256,835	\$ 8,663
\$ (1,378)	\$ (22,604)	\$ (21,227)	Change In Net Assets	\$ (258,070)	\$ (235,484)	\$ 22,585

STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING
As of June 30, 2013

Diversity	Vendor	Activity / Service	1st Half 2013	1st Half 2013 % of Total Diversity \$ Spent
<u>Asian</u>	Ocean Service	Automotive	-	
	Asian Total		<u>-</u>	0.0%
<u>African American</u>	Baroness Coffee Company	Food Vendor	-	
	Chapmen Landscaping	Landscape services	-	
	Gabriellas	Food Vendor	-	
	H & F Constructors	Landscape services	-	
	Kebaya Coaching	Meeting Facilitator	-	
	Dennis Johnson	Audit & Consulting Services	3,150	
	Montview Auto Body	Auto repairs	-	
	Stafford's Lawn Care, Inc.	Landscape services	-	
	The Lawndry	Landscape services	-	
	Terry & Stephenson, P.C.	Audit & Consulting Services	-	
	African American Total		<u>3,150</u>	35.0%
<u>Hispanic</u>	Cocal Landscape Const. CO.	Landscape services	5,854	
	Garcia Calderon Ruiz	Legal Services	-	
	Southwest Construction Supply & Sales	Fencing contractor	-	
	Hispanic Total		<u>5,854</u>	65.0%
<u>Woman</u>	C & D Security	Security Service	-	
	Colorado Catering	Food vendor	-	
	Denver Key & Lock	Locksmith	-	
	Development Research Partners	Professional Services	-	
	Elegant Catering	Food vendor	-	
	Mathis Lock & Key	Locksmith	-	
	MRW	Mgt. Consultant	-	
	Woman Total		<u>-</u>	0.0%
TOTAL DIVERSITY DOLLARS SPENT			<u>9,004</u>	100.0%

Proportion:

<u>2013 YTD Diversity Spending</u>	=	<u>9,004</u>	15.0%
Total YTD 2013 \$ Spent Excluding Payroll & Utilities		59,949	

**STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY**

Diversity	Vendor	Activity / Service	1999-2004	ITD 2004 % of Total Diversity \$	Total 2005	Total 2005 % of Total Diversity \$	Total 2006 thru 12/31/06	Total 2006 % of Total Diversity \$	Total 2007 thru 12/31/07	Total 2007 % of Total Diversity \$	Total 2008 thru 12/31/08	Total 2008 % of Total Diversity \$
Asian												
	Ocean Service	Automotive										
	Diz's Daisys	Flower Retailer	389	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
	Asian Total		389									
African American												
	A Team	Maintenance Services	5,053									
	Baroness Coffee Company	Food Vendor	2,741									
	Chapman Landscaping	Landscape services	-		2,810							
	Dimann & Jackson	Landscape services	380									
	Gabriellas	Food Vendor	7,070									
	GW Janitorial & Maintenance	Janitorial/Maintenance	153,909									
	H & F Constructors	Landscape services										
	John Phillips Printing, Inc.	Printing Services	9,365									
	Dennis Johnson	Audit & Consulting Services										
	Kebaya Coaching	Meeting Facilitator										
	SelfPoint	Mechanical Contractor	925									
	Montview Auto Body	Auto repairs									3,000	
	Stafford's Lawn Care, Inc.	Landscape services	15,060									
	Stephenson's Reconditioned Furn.	Furniture Maintenance	599									
	The Lawndry											
	Terry & Stephenson, P.C.	Audit & Consulting Services	104,947		12,150		14,120		12,150		12,150	
	Urban Spectrum	Advertising	53	14.3%	14,960	6.5%	14,120	5.0%	12,150	4.0%	15,150	12.2%
	African American Total		300,049									
Hispanic												
	Cocal Landscape Const. CO.	Landscape services	420,496		15,365		13,944		15,186		18,204	
	El Seminario	Newspaper	-									
	Garcia Calderon Ruiz	Legal Services									1,325	
	Gomez Contract Services, Inc.	Mechanical service	1,200				50,000					
	Gonzales Consulting Services	Consultant	-				1,733					
	Gonzales Law Firm	Legal Services	-									
	Pikas Peak Reprographics	Printing	2,021									
	ProCare Services, Inc.	Delivery Services	42									
	Southwest Construction Supply & Sales	Fencing contractor	84,072		8,840		2,025		3,475		2,360	
	Summit Maintenance	Office maintenance	25,901									
	Sunnyside/Temp Side, Inc.	Temporary staff	11,752									
	Urgent Rooter	Plumbing	250									
	Hispanic Total		545,735	26.0%	24,205	10.6%	67,702	23.9%	18,661	6.1%	21,869	17.7%
Native American												
	Caddo Design & Office Products	Office supplies	1,726									
	Renegade Productions	Signage	650									
	Native American Total		2,376	0.1%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Woman												
	AI, Inc.	Advertising	96									
	All Metro Door & Dock	Door/Dock Maintenance	350									
	Alliance Office Supply	Office supplies	-									
	Bay Area Economics, Inc.		-									
	Bishop Design	Landscape design/maint.	7,816									
	Boling & Associates		-									
	C and D Security	Security service	872,776		185,890		180,823		193,783		84,539	
	Chitman & Associates		-									
	Coley/Forrest, Inc.	Food vendor	-									
	Colorado Catering	Travel agent	341								1,314	
	Compass Travel	Locksmith	452									
	Denver Key & Lock											

[illegible]

