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# Recommendations on Sustainable Siting for Federal Agencies

August 9, 2010

# Agenda

- I. Summary of Executive Order 13514
- II. Process Overview
- II. Criteria
- III. Contextual Considerations
- IV. Case Studies
- V. Next Steps
- VI. Questions & Wrap up



# Federal Leadership in Environmental, Energy, and Economic Performance

- The goal of EO 13514 is to establish an integrated strategy towards sustainability in the Federal Government and to make reduction of greenhouse gas emissions (GHG) a priority for Federal agencies.
- Section 10 tasked USDOT with leading an interagency working group to develop sustainable siting recommendations for Federal facilities.



# How Were These Recommendations Developed?

- Sustainable Communities Partnership – DOT, HUD, EPA
- GSA
- DOD
- DHS



Michael Macor / The Chronicle



# How Were These Recommendations Developed?

- Agency Specific Considerations

- Mission
- Security



- Flexibility Embedded

- Outreach to stakeholders



# Applicability of Recommendations

- New Sites
- Existing Sites
- Urban
- Rural





# Criteria Established

- Promote Efficient Travel and Ensure Transit Access
- Locate in Existing Central Business Districts and Rural Town Centers
- Locate Near or Be Accessible to Affordable Housing
- Promote Walkability and Bikability
- Use Existing Resources





# Criteria Established

- Foster Greyfield/Brownfield Infill Development
- Encourage Adaptive Reuse of Historic Buildings and Districts
- Preserve the Natural Environment
- Achieve Agency Scope 3 Emission Reduction Goals
- Discuss Location Alternatives with Local and Regional Planning Officials and Consider Their Recommendations.



# Criteria Defined



- Promote Efficient Travel and Ensure Transit Access
  - Provide travel options
  - Locate close to quality transit
  - Act as an Anchor for TOD
- Locate in Existing Central Business Districts
  - Rural Town Centers
  - Strengthen Economy
  - Integrate Presence



# Criteria Defined

- Locate Near or be Accessible to Affordable Housing
  - Housing affordable to Federal employees
  - Reliable Access
- Promote Walkability and Bikability
  - Safe and convenient
  - Link to existing transportation system





# Criteria Defined



- Use Existing Resources
  - Siting in areas well served by water, sewer and other relevant public infrastructure
  - Consider new pressures of the facility
- Foster Greyfield/Brownfield Infill Development
  - Restore and reuse sites

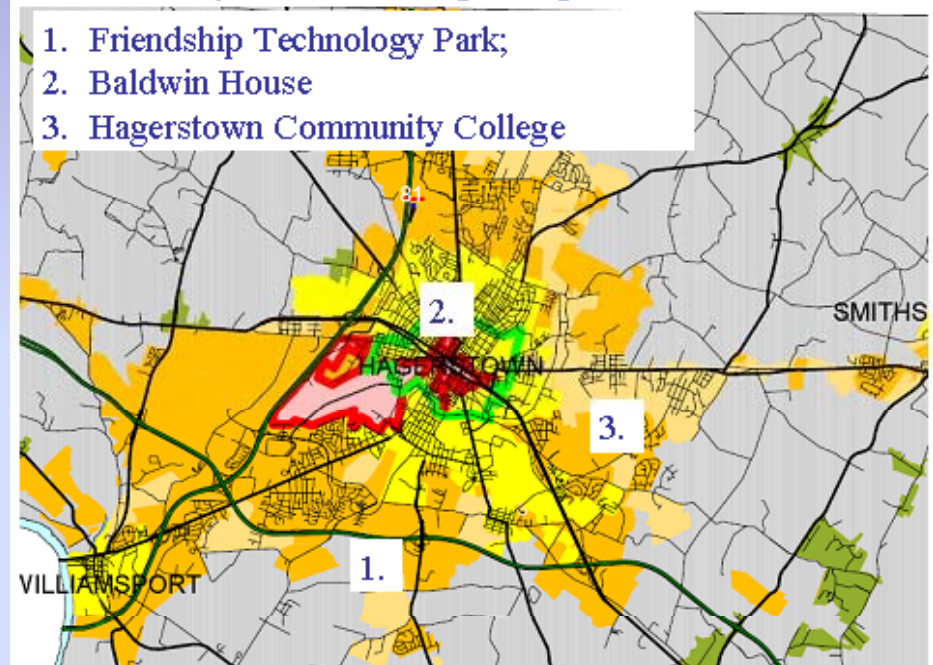


# Criteria Defined

- Encourage Adaptive Reuse of Historic Buildings and Districts
  - Revitalize local economy
  - Better integrate Federal presence
- Preserve the Natural Environment
  - Avoid greenspace development
  - Consider the environmental effects of siting decisions

## U-Md Hagerstown Campus Options

1. Friendship Technology Park;
2. Baldwin House
3. Hagerstown Community College



# Criteria Defined

- Discuss location alternatives with local and regional planning officials and consider their recommendations
  - Understand local context and future plans
- Achieve Agency Scope 3 Emission Reduction Goals
  - Consider siting and the impact of worker and visitor commutes



