



Executive Director's Recommendation

Commission Meeting: December 5, 2019

PROJECT Federal Reserve Board Building Project The Federal Reserve 1951 Constitution Avenue, NW Washington, DC	NCPC FILE NUMBER 8113
	NCPC MAP FILE NUMBER 1.34(38.00)45007
SUBMITTED BY Board of Governors of the Federal Reserve System	APPLICANT'S REQUEST Approval of comments on concept plans
REVIEW AUTHORITY Federal Projects in the District per 40 U.S.C. § 8722(b)(1) and (d)	PROPOSED ACTION Approve comments on concept plans
	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The Board of Governors of the Federal Reserve System (Board) proposes to renovate and expand the Marriner S. Eccles Building (Eccles Building) at 2051 Constitution Avenue NW and to renovate and construct an addition on the Federal Reserve Board-East Building (FRB-East Building) at 1951 Constitution Avenue NW. The Board is seeking comments from the Commission on their concept plan for the project.

The Eccles Building was constructed between 1935 and 1937 as the headquarters of the Board. While there have been regular modifications and renovations to the building over its 80-year history, many of the building systems are at the end of their useful life, and the building no longer fully serves the Board's needs. The FRB-East Building was constructed between 1931 and 1933 for the US Public Health Service. The building has not undergone a comprehensive modernization in decades and does not serve the Board's needs effectively in its current condition and configuration. Located just to the north of the Eccles Building, across C Street, NW, the Board's William McChesney Martin, Jr. Building (Martin Building) is currently being renovated. When complete, the Martin Building will become the swing space for staff in the Eccles Building during the construction phase of the proposed project.

The Federal Reserve Board currently has a workforce of approximately 3,400 employees. The Federal Reserve Board will be consolidating their workforce into a campus that includes the following owned buildings: Eccles Building, FRB-East Building, 1709 New York Avenue Building, and the Martin Building. Additionally, the Board is currently housed in two leased buildings at 1801 K Street, NW and International Square.

The purpose of the proposed project is to renovate and expand the Eccles Building and the FRB-East Building to address a critical backlog of upgrades; to respond to changes in building codes and regulatory requirements; to accommodate information technology requirements, building security provisions, advancements in environmental awareness and energy efficiency; to address increased utility demands and associated requirements imposed by an increased building population; and to address the integration of technology not anticipated at the time of the buildings' original design. The proposed programming changes and building additions are needed to increase spatial efficiency, reduce leased space and consolidate staff, and provide a secure environment for the buildings' occupants, while accommodating the growing needs of the Board and its visitors.

KEY INFORMATION

- The Eccles Building, designed by Frenchman Paul Cret, was constructed between 1935 and 1937 as the headquarters of the Federal Reserve Board.
- The Eccles Building was listed in the DC Inventory of Historic Sites in 1964, the year of the inventory's establishment. The Eccles Building was one of the initial 289 buildings designated. Although not formally evaluated for listing in the National Register of Historic Places, the applicant and Consulting Parties are treating the property as eligible, with significance under Criterion A, Government and Community Development, as the first permanent headquarters of the Federal Reserve Board of Governors and as part of the development of monumental buildings along Constitution Avenue in accordance with the McMillan Plan in the early decades of the 20th century. The property also meets National Register Criterion C, Architecture, as a significant example of Paul Cret's stripped classicism style for a monumental federal building. The property contributes to the National Register-eligible Northwest Rectangle Historic District. Additional studies will be conducted to assess the significance and the character-defining features of the landscape and the potential for archaeological resources.
- The FRB-East Building was constructed between 1931 and 1933 for the US Public Health Service.
- The FRB-East Building, historically the United States Public Health Service Building, was listed in the DC Inventory of Historic Sites and the National Register of Historic Places in 2007. The property meets National Register Criterion A, for its association with the growth of the Public Health Service and as part of the development of monumental buildings along Constitution Avenue built in accordance with the McMillan Plan in the early decades of the 20th century. The FRB-East Building is also listed under Criterion C, as an excellent example of classically inspired federal architecture in the 1930s. The property contributes to the National Register-eligible Northwest Rectangle Historic District. Additional studies will be conducted to assess the significance and character-defining features of the landscape and the potential for archaeological resources.
- To meet their compliance for the National Environmental Policy Act (NEPA), the Board is preparing an EA which will include a Transportation Management Plan. NCPC is a cooperating agency on the EA.
- To meet their compliance with Section 106 of the National Historic Preservation Act (NHPA), the Board has initiated the Section 106 process, and has held two Consulting Parties meetings to date, and anticipates the process to be concluded with a Memorandum

of Agreement (MOA), to provide commensurate mitigation for expected adverse effects. NCPC has designated the Board the lead in Section 106, and intends to meet its individual Section 106 responsibilities by signing the MOA.

RECOMMENDATION

The Commission:

Commends the Federal Reserve Board for fully engaging partner federal agencies and the Section 106 Consulting Parties through the evolution of the design process for the building project.

Supports the Board's goal to consolidate their employees into federally-owned buildings, meet its long-term space requirements and address physical and operational deficiencies found in the historic Eccles and FRB-East Buildings on Constitution Avenue.

Finds that the Board evaluated a range of design options (discussed below) with the federal agencies and Section 106 Consulting Parties, to address the needed square footage requirements for the new programming while balancing historic preservation considerations.

Notes that during the federal agency and Section 106 Consultation meetings, the parties generally agreed that a primary objective is to prioritize higher levels of preservation in the more iconic Eccles Building by accommodating more program and modifications in the FRB-East Building.

Notes that based on the discussion and evaluation during the on-going Section 106 Consultation Process in 2019, the Board has proposed three options (A-C) for evaluation with Option B as their preferred massing and height option in order to reduce potential adverse effects to the Eccles Building.

Eccles Building Massing Options

Notes that for the Eccles Building, all three options:

- Construct a five-story infill addition on the east and west sides of the building that will connect the existing north and south wings;
- Construct a rooftop addition on the north wing that will connect with the east and west infill additions; and

Notes the following with regard to the east and west exterior courtyards:

- Options A and C cover the east courtyard and convert it into an atrium, while the west courtyard will remain open.
- Option B covers the east and west exterior courtyards (creating atriums), with the east atrium becoming an entrance to the Eccles Building for staff and VIPs.

Finds that the east and west side additions are designed to be set back from the existing wings, allowing for the additions to be perceived as compatible and non-historic.

Recommends that the applicant continue to explore ways to remove the penthouse additions on the south side of the Eccles Building, to minimize impacts to the historic views towards the Eccles Building.

FRB-East Building Massing Options

Notes the following massing differences among Option A-C for the FRB-East Building:

- Option A includes a six-story addition above grade and retains the FRB-East Building's center wing; however, it does not meet the Board's program to house 1,750 seats, falling about 180 seats short.
- Option B includes a five-story addition above grade and removes the center wing of the existing building. It maintains the alignment of building faces along C Street, while providing 1,750 seats for staff.
- Option C includes a seven-story addition and retains the center wing.

Finds that five-story height of the addition to FRB-East compliment the scale of the historic building, and the Eccles Building across the street. The addition would also not be highly visible from the National Mall on the south side of Constitution Avenue.

Does not support the taller massing of Alternatives A and C because, while they preserve the historic center wing, the proposed addition to the FRB-East Building is not compatible to the building and the historic context, and is not in keeping with the Secretary of the Interior's Standards for Rehabilitation concerning guidance for additions to historic buildings.

Requests that applicant explore opportunities to reduce the height of the penthouses on FRB-East to minimize any visual impacts.

Parking and Transportation

Advises that, regardless of the option selected, the project is located in an area of the District with a 1:5 parking ratio under NCPC's current parking guidance, which will be determined based upon the proposed campus population.

Notes the following known parking differences among the alternatives for this submission:

- Option A proposes a new underground parking garage below the south lawn of the FRB-East Building (no extension under 20th Street), with 243 new parking spaces. The existing parking garage at the Eccles Building would remain, and would be accessed through the west courtyard.
- Option B proposes a new underground parking garage below the south lawn of the FRB-East Building and 20th Street NW, with 577 parking spaces, but eliminates the existing

parking garage at the Eccles Building. The west courtyard would be enclosed as an atrium, and the curb cut would be closed on 21st Street, NW.

- Option C proposes a new underground parking garage of four levels, below the addition of the FRB-East Building instead of the south lawn, with 194 parking spaces. The existing parking garage at the Eccles Building would remain, and would be accessed through the west courtyard.

Notes that the concept submission does not provide the number of expected Board employees for the entire campus nor does it include the number of parking spaces at the Martin and Eccles Buildings. Therefore, the proposed parking ratio is unknown for this review.

Notes the options reflect a range in total parking without explanation for the different amounts.

Finds that the amount and location of parking will have an impact on the overall design of the FRB-East building and possibly the Eccles Building, as well as impact the function of the transportation network.

Supports the least amount of parking as possible given the campus' access to the Farragut West and Foggy Bottom Metro Stations, as well as other modes of transportation in downtown Washington, DC.

Requests the Board consider options that minimize parking, in consideration of NCPC's parking guidance, potential impacts to the transportation network, and possible effects on the buildings' landscapes.

Requests the Board submit a thorough Transportation Management Plan (TMP) as part of the Environmental Assessment, and include the number of expected Federal Reserve Board employees anticipated to be housed in Eccles, FRB-East, and Martin Buildings, summary of employee means of commuting, and locations of employee commutes.

General Comments

Supports the applicant's intent to preserve heritage trees and other landscape features in the front lawns of the Eccles and FRB-East Buildings.

Supports the applicant's intent to provide universal accessibility to both the Eccles and FRB-East Buildings from Constitution Avenue.

Requests additional information on the following topics for the next submission:

- Elevations and renderings showing the exterior design treatments for both the Eccles and FRB- East Buildings additions
- Additional massing options for the Eccles buildings related to the penthouse additions, particularly on the south side
- Landscaping for both buildings

- Site lighting, signage, and wayfinding
- Perimeter security
- Tree removal and replacement locations
- Public accessibility on the site, especially the lawns and open space fronting Constitution Avenue.

Notes that a Section 106 Memorandum of Agreement will be executed to address agreed-upon mitigation measures commensurate with adverse effects resulting from the project.

Notes that the Federal Reserve Board is preparing an Environmental Assessment which be released prior to submission for Preliminary Review in 2020.

PROJECT REVIEW TIMELINE

Previous actions	None.
Remaining actions (anticipated)	– Preliminary Review. – Final Review.

PROJECT ANALYSIS

Executive Summary

The Board of Governors of the Federal Reserve System (Board) proposes to renovate and expand the Marriner S. Eccles Building (Eccles Building) at 2051 Constitution Avenue NW and to renovate and construct an addition on the Federal Reserve Board-East Building (FRB-East Building) at 1951 Constitution Avenue NW. The Board is seeking comments from the Commission on their concept plan for the project. Staff analyzed this project using guidance in the Comprehensive Plan, particularly those related to five of the federal Elements of the Comprehensive Plan: the Federal Workplace, Transportation, Parks and Open Space, Federal Environment, and Preservation and Historic Features elements. In summary, staff finds it to be in conformance with the goals and policies associated with each Element.

The Eccles Building was constructed between 1935 and 1937 as the headquarters of the Board. While there have been regular modifications and renovations to the building over its 80-year history, many of the building systems are at the end of their useful life, and the building no longer fully serves the Board's needs. The FRB-East Building was constructed between 1931 and 1933 for the US Public Health Service. The building has not undergone a comprehensive modernization in decades and does not serve the Board's needs effectively in its current condition and configuration. Located just to the north of the Eccles Building, across C Street, the Board's William McChesney Martin, Jr. Building (Martin Building) is currently being renovated. When complete,

the Martin Building will become the swing space for staff in the Eccles Building during the construction phase of the proposed project.

