

What's Happening on the DFC?

New Canopy in Bicentennial Park



Have you noticed the new concrete pad and canopy that was recently installed in Bicentennial Park? Agencies can reserve the canopy for meetings and events by

contacting Michael Golenda with GSA at (303) 236-8000 ext. 5136.

Building 67 Cafeteria Renovation

GSA is currently partnering with the State of Colorado to renovate the cafeteria in Building 67. This much needed and anticipated project will replace and update original equipment. During the renovation, the cafeteria will reduce its services to vending machines; however, Building 67 tenants will have full access to Building 53's full service cafeteria. This project is expected to be complete in January 2008.

For more information concerning this project, please contact the project manager, Randy Sjulstad, at (303) 236-8000, ext.5044.

Building 42 Demolition

As part of the DFC's long term portfolio strategy, Building 42 has been scheduled for demolition. The soft demolition and ACM abatement has begun and is expected to be complete by the middle of November. After completion, this land will be converted to parking for Building 41 tenants. The Building Demolition Material Recycle Project will also begin once Building 42 has been demolished.

For more information concerning this project, please contact the project manager, Mike Alley, at (303) 236-8000 ext. 5049.

Welcome to the DFC

The General Services Administration welcomes the following tenants to the Denver Federal Center:

- The General Services Administration's Office of Inspector General, who will move into Building 20 in October.
- The Denver Federal Executive Board, who will move into Building 810 in November.

Pervious Concrete and Solar Lighting



GSA recently installed a pervious concrete sidewalk near Gate 1 on the corner of Kipling and Main Street. The open pore technology helps manage storm water runoff by allowing water to seep into the ground. This creates more efficient land use by eliminating the need for retention ponds, swales, and other storm

water management devices and therefore lowering overall project costs. Pervious concrete also stores less heat, helping to lower heat island effects. In addition, the concrete is ideal for tree planting in parking lots and sidewalks because it allows increased air and water into the trees roots.

Five solar lights were also recently installed along the permeable concrete sidewalk. The lights promote a safer, more energy efficient lit pathway for pedestrians who walk, bicycle, or take RTD to work.

DFC Spotlight

Fall 2007

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Is the Denver Federal Center Part of the City of Lakewood?



In a decision viewed as historic, the Lakewood City Council annexed the Denver Federal Center (DFC), allowing Lakewood to have a say in future DFC development. The July vote gives the city the ability to review any development proposals on parcels sold by the federal government. This includes the current proposals by St. Anthony's Hospital and Regional Transportation District (RTD), as well as future developments proposed. All developers must follow the city's review process and comply with land-use regulations and permitting requirements.

Prior to the annexation, developers buying parcels on the DFC could build projects without going through Lakewood's land-use review and public comment process. This is because the DFC was not part of the city, even though it is geographically surrounded by Lakewood.

During the annexation meeting, the City Council also approved zoning for 700 acres. This unanimous decision includes zoning on the 65 acres where St. Anthony Hospital will relocate and RTD will build a light rail station for the West Corridor line and the Cold Spring Park-n-Ride.

"I think tonight is one of the most momentous evenings in the history of this city. We are plotting a course for the remainder of the 21st century," said Mayor Steve Burkholder during the meeting. Council Member Ed Peterson called the decision a "legacy," while Council Member Mike Stevens said it was the most important vote in his eight years on City Council.

The annexation and zoning are the final steps for St. Anthony to move to its new DFC site. The council also approved "vesting," which allows the hospital, RTD, and federal government to rely on the zoning for 25 years. Vesting is commonly used for projects with multi-year build-out plans.

"We felt it was in the interest of the city to forge a long-term partnership with the Denver Federal Center so that we have a seat at the table and a voice, not only in what happens with St. Anthony and RTD on the site, but with what will happen in the future with other parcels," said Lakewood City Manager Mike Rock.

The federal government is selling the 65 acres to Lakewood for \$25 million in cash and credits, and St. Anthony and RTD are buying it from Lakewood for the same amount. These property transactions will be completed this fall.

St. Anthony Hospital Construction Update

St. Anthony views its move to the DFC as a long-term investment, with intentions to call the DFC home for the next 100 years. Construction is expected to begin on Lakewood's first hospital later this year, with opening day to occur in late 2009 or mid 2010.

Known as St. Anthony West, the new hospital at the DFC will reduce emergency response times for medical calls in Lakewood and will be a state-of-the-art facility that hospital officials envision as the "Johns Hopkins" of the West. The hospital will pay for street improvements for the main entrance to the hospital at Second Place and Union Boulevard, to handle traffic. At a secondary entrance on Alameda, raised medians will be built to prevent motorists from cutting through nearby neighborhoods when coming or going from the hospital.

For more information on the DFC master plan, please visit www.Lakewood.org/headlines/2007fedcenterannex.cfm.

Does your agency have business-related news it would like to share with the DFC community? Submit your articles to DFCNews@gsa.gov! We will feature an article from various agencies on the DFC in each issue.

