



GSA National Capital Region
Office of Planning & Design Quality

6 February 2015

Mr. David Maloney
State Historic Preservation Officer
District of Columbia Office of Planning
1100 4th Street, SW Suite 650 East
Washington, DC 20024

Subject: Federal Bureau of Investigation Headquarters Consolidation and Exchange

Dear Mr. Maloney:

On behalf of the U.S. General Services Administration (GSA), I am writing to inform the D.C. State Historic Preservation Office (DCSHPO) of our initiation of consultation for the Federal Bureau of Investigation Headquarters Consolidation and Exchange (FBI Consolidation) under Section 106 of the National Historic Preservation Act (NHPA). GSA intends to relocate the headquarters of the Federal Bureau of Investigation (FBI), Washington, D.C., from its downtown location to a consolidated campus at a new and permanent neighboring suburban location (Undertaking). Specifically, the J. Edgar Hoover Federal Bureau of Investigation Building (FBI Building), located at 935 Pennsylvania Avenue, NW, will be exchanged for the new consolidated headquarters (40 USC § 581(c)3304). I am also initiating consultation on the Undertaking with suburban jurisdictions, including the Maryland and Virginia State Historic Preservation Offices.

The exchange process is a new and innovative approach to Federal real estate investment that partners Federal agencies with private developers to cost-effectively and efficiently meet both public and private sector redevelopment needs. In this particular case, the Undertaking's process would involve the acquisition of property and construction of a new facility *in exchange for* the FBI Building and site, the parcel of land (Squares 378 and 379) bounded to the south by Pennsylvania Avenue, to the west by Tenth Street, to the east by Ninth Street, and to the north by E Street, NW. Upon completion and acceptance of the new headquarters facility by GSA, the private developer would receive title to the property on Squares 378 and 379, offsetting the costs of the new FBI headquarters to the Federal government and therefore the American taxpayer.

A consolidated headquarters for the FBI is needed to support information sharing, collaboration and integration of staff and strategic priorities. The current headquarters houses only 52 percent of headquarters personnel, with the remainder of employees dispersed over multiple locations throughout the GSA's National Capital Region. The fragmentation that results from multiple locations diverts time and resources from investigations, hampers coordination and collaboration, decreases flexibility, and increases redundancy in operation and in the use and cost of space. Consolidation of all resources is required to eliminate these redundancies and provide significant space and cost savings.

U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-0001
www.gsa.gov

In accordance with Section 110 of the NHPA, GSA contracted with Quinn Evans Architects in 2013 to prepare a Determination of Eligibility (DOE) report on the FBI Building. On March 6, 2014, your office concurred with the DOE finding that the building is not eligible for listing in the National Register of Historic Places (National Register). The building's site, however, is within the Pennsylvania Avenue National Historic Site District (NHS), within the boundaries of the L'Enfant Plan, and within or adjacent to National Register-listed historic districts and landmarks.

While the FBI Building is not eligible for listing in the National Register and is not identified as a contributing resource to the NHS, the Section 106 process for the Undertaking will take into account the potential for effects of the property's leaving Federal ownership and its possible redevelopment in the vicinity of historic properties. GSA invites the DCSHPO to participate in the consultation process.

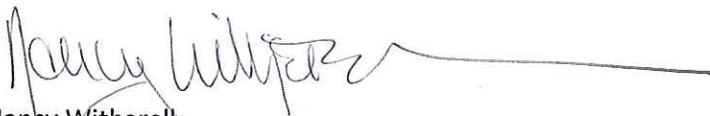
After our consideration of the comments received at the December 18, 2014, agency information meeting, and given the Undertaking's multi-jurisdictional nature, the complexities of correlating regulatory processes, and the project schedule, GSA will establish, in consultation, a Programmatic Agreement (PA) pursuant to 36 CFR § 800.14(b)(1)(ii-iii, v). The PA will state the review processes and the many facets and phases of the Undertaking. GSA has consulted with the Advisory Council on Historic Preservation (Council). GSA will carry forth this process pursuant to 36 CFR Part § 800.8(a), in coordination with agency requirements under the National Environmental Protection Act (NEPA) and the development of the associated Environmental Impact Statement (EIS).

Attached to this letter please find an illustration of our preliminary Area of Potential Effect (APE) for the exchange of the FBI Building in Washington. For your information I am also providing the Fall 2014 Public Scoping Newsletter, as well as illustrations of the proposed APEs for the potential sites for the consolidated campus in Maryland and Virginia. We look forward to meeting with you and your staff on Tuesday, February 10th to discuss this effort and process. I will provide a preliminary list of consulting parties and would appreciate your guidance on individuals and interested parties who should be invited to participate.

Please note that we are planning subsequent agency as well as consulting party meetings and will develop a schedule as part of our ongoing consultation. If you have questions regarding the Undertaking or our proposed meeting on February 10th please contact me at 202.260.0663 or nancy.witherell@gsa.gov.

I look forward to seeing you next week.

Sincerely,



Nancy Witherell
Regional Historic Preservation Officer
National Capital Region