The Federal Reserve Board currently has a workforce of approximately 3,400 employees. The Federal Reserve Board will be consolidating their workforce into a campus that includes the following owned buildings: Eccles Building, FRB-East Building, 1709 New York Avenue Building, Martin Building. Additionally, the Board is currently housed in two leased buildings at 1801 K Street, NW and International Square. Therefore, staff recommends the Commission **supports** the Board's goal to consolidate their employees into federally-owned buildings, meet its long-term space requirements and address physical and operational deficiencies found in the historic Eccles and FRB-East Buildings on Constitution Avenue.

The purpose of the proposed project is to renovate and expand the Eccles Building and the FRB-East Building to address a critical backlog of upgrades; to respond to changes in building codes and regulatory requirements; to accommodate information technology requirements, building security provisions, advancements in environmental awareness and energy efficiency; to address increased utility demands and associated requirements imposed by an increased building population; and to address the integration of technology not anticipated at the time of the buildings' original design. The proposed programming changes and building additions are needed to increase spatial efficiency, reduce leased space and consolidate staff, and provide a secure environment for the buildings' occupants, while accommodating the growing needs of the Board and its visitors.

The Board and their design team began meeting with National Capital Planning Commission (NCPC) staff, as well as staff from the US Commission of Fine Arts, and the District of Columbia State Historic Preservation Office (DC SHPO) in spring of 2019 to discuss the project and begin reviewing design options. The Board also initiated the Section 106 process in the summer of 2019 and has held two Section 106 Consulting Party meetings to date, to discuss the project and share the options. As such, staff recommends the Commission **commends** the Federal Reserve Board for fully engaging partner federal agencies and the Section 106 Consulting Parties through the evolution of the design process for the building project. In addition, staff recommends the Commission **finds** that the Board evaluated a range of design options (discussed below) with the federal agencies and Section 106 Consulting Parties, to address the needed square footage requirements for the new programming while balancing historic preservation considerations. Furthermore, staff recommends that the Commission **notes** that during the federal agency and Section 106 Consultation meetings, the parties generally agreed that a primary objective is to prioritize higher levels of preservation in the more iconic Eccles Building by accommodating more program and modifications in the FRB-East Building.

Staff recommends that the Commission **notes** that based on the discussion and evaluation during the on-going Section 106 Consultation Process in 2019, the Board has proposed three options (A-C) for evaluation, with Option B as their preferred massing and height option in order to reduce potential adverse effects to the Eccles Building. The three options that have been developed each address the overall planning and design objectives of the project. One of the primary objectives is to prioritize higher levels of preservation in the more iconic Eccles Building by accommodating

more program and modifications in the FRB-East Building; therefore, the biggest variation between the options is the height and massing of the proposed FRB-East addition.

In Option B, the addition to FRB-East is five stories above grade. Different than Option A & C, it best accommodates the Board's program needs, which includes providing 1,750 seats for staff. In this option, the addition has a larger floor plate than the other two options. The larger floor plate, combined with maintaining the alignment of building faces along C street, NW, requires the removal of the center wing of the existing FRB-East Building.

The applicant has indicated that providing natural light and views out is a cornerstone for employee wellness. Priority has been given to locate all staff workstations and offices with access to natural light, and with few exceptions, they fill all levels above grade. In order to accommodate the office program in FRB-East within five stories, much of the employee amenity and support program is located in the concourse levels below grade. This program includes a cafeteria, a central conference and training facility, and a fitness center.

The removal of the center wing of FRB-East has the added benefit of creating an appropriately scaled atrium between the historic building and the new addition. The atrium provides natural light for all office levels as well as the cafeteria at the bottom level. This atrium and the new atrium in the east courtyard of the Eccles Building anchor both ends of the pedestrian tunnel, connect the historic buildings under 20th Street, and allow natural light into the below grade levels. Below is a more detailed description of each of the options.

Option B – Preferred

The applicant has indicated that Option B is their preferred option under the concept review.

Option B- Eccles Building:

The existing building will be modernized, and high-character spaces, features, and materials will be preserved to the greatest extent possible. The exterior of the historic building will be restored and upgraded for security. Five (5)-story infill additions will be constructed on the east and west sides of the building that will connect the existing north and south wings. A rooftop addition will be constructed on the north wing that will connect with the east and west infill additions. The east and west exterior courtyards will be converted into atriums, with the east atrium becoming an entrance to the Eccles Building for staff and VIPs. The east atrium will also contain vertical circulation connecting the C-1 (entrance) level up to the first floor and down to the C-2 level where the existing tunnel between the Eccles Building and the Martin Building is located and new tunnel between the Eccles Building and FRB-East Building will be located. The existing laylight over the center wing/Grand Stair will be restored. The 1977 fifth floor office addition will be partially removed and a new skylight at the roof level of the fourth floor will be installed (restoring a condition similar to that of the original building prior to previous alterations). The addition will expand the C2 level under the existing building and courtyards allowing for additional program below grade. All existing systems within the building will be completely replaced. The existing Governors' parking in the Eccles Building will be converted into program space.

Eccles Landscape:

The existing landscape will be rehabilitated to improve accessibility, perimeter security, and parking. The security booths on the south plaza will be replaced. A new east building entrance will include an entry plaza with stairs flanked by ramps centered on the new lobby space. A new west building entrance will include a paved plaza. Universally accessible routes will be created in four locations associated with the Eccles Building. These include: 1) a sloped walk from the 20th Street, NW sidewalk (at SE property corner) to the west to the level of the existing lawn terrace; 2) a sloped walk from the 21st Street, NW sidewalk (at SW property corner) to the east to the level of the existing lawn terrace; 3) driveway from 21st Street, NW into the west garage entrance; 4) sidewalks adjacent to the driveway at the 20th Street, NW east garage entrance. Universal accessibility to the south terrace fountains will be studied and explored.

Option B FRB-East Building:

The center wing of the existing building will be removed. Except for the center wing, the existing building will be modernized, and high-character spaces, features, and materials will be preserved to the greatest extent possible. The exterior of the historic building will be restored and upgraded for security. A major addition that is five (5) levels above grade and four (4) levels below grade will be constructed on the north side of the existing building. An atrium will be constructed between the existing building and the new addition. The lower levels of the atrium will house amenity functions for the board and will include a cafeteria and conference space. A loading dock will be constructed in the FRB-East Building and will serve the FRB-East Building, the Eccles Building, and the Martin Building and will connect the buildings by a below-grade service tunnel. A parking garage will be constructed below the south lawn of the FRB-East Building and 20th Street, NW. The entrance ramp will be integrated into the historic terrace on 19th Street, NW. The exit ramp will be within the landscape between the historic terrace on 20th Street, NW and the sidewalk. The total parking will include 577 spaces.

FRB-East Landscape:

The existing landscape will be rehabilitated to improve accessibility, perimeter security, and parking. A new paved plaza entrance will be added at the northwest corner of the new building addition (20th Street, NW entrance). The plaza includes stairs, a ramp, and two linear water features. Universally accessible routes will be created in three locations associated with the FRB-East Building. These include: 1) a sloped walk from the 19th Street, NW sidewalk (at SE property corner) to the west to the level of the lawn terrace; 2) a sloped walk from the 20th Street, NW sidewalk (at SW property corner) to the east to the level of the lawn terrace; 3) a ramp will be added at the West side terrace. A new underground parking garage will be added below the south lawn of the FRB-East Building and 20th Street, NW. To the extent possible, Special and Heritage Trees will be protected. New trees will be planted to replace removed trees. Vehicular entrances into the below-grade parking garage will be added under the east historic terrace of the building along 19th Street, NW and outside the limit of the historic terrace on the west side of the building along 20th Street, NW. Service functions will occur in the northeast corner of the FRB-East Building and share a screening checkpoint with Board staff and Governors vehicles at 19th Street, NW.

Option A

This option will retain the FRB-East Building's center wing. Consequently, the addition's floor plate will be smaller. Although the addition to the FRB-East Building is larger with six (6) floors, it does not meet the Board's program to house 1,750 seats, falling about 180 seats short. The landscape design closely echoes that of Option B, with changes limited to those associated with vehicular circulation and parking.

Option A- Eccles Building:

An auditorium will be placed under a newly excavated west courtyard with medium sized conference rooms being placed on the concourse level of the center wing. Only the east courtyard will be converted into an atrium. The courtyards will be excavated down to the C3 level. Most of this level will be dedicated to mechanical space for air handling units.

Eccles Landscape:

The Governors' parking will be maintained in its current location. As a consequence, the west courtyard will remain open to vehicles coming and going to the secure parking, and the courtyard will remain open. The vehicular ramp on the west side of the building will be maintained and a new wedge barrier, security booth, and paths on both the north and south sides of the ramp will be installed.

Option A- FRB-East Building:

An addition that is six (6) stories above grade and three levels below grade will be constructed on the north side of the building. The center wing of the building will be retained. The ground will be excavated under the wing for program space. Since the structure needs be underpinned for the center wing, the whole room will be raised in elevation by 2' – 8" to match Level 1 of the existing building. Parking will be restricted to a parking garage below the south lawn of the FRB-East Building and will not extend under 20th Street, NW. Consequently, at 243 spaces it will have 334 fewer parking spaces.

FRB-East Landscape:

In order to accommodate the ramps in and out of the new garage, the entire length of the historic terraces on the east and west sides will be demolished. Materials will be carefully removed and cataloged, and the terraces will be rebuilt above the ramp. Due to the requirement to save three (3) Heritage Trees on the south lawn, the footprint of the garage will be narrow and four (4) levels below grade.

Option C

This option will retain the center wing in the FRB-East Building in its entirety. Parking will be located under the addition instead of the south lawn. Although the addition to the FRB-East Building is larger than the other options at seven (7) floors above grade, it will not meet the Board's program needs. This is primarily due to parking below the addition and the subsequent need to push amenity program up into floors above. The landscape design closely echoes that of Option B, with changes limited to those associated with vehicular circulation, parking, and the design of the south lawn of the FRB-East Building. The differences between Option C and Option B (preferred) are listed below.

Option C – Eccles Building:

Only the east courtyard will be converted into an atrium. The courtyards will be excavated down to the C3 level. Most of this level will be dedicated to mechanical space for air handling units. The existing Governors' parking in the Eccles Building will be converted into program space.

Eccles Landscape:

The vehicular ramp on the west side of Eccles will be maintained and a new wedge barrier, security booth, and paths on both the north and south sides of the ramp will be installed.

FRB-East Building:

The center wing will be maintained in its entirety. An addition 7 levels above grade will be constructed on the north side of the building. The two exterior courtyards formed by the existing building and the new addition will become atriums; both courtyards are excavated to house MEP equipment. To minimize the impact of a service tunnel on parking, a loading dock will be constructed on the west side of the addition and the entrance to the building will be located on the east side of the addition. The cafeteria will be located on Level 6 of the addition instead of in the atrium. The penthouse will be larger in this option to accommodate some of the air handling units. Parking will be located on four (4) levels under the FRB-East Building addition. Of the three options, this option at 194 spaces will have less parking than the other two. Due to the placement of parking under the addition, the project will not have space for fitness, space for training, or centralized conference space. Program space under 20th Street, NW will be limited to the pedestrian, service, and utility tunnels.

FRB-East Landscape:

No garage ramp will exist on the exterior of the existing building in Option C since parking will be located in the new addition. The terraces will be rebuilt with stairs, as parking garage ramps occur within the building and not under the terraces in this option. With parking located in the addition, the existing landscape of the south lawn will be rehabilitated following the Secretary of Interior Standards. New walls will be constructed adjacent to the existing stair nearest to Constitution Avenue to act as perimeter security. Where the proposed walls meet the stairs, bollards will be utilized to maintain pedestrian circulation. The new entrance to the building will be located on the northeast corner of the addition and will include a ramp and stair. In lieu of

rectilinear water features at the southern lawn terrace, plant beds will be incorporated into the central space surrounded by walks at the east and west ends.

