

**PROSPECTUS – LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
NORTHERN, VA**

Prospectus Number: PVA-03-WA21  
Congressional District: VA-8,10, 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of up to one year for approximately 326,057 rentable square feet (RSF) for the Environmental Protection Agency (EPA), currently located at 2777 Crystal Drive, Arlington, Virginia (One Potomac Yard). The extension will provide continued housing for the agency prior to its planned move to federally owned space in the headquarters location at the William J. Clinton Federal Building in accordance with the enhanced plan for the EPA consolidation.

**Description**

Occupant:	EPA
Current RSF:	326,057 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	326,057 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	273
Estimated/Proposed USF/Person:	273
Expiration Dates of Current Lease(s):	03/01/2021
Proposed Maximum Leasing	Up to 1 year
Authority:	
Delineated Area:	Northern Virginia, including the counties of Arlington, Alexandria, Fairfax, and Prince William, and a portion of Loudon County
Number of Official Parking Spaces:	6
Scoring:	Operating
Current Total Annual Cost:	\$ 13,795,021.41 (lease effective 03/02/2006)
Estimated Rental Rate <sup>1</sup> :	\$ 39.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$ 12,716,223

**Background**

The mission of EPA is to protect human health and the environment. Environmental protection contributes to making our communities and ecosystems diverse, sustainable, and economically productive, and the United States plays a leadership role in working with other nations to protect the global environment.

<sup>1</sup> This estimate is for fiscal year 2021 and may be escalated by 2 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

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**Justification**

EPA currently occupies 264,935 RSF of space at the Potomac Yard complex, 2777 Crystal Drive, Arlington, Virginia. There is also approximately 61,122 RSF of space currently vacant. This space will remain in the extension as it will not be subdivided in the short term.

EPA has been planning, realigning offices, and relocating nearly 3,000 employees within the Federal Triangle in order to make room for the approximately 1,000 employees moving from Potomac Yard. The employee relocation through weekly moves and decommissioning at Potomac Yard was scheduled to be completed by February 2021, in time for lease expiration. However, due to the COVID-19 pandemic and surrounding events, the current schedule has been significantly delayed.

Adequate time is required to prepare the spaces within Federal Triangle for occupancy, including thorough cleaning and equipment moves; and due to the mandatory telework orders stemming from the pandemic, the weekly moves have been put on hold indefinitely. Accordingly, a lease extension will be necessary to avoid a holdover situation at the leased location and to provide EPA with continued housing to carry out its mission until relocation to Federal space is complete.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 12/28/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration