



IV. COMMUNITY OBJECTIVES AND GUIDING PRINCIPLES

GUIDING PRINCIPLES

The community and project team have developed a set of principles to guide decision-making in the creation and implementation of the Development Plan. These principles address the economic, social and environmental objectives addressed above, as well as the physical design of the community and the methods used to manage and implement the project over time.

ENVIRONMENTAL RESPONSIBILITY

The challenge of the next century will be the creation and management of urban environments that meet social needs and provide economic opportunity in a manner that preserves rather than degrades the natural environment. Redevelopment of the Stapleton site shall be based on the principle of sustainability, which seeks to manage natural, economic and social systems and resources in a fashion that enhances quality of life yet does not diminish the ability of future generations to also meet their needs. Sustainable design reflects an appreciation of the unique qualities of place and the strong ties between people, nature and the built environment. The Stapleton project will achieve its economic and social objectives, in the context of a high quality sustainable physical environment.

PRINCIPLE 1

Minimize demand for resources (on-site requirements for water, energy, materials, etc.) and maximize opportunities for on-site supply of resources. Resource management will follow this hierarchy of consumption:

- a) Eliminate the need for the resource*
- b) Reduce use of the resource*
- c) Reuse resources*
- d) Recycle resources*

PRINCIPLE 2

Maximize the use of renewable and indigenous resources in site development and management.

PRINCIPLE 3

Restore and enhance existing natural systems to achieve optimal health and viability.

PRINCIPLE 4

Promote natural, economic and social systems that are diverse and durable. Seek design solutions and development opportunities that integrate systems to produce greater efficiencies and benefits.

PRINCIPLE 5

Place priority on pollution prevention rather than control. Mitigate impacts on site where possible, and as close to the point of impact as possible.

PRINCIPLE 6

Use the following hierarchy in decision-making regarding the use of resources and project impacts:

- a) First, satisfy resource needs and/or control project impacts entirely on site if possible.*
- b) Second, where not possible, satisfy resource needs and/or control project impacts within the region.*
- c) Third, seek to reduce resource demands and project impacts that extend beyond the region.*

PRINCIPLE 7

Include consideration of potential reuse of facilities and improvements over time in site, system and building designs.

PRINCIPLE 8

Support development of environmental technologies, products and services as a significant component of the site's and the region's economic base.



SOCIAL EQUITY

Equity, diversity and opportunity are fundamental to the objectives of the redevelopment program. Stapleton redevelopment shall provide broad access to social, cultural and economic opportunities for all segments of the community. These opportunities will address important community needs and enhance community stability. Successful redevelopment of the Stapleton site will be a catalyst for improvement in the larger community, particularly in the Denver, Aurora and Commerce City neighborhoods surrounding the site.

PRINCIPLE 1

Create a community that accommodates a diversity of people — ages, incomes, races, occupations and lifestyles — and reinforces and enhances the cultural, ethnic and racial diversity of adjacent neighborhoods.

PRINCIPLE 2

Create opportunities for significant minority participation in the development process, employment and residency. Create opportunities for small business participation in the development process.

PRINCIPLE 3

Provide quality neighborhood schools and life-long training and education opportunities.

PRINCIPLE 4

Insure diversity in the job base to provide employment opportunities for a wide range of socio-economic groups, and work with adjacent communities to develop workforce skills and entrepreneurial opportunities for local residents.

PRINCIPLE 5

Facilitate the development of affordable housing as well as attraction of middle and upper income families to the northeast area through provision of a broad mix of housing types, densities and price ranges.

PRINCIPLE 6

Benefit Stapleton and surrounding neighborhoods through the integration of services, public facilities and amenities.

ECONOMIC OPPORTUNITY

The Stapleton site shall be a regional center for job creation in diverse fields with emphasis on emerging technologies and industries. Stapleton will provide an environment that encourages and rewards innovation. The program for the site shall be designed to attract private investment and to provide the financial capacity to support necessary public capital improvements and services over time. The development and operations of the Stapleton community must generate an economic and social return on investment and encourage participation by segments of the community that are often excluded. The characteristics of the community must provide a unique, marketable identity.

