



CAPITOL COMPLEX
MASTERPLAN

DENVER,
COLORADO

02

OVERVIEW OF THE CAPITOL COMPLEX

2.1 - GENERAL OVERVIEW OF CAMPUS AND AGENCY LOCATIONS

2.1.1 OVERVIEW OF CAPITOL COMPLEX CAMPUSES INCLUDED IN THE MASTER PLAN

Downtown Capitol Complex Campus

The downtown campus consists of ten, tenant-occupied buildings with a total of 1,300,998 square feet, clustered on 15 city blocks on the southeast corner of Denver's Central Business District. These blocks are bound by Broadway to the west, 16th Avenue to the north, Logan Street to the east, and 12th Avenue to the south. The campus contains three large open spaces (Lincoln Park and the Capitol's east and west lawns). Additionally, the campus contains five surface parking lots and one parking structure with a total of 905 parking spaces (this count does not include the Capitol Circle or Motor Pool lots as they are not part of the general inventory of State-owned spaces). The 15 block campus includes several privately owned parcels and buildings, but the presence of the State-owned facilities provides the area with a unique identity.

Portions of the campus - most notably the Capitol Building, its grounds, Lincoln Park and the buildings along Sherman Street - are an integral part of the larger, historic Denver Civic Center that includes a number of City of Denver buildings (including the City and County Building), cultural institutions (the Central Library and the Denver Art Museum), and an extended open space system that acts as the binding element among the various uses. Further detail on the Downtown Campus can be found in section 2.2.1.

Kipling Campus

The Kipling campus is comprised of two office buildings - with a total of 128,000 SF - located at the northeast corner of Kipling Street and the 6th Avenue freeway (US Highway 6) in Lakewood, Colorado, a western suburb of Denver. The State-owned facilities are located just east of the 6th Avenue Frontage Road as it approaches Kipling Street. A third, privately-owned building - built contemporaneously and as part of a three building set with the State-owned buildings - is located just east of Kipling Street and north of the junction with the 6th Avenue Frontage Road. Further detail on the Kipling Campus can be found in section 2.2.2.

Pierce Street Site

The Pierce Street site consists of a single structure on a large parcel of land in Lakewood, Colorado. The site is bound by 20th Avenue to the north, Pierce Street to the east, 17th Avenue to the south, and Reed Street to the west. The site is comprised of a large, single story building (119,502 SF) on a 24 acre site, approximately six acres of which are surface parking. Further detail on the Pierce Street Site can be found in section 2.2.3.

North Campus

The North Campus consists of three single-story buildings located at the northwest corner of 62nd Avenue and Downing Street approximately three-quarters of a mile north of the Denver City and County border in Adams County. The three buildings sit on 6.27 acres of paved land and have a combined total of approximately 98,000 square feet. Further detail on the North Campus can be found in section 2.2.4.

Executive Residence and Carriage House

The Executive Residence is the residential compound offered to the Governor of Colorado. It is located on the southeast corner of Logan Street and 8th Avenue in Denver Colorado, four blocks south of the southern-most portion of the Downtown Campus. The site consists of a 26,430 square foot residence and a 4,837 square foot carriage house. The two buildings sit on 2.18 acres which are largely made up of formal gardens and terraces, as well as a parking lot across Logan Street. Further detail on the Executive Residence site can be found in section 2.2.5.

Camp George West Campus

The Camp George West campus is 290 acres of land located on Golden Road - just north of the Colfax Avenue and Interstate 70 junction - in Golden, Colorado. The site contains 64 buildings, though they are not managed by Capitol Complex Facilities. Further detail on the Camp George West site can be found in section 2.2.6.

Grand Junction Site

The Grand Junction site is comprised of a single 51,194 square foot office building on the northeast corner of Ute Avenue and 6th Street in downtown Grand Junction, Colorado. The building sits on 0.83 acres and is surrounded by surface parking. Further detail on the Grand Junction site can be found in section 2.2.7.

Diagram Showing State-Owned, CCF-Managed Building Locations Across the State of Colorado

