

APPENDIX D

Proposed Office Building Construction for the Federal Bureau of Investigation Denver Division Office



Proposed Action

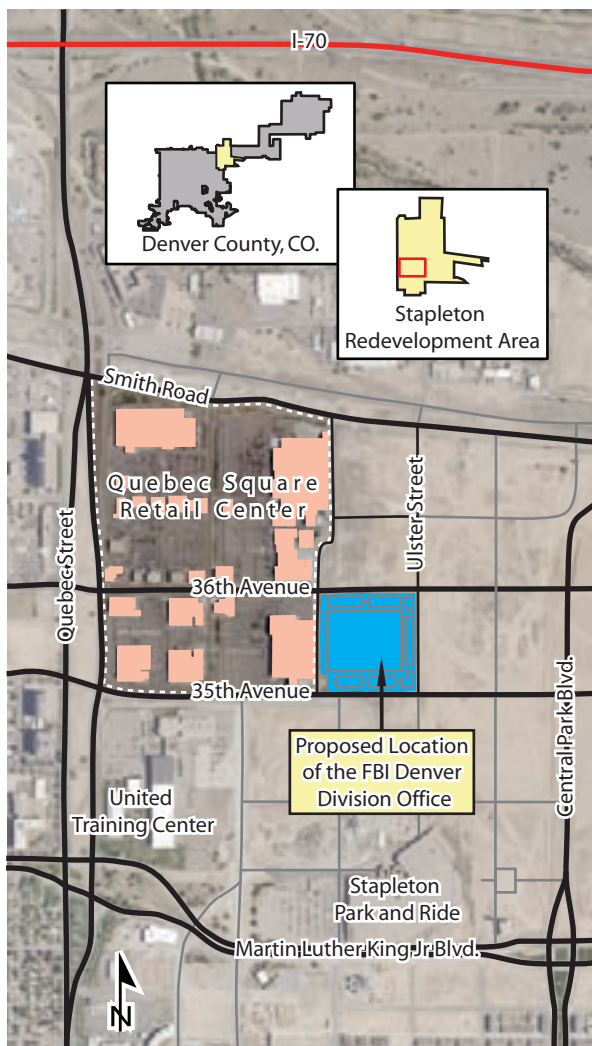
The General Services Administration (GSA) is proposing to construct a new office building in Denver, Colorado to house the Federal Bureau of Investigation (FBI), Denver Division Office through a lease construction agreement.

The FBI's mission has grown since September 11, 2001. The FBI's growth requires a new and larger facility in Denver that consolidates bureau functions in one location. This is also consistent with the national policy to build new free-standing FBI facilities in most major cities.

Currently, the FBI is located in three locations in the Denver metropolitan area. Two offices are located in downtown Denver, and the third is located at the Denver Federal Center. This distribution of functions in different locations hinders the ability of the FBI to operate efficiently. The buildings currently housing the FBI in Denver can not provide the additional space the bureau requires, nor can the downtown Denver buildings be reconfigured to provide the security set-back from streets now required for FBI facilities.

The proposed 175,155-square-foot facility will be on 10 acres in the Stapleton Redevelopment Area bounded by the Quebec Square Regional Retail Center on the west, Ulster Street on the east, 36th Avenue to the north and 35th Avenue to the south. Currently, the site is vacant and zoned for re-development for all uses, except residential. The facility will include office space, computer and information technology facilities, secure file and evidence storage, secured interview rooms, and other facility support spaces. There will be a 175-space parking garage with approximately 45 additional spaces of surface parking and a maintenance facility. Outside of a 100-foot setback from the main building, there will be a guard facility, a visitor screening facility and 20 visitor parking spaces. There will also be rooftop building antennas and an eight (8) foot fence surrounding the entire site designed in accordance with the Stapleton design regulations.

The proposed new building will meet the FBI's current and long-term needs for additional space and new security-related design, while increasing efficiency and effectiveness of agency work by consolidating all functions in one location. The facility will provide a modern, efficient, technically up-to-date, and secure facility to adequately accommodate the FBI's expanded security, space, and operational needs.





**Proposed Office Building Construction for the
Federal Bureau of Investigation
Denver Division Office**



The NEPA Process

The National Environmental Policy Act of 1969 (NEPA) requires the Federal government to use all practicable means and measures to protect environmental values. Therefore, NEPA makes environmental protection a part of the mandate of every federal agency and department, and requires Federal agencies use a multi-disciplinary approach to consider the impacts of proposed activities, programs, and projects on the quality of that environment.