Eccles Building Massing Options

Therefore, staff recommends that the Commission **notes** that for the Eccles Building, all three options:

- Construct a five-story infill addition on the east and west sides of the building that will connect the existing north and south wings.
- Construct a rooftop addition on the north wing that will connect with the east and west infill additions.

In addition, staff recommends the Commission **notes** the following with regard to the east and west exterior courtyards:

- Options A and C cover the east courtyard and convert it into an atrium, while the west courtyard will remain open.
- Option B covers the east and west exterior courtyards (creating atriums), with the east atrium becoming an entrance to the Eccles Building for staff and VIPs.

Staff also recommends the Commission **finds** that the east and west side additions are designed to be set back from the existing wings, allowing for the additions to be perceived as compatible and non-historic, and **recommends** that the applicant continue to explore ways to remove the penthouse additions on the south side of the Eccles Building, to minimize impacts to the historic views towards the Eccles Building.

FRB- East Building Massing Options

Staff recommends that the Commission **notes** the following massing differences among Option A-C for the FRB-East Building:

- Option A includes a six-story addition above grade and retains the FRB-East Building's center wing; however, it does not meet the Board's program to house 1,750 seats, falling about 180 seats short.
- Option B includes a five-story addition above grade and removes the center wing of the existing building. It maintains the alignment of building faces along C Street, while providing 1,750 seats for staff.
- Option C includes a seven-story addition and retains the center wing.

Furthermore, staff recommends the Commission **finds** that five-story height of the addition to FRB-East compliment the scale of the historic building, and the Eccles Building across the street. The addition would also not be highly visible from the National Mall on the south side of Constitution Avenue.

Staff recommends that the Commission **does not support** the taller massing of Alternatives A and C because, while they preserve the historic center wing, the proposed addition to the FRB-East Building is not compatible to the building and the historic context, and is not in keeping with the Secretary of the Interior's Standards for Rehabilitation concerning guidance for additions to

historic buildings. In addition, staff recommends the Commission **requests** that applicant explore opportunities to reduce the height of the penthouses on FRB-East to minimize any visual impacts.

Parking and Transportation

Staff recommends the Commission **advises** that, regardless of the option selected, the project is located in an area of the District with a 1:5 parking ratio under NCPC's current parking guidance, which will be determined based upon the proposed campus population. Staff also recommends that the Commission **notes** the following known parking differences among the alternatives for this submission:

- Option A proposes a new underground parking garage below the south lawn of the FRB-East Building (no extension under 20th Street, NW), with 243 new parking spaces. The existing parking garage at the Eccles Building would remain, and would be accessed through the west courtyard.
- Option B proposes a new underground parking garage below the south lawn of the FRB-East Building and 20th Street, NW, with 577 parking spaces, but eliminates the existing parking garage at the Eccles Building. The west courtyard would be enclosed as an atrium, and the curb cut would be closed on 21st Street, NW.
- Option C proposes a new underground parking garage of four levels, below the addition of the FRB-East Building instead of the south lawn, with 194 parking spaces. The existing parking garage at the Eccles Building would remain, and would be accessed through the west courtyard.

Furthermore, staff recommends that the Commission **notes** that the concept submission does not provide the number of expected Board employees for the entire campus nor does it include the number of parking spaces at the Martin and Eccles Buildings. Therefore, the proposed parking ratio is unknown for this review. Staff also recommends that the Commission **notes** the options reflect a range in total parking without explanation for the different amounts.

Staff also recommends that Commission **finds** that the amount and location of parking will have an impact on the overall design of the FRB-East building and possibly the Eccles Building, as well as impact the function of the transportation network. In addition, staff recommends the Commission **supports** the least amount of parking as possible given the campus' access to the Farragut West and Foggy Bottom Metro Stations, as well as other modes of transportation in downtown Washington, DC; and **requests** the Board consider options that minimize parking, in consideration of NCPC's parking guidance, potential impacts to the transportation network, and possible effects on the buildings' landscapes.

Staff recommends that the Commission **requests** the Board submit a thorough Transportation Management Plan (TMP) as part of the Environmental Assessment, and include the number of expected Federal Reserve Board employees anticipated to be housed in Eccles, FRB-East, and Martin Buildings, summary of employee means of commuting, and locations of employee commutes.

General Comments

Staff recommends the Commission **supports** the applicant's intent to preserve heritage trees and other landscape features in the front lawns of the Eccles and FRB-East Buildings, and **supports** the applicant's intent to provide universal accessibility to both the Eccles and FRB-East Buildings from Constitution Avenue.

As the applicant continues to develop the preferred Option, staff recommends that the Commission **requests** additional information for the next submission, including:

- Elevations and renderings showing the exterior design treatments for both the Eccles and FRB- East Buildings additions
- Additional massing options for the Eccles buildings related to the penthouse additions, particularly on the south side
- Landscaping for both buildings
- Site lighting, signage, and wayfinding
- Perimeter security
- Tree removal and replacement locations
- Public accessibility on the site, especially the lawn and open space fronting Constitution Avenue

Staff requests that the Commission **notes** that a Section 106 Memorandum of Agreement will be executed to address agreed-upon mitigation measures commensurate with adverse effects resulting from the project, and also **notes** that the Federal Reserve Board is preparing an Environmental Assessment which be released prior to submission for Preliminary Review in 2020.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

Staff analyzed this project using guidance in the Comprehensive Plan, particularly those related to five of the federal Elements of the Comprehensive Plan: the Federal Workplace, Transportation, Parks and Open Space, Federal Environment, and Preservation and Historic Features elements. In summary, staff finds it to be in conformance with the goals and policies associated with each Element.

National Historic Preservation Act

Both the Federal Reserve Board and NCPC have individual responsibility to comply with Section 106 of the National Historic Preservation Act (NHPA). At the concept review, Section 106 does not have to be completed, but initiated. To meet their compliance with Section 106, the Board has initiated the Section 106 process, and has held two Consulting Parties meetings to date, and anticipates the process to be concluded with a MOA, to provide commensurate mitigation for

expected adverse effects. NCPC has designated the Board the lead in Section 106, and intends to meet its individual Section 106 responsibilities by signing the MOA.

National Environmental Policy Act

Both the Federal Reserve Board and NCPC have individual responsibility to comply with the National Environmental Policy Act (NEPA). At the concept review, NEPA is not required to be completed. To meet their compliance for the NEPA, the Board is preparing an EA which will include a Transportation Management Plan. NCPC is a cooperating agency on the EA.

CONSULTATION

Coordinating Committee

The Committee forwarded the proposed comments on concept plans to the Commission. The Office of Planning and the DC State Historic Preservation Office stated they were not coordinating, noting that further Section 106 consultation is required. The District Department of Transportation (DDOT) stated they did not coordinate, noting concerns regarding continued public use of 20th Street, the loading configuration for the Eccles Building on 20th Street, the proposed amount of parking, and the use of underground parking under public spaces and streets. The Committee encouraged the applicant to develop innovative, seamless security solutions.

U.S. Commission of Fine Arts

The U.S. Commission of Fine Arts (CFA) received an information presentation for the concept for the Federal Reserve Board Building Project at their November 21, 2019 meeting.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package

Prepared by Lee Webb
11/22/2019

POWERPOINT (ATTACHED)