PRINCIPLE 1

Establish Stapleton as a major regional employment center and position Stapleton in the marketplace to minimize competition with Lowry, the Gateway/DIA area and downtown. Focus on the quality of jobs created, as well as the quantity

PRINCIPLE 2

Insure public investment in infrastructure, site amenities and institutional support that will attract private investment and the presence of businesses, institutions and residents.

PRINCIPLE 3

Seek partners for demonstration projects to reduce up front capital costs of community and project infrastructure.

PRINCIPLE 4

Provide for a broad mix of land use types, densities and prices to serve multiple markets, and create economic and social diversity.



PRINCIPLE 5

Create an environment that is competitive and adaptable by incorporating advanced telecommunications, transportation, production, environmental and other technologies to anticipate future market opportunities and environmental imperatives.

PRINCIPLE 6

Utilize on-site environmental and open space features to create amenity value for residential and commercial development.

PRINCIPLE 7

Maximize cost-effective public service delivery through efficient land use patterns, appropriate placement of public facilities, use of multi-purpose and shared public facilities, and understanding of the implications of changing demographics.



PHYSICAL DESIGN

Transform the character and image of the airport site in a dramatic and decisive manner. While the site consists of three areas with distinct characters, the overarching physical design principle is to consider the property as a single site with a unique, defining identity. Integration of work, recreation and living environments is essential to Stapleton's success.

A NATURAL SYSTEMS AND LAND FORM:

The form of the site will be heavily influenced by the process of reclamation and the establishment of a series of highly related systems. Critical systems and features include regional storm drainage, wildlife habitat corridors, active and passive recreation areas, transportation, recycling and regrading of runway areas, and soil and groundwater remediation. A comprehensive open space system can accommodate a wide variety of uses and serve multiple functions.

PRINCIPLE 1

Use the pre-existing environment as a basis for change. The site's topography, drainage flows, stream corridors and historic channels will give shape, form and structure to the basic site plan.

PRINCIPLE 2

Support development of the adjacent Rocky Mountain National Wildlife Area as the premier urban wildlife refuge in the U.S., and use the Stapleton open space system to make vital connections between the Wildlife Area and the regional open space system using the Sand Creek/Westerly Creek corridors.

PRINCIPLE 3

Program the Stapleton open space system to serve multiple needs, including: storm drainage, water treatment, wildlife habitats, active and passive recreation and the creation of superior sites for institutional uses.

PRINCIPLE 4

Achieve multiple benefits by using earth moving activities to create necessary drainage basins and swales, improve habitat, provide visual amenity and recreation opportunities and improve soil and water quality.

B TRANSPORTATION SYSTEMS AND CORRIDORS:

Take advantage of the Stapleton site's potential to provide extremely high levels of mobility and alternatives to the automobile for residents, employees and visitors. Organize a flexible transportation system which provides superior access to the site from the arterial system and seeks to minimize impacts to air quality. Dramatically reduce reliance on the automobile and vehicle miles generated by activity on the Stapleton site.

PRINCIPLE 1

Organize community form to provide walkable centers of activity which can be connected to regional public transportation systems on-site. Maximize accessibility of future rail systems and use local and regional bus service to provide access to regional systems and destinations.

PRINCIPLE 2

Establish an intermodal facility on site which will ultimately be capable of serving light rail, heavy rail, bus, auto, truck, bicycle and pedestrian traffic.

PRINCIPLE 3

Clarify and extend the mile-by-mile arterial system through the site wherever possible. Evaluate the feasibility of this system for 56th Ave., 48th Ave., 26th Ave., Quebec St., Yosemite St., Havana St. and Smith Road, working with adjacent jurisdictions and communities where relevant.

PRINCIPLE 4

Design the 56th Avenue corridor as a major parkway connection that will serve as an important connection between downtown and Denver International Airport.

PRINCIPLE 5

Provide a continuous bikeway system throughout the site connecting to the bikeway system described in the recently adopted Bicycle Master Plan and to the Aurora bikeway system.

