



FBI Headquarters Consolidation

Section 106 Consulting Parties Meeting

June 16, 2015

Agenda

- Opening Remarks
 - Welcome
 - Introductions
 - Agenda Content
- Background
 - Project Description
 - Public Notice and Scoping Process for Consolidation
 - The Exchange Process
- Section 106 Process
 - Definition of Undertaking
 - Areas of Potential Effect
 - Identification of Historic Properties
 - Existing Regulatory Mechanisms
 - Development of Programmatic Agreement
- Discussion and Closing Remarks

Purpose and Goals

- Meeting Purpose:
 - Initiate public consultation process for consolidation
 - Define project and undertaking
 - Review consolidation and exchange processes
 - Review established regulatory processes and applicability to project
- Goals and Objectives:
 - Engage public and develop understanding of key consulting party issues, inquiries and ideas
 - Convey understanding of regulatory framework in which consultation will be carried forth
 - Provide assurance that GSA and its federal and local partners will collectively guide this project through established regulatory processes to a compliant outcome
 - Establish schedule for ongoing consultation

Proposed Undertaking

- GSA is working with FBI to relocate their Headquarters (FBI HQ) from its current downtown location at 935 Pennsylvania Avenue, NW (Squares 378 and 379), and numerous leased locations, to a consolidated facility at a new location within the National Capital Region;
- The proposed undertaking includes two major components:
 - (1) Construction and acquisition of a consolidated FBI HQ at a new location; and
 - (2) Exchange of Squares 378 and 379 for the new FBI HQ.
- The potential impact of new construction at the alternative sites under consideration as well as the anticipated future redevelopment of Squares 378 and 379 *that may result from the federal exchange action* collectively trigger Section 106 of the National Historic Preservation Act (NHPA).

Exchange Process

- The exchange process is an innovative approach to federal real estate investment that partners federal agencies with private developers to cost-effectively and efficiently meet public sector redevelopment needs;
- Exchanging underutilized federal property for other property that better satisfies the Government's needs, or for construction services (such as building modernization or rehabilitation), can help advance critical projects when other funding sources are limited;
- GSA has several such initiatives underway nationwide;
- For this project, GSA will select a private developer to construct the new consolidated FBI HQ;
- Upon completion and acceptance of new FBI HQ, GSA will exchange Squares 378 and 379 with the developer for the new FBI HQ facility.

National Environmental Policy Act (NEPA)

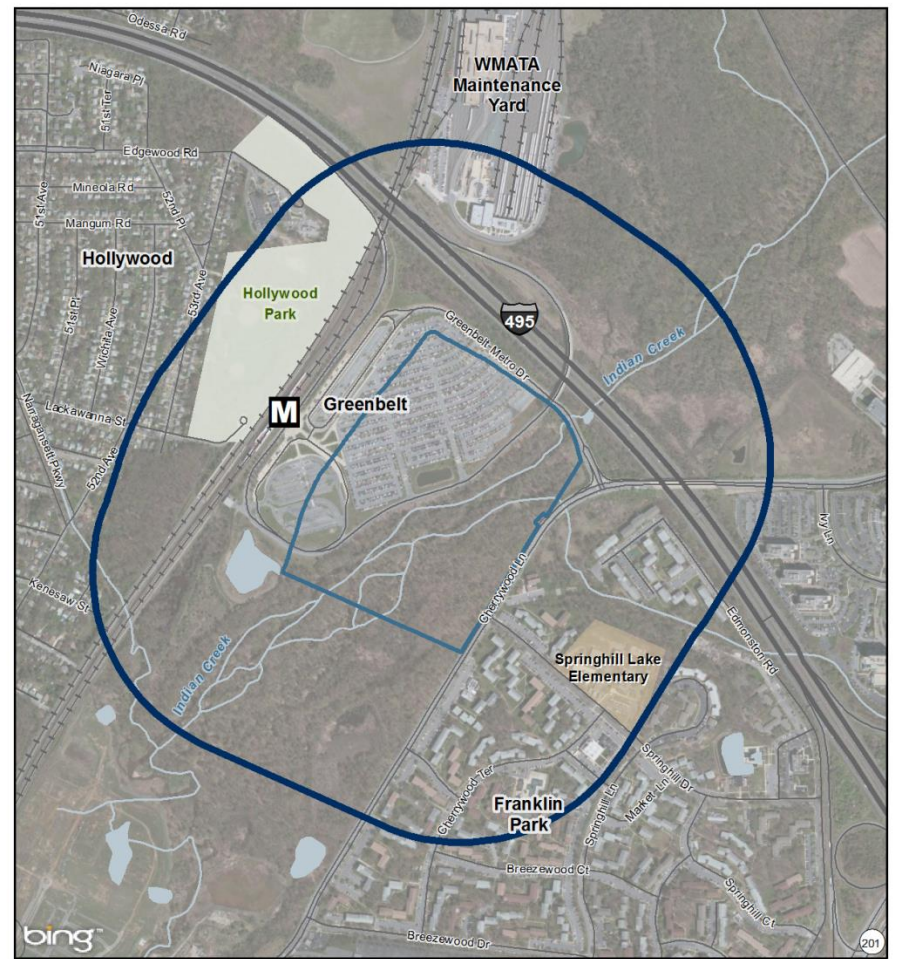
- In accordance with the National Environmental Policy Act (NEPA), GSA is considering three sites for the new FBI HQ;
 - Greenbelt, Maryland
 - Landover, Maryland
 - Springfield, Virginia
- NEPA is being carried forth in coordination with Section 106 consultation, not in place of or substituting for Section 106 consultation.
- Consulting Parties will have the opportunity to review the Draft Environmental Impact Statement (DEIS) being prepared as part of the Section 106 process.

