



Development Alternatives Shape the Vision

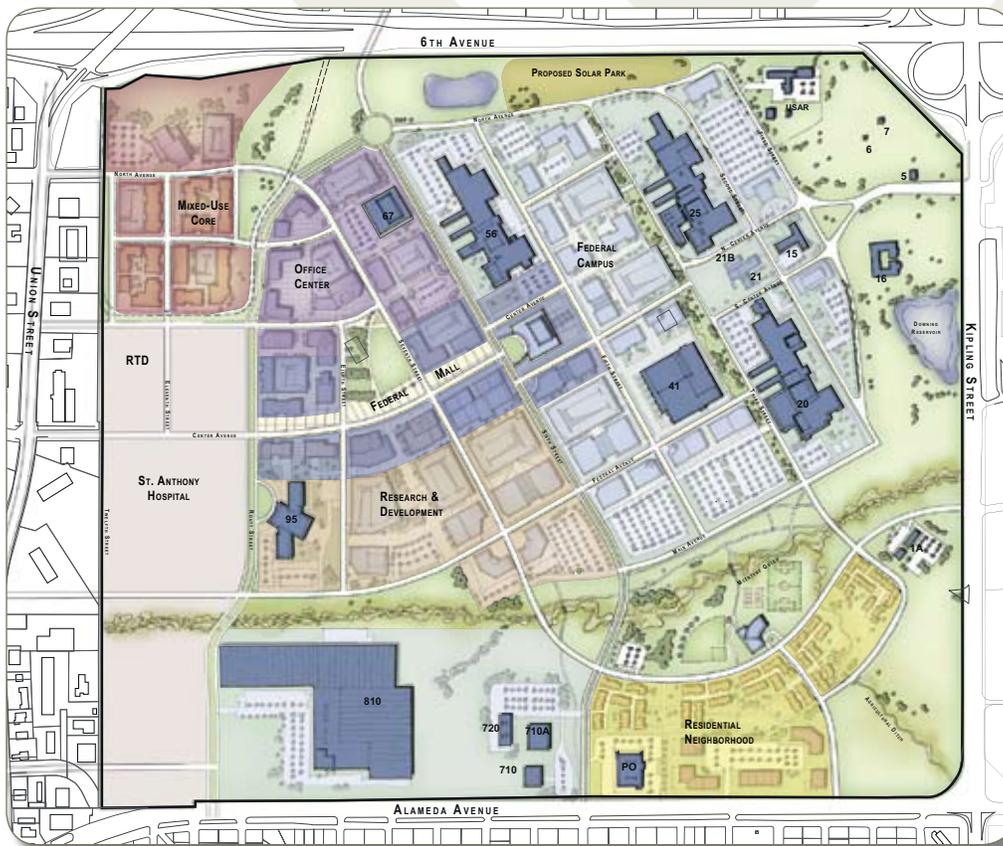
In late 2005, the General Services Administration (GSA) began an 18- to 24-month project to develop a long-range vision for the Denver Federal Center. The pending sale of a 65-acre parcel on the southwest side of the Federal Center for a regional transit center and the relocation of

St. Anthony Central Hospital prompted the need to take a comprehensive look at this important and unique federal site and to adequately plan and prepare for the future.

The Master Site Plan Study and Environmental Impact Statement (EIS) has, to date, included design charrettes,

monthly Federal Center Roundtable meetings, EIS scoping meetings, open public forums, federal tenant meetings and numerous individual stakeholder briefings.

Design charrettes held in March 2006 generated approximately 20 framework plans for the Federal Center that were then consolidated into five “big idea” drawings or schemes. These schemes were studied, evaluated and combined into concepts presented at the public scoping meetings and other stakeholder forums. Evaluation and input on the concepts helped to identify areas of strength and concern in each scheme, resulting in two “action” or development alternatives that combined the best of each concept.



The Federal Mall alternative provides a grand entry from Center Avenue to the heart of the Federal Center site via a heavily landscaped boulevard.