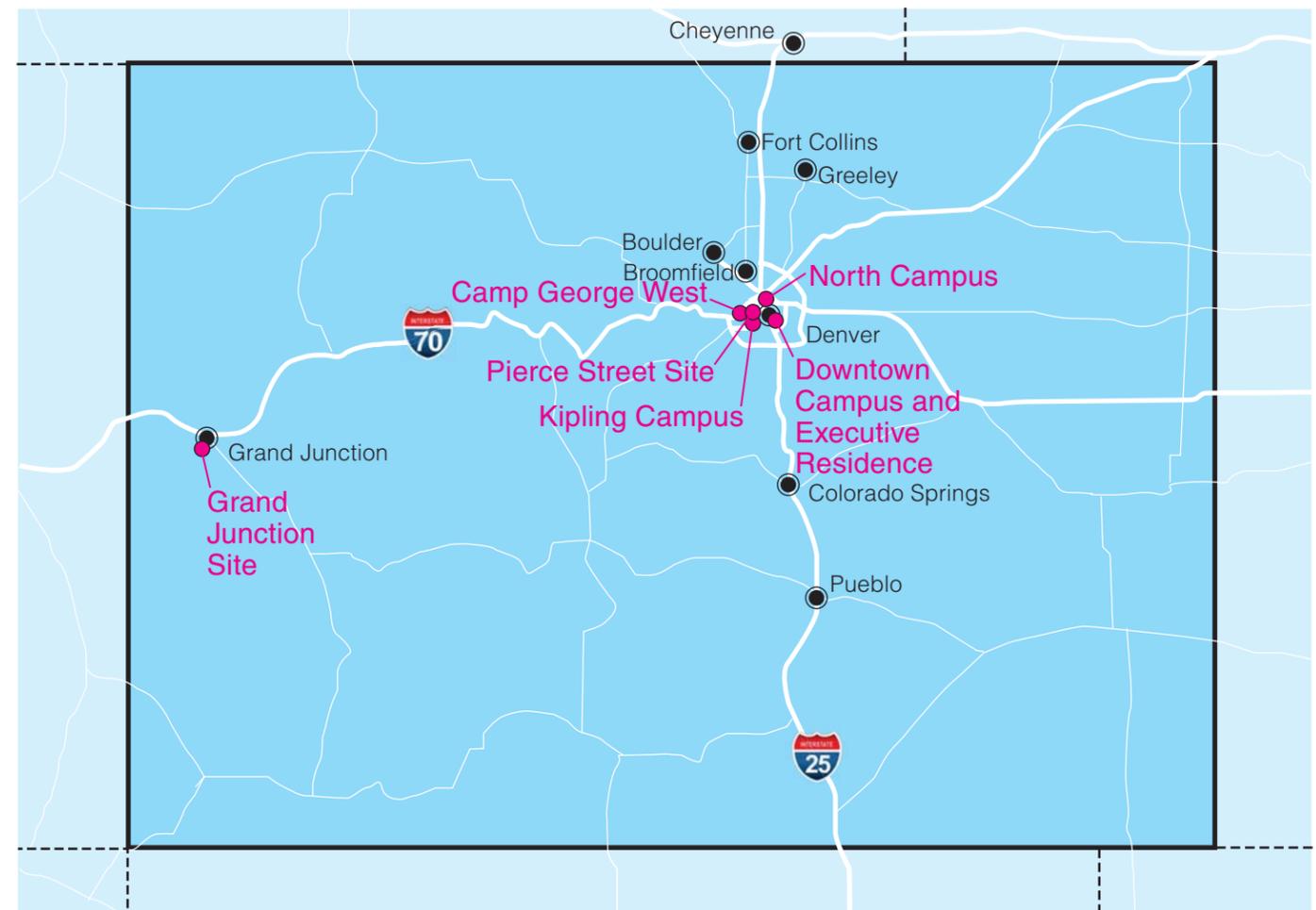


Diagram Showing State-Owned, CCF-Managed Building Locations Across the Denver Region



2.1.2 OVERVIEW OF AGENCIES IN THE CAPITOL COMPLEX

General Overview of the Agencies Located In or Near the Downtown Campus

The following State departments occupy space in or near the Capitol Complex in either DPA-owned/Capitol Complex Facilities managed, agency-owned, or commercially leased facilities and are included in the scope of the master plan.

Executive /Elected Officials

- Office of the Governor
- Office of the Lieutenant Governor
- Secretary of State
- Department of Treasury

Executive/Branch Agencies

- Department of Education (DOE)
- Department of Health Care Policy & Financing (HCPF)
- Department of Higher Education (DHE)
- Department of Human Services (DHS)
- Department of Labor & Employment (DOLE)
- Department of Local Affairs (DOLA)
- Department of Natural Resources (DNR)
- Department of Personnel & Administration (DPA)
- Department of Public Safety (DPS)
- Department of Regulatory Agencies (DORA)
- Department of Revenue (DOR)

