



DISTRICT OF COLUMBIA
SUMMARY OF RESPONSE TO GSA REQUEST FOR INFORMATION
FBI HEADQUARTERS CONSOLIDATION
SOLICITATION NUMBER: FBI-HQ-RFI

**Office of the Deputy Mayor for Planning and Economic
Development**
District of Columbia
1350 Pennsylvania Avenue, NW, Suite 317
Washington, DC 20004

Submission Date:

March 4, 2013



FBI HQ Consolidation Request for Interest (RFI)

The Parameters, As Set by GSA

Summary of the Process

- GSA is seeking an exchange of the J. Edgar Hoover Building (JEH) site for a new FBI facility that meets the below requirements and is located in the National Capital Planning Area.*
- GSA intends to use the information provided in response to the RFI for planning purposes and to help make strategic decisions regarding a new FBI headquarters facility and may issue an RFP as soon as late summer 2013.

Pre-Submittal Briefing:

January 17, 2013, 1:00 p.m.
Auditorium at GSA Headquarters
1800 F Street NW
Washington, DC

Submission Deadline:

March 4, 2013 , 5:00 p.m., EST

New Facility Requirements

Height	<ul style="list-style-type: none">• No parameters set at this time
Square Feet	<ul style="list-style-type: none">• Up to 2.1 million rentable square feet for 11,000 employees (not to exceed 55 acres)
Parking	<ul style="list-style-type: none">• Parking will be dependent upon proximity to public transportation and other factors (not to exceed 4,300 spaces)
Security	<ul style="list-style-type: none">• ISC Level V facility
Sustainability	<ul style="list-style-type: none">• Leadership in Energy and Environmental Design (LEED) Gold Standard, minimum

* Defined as the District of Columbia, Montgomery and Prince Georges counties in Maryland; Arlington, Fairfax, Loudoun and Prince William counties in Virginia, as well the independent municipalities within each of these counties.

Summary

A Prime Opportunity

The District of Columbia was pleased to submit information in response to the GSA Request for Information for the FBI Headquarters Consolidation.

A redeveloped J. Edgar Hoover site on Pennsylvania Avenue will allow the District to continue to knit together Downtown DC into a even more vibrant, livable, and walkable community, yielding significant benefits:

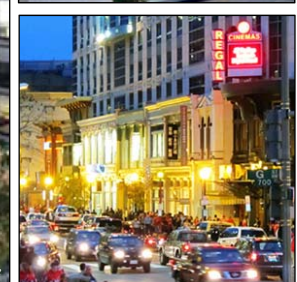
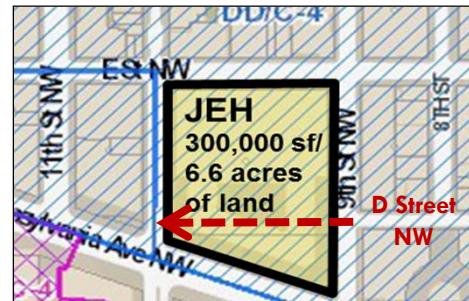
- Generate millions annually in property taxes for the District.
- Allow for the potential reintroduction of D Street to improve circulation and restore a L'Enfant street to the grid.
- Add ground floor retail to provide an opportunity for an activated Pennsylvania Avenue sidewalk and streetscape that would help to enliven the area.
- Consider the construction of new civic uses downtown, such as a library.

A Flagship on the Anacostia – Poplar Point

As GSA considers the options available to it, the District proposes that GSA and FBI consider Poplar Point as a location for the new FBI Headquarters. Located minutes away from the heart of Downtown DC, Poplar Point presents GSA and FBI an opportunity for a new, secure facility that would remain connected to the heart of the national capital.