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continued

A Vision Statement for the Denver Federal Center Master Site Plan Study

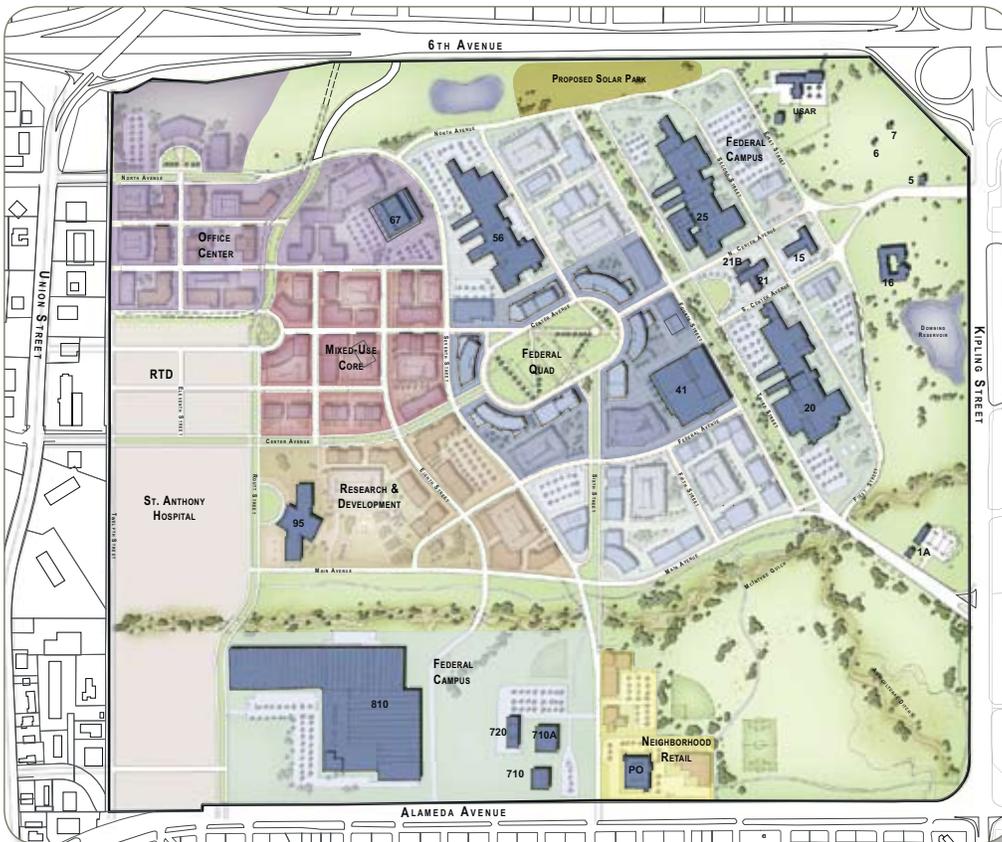
This world-class federal campus integrates a mix of uses that complements the larger community. The campus serves as a model for innovative partnerships, enhancing value for taxpayers and the efficiency and longevity of federal operations. In meeting the federal mission, the campus embraces sustainability, design excellence and greater accessibility for the public. It serves as a prominent and progressive community hub, capitalizing on the availability of public transit and services. The campus reflects a renewed commitment to our collective future.

These two development alternatives for the Federal Center site – the *Federal Quad* and the *Federal Mall* – each include unique long-range land use recommendations for the site. A third “no-action” alternative, which would continue use of the Federal Center essentially “as-is” is also evaluated.

In late April 2007, the Draft Master Site Plan and EIS was released for public review and comment. May 2007 open house meetings for federal tenants and the community at large offer additional opportunities for all stakeholders to share comments, suggestions and input with the project team that will help influence the

Final Master Site Plan and EIS and help refine the long-term vision for the Federal Center site. Publication of the Final Master Site Plan and EIS is anticipated in fall 2007.

To learn more about the project, ask a question or to give your input, visit our Web site at www.gsa.gov/dfcsiteplan, or contact Lisa Morpurgo, GSA Senior Project Manager, at dfcsiteplan@gsa.gov or 303-236-8000, ext. 5039. ✖



The Federal Quad alternative features an elliptical green located in the center of the Federal Center campus. A 10-minute walk along a pedestrian-friendly urban street connects the quad to the transit station.