

PA Exhibit 5: Initiation of Consultation Letters



GSA National Capital Region

June 9, 2009

Mr. John M. Fowler
Executive Director
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW
Suite 803, Old Post Office Building
Washington, DC 20004

Re: Section 106 Consultation Re-Initiation, Old Post Office Building

Dear Mr. Fowler:

On May 10, 2005, the U.S. General Services Administration (GSA) initiated Section 106 consultations with the DC State Historic Preservation Office (SHPO) for the redevelopment of the Old Post Office Building (OPO). Following the initiation of the 106 process, GSA issued a Request for Information (RFI) to the development community to gauge the viability of the building's redevelopment under a public-private partnership. GSA did not move forward with any additional redevelopment action at that time

On October 8, 2008, the U.S. Congress passed The Old Post Office Redevelopment Act of 2008, PL 110-359 (HR 5001), which directed GSA to pursue the redevelopment of the OPO in order to preserve the historic integrity of the building, put it to its highest and best use, and provide a financial return to the Government. Accordingly, GSA will conduct a competition to select the most highly qualified developer who will assist GSA in carrying out this legislative mandate.

As part of the selection process, GSA plans on issuing a Request for Qualifications (RFQ) followed by a Request for Proposals (RFP). In conjunction with issuing the RFQ and RFP, GSA desires to develop a Programmatic Agreement (PA) with the SHPO and the Advisory Council on Historic Preservation (ACHP) to outline the historic preservation requirements and consultation guidelines for the project's design approval process. It is GSA's intention to include the PA with the RFQ (but no later than the RFP) so that the development community will clearly understand the obligations they will be subject to with regards to Historic Preservation compliance. A separate Memorandum of Agreement (MOA) is envisioned to document the lease agreement and any stipulations required of the developer and GSA for the rehabilitation of the building.

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GSA is very excited about the possibility of redeveloping the OPO and would like to take this opportunity to invite the SHPO and the ACHP to participate in the RFP review process in an advisory capacity. As details become available GSA will share a schedule for the RFP issuance and review process.

While our actions are principally in response to the legislation cited above, GSA is approaching the redevelopment of the OPO in accordance with Section 111 of the National Historic Preservation Act (NHPA) and anticipates entering into a long term lease once a developer is selected and a design is approved.

In accordance with 36 CFR Part 800.3, GSA is reinitiating Section 106 consultations with the SHPO and is inviting the ACHP to participate in the consultation to consider the potential effects redevelopment may have on this National Register Listed Property.

If you have any questions or concerns please contact me at (202) 205-7766 or at gary.porter@gsa.gov . We look forward to working with your office on this exciting and important project.

Sincerely,



Gary L. Porter
Acting Regional Historic Preservation Officer
National Capital Region

CC: David Maloney: District of Columbia State Historic Preservation Officer
Marcel Acosta: Executive Director, National Capital Planning Commission

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GSA National Capital Region

January 10, 2011

Mr. John Fowler
Executive Director
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW
Suite 809
Washington, DC 20004

Subject: Section 106 Consultation, Old Post Office Building Redevelopment

Dear Mr. Fowler:

The U.S. General Services Administration (GSA) proposes to issue a Request for Proposals (RFP) for the redevelopment of the Old Post Office (OPO) building in accordance with the Old Post Office Redevelopment Act of 2008 in early 2011. GSA had previously initiated consultation with the DC State Historic Preservation Officer (SHPO) and the Council on May 10, 2005, and again re-initiated efforts on September 9, 2009, following the passing of the OPO Redevelopment Act for the building's redevelopment.

To ascertain the impacts of the proposed OPO redevelopment, an environmental assessment is being undertaken in compliance with the National Environmental Policy Act (NEPA). In accordance with 36 CFR 800.8, GSA is coordinating the requirements under NEPA and Section 106. GSA will use the EA to evaluate the potential effects to historic properties. The Draft EA will be distributed for public review and comment in the fall/winter of 2011. GSA will also coordinate public involvement with the EA.

The redevelopment of the OPO will comply with the Old Post Office Building Redevelopment Act of 2008 PL 110-359 (HR 5001). HR 5001 directs GSA to put the OPO to its "highest and best use," and authorizes the Administrator of General Services to provide for the redevelopment of the OPO, including any improvements thereon and specifically including the Pavilion Annex. The Administrator of General Services is directed to proceed with redevelopment of the Old Post Office Building in accordance with existing authorities available to the Administrator and consistent with the redevelopment plan previously approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committees on Appropriations and Environment and Public Works of the Senate. In accordance with HR 5001, GSA intends to collaborate with the private sector to redevelop federally owned property for private sector development.

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GSA will be seeking proposals from the private sector for the redevelopment of the OPO. GSA intends to enter into a lease with the preferred selected developer. In alignment with HR 5001 and Section 111 of the National Historic Preservation Act (NHPA) and has developed the following draft goals to be used in evaluating private sector proposals.

- To leverage the expertise of the real estate industry to reposition the OPO as a viable asset;
- To preserve the historic integrity of this unique and important asset;
- To put the OPO to its highest and best use;
- To provide a lucrative financial return to the Government;
- To provide for public access; and
- To contribute to the vitality of Pennsylvania Avenue and the Federal Triangle.

GSA is pleased to have this opportunity to update the Council on the NEPA and Section 106 process. Scoping letters for the EA and Section 106 consulting party invitation letters were sent the week of January 3, 2011. A list of the invited consulting parties is attached. If you have any questions regarding the consultation to date, please contact me at (202)205-7766, gary.porter@gsa.gov, or at the address listed below.

We look forward to working with you on this important project.

Sincerely,



Gary L. Porter
Regional Historic Preservation Office
General Services Administration
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Room 2020
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Enclosures