Anacostia

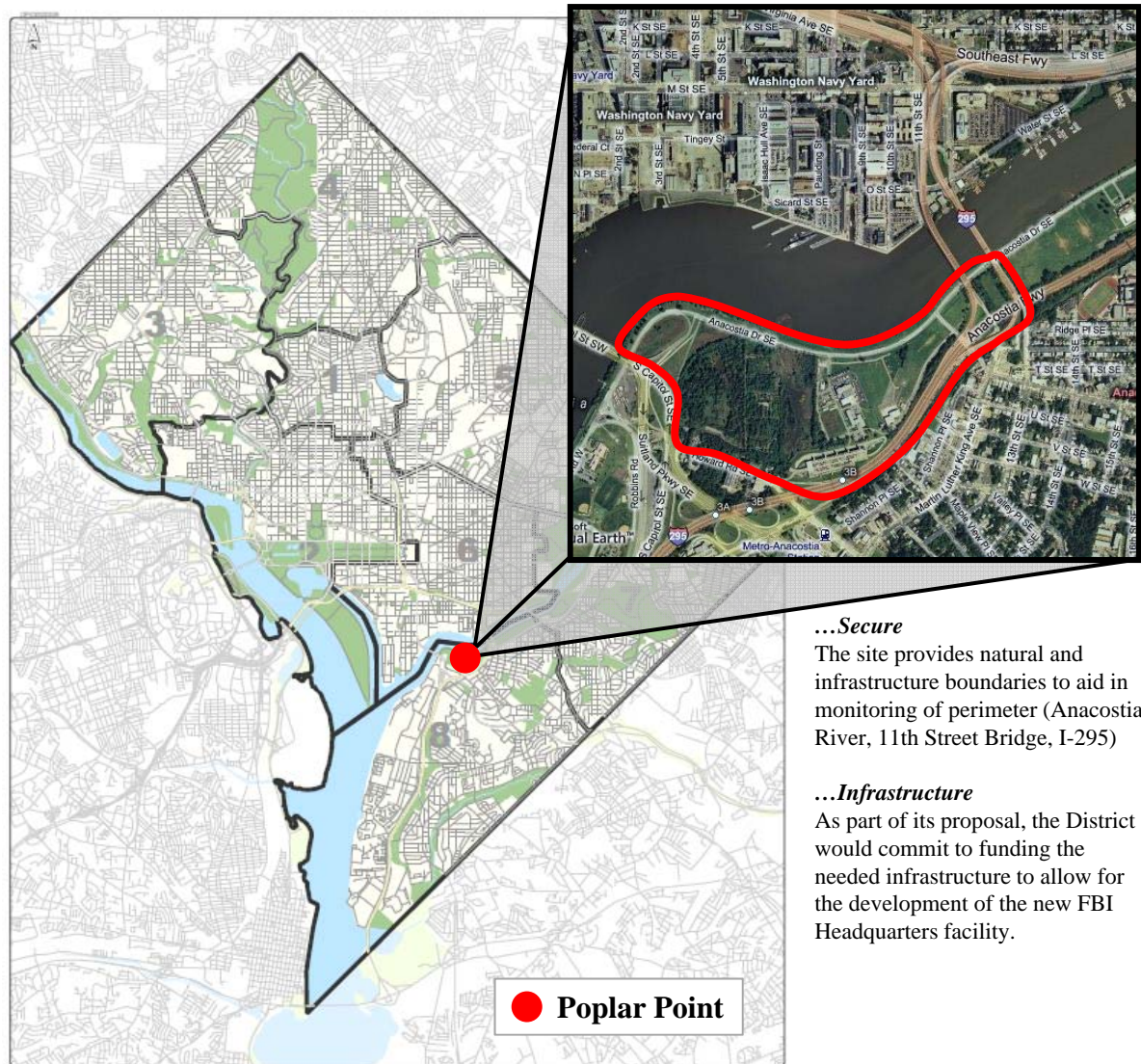
A FBI Headquarters in Anacostia would be part of a larger vision to invest in and realize a renaissance in Washington East of the River. Outside of Poplar Point, a series of public and private investments are currently at work enhancing the community's economic and cultural opportunities. Major projects include the redevelopment of St. Elizabeth's East and West Campuses; rebuilding of the Barry Farm Public Housing site to create a new mixed-income neighborhood; reconstruction of the 11th Street Bridge with enhanced transit options; and a soon-to-be reconstructed and reconfigured South Capitol Street Bridge.



Artist's rendering by Neoscape

Poplar Point

A Prime Waterfront Site at the City's Center



Just minutes from downtown, Poplar Point is a signature waterfront parcel that boasts attractive views, outstanding transportation infrastructure, and a host of nearby urban amenities.

...Space

The site contains 110 acres total, of which 70 acres are reserved to be maintained as parkland, leaving a total of 40 acres for neighborhood mixed-use development and a new FBI HQ.

...Transit

- Easy access to **major interstates** (I-295, I-395, I-695)
- Accessible by **Metro** via the Anacostia Metro Station located under $\frac{3}{4}$ of a mile away
- Serviced by four new **Capital Bikeshare** locations: (1) Congress Heights Metro, (2) Good Hope and Minnesota Avenue, SE, (3) Alabama Avenue and Malcolm X Avenue, SE and (4) W Street and Martin Luther King Avenue, SE
- 20 miles of adjacent riverfront trails for cycling and running; bicycle and pedestrian facilities, including bike lanes, shared lane marking, bike parking, and Priority Corridors for pedestrians.

...Secure

The site provides natural and infrastructure boundaries to aid in monitoring of perimeter (Anacostia River, 11th Street Bridge, I-295)

...Infrastructure

As part of its proposal, the District would commit to funding the needed infrastructure to allow for the development of the new FBI Headquarters facility.

...Ownership

In 2006, Congress enacted legislation (Public Law 109-396) directing the United States to transfer Poplar Point to the District. That transfer has not yet occurred. The District proposes that the footprint needed for the new FBI Headquarters facility at Poplar Point would be leased to GSA, until such time that ownership could revert fully to GSA.

...Amenities

Easy access to the Navy Yard, Capitol Riverfront, the Yards, the Barracks Row restaurants and shops, historic Anacostia, which collectively provide dozens of restaurants, convenience retail, full service grocery, theater, playhouse, nursery, and other retail – all within one mile.

Poplar Point Potential Site Plan