GSA will use a multi-disciplinary approach to consider the environmental, social, and historical impacts on the Denver site. This approach will help the agency decide whether to undertake the proposed action, considering all reasonable alternatives, including the alternative of taking no action.

Environmental Assessment

An Environmental Assessment (EA) is a method to streamline NEPA compliance for actions that are not major Federal actions significantly affecting the quality of the human environment.

Scoping during the EA process means determining the scope and range of analysis needed for a proposed project. The scoping process is an early and open process and invites the participation of affected Federal, State, and local agencies, any affected Indian Tribes, and other interested persons and publics. As part of the scoping process the following items are identified:

- public and agency concerns;
- issues and alternatives to be examined, including the elimination of non-significant issues;
- related issues which originate from separate legislation, regulation, or Executive Order (for example, historic preservation or endangered species concerns), and;
- state and local agency requirements that must be addressed.

Minor impacts typical of new construction in an urban development setting will likely result from the proposed project. These minor impacts include traffic, utilities, and vegetation disturbance. The proposed project will be consistent with the scale and use of adjacent and nearby buildings, and is in compliance with local planning and zoning. The FBI requirement of a 100-foot security setback necessitates location in an area with ample development space.

There are three possible results of an EA:

- (1) A Finding of No Significant Impact (FONSI);
- (2) A decision to prepare an Environmental Impact Statement; or
- (2) A decision to withdraw the proposal on the basis of its environmental impacts.

Project Schedule

The following is the proposed schedule for the project to build a new FBI Division Office in Denver, Colorado:

Completion of EA	October 2007
Award Lease:	December 2007
Building Construction:	June 2008
FBI Move In:	December 2009

Contact Information

GSA is providing interested community members an opportunity to comment on the proposed project. Should you have any questions, please contact Lisa Haskins at (303) 236-8000, ext. 2414. If you have written comments please send them to:

Ms. Lisa Haskins
U.S. General Services Administration
DFC, Building 41, Room 240
P.O. Box 25546,
Denver, CO 80225-0006

Fax to: (303) 236-3603
e-mail to: lisa.haskins@gsa.gov



**PROPOSED LEASE CONSTRUCTION PROJECT
FEDERAL BUREAU OF INVESTIGATION
DENVER DIVISION OFFICE**



COMMENT FORM

Name: _____

Address: _____

Phone: _____ Email: _____

What are your thoughts or concerns about this project?

What additional information would you like to know about this project?

Please return by August 1, 2007. This sheet can be folded so the address on the reverse side is showing, taped shut, and mailed. Stamp must be provided.

Thank you for your input!

Place
Stamp
Here

Ms. Lisa Haskins
U.S. General Services Administration
Denver Federal Center
Building 41, Room 288
P.O. Box 25546
Denver, CO 80225-0546

DATE RECEIVED

JUL 18 2007

**THE Denver Newspaper Agency
DENVER, CO**

PUBLISHER'S AFFIDAVIT

**City and County of Denver,
STATE OF COLORADO, SS.**

Jean Birch

..... being of lawful
age and being first duly sworn upon oath, deposes and says:

Legal Advertising Reviewer

That he/she is the
Of The Denver Newspaper Agency, publisher of the Denver Post and
Rocky Mountain News, daily newspapers of general Circulation published
and printed in whole or in part in Denver, in the County of Denver and
State of Colorado, and that said newspaper was Prior to and during
all the time hereinafter mentioned duly qualified For the publication of
legal notices and advertisements within the Meaning of an Act of the
General Assembly of the State of Colorado,
Approved April 7, 1921, as amended and approved March 30, 1923;
And as amended and approved March 5, 1935, entitled "An Act
Concerning Legal Notices, Advertisements and Publications and the
Fees of printers and publishers thereof, and to repeal all acts and parts
Of acts in conflict with the provision of this Act" and amendments
Thereof;

That the notice, of which the annexed is a true copy, was published in
The said newspaper to wit: (dates of publication)

..... July 15, 2007

.....
Signature *Jean Birch*

Subscribed and sworn to before me this 16 day

Of ... July ... A.D. 2007.

.....
Susan Sloan
Notary Public.

