

East 29th Avenue Town Center at Stapleton

High Performance Goals:

- Parking reduction through shared parking
- Storm water through grass swells on site
- Use of local materials
- Construction waste recycling program
- Formaldehyde-free cabinetry
- Millwork and paints
- 40% recycled content in concrete mix
- 100% recycled steel
- Tuned glazing on windows
- Operable windows in office buildings
- High-emissivity and reflectivity of the roofing
- Sunshade roof extensions

This mixed-use project includes 13 buildings situated at the focal point of the nation's largest urban infill project. Stapleton's East 29th Avenue Town Center is a pedestrian-oriented retail district. By introducing urban-scale density, day and night vitality, and a striking neo-industrial aesthetic of brick, glass and steel, the Town Center complements the cherished "traditional Denver neighborhood" feel of much of the rest of the 4,700-acre development. As a vibrant window-shopping district, it fills a business niche left by Stapleton's "big box" regional retail center, to the north.

Apartments and small-scale commercial offices occupy upper floors above retail along the street front, while other essentials like grocery and banking services are tucked behind. Together with the adjacent Town Green, the Town Center addresses the goals, outlined in the Stapleton Development Plan, of creating a positive identity unique to Denver and the region, exemplifying high standards of urban design, while demonstrating the benefits of sustainability.



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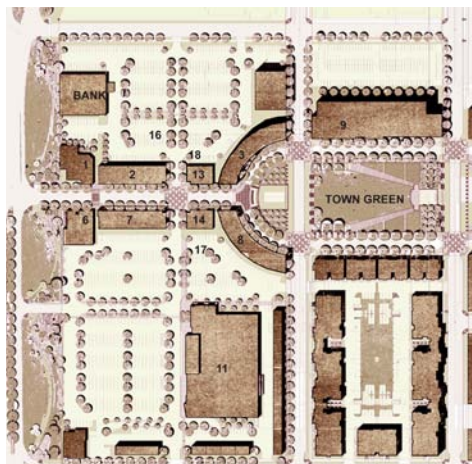
location: Denver, Colorado
 total square feet: 207,200 sq ft
 total budget: \$22,870,000
 construction cost per square foot: \$110
 completion date: 2003

client reference: Jim Chrisman
 Forest City Stapleton, Inc.
 303.382.1800

awards:
 2004 AIA Denver Design Award Citation
 2004 Stockholm Partnerships for Sustainable Cities
 National Association of Industrial & Office Properties



	Resident Units	Retail sf	Office sf	Parking Spaces
Building 1	-	8,039	-	80
Building 2	-	7,981	20,110	141
Building 3	33	11,083	-	100
Building 6	-	4,966	-	25
Building 7	-	7,981	20,110	141
Building 8	33	11,083	-	100
Building 9	-	-	150,000	-
Building 13	-	2,716	-	27
Building 14	-	2,827	-	29
Building 16	-	-	-	13,525
Building 17	-	-	-	gsf structured 10,900
Building 18	-	-	-	gsf structured 675
Building 11	-	58,700	-	gsf maintenance 294
TOTAL	66	139,801*	206,000	937



- 1 Story Retail & Restaurant - 1
- 2 Story Office Over Ground Floor Retail - 2
- 3 Story Residences Over Ground Floor Retail - 3
- 1 Story Retail - 6
- 2 Story Office Over Ground Floor Retail - 7
- 3 Story Residences Over Ground Floor Retail - 8
- Future Office Building - 9
- King Soopers Supermarket - 11
- 1 Story Retail & Restaurant - 13
- Chipotle Restaurant - 14
- Resident Parking Structure - 16
- Resident Parking & Maintenance Structure - 17
- Resident Maintenance Structure - 18