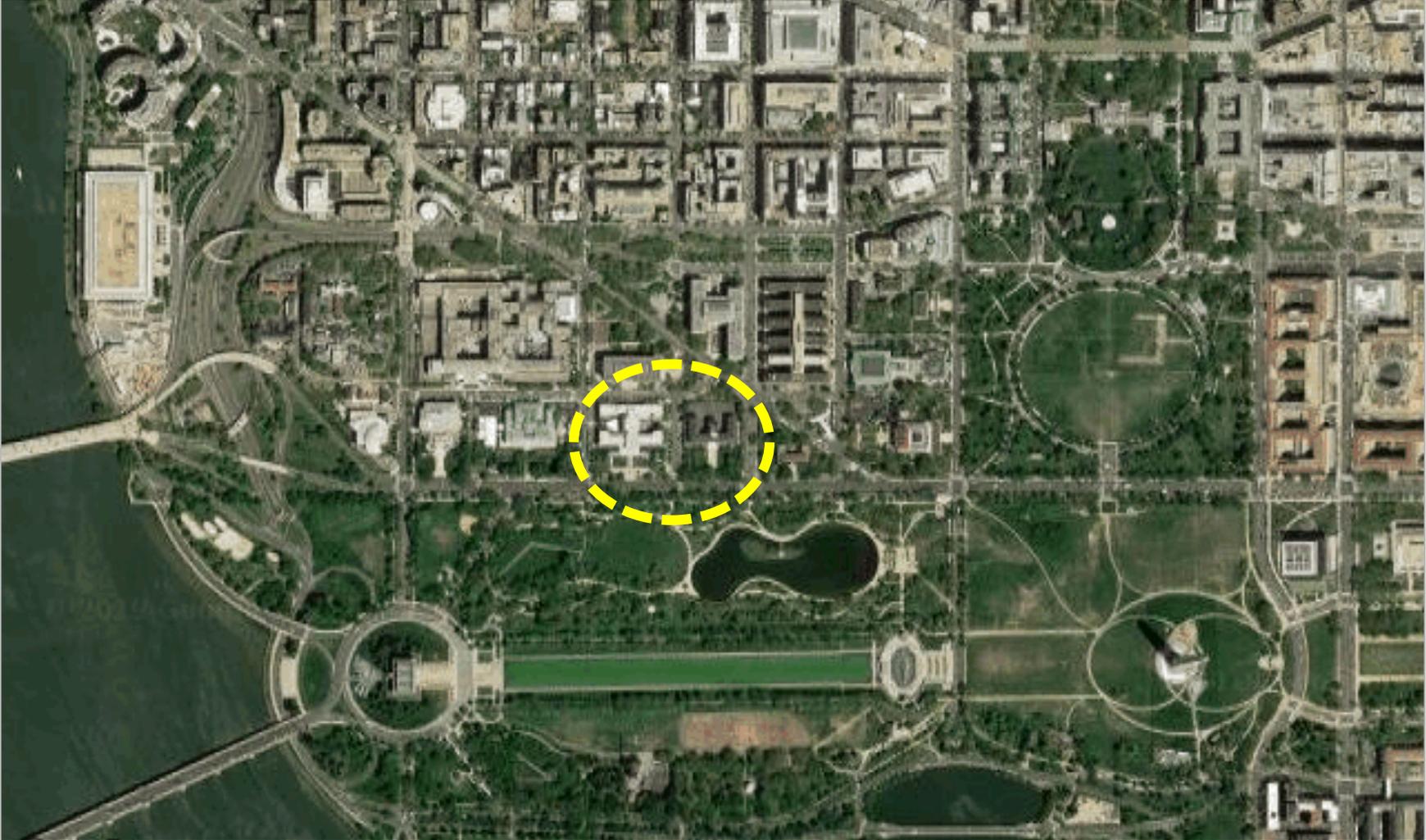
Federal Reserve Board Building Project

1951 Constitution Avenue, NW, Washington DC

Approval of Comments on Concept Plans

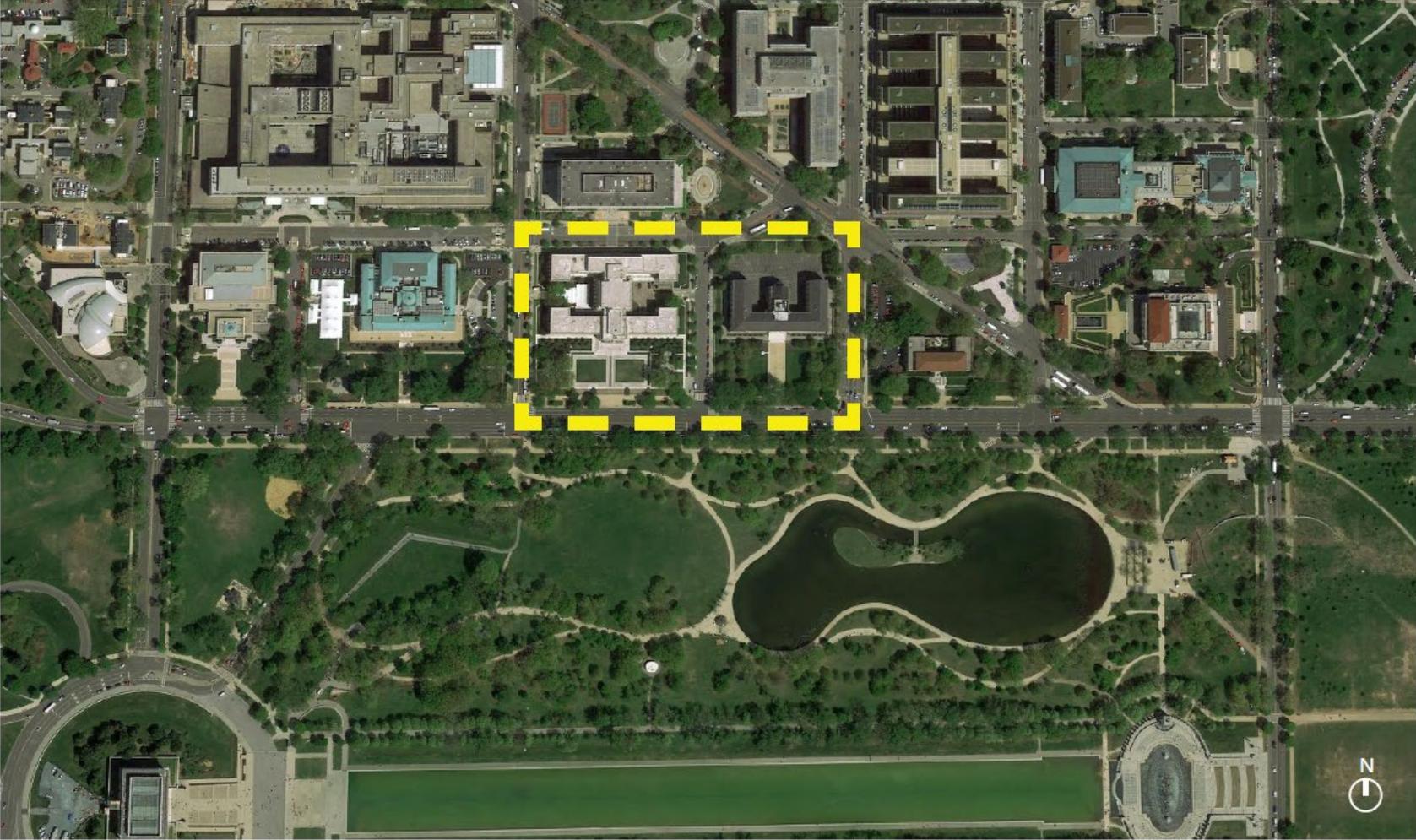
Board of Governors of the Federal Reserve System

Site Location



Location Map

Project Location on Constitution Avenue



Location Map

Project Area Description

1.4 AREA DESCRIPTION

The project area is located in the Foggy Bottom neighborhood of Northwest Washington, DC. Both buildings face south on Constitution Avenue NW, across from the National Mall. The Eccles Building occupies the entire block bounded by 21st Street NW on the west, 20th Street NW on the east, and C Street NW on the north. Directly to the east, the FRB-East Building sits on an entire block bounded by 20th Street NW to the west, 19th Street NW to the east, and C Street NW to the north. Completed in the 1930s, both buildings stand prominently within a group of monumental buildings along Constitution Avenue NW that frame the Lincoln Memorial to the southwest.

Located directly to the north of the Eccles Building and northwest of the FRB-East Building is the Board's William McChesney Martin, Jr. Building, which was completed and dedicated in 1974. The Martin Building will become the primary entrance point and security screening area for employees of the Martin, Eccles, and FRB-East buildings.

1.5 BUILDING AREA & SITE COVERAGE

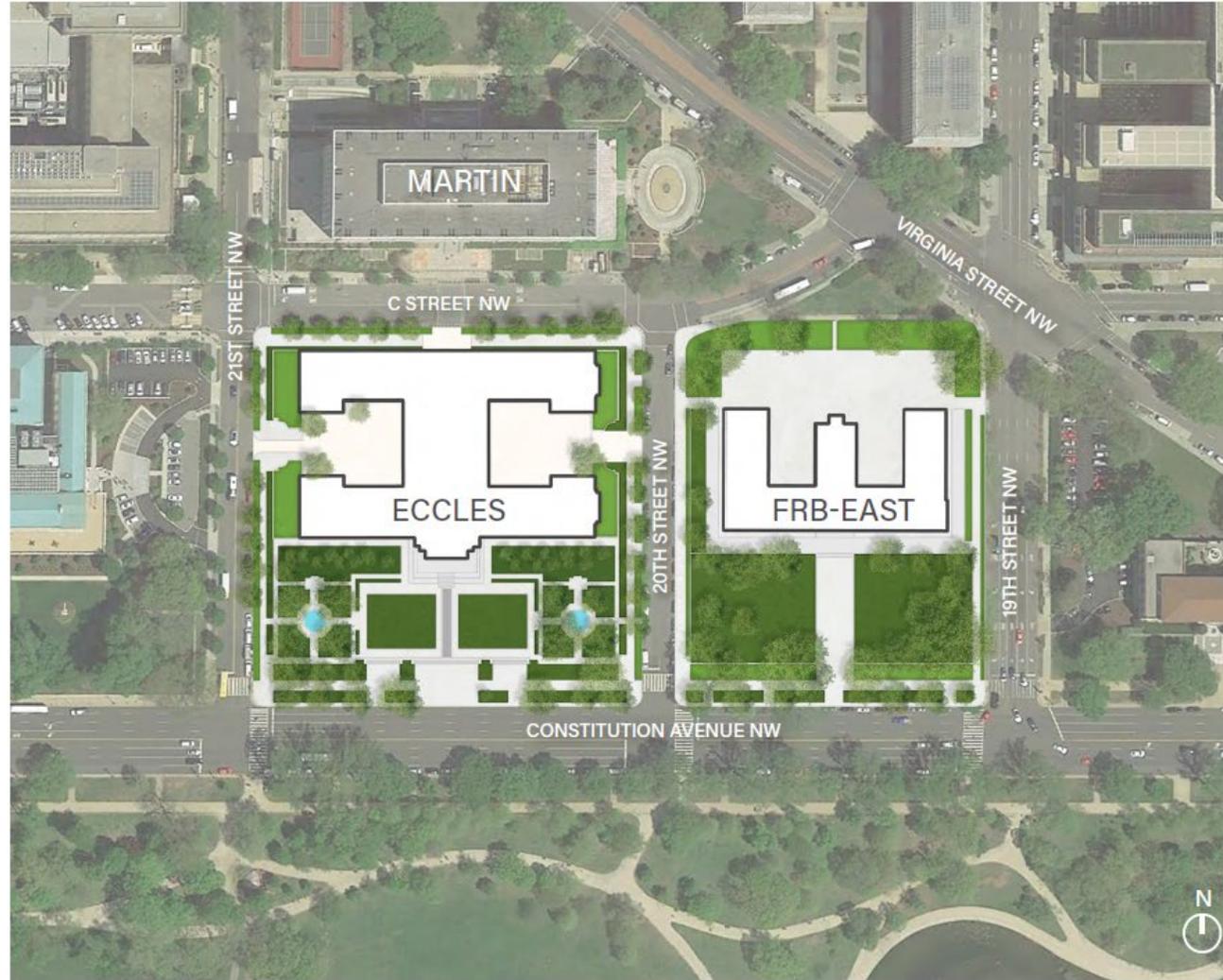
The approximate existing gross site and building areas are listed below.

ECCLES BUILDING

Gross Building Area: 276,000 square feet
Gross Site Area: 4.16 acres (181,071 square feet)

FRB-EAST BUILDING

Gross Building Area: 126,500 square feet
Gross Site Area: 3.18 acres (138,512 square feet)



Site Map

Eccles Building Chronology

1.10 BUILDING CHRONOLOGY _ ECCLES BUILDING



1935
 Architect Paul Philippe Cret wins the competition for the Federal Reserve Board Building
 Building construction begins



1977
 Last major building renovation



1937
 Federal Reserve Board of Governors moves into the building



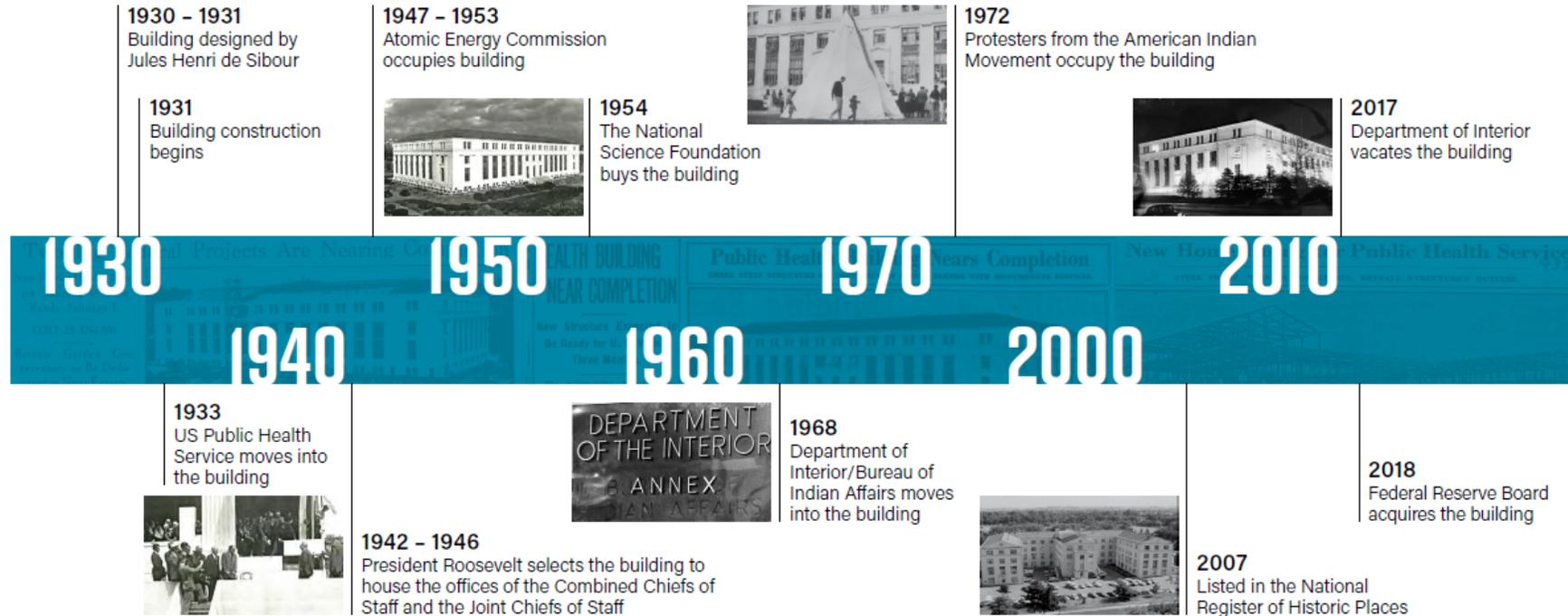
1964
 Listed in the DC Inventory of Historic Sites



