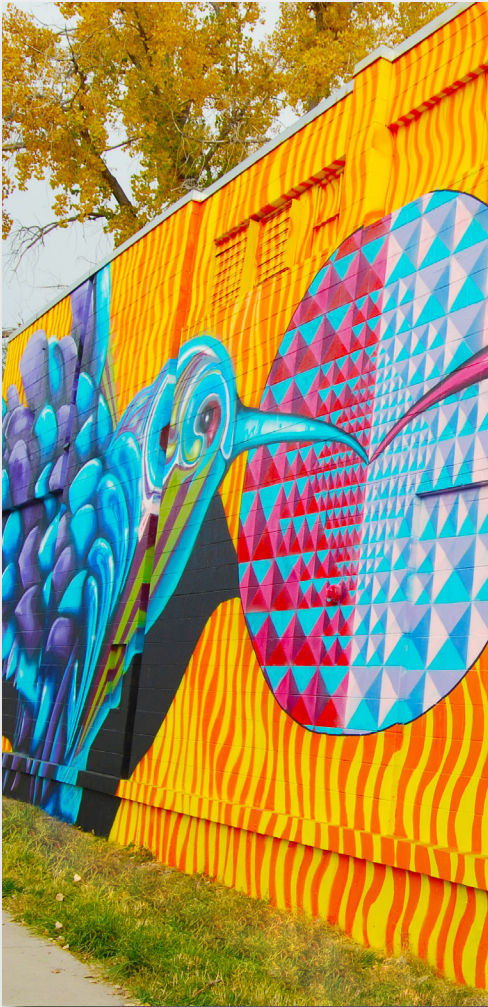


Lakewood 2025: Moving Forward Together



Comprehensive Plan



Lakewood
Full of Possibilities.

Union Boulevard & Federal Center Growth Area

The Union Boulevard and Federal Center Growth Area includes the Union Boulevard corridor between 6th Avenue and Alameda Avenue and the Denver Federal Center Campus.

The Denver Federal Center campus encompasses approximately 600 acres and currently includes 4.1 million square feet of office and research space in approximately 44 buildings with over 6,000 employees within 28 federal agencies. The Denver Federal Center was originally acquired by the United States government in 1941 and was used as an arms manufacturing facility during World War II. Since that time, the campus has been converted to nonmilitary uses. In 2007 the General Services Administration (GSA) received approval of an Environmental Impact Statement (Master Site Plan) for the property. The plan is detailed on page 5-36 of this chapter.

This growth area also includes the St. Anthony Medical Campus and the associated OrthoColorado Hospital and medical office buildings that provide a major anchor for the area. The campus plans allow for expansion of both the medical facility and the addition of other medical office buildings.

The Union Boulevard corridor contains several million square feet of office space, as well as many hospitality and retail facilities. The corridor is one of the premier office locations within the western portion of the Denver region. The corridor, however, remains under-developed with numerous surface parking lots and older industrial and warehouse buildings adjacent to the St. Anthony Medical Campus.

A number of redevelopment and infill opportunities exist within the Union Boulevard and Federal Center Growth Area. Those opportunities can be found at older retail and office properties along the Union Boulevard corridor and on the Denver Federal Center campus, particularly within the Federal Center Station Neighborhood in the northwest corner of the campus. Additional retail, office, and residential density can be accommodated within this growth area.



GOAL I-GA7

Transform the areas along Union Boulevard and along the western portion of the Denver Federal Center into a high-density mixed-use urban corridor in accordance with the Growth Area Land Use Map and transit-oriented development principles.

