

## Denver Federal Center Master Plan Completed

GSA has just completed the Final Federal Center Site Plan Study – a new 20-year Master Site Plan, and an Environmental Impact Statement (EIS) for the Denver Federal Center, Lakewood, CO.

Over 330 individual comments were received on the April 2007 Draft Study during the public comment period that ended in June 2007, covering a wide range of topics from open space, to traffic, to site security. GSA and its extensive team of consultants and project participants has worked diligently to review and consider all of the comments, evaluate and respond to questions and concerns, and develop a “preferred alternative” for the Final Master Site Plan and Final EIS.

The illustration below shows the Final Site Plan for the 20-year vision and redevelopment of the Federal Center site. Key components of the plan include:

- A mix of land use districts centered around a “Federal Quad”;
- Transit Oriented Development (TOD) - higher-density, pedestrian-friendly districts in proximity to transit adjacent and around the new RTD Intermodal Station;
- A stepped-down density pattern from the north to the south of the Federal Center site approaching Alameda Avenue, and from the west to the east approaching Kipling Street, integrating new uses with existing development;
- Increasing community recreational amenities for federal tenants and the general public in both active and passive open space;
- An aggressive building demolition and replacement plan;
- Preservation and enhancement of natural systems and open space areas.

GSA has also completed the Final EIS, that evaluates the potential impacts of implementing this redevelopment plan on the Federal Center. GSA anticipates filing of a Record of Decision (ROD) for the EIS in March 2008. Filing of the ROD officially completes the process and clears the way for GSA to begin actual implementation of the plan.

Completion and future implementation of the new Federal Center Master Plan, adds to the already exciting changes happening on the site. On September 19, 2007, GSA closed on the sale of 65 acres on the west side of the Federal Center to the City of Lakewood. The land was in turn sold immediately to St. Anthony Hospital and to the Regional Transportation District (RTD) for the construction of St. Anthony West Hospital and an RTD intermodal light rail transit station. Construction will begin in the Summer of 2008. In this very unique and precedent-setting market value land sale, GSA retained the sale proceeds and will utilize it for capital infrastructure improvements to the Federal Center.

Although the Federal Center Master Plan is a long-term vision and will occur in stages over the course of twenty years, it sets forth a clear and exciting strategy and framework for meeting the current and future needs of our Federal tenants and the larger community.

For additional information about the Federal Center project, and/or to request a copies of the Final Master Plan and EIS, please visit the project website at [www.gsa.gov/dfcsiteplan](http://www.gsa.gov/dfcsiteplan), contact Senior Project Manager Lisa Wild at 303-236-8000 ext. 2059, or email [dfcsiteplan@gsa.gov](mailto:dfcsiteplan@gsa.gov).

Exhibit 3.43: Denver Federal Center Master Plan



- LEGEND**
- Office Center District
  - Mixed Use Core District
  - Federal Court District
  - Federal Campus District
  - Neighborhood Retail District
  - Research and Development District
  - Light Rail Alignment

DATE: 10/20/2010  
 PROJECT: FEDERAL CENTER MASTER SITE PLAN FRAMEWORK 3.0  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

