I. Opening Remarks

II. Programmatic Agreement Discussion

III. Next Steps
   1. Comments due on Draft PA: April 22, 2016
   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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• Project Website: [www.gsa.gov/fbihqconsolidation](http://www.gsa.gov/fbihqconsolidation)
FBI Headquarters Consolidation
Section 106 Consulting Parties Meeting
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

NCPC Submits Plan Amendment to NPS and GSA

NPS and GSA review for 45 days

If agencies agree, GSA transmits Plan Amendment to Committees* for 60 days

If the agencies do not agree, they will meet to reconcile differences

GSA may at its discretion transmit the Plan Amendments to Committees* or take no further action

After 60 days, GSA will amend the Plan

* 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

<table>
<thead>
<tr>
<th></th>
<th>Spring 2016</th>
<th>Summer 2016</th>
<th>Fall 2016</th>
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<tbody>
<tr>
<td><strong>Plan Amendment</strong></td>
<td>Submit to Congress</td>
<td>60 Days</td>
<td>Approved</td>
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<tr>
<td><strong>NCPC Initiated Square Guidelines</strong></td>
<td>Data Collection /Modeling (NCPC)</td>
<td>Public Meeting #1</td>
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<td></td>
<td>Public Meeting #1</td>
<td>Commission Meeting (Info Presentation)</td>
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<td></td>
<td>Commission Meeting (Preliminary/Final)</td>
<td>Public Meeting #2</td>
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<td>Commission Meeting (Final - if needed)</td>
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<td><strong>Pennsylvania Avenue Initiative</strong></td>
<td>Market Study/Draft Urban Design &amp; Economic Strategies (Executive Committee – NCPC, NPS, GSA, the District)</td>
<td>Public Meeting</td>
<td>Urban Development Feasibility Scenarios</td>
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NCPC Submits Square Guidelines to GSA

GSA reviews for 30 days

- GSA accepts the Square Guidelines
- If GSA does not agree, GSA and NCPC will meet to reconcile differences

  - GSA accepts Square Guidelines and transmits a copy to NCPC
  - If GSA and NCPC continue to disagree, GSA may elect to take no further action
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 PADC Plan and Square Guidelines
Redevelopment Plan General Process

1996 PADC 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 PADC Plan and/or Square Guidelines
  - **If the proposal does not conform**, it may require an amendment to the PADC Plan and/or Square Guidelines
- GSA Section 106 Notification of Determination