



The General Services Administration (GSA) is a significant presence in more than 2,000 communities nationwide, where the Public Building Service builds, leases, and renovates workspace for other Federal agencies. GSA manages more than 361 million square feet of space in 9,600 buildings in the U.S., each GSA year investing more than \$8 billion toward the capital improvement, management, and leasing of buildings in these communities. GSA buildings accommodate more than one million Federal workers and receive millions more public visitors each year.

While meeting Federal workspace needs, GSA's mission is to leverage its investment to also make a positive contribution toward neighborhood improvement and community livability. GSA does this by applying its 'good neighbor' principles to its real estate activities – to realize the following benefits for Federal agencies and their local communities:

- Physical and **economic presence** that supports local development efforts;
- High-quality **public spaces** that serve both Federal workers and their communities;
- Opportunities for **collaborative planning** that advances both Federal agency and community goals;
- **Mixed-use** urban environments and improved **transportation choices**;
- Service contracts that support local **business improvement districts** (BIDs); and
- **Public events** at federally-owned buildings, including concerts, farmers markets, and festivals.

Further, because GSA-managed facilities are located where there is a Federal agency need, rather than where there is market demand, these activities often present special opportunities in communities that may not otherwise experience significant development.

In addition to GSA's direct development activities in support of enhanced community livability, GSA is advancing the following initiatives in 2011:

Sustainable Location Policy – GSA is working with DOT, EPA, and HUD to develop new policy for selecting more sustainable locations for Federal owned and leased facilities, across the entire Federal government. In particular, GSA is lending its expertise to integrate sustainable location principles into Federal procurement practices.

Leveraging Federal Grant Programs – GSA is working with agencies in the Partnership for Sustainable Communities to ensure that its Federal real estate activities align with the goals of the community recipients of EPA, DOT, and HUD livability grants.

Federal Design Initiative – GSA is partnering with the National Endowment for the Arts (NEA) to start a government-wide conversation about how high quality design can improve Federal program effectiveness and advance Federal livability goals, to bring real innovation to government design work.

Green Proving Ground – GSA is aiming high to advance Federal sustainability goals. GSA is encouraging early adoption of cutting edge sustainable technologies to advance our goals and lead the market toward better solutions; has adopted a LEED Gold standard for all new facilities; and has committed to achieving a Zero Environmental Footprint (ZEF) in all its operations.

GSA's Good Neighbor Principles

1. Locate new owned and leased facilities in places that support local development and Federal sustainability goals;
2. Design new facilities to create outstanding workplaces and support neighborhood urban design goals;
3. Renovate existing federal properties to improve their public spaces and encourage stakeholders to improve neighborhood conditions;
4. Manage federal properties to encourage public use and openness; and
5. Participate in neighborhood physical and management improvement efforts.