



## Frequently Asked Questions

**Q:** Why is a new Master Site Plan Study for the Federal Center necessary?

**A:** The relocation of St. Anthony Central Hospital and the introduction of a Regional Transportation District (RTD) intermodal transit station within the Denver Federal Center boundaries will change the face of the Federal Center. A comprehensive Master Site Plan Study will help the General Services Administration (GSA) consider new options and possibilities for the future, establishing a long-term vision – 20 years or more – that is flexible enough to accommodate changing tenant and community needs.

**Q:** What is the project timeline?

**A:** The 18- to 24-month Master Site Plan Study and a parallel Environmental Impact Statement (EIS) began in fall 2005. The anticipated completion schedule is as follows:

- Public comment and review of Draft Master Site Plan/EIS: Spring 2007
- Review/respond to public comments: Spring/Summer 2007
- Prepare Final Master Site Plan/EIS: Summer 2007
- Public comment/review of Final Master Site Plan/EIS: Fall 2007
- Prepare EIS Record of Decision: Fall 2007

**Q:** How will the results of the Site Plan Study affect federal tenants and the community as a whole?

**A:** Ensuring viable, cost-effective, long-term space for the thousands of employees located at the Federal Center is a priority of the Site Plan Study. Employees will also enjoy a more appealing campus setting, convenient commercial amenities and ready access to medical services and new transportation alternatives. A goal of the master plan is to better integrate the Federal Center with the community in a way that preserves the image and identity of this unique campus while creating opportunities for current and future federal tenants as well as private business. Successful master planning also creates more efficient transportation corridors and the potential for increased property values.

**Q:** Will any federal buildings be demolished?

**A:** As part of the long-term plan, it is possible that some buildings will be renovated, replaced or demolished. These decisions will depend on specific reinvestment needs of facilities, federal tenant program and space needs, building conditions and available options for meeting those requirements.

**Q:** How will security issues be addressed? Will the Federal Center still be gated?

**A:** A balance of security for federal tenants and access for the public is an important part of this project. A range of security options that are sensitive to these needs has been explored throughout the planning process and will continue to be a primary focus throughout implementation.

# Frequently Asked Questions

---

*continued*

**Q:** How will increased traffic be handled? Will new access roads be created?

**A:** Traffic impact and analysis studies were conducted by both the GSA and the City of Lakewood, resulting in a variety of recommendations and options. Additional access and circulation options will be implemented in the near term with the relocation of St. Anthony Central Hospital and will continue to be explored as part of any alternative master site plan.

**Q:** Will open space and natural, wildlife environments be preserved or enhanced?

**A:** Thoughtful use of the unique natural and topographic features at the Federal Center has played a key role in design of the development alternatives. This is an integral component of the EIS, and the project team has extensive experience in designing master-planned communities that balance compatible uses and address environmental considerations. Exploring ways to connect to the multiple trails that already exist on and around the Federal Center is an important consideration of the Master Site Plan and EIS process.

**Q:** How will environmental issues from past activities be handled?

**A:** Environmental analysis and cleanup will continue on the Federal Center and was a key consideration in developing alternatives during the EIS.

**Q:** Are energy-efficient and sustainable solutions being incorporated into the plan?

**A:** Many of today's GSA design standards promote and encourage sustainability and environmental best practices in design and construction. GSA has an environmental management system in place that guides current operations and that will continue to be an important part of future planning efforts.

**Q:** What is the overall architectural vision for the project?

**A:** The Master Site Plan Study establishes land use recommendations in the context of federal and private needs. Development will occur in phases over many years, and architectural and design guidelines will likely evolve over time. These guidelines will be developed upon completion of the Site Plan Study and will become an important implementation tool.

**Q:** How much did the study cost? How is it funded?

**A:** Cost of the study is approximately \$900,000, which is funded by the GSA.

**Q:** How can I learn more or get involved?

**A:** Visit the project Web site: [www.gsa.gov/dfcsiteplan](http://www.gsa.gov/dfcsiteplan)

- **E-mail:** [dfcsiteplan@gsa.gov](mailto:dfcsiteplan@gsa.gov)
- **Contact:** Lisa Morpurgo, Senior Project Manager, GSA, at 303-236-8000, ext. 5039, or by e-mail at [lisa.morpurgo@gsa.gov](mailto:lisa.morpurgo@gsa.gov)
- **Write:** U.S. General Services Administration (8PD)  
DFC Site Plan Study  
One Denver Federal Center  
P.O. Box 25546  
Denver, CO 80225-0546