

# GSA Location Policy

*Delivered to:*

*Metropolitan Washington Council of Governments:  
PDTAC and CEDO members*

13 July 2016



# GSA Location Policy

- Planning and economic development goals
  - GSA considers local goals in location decisions;
  - EO 12072 proposes locally established CBAs
- Promote existing infrastructure and resources
  - Using both old & new definitions (e.g., broadband)
- Establish a clear preference for access to transit
  - Regional consistency
- Focus sustainability goals and protection of the natural environment
  - EO 13693

# Current GSA National Process

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

# New Proposed National Process

1. Confer with jurisdictions to establish CBAs
  - Compare to location policy
2. Propose program delineated areas, where appropriate
3. Transaction
  - Begin w/ program delineated areas
  - Agency's mission requirements
  - Develop transactional delineated area

# Washington Metro Area Process

## Jurisdictions establish CBAs

1. Activity Centers as a starting point
  - Provide regional consistency
  - Basic agreement on approach & deviations
2. Individual discussions w/ jurisdictions

# How we get there

- Starting Point
  - Activity Centers  $\cong$  CBAs
- Assess level of alignment w/Econ Dev Officers & Planners
  - How do we use work you've already done?
  - What else is needed?
- Test with you
- Recommendations for all COG member jurisdictions

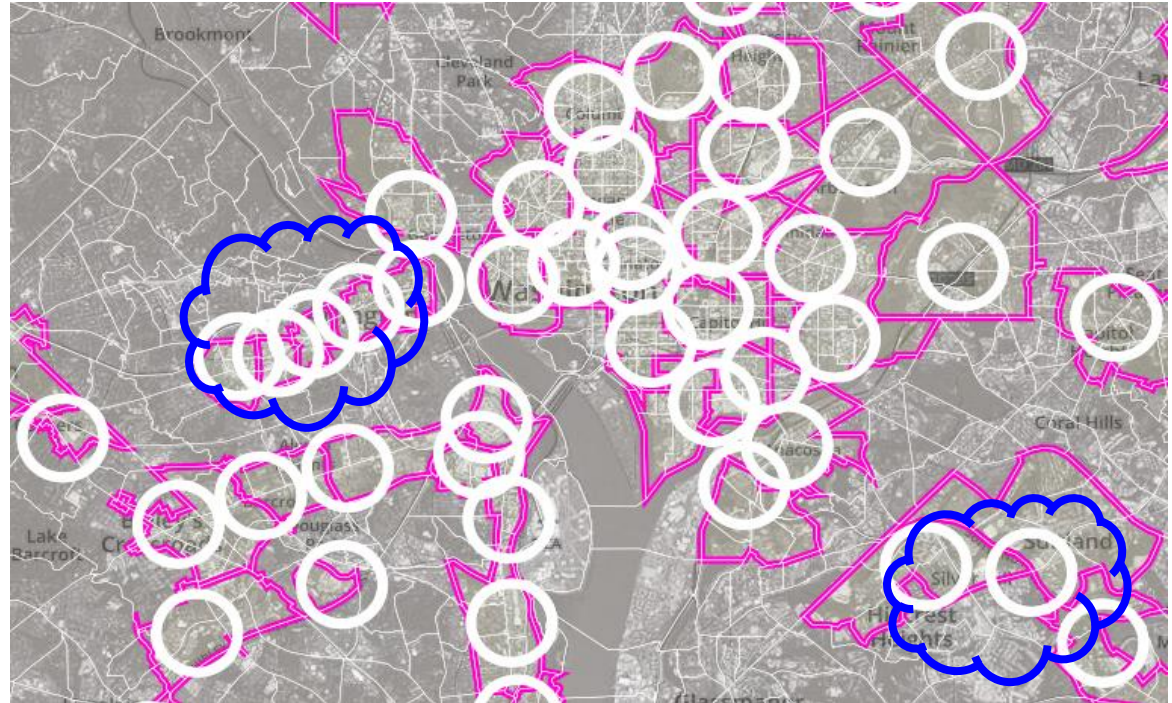
# What's your CBA?

Circles = AC's

TAZ's

Clusters?

Another Approach?















# Working with COG and you

1. Complete assessment of ACs & TAZs
  - AC pin drops not fully useful as 1/2 mile radii
  - TAZs aren't exactly the right data
2. Compare AC “attributes” to GSA location drivers
  - Other ways to supplement AC approach?



# GSA Policy and Activity Centers

MW COG		GSA	
Activity Center Criteria		Location Policy	SLC Tool
Core Attributes	Local Planning		
	Person Density		
Additional Attributes (2 of 4)	Intersection Density		
	Transit Capacity		
	Mixed Use		
	Housing and Transportation Cost		

# Working with COG and you (cont.)

3. Test a limited set of jurisdictions/sub-markets
  - Use SLC tool (GSA)
4. Communicate via CAO, planning, economic development officials, and business community

# After final agreement on ACs as a base

1. Confer w/ each jurisdiction:
  - Local planning/economic development objectives
2. Conclude on CBA designations
3. GSA considers use of CBA as program delineated area
4. Work w/ jurisdictions on transactions, including use of:
  - Program delineated area, and
  - Agency mission-driven changes

Questions?

GSA<sup>®</sup>

# TAZ/Activity Center Data

- <50% contain a MetroRail station
- Leasing within:
  - Over 90% - DC, Charles, Prince William, Alexandria, Arlington
  - Over 70% - Fairfax, Prince George's, Montgomery
  - Less than 70% - Loudoun & Fredrick

# Smart Location Calculator (SLC)

- Developed in partnership with EPA
- Analyzes the effect of a location on commute:
  - Accessibility to transit
  - Vehicle miles traveled
  - GHG emissions associated with commute
- It is a tool, not the determining factor
  - Use to analyze proposed CBAs, delineated areas

# D.C. 90% of leased space in CEA