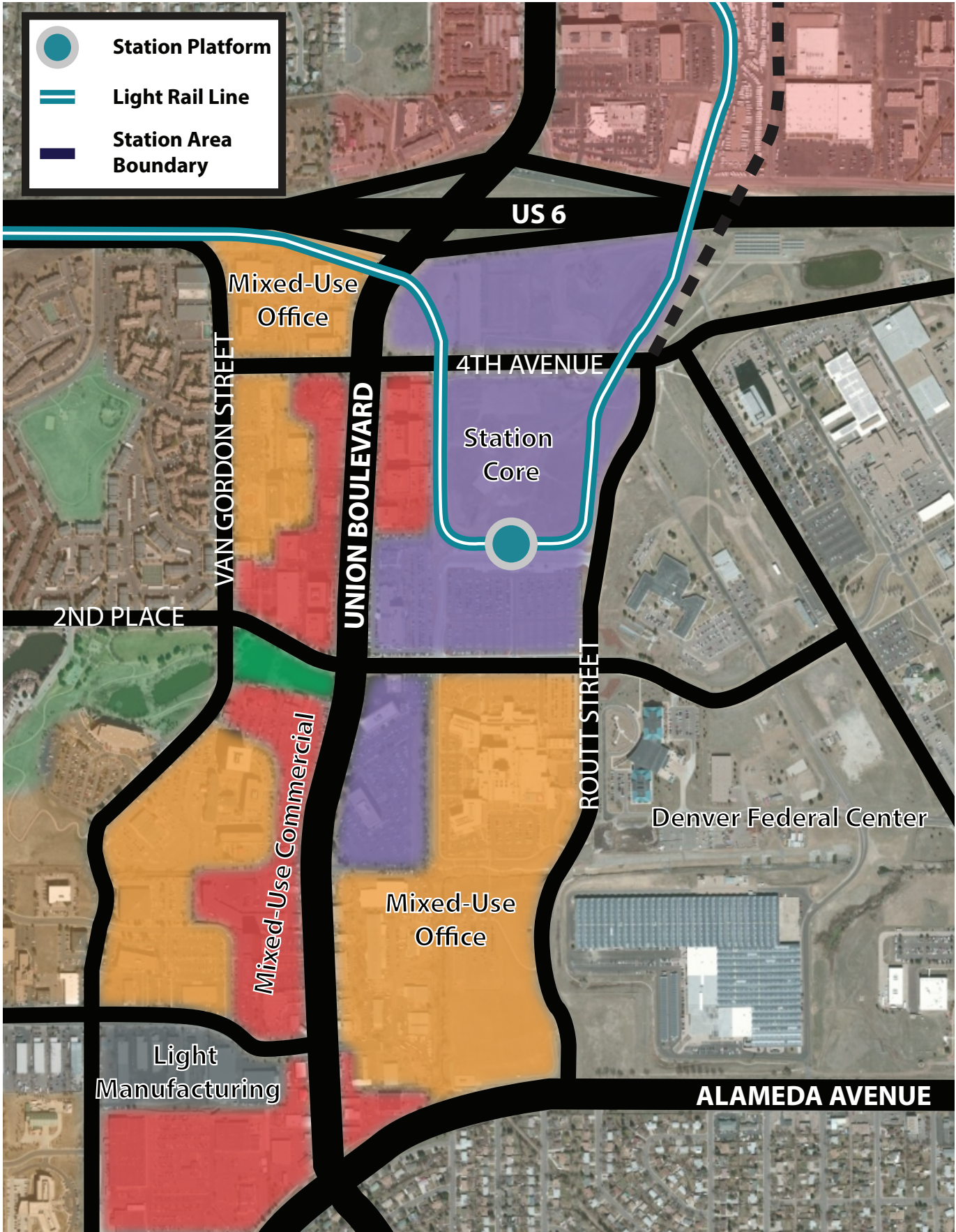
ACTION STEPS

- a. Develop tools to encourage projects within the Station Core and Mixed-Use Commercial areas to maximize the densities and building heights allowed by zoning.
- b. Continue to implement, and annually evaluate, the recommendations of the *Union Boulevard Corridor/Federal Center Connectivity Plan* and the *Union Boulevard Corridor Urban Design Study*.
- c. Complete the acquisition of the northwestern corner of the Federal Center property and, with RTD, develop a plan to create a high density, mixed use development on the acquisition parcel and the RTD Park 'n Ride property.
- d. Evaluate potential tools, including a business improvement district, to assist with economic development and infrastructure improvements within the Growth Area.
- e. Evaluate opportunities to partner with Centura Health to facilitate continued expansion of the St. Anthony Hospital campus and development of necessary medical office buildings.