1982
 Building named after Marriner S. Eccles (1890-1977), Chairman of the Federal Reserve under President Roosevelt

FRB East Building Chronology

I.II BUILDING CHRONOLOGY _ FRB-EAST BUILDING



Flood Plans and Stormwater Management

I.12 FLOOD PLAINS & STORMWATER MANAGEMENT

FLOOD PLAINS

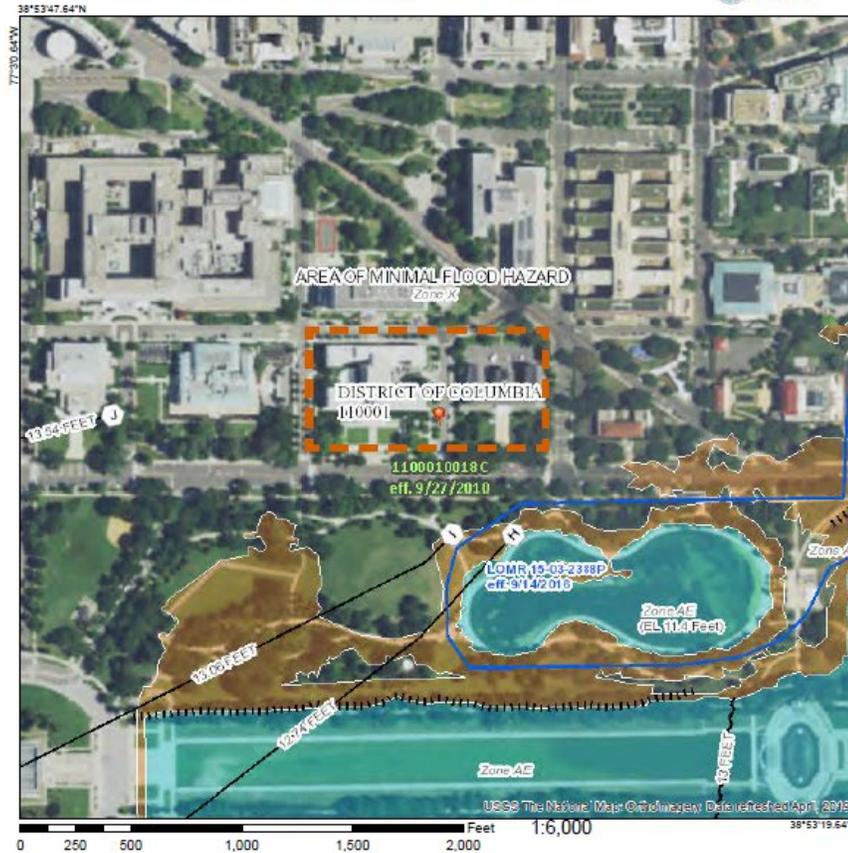
The Eccles and FRB-East buildings are outside, but immediately adjacent to, the 100-year (1% Annual Chance) flood plain and the 500-year (0.2% Annual Chance) Flood Hazard Area. This project does not impact a wetlands area.

STORMWATER MANAGEMENT

Currently, both sites generally have little uncontrolled stormwater surface runoff due to comprehensive collection and conveyance structures. At the Eccles Building, this includes a rooftop inlet collection connected to the building's plumbing system; ground surface inlets connected to the building's plumbing system; and a French drain and sump inlet network serving the vegetative grounds connected to the building's plumbing system. At the FRB-East Building, most of the impervious surface runoff on the site is collected by a rooftop inlet collection and downspouts connected to the building's plumbing system; areaway drain inlets collected to the building's plumbing system; and parking lot area drain inlets connected to the building's plumbing system. Both properties do not currently have a stormwater management program in place.

DOEE requires all major regulated projects to comply with current Stormwater Management (SWM) retention requirements pursuant to Chapter 5 of Title 21 of the District of Columbia Municipal Regulations (DCMR). This project will trigger requirements of a Major Substantial Improvement (MSI) activity, a Major Land Disturbing (MLD) activity, and a Maximum Extent Practicable (MEP) compliance process for improvements within the public right-of-way. The project will be considered a major regulated project by DOEE.

National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AE
 - With BFE or Depth Zone AE, AG, AH, VE, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

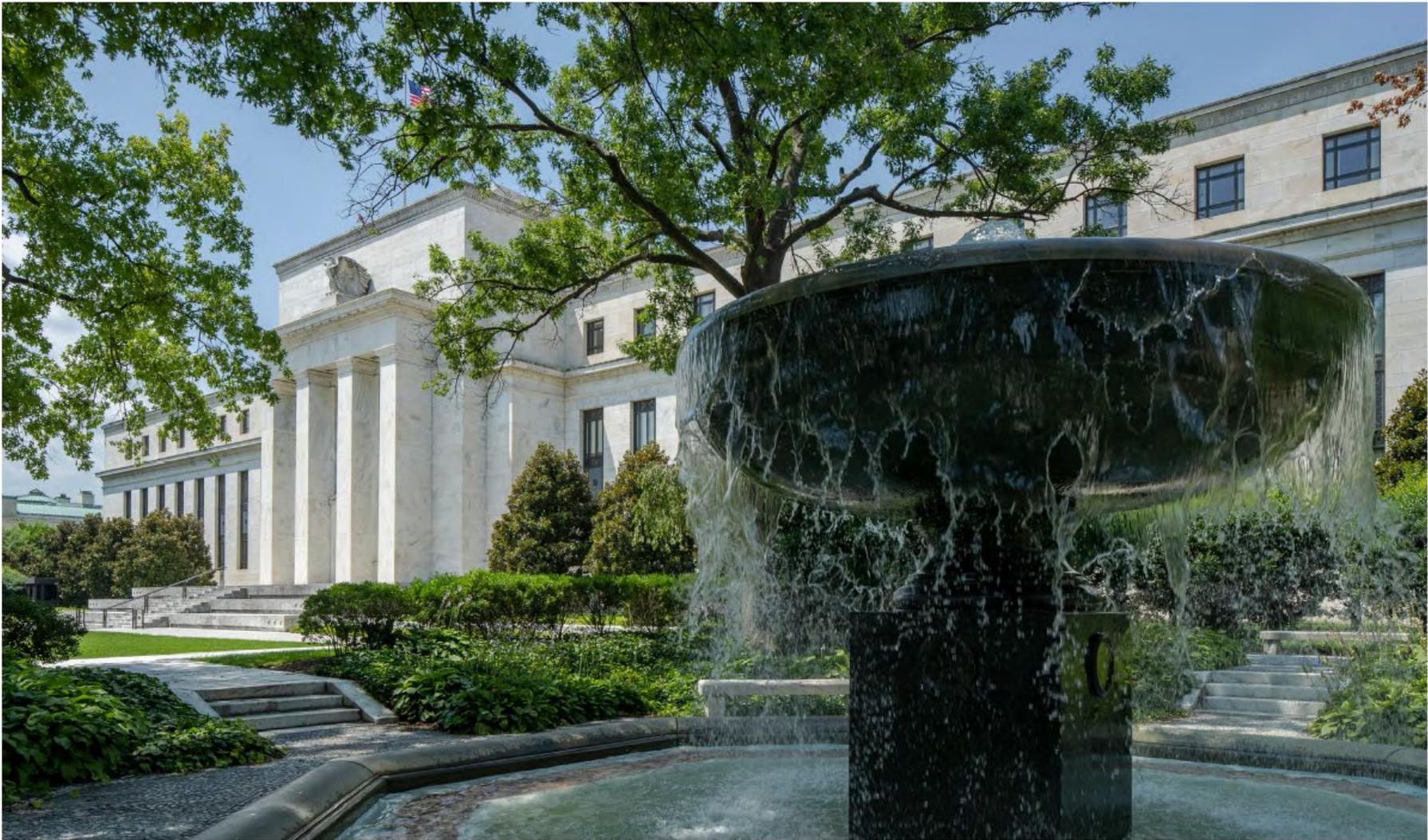
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/7/2019 at 11:07:11 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap Imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FEMA 500 Year Flood Map, 2019