# Context Considerations

- Rural Areas
  - Establish Areas of Consideration that Advance Local Objectives and Federal Sustainability Goals
    - Give Emphasis to Town Centers and other areas that would reflect sustainable selection criteria.
    - Give Emphasis to Specific Sites that Would Advance Local Goals and Federal Sustainable Selection Criteria





# Context Considerations

- Urban/Suburban Areas
- Consider Sustainable Locations Within the Context of the Metropolitan Area



# Evaluating Specific Sites

- Consult with Local Officials about potential sites
- Apply Site Specific Sustainability Criteria in Site Evaluation Process



# Existing Sites



- Participate in regional transportation and other local infrastructure planning around the facility
- Possible impetus for development
- Transit Oriented Development



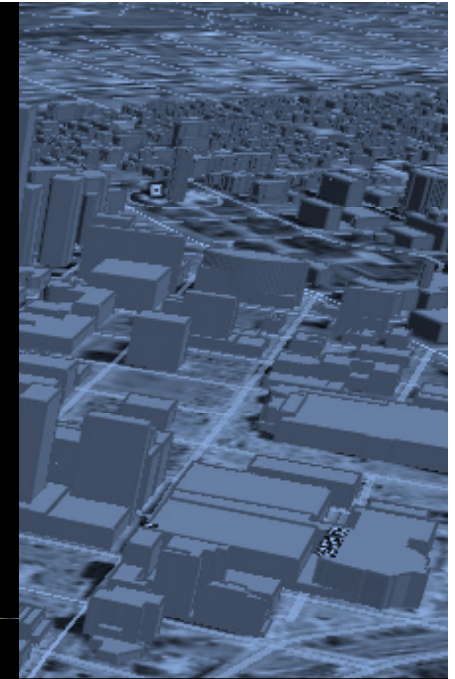
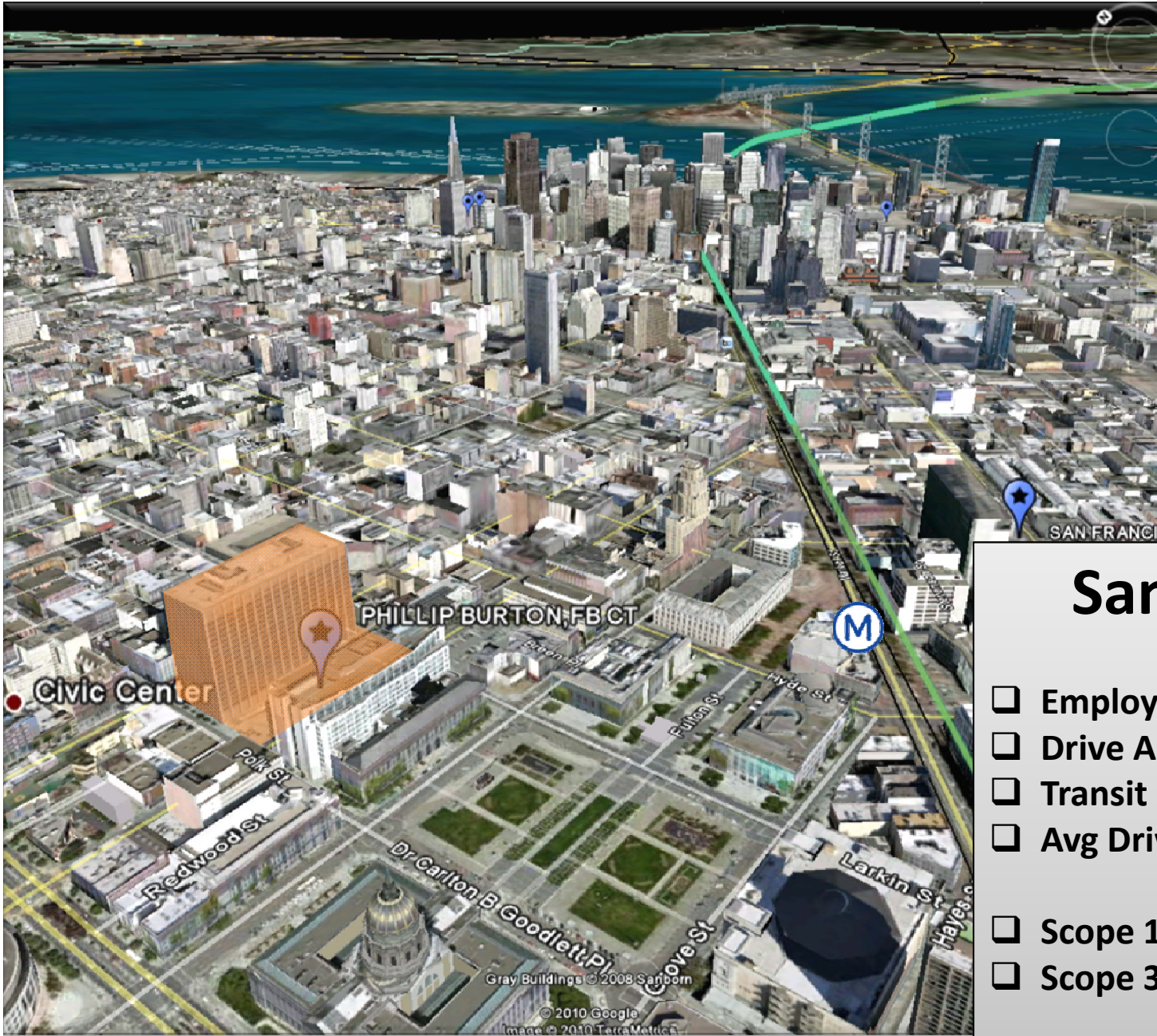




case studies  
(food for thought)