**Union Boulevard Corridor/Federal Center Connectivity and Urban Design Plan
and
Union Boulevard Corridor Urban Design Study**

The *Union Boulevard Corridor/Federal Center Connectivity and Urban Design Plan* contains an evaluation of the corridor as it exists and recommendations to improve the overall multi-modal functionality of the area and ways to improve the pedestrian environment. The plan contains 11 recommendations for improvements, such as improving pedestrian access between the West Rail Line Federal Center Station and Union Boulevard; improving pedestrian and bike crossings of Union Boulevard; developing a bicycle system parallel to Union Boulevard; increasing transit accessibility within the plan area and to the area from other parts of the city; and suggestions for consistent pedestrian amenities in the area. The study identifies the difficulties with existing connectivity in the area and recommends both short-term actions that can be accomplished by the City and long-term actions that will work in conjunction with private redevelopment as it occurs along the corridor.

The *Union Boulevard Corridor Urban Design Plan* was developed to refine the vision for the area, help establish a sense of place, and create a consistent and identifiable character for the Union Boulevard Corridor. The plan also helps advance recommendations in several other adopted plans, including the 2003 Lakewood Comprehensive Plan and the Federal Center/Union Boulevard Corridor Connectivity Plan. The plan provides recommendations related to the design and location of future public and private investments such as streetscape improvements, sidewalks and pedestrian connections, benches, lighting, and directional signage. The plan identifies opportunities to create a more walkable and attractive urban district with strong connections to the Federal Center transit facility. The plan also provides a visual summary of how the corridor could begin to evolve as properties redevelop to higher density, mixed-use development.



Map 5-j Union Boulevard & Federal Center Growth Area Land Use Map

Denver Federal Center Environmental Impact Statement (Master Site Plan)

The Denver Federal Center previously occupied a square mile of land in the central-western portion of Lakewood. The Federal Center was acquired by the United States government in 1941 for use as a munitions factory during World War II. The center now houses dozens of federal agencies, with approximately 6,000 people employed on the site.

The property was annexed by the City in 2007, in conjunction with the development of St. Anthony Hospital and the RTD Federal Center Station which are located on property formerly part of the Federal Center. A new master plan for the property was also developed in 2007 by the General Services Administration, which oversees the center.

The Master Site Plan for the Federal Center replaced a plan developed in 1997 and addressed the many opportunities for both public and private development on the site. An Environmental Impact Statement evaluated the proposed Master Site Plan alternatives and identified the environmental effects associated with implementing the proposed plan. The plan was approved through a Record of Decision in 2007.

The Federal Center currently has approximately 4.1 million square feet of office and research space in over 44 buildings. The Master Site Plan indicates that 2.8 million square feet of existing space will be demolished and replaced by 3.6 million square feet of new development. Additionally, 1,400 residential units are proposed to be developed, as well as two formal open space and park areas.

The defining characteristic of the Master Site Plan is the central quad planned for the core of the Federal Center property. Enhanced streetscapes throughout the campus will encourage workers to walk to and from transit and into adjacent districts. A new, mixed use center around the quad will be the heart of the campus and will be woven into the fabric of the surrounding neighborhoods and commercial districts via roadway and land use connections. The quad will be surrounded by complementary office buildings, including secure federal buildings, non-secure federal buildings and research buildings. Map 5-k on page 5-37 indicates the various districts.

Surrounding the quad will be a mixed-use office center district in the northwest corner of the Federal Center property that permits residential, office, research and development, and retail uses; a mixed-use core just to the east of the RTD Federal Center Station; a research and development district to the east of the St. Anthony Hospital campus; a federal campus district on the eastern two-thirds of the site; and a neighborhood retail district near Oak Street and Alameda Avenue.

As part of the master planning effort, the following vision statement was developed:

“This world-class federal campus integrates a mix of uses that complement 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.”