My commission expires 8/15/10



**PUBLIC INPUT REQUESTED ON PROPOSED
OFFICE BUILDING CONSTRUCTION FOR THE
FEDERAL BUREAU OF INVESTIGATION,
DENVER DIVISION OFFICE**

The U.S. General Services Administration (GSA) is proposing to construct a new office building in Denver, Colorado to house the Federal Bureau of Investigation (FBI), Denver Division Office through a lease construction agreement. The proposed 125,135-square-foot facility will be on 10 acres in the Stapleton Redevelopment Area in Denver. It will include office space, computer and information technology facilities, secure file and evidence storage, temporary holding cells, and other facility support spaces. There will also be an attached 175-space parking garage, with an additional 45 spaces of surface parking.

An Environmental Assessment is being prepared under the requirements of the National Environmental Policy Act (NEPA) and in accordance with GSA policies and guidelines. Federal agencies are required to consider the environmental impacts of their actions and decisions and to use all practicable means to protect environmental values. To ensure the public's interests are protected, proposed actions involving Federal resources may not take place until NEPA, other environmental, cultural or historic preservation laws, and agency requirements for environmental analysis are met. This notification contributes to fulfilling Section 106 requirements of the National Historic Preservation Act.

Interested community members are invited to review project information and submit comments and/or questions on any environmental, economic, and/or historic resource issues potentially affected by the proposed construction. Information is available on the proposed construction project and the environmental review process by contacting GSA.

For additional information, please contact Lisa Haskins, GSA, phone: 303-236-8550 extension 2414, or e-mail: lisa.haskins@gsa.gov

**Environmental Assessment for Proposed FBI Denver Division Office
Public Officials Mailing List**

Michael	Hancock	Denver City Council Distric #11	4730 Oakland Street, Suite 200	Denver	CO	80239	303-331-3872		CCOD
Peter	Groff	State Senate District 33	200 E. Colfax	Denver	CO	80203	3038664864		State Legislative
Terrance	Carroll	State House District 7	200 E. Colfax	Denver	CO	80203	3038662909		State Legislative
Ken	Salazar	US Senate Junior Seat	109 E. Railroad Ave., #4	Fort Morgan	CO	80701	9705429446	9705423088	U.S. Congressional
Wayne	Allard	US Senate Senior Seat	411 Thatcher, Building 2	Pueblo	CO	81003	7195459751	7195453832	U.S. Congressional
Diana	DeGette	US House District	600 Grant St., Suite 202	Denver	CO	80203	30384444988	3038444996	U.S. Congressional
John	Hickenlooper	Denver Mayor	1437 Bannock St., Room 350	Denver	CO	80202	7208659000	7208658787	CCOD
Bill	Ritter	Governer	136 State Capitol	Denver	CO	80203	3038662471	3038662003	State Gubernational



The Honorable Diana DeGette
Member, United States
House of Representatives
600 Grant Street, Suite 202
Denver, CO 80203

Re: Proposed New Federal Bureau of Investigation (FBI) Denver Division Office
Stapleton Redevelopment Area

Dear Representative DeGette:

On behalf of the FBI, the General Services Administration (GSA) is currently preparing an Environmental Assessment (EA) for the proposed project to construct a new 175,155-square-foot facility, through lease construction, to house the FBI Denver Division Office. The EA will be prepared under the requirements of the National Environmental Policy Act of 1969 (NEPA) and will examine possible environmental impacts from the project.

As you know, the FBI's mission has grown since September 11, 2001, and the FBI's growth requires a new and larger facility that consolidates Denver area bureau functions in one location. This is also consistent with the FBI's national policy to build new free-standing FBI facilities in most major cities. The proposed building site for the Denver Division office is located in the Stapleton Redevelopment Area, formerly part of Stapleton International Airport. Currently, the proposed site is vacant and zoned for re-development for all uses, except residential.

As a part of the EA public scoping process, GSA staff have attended several neighborhood committee meetings and a neighborhood sponsored public meeting in recent weeks and presented information about the project to the community. These meetings include: Stapleton Foundation Community Roundtable meeting on June 26, 2007; Stapleton Zoning and Planning meeting on July 10, 2007; and the Denver Police District 2 Citizens' Advisory Board (2CAB) meeting on July 19, 2007. The majority of the public comments are concerned with the future building design and its compatibility

Rocky Mountain Region
Office of the Regional Administrator
P.O. Box 25006
Building 41, Room 200
Denver Federal Center
Denver, CO 80225-0006
Voice 303 236 7329
Fax 303 236 7280
www.gsa.gov/r8

with the neighborhood, traffic and sustainability issues, and the FBI employees' use of community resources such as local restaurants and businesses.