# San Francisco

- Employees 514
- Drive Alone 18%
- Transit 66%
- Avg Drive: 16 miles
- Scope 1+2: 2,409 CO<sub>2</sub>e
- Scope 3: 776 CO<sub>2</sub>e
- Walkscore: 1.51/empl
- Walkscore: 100





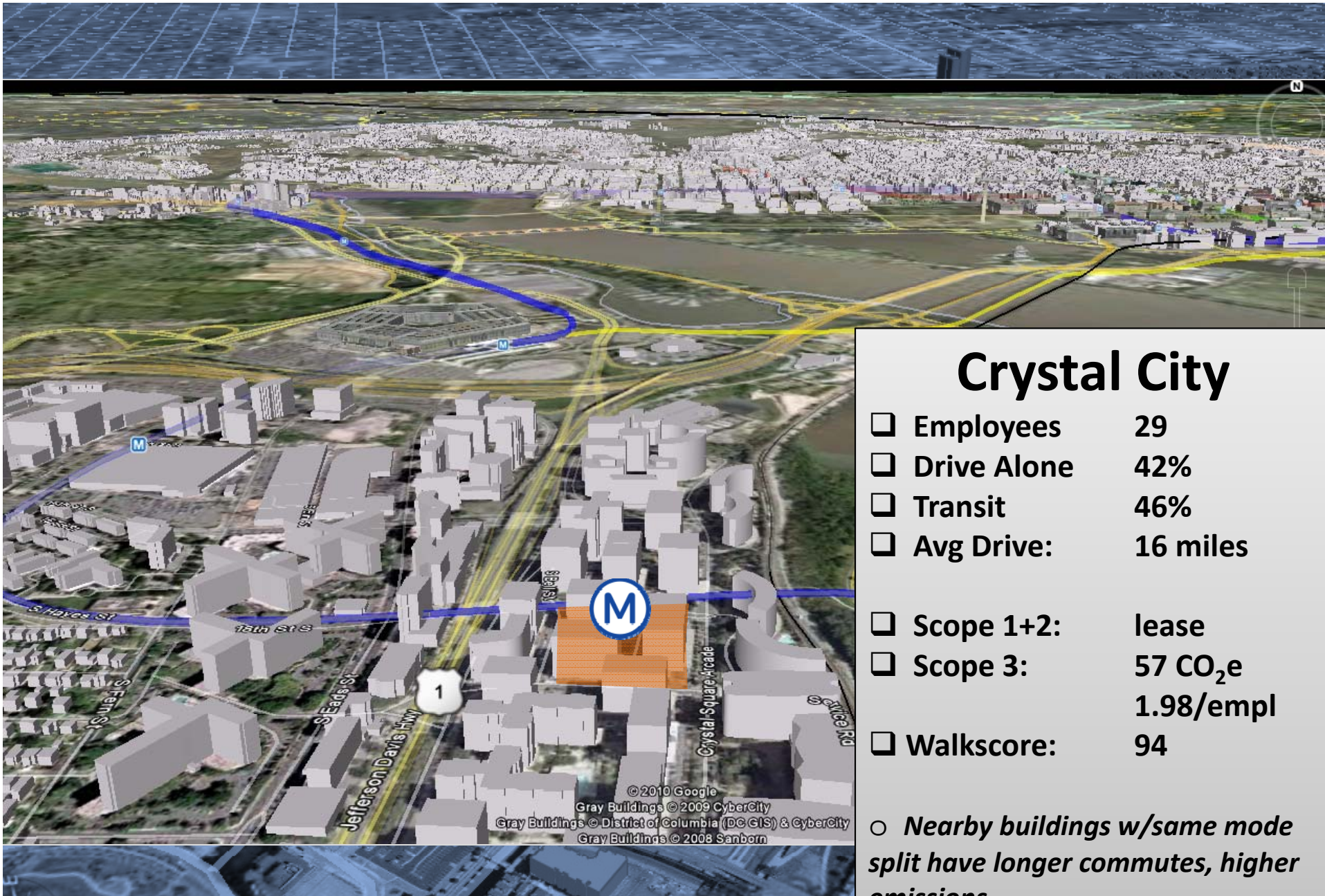


# Fort Worth

- Employees 832
  - Drive Alone 75%
  - Transit 4%
  - Avg Drive: 22 miles
  - Scope 1+2: 2,354 CO<sub>2</sub>e
  - Scope 3: 2,755 CO<sub>2</sub>e  
3.31 /empl
  - Walkscore: 97
- *Rail service to Dallas.*
  - *High Walkscore suggests fewer daytime trips.*