Legislative

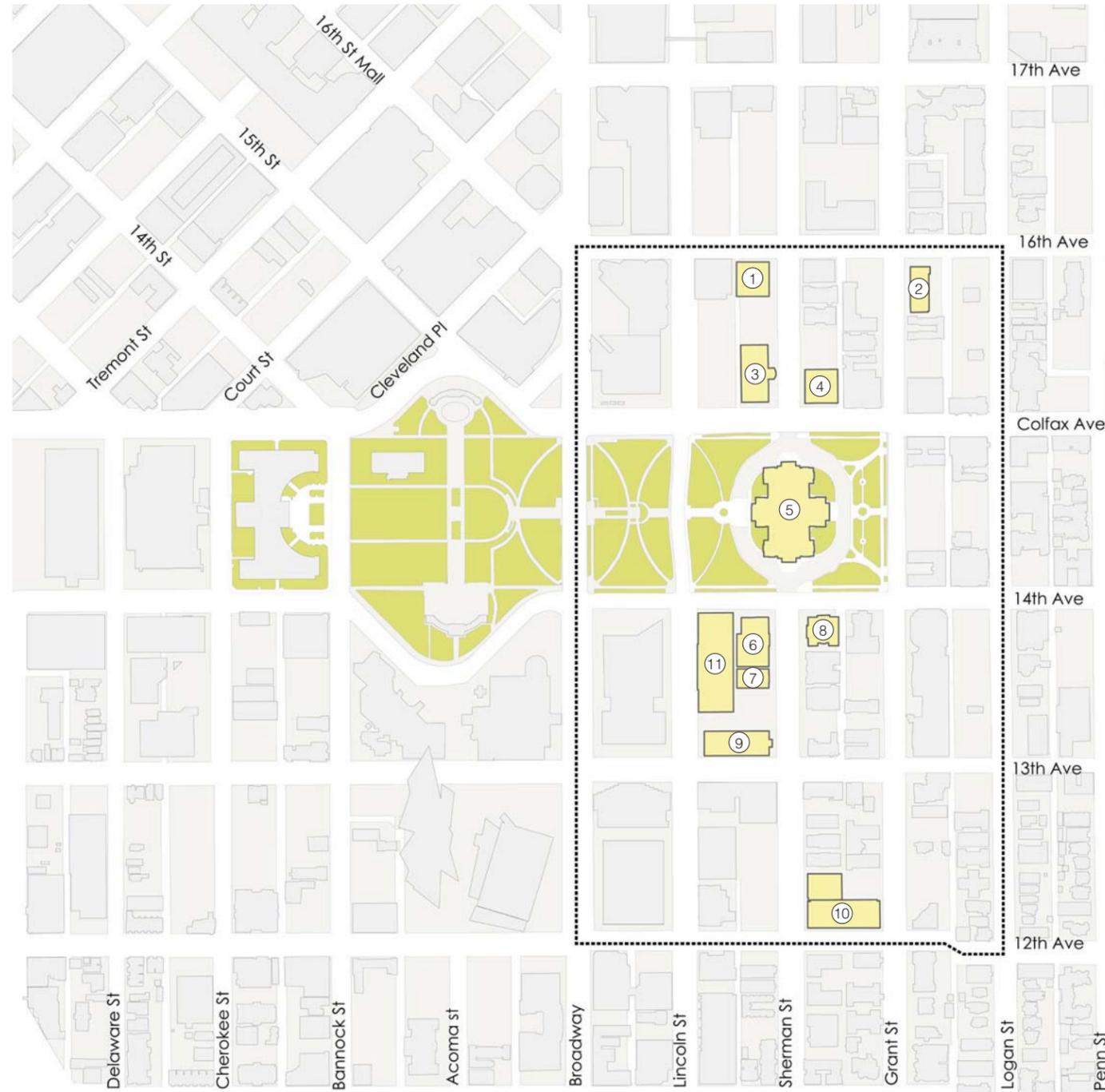
- General Assembly (GA)
- Joint Budget Committee (JBC)
- Legislative Council
- Legislative Legal Services
- State Auditor

*Agencies or locations excluded from this study include Department of Agriculture, Department of Corrections, Department of Military and Veterans Affairs, Department of Public Health and Environment, and Department of Transportation.



2.2 - DETAILED CAMPUS OVERVIEWS

Diagram 3.4 Showing State-Owned, CCF-Managed Building Locations in Capitol Complex



- | | | |
|--|---|--|
| <ul style="list-style-type: none"> 1. Human Services Building 2. 1570 Grant Building 3. State Services Building 4. State Office Building | <ul style="list-style-type: none"> 5. State Capitol Building 6. Capitol Annex 7. Power Plant 8. Legislative Services Building | <ul style="list-style-type: none"> 9. Centennial Building 10. DOLE Building 11. Merrick Parking Structure |
|--|---|--|

2.2.1 - DOWNTOWN CAMPUS

Capitol Complex Buildings and Facilities in the Downtown Campus:

The downtown campus contains a majority of Capitol Complex Facilities-managed buildings. There are ten buildings within the campus and comprise a total gross floor area of 1,523,920 square feet. The downtown campus buildings are as follows:

