Sustainability at Stapleton

National Association of Industrial and Office Properties
May 21, 2008
Stapleton International Airport – 1929-1995
- 4,700 Acres
- 10 Minutes to Downtown Denver
- 20 Minutes to DIA
- 12,000 homes and apartments
- 1,100 acres of parks and open space
- 3 million square feet of retail space
- 10 million square feet of office space
• Mix of Land Uses

• Compact Design

• Proximity to Transit and Parks

• Pedestrian and Bicycle Friendly Design

• Preservation of Sensitive Natural Areas

• Diverse Selection of Housing

• Affordable Housing
Stapleton Today

- 3,500 homes and apartments
- 8,200 residents
- 2 million+ square feet of retail
Sustainability is Not New
Tree Hugger Sustainability
Green Goes Mainstream
Sustainability at Stapleton

Defining Sustainability

• Environmental resources
• Economic objectives
• Social systems

Approach to Sustainability

• Market-driven, economic, practical common sense solutions
How do you cut through the clutter?

- Education
- Land Use Design
- Parks and Open Space
- Community Lighting
- Residential Building
- Commercial Building
- Recycling
- Transportation
- Energy Conservation
- Water Management
- Healthy Living
Energy Residential Building

- Index Score: 0 – 100
- Code = 100
- Zero-Energy Home = 0
- ENERGY STAR = 85
- 2007 Weighted Average = 72
- Some builders in 60s
- Harvard Near-Zero Energy Home = 19
• Water Quality via BMPs (Best Management Practices)

• Reclaimed water – purple pipe connected spring 2008

• Residential landscape guidelines

• Yearly tracking of water use with Denver Water
LEED Projects at Stapleton

- LEED Core and Shell
  - Main Street at Northfield Stapleton (Silver)
  - Medical Office Building – 3055 Roslyn (Gold)

- LEED for Homes
  - Central Park Apartments (Gold)
    - 1st small, multi-family rental development to receive Gold in Colorado
  - 3 Other Pilot Homes in process

- LEED Neighborhood Development
• Create genuine sense of place

• Diverse range of product offerings

• Connected open space and recreation opportunities

• Long-term funding mechanisms to support programming

• Focus on resource efficiency
  • Energy
  • Water
  • Recycling
Initial Signs of Success

- Economically successful – as a community and a development enterprise
- Contributes to the environment, region and surrounding communities
- Balanced jobs and housing to reduce transportation demands and improve individual quality of life
- Evolves governance from the community
• Carbon neutral
• Zero energy consumers
• Substantial renewable energy generation
• Community stewardship
• Inter-generational and demographically diverse
• Closed loop planning, regenerative concept
Changes to Encourage Success

Expectations
- Solution different for each place
- Communicate quality of life benefits and economics

Industry Tools
- At a community level its about aggregated impacts
- Move beyond points and checklists to holistic thinking