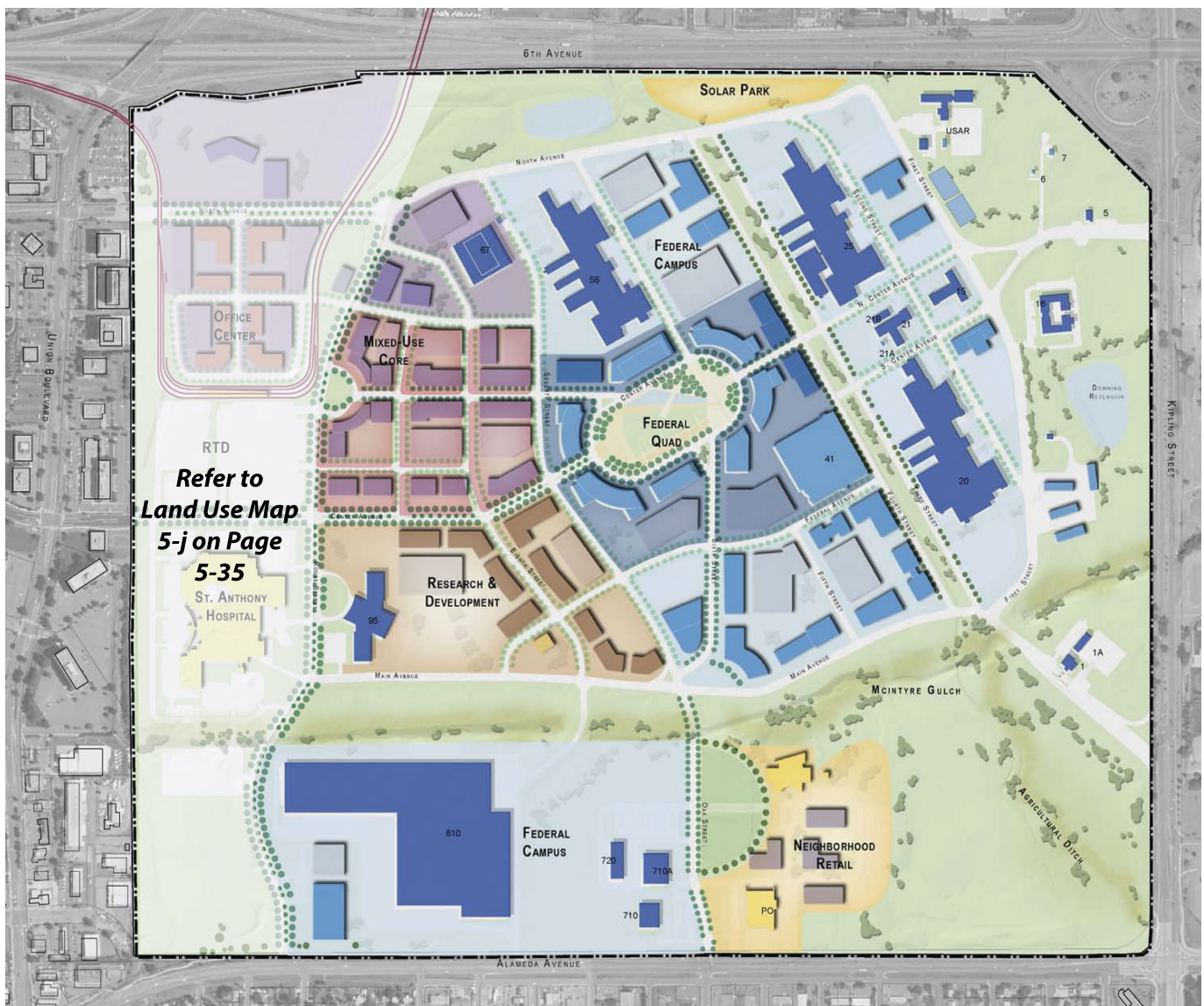
Additional information about the Denver Federal Center and the Master Site Plan can be found on the General Services Administration website.

GOAL I-GA8

Ensure a strong working relationship with the General Services Administration (GSA) and other Federal Government agencies to encourage increased employment and continued high quality development on the Denver Federal Center property.

ACTION STEPS

- Maintain communications with the GSA and other federal government agencies in order to encourage increased employment on and near the Denver Federal Center campus.
- Assist, through City staff support, with the implementation of the development scheme for the Denver Federal Center as identified in the *Final Environmental Impact Statement* created by the GSA.

**Map 5-k****Denver Federal Center Land Use Master Plan Map**