

GSA Location Policy

*Metropolitan Washington
Council of Governments:*

Board of Directors Meeting

14 September 2016

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Agenda

- Administration Direction
- Federal Space Management
- Location Policy
- Jurisdictions and the Region
- Outcomes

Executive Order 12072 (Aug.16, 1978)

- In urban areas, the Federal Gov/GSA will:
 - consider the impact a site selection will have on improving the social, economic, environmental, and cultural conditions of the communities in the urban area.
 - give first consideration to a centralized community business area and adjacent areas of similar character, including other specific areas which may be recommended by local officials.

FMR - Location of Space: §102-83.85

- Central Business Area (CBA) –
 - means the centralized community business area and adjacent areas of similar character, including other specific areas that may be recommended by local officials in accordance with EO 12072.
- CBAs are designated by local government and not by Federal agencies.

GSA Location Policy (October 2015)

1. Local Planning and economic development goals
 - ❑ CBAs developed by locals in support of goals/objectives
2. Promote existing infrastructure and resources
 - ❑ Using old & new definitions (e.g., broadband, historic preservation)
3. Establish a clear preference for access to transit
4. Focus sustainability goals and protection of the natural environment
 - ❑ EO 13693

Policy Objectives - National Capital Region

- Planning/Economic Development – Mostly Local
- Infrastructure – Local / Regional
- Sustainability – Regional / Local
- Transit – Mostly Regional

Current GSA National Process

1. Jurisdictions establish CBAs (only DC today)
2. Agencies propose, to GSA, transactional delineated areas
3. GSA reviews submitted delineated areas for compliance w/ law, location policy, competition
4. GSA and agencies conclude on transactional delineated area; larger actions are OK'ed by Hill

New Proposed Process

1. Jurisdictions establish CBAs

- GSA engages individual discussions w/jurisdictions
- GSA compares to location policy goals, incl. competition
- GSA and jurisdictions will review CBA designations periodically

2. GSA uses CBA for location decisions and proposes program delineated areas to agencies, as appropriate

3. For transactions:

- Begin w/ program delineated areas
- Agency's mission requirements
- Develop transactional delineated area

What matters / What's changed

- Metro-area Jurisdictions
 - Articulation of planning and economic development objectives
 - CBA on file with GSA's National Capital Region
 - More predictability with regard to GSA leasing decisions
- GSA
 - CBAs are informed on where we're wanted, not
 - Provides default delineated areas to agencies
 - Agencies focus on mission-specific location requirements

Outcomes

1. Move from mostly transaction based engagements
2. More consistency on federal end
 - ❑ Visibility on mission specific
3. Clearer look for jurisdictions
 - ❑ Anticipation for federal site needs
 - ❑ Insight into federal process / operations

Questions?

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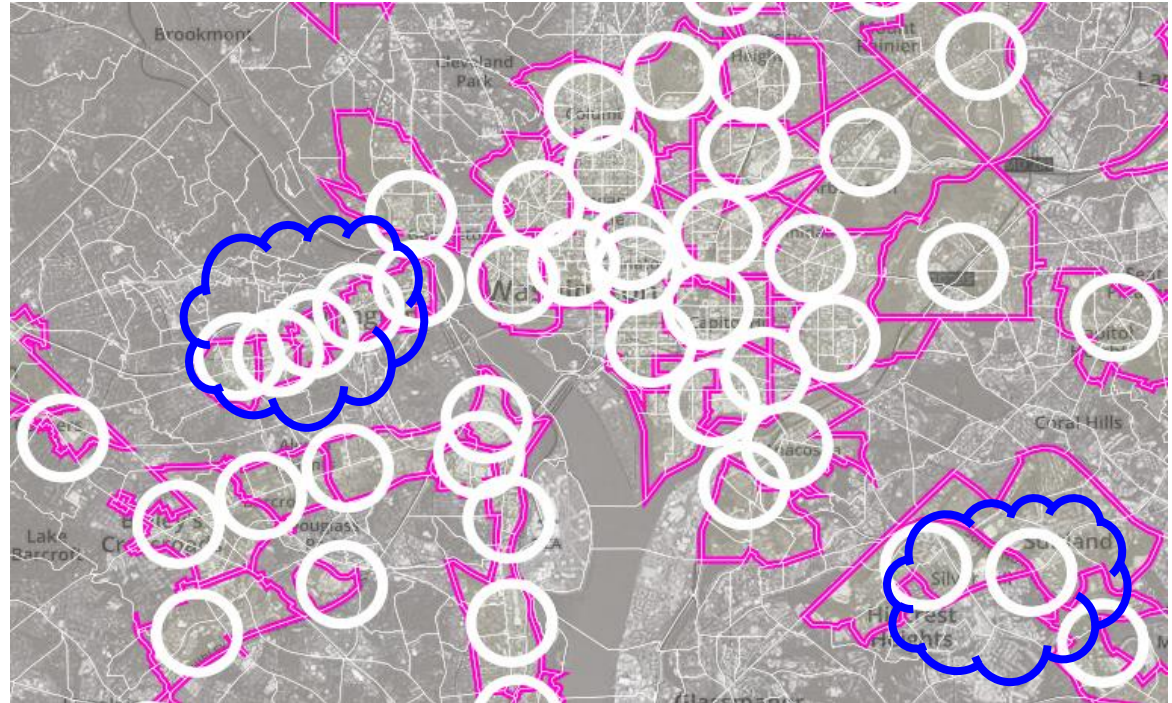
What's your CBA?

Circles = AC's

TAZ's

Clusters?

Another
Approach?



D.C. 90% of leased space in CEA