Diversity	Vendor	Activity / Service	Spent	Spent	20,000	Spent	Spent
	Development Research Partners	Professional Services	-				University & Spent
	Diamond Fire Protection Co.	Fire protection services	4,130				
	Eden, Inc.	Landscape maintenance	115,462				
	Eileen Byrne Associates, Inc.		-				
	Elegant Catering	Food vendor	703				826
	Kate Fay		-				
	The Genesis Group	Open space consultant	13,413				
	Hearstone Environmental	Marketing services	1,133				
	I & M Mailing Service	Environmental Serv/Consult	31,438				
	Izary & McCall	Mail service	1,103				
	Jimmie Lock & Key	Legal services	616				
	L & M Printing	Locksmith	3,190				
	Lund Partnership	Printing	11,055				
	Mathias Lock & Key	Locksmith	-	2,966	95	88	
	Julie Madden	Consultant	9,316				
	Melissa Mozulloch-Lynn	Graphics Consultant	5,863				
	MRW & Associates	Management consultant	11,361	563		2,773	
	Mundus Bishop Design	Landscape design/maint	5,751				
	Murphy Asphalt Repair	Road Surface Contractor	4,284				
	NecoSource	Sign contractor	20,004				
	Pension Organizers	401k consultant	868				
	Pride Electric	Electrical contractor	5,486				
	Prime West	Property management	114,737				
	Rocky Mt. Bottled Water	Water vendor	1,956				
	The Sandwich Man	Food vendor	-				
	Aqjali Sarwal	Web site maintenance	900				
	Shattil/Rozinski Photography	Photo Services	250			79,677	
	JW Twinhorn & Assoc	Professional Services	-				
	Lisa Taruffelli R.E.	Consultant	-				
	Women's Bean Project	Food vendor	-				
	Woman Total		535	189,419	200,918	276,321	86,679
			1,245,403	59.4%	82.9%	71.1%	90.0%
							70.1%
	Chambers of Commerce						
	Asian Chamber of Commerce (Dues)	Chamber of Commerce	600				
	Colorado Black Chamber of Commerce	Chamber of Commerce	100				
	Colorado Women's Chamber	Chamber of Commerce	-				
	Hispanic Chamber (Dues)	Chamber of Commerce	400				
	Chamber of Commerce Total		1,100	-	-	-	-
				0.1%	0.0%	0.0%	0.0%
	TOTAL MBE DOLLARS SPENT		2,095,052	228,584	282,740	307,132	123,718
				100.0%	100.0%	100.0%	100.0%
	Proportion:						
	Total YTD \$ Paid MBE/WBE		2,095,052	228,584	282,740	307,132	123,718
	Total YTD \$ Spent Excluding Payroll & Utilities		6,663,213	473,826	508,442	459,013	260,707
				41.9%	48.2%	55.6%	66.9%
							47.5%

	YTD \$ Paid MBE/WBE
Total YTD \$ Spent Excluding Payroll & Utilities	1,000,000

**STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY**

Diversity	Vendor	Activity / Service	Total 2009 thru 12/30/09	Total 2009 % of Total	Total 2010 thru 12/31/10	Total 2010 % of Total	Total 2011 12/31/11	Total 2011 % of Total	Total 2012 12/31/12	Total 2012 % of Total
Asian										
	Ocean Service	Automotive					540			
	Diz's Daisys	Flower Retailer		0.0%		0.0%	540	5.1%		0.0%
Asian Total										
African American										
	A Team	Maintenance Services								
	Baroness Coffee Company	Food Vendor								
	Chapman Landscaping	Landscaping services								
	Dimann & Jackson	Landscaping services								
	Gabriellas	Food Vendor								
	GW Janitorial & Maintenance	Janitorial/Maintenance							10,153	
	H & F Constructors	Landscaping services								
	John Phillips Printing, Inc.	Printing Services								
	Dennis Johnson	Audit & Consulting Services	10,250				3,250			3,450
	Kebaya Coaching	Meeting Facilitator								
	SetPoint	Mechanical Contractor								
	Montview Auto Body	Auto repairs			1,100					
	Stafford's Lawn Care, Inc.	Landscaping services								
	Stephenson's Reconditioned Fun.	Furniture Maintenance								
	The Laundry									
	Terry & Stephenson, P.C.	Audit & Consulting Services	13,291		12,650		5,576			
	Urban Spectrum	Advertising								
African American Total			23,541	55.8%	13,750	41.8%	8,826	83.9%	13,603	83.1%
Hispanic										
	Cocal Landscape Const. CO.	Landscaping services								
	El Seminario	Newspaper	17,760		15,870				2,120	
	Garcia Calderon Ruiz	Legal Services								
	Gomez Contrad Services, Inc.	Mechanical service								
	Gonzales Consulting Services	Consultant								
	Gonzales Law Firm	Legal Services								
	Pikes Peak Reprographics	Printing								
	ProCare Services, Inc.	Delivery Services								
	Southwest Construction Supply & Sales	Fencing contractor	852		3,250		925		650	
	Summit Maintenance	Office maintenance								
	Sunnyside/Temp Side, Inc.	Temporary staff								
	Urgent Rooter	Plumbing								
Hispanic Total			18,632	44.2%	19,120	58.2%	925	8.8%	2,770	16.9%
Native American										
	Cardido Design & Office Products	Office supplies								
	Renegade Productions	Signage								
Native American Total				0.0%		0.0%		0.0%		0.0%
Woman										
	AI, Inc.	Advertising								
	All Metro Door & Dock	Door/Dock Maintenance								
	Alliance Office Supply	Office supplies								
	Bay Area Economics, Inc.									
	Bishop Design	Landscaping design/maint.								
	Boling & Associates									
	C and D Security	Security service								
	Christman & Associates									
	Coley/Forrest, Inc.									
	Colorado Catering	Food vendor								
	Compass Travel	Travel agent								
	Denver Key & Lock	Locksmith								

STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY

Diversity	Vendor	Activity / Service	Total 2009 thru 12/30/09	Total 2009 % of Total	Total 2010 thru 12/31/10	Total 2010 % of Total	Total 2011 12/31/11	Total 2011 % of Total	Total 2012 12/31/12	Total 2012 % of Total
				Diversity \$ Spent		Diversity \$ Spent		Diversity \$ Spent		Diversity \$ Spent
	Development Research Partners	Professional Services								
	Diamond Fire Protection Co.	Fire protection services								
	Eden, Inc.	Landscape maintenance								
	Erleen Bryne Associates, Inc.									
	Elegant Catering	Food vendor								
	Kate Fay									
	Alice Guthrie	Open space consultant								
	The Genesis Group	Marketing services								
	Hearstorne Environmental	Environmental Serv/Consult.								
	I & M Mailing Service	Mail service								
	Izary & McCall	Legal services								
	Jimmie Lock & Kay	Locksmith								
	L & M Printing	Printing								
	Lund Partnership									
	Mathias Lock & Kay	Locksmith					226			
	Julie Madden	Consultant								
	Melissa Muzzulloch-Linn	Graphics Consultant								
	MPRW & Associates	Management consultant								
	Mundus Bishop Design	Landscape design/maint								
	Murphy Asphalt Repair	Road Surface Contractor								
	NeoSource	Sign contractor								
	Pension Organizers	401K consultant								
	Pride Electric	Electrical contractor					226			
	Prime West	Property management								
	Rocky M. Bottled Water	Water vendor								
	The Sandwich Man	Food vendor								
	Anjali Sarwal	Web site maintenance								
	Shatibi/Rozinski Photography	Photo Services								
	JW Twitnam & Assoc.	Professional Services								
	Lisa Taruffelli R.E.	Consultant								
	Women's Bean Project	Food vendor								
	Woman Total			0.0%		0.0%	226	2.1%		0.0%
	Chambers of Commerce									
	Asian Chamber of Commerce (Dues)	Chamber of Commerce								
	Colorado Black Chamber of Commerce	Chamber of Commerce								
	Colorado Women's Chamber	Chamber of Commerce								
	Hispanic Chamber (Dues)	Chamber of Commerce								
	Chamber of Commerce Total			0.0%		0.0%		0.0%		0.0%
	TOTAL MBE DOLLARS SPENT		42,173	100.0%	32,870	100.0%	10,517	100.0%	16,373	100.0%
Proportion:										
	Total YTD \$ Spent Excluding Payroll & Utilities		42,173	25.0%	32,870	25.5%	10,517	9.8%	16,373	14.9%
	YTD \$ Paid MBE/WBE		166,604		129,126		107,754		110,074	

STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY

Diversity	Vendor	Activity / Service	Total 2013 06/30/13	Total 2013 % of Total	Diversity \$ Spent
Asian					
	Ocean Service Diz's Daisys	Automotive Flower Retailer			0.0%
Asian Total					
African American					
	A Team Baroness Coffee Company Chapman Landscaping Dunham & Jackson Gabriellas GW Janitorial & Maintenance H & F Constructors John Phillips Printing, Inc Dennis Johnson Kebaya Coaching SelfPoint Montview Auto Body Stafford's Lawn Care, Inc. Stephenson's Reconditioned Furn. The Laundry Terry & Stephenson, P.C. Urban Spectrum	Maintenance Services Food Vendor Landscape services Landscape services Food Vendor Janitorial/Maintenance Landscape services Printing Services Audit & Consulting Services Meeting Facilitator Mechanical Contractor Auto repairs Landscape services Furniture Maintenance Audit & Consulting Services Advertising	3,150		
African American Total			3,150		
Hispanic					
	Cocal Landscape Const. CO El Seminario Garcia Calderon Ruiz Gomez Contract Services, Inc Gonzales Consulting Services Gonzales Law Firm Pikes Peak Reprographics ProCare Services, Inc. Southwest Construction Supply & Sales Summit Maintenance Sunnyside/Temp Side, Inc Urgent Rooter	Landscape services Newspaper Legal Services Mechanical service Consultant Legal Services Printing Delivery Services Fencing contractor Office maintenance Temporary staff Plumbing	5,854		35.0%
Hispanic Total			5,854		
Native American					
	Caddo Design & Office Products Renegade Productions	Office supplies Signage			65.0%
Native American Total					
Woman					
	AI, Inc. All Metro Door & Dock Alliance Office Supply Bay Area Economics, Inc. Bishop Design Boling & Associates C and D Security Chrisman & Associates Coley/Forrest, Inc. Colorado Catering Compass Travel Denver Key & Lock	Advertising Door/Dock Maintenance Office supplies Landscape design/maint. Security service Food vendor Travel agent Locksmith			0.0%
Woman Total					

**STAPLETON DEVELOPMENT CORPORATION
DIVERSITY REPORTING HISTORY**

Diversity	Vendor	Activity / Service	Total 2013 06/30/13	Total 2013 % of Total	Diversity \$ Spent
	Development Research Partners	Professional Services			
	Diamond Fire Protection Co	Fire protection services			
	Eden, Inc.	Landscaping maintenance			
	Eileen Byrne Associates, Inc.				
	Elegant Catering	Food vendor			
	Katie Fay				
	Alice Guthrie	Open space consultant			
	The Genesis Group	Marketing services			
	Hearthstone Environmental	Environmental Serv/Consult.			
	I & M Mailing Service	Mail service			
	Izarry & McCall	Legal services			
	Jimmie Lock & Key	Locksmith			
	L & M Printing	Printing			
	Lund Partnership				
	Mathias Lock & Key	Locksmith			
	Julie Madden	Consultant			
	Melissa McCulloch-Linn	Graphics Consultant			
	MRW & Associates	Management consultant			
	Mundus Bishop Design	Landscaping design/maint.			
	Murphy Asphalt Repair	Road Surface Contractor			
	NeoSource	Sign contractor			
	Pension Organizers	401k consultant			
	Pride Electric	Electrical contractor			
	Prime West	Property management			
	Rocky Mt. Bottled Water	Water vendor			
	The Sandwich Man	Food vendor			
	Anjali Sarwal	Web site maintenance			
	Shattil/Rozinski Photography	Photo Services			
	JW Twirham & Assoc.	Professional Services			
	Lisa Tanufelli R.E.	Consultant			
	Women's Bean Project	Food vendor			
	Woman Total		-	0.0%	
Chambers of Commerce					
	Asian Chamber of Commerce (Dues)	Chamber of Commerce			
	Colorado Black Chamber of Commerce	Chamber of Commerce			
	Colorado Women's Chamber	Chamber of Commerce			
	Hispanic Chamber (Dues)	Chamber of Commerce			
	Chamber of Commerce Total		-	0.0%	
TOTAL MBE DOLLARS SPENT			9,004	100.0%	
Proportion:					
	YTD \$ Paid MBE/MBE		9,004	15.0%	
	Total YTD \$ Spent Excluding Payroll & Utilities		59,949		

