ACTION

Agenda Item #11

December 6, 2016

Subject:	Resolution on Location Efficiency in SGC Agency Leased Facilities
Reporting Period:	October – December 2016
Staff Lead:	Suzanne Hague, Senior Advisor for Community Development Planning, SGC

Recommended Action

Adopt the Resolution on Location Efficiency in SGC Agency Leased Facilities.

Summary

"Location efficiency" – previously not a part of the State's efforts to "green" State facilities – refers to the comprehensive environmental, health, and community impacts of a facility's location, including its effect on users' transportation options and related greenhouse gas (GHG) emissions.

For the past year, SGC, in coordination with the Government Operations Agency (GovOps) and the Department of General Services (DGS), has been leading efforts to institutionalize location efficiency as a core component of the State facility siting processes and State agency mandatory reporting on sustainability.

The proposed Resolution on Location Efficiency in SGC Agency Leased Facilities presents an opportunity for the SGC and State of California to become the first non-federal governmental entity in the U.S. to adopt location efficiency criteria, as defined by the Smart Location Calculator, for facility leases.

Background

"Location efficiency" – previously not a part of the State's efforts to "green" State facilities – refers to the comprehensive environmental, health, and community impacts of a facility's location, including its effect on users' transportation options and related greenhouse gas (GHG) emissions. An efficient location generates fewer vehicle miles of travel, reduces a user's commute burden, promotes a healthy and attractive workplace environment, and can help attract and retain current and future generations of younger State employees who statistically prefer less auto-reliant environments.

The U.S. General Services Administration (GSA) and U.S. Environmental Protection Agency (EPA) created the Smart Location Calculator (SLC; https://www.slc.gsa.gov) in response to a presidential executive order directing federal agencies to consider location efficiency in siting new facilities. The calculator provides a measure of location efficiency that reflects the impact of a location on employee commuting relative to the surrounding region. The resulting 0 – 100 score is a composite number which takes into account factors including a site's accessibility via transit, biking and walking; regional mode share; demographics; the mix of uses in the surrounding neighborhood; and others. The SLC is open-source, user-friendly, and requires no previous background to use.

Because of SGC's leadership and successful sustained partnerships with the Government Operations Agency and Department of General Services, location efficiency was recently adopted as a standard criterion in all DGS leases. Specifically, DGS has committed to using the Smart Location Calculator as a regular part of the leasing process to:

- Broaden the specified property search area for available leases to include the highest location-efficient areas of a given region;
- Include location efficiency maps and scores for all potential lease options when presented to agencies; and
- Report on how location efficiency criteria were included in the search process at final selection of a leased property.

The attached Resolution sets a measurable, ambitious-but-achievable target for SGC member agencies to collectively raise the combined average location efficiency score for all new, infill-compatible space leased by SGC member agencies by 10 percent above the present-day average, from an SGC-wide average score of 56.0 today, to an SGC-wide average score of 61.6 for leases commencing the site search process on or after January 1, 2017.

Proposed Timeline

If the Council adopts the Resolution, SGC will work in close collaboration with DGS and GovOps, beginning in January, 2017, to track and monitor the location efficiency scores of all new leases for infill-compatible facilities commenced by SGC member agencies on or after January 1, 2017, and will report out to Council on progress toward the SGC-wide goal at a minimum of twice annually.

CALIFORNIA STRATEGIC GROWTH COUNCIL

Resolution on Location Efficiency in Strategic Growth Council Agency Leased Facilities

December 6, 2016

WHEREAS "location efficiency" refers to the comprehensive environmental, health, and community impacts of a facility's location, including its effect on users' transportation options and related greenhouse gas (GHG) emissions;

WHEREAS the State of California strives to exemplify leadership in sustainability by implementing best practices in sustainable buildings;

WHEREAS the U.S. General Services Administration and U.S. Environmental Protection Agency have jointly developed the Smart Location Calculator, a robust, free, user-friendly, and open-source tool for measuring and comparing the location efficiency of potential facility locations;

WHEREAS the California Department of General Services (DGS) has adopted and implemented location efficiency metrics, as measured by the Smart Location Calculator, as a competitive factor in all facility leasing decisions;

WHEREAS infill-compatible facilities include those such as offices, classrooms, laboratories, and other facility types that could conceivably be located in urban areas accessible by transit, and does not include State-leased land for uses such as wildlife monitoring stations, boat docks, fire control towers, and other leased land that offers less flexibility in location;

WHEREAS the Strategic Growth Council (SGC) member agencies together currently hold an estimated 430 leases for infill-compatible uses comprising 19,572 office spaces plus over 537 million square feet of facility space, and representing over half of State-leased space;

WHEREAS The average location efficiency score for all infill-compatible SGC member agency leased facilities is currently 56.0 out of 100 according to the Smart Location Calculator;

WHEREAS location-efficient State facilities offer numerous benefits, including:

- Reducing vehicle miles of travel and related GHG emissions from State employees and other users of State facilities;
- Increasing the accessibility and affordability of transportation options, including transit, biking and walking, for travel to and from State facilities;

- Contributing to the vibrancy, economic vitality, and revitalization of California's diverse downtowns, town centers, and other infill areas;
- Attracting a competitive future workforce for State agencies by providing State workplaces in walkable, bikeable, and transit-accessible environments that young professionals increasingly prefer; and
- Setting a policy standard for other state and local governments nationally by being the first non-federal governmental entity to adopt location efficiency goals and metrics for leased facilities as measured by the Smart Location Calculator;

THEREFORE, BE IT RESOLVED THAT:

- The SGC, in partnership with the Government Operations Agency (GovOps) and DGS, shall work to raise the combined average location efficiency score for all new, infill-compatible space leased by SGC member agencies by 10 percent above the present-day average, from an SGC-wide average score of 56.0 to an SGC-wide average score of 61.6 for leases commencing the site search process on or after January 1, 2017;
- SGC member agencies shall work with DGS to prioritize location efficiency, alongside other considerations, wherever possible, in all future agency leasing decisions; and
- SGC staff shall work with DGS and GovOps to measure and track the location efficiency of SGC member agency leases, and report on progress to Council no less than twice annually.