# Crystal City

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

- *Nearby buildings w/same mode split have longer commutes, higher emissions.*
- *Agencies leaving similar sites for security reasons...*



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 Gray Buildings © 2008 Sanborn

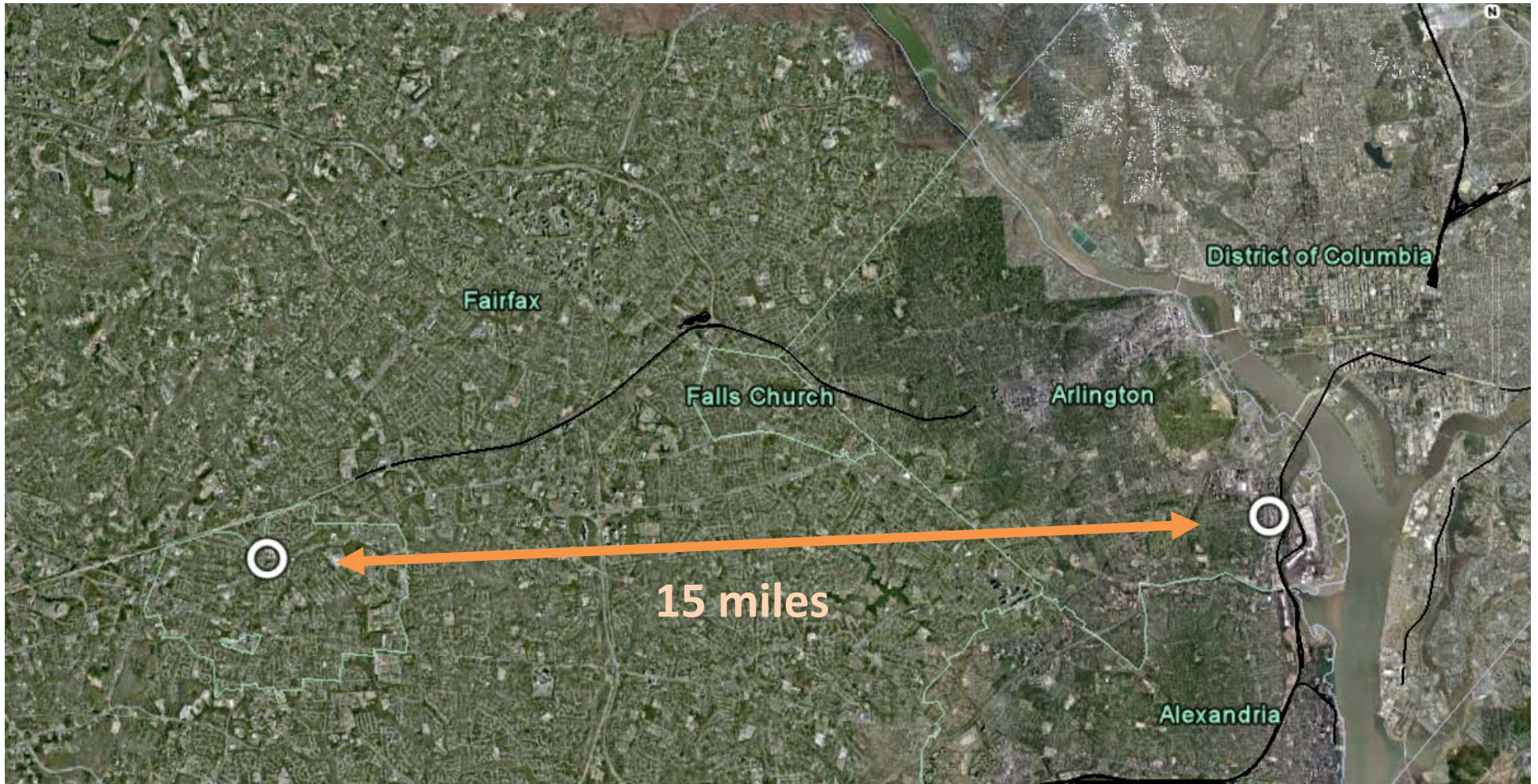




# Fairfax

- Employees      179
- Drive Alone      89%
- Transit      7%
- Avg Drive:      28 miles
  
- Scope 1+2:      lease
- Scope 3:      713 CO<sub>2</sub>e  
3.98/empl
- Walkscore:      57
  
