

# What Happens Next to JEH?

## How will the exchange of the J. Edgar Hoover Building (JEH) parcel support the FBI HQ consolidation?

- Once a preferred site for FBI HQ has been chosen, the developer will build the new FBI HQ on the selected site.
- After the new FBI HQ is constructed and accepted, GSA will exchange the JEH parcel with the developer for the FBI HQ.

## How will impacts from the exchange of the JEH parcel be evaluated in the Environmental Impact Statement (EIS)?

- The EIS will identify reasonably foreseeable development scenarios (RFDS) for JEH in order to evaluate the potential indirect impacts of the proposed action.
- NEPA regulations define indirect impacts as those “caused by the action and are later in time... but are still reasonably foreseeable.”

## What zoning considerations are applied to the RFDS?

GSA is basing the RFDS on development that would be allowed under and in compliance with:

- The proposed D-6-B-1 zoning currently under consideration by D.C. Zoning Commission
- 1974 Pennsylvania Avenue Plan
- Height of Buildings Act
- Currently, the JEH parcel does not have specific square guidelines under the existing Pennsylvania Avenue Plan

### What is an RFDS?

A RFDS is a “what if” development scenario for future private development for the EIS analysis. It is GSA’s estimate of what could be reasonably developed on the parcel in the foreseeable future.

### Is JEH eligible for the National Register?

JEH is not eligible for the National Register. However, the building is located within the Pennsylvania Avenue National Historic District.

# How does the exchange process work?

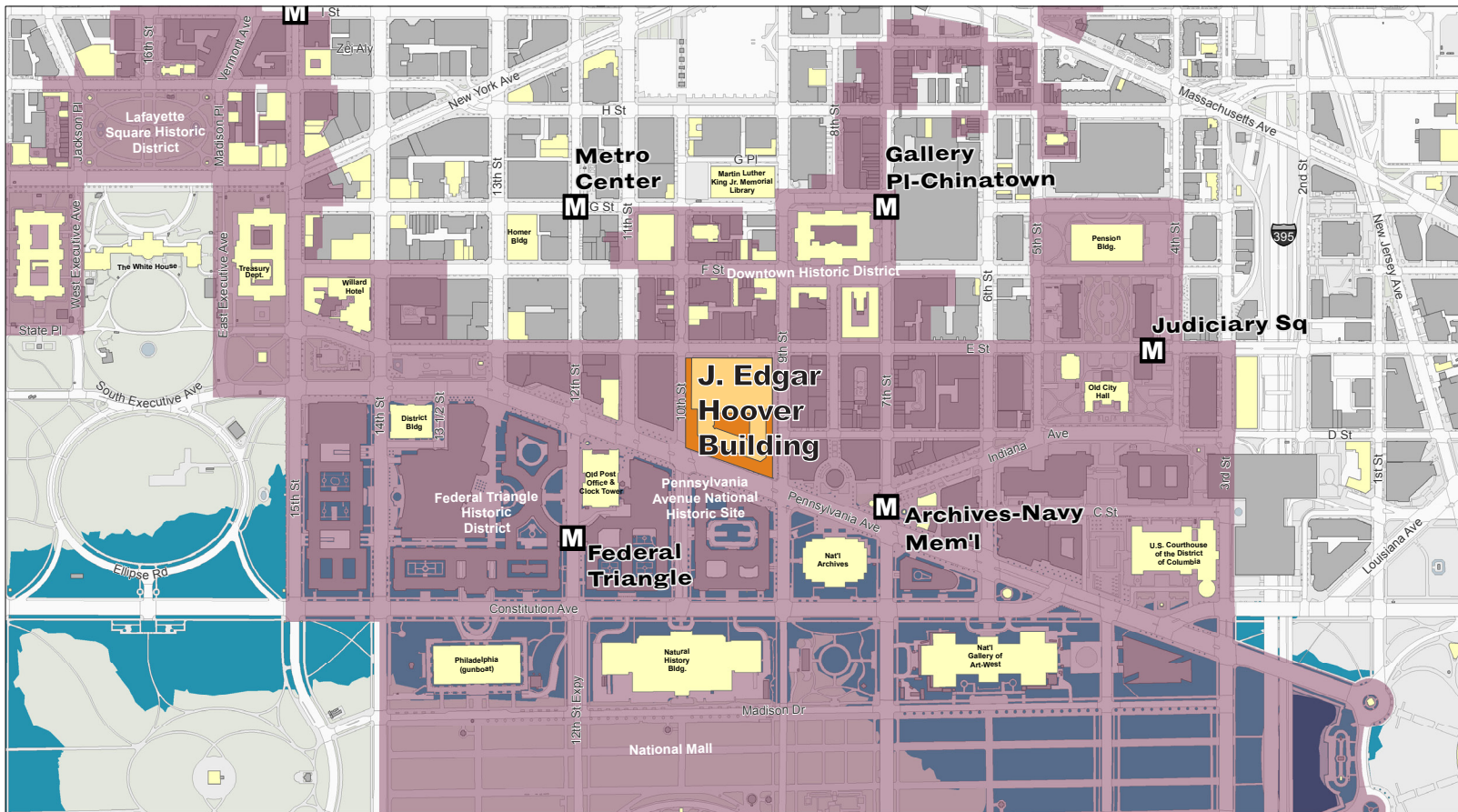
- 1** Identify Developer Short List
- 2** Select Developer
- 3** Execute Exchange Agreement
- 4** Construct New HQ Facility
- 5** Convey JEH to Developer

- GSA issues an RFP (Phase I) before the Draft EIS is released for public review
- GSA evaluates responses to an RFP (Phase I) and identifies short list of developers
- GSA issues an RFP (Phase I) before the Draft EIS is released for public review
- GSA evaluates responses to an RFP (Phase I) and identifies short list of developers
- GSA will enter into an agreement with the selected developer to design and build the new FBI HQ
- Prior to execution of agreement GSA completes the required NEPA and Section 106 processes
- Developer constructs the new FBI HQ in accordance with the exchange agreement
- Upon acceptance of the new FBI HQ, GSA conveys ownership of JEH to the developer

\*RFP is a Request for Proposals. Is JEH eligible for the National Register?

## What is anticipated to happen after the exchange of JEH?

- The exchange would transfer the JEH parcel from federal ownership to a private developer.
- Future development on the JEH parcel may include new Square Guidelines and an amendment to the Pennsylvania Avenue Plan. It is anticipated that the future development will be subject to local permitting, land use controls, applicable rules and regulations for environmental protection and historic preservation.
- The JEH parcel would be privately developed.



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|--|---------------|---|
| Existing J. Edgar Hoover Building (Not National Register Eligible) | Metro Station | National Register Listed or Eligible Properties |
| Existing J. Edgar Hoover Parcel                                    | DC Wetlands   | National Register Listed Historic District      |
| FEMA 100-year floodplain   |               |   |

0 250 500 1,000  
Feet  
1 inch = 250 feet

Sources:  
ESRI (2013), GSA (2013),  
DC GIS/OCTO (2014), USGS (2014),  
FEMA (2014)