**C CITY STREET GRID AND URBAN
DEVELOPMENT PATTERNS:**

Incorporate the patterns of the Denver street grid and extend it through the site, adjusting and transforming them to accommodate natural features, large scale parcels and facilities and the building program for the site. Create effective physical and social linkage with adjacent neighborhoods on the southern, southwestern and eastern perimeter of the site.

PRINCIPLE 1

Extend the surrounding street and block configuration into the southeast and southwest portions of the site as an extension of the city.

PRINCIPLE 2

Extend the City and County's parkway system onto the site for streets of major image and character.

PRINCIPLE 3

Plan the site as a mixed-use, balanced community incorporating a coordinated grouping of neighborhoods, specialized districts and special corridors.

PRINCIPLE 4

Utilize a village concept in each of the site's neighborhoods which will incorporate multiple uses, transit access, walk-to-work possibilities, public services and appropriate public spaces.

PRINCIPLE 5

Preserve structures of historic significance and seek to the maximum extent possible to integrate and reuse existing structures and improvements.

PRINCIPLE 6

Evaluate the potential of the terminal building to serve as a regional destination for multiple uses.

PRINCIPLE 7

Ensure flexibility of the physical design to respond to changing market conditions affecting housing densities, transportation systems, types of open space, etc.

B PARKS, RECREATION AND OPEN SPACE:

Utilize portions of the Stapleton site to dramatically alter the identity of the site, create value and add significant new park, recreation and open space resources to the City and County's system. Explore new open space types, designs and management systems and their relationship to urban development.

PRINCIPLE 1

Effectively define the transitions from urban uses to less intensive uses such as open space and the Rocky Mountain Arsenal National Wildlife Area.

PRINCIPLE 2

Connect the Stapleton open space system not only with regional resources, but also with adjacent neighborhoods.

PRINCIPLE 3

Extend the existing park system legacy of a formal network of parks and parkways and an informal system of open spaces and trails associated with regional drainage. Introduce new variations emphasizing a more natural setting, indigenous vegetation, reduced irrigation and alternative forms of management and maintenance.

PRINCIPLE 4

Use natural features and the pre-existing environment as a basis for the design of the park system.

PRINCIPLE 5

In addition to the prairie park, natural areas, and stream corridors, the open space system should also provide at least one new major urban park.

PRINCIPLE 6

Create open space settings as addresses for value creation and as central elements of a phasing strategy for site buildout over an extended period of time.

PRINCIPLE 7

Insure that the open space system and its development and management structure are all designed to be supportable over time.

PRINCIPLE 8

Insure that appropriate recreation facilities are provided on an equitable basis to meet community needs.

IMPLEMENTATION

In order to create a sustainable community that insures a range of housing choices, creates opportunity, celebrates diversity and encourages personal choice, the processes of development and management will also require attention. Success will

depend in large part on the ability to create and implement new institutional structures, forms of governance and market mechanisms. The broad goal is to create substantial community access to the benefits generated by Stapleton's reuse.

PRINCIPLE 1

Create a development/management entity with the authority, skills and financing capabilities to successfully pursue community-wide goals and carry out the requirements of development and disposition of the site over many years.

PRINCIPLE 2

Formulate a phasing program that seeks to strengthen the site's market identity and respond to market opportunities while effectively managing financial risk.

PRINCIPLE 3

Establish innovative mechanisms for service delivery and the development and management of open space, amenities and infrastructure.

PRINCIPLE 4

Guide development activity to meet the policy standards of the City and County and achieve important program objectives through a creative blending of regulatory controls, market mechanisms, incentives, financing programs and direct investment.

PRINCIPLE 5

Pursue catalytic uses that embody both the innovative vision and the economic significance to attract public (Federal, State, local) and philanthropic financial support.

PRINCIPLE 6

Incorporate the broadest possible spectrum of citizenry in decision-making regarding the design, development and implementation of the reuse program, and make substantial use of decentralized and community-based governance structures.

