



U.S. General Services Administration  
Public Buildings Service  
Office of the Chief Architect  
Center for Historic Buildings

4 December 2015

Mr. David Maloney  
District of Columbia State Historic Preservation Officer  
District of Columbia Office of Planning  
1100 4<sup>th</sup> Street, SW Suite 650 East  
Washington, D.C. 20024

Subject: NCPC-Proposed Amendment of 1974 Pennsylvania Avenue Plan Squares 378 and 379 (Current Federal Bureau of Investigation Headquarters Site); Transmittal of Proposed Plan Amendment to Congressional Committees and Amendment of 1974 Plan

On behalf of the U.S. General Services Administration (GSA), I am writing to inform the D.C. Historic Preservation Office (DCSHPO) of our intent to transmit to Congressional committees for consideration the attached proposed amendment to the Pennsylvania Avenue Plan of 1974 (1974 Plan) and to amend the 1974 Plan, and to seek your concurrence with a no adverse effect determination with conditions as set forth below. The amendment applies to Squares 378 and 379, the parcel of land currently occupied by the J. Edgar Hoover Building, headquarters for the Federal Bureau of Investigation (FBI Building), and 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, Washington, D.C.

In accordance with Section V of the 1996 Memorandum of Agreement (1996 MOA) among GSA, the Department of Interior, National Park Service (NPS), and the National Capital Planning Commission (NCPC), and the authorities granted under Public Law 104-134, NCPC is proposing to amend the 1974 Plan to allow for future reuse of the site. At its December 3, 2015, public meeting, the Commission voted unanimously to accept the amendment language, as proposed and recommended by its staff. NCPC will soon forward the amendment to GSA and NPS for consideration. Upon acceptance by GSA and NPS, GSA will transmit the plan amendment to 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. If at least sixty (60) days elapse after the date of the transmission, GSA shall amend the 1974 Plan and transmit a copy of the amendment to NPS and NCPC.

GSA's transmittal of the plan amendment to Congressional committees and amendment of the 1974 Plan constitute an undertaking, as defined in "Protection of Historic Properties" (36 CFR § 800.16(y)), the regulation which implements Section 106 of the National Historic Preservation Act (NHPA). As lead agency for the undertaking, and in accordance with 36 CFR § 800.5(b), GSA has determined that this action will have no adverse effect on historic properties as this scenario is dependent upon and conditioned by the draft Programmatic Agreement (PA) for the FBI Headquarters Consolidation and Exchange undertaking, which includes provisions for plan review by your office to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68) to avoid adverse effects to historic properties.

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As lead agency for the FBI Headquarters Consolidation and Exchange undertaking, GSA, in accordance with Section 106 of the NHPA, initiated consultation with your office in a letter dated February 6, 2015. As stated in that letter, the PA, established in consultation and pursuant to 36 CFR § 800.14(b) (1) (ii-iii, v), will capture the complexities of correlating regulatory and design review processes and implementation terms, and set a course for associated actions, including but not limited to this amendment, the establishment of square guidelines, the consideration of redevelopment plans and roles and responsibilities of regulatory agencies under the 1996 MOA. GSA has held consultation meetings throughout 2015, as you know, and anticipates holding its next public Section 106 meeting the third week in January 2016, followed by monthly meetings through April of 2016.

The proposed amendment to the 1974 Plan results from GSA's ongoing efforts to relocate the current headquarters of the FBI from the FBI Building at 935 Pennsylvania Avenue, NW, to a new consolidated campus within a neighboring suburban jurisdiction (40 USC § 581(c)). This undertaking will involve the acquisition of property and construction of a new facility *in exchange for* the FBI Building and site within Squares 378 and 379.

The NCPC, recognizing that transfer of the parcel to private ownership may result in its redevelopment, proposed amending the 1974 Plan as it contemplates only federal occupancy and use for Squares 378 and 379 and does not discuss its potential future redevelopment. The proposed amendment, developed by NCPC and its regulatory stakeholders, including the NPS, the Commission of Fine Arts, the D.C. Office of Planning, and others, in accordance with the 1996 MOA, would allow for the site to be made available for private use as well as continued federal use.

The attached proposed amendment has been shared with consulting parties for this and the larger Consolidation and Exchange undertakings, including but not limited to the Committee of 100, the D.C. Preservation League, the National Trust for Historic Preservation, and the Advisory Neighborhood Commission, as well as other public stakeholders, all of whom were offered the opportunity to comment on proposed language in writing and to participate in NCPC public hearings where the amendment was considered. NCPC received comments from representatives of the Penn Quarter Neighborhood Association, the Advisory Neighborhood Commission, the National Mall Coalition, the Committee of 100, and the D.C. Preservation League.


With regard to identification of historic properties, and as discussed at the aforementioned GSA consulting parties meetings, the FBI Building is not eligible for listing in the National Register of Historic Places, as concurred by the DCSHPO in a letter dated March 6, 2014, and the building was designed and constructed prior to the adoption of the 1974 Plan. The building, as executed, took its cues from earlier temporary presidential commission recommendations that were later incorporated in to the 1974 Plan which was constantly changing based on conditions of the time. Additionally, the 1974 Plan is not complete; given that the plan is still being implemented, this amendment, like others, is part of its ongoing evolution. The plan amendment identifies in very general terms redevelopment principles for the parcel for which we do not anticipate any adverse effect; once the plan amendment is completed and incorporated in the 1974 Plan, NCPC will begin developing, again in accordance with the 1996 MOA, more specific square guidelines for the parcel. Prior to approving these guidelines, also a federal action subject to Section 106, GSA will once again consider effects on historic resources, including the potential effects on the 1974 Plan. Given that the intent will be to develop guidelines more in keeping with the L'Enfant and McMillan Plans, GSA does not anticipate any effects on the Plan of the City of Washington, itself a historic property for which National Historic Landmark status is being sought. A formal determination for the square guidelines undertaking will be sent under separate cover when that action is imminent.

Based on the information provided above, the comprehensive nature of the in-progress PA being developed in consultation for the Consolidation and Exchange undertaking, and the specific regulatory processes set forth in the 1996 PADDC MOA, GSA seeks your concurrence in our no adverse effect determination for the transmittal of the attached plan amendment to Congressional committees and amendment of the 1974 Plan.

Please let us know if you have questions about the content of this letter, the process moving forward and/or if you need additional information. I can be reached at 202.219.0192 or [joan.brierton@gsa.gov](mailto:joan.brierton@gsa.gov).

We appreciate your consideration and look forward to hearing from you.

Sincerely,



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