



Information Presentation

Commission Meeting: October 1, 2015

PROJECT
Amendment to the 1974 Pennsylvania Avenue Plan for Squares 378 and 379
J. Edgar Hoover Building
901 Pennsylvania Avenue, NW
Washington, DC

NCPC FILE NUMBER
P7713

NCPC MAP FILE NUMBER
1.25(00.00)44217

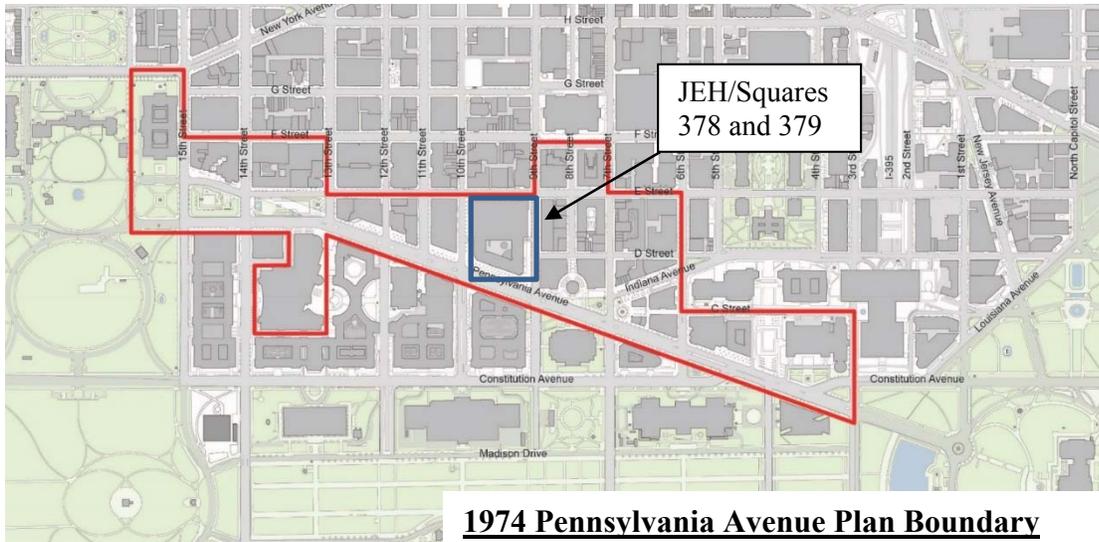
SUBMITTED BY
National Capital Planning Commission

REVIEW AUTHORITY
Advisory
Per 40 U.S.C. § 6702(d) and the Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789

PRESENTER
Kenneth Walton

The US General Services Administration (GSA) has initiated a process to provide a consolidated headquarters facility for the Federal Bureau of Investigation (FBI). This process includes the selection of a development team (Exchange Partner) to design and construct the facility in exchange for the J. Edgar Hoover (JEH) parcel located on Squares 378 and 379, bounded by Pennsylvania Avenue, 9th, 10th, and E Streets, NW in Washington, DC. GSA is considering three sites for the consolidated facility including locations in Greenbelt or Landover, Maryland, in Prince George’s County, and a Springfield site in Fairfax County, Virginia. Upon completion of the new facility on one of the three proposed sites, and acceptance of the facility by GSA, the JEH parcel would be transferred out of federal ownership to the Exchange Partner.

The JEH parcel is located within the Pennsylvania Avenue Plan boundaries and the Pennsylvania Avenue National Historic Site. In 1972, Congress passed Public Law 92-578, which established the Pennsylvania Avenue Development Corporation (PADC) to “provide for the preparation and carrying out of a development plan for certain areas between the White House and the Capitol.” In 1975, the PADC approved the 1974 Pennsylvania Avenue Plan. The 1974 Pennsylvania Avenue Plan is a concept planning document that provides general guidance to redevelop and maintain land within its boundary. Generally, the plan consists of 21 squares between the White House and U.S. Capitol grounds (15th – 3rd Streets, NW).



1974 Pennsylvania Avenue Plan Boundary

PADC began developing Square Guidelines in the late 1970's and early 1980's. With the exception of existing federal facilities (FBI, the US Department of Treasury, and the Hotel Monaco buildings), Square Guidelines were developed for each square within the Plan boundaries. At a site specific level, Square Guidelines provide guidance on development envelopes, building line setbacks, uses, circulation, potential loading locations, and any potential building and site aesthetics.

In 1996, Public Law 104-134 (updated in 2002 via Public Law 107-217) dissolved PADC after much of the Plan was implemented. PADC's responsibilities and roles were transferred to the GSA, the National Park Service (NPS) and NCPC. The District Department of Transportation (DDOT) retained jurisdiction over the Pennsylvania Avenue cartway. In 1996, GSA, NPS, and NCPC signed a Memorandum of Agreement (1996 MOA)¹ to clarify roles and responsibilities regarding planning and redevelopment decision making. While the federal law provided GSA the authority to make modifications to the 1974 Pennsylvania Avenue Plan, the 1996 MOA allows NCPC and NPS to propose modifications to GSA for its consideration. The 1996 MOA also outlines the process for review of redevelopment proposals and for Plan or Square Guideline amendments. The MOA does not outline the process for the creation of Square Guidelines itself.

The existing JEH building was built prior to the development of the 1974 Pennsylvania Avenue Plan, taking its cues from earlier temporary presidential commission recommendations, which were later adopted by the PADC. An amendment to the 1974 Pennsylvania Avenue Plan is needed to allow use of the parcel for the private development rather than a federal office building for the FBI. As noted above, Square Guidelines, typical for all PADC properties, were not developed for this parcel.

As part of GSA's National Historic Preservation Act Section 106 review and consultation process, it was determined that the absence of Square Guidelines to guide a development plan would be perceived as a potential 'adverse effect. GSA's Section 106 Programmatic Agreement being developed for the FBI Headquarters Consolidation anticipates that the future creation of Square Guidelines will avoid and/or minimize potential effects of redevelopment on the Pennsylvania Avenue National Historic Site and other surrounding historic and cultural resources. NCPC would be responsible for facilitating development of Square Guidelines in coordination with federal and local partner agencies. Prior to the development of Square Guidelines, NCPC will be preparing a technical amendment to the Pennsylvania Avenue Plan so that private redevelopment would be conforming. It is anticipated that the Plan Amendment will inform the development of the Square Guidelines. Pursuant to the 1996 MOA, GSA is responsible for transmitting any Plan Amendments and/or updates to the appropriate Congressional Committees for a 60-day review, and then GSA is subsequently responsible for approving the Square Guidelines in compliance with Section 106.

PROJECT TIMELINE

Previous actions	None
Remaining actions (anticipated)	Review and transmittal of an Amendment to the 1974 Pennsylvania Avenue Plan for Squares 378 and 379 to GSA for approval.

¹ This Memorandum of Agreement is not a Section 106-generated Memorandum of Agreement.