



FBI Headquarters Consolidation

Section 106 Consulting Parties Meeting

April 12, 2016

Agenda

- I. Opening Remarks

- II. Programmatic Agreement Discussion

- III. Next Steps

1. Comments due on Draft PA: April 22, 2016
2. Revised Draft: May 5, 2016
3. Next CP Meeting: May 17, 2016, AHCP Room, National Building Museum
4. Comments due on Revised Draft PA: May 26, 2016
5. Final PA to Signatories: June 13, 2016
6. PA Executed: June 13, 2016

Comments and Next Steps

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PADC Plan Amendment

Why amend the Plan?

- Current PADC Plan for Squares 378/379 are specific to the FBI Building.
- NCPC determined a Plan Amendment is required to change designation from federal office to private mixed use development.
- The Plan Amendment will guide preparation of Square Guidelines.

How is the PADC Plan being amended?

- NCPC developed and transmitted the Plan Amendment to GSA and NPS per Section V of the 1996 PADC MOA.
- Upon agreement by both agencies, GSA submitted the Plan Amendment to Congressional Committees per Section V of the 1996 PADC MOA on January 13, 2016.

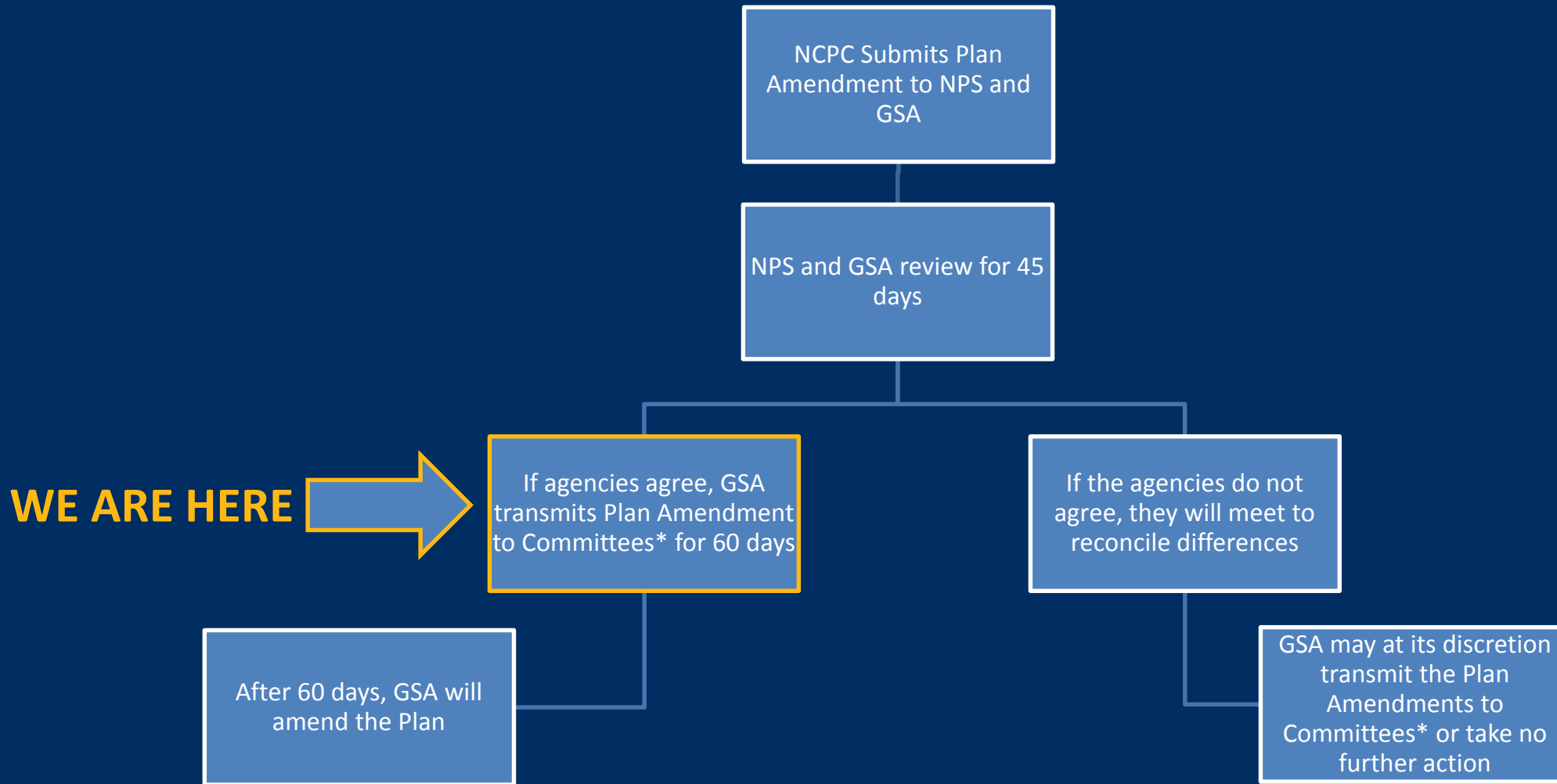
Plan Amendment Text

The blocks would be available for private use as well as continued Federal use. If the blocks were to be redeveloped, they would accommodate high-density development with a mix of uses, such as commercial, residential, and cultural.