Eccles Building Existing Conditions, Constitution Avenue



Eccles Garden

Project Context Photo Key

2.2 PROJECT CONTEXT - PHOTOS



Key Plan

Existing Photos



1. Constitution Ave View East



2. Eccles Building NW View



3. Eccles Building East Facade



4. Eccles Building Fountain



5. Eccles Building South Facade



6. C St West View

Existing Photos



7. 20th St South View



8. C St East View



9. FRB-East Building West Facade



10. Eccles Building West Courtyard Entry



11. 20th St North View



12. Constitution Ave East View

Existing Photos



13. FRB-East Building South Facade



14. Constitution Ave View West



15. FRB-East Building East Facade



16. Virginia Ave and 19th St View



17. FRB-East Building North Facade

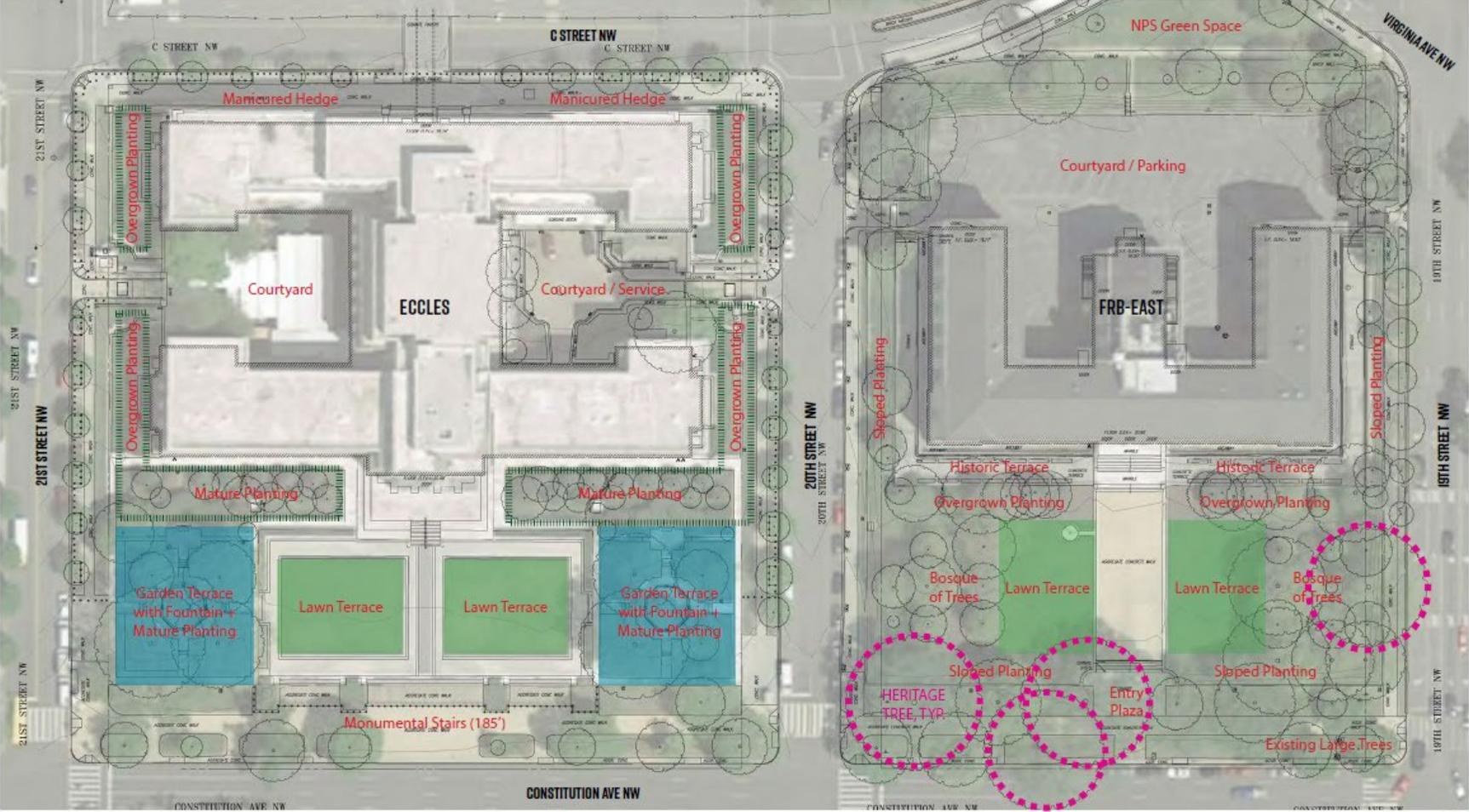


18. Constitution Ave View West

Landscape

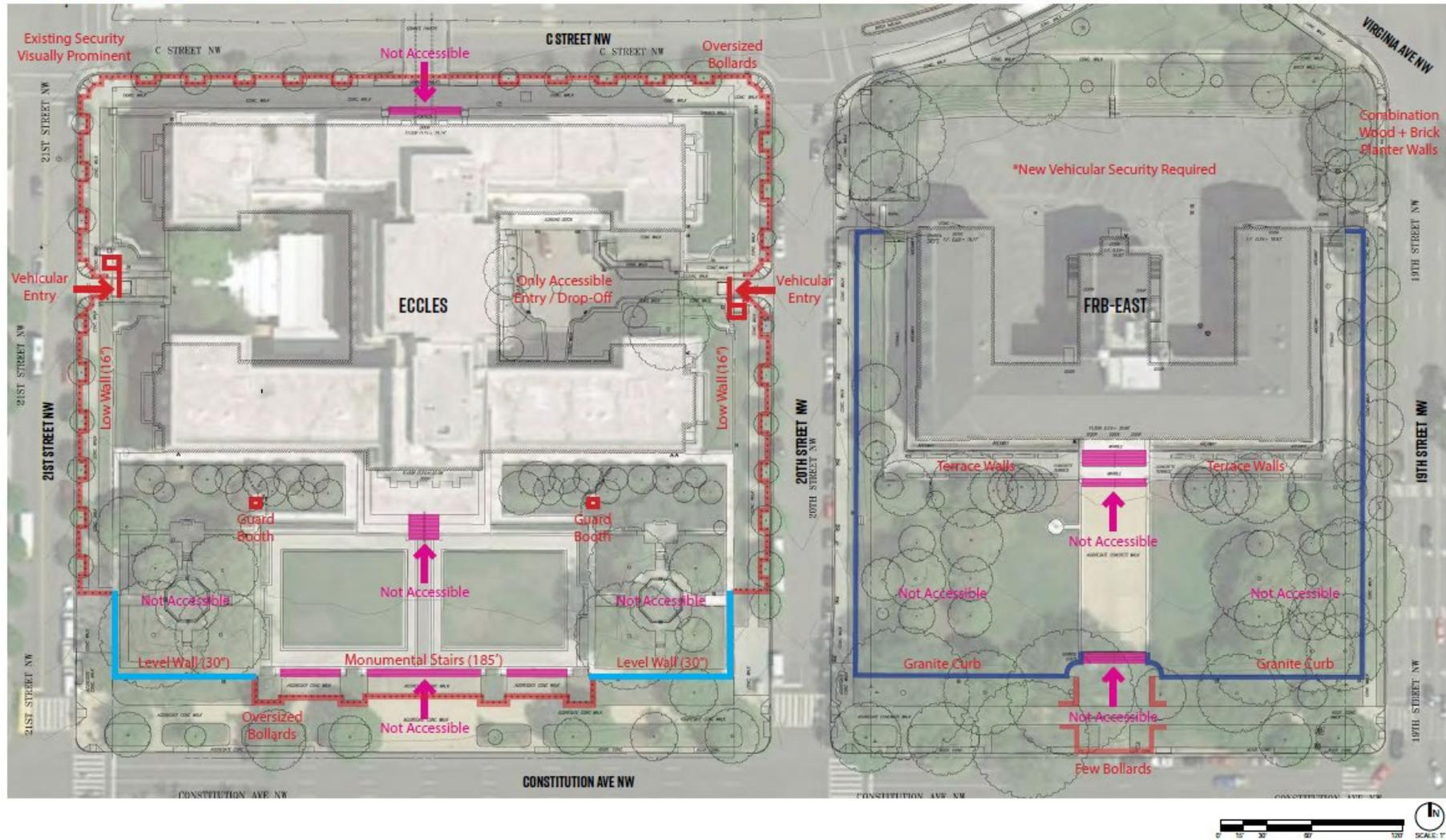
2.3 LANDSCAPE

EXISTING SITE PLAN



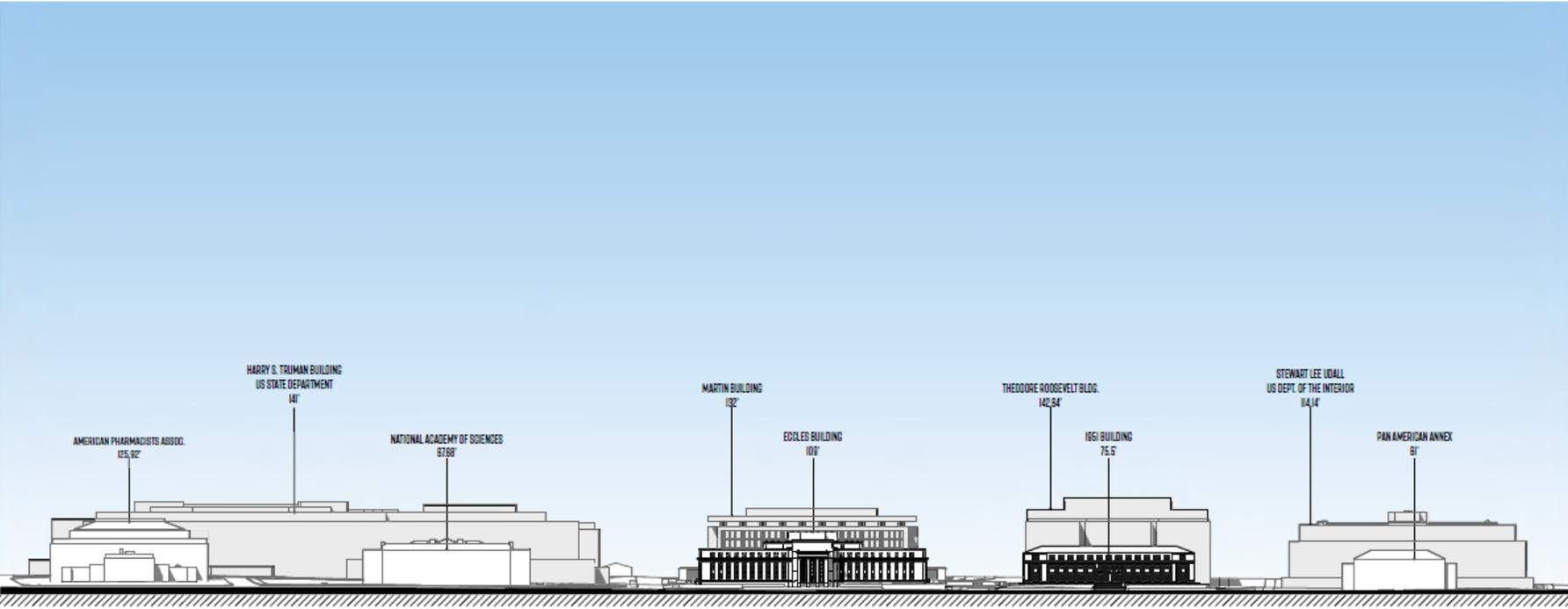
Existing Site Analysis

EXISTING SITE ANALYSIS _ ACCESSIBILITY & SECURITY