1. Human Services Building, 1575 Sherman Street
 - Constructed in 1952, acquired by the State of Colorado in 1964, renovated in 1987.
 - GFA: 145,370 square feet
 - Tenants: DHS (548 total staff)
2. 1570 Grant Street
 - Constructed 1956, acquired by State of Colorado in 2001.
 - GFA: 49,751 square feet
 - Tenants: HCPF (226 total staff)
3. State Services Building, 1525 Sherman Street
 - Constructed in 1960, renovated in 1992, updated in 2014.
 - GFA: 165,930 square feet
 - Occupants: General Assembly, Auditor, DPA (320 total staff)
4. State Office Building, 201 East Colfax Avenue
 - Constructed in 1921, added to National Historic Register in 1974, renovated in 1985.
 - GFA: 78,115 square feet
 - Tenants: DOE (272 total staff)
5. State Capitol Building, 200 East Colfax Avenue
 - Constructed in 1886 to 1903, added to National Historic Register in 1974.
 - GFA: 323,375 square feet
 - Occupants: Office of the Governor, Office of Lieutenant Governor, Department of Treasury, General Assembly, Legislative Council, Legislative Legal Services, DPS - State Patrol, DPA (286 total staff)
6. Capitol Annex, 1375 Sherman Street
 - Constructed in 1937, added to National Historic Register in 1991.
 - GFA: 114,720 square feet.
 - Tenants: DOR (548 total staff)
7. Power Plant, 1341 Sherman Street
 - Constructed in 1939, added to National Historic Register in 1991.
 - GFA: 25,690 square feet
 - Tenants: DPS - State Patrol (59 total staff)
8. Legislative Services Building, 200 East 14th Avenue
 - Constructed in 1915, added to National Historic Register in 1974, renovated in 1986.
 - GFA: 59,301 square feet
 - Occupants: General Assembly, Joint Budget Committee, and Legislative Council (47 total staff)
9. Centennial Building, 1313 Sherman Street
 - Constructed 1976.
 - GFA: 201,746 square feet
 - Tenants: DNR, DOLA, DPA (473 total staff)
10. Department of Labor and Employment, 251 East 12th Avenue (DOLE owns and manages this building)
 - Constructed in 1957.
 - GFA: 137,000 square feet
 - Tenants: DOLE (320 total staff)
11. Merrick Parking Structure
 - Constructed in 2006.
 - (See Parking Section)



Parking

Off-Street Parking

The downtown campus includes seven State-owned surface parking lots that comprise a total of 3.65 acres and 242 parking spaces, as well as one 5-level parking structure that contains 663 spaces, totalling 905 off-street parking spaces:

1. Tan Parking Lot, 1520 Lincoln Street
 - Area: 0.9 Acres
 - Number of Spaces: 115
2. Green Parking Lot, 1520 Lincoln Street
 - Area: 0.1 Acres
 - Number of Spaces: 15
3. Yellow Parking Lot, 1530 Sherman Street
 - Area: 0.4 Acres
 - Number of Spaces: 46
4. Blue Parking Lot, 1570 Grant Street
 - Area: 0.2 Acres
 - Number of Spaces: 19
5. Merrick Parking Garage, 1350 Lincoln Street
 - Area: 5 parking stories (200,000 Square feet)
 - Number of Spaces: 663
6. Black Parking Lot, 1325 Sherman Street
 - Area: 0.4 Acres
 - Number of Spaces: 47

Additionally, the Motor Pool Lot and the Capitol Circle are State-owned facilities but are not available as part of the general inventory of State spaces:

7. Motor Pool Lot, 1550 Lincoln Street
 - Area: 0.4 Acres
 - Number of Spaces: 45
8. Capitol Circle, 200 East Colfax Avenue
 - Area: 1.25 Acres
 - Number of Spaces: 162

On-Street Parking

There are approximately 467 on-street parking spaces within the Downtown Campus. Almost 87% of the on-street parking spaces in the study are controlled through the use of single-space parking meters. The time limit on those meters include: 1 hour limits, 2 hour limits, and some with 5 hour limits. The remaining 13% of the on-street spaces are not metered but are restricted with a 2 hour time limit.

The on-street spaces in the study area are controlled and managed by the City of Denver. During the legislative sessions the metered spaces along Sherman and Grant Streets are bagged and are under the control of the State Senate Sergeant of Arms.