Section 106 Process for the Consolidation

- Public Involvement
- Definition of Areas of Potential Effect
- Identification of Historic Properties
- Assessment of Effects
 - Multiple Jurisdictions
 - Alternative Sites
 - Squares 378 and 379
 - Preferred Site
- Regulatory Environment and Established Processes
- Schedule
- Programmatic Agreement

Area of Potential Effect (Proposed)

Greenbelt, Maryland



FBI HQ Consolidation EIS
Section 106 APE and Site Map
Greenbelt, MD

- Metro Station
- Draft Area of Potential Effect (APE)
- Site Boundary
- Shopping Center
- School
- Parks



Sources:
ESRI (2013), GSA (2013),
Prince George's County (2014).

Area of Potential Effect (Proposed)

Landover, Maryland



FBI HQ Consolidation EIS
Section 106 APE and Site Map
Landover, MD

- Metro Station
- Draft Area of Potential Effect (APE)
- Site Boundary
- Shopping Centers
- School
- Parks



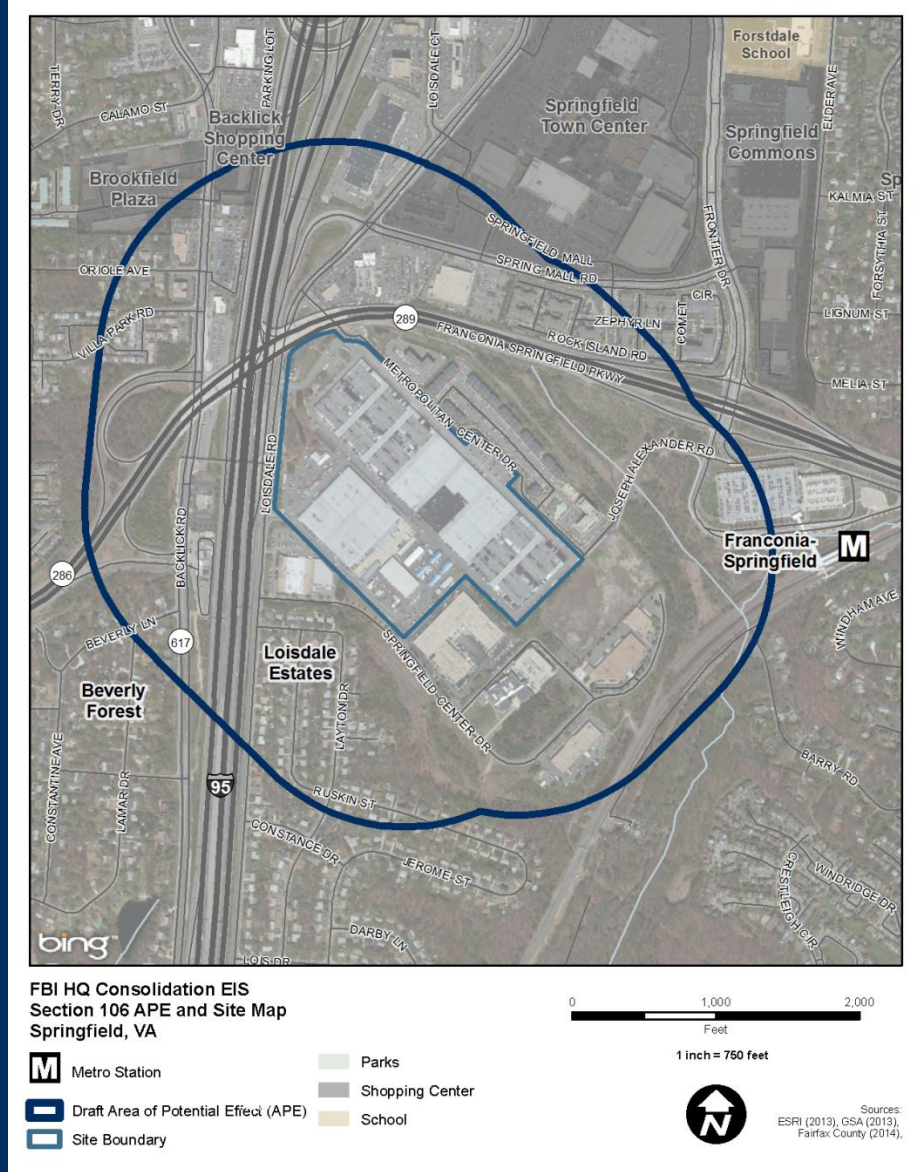
1 inch = 760 feet



Sources:
ESRI (2013), GSA (2013),
Prince George's County (2014).

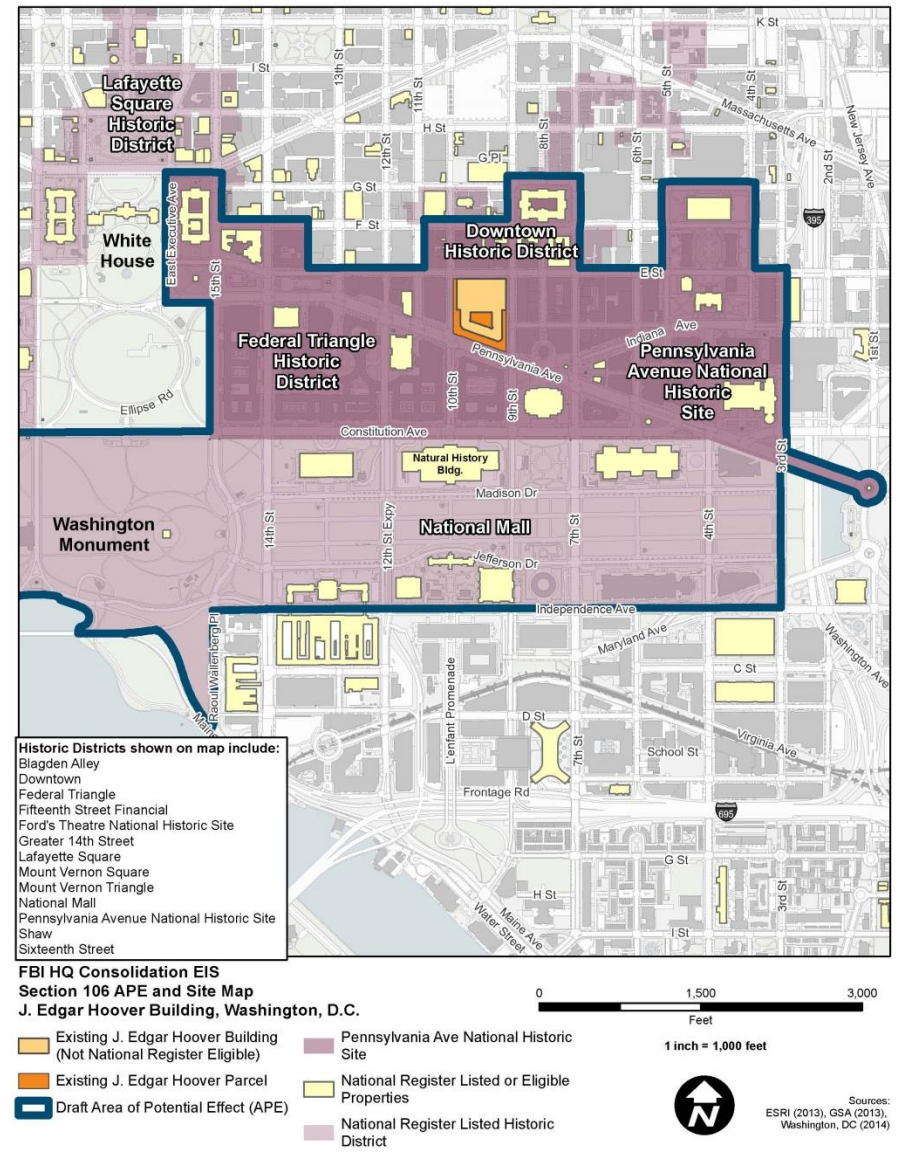
Area of Potential Effect (Proposed)

Springfield, Virginia



Area of Potential Effect (Proposed)