Environmental News

Recycling on the DFC

GSA's Recycling Program is pleased to announce that the Denver Federal Center (DFC) is implementing a single-stream recycling program open to all federal tenants at the DFC!



For your convenience, 12 single-stream recycle bins are now available throughout the DFC. Single stream means that your recycled materials can now be mixed together in each of the bins. When placing items into the bins, avoid including any type of plastic bag that you may be using to carry your recycled materials. Plastic bags are currently not one of the acceptable items.

Bins are located at the following buildings:

- Bldg. 20- northeast parking lot
- Bldg. 20- south parking lot
- Bldg. 25- east parking lot
- Bldg. 41- east loading dock (US Postal delivery dock)
- Bldg. 50- southwest parking lot
- Bldg. 55- west parking lot (at Center Ave. and Sixth St.)
- Bldg. 67- west parking lot (west of Seventh St.)
- Bldg. 67- far south parking lot (east of the fitness center)
- Bldg. 75- fitness center
- Bldg. 85- southwest of building in parking lot
- Bldg. 710A- northeast parking lot
- Bldg. 810- northeast loading dock

We encourage you to bring acceptable recyclable materials from work and home including:

- Office paper
- Junk mail
- Plastic bottles
- Newspaper and magazines
- Aluminum and tin cans
- Glass bottles and jars
- Flattened cardboard
- Phone books

The recycle bins will be emptied once a week and are labeled to indicate acceptable materials. We ask for your cooperation in helping us monitor usage and ensure that the area surrounding these bins remains clean. Please report misuse, repairs, cleaning needs and pick-ups to the DFC facility office at 1(888)999-4777.

For more information about this program, please contact GSA's Recycling Program Manager, Marion Buntyn, at (303) 236- 8000 ext. 5252 or marion.buntyn@gsa.gov.

Sustainability and Environmental Management Systems (SEMS)



In 2006, GSA implemented an Environmental Management System (EMS) at the Denver Federal Center (DFC). An EMS is a set of processes and practices that enables

the DFC to reduce its impact on the environment and increase its day-to-day operating efficiency. As the EMS evolved, the DFC incorporated a Sustainability Program into the system as well. Sustainability is defined as "the ability to provide for the needs of the world's current population without damaging the ability of future generations to provide for themselves".

The merging of the DFC's Sustainability Program and EMS resulted in the Sustainability and Environmental Management

System (SEMS). The SEMS integrates energy, water and environment programs. The objective of this integrated program is to implement a green building initiative, reduce waste, conserve water and energy, find alternative energy, limit chemical usage, and prevent pollution.

The development of a 1-Megawatt photovoltaic solar park at the DFC is one of many projects that illustrate GSA's commitment to sustainability and the community. The construction of the park is slated to go on-line later this year.

Due to significant resource and waste reductions resulting from the SEMS, the DFC has received two prestigious awards and several honorary mentions. Now GSA is gearing up to implement the SEMS region-wide. The six-state region includes Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. Roll-out is planned for the early fall 2007.

DFC Masterplan / Redevelopment Update

Exciting changes continue to happen at the DFC. On September 19, 2007, GSA closed on the sale of 65 acres of land, located on the west side of the campus, to the City of Lakewood. The land was in turn immediately sold 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. Within the next few months, a new western perimeter fence boundary will be installed and early construction will begin. In this unique market-value land sale, GSA will retain the sale proceeds and utilize it for capital infrastructure improvements to the DFC.

GSA is simultaneously finalizing the DFC Site Plan Study, which includes a new 20-year Master Site Plan and an Environmental Impact Statement (EIS). In late April 2007, GSA released the draft Master Site Plan and EIS for public review and comment. Then, in May 2007, over 350 individuals attended a series of public tenant and community meetings to hear more about the three alternatives under consideration. The alternatives include two different site development concepts and a "no action" alternative.

Over 330 individual comments were received on the draft document during the public comment period that ended in June 2007. Comments covered a wide range of topics including open space, traffic, and site security. GSA and its team of consultants worked throughout summer in order 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 EIS.

The illustration below shows the final draft Site Plan for the next 20 years and redevelopment of the DFC campus. Key components of this 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 DFC approaching Alameda Avenue, and from the west to the east approaching Kipling Street, integrating new uses with existing development;
- Increased 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 is now in the process of completing the final EIS, which will further evaluate the potential impacts of implementing this preferred site plan on the DFC. GSA anticipates release of the final Master Site Plan and EIS for public review and comment in November 2007, and filing of a Record of Decision (ROD) in early January 2008.

Filing of the ROD allows GSA to begin implementation of the DFC redevelopment plan. Although the plan is a long-term vision and will occur in stages over the course of 20 years, it sets forth a clear and exciting strategy and framework for meeting the current and future needs of federal tenants and the larger community.

For additional information on the DFC Site Plan Study, please visit the project website at: www.gsa.gov/dfcsiteplan, or contact Lisa Morpurgo, GSA Senior Project Manager, at 303-236-8000 ext. 5039.