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SDC Management Report

JULY 2013

Financial Report

The March Financial Report shows a significant decrease in cash relative to the budget. A \$1,378 decrease in cash was budgeted, but a decrease of \$22,604 was realized. There were three primary contributors to this variance: a timing difference in the payment of audit fees (\$3,050); an increase cost for landscaping of \$2,059, and (3) the transfer Colorado Studio's lease deposit of \$15,700 to Forest City. See attached Financial Report for details.

Also note, there were no land sales in the month of July but, acreage taken down year-to-date exceeds the budgeted amount by 10 acres. Essentially, the land take downs are significantly ahead of budget.

PCMD 2013 Bond Refinancing

The \$50,000,000 Subordinate Limited Property Tax Supported Revenues Bonds, Series 2013 finally closed on July 17th with present value savings of \$2.5 million dollars.

Stapleton Infrastructure Financing

Over the past several months PCMD, the City, DURA and Forest City have been involved in discussions about the financing of Trunk and In-tract Infrastructure for Stapleton through the end of the project. A meeting is scheduled with the Mayor to update him on Stapleton, projections for development and finances.

Ground Breaking on Business Center

United Properties, a developer, purchased 32.2 acres in Stapleton and broke ground on the first phase of the 'Enterprise Business Center' on July 17th. The 710,850sq-ft Class A industrial development is located near the southwest corner of I-70 and Havana. (See attached press release.)

Senior Housing Construction Underway

One of the proposed senior housing developments has broke ground and is under construction. The site is to the east of the storage facility on MLK Blvd.

Farewell Party for Rick Gonzales

As most of you are aware, Rick Gonzales, Vice President of Finance, has tendered his resignation and is headed to other development fields. We are planning a farewell celebration for Rick at SDC's Offices on Thursday, July 26th, 4:00pm - 6:00pm. All SDC, CAB, PCMD, WCMD, SDC Services Corp, SDC Design, Inc members are invited to attend. Please join us in thanking Rick for his 7 years of service and dedication to the development of Stapleton.

Other Board Matters

The Board needs to develop a diverse list of potential candidates so that we have a pipeline of candidates. If you have thoughts on potential candidates, please discuss with King Harris, John Moye or Cheryl Cohen-Vader.

The next SDC Board Meeting is scheduled for

Thursday, August 23rd @ 7:30am



UNITED
PROPERTIES

News

For Immediate Release

Contact

Jessie Folkens

952.837.8516

jessie.folkens@marquetteRE.com

Deb Bergman

303.260.4307

dbergman@newmarkkffr.com

Contact:

Tom Gleason

303.382.1800

TomGleason@forestcity.net

United Properties to break ground on Enterprise Business Center in Stapleton

DENVER (July 16, 2013) – United Properties, a developer and investor with offices in Denver, announced today that it has purchased 38.2 acres from Forest City Stapleton, Inc. and will break ground on the first phase of the Enterprise Business Center in Stapleton on July 17. The 710,850-sq.-ft., Class A industrial development is located near the southwest corner of Interstate 70 and Havana Street in Denver.

Phase one of Enterprise Business Center will be a 514,500-sq.-ft. cross-dock distribution building suited for tenants seeking 125,000 sq. ft. of space or more. The building's state-of-the-art design includes concrete tilt wall panels, 32 feet interior clear height, ESFR sprinkler system, T-5 lighting, white "cool" roof and truck parking, and will be able to accommodate security fencing. Construction will be complete in February 2014, with occupancy available as early as the end of March 2014.

When fully developed, Enterprise Business Center will include three industrial buildings. After the phase one building, United Properties plans to develop two flex industrial buildings of approximately 100,000 sq. ft. each. These buildings will have 24 feet clear height and target tenants seeking at least 25,000 sq. ft. of space with a higher office finish requirement.

"Our first building offers modern, high bay, Class A distribution space with ample truck parking in a central location with easy access off Interstate 70," said Kevin Kelley, vice president/regional director-Colorado, United Properties. "No other existing or planned project offers our combination of location, quality and modern design."

“The overall market vacancy for Class A modern distribution space for users seeking at least 125,000 sq. ft. is virtually negligible,” said Mike Wafer, Newmark Grubb Knight Frank; Wafer and Tim D’Angelo serve as the listing agents for the project. “Given this lack of vacancy and our prime location, there is no existing or proposed property that competes with Enterprise Business Center.”

“We are delighted to have United Properties choose Stapleton for this dynamic new warehouse and distribution center,” said John S. Lehigh, president, Forest City Stapleton, Inc., the master developer for Stapleton. “In taking advantage of Stapleton’s excellent access to a network of regional highways and the visibility that comes with locating its Enterprise Business Center in one of the nation’s most celebrated, mixed use, urban communities, United Properties has displayed the vision that has made it so successful in creating high quality commercial real estate development.”

United Properties has hired Murray & Stafford as the general contractor for phase one construction. The project team for the first phase also includes architect Ware Malcomb and engineer Jansen Strawn.