Parking Operations

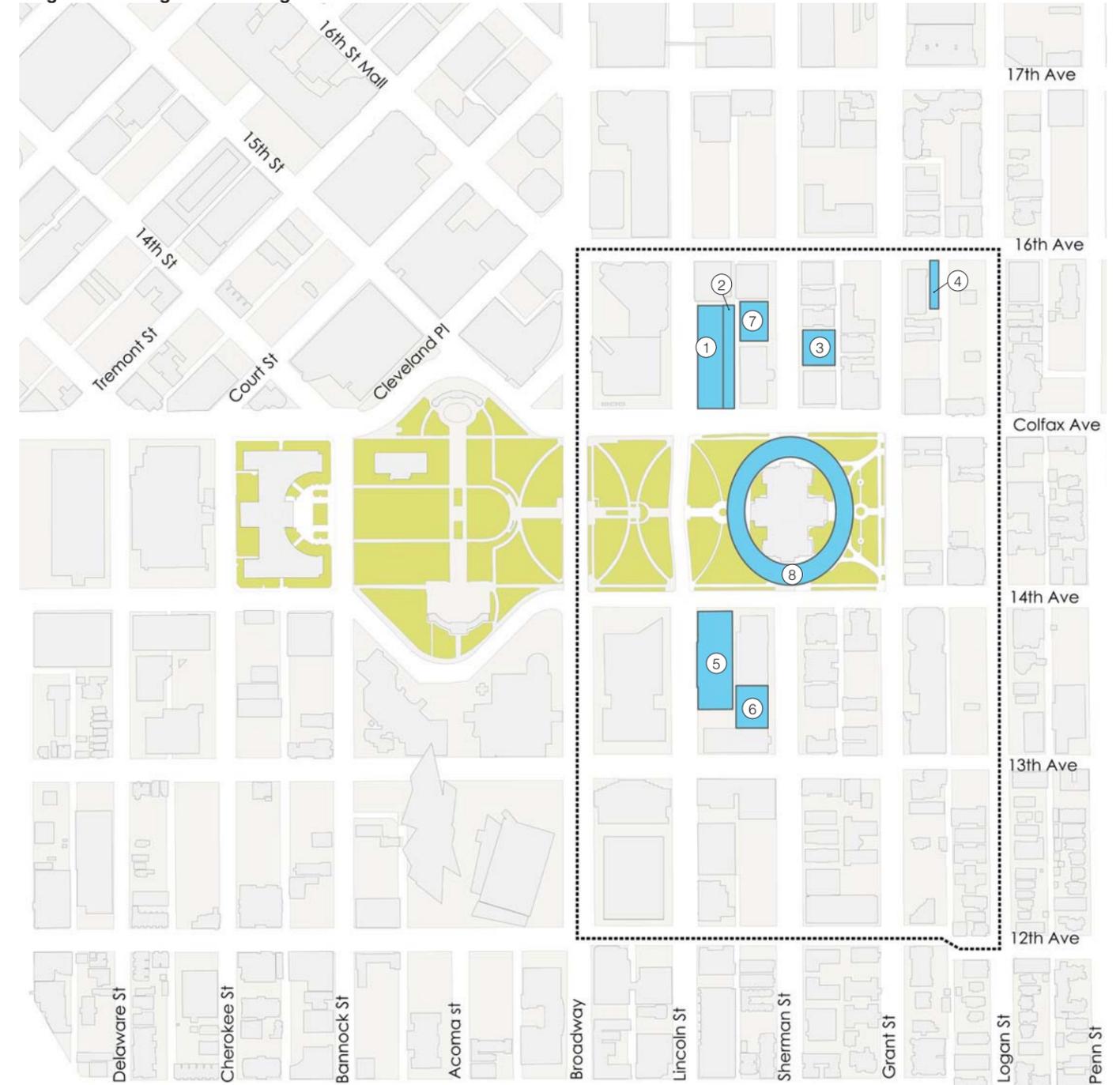
The State controlled Capitol Complex parking is allocated by the General Assembly and administered by the Department of Personnel & Administration (DPA). Parking in the Capitol Circle is not managed by the Capitol Complex Facilities parking office. The Capitol Circle is largely reserved for the legislative branch and the Office of the Governor. Some spaces in the Capitol Circle are for use by other elected officials, employees with physical challenges that work in the Capitol, loading, facilities maintenance, etc. Outside of the Capitol Circle, approximately 66% of parking spaces are allocated to individual employees and 34% are allocated to agencies. Each parking space is assigned to a specific agency or employee and there is no oversell of available parking.

The State of Colorado does not provide visitor parking. Visitors are expected to utilize on-street spaces or privately owned off-street facilities.

Approximately 400 employees are on the current waiting list for parking permits. Approximately 14% of the people on the waiting list have been waiting for one year or more.

Note: While not included in the scope of the master plan the Judicial Center and History Colorado Museum have separate parking resources. Judicial has 299 spaces in the parking garage located on the 1200 block of Lincoln. History Colorado has 25 spaces located in the same structure. Judicial also has an additional 72 parking spaces located under the Judicial Center as parking for supreme court justices and appellate court judges.

Diagram Showing State Parking Facilities



- | | |
|-----------------------|------------------------------|
| 1. Tan Parking Lot | 5. Merrick Parking Structure |
| 2. Green Parking Lot | 6. Black Parking Lot |
| 3. Yellow Parking Lot | 7. Motor Pool Lot |
| 4. Blue Parking Lot | 8. Capitol Circle |