The proposed new FBI facility will include office space, computer and information technology facilities, secure file and evidence storage, temporary holding cells, and other facility support spaces. There will also be an attached 175-space parking garage, with an additional 45 spaces of surface parking. The site is 10 acres in size bounded by the Quebec Square Regional Retail Center on the west, Ulster Street on the east, 36th Avenue to the north and 35th Avenue to the south.

Enclosed for your information, is a project fact sheet that provides additional detail on the proposed FBI lease construction project and the EA process currently underway.

Should you have any questions, please contact me at your convenience at (303) 236-7329, or Lisa Haskins of my staff at (303) 236-8000, ext. 2414.

Thank you for your interest in this important project.

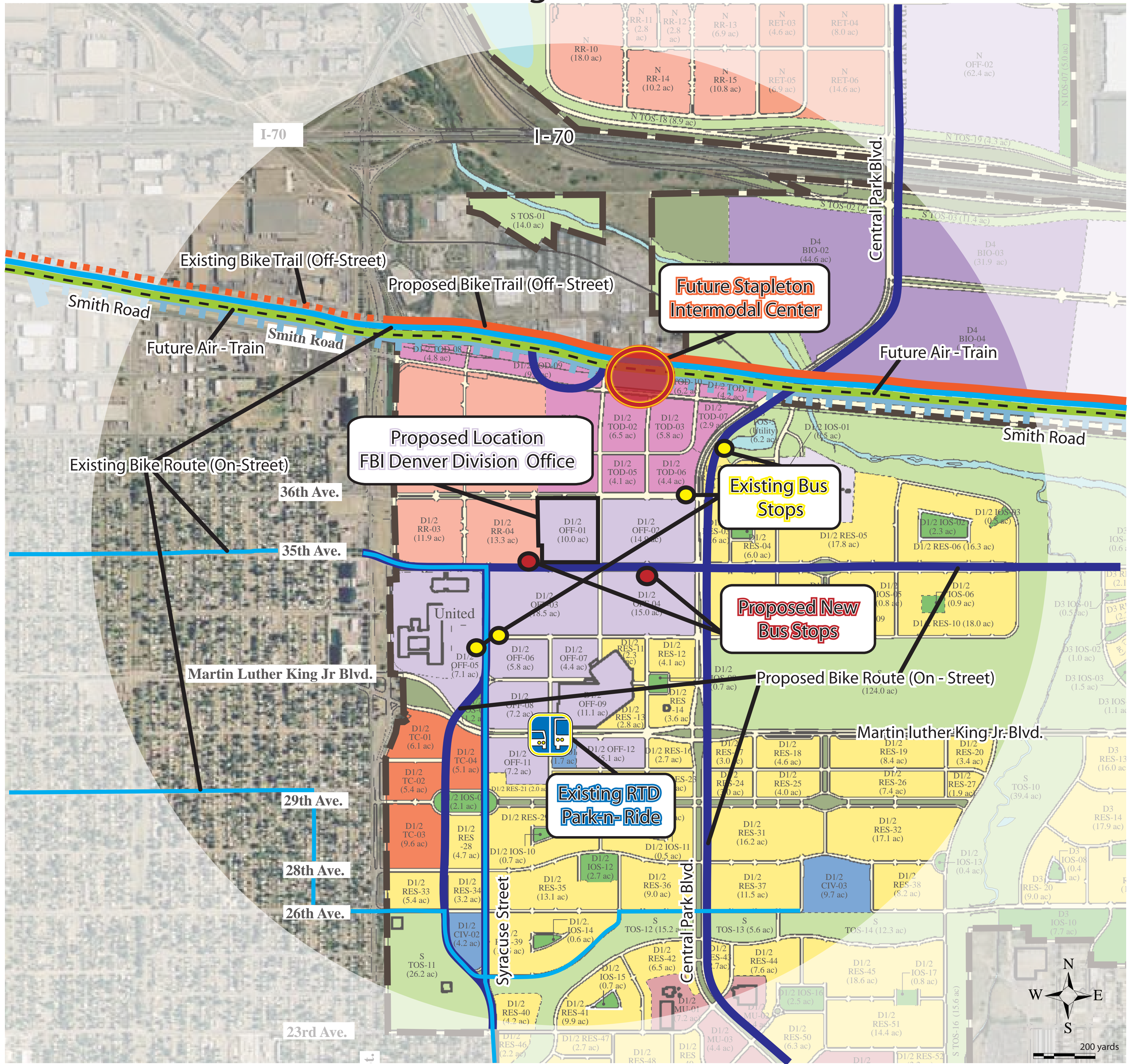
Sincerely,

Leslie Plomondon
Regional Administrator

Enclosure

cc: The Honorable Diana DeGette
United States House of Representatives
Washington, D.C. 20515