Squares 378 and 379



Pennsylvania Avenue National Historic Site

- Pennsylvania Avenue between the Capitol and the White House, and a number of blocks around it, designated a National Historic Site in 1966
- Pennsylvania Development Corporation (PADC) established by Congress in 1972 to plan and carry out the revitalization of Pennsylvania Avenue



Pennsylvania Avenue Development Corporation Memorandum of Agreement (1996 MOA)

- 1996 MOA among the GSA, the Department of the Interior (NPS) and the NCPC for the purpose of ensuring that development and redevelopment within the Pennsylvania Avenue area (as defined in 40 U.S.C. 871(f)) complies with the Pennsylvania Avenue Plan of 1974, as amended, and the Pennsylvania Avenue Development Corporation's General Guidelines and Square Guidelines.
- Transferred PADDC's responsibilities of amending, completing, redeveloping, and ensuring compliance with the Plan to GSA, NPS, and NCPC.

Pennsylvania Avenue Development Corporation Memorandum of Agreement (1996 MOA)

- 1996 MOA assumes that Square Guidelines exist for all properties within boundary;
- Redevelopment plans for parcels are based on and developed from respective Square Guidelines;
- No Square Guidelines for Squares 378 and 379;
- GSA will address the development of Square Guidelines as part of this process under Section V of the 1996 PADDC MOA and the eventual redevelopment of the site under Section II of the 1996 PADDC MOA.

Pennsylvania Avenue Development Corporation Memorandum of Agreement (1996 MOA)

Section V: NCPC Proposals for Plan, General and/or Square Guidelines Amendments

- If NCPC wishes to amend the Plan, the General and/or Square Guidelines, NCPC shall transmit a proposal to NPS and GSA (along with all relevant documentation) for consideration. NPS and GSA shall have 45 calendar days to consider proposals for Plan amendment. GSA shall have 30 days to consider proposals for amendment of General and/or Square Guidelines.

Pennsylvania Avenue Development Corporation Memorandum of Agreement (1996 MOA)

Section II: Property Redevelopment (Major Modifications)

- If a property owner wishes to redevelop property or make any renovations that will change the existing character or use of a building, structure, or site within the Plan area (including substantial remodeling, conversion, rebuilding, enlargement, extension, or major structural improvement of property, but not including ordinary maintenance or remodeling or changes necessary to continue occupancy):
 - The property owner shall submit its proposed redevelopment plan to GSA and NCPC in writing
 - GSA shall make an initial determination of whether the proposal *conforms to the Plan, the General and Square Guidelines*
 - All redevelopment plans are reviewed by NCPC. If the project requires an amendment to the Plan, NCPC and NPS will also review.

Existing Regulatory Environment

- Private development on Squares 378 and 379 would be subject to zoning and historic preservation and design review, including but not limited to:
 - 1996 PADDC MOA
 - Applicable District of Columbia Zoning Regulations
 - D.C. Law 2-144
 - Pennsylvania Avenue Plan
 - Pennsylvania Avenue National Historic Site
 - Shipstead-Luce Act

Programmatic Agreement (PA) Regulation

§ 800.14 Federal Agency Program Alternatives

(b) Programmatic Agreements. The Council and the agency official may negotiate a Programmatic Agreement to govern the implementation of a particular program or the resolution of adverse effects from certain complex project situations or multiple undertakings:

(ii) when effects on historic properties cannot be fully determined prior to approval of an undertaking

(iii) when nonfederal parties are delegated major decision making responsibilities

(v) where other circumstances warrant a departure from the normal Section 106 process.

Programmatic Agreement (PA) Proposed Content

Procedural PA will establish a process through which GSA will meet its stewardship responsibilities. While there is a regulatory framework (legally binding and enforceable guidance) in place (the 1996 PADC MOA) the PA will define, reinforce and set a course for implementation of this process:

- Stipulate roles and responsibilities of parties as outlined in the PADC MOA to delineate how FBI HQ Consolidation will be carried forth in compliance
- Clarify procedures omitted from the 1996 PADC MOA
- Establish a framework for the development of Square Guidelines for Squares 378 and 379 in advance of possible redevelopment of the site
- Identify the parties responsible for the development of Square Guidelines and a time frame to develop
- Define how the PADC MOA will guide establishment of a redevelopment plan for Squares 378 and 379 in accordance with Section 106

Consulting Party Involvement

- Establish Programmatic Agreement (PA) as part of Section 106 consultation
 - Work collaboratively to develop PA content
 - Contribute to and provide comments on PA drafts
 - Review and comment on NEPA DEIS to inform process and final PA content
- Participate in multiple meetings in advance of anticipated Fall 2015 conclusion

Comments and Next Steps

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FBI Headquarters Consolidation

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