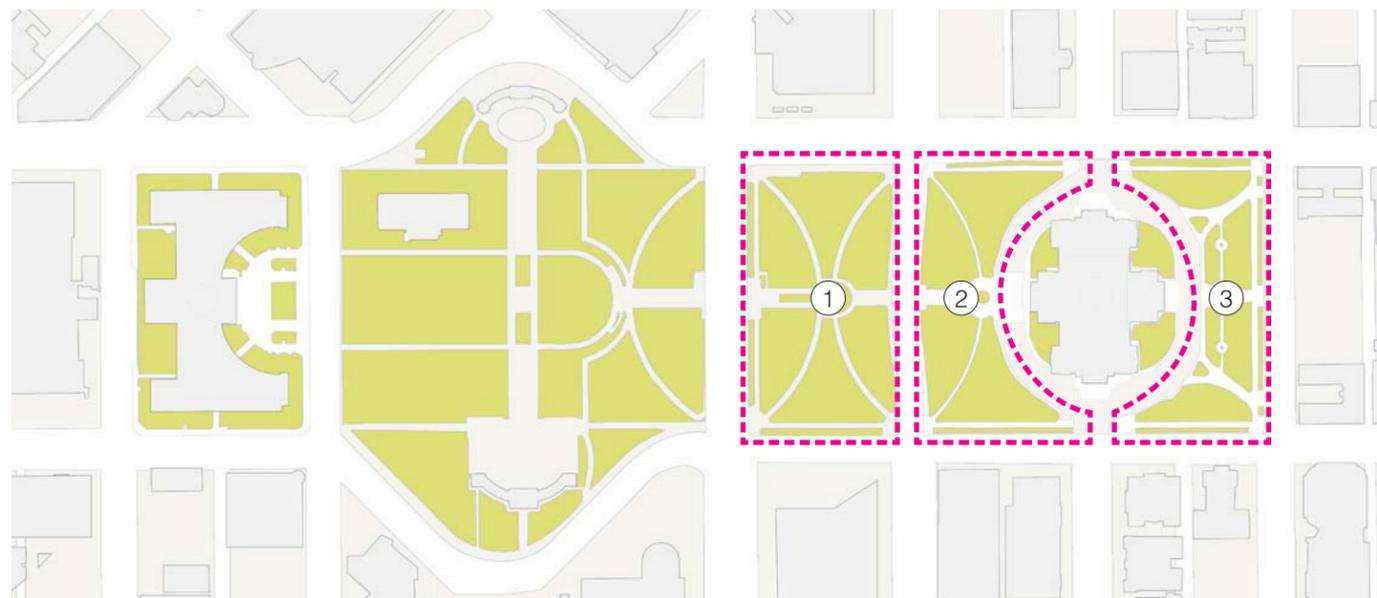
Capitol Complex Parking Facilities



The downtown campus includes three primary open spaces that comprise a total of 6.6 acres. These open spaces make up a part of the larger Civic Center Park open space framework that extends to the west. The State-owned open space facilities are:

1. Lincoln Park
 - Bound by the Lincoln Street, Colfax Avenue, Broadway, and 14th Avenue
 - Area: 3.0 Acres
2. The Capitol Grounds West Lawn
 - Bound by the Capitol Building, Colfax Avenue, Lincoln Street, and 14th Avenue
 - Area: 2.0 Acres
3. The Capitol Grounds East Lawn
 - Bound by the Capitol Building, Colfax Avenue, Grant Street, and 14th Avenue
 - Area: 1.6 Acres

Diagram Showing State-Owned Open Spaces in Capitol Complex



1. Lincoln Park
2. West Lawn
3. East Lawn

Transit

The data obtained from the agency interviews indicate that as many as 50% of State employees utilize RTD ecompasses to ride public transportation. Civic Center Station is located one block northwest of the Capitol Building and functions as a major transportation hub served by multiple bus routes as well as the 16th Street Free Mall Ride and the Downtown Circulator both of which connect to Denver Union Station.

Many employees take advantage of alternative forms of transportation. Although exact figures are not currently available, it appears that many employees bike to work. There is currently a waiting list for the bicycle lockers located north of 1525 Sherman Street.

In addition, employees can take advantage of the State's carpool/vanpool parking program. Approved participants are eligible to receive a discount on their parking fees based on the number of people in their carpool.

Visitation

The Colorado State Capitol is a major tourist destination in the downtown area, attracting between 250,000 and 300,000 thousand visits per year. In addition the Capitol building is a working building currently housing offices for the General Assembly and staff, the Governor and Lieutenant Governor and accompanying staff, and the State Treasurer and staff.

Public access to the Capitol is provided at the first floor on the north entry and accessible access is provided at the basement/ground level at the south entry. Both public access points require visitors to pass through magnetometer devices which are administered by the State Patrol.

The east and west entries to the Capitol are controlled entrances for State employees and members of the General Assembly.

Even with state agencies providing more opportunities to conduct business on-line, a number of agencies - including DOR, DOLE, and DNR - still have significant walk-in traffic. While some of these visitors may use public transportation, the lack of adjacent visitor parking presents challenges.

Security

The following primary security systems are currently in place throughout the Capital Complex: access control (ACS), video surveillance, wireless duress and central monitoring by CSP.

The access control system deployment is campus wide and currently exists throughout other Capitol Complex Facilities-managed buildings within the system with the exception of a DOR-exclusive card reader system within the Capitol Annex Building and 1881 Pierce Street. The ACS serves as the primary security management system for monitoring intrusion alarms. The state's existing wireless duress alarm system infrastructure is in place and operational. The existing security systems are controlled and monitored centrally from Colorado State Patrol's Central Command Center (CCC) in Denver CO. Within the downtown campus, the CCC is staffed by the Executive Protection Unit of the Colorado State Patrol based out of the Power Plant Building.

2.2.2 KIPLING CAMPUS

Capitol Complex Buildings

1. 700 Kipling Building, 700 Kipling Street, Lakewood
 - Constructed in 1985, acquired by the State of Colorado in 1992
 - GFA: 36,380 square feet
 - Tenants: DPS (212 total staff)
2. Dale Tooley Building, 690 Kipling Street, Lakewood
 - Constructed in 1985, acquired by the State of Colorado in 1986
 - GFA: 42,008 square feet
 - Tenants: OIT, DPS (151 total staff)

