



## STAPLETON DEVELOPMENT PLAN'S GUIDING PRINCIPLES.

The Guiding Principles were created to ensure the Stapleton development included environmental responsibility, social equity, economic opportunity and an intentional physical design. Dig deeper into the Green Book by matching each principle to its corresponding neighborhood landmark. Dig deeper into the Green Book by matching each guiding principle to its corresponding neighborhood landmark.

### WALKING ROUTE CLUES: 29TH AVENUE TOWN CENTER/WESTERLY CREEK NEIGHBORHOODS

**CLUE 1** Social Equity, Guiding Principle 3: Provide quality neighborhood schools and lifelong training and education opportunities.

**CLUE 2** Physical Design; City Street Grid and Urban Development Patterns, Guiding Principle C-2: Extend the City and County's parkway system onto the site for streets of major image and character.

**CLUE 3** Social Equity, Guiding 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.

**CLUE 4** Economic Opportunity, Guiding Principle 4: Provide for a broad mix of land use types, densities and prices to serve multiple markets, and create economic and social diversity.

**CLUE 5** Physical Design; Parks, Recreation and Open Space, Guiding Principle D-8: Insure that appropriate recreation facilities are provided on an equitable basis to meet community needs.

**CLUE 6** Physical Design; City Street and Urban Development, Guiding Principle C-5: Preserve structures of historic significance.

**CLUE 7** Physical Design; Parks, Recreation and Open Spaces, Guiding Principle D-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.

**CLUE 8** Physical Design; Parks, Recreation and Open Space, Guiding Principle D-4: Use natural features and the pre-existing environment as a basis for the design of the park system.

**CLUE 9** Social Equity, Guiding Principle 3: Provide quality neighborhood schools and lifelong training and education opportunities.

**CLUE 10** Physical Design, City Street Grid and Urban Development Patterns, Guiding Principle C-2: Extend the City's parkway system onto the site for streets of major change and character.

**CLUE 11** Physical Design; City Street Grid and Urban Development Patterns, Guiding Principle C-4: Utilize a village concept in each neighborhood, which will incorporate multiple uses, transit access, walk-to-work possibilities, public services and appropriate public spaces.

**CLUE 12** Social Equity, Guiding 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.

## WALKING/BIKING ROUTE CLUES: EASTBRIDGE/BLUFF LAKE NEIGHBORHOODS

**CLUE 1** Environmental Responsibility, Guiding Principle 8: Support development of environmental technologies, products and services as a significant component of the site's and the region's economic base & Physical Design; Parks, Recreation and Open Spaces Guiding Principle D-8: Insure that appropriate recreation facilities are provided on an equitable basis to meet community needs.

**CLUE 2** Social Equity, Guiding Principle 1: Create a community that accommodates a diversity of people — ages, income, races, occupations and lifestyles — and reinforces and enhances the cultural, ethnic and racial diversity of adjacent neighborhoods. & Physical Design; Transportation Systems and Corridors, Guiding Principle B-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.

**CLUE 3** Physical Design; Natural Systems and Land Form, Guiding Principle A-1: Use the pre-existing environment for the basis of change. The site's topography, drainage flows, stream corridors and historic channels will give shape, form and structure to the basic site plan.

**CLUE 4** Environmental Responsibility, Guiding Principle 1C: Minimize demand for resources (on-site requirements for water, energy, materials, etc.) and maximize opportunities for on-site supply of resources. A) eliminate the need B) reduce the use C) reuse resources D) recycle resources.

**CLUE 5** Social Equity, Guiding 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.

**CLUE 6** Physical Design; Transportation Systems and Corridors, Guiding Principle B-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.

**CLUE 7** Economic Opportunity, Guiding 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.

**CLUE 8** Social Equity, Guiding Principle 3: Provide quality neighborhood schools and life-long training and education opportunities. & Environmental Responsibility, Guiding Principle 3: Restore and enhance existing natural systems to achieve optimal health and viability.

**CLUE 9** Social Equity, Guiding Principle 1: Create a community that accommodates a diversity of people — ages, income, races, occupations and lifestyles — and reinforces and enhances the cultural, ethnic and racial diversity of adjacent neighborhoods.

**CLUE 10** Physical Design; Parks, Recreation and Open Space, Guiding Principle D-2: Connect the Stapleton open space system not only with regional resources, but also with adjacent neighborhoods.

**CLUE 11** Physical Design; Natural Systems and Land Form, Guiding Principle A-1: Use the pre-existing environment for the basis of change. The site's topography, drainage flows, stream corridors and historic channels will give shape, form and structure to the basic site plan. & Environmental Responsibility, Guiding 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.

**CLUE 12** Social Equity, Guiding Principle 6: Benefit Stapleton and surrounding neighborhoods through the integration of services, public facilities and amenities.

**CLUE 13** Environmental Responsibility, Guiding Principle 7: Include consideration of potential reuse of facilities and improvements over time in site, system and building designs.

## DRIVING ROUTE CLUES: NORTHFIELD/CONSERVATORY GREEN NEIGHBORHOODS

**CLUE 1** Physical Design; Transportation Systems and Corridors, Guiding Principle B-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.

**CLUE 2** Social Equity, Guiding 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. & Social Equity, Guiding 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.

**CLUE 3** Physical Design; Transportation Systems and Corridors, Guiding Principle B-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 bike-way system.

**CLUE 4** Economic Opportunity, Guiding 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. & Physical Design; Transportation Systems and Corridors, Guiding Principle B-3: Clarify and extend the mile-by-mile arterial system through the site wherever possible.

**CLUE 5** Physical Design; Parks, Recreation and Open Space, Guiding Principle D-1: Effectively define the transitions from urban uses to less intensive uses such as open space and the Rocky Mountain Arsenal National Wildlife Area.

**CLUE 6** Social Equity, Guiding Principle 3: Provide quality neighborhood schools and lifelong training and education opportunities.

**CLUE 7** Physical Design; Natural Systems & Landforms, Guiding Principle A1: Use the pre-existing environment for the basis of change. The site's topography, drainage flows, stream corridors and historic channels will give shape, form and structure to the basic site plan.

**CLUE 8** Physical Design; Natural Systems and Land Forms, Guiding Principle A-4: Achieve multiple benefits by using earth moving activities to create necessary drainage basins and swales, improve habitat, provide visual amenity and recreation opportunity and improve soil and water quality.]

**CLUE 9** Economic Opportunity, Guiding 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.

**CLUE 10** Social Equity, Guiding Principle 1: Create a community that accommodates a diversity of people — ages, income, races, occupations and lifestyles — and reinforces and enhances the cultural, ethnic and racial diversity of adjacent neighborhoods.

**CLUE 11** Economic Opportunity, Guiding Principle 4: Provide for a broad mix of land use types, densities and prices to serve multiple markets, and create economic and social diversity.