Existing Building Height Context

EXISTING BUILDING HEIGHTS CONTEXT



American Pharmacists Assoc. South Facade



National Academy of Sciences South Facade



Eccles Building South Facade



FRB-East Building South Facade



Pan American Annex South Facade

Eccles Building Existing Conditions

2.4 ECCLES BUILDING

EXISTING CONDITION PHOTOGRAPHS



South Facade



East Courtyard Entry



Courtyard Fountain



East Courtyard

Eccles Building Existing Conditions



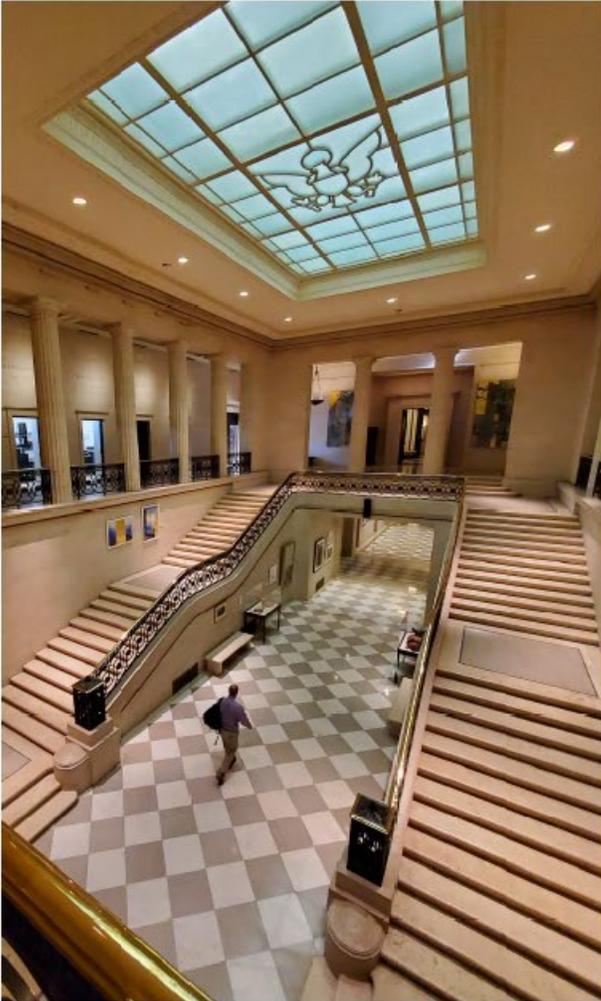
East Facade



Vaulted Corridor, Level 2



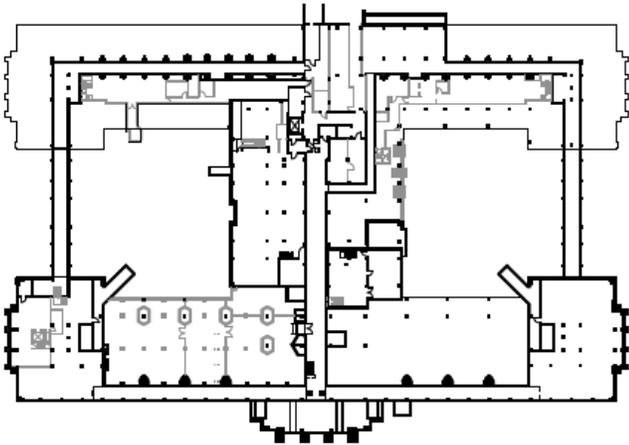
Board Room



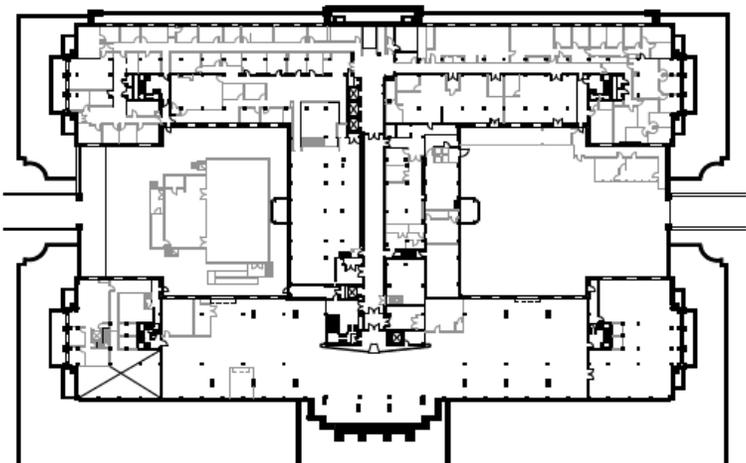
Monumental Stair Hall

Eccles Building Existing Floorplans

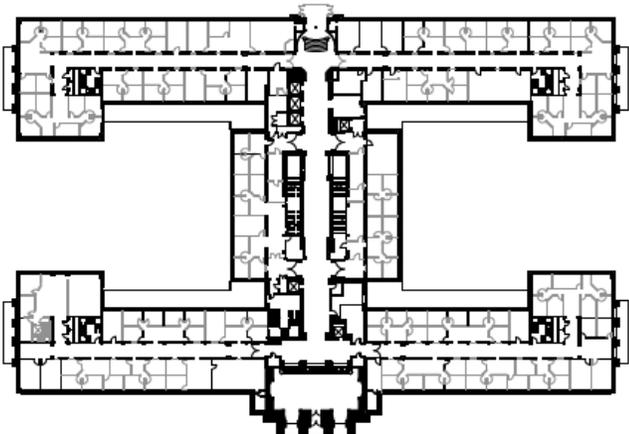
EXISTING FLOOR PLANS



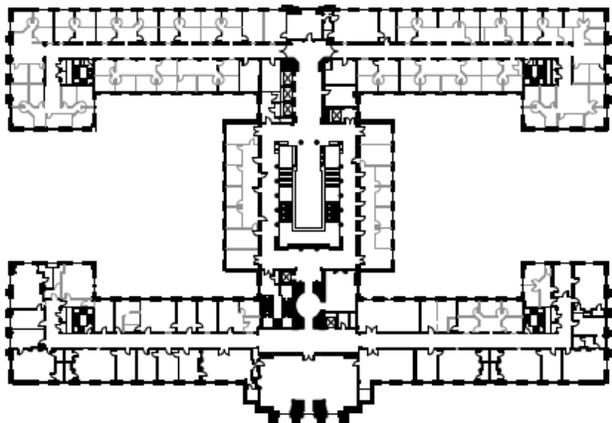
C2



C1



Level 1

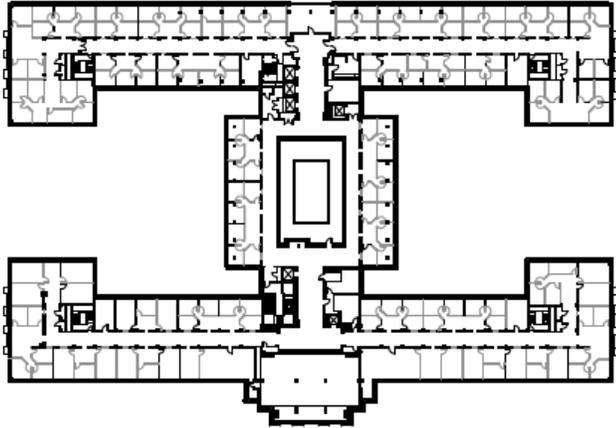


Level 2

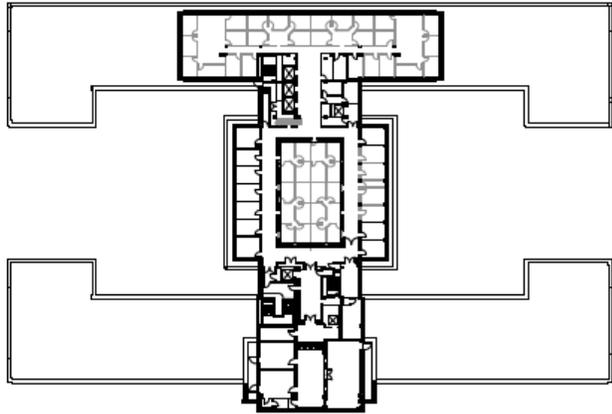
■ ORIGINAL 1937 CONSTRUCTION ■ NON-HISTORIC CONSTRUCTION