The development would complement and enhance all of the surrounding downtown blocks and reinforce the importance of Pennsylvania Avenue as a ceremonial and lively downtown corridor—a place where people live, work, visit, and play. The development would be defined by distinctive, high-quality urban design and architecture, including massing and articulation, befitting to its location. The development would respect the principles of the L'Enfant Plan by restoring views and circulation patterns, providing and contributing to the avenue's distinguished character, and strengthening the vista of the U.S. Capitol. The development's design and its ground floor uses would accommodate and encourage everyday activities, opportunities for commerce and public use, as well as national and local civic events that take place in the public realm. The development would achieve high environmental performance.

If the existing building were to be retained for private use, the identical goals for high-density mixed use, active ground-floor spaces, support for public-space activities, and robust pedestrian circulation would apply. If the building were retained for Federal use, active ground-floor spaces and public access to and through the courtyard would be strongly encouraged.

Plan Amendment Process

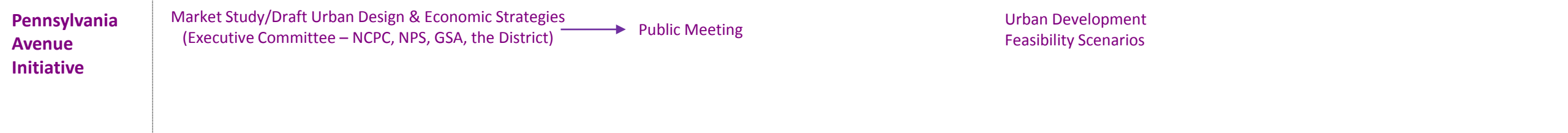


* The Committees referenced herein are the Committee on Transportation and Infrastructure and the Committee on Appropriations of the House of Representatives and the Committee on Environment and Public Works and the Committee on Appropriations of the Senate.