With direct access to Interstate 70 and situated within one of the most successful master-planned redevelopments in the country, Enterprise Business Center is positioned near shopping, recreation, entertainment and dining.

About United Properties

United Properties, based in Minneapolis, Minn., specializes in commercial real estate development and investment. Since 1975, United Properties has provided development services for the retail, residential, office, medical and industrial sectors. In addition to a large presence in the Minneapolis-St. Paul market, United Properties' Colorado division develops retail, office and industrial buildings. Formed in 1916, the United Properties investments group acquires, manages, finances and disposes of the company's real estate investments, which includes nearly 60 office, medical, industrial and retail assets in Minnesota, Wisconsin and Colorado. For more information, visit www.uproperties.com.

About Forest City Stapleton, Inc.

Forest City Stapleton, Inc. is a wholly owned subsidiary of Forest City Enterprises, Inc., a NYSE-listed national real estate company with \$10.6 billion in total assets. Forest City Enterprises, Inc. is principally engaged in the ownership, development, management and

acquisition of commercial and residential real estate and land throughout the United States. For more information, visit www.forestcity.net.

###

Cheryl Cohen-Vader

From: Lefebvre, Elizabeth [elefebvr@auroragov.org]
Sent: Tuesday, July 16, 2013 11:15 AM
To: Lefebvre, Elizabeth
Subject: Lower Westerly Creek Beaver Relocation Update

Hello All:

As most of you are already aware, Aurora Water is planning to live-trap and relocate North American Beaver residing in Lower Westerly Creek. I have provided some additional details about that effort below. Please note that the work will be rescheduled if it rains. Should you have any questions or require more information, feel free to contact me.

Thank you.

--Elizabeth



Elizabeth Lefebvre
Public Information
Aurora Water, Capital Projects Division
15151 East Alameda Parkway, Suite 4400
Aurora, Colorado 80012
720-859-4312 – direct
elefebvr@auroragov.org
www.aurorawater.org

BEAVER RELOCATION EFFORT PRECEDES LOWER WESTERLY CREEK IMPROVEMENTS PROJECT

Aurora, CO – On July 21, Aurora Water will be working with the founder of Wildlife 2000, Sherri Tippie, to trap a beaver family in Lower Westerly Creek Channel and relocate them to a suitable habitat on private property.

The relocation is necessary to accommodate improvements being made to Lower Westerly Creek in 2014. The relocation is taking place now because it is the best time, according to experts, for beavers to be moved.

The Lower Westerly Creek Improvement Project is a collaborative effort between Aurora, Denver, the Federal Emergency Management Agency and the Urban Drainage Flood Control District. The project will increase the capacity of the 2,700-foot reach of the creek and minimize flood risk. The construction of a 60-foot clear span bridge at Montview Boulevard and other channel improvements, from 17th Avenue downstream to 23rd Avenue, will be part of the project.

Work will also include lowering the channel to accommodate a regional bike path connection between Westerly Creek Park, at the southeast corner of Stapleton, and Montview Park, in Aurora.

Tippie is the only individual licensed by Colorado Parks and Wildlife to perform beaver relocations. She is internationally recognized as the “Dian Fossey of Beavers,” and has been featured in numerous publications for her work. Several Colorado property owners have already expressed an interest in accepting the mammals she may retrieve from the creek. Their final destination, however, will depend on the number inhabiting the lodge, since all beaver trapped at a single location are released together into their new environment as a family unit. Once the beavers are taken from the channel, the lodge will be removed and some vegetation will be cutback to discourage other beavers from moving in prior to project groundbreaking.

Several active North American Beaver habitats can be observed along Aurora’s Parks and Trail System, including the Star K Ranch. For more information on this species, visit Aurora’s Parks, Recreation and Opens Space at

www.auroragov.org/thingstodo/parksandopenspaces/livingwithwildlife/index.htm. You can learn more about the Lower Westerly Creek Improvements Project at www.auroragov.org/cs/groups/public/documents/document/014585.pdf.

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**CITIZENS ADVISORY BOARD
MEETING MINUTES**

July 18, 2013

7:30 a.m. – 9:00 a.m.

7350 E. 29th Ave., Suite 300

Present: Jason Busta, Bar Chadwick, Lucia Correll, Diane Deeter, Laura Edler, Scott Gilmore, Shannon Jones, Alice Kelly, Damon Knop, Steve Larson, Krista Lewis, Barbara Neal, Alex Neir, David Netz, Dist. 5 Cmdr. Les Perry, Joe Phillips, Dennis Piper, Carol Roberts, Jim Wagenlander, **FC:** Lee Ferguson, Tom Gleason, **SF:** Angie Malpiede, **SDC:** Cheryl Cohen-Vader

Call to Order: David Netz called the meeting to order. The June 20, 2013, minutes were approved unanimously.

Co-Chair Report:

Partner Cities Updates:

City of Denver: No written report.

Bar Chadwick reported that she had attended a very successful housing diversity meeting the week before that Damon Knop would report on later in the meeting.

City of Aurora: No report.

John Fernandez and Nadine Caldwell were attending the Fitzsimons light rail re-alignment meeting.

Commerce City: No report.

It was reported to be René Bullock's birthday, July 18. The CAB would like to wish a **"HAPPY BIRTHDAY, RENÉ!"**.

Committee Reports:

- **Communications:** No meeting.
- **Design Review:** No written report.
Laura Edler reported on 2 meetings: 1) On June 24 the committee held the final meeting, and approval, on a senior housing complex scheduled to be built at MLK Blvd. and Syracuse. 2) On July 15, was the first meeting regarding an office building in the business park area at 46th and Central Park Blvd.
- **Housing Diversity:** Written report submitted.
Damon Knop reported on a series of meetings held over the last year regarding changes to the affordable housing plan. The participants were representatives from SDC, Forest City, the City and County of Denver, and the Stapleton Working Group. The proposal will go to SDC for approval next week, after which it will go to the city.

