

VISION STATEMENT

This **world-class federal campus** integrates a **mix of uses** that compliment 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 great 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.

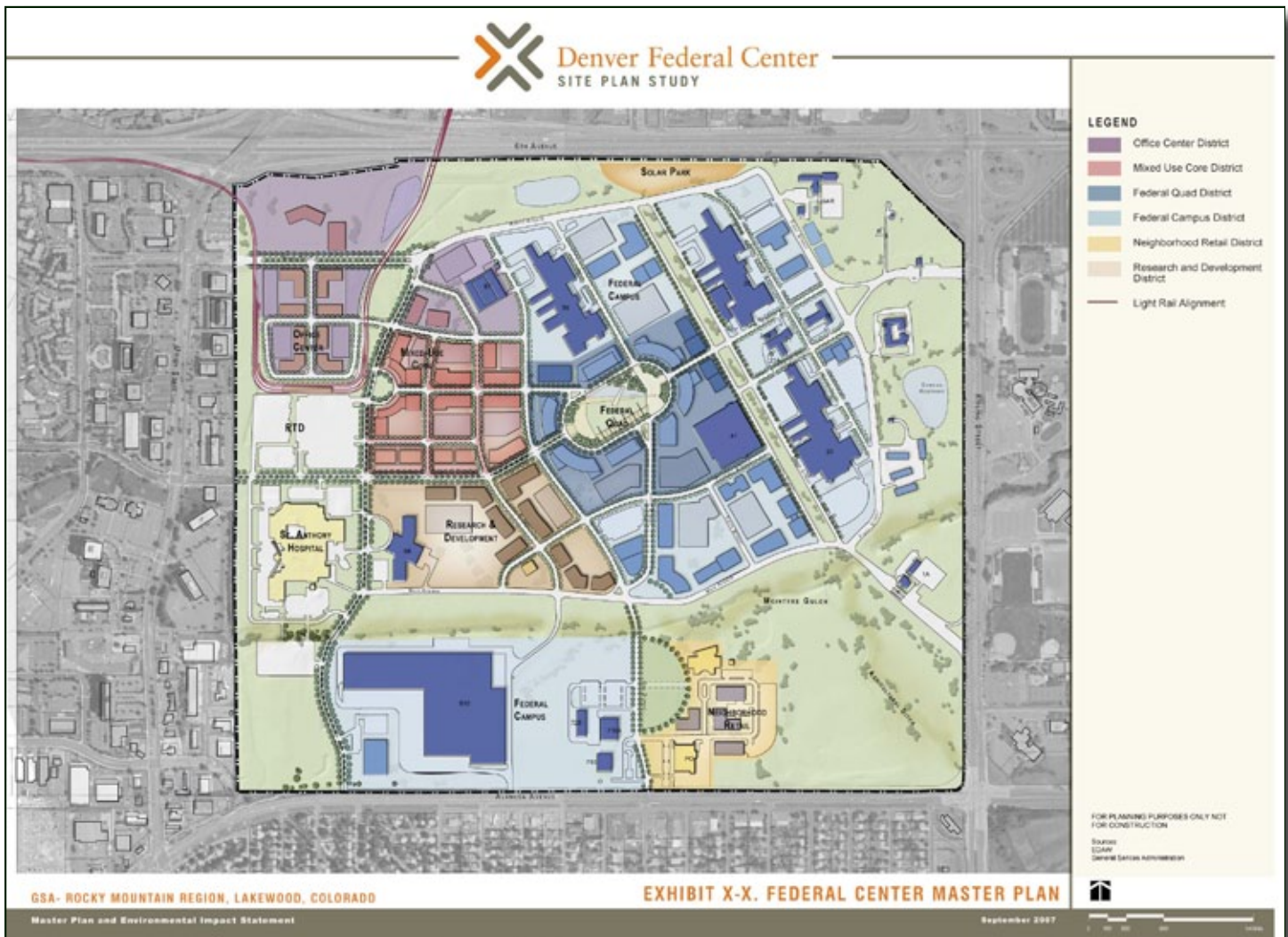
KEY PLAN COMPONENTS

- ◆ **A mix of districts** with a range of land uses for the campus including federal activities, research and development, office, lodging, residential, retail, and community/civic.
- ◆ **Transit-oriented development (TOD)** for the area immediately adjacent to the RTD Federal Center Station. This type of development involves creating higher-density, pedestrian-friendly districts in proximity to transit. Fundamental to this are three planning considerations: density, directness, and design. Density creates a critical mass close to the station, resulting in an actual increase in transit ridership. Directness refers to the accessibility by pedestrians, bicyclists, cars, and buses. Design relates to the attractiveness and functionality of the buildings and streets near the station.
- ◆ **A stepped-down density pattern** from the north to the south of the campus, approaching Alameda Avenue. Density is concentrated around the Office Center District, the RTD Intermodal Station, and the respective campus cores, with less intense development planned adjacent to the existing neighborhoods. An additional stepped-down density pattern from the west to the east is primarily centered around the higher density development located along Union Boulevard, the Hospital and RTD Federal Center Station, and the Mixed-Use Core District, and becomes less dense and more federally focused moving east towards Kipling Street.
- ◆ **Increasing community recreational amenities**, in both active and passive open spaces, to the federal tenants and the general public. The Master Plan designates about one-third of the campus to remain as open space including perimeter areas, urban drainage and irrigation, urban greens, demonstration project areas, and recreational uses.
- ◆ **An aggressive building demolition plan**, with a total of approximately 2.8 million sf of existing federal space retained and 1.3 million sf slated to be “phased out” and replaced with the proposed campus development program.
- ◆ **Preservation** and enhancement of natural systems and open space, where appropriate, to link established vegetative areas and habitat systems.



PROPOSED CAMPUS DEVELOPMENT PROGRAM BY DISTRICT

LAND AREA	TOTAL ACRES PLANNED	OFFICE SPACE	R&D	RETAIL	LODGING	RESIDENTIAL
Office Center District	44	400,000 sf	200,000 sf	30,000 sf		848 units
Mixed Use Core District	25	400,000 sf		72,000 sf	200 units	552 units
Federal Quad & Campus District	213	1,800,000 sf				
Neighborhood Retail District	18			110,000 sf		
Research & Development Distrtrict	35		443,000 sf			
Open Areas	227					



For more information, please contact Lisa Wild at lisa.wild@gsa.gov or visit www.gsa.gov/r8dfc