Parking

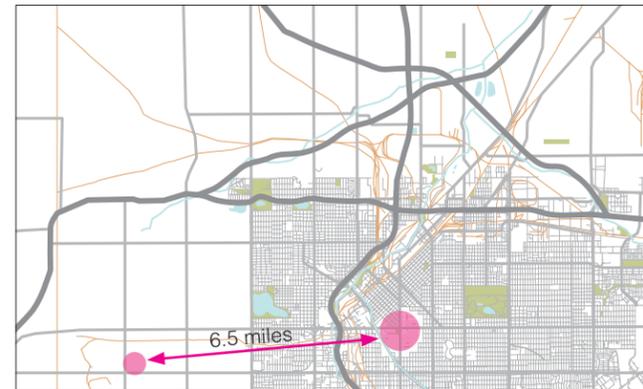
1. Dale Tooley Building
 - Total spaces = 159
 - Visitor only parking = 18
 - Employee only parking (CBI-GGCC) = 141
2. 700 Kipling Building
 - Total spaces = 212
 - Visitor only parking = 9
 - Employee only parking = 203

Security

The following primary security systems are currently in place throughout the Capitol Complex: access control (ACS), video surveillance, wireless duress and central monitoring by CSP.

The access control system deployment is campus wide and currently exists throughout other state Capitol Complex Facilities managed buildings within the system. The ACS serves as the primary security management system for monitoring intrusion alarms. The state's existing wireless duress alarm system infrastructure is in place and operational.

Location Map Relative to the State Capitol Building



Oblique View of the Kipling Campus



1. 700 Kipling Building
2. Dale Tooley Building

2.2.3 PIERCE CAMPUS

Capitol Complex Buildings

1. 1881 Pierce Building, 1881 Pierce Street
 - Constructed in 1972, acquired by the State of Colorado in 1983
 - GFA: 90,261 square feet
 - Tenants: DOR (362 total staff)

Parking

1. 1881 Pierce Building
 - Total parking spaces = 418
 - Visitor-only parking = 111

Visitation

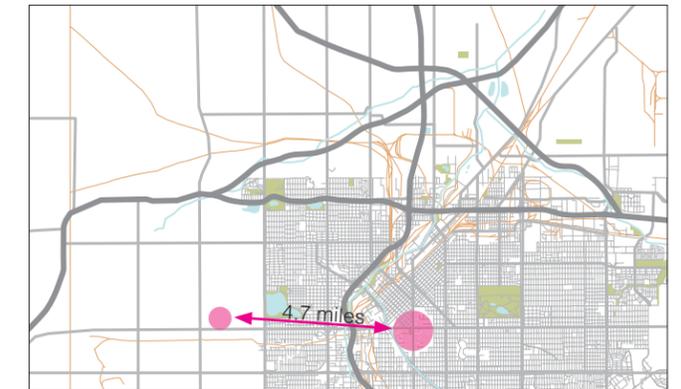
The Pierce Campus experiences a high level of visitation due to a Department of Motor Vehicles office being located at this facility.

Security

The following primary security systems are currently in place on the Pierce Campus: access control (ACS), video surveillance, and wireless duress. Emergency response is provided by Lakewood Police.

The access control system deployment is campus wide and currently exists throughout other Capitol Complex Facilities managed buildings within the system. The ACS serves as the primary security management system for monitoring intrusion alarms. The state's existing wireless duress alarm system infrastructure is in place and operational.

Location Map Relative to the State Capitol Building



Oblique View of the Pierce Campus



1. 1881 Pierce Building

2.2.4 NORTH CAMPUS

Capitol Complex Buildings

1. North Campus North Building, 6321 N. Downing St.
 - Constructed in 1968, acquired by State of Colorado in 1976
 - GFA: 21,175 Square Feet
 - Tenants: Storage
2. North Campus East Building, 6221 N. Downing St.
 - Constructed in 1968, acquired by State of Colorado in 1976
 - GFA: 38,916 Square Feet
 - Tenants: Storage
3. North Campus West Building, 1001 E. 62nd Ave.
 - Constructed in 1968, acquired by State of Colorado in 1976.
 - GFA: 37,711 Square Feet
 - Tenants: DPA Central Services, DOLE, DOR (90 total staff)

Parking

71 employee parking spaces including 2 disabled and 2 reserved spaces

Visitation

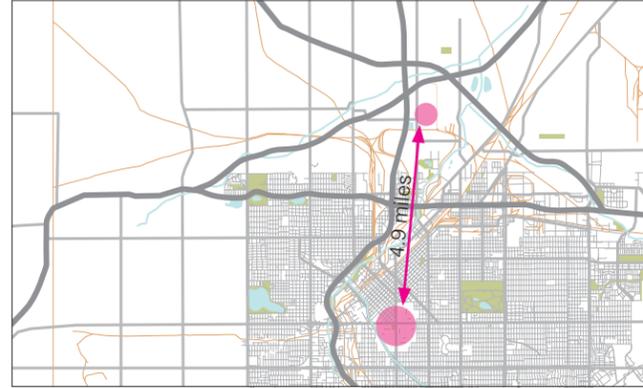
The North Campus due to its function has minimal visitors outside of the State employees assigned to this location.

Security

The following primary security systems are currently in place throughout: access control (ACS), video surveillance, and wireless duress. Emergency response is provided by Adams County Police.