- **Membership:** No written report.
 Lucia Correll reported on 4 prospective new members, two who were present at the CAB meeting and one who desires to wait until later.
 Most of the interest is from residents from Eastbridge, rather than the rest of Stapleton, Park Hill or Commerce City.
- **Parks Advisory Group:** Written report submitted.
 Dennis Piper received a synopsis of the study, of parks including Stapleton's, done by the Kansas State University. The final report is in the works.
 Aurora is entering a nine month design phase in its FEMA grant for flood control. They are working with Urban Drainage and have purchased the abandoned service station next to Westerly Creek on Montview Blvd. which will give them a little more leeway to bring the creek into Stapleton.
 There is concern from the city of Denver regarding their taking over Uplands without the debris having been cleaned up.
 On 26th Avenue, the connector at Fulton Street is ready to be paved.
- **Zoning & Planning:** No written report.
 David Netz reported on the Goddard School proposal - an early childhood school on MLK Blvd. between Wabash and Verbena streets.
 The next phase of development of Conservatory Green East will include 300 housing units and a 1.5 acre pool.
 There will be 140 units going in at Filing 40 where the new elementary school will be located.
- **Transportation:** Written report submitted.
 Angie Malpiede reported that the HUB is now open Wednesday through Sunday from 10 to 4, due to their having been able to hire two 25 hour a week employees.
 The NE WalkFest will be August 24, in partnership with several Denver councilpersons. There will be several "themed" walks starting at Holly Square, where the event will kick off.
 TMA is launching employee surveys as follow-ups to last year's surveys.
 TMA is hosting a bike coalition to discuss bicycling amenities and program needs in the community.
 The city has assembled a group of stakeholders to study alternatives for Quebec Street mobility. Angie attended the first stakeholders' meeting of the Quebec Alternatives Analysis on July 17. There will be a public meeting on August 7 at Lowry. Angie suggested that it would be important for CAB as a group and the members, individually, to be involved - which includes attending public meetings.
 A "connectors" event for September 29 is being planned.

SDC Update: Written report submitted.

Forest City Update: No written report.

Tom Gleason reported that at 10:00 a.m. on July 20, at the visitors' center, there would be an event, with councilman Chris Herndon, to recognize the first residents moving in to Conservatory Green..

Stapleton Foundation Update: No report.

Stapleton Partner Updates:

- **Police Academy/Denver Police District 5:** No written report.
Commander of Denver Police Department District 5, Les Perry, was in attendance and addressed the group. All of Stapleton is in District 5. There is a "commander's corner" on the District 5 website.
- **Stapleton United Neighbors:** No written report.
Damon Knop reported that SUN held its annual meeting where new board members were brought on. There were some CAB members in attendance.
- **Master Community Association:** No written report.
Diane reported on the Stapleton Community Arts Center potential site at MLK Blvd. and Havana Street. She provided a map of the area and the possible layout.
- **Bluff Lake Nature Center:** No written report.
Krista Lewis reported on their July 10th fundraiser which had 200 guests attend. There is interest in the geocaching project which will be launching in September.
- **Sand Creek Regional Greenway:** Written report submitted.
- **The Urban Farm:** No report.
- **Rocky Mountain Arsenal:** Written report submitted.
David Lucas was on vacation doing firefighting.
- **Adjourned:**
The meeting was adjourned. The next meeting of the Citizens Advisory Board will be **August 15, 2013 @ 7:30 a.m.**

DPS combines boundaries

By Zahira Torres *The Denver Post*

Denver Public Schools board members Thursday approved a proposal that combines boundaries for the Park Hill and Stapleton neighborhoods, giving students in those areas equal access to several middle schools.

District officials said the boundary change and the development of new middle schools in those neighborhoods are part of a plan to improve education options for students.

Last year, school board members voted to shut down two Park Hill middle schools — Smiley and Venture Prep — after years of low enrollment and poor performance. In May, board members also voted to move McAuliffe International School from the Stapleton neighborhood to the Smiley building in Park

Hill.

Superintendent Tom Boasberg said the plan to create one enrollment zone would make schools in both communities more diverse.

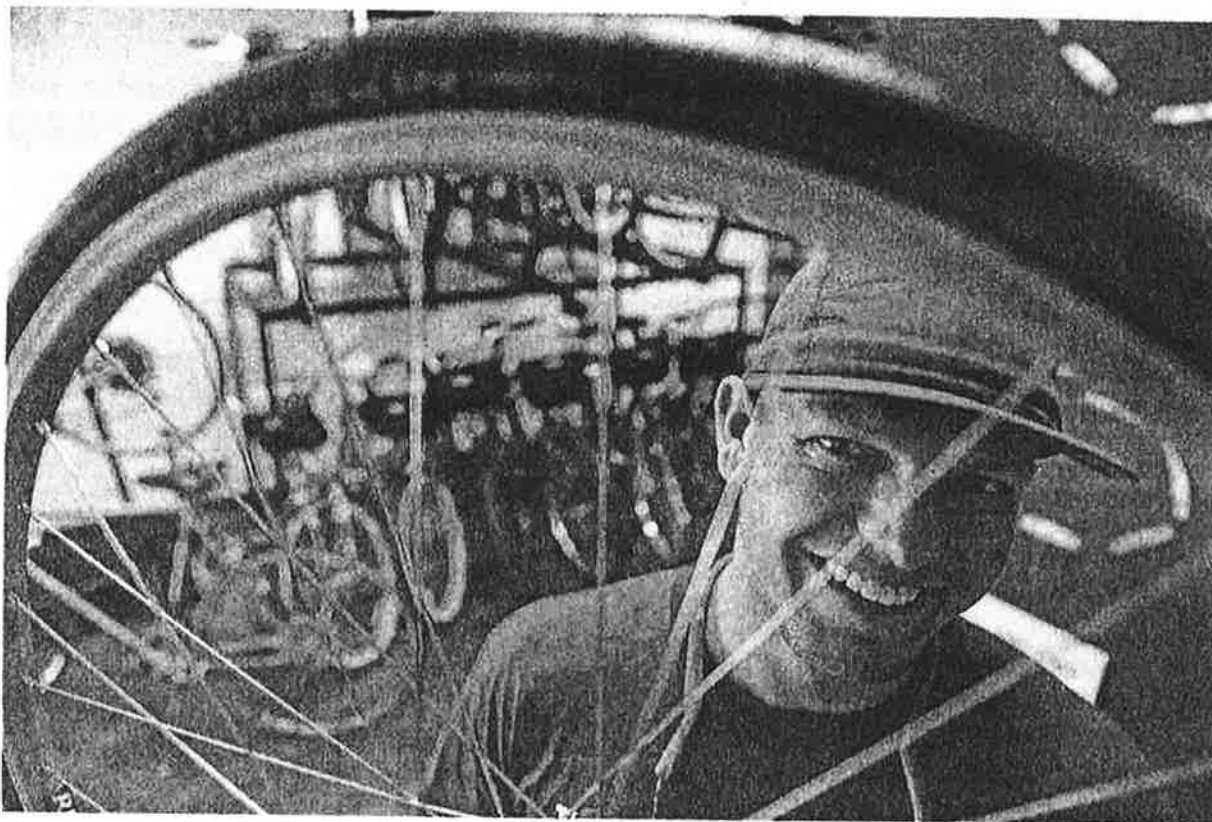
“This is a real path-breaking model, both locally and nationally,” Boasberg said.