Proposed Lease Construction Project Federal Bureau of Investigation Denver Division Office



LAND USE DESIGNATIONS

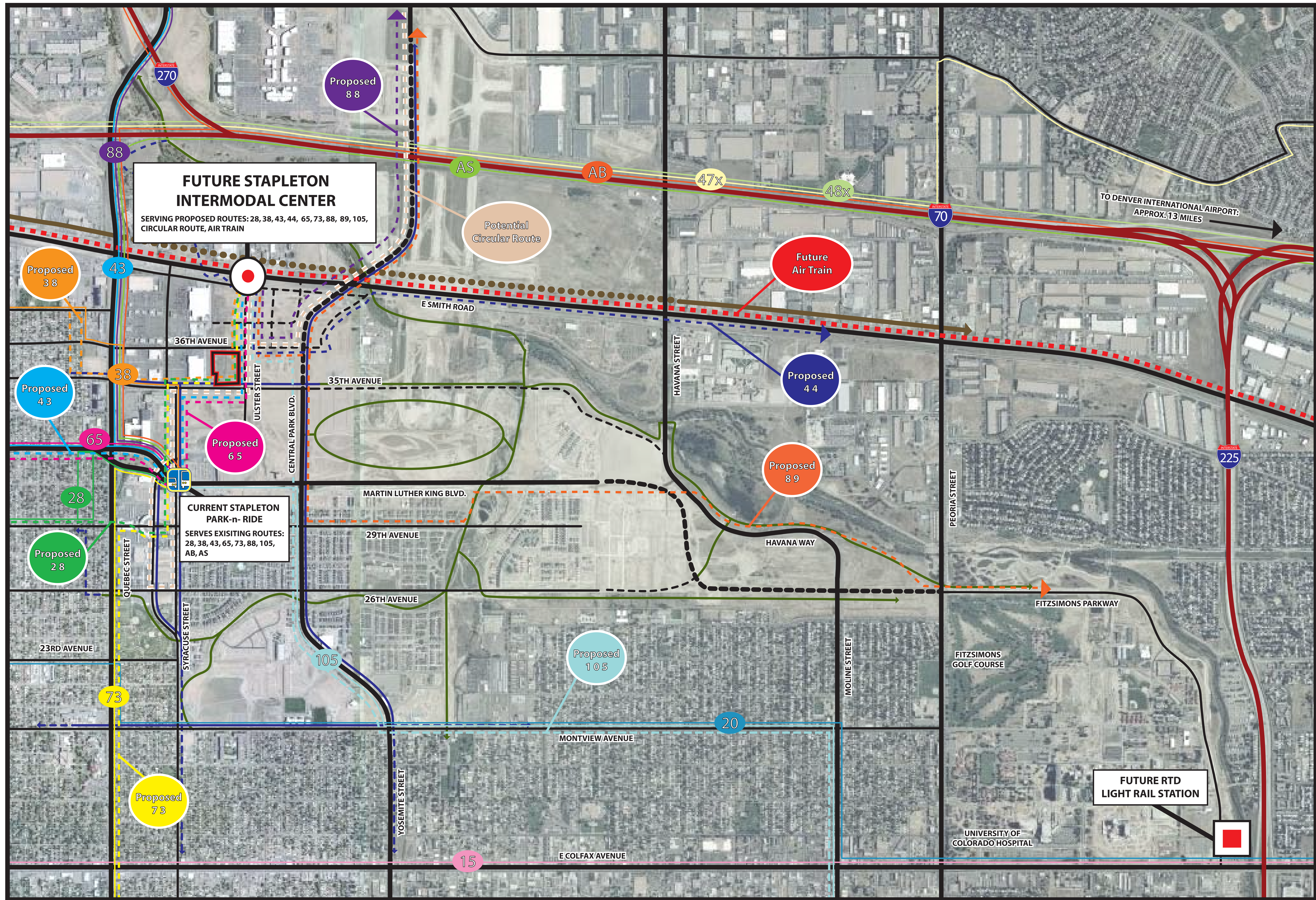
- Trunk Open Space (TOS)
- In-Tract Open Space (IOS)
- General Open Space
- Civic (CIV)
- Transit-Oriented Mixed-Use (TOD)
- Town Center Mixed-Use (TC)
- Regional Retail/ Commercial (RR)
- Retail/ Commercial (Department Store) (RET)
- General Mixed-Use (MU)
- R & D / Bio Technology Park (BIO)
- Office R & D (OFF)
- R & D/ Distribution (R&D)
- Residential (RES)
- Rail Connection
- Project Boundary