- *Shuttle service to Metro (2 mi.)*
- *Long commutes (50 mins).*



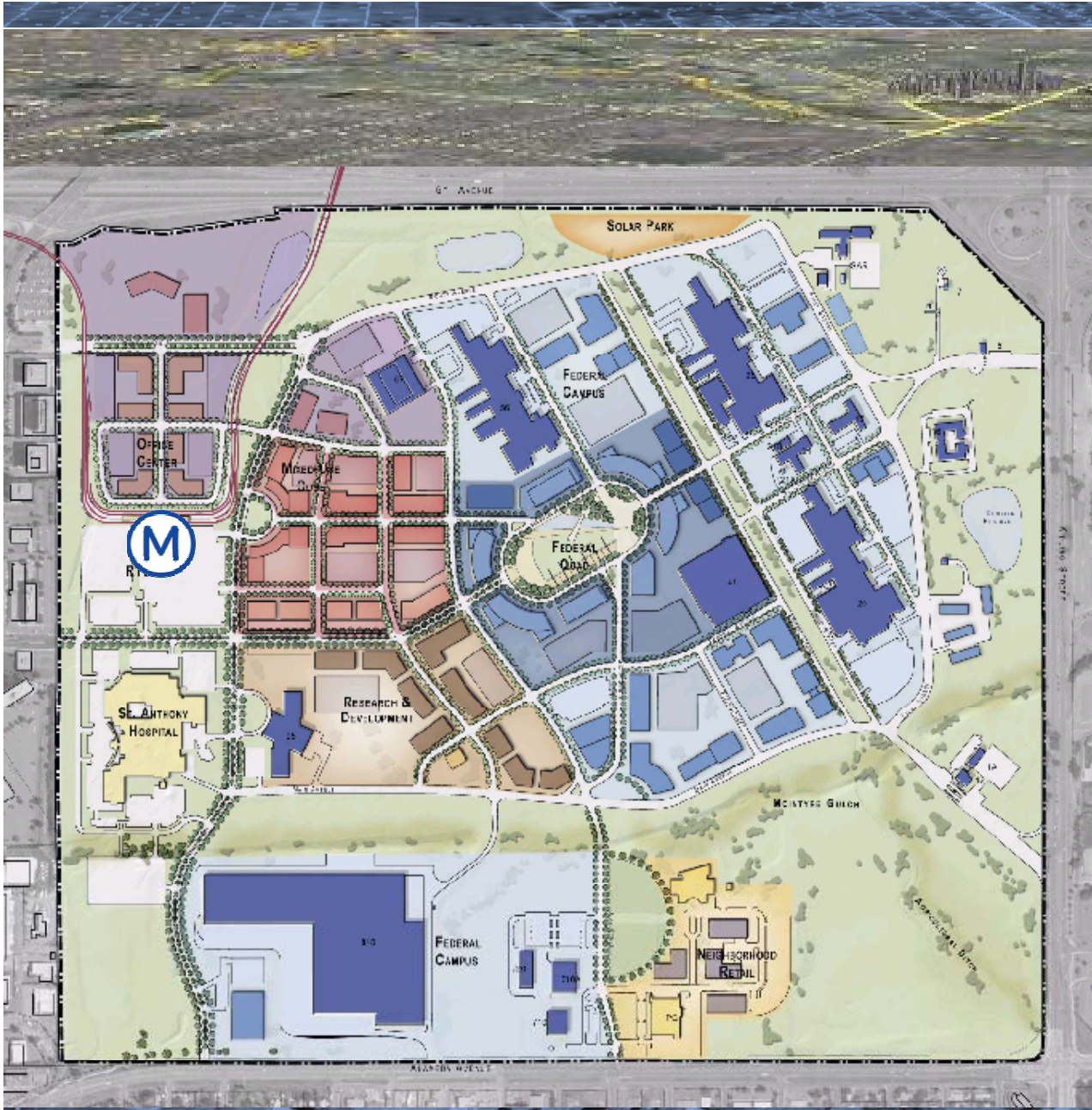


<input type="checkbox"/> Drive Alone	89%
<input type="checkbox"/> Transit	7%
<input type="checkbox"/> Avg Drive:	28 miles
<input type="checkbox"/> Scope 3:	3.98/empl
<input type="checkbox"/> Walkscore:	57

<input type="checkbox"/> Drive Alone	42%
<input type="checkbox"/> Transit	46%
<input type="checkbox"/> Avg Drive:	16 mile
<input type="checkbox"/> Scope 3:	1.98/empl
<input type="checkbox"/> Walkscore:	94







## Denver Fed Ctr

- Employees 313
- Drive Alone 85%
- Transit 4%
- Avg Drive: 17 miles
  
- Scope 1+2: n/a
- Scope 3: 2.75/emp
  
- Walkscore: 46
  
- 6,000+ total employees
- 1.6 million kWh solar
- Master Plan for Mixed Use
- Light Rail Planned







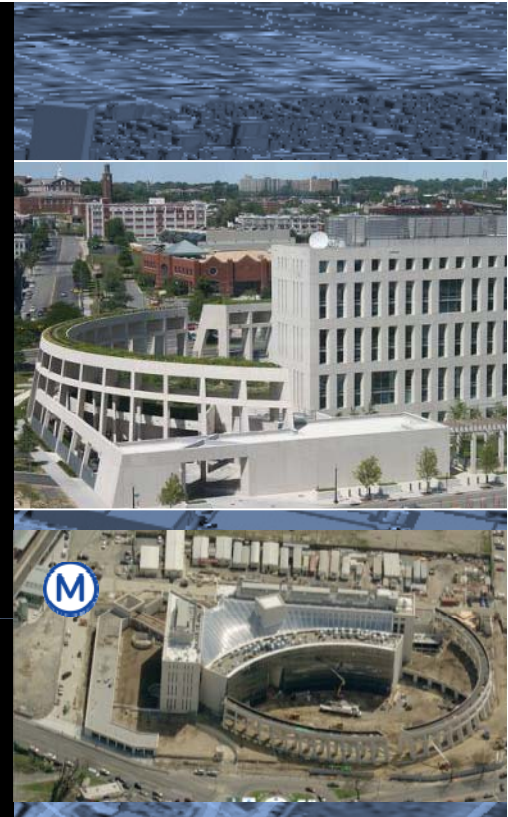
# Denver EPA

- Employees 520
- Drive Alone 13%
- Transit 69%
- Avg Drive: 17 miles
- Scope 1+2: lease
- Scope 3: 2.51/empl
- Walkscore: 97

- *Agency culture plays role*
- *44% bus/25% lightrail*
- *Design and flexibility as key to solve security + gain TOD*







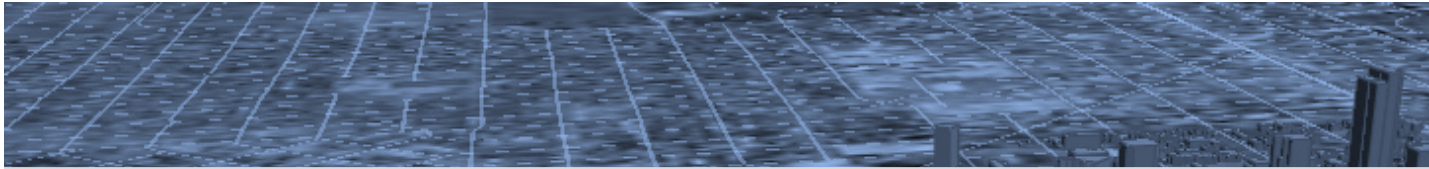
## DC ATF

- *First New Building after OKC*
- *High security w/50' setbacks*
- *Adjacent to Metro*
- *Perimeter retail*
- *Anchoring Developing Area*

security







## Fed Campus Ogden

- *Large Employee Parking Req't*
- *FAR + Parking relationship*
- *Collaboration with City plans*
- *Adaptive Reuse*
- *Adjacent to new light rail*
- *Anchoring Developing Area*
- *4,000 + new employees downtown*



**parking**

# Next Steps

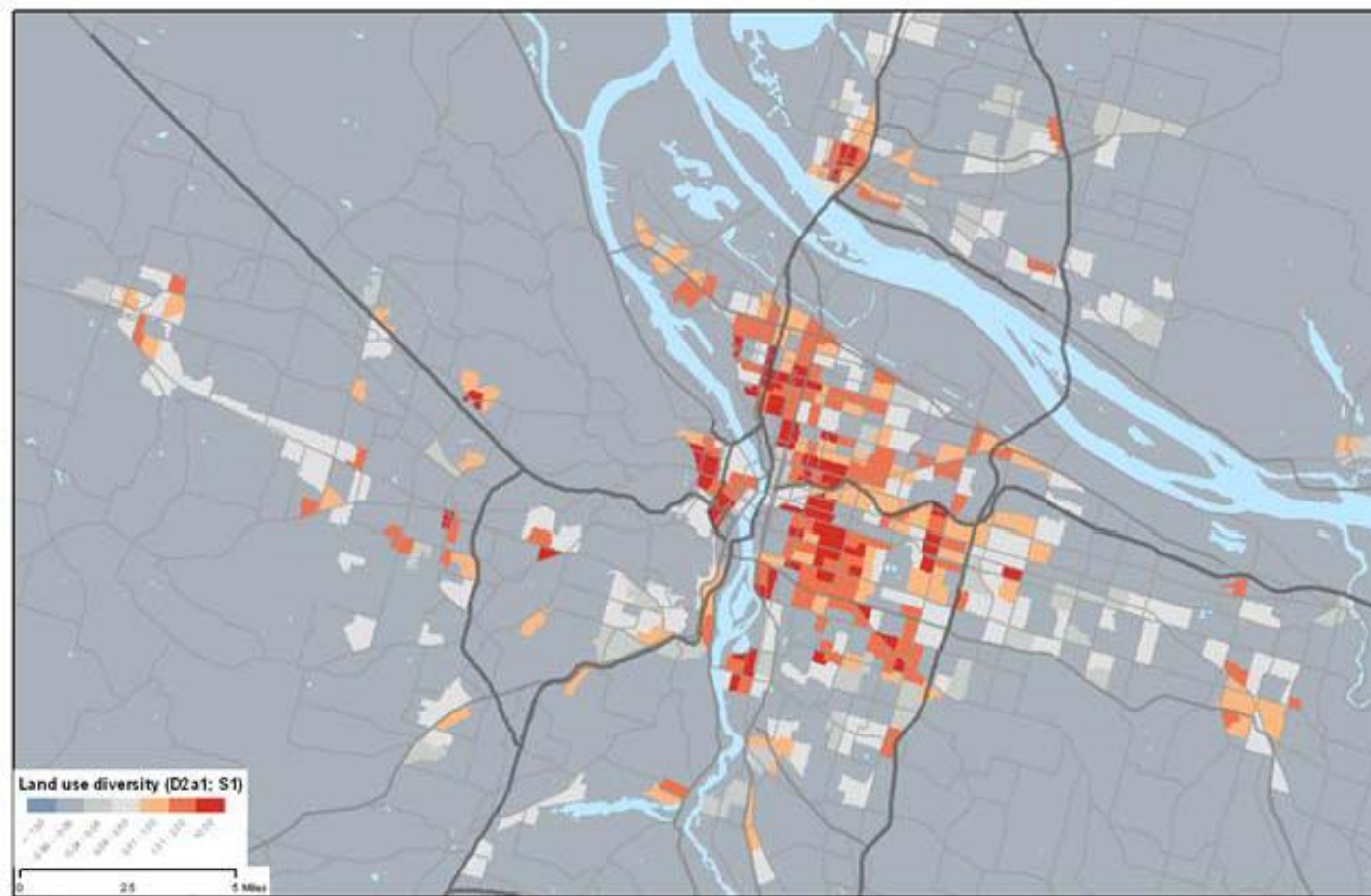
- Drive Federal Decisions
  - Tool Development
  - Guidance
  - Federal Management Regulations
- Outreach
  - Webinars
  - Presentations