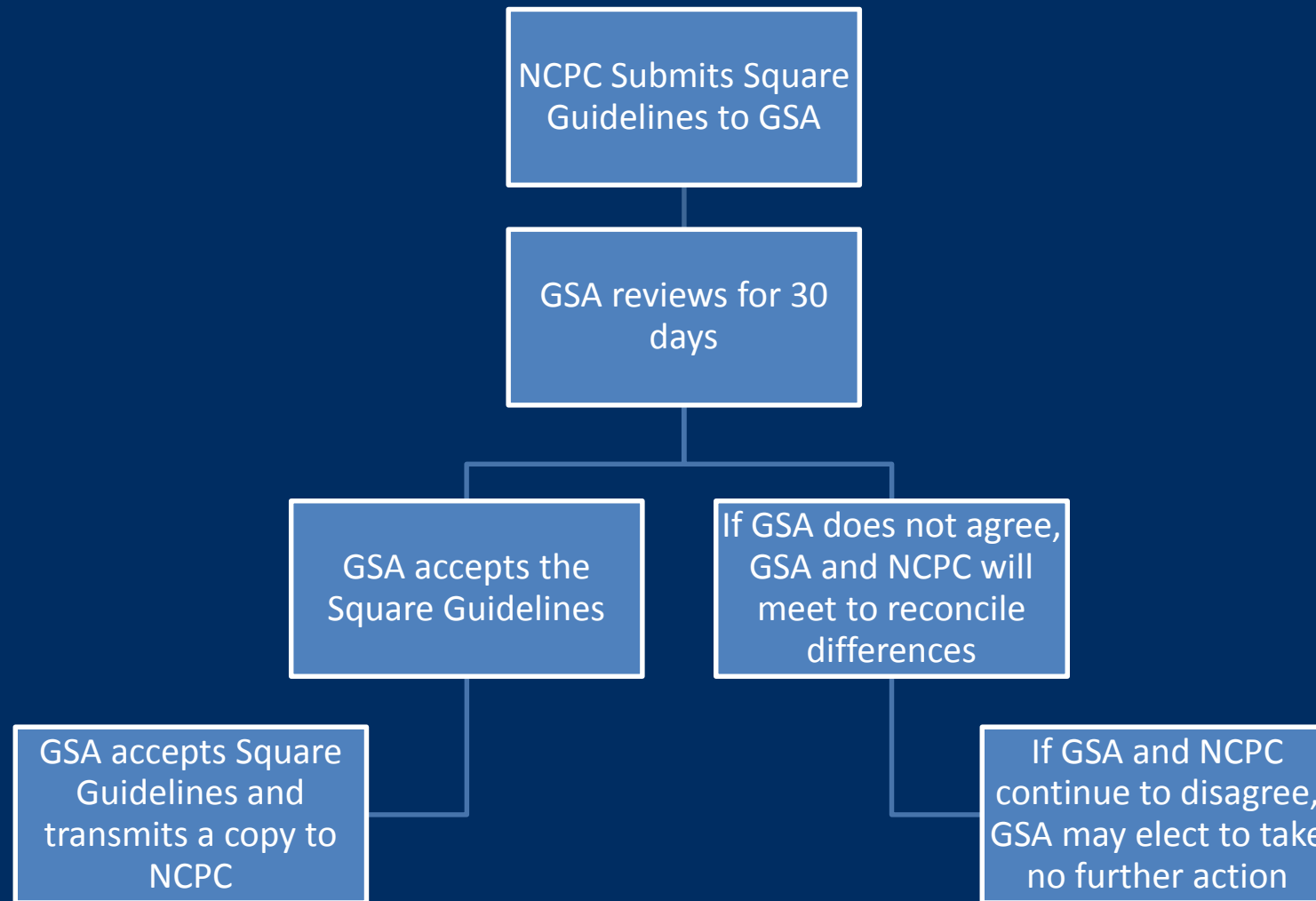
Square Guidelines

- The purpose of Square Guidelines is to help implement the Pennsylvania Avenue Plan and to help inform development plans for the site.
- The Square Guidelines are planning and urban design objectives that reflect federal and local interests and will build on the proposed Plan Amendment.
- The level of detail of the Square Guidelines needs to be discussed in the context of the overall development process and the Programmatic Agreement.
- The Square Guidelines development process will include public notification and opportunities for public comment.

Development of Square Guidelines – Draft Schedule for 2016



Square Guideline Approval Process



Plan Amendment and Square Guideline Process

Summary of Key Section 106 Actions in the Development of the Pennsylvania Avenue Plan Amendment and Square Guidelines

- NCPC not subject to Section 106
- GSA Section 106 Obligations:
 - Transmittal of Plan Amendment to Committees
 - Acceptance and Approval of Square Guidelines
 - Determination of Redevelopment Plan's conformance with PADDC Plan and Square Guidelines

Redevelopment Plan General Process

1996 PADDC MOA Section II: Property Redevelopment

- Property owner submits redevelopment plan to GSA and NCPC
- GSA and NCPC determine if the proposal (redevelopment plan) *conforms*
 - If the proposal *conforms*, it would not require an amendment to the PADDC Plan and/or Square Guidelines
 - If the proposal *does not conform*, it may require an amendment to the PADDC Plan and/or Square Guidelines
- GSA Section 106 Notification of Determination