

106TH CONGRESS
1ST SESSION

S. 1896

To amend the Public Buildings Act of 1959 to give first priority to the location of Federal facilities in central business areas, and for other purposes.

IN THE SENATE OF THE UNITED STATES

NOVEMBER 9, 1999

Mr. LEAHY (for himself and Mr. BAUCUS) introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

A BILL

To amend the Public Buildings Act of 1959 to give first priority to the location of Federal facilities in central business areas, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Downtown Equity Act
5 of 1999”.

6 **SEC. 2. FINDINGS AND PURPOSES.**

7 (a) FINDINGS.—Congress finds that locating Federal
8 facilities in central business areas—

1 (1) strengthens the economic base of cities,
2 towns, and rural communities of the United States
3 and makes them attractive places to live and work;

4 (2) enhances livability by limiting sprawl and
5 providing air quality and other environmental bene-
6 fits; and

7 (3) supports historic development patterns.

8 (b) PURPOSES.—The purposes of this Act are—

9 (1) to ensure that Federal agencies recognize
10 the implications of the location of Federal facilities
11 on the character, environment, economic develop-
12 ment patterns, and infrastructure of communities;

13 (2) to ensure that the General Services Admin-
14 istration and other Federal agencies that make inde-
15 pendent location decisions give first priority to locat-
16 ing Federal facilities in central business areas;

17 (3) to encourage preservation of historic build-
18 ings and stabilization of historic areas; and

19 (4) to direct the Administrator of General Serv-
20 ices to study the feasibility of establishing a system
21 for meaningful comparison of Federal facility pro-
22 curement costs between central business areas and
23 areas outside central business areas.

1 **SEC. 3. LOCATION OF FEDERAL FACILITIES.**

2 (a) IN GENERAL.—The Public Buildings Act of 1959
3 (40 U.S.C. 601 et seq.) is amended by adding at the end
4 the following:

5 **“SEC. 22. LOCATION OF FEDERAL FACILITIES.**

6 “(a) PRIORITY FOR CENTRAL BUSINESS AREAS.—

7 “(1) IN GENERAL.—Except as provided in para-
8 graph (2) and as otherwise provided by law, in locat-
9 ing (including relocating) Federal facilities, the head
10 of each Federal agency shall give first priority to
11 central business areas.

12 “(2) EXCEPTION.—The priority required under
13 paragraph (1) may be waived if location in a central
14 business area—

15 “(A) would materially compromise the mis-
16 sion of the agency; or

17 “(B) would not be economically prudent.

18 “(b) IMPLEMENTATION.—

19 “(1) ACTIONS BY ADMINISTRATOR.—The Ad-
20 ministrator shall—

21 “(A) promulgate such regulations as are
22 necessary to implement the requirements of
23 subsection (a) with respect to locating Federal
24 facilities—

25 “(i) in public buildings acquired under
26 this Act; and

1 “(ii) in leased space acquired by the
2 Administrator under section 210(h) of the
3 Federal Property and Administrative Serv-
4 ices Act of 1949 (40 U.S.C. 490(h)); and
5 “(B) report annually to Congress—

6 “(i) on compliance with subsection (a)
7 by the Administrator in carrying out—

8 “(I) public building location ac-
9 tions under this Act; and

10 “(II) lease procurement actions
11 under section 210(h) of the Federal
12 Property and Administrative Services
13 Act of 1949 (40 U.S.C. 490(h)); and

14 “(ii) on compliance with this section
15 by Federal agencies—

16 “(I) in acting under delegations
17 of authority under this Act; and

18 “(II) in the case of lease procure-
19 ment actions, in using leasing author-
20 ity delegated under the Federal Prop-
21 erty and Administrative Services Act
22 of 1949 (40 U.S.C. 471 et seq.).

23 “(2) ACTIONS BY FEDERAL AGENCIES.—Each
24 Federal agency shall—

1 “(A) comply with the regulations promul-
2 gated by the Administrator under paragraph
3 (1)(A); and

4 “(B) report annually to the Administrator
5 concerning—

6 “(i) the actions of the Federal agency
7 in locating public buildings under this Act;
8 and

9 “(ii) lease procurement actions taken
10 by the Federal agency using leasing au-
11 thority delegated under the Federal Prop-
12 erty and Administrative Services Act of
13 1949 (40 U.S.C. 471 et seq.).”.

14 (b) DEFINITIONS.—Section 13 of the Public Build-
15 ings Act of 1959 (40 U.S.C. 612) is amended by adding
16 at the end the following:

17 “(8) CENTRAL BUSINESS AREA.—The term
18 ‘central business area’ means—

19 “(A) the centralized business area of a
20 community, as determined by local officials; and

21 “(B) any area adjacent and similar in
22 character to a centralized business area of a
23 community, including any specific area that
24 may be determined by local officials to be such
25 an adjacent and similar area.

1 cating Federal facilities in rural areas outside
2 central business areas; and

3 (C) locating Federal facilities in central
4 business areas of urban areas as compared to
5 locating Federal facilities in urban areas out-
6 side central business areas;

7 (2) for the purposes of paragraph (1), adjusting
8 the absolute comparable costs referred to in that
9 paragraph to correct for the inherent differences in
10 property values between rural areas and urban
11 areas; and

12 (3) assessing and giving consideration to the
13 impacts on land use, air quality and other environ-
14 mental factors, and to historic preservation, in the
15 location of Federal facilities.

16 (c) AUTHORIZATION OF APPROPRIATIONS.—In addi-
17 tion to amounts made available under any other law, there
18 is authorized to be appropriated to carry out this section
19 \$200,000 for each of fiscal years 2001 and 2002.

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