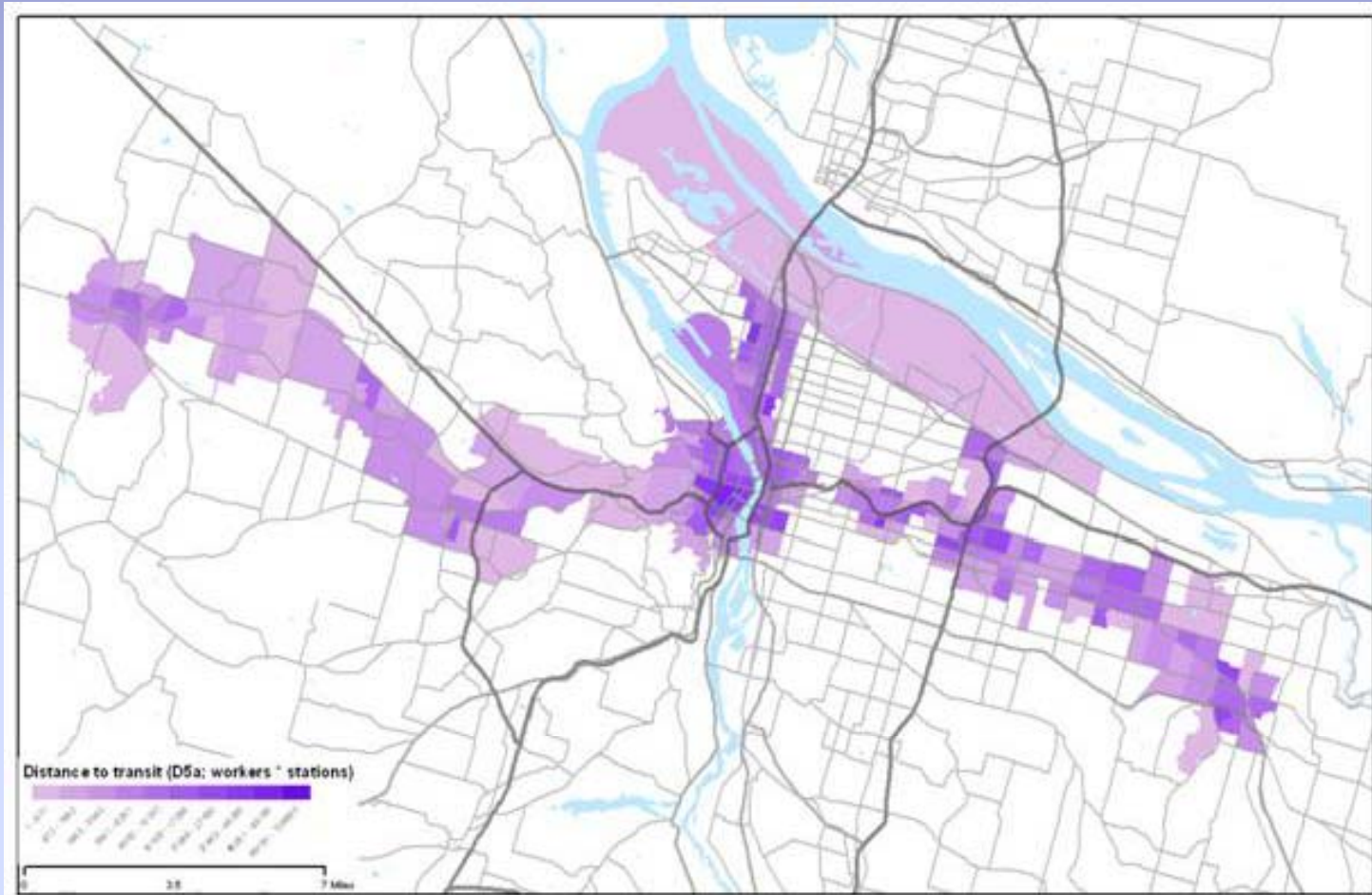
# Tool Development

## Mapping Energy Efficient Locations – Land Use Mix



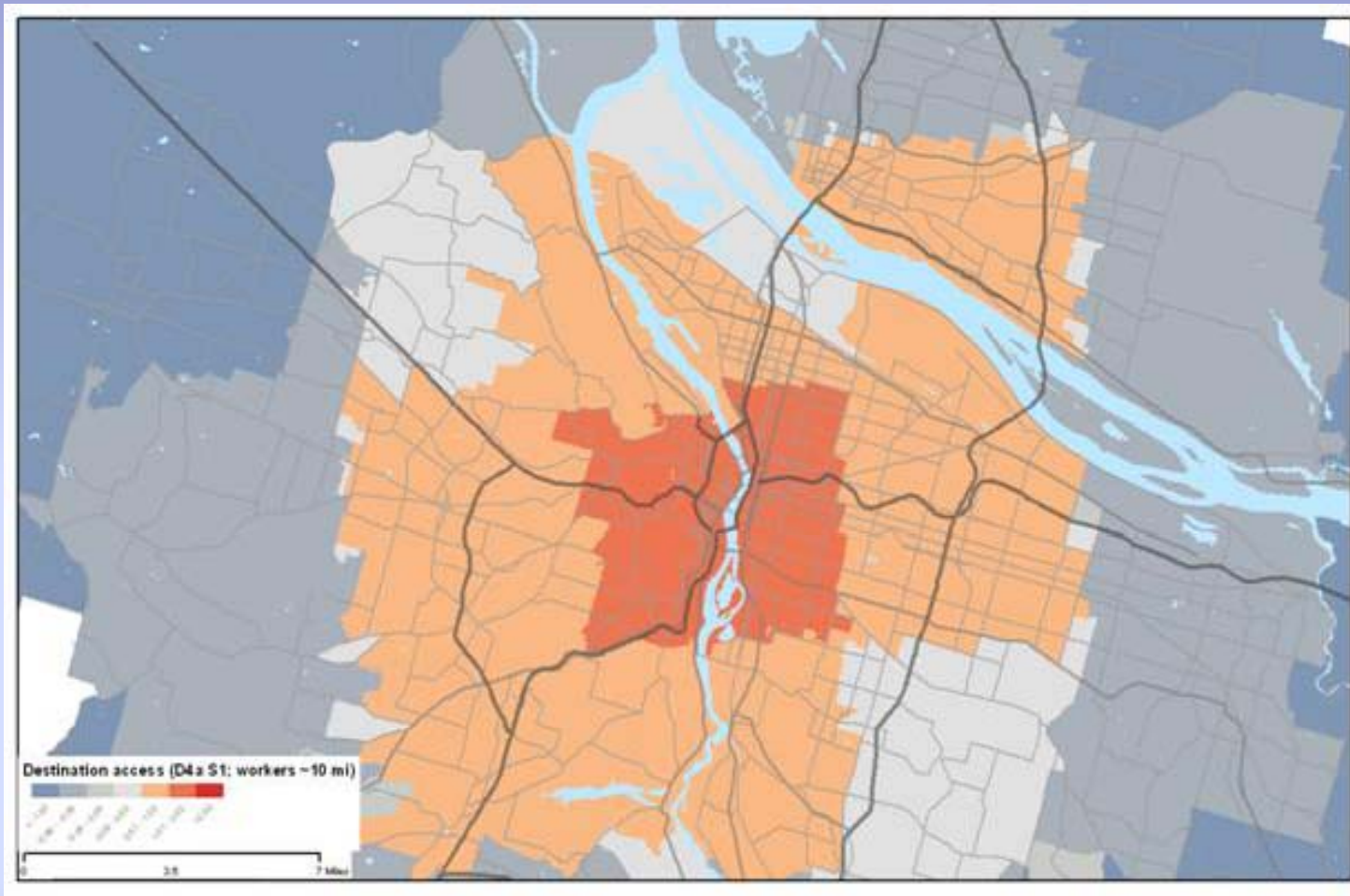
# Tool Development

## Mapping Energy Efficient Locations – Transit Access



# Tool Development

## Mapping Energy Efficient Locations – Access to Workers





# Tool Development

## Mapping Energy Efficient Locations – Composite Ratings



# Feedback and Comments

Siting Recommendations are available at:

[http://www.dot.gov/livability/sustainable\\_siting.html](http://www.dot.gov/livability/sustainable_siting.html)

Public comment and feedback can be sent to:

[Siting\\_comments@dot.gov](mailto:Siting_comments@dot.gov)