Starting in 2014, sixth-graders in the two communities will get to choose from one of five middle schools within the new boundary areas.

The open-enrollment plan will be extended to include seventh- and eighth-graders in the following years.

Students will be guaranteed entrance into one of the middle schools in the shared boundary, but it may not necessarily be their first choice or the school closest to them.

Your Recreation



Sam Ramirez will launch the Stapleton Area Bicycle Library in June with a grand opening later in the month.
Seth McConnell, YourHub

Stapleton's latest library lends adventure in the form of low-cost bicycle rentals

By Joe Vaccarelli
YourHub Reporter

Stapleton residents now have a new place to get a library card. But they won't be checking out books from this facility.

The Stapleton Bicycle Library will allow residents to check out a bicycle for up to 48 hours at the annual membership cost of \$20 and eight hours of volunteer service.

The library — located at 7484 E. 29th Ave. — will have a grand opening June 22-23.

"We're giving access to folks to bicycles that don't currently have it," said Sam Ramirez, TDM manager for the Stapleton Area Transportation Management Association.

Ramirez said that once a member signs up, he can give them a bike for up to five hours, but that will increase to two days once the member completes the eight hours of volunteer service that can be done at the library or at one of their events.

The low cost for a yearly member-

ship is to make it more affordable to those who maybe couldn't afford it, Ramirez said. He added they are not targeting any particular demographic and hope all sorts of people will join.

The low cost is different from other bike libraries across the country, some of which require a \$150 deposit for each checkout. Ramirez said he wanted the priorities to be different at the Stapleton Bicycle Library.

"Hopefully we're making people realize that this going to work because of (them) and other members, not because (they're) depositing \$150," Ramirez said.

The library exists thanks in part to a Congestion Mitigation and Air Quality grant from the Colorado Department of Transportation. The Stapleton Area Transportation Management Association, a subsidiary of the Stapleton Foundation, used part of a larger grant received from CDOT to fund the library. That part of the grant was just under \$5,000.

Ramirez said his director, Angie Rivera-Malpiede, was chiefly respon-

sible for the idea of the library.

"Biking has really taken off and the goal is to offer that opportunity at an affordable price while at the same time help the community. All we can do is try, and I think it's going to be successful," Rivera-Malpiede said.

The Stapleton Bicycle Library has several partners, including Way to Go — part of the Denver Regional Council of Governments — and Recycled Bicycles, which is supplying the fleet of bikes.

Way to Go is helping the library with some outreach and spreading the word that the library is available.

"What's great about this library is it is community- and grassroots-based. It's wonderful to see Stapleton reaching out to community and promoting bicycling locally," said Ken Boden, outreach support specialist with Way to Go.

Joe Vaccarelli: 303-954-2396,
jvaccarelli@denverpost.com or
twitter.com/joe_vacc



CAB - TOPICS

Rocky Mountain Arsenal NWR

July 18, 2013 @ 7:30 a.m.

**Public Meetings @ Central Park Recreation Center on July 30th (5:30-7:30 p.m.)
& Montbello Recreation Center on August 15th (5:30-7:30 p.m.)**

News Release

U.S. Fish and Wildlife Service to hold public meetings for comprehensive conservation plans for Rocky Mountain Arsenal National Wildlife Refuge and Two Ponds National Wildlife Refuge

For Immediate Release

July 15, 2013

Beginning July 25, 2013, the U.S. Fish and Wildlife Service (Service), will hold a series of public scoping meetings focused on preparing comprehensive conservation plans (CCP) for the Rocky Mountain Arsenal National Wildlife Refuge and the Two Ponds National Wildlife Refuge.

The National Wildlife Refuge System Improvement Act on 1997 requires that all national wildlife refuges be managed under a CCP. The purpose of the CCP is to provide refuge managers with a 15-year plan for achieving individual refuge purposes and contributing toward the mission of the National Wildlife Refuge System. In addition to outlining broad management direction on conserving wildlife and their habitats, CCPs consider wildlife-dependent recreational opportunities that may be available to the public, such as hunting, fishing, wildlife observation and photography, and environmental education and interpretation.