EXISTING TRANSPORTATION OPTIONS

- RTD Park -n- ide Transfer Center
- Existing Bus Stops Surrounding Project Area
- Existing Bike Routes (On-Street)
- Existing Bike Trail (Off-Street)

PROPOSED TRANSPORTATION IMPROVEMENTS

- Future Air Train
- Future Stapleton Intermodal Center
- Proposed Bus Stop Surrounding Project Area
- Proposed Bike Route (On-Street)
- Proposed Bike Trail (Off-Street)



EXISTING TRANSPORTATION OPTIONS		PROPOSED TRANSPORTATION IMPROVEMENTS	
Proposed Project Boundary	Existing Bus Route Number	Future Bus Route Number	Proposed Bike Route (On Street)
Existing Bus Route	Existing Bike Trail	Future Bus Route	Proposed Bike Path (Off Street in Open Space)
Existing Bike Route	Future Street Extensions	Future Street Extensions	Proposed Bike Trail (Off Street in ROW)
		Future Stapleton Intermodal Center	Future Air Train to DIA
		Future RTD Light Rail Station	

Potential Community Concerns

- **Traffic and Transportation**

- Accessibility to alternative transportation, including RTD and bike paths
- Accessibility to nearby community features and retail development

- **Socioeconomic**

- Economic Impact
- Employment

- **Urban Design**

- Community Compatibility
- Future Building Design
- 100-foot buffer zone
- Future perimeter fence

- **Environmental**

- City Remediation of asbestos containing materials
- Site Investigation and Remediation of other potential contamination

For more information about the
Proposed FBI Denver Division Office
located in the Stapleton Redevelopment Area
Please attend the

District 2 Citizens' Advisory Board (2CAB) meeting
Thursday, July 19, 2007
6 - 8 pm
3900 Holly Street
Denver, CO 80207



PROPOSED LEASE CONSTRUCTION PROJECT
FEDERAL BUREAU OF INVESTIGATION
DENVER DIVISION OFFICE



COMMENT FORM

Name: 587MR. JONES
Address: 7432-S East 61st Avenue, Bldg "X" Denver 80231
Phone: N/A Email: joneselaine@yahoo.com

What are your thoughts or concerns about this project?

It's a great employment opportunity. It's a great location in an open community and as such, it's very inviting to criminals and potential criminals. It's a great location and if the FBI is not careful, the FBI station might get a criminal.

What additional information would you like to know about this project?

How far is the site from the station? What are the concerns with the site? Will the residents of Stapleton be required to relocate their homes to the FBI at Stapleton? Is a fine of this amount?
It would truly like to become employed by this center in a capacity of Legal Assistant or Documentalist Assistant.

Please return by August 1, 2007. This sheet can be folded to the address on the reverse side for mailing. Stamp and return address must be provided.

RECEIVED
AUG 22 10 52 AM '07

*Thank you sincerely for
clarity on construction!!
Thank you for your input!!
I long wanted to bring you
before your "red tape"
when my son is to apply?*

2007/AUG/06/NEW 14:10
USA PROP. DEVELOPMENT
FAX NO. 303 738 4508
P. 002



PROPOSED LEASE CONSTRUCTION PROJECT
FEDERAL BUREAU OF INVESTIGATION
DENVER DIVISION OFFICE



COMMENT FORM

Name: Angie Rivera Malpiede / Stapleton Area TMA
 Address: 7350 E 29th Avenue, Suite 300
Denver, Co. 80238
 Phone: 303 468-3231 Email: amalpiede@stapletonfoundation.org

What are your thoughts or concerns about this project?

Will you be looking at providing bicycle lockers
and showers for bicycle commuters?
Commuter checks or some type of transit
passes?

What additional information would you like to know about this project?

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Thank you for your input!