The access control system deployment is campus wide and currently exists throughout other Capitol Complex Facilities managed buildings within the system. The ACS serves as the primary security management system for monitoring intrusion alarms. The state's existing wireless duress alarm system infrastructure is in place and operational.

Location Map Relative to the State Capitol Building



Oblique View of the North Campus



1. North Campus West Building
2. North Campus East Building
3. North Campus North Building

2.2.5 EXECUTIVE RESIDENCE

Capitol Complex Buildings

1. Executive Residence, 400 East 8th Avenue
 - Constructed in 1908, donated to the State of Colorado in 1959, added to National Historic Register in 1969
 - GFA: 26,430 Square Feet
 - Tenants: Residence of the incumbent Governor of Colorado
2. Carriage House, 400 East 8th Avenue
 - Constructed in 1908, donated to the State of Colorado in 1959, added to National Historic Register in 1969, remodeled in 2006
 - GFA: 4,837 Square Feet
 - Tenants: Auxiliary structure to Executive Residence

Parking

Executive Residence parking lot is located directly to the west of the Residence at the southwest corner of 8th Avenue and Logan Street. The Executive Residence lot serves two purposes:

- Governor's Residence Parking from 5:00pm - 6:00am
- Leased for other uses from 6:00am to 5:00pm
 - Total spaces = 83

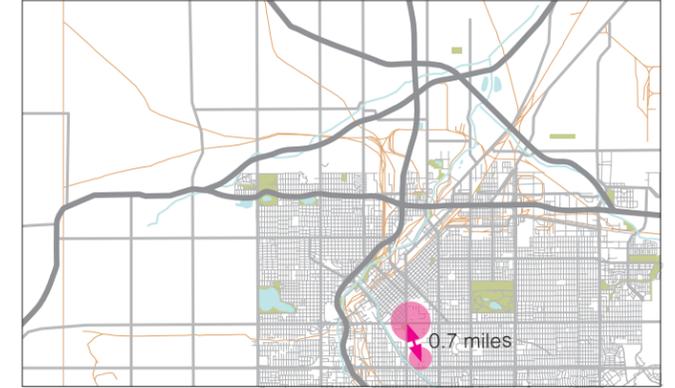
Visitation

Executive Residence hosts numerous functions with visitors.

Security

The Colorado State Patrol is responsible for security of the Executive Residence and Carriage House. The Residence has a security office with monitors and alarms that are manned by the Colorado State Patrol. The Executive Residence and Carriage House are staffed by the Executive Protection unit of the Colorado State Patrol.

Location Map Relative to the State Capitol Building



Oblique View of the Executive Residence and Carriage House



1. Executive Residence
2. Carriage House

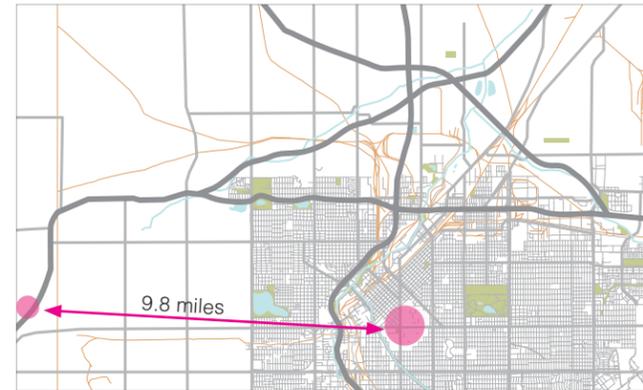
2.2.6 CAMP GEORGE WEST

Capitol Complex Buildings

There are 64 individual buildings on the Camp George West campus and they are owned and managed by the departments that occupy them. The site and its infrastructure is owned and managed by the DPA and the Capitol Complex Facilities respectively. The site and its infrastructure is subject to this master plan but the buildings are not.

- Established in 1903 as the State Rifle Range, designated Camp George West in 1934, placed on Historic Register in 1993
- Site area: 289.78 acres
- Tenants: Department of Corrections and Correctional Industries, Department of Military and Veterans Affairs, Department of Public Safety, Department of Transportation

Location Map Relative to the State Capitol Building



Aerial View of the Camp George West Campus



2.2.7 GRAND JUNCTION STATE SERVICES BLDG

Capitol Complex Buildings

1. Grand Junction State Services Building, 222 S. 6th Street, Grand Junction, Co
 - Constructed in 1983
 - GFA: 52,000 square feet
 - Tenants: DPA, DPHE, DOLE, DOLA, DOR, DOT, DORA, DNR

Parking

- Grand Junction State Services Building, 222 S. 6th Street, Grand Junction, Co
 - Spaces in State-owned lot = 42 metered
 - Spaces in adjacent, privately owned lots = 41
 - Accessible Spaces = 3

Visitation

The Grand Junction State Services Building experiences a moderate level of visitation.

Security

The primary security system that is currently in place at the Grand Junction State Services Building is access control. The Grand Junction police respond to this building.

Location Map Relative to the State Capitol Building



Oblique View of the Grand Junction State Services Building



1. Grand Junction State Service Building