Managing Change for BRAC and Federal Properties
New DASH Service
12x to Mark Center

BRAC-133
Public Transportation Center
GSA Capital Region Assets

Owned: 175 buildings. 40 million RSF
Leased: 480 buildings. 56 million RSF
GSA Assets and Metro

Within 1/2 Mile:
50% of buildings. 72% of RSF

Within 1/4 Mile:
32% of buildings. 50% of RSF
Future Opportunities

All Holdings Not Near Transit
325 owned + leased buildings. 26 million RSF

Leased Holdings Not Near Transit
200+ buildings. 14 million RSF
Crystal City

- Employees: 29
- Drive Alone: 42%
- Transit: 46%
- Avg Drive: 16 miles
- Scope 1+2: lease
- Scope 3: 57 CO₂e 1.98/empl
- Walkscore: 94

- Nearby buildings w/same mode split have longer commutes, higher emissions.
- Agencies leaving similar sites for security reasons...
Drive Alone: 89%
Transit: 7%
Avg Drive: 28 miles
Scope 3: 3.98/empl
Walkscore: 57

Drive Alone: 42%
Transit: 46%
Avg Drive: 16 mile
Scope 3: 1.98/empl
Walkscore: 94
- Advance local and regional planning goals
  - ... consider regional perspective
  - ... recommendations of local officials
- Seek location-efficient sites
  - ... CBDs and rural town centers
  - ... transportation choice
  - ... walkable and bikeable sites
  - ... accessible to range of employees/visitors
- Maximize use of existing resources
  - ... existing infrastructure
  - ... brownfield/grayfield and infill
  - ... historic and existing buildings
  - ... efficient use of existing space
- Foster the protection of natural environment
  - ... existing ecosystems
  - ... avoid green fields
  - ... climate adaptation planning
Central DC with GSA Buildings, Transit Stops and Walkability
GSA
- SSA/IRS lease exp. 2013, 130k sq. ft. in downtown
- Expertise on PV
- Transit ridership info for civic planning purposes
- Contract for BID services

U.S. Courts
- Courthouse tours and events

HUD/DOT
- $1M grant for planning
- $700K bus corridor planning

NEA
- $200k grant for programming Kennedy Plaza

Preservation Group
- Regular public tour of Courthouse

City of Providence, RI
- Transit agency computers from GSA schedule
- GSA tenant feedback on neighborhood amenities
What can we do with what we do?
The Federal Government in the Region
By the Numbers

436,000 Number of employees

125.5 billion Total local spending

88.1 million Total sq. ft. occupied

50% Metro rail’s peak period commuters are federal employees
Mary Switzer Building – Southwest Federal Center

MARY SWITZER BUILDING
US Coast Guard Headquarters
(under Construction)
US Census Headquarters
At Suitland Metrorail
Suitland, Maryland