The Rocky Mountain Arsenal National Wildlife Refuge is one of the nation's premier urban national wildlife refuges. Located in Adams County, Colorado between the cities of Commerce City and Denver, the refuge is approximately 16,000 acres in size consisting of a number of important fish and wildlife habitats including native short- and mixed-grass prairies, riparian corridors, numerous wetlands, and multiple lakes. In 2012, the U.S. Army finished its cleanup of the site which included restoration of thousands of acres of native grasslands. We are beginning a new chapter at the refuge managing this site solely for wildlife conservation and wildlife-dependent recreational uses.

The Two Ponds National Wildlife Refuge is one of the smallest urban refuges in the National Wildlife Refuge System. The refuge is approximately 72 acres in size consisting of a number of important fish and wildlife habitats including native short and mixed grass prairies, riparian corridors, and wetlands. We have scheduled public scoping meetings between July 25th and August 15th around the Denver Metropolitan Area. During public scoping, we request input as to which issues affecting refuge management or public uses should be addressed during the planning process. These meetings are essential to developing a list of issues that the CCP will address.

The meetings are considered “informal.” We encourage the public to arrive at 5:30 pm for a brief presentation beginning at 6:00 pm. We will solicit public comments following the presentation. Before and after the presentation, attendees will have the opportunity to meet with our personnel, learn more about the CCP process, and provide input.

Public meetings for the Rocky Mountain Arsenal National Wildlife Refuge are as follows:

July 25, 2013
Reunion Recreation Center
17910 E. Parkside Drive North
Commerce City, CO 80022
5:30—7:30 pm

July 30, 2013
Central Park Recreation Center
9651 E. Martin Luther King Boulevard
Denver, CO 80238
5:30—7:30 pm

August 5, 2013
Commerce City Recreation Center
6060 E. Parkway Drive
Commerce City, CO 80022
5:30—7:30 pm

August 15, 2013
Montbello Recreation Center
15555 E. 53rd Avenue
Denver, CO 80239
5:30—7:30 pm

Public meeting for the Two Ponds National Wildlife Refuge:

August 13, 2013
Arvada Public Library
7525 W 57th Avenue
Arvada, CO 80003 5:30—7:30 pm

The mission of the U.S. Fish and Wildlife Service is working with others to conserve, protect, and enhance fish, wildlife, plants, and their habitats for the continuing benefit of the American people. We are both a leader and trusted partner in fish and wildlife conservation, known for our scientific excellence, stewardship of lands and natural resources, dedicated professionals, and commitment to public service. For more information on our work and the people who make it happen, visit www.fws.gov/mountain-prairie. Connect with our [Facebook page](#), follow our [tweets](#), watch our [YouTube Channel](#), and download photos from our [Flickr page](#).

Stapleton's newest opening:

Infinity reaches for an emerging luxury market at Stapleton with four models grand-opening at Conservatory Green today



On the Home Front
Mark Samuelson

How quickly are buyers gravitating to Stapleton's new Conservatory Green neighborhood? Imagine this: Even before today's grand opening by Infinity Home Collection of four model homes comprising the two most expensive collections yet ventured at Conservatory Green, they already have two dozen sales. And more of those buyers have gone for the most expensive models (from the \$660s) than for the more moderate-priced ones (from the \$560s).

The only one NOT surprised by that is Infinity builder Dave Steinke, now opening his fourth generation of Stapleton designs — each series gradually trending toward more space, more luxury. "We knew that there are a lot of buyers who have been waiting for a builder to hit that higher price point in Stapleton," he said, showing off the two lavishly appointed collections you'll tour today — the very smallest one sized about the size of a

larger home in Infinity's previous 'Lime' series in Central Park. One of them is capable of going to a whopping 5,000 square feet.

Sure enough, around half of those buyers are coming from high salaries at the Fitzsimons/Anschutz Medical Campus, a 5-mile bike ride from these homes via the Sand Creek Greenway. "These are buyers who want a big, beautiful, sexy house," Steinke added. "They're design-driven, they're moving from Highlands or LoDo and they hate that they can't stay there. But now they have a kid, and Stapleton makes sense to them: Seven great schools, close to DIA, and downtown, too."

You'll see expanses of contemporary space (full complement of upstairs en-suite-style bedrooms, plus wide-open multi-zoned loft, main-floor study AND a main-floor guest suite; and on one, a bonus room that shows as a 'bunk-room' for a kid sleeper — a wide-screen and clever seating/sleeping bag area). Most buyers are opting for even more finished-basement space; and there are chances for a 3-car garage, one of them sized to hold a couple of toys. And there are Infinity's trademark 'Control4' smart home features, that run on an iPad (buyers get one at the closing).

Of course, this is walkable to Macy's and the dining at The Shops at Northfield Stapleton; very accessible as well to Stapleton's dining and summer events at E. 29th Avenue Town Center. This grand opening is also a chance to see ten other builder home collections that have models open for tour, and Stapleton's new visitor center at 49th and Uinta. To reach from Quebec at Martin Luther King, head east on MLK a half mile to Central Park Boulevard, then head north a mile-and-a-half on Central Park to Northfield Boulevard, then left a half mile to Uinta.

Mark Samuelson writes on real estate and business; you can email him at marksamuelson@comcast.net. You can see all of Mark Samuelson's columns at DenverPost.com/RealEstate.

Follow Mark Samuelson on Twitter:

if you go...

WHERE: Grand Opening, Infinity Home Collection at Conservatory Green, Stapleton's 8th great neighborhood, walking distance to The Shops at Northfield Stapleton; two luxurious collections: Vue, 2,592-2,971 s.f., Haus 3,230-3,741 s.f., 3-car garage option. 7966 E. 50th Ave., Denver, from Quebec in Stapleton take MLK east 0.7 mi. to Central Park Blvd., north 1½ mi. to Northfield Blvd., left ½ mi. to Uinta.

PRICE: From the \$560s
WHEN: Today, noon until 5 p.m.
PHONE: 720-284-4535
720-281-0467



The Haus collection, among four Infinity Home Collection models opening today at Stapleton's Conservatory Green.

