

## THE STAPLETON REDEVELOPMENT PLAN AND THREE MASTER PLANS

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*The Stapleton Redevelopment Foundation, a private, non-profit alliance of local citizens, and the City of Denver are partners in the development of a plan for the former Stapleton International Airport and the establishment of an entity to implement the plan.*

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**Bio:**

The site is located within the City limits immediately adjoining residential neighborhoods on the south. The northern edge of the property abuts the former Arsenal, to be developed as a 27 square mile wildlife refuge. The other edges adjoin various commercial and industrial uses, and the site is trisected by an interstate highway and Sand Creek. The three areas of the site are further distinguished by differing geologies and drainage patterns.



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The Plan is based on a mixed-use program for 30,000 residents and 20,000 jobs, and the concept of creating a model "sustainable" urban community. The form of the Plan is largely generated by natural features and requirements for natural systems for water management, etc. The program reflects sustainable concepts in the balance and integration of uses, as well as in the allocation of over 40% of the site area for open space. Reclamation, remediation, and re-use (particularly of the existing terminal and hangar structures) are significant issues, and form givers in the plan.

The organization of the Plan is based in juxtaposition of the extended, traditional, western mile-by-mile grid -- the basis for the layout of the rest of the City -- with a major natural open space corridor, including the Sand Creek corridor and a new natural drainage/wildlife /park corridor, connecting to the wildlife refuge to the north.

Each area of the site has a distinct character. The southern portion is an extension of the adjoining residential neighborhoods integrated with existing structures adapted for a new use. The area also contains the densest areas of development and the greatest concentration of commercial office



uses. The central area, between the Interstate and Sand Creek, is a lower density and includes industrial uses. Overall unity and identity for the site is provided by the neighborhood structure based on the "quarter-square" and including a consistent hierarchy of public space, facilities, and centers along with a facilities, and centers along with a mix of uses at the neighborhood scale.

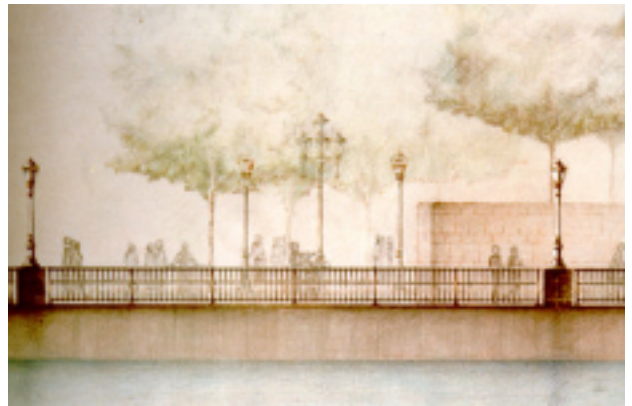
In 1996 the Plan was awarded a Special Citation for Comprehensive Planning in a Large Jurisdiction by the American Planning Association.

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*BATTERY PARK CITY MASTER PLAN*  
*New York, New York*  
*Client: Battery Park City Authority*  
*Site Area: 92 Acres*  
*Size: 18,000,000 Square Feet*  
*Date of Plan Approval: 1979*



Award-winning Battery Park City exemplifies the most important principles of contemporary urban design: the integration of a large-scale, mixed-use development with an existing urban fabric; the use of familiar design concepts for streets, blocks and building forms to create desirable physical settings; and the development of essential amenities, accessible public spaces and ground level circulation. In addition, the master plan generated a series of design, phasing and development controls which were incorporated into lease, zoning and mapping documents for the client, city and developers.



This new precinct has a harmonious plan structure that encourages diversity within a framework of architectural consistency. Its formal composition centers on the 6,000,000 square-foot Commercial Center -- an integrated building ensemble anchored by a glazed winter garden. To the east, it is linked to the World Trade Center and, to the west, it opens onto North Cove Plaza. The two additional major





development zones are the South and North Residential Areas which are located on either side of the center. Reminiscent of New York's finest residential districts, they provide housing for 5,000 families.

These zones are subdivided into different places, each with its own address, character, uses, density and setting. Along the 1.2-mile length of the site, these places are linked by a waterfront esplanade and open pedestrian spaces that unify the plan.

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### CARLYLE MASTER PLAN

*Alexandria, Virginia*

*Client: Oliver Carr Co. and Norfolk Southern Corporation*

*Site Area: 80 acres*

*Size: 7,000,000 square feet*

*Date of Plan Approval: 1990*

Located on a former railroad yard, the Carlyle Master Plan affirms a tradition of town design exemplified by archetypal, 18th-century southern

towns, as well as the Garden City movement of the late 19th and early 20th centuries. It is a model for the infill of urban areas with moderate density development.



Carlyle is a mixed-use development that presents a contemporary and innovative solution to the design of complex hybrid buildings and to visually integrated city blocks. The plan's massing concept has a hierarchal organization that emphasizes the intimate character of the residential precinct and permits greater bulk in the commercial areas.



The design has four distinct features. First, it extends and complements the traditional plan structure and the building relationships of the adjacent 18th century town of Alexandria. The 1,800-unit residential precinct and the 4,500,000 square-foot commercial center are woven into the town's existing pattern of streets, while new addresses are created by open spaces and important new streets. Second, the plan instills a strong sense of place in the pedestrian realm through a balanced system of streets, open space, and active street frontages as well as community facilities and services. Third, the impact of the automobile is minimized. Below-grade parking is maximized and above-grade parking is limited. Finally, the project has a phasing strategy in which a major open space is to be finished with each phase of construction so that each of the five districts of the plan is fully completed in sequence.

*DANIEL ISLAND MASTER PLAN*

*Charleston, South Carolina*

*Client: Guggenheim Foundation and Daniel Island Development Corporation*

*Site Area: 4,500 acres*

*Size: 16,750,000 square feet*

*Date of Plan Approval: 1993*

This project called for a master plan to study the development potential of Daniel Island, a 4,500-acre island off the coast of Charleston. The island was annexed by the City and public funds had been committed to the Island to build its infrastructure and an extensive public park system. Being next to one of the finest historic American cities in a rapidly growing region made it a prime opportunity for development.

The master plan was undertaken to prepare the property for sale and disposition, and help the client to obtain approvals and zoning. The natural features of the Island -- its marsh, creek and river frontage; its tree stands and historic oak allees; its old roads, fences and paths -- become the basis of the design. The plan had to balance development with sensitive environmental and community design issues. Innovative zoning and regulatory techniques were developed to allow for a more traditional form of development quite different from the more typical resort or genteel community plans.

The Plan was unanimously approved in the spring of 1993 and won several planning and design awards. Detailed designs were subsequently undertaken and construction of the first phase residential and commercial areas is underway.

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