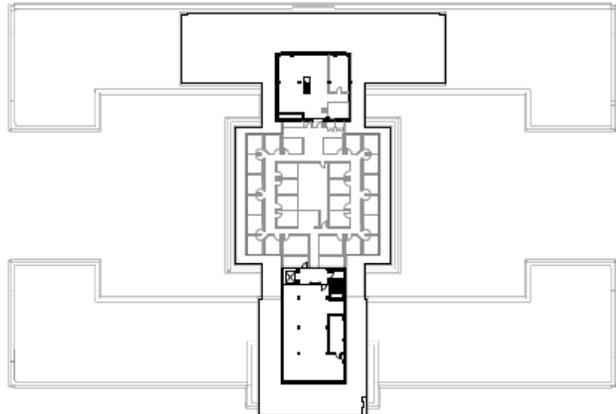
Eccles Building Existing Floorplans



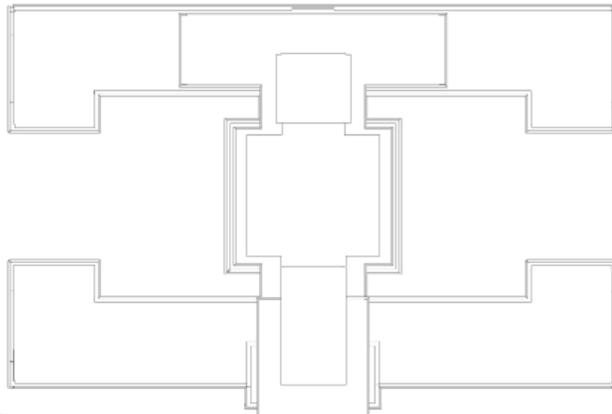
Level 3



Level 4



Level 5



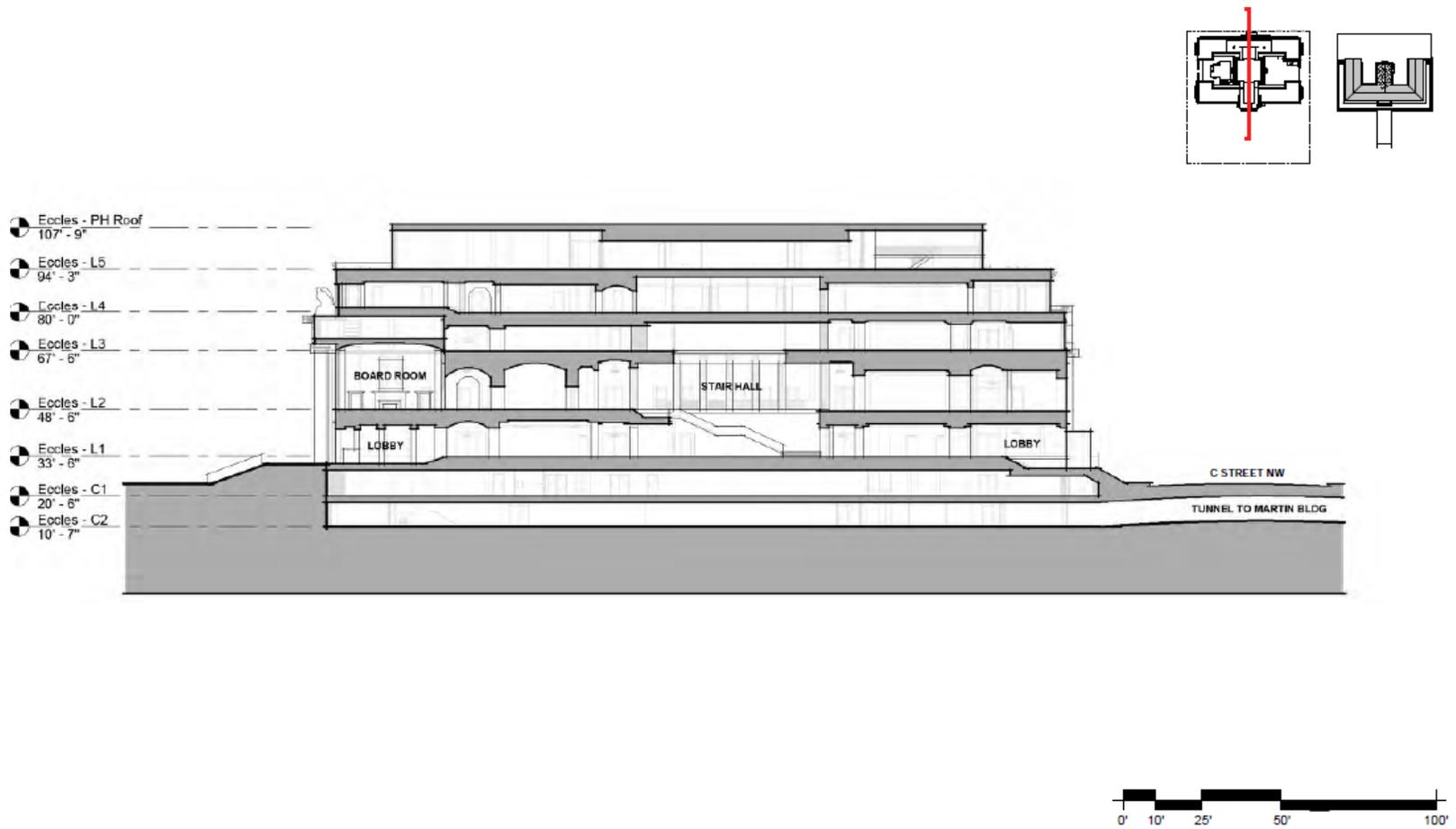
Roof Plan

ORIGINAL 1937 CONSTRUCTION NON-HISTORIC CONSTRUCTION



Eccles Existing North/South Section

EXISTING NORTH/SOUTH SECTION



FRB East Building Existing Conditions

2.5 FRB-EAST BUILDING

EXISTING CONDITION PHOTOGRAPHS



South Facade



East Terrace



NE Corner View



North Facade

FRB East Building Existing Conditions



North Facade



Meeting Room



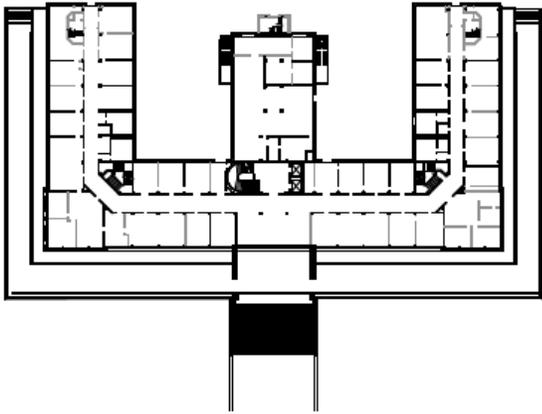
Surgeon General's Office



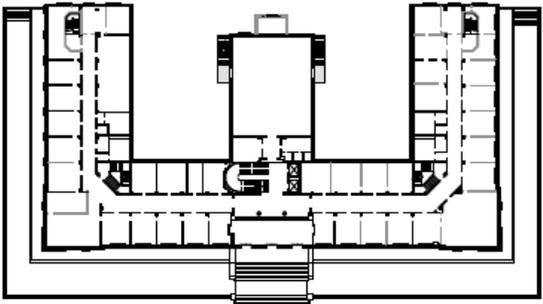
Main Stair

FRB East Building Existing Floorplans

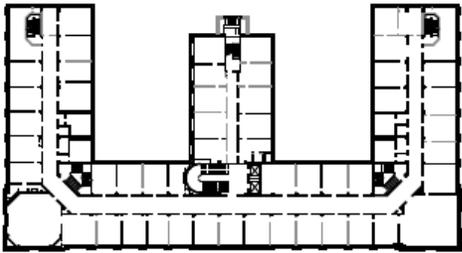
EXISTING FLOOR PLANS



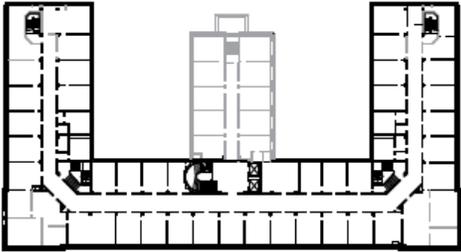
C1



Level 1



Level 2

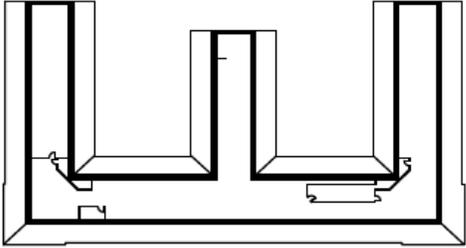


Level 3

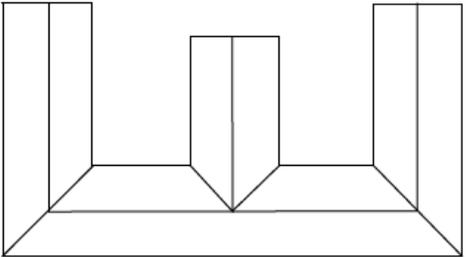
■ ORIGINAL 1937 CONSTRUCTION ■ NON-HISTORIC CONSTRUCTION



FRB East Building Existing Floorplans



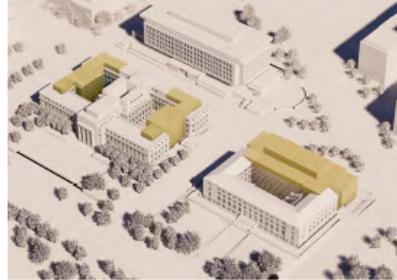
Attic



Roof

■ ORIGINAL 1937 CONSTRUCTION ■ NON-HISTORIC CONSTRUCTION

Concept Options Summary



ECCLES

East Courtyard Covered
 West Courtyard Covered
 N/S Links Setback - Feet
 Historic Fountains
 Gate & Entry Walls to the Courtyards
 Governors Parking

OPTION A

Yes
 No
 5'
 Preserved
 Removed
 Maintained in Location

OPTION B (PREFERRED)

Yes
 Yes
 15'
 Preserved
 Preserved
 Relocated below 20th St

OPTION C

Yes
 No
 5'
 Preserved
 Modified
 Maintained in Location

FEDERAL RESERVE BOARD-EAST

Height of Addition
 Center Wing
 Octagon & Historic Lobby

6 Levels + PH
 Preserved and Raised
 Preserved

5 Levels + PH
 Removed
 Preserved

7 Levels + PH
 Preserved
 Preserved

POPULATION

Program Requirement - 1,750 Seats

(183)

(46)

(217)

PARKING

Location
 Parking Entrance
 Parking Exit
 Ventilation & Emergency Exits

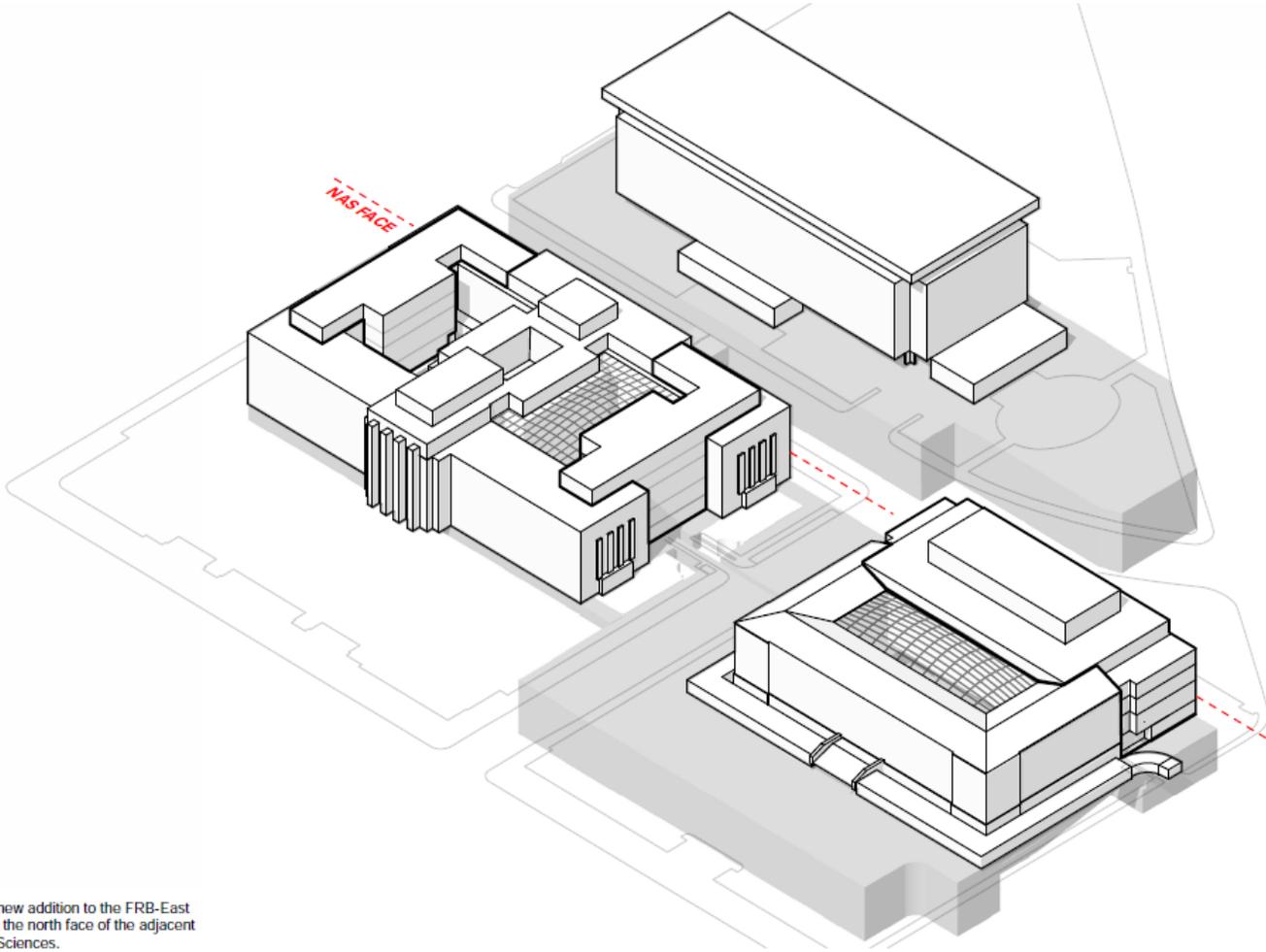
FRB-East South Lawn
 19t St - Terrace End
 20th St - Terrace End
 Concealed within areaway

FRB-East South Lawn/20th St
 19t St - Terrace End
 20th St - Mid Terrace
 Concealed within areaway

Under FRB-East Addition
 19t St - Under Addition
 20th St - Under Addition
 Within Addition

Massing

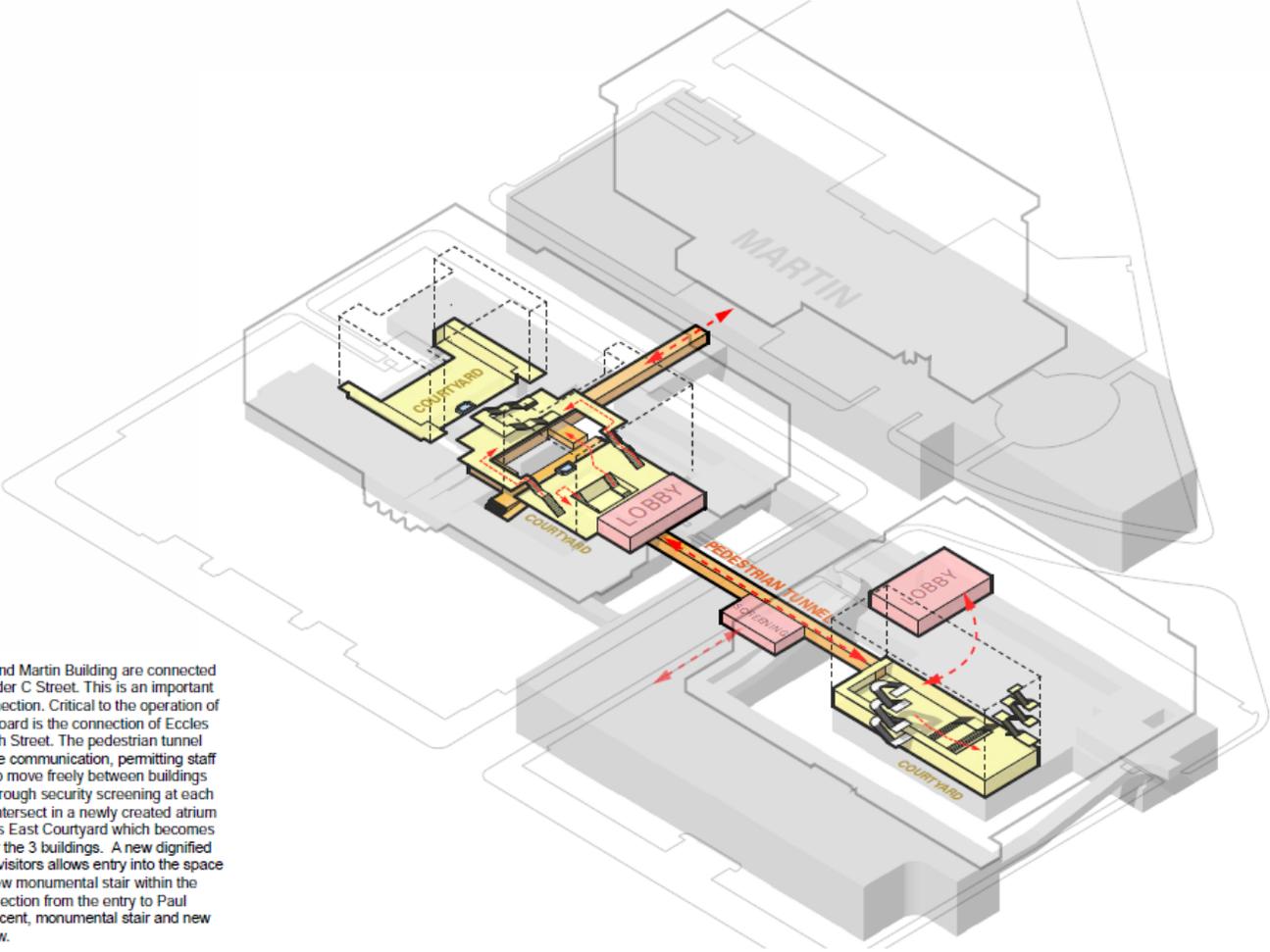
MASSING



The north face of the new addition to the FRB-East Building will align with the north face of the adjacent National Academy of Sciences.

Central Spine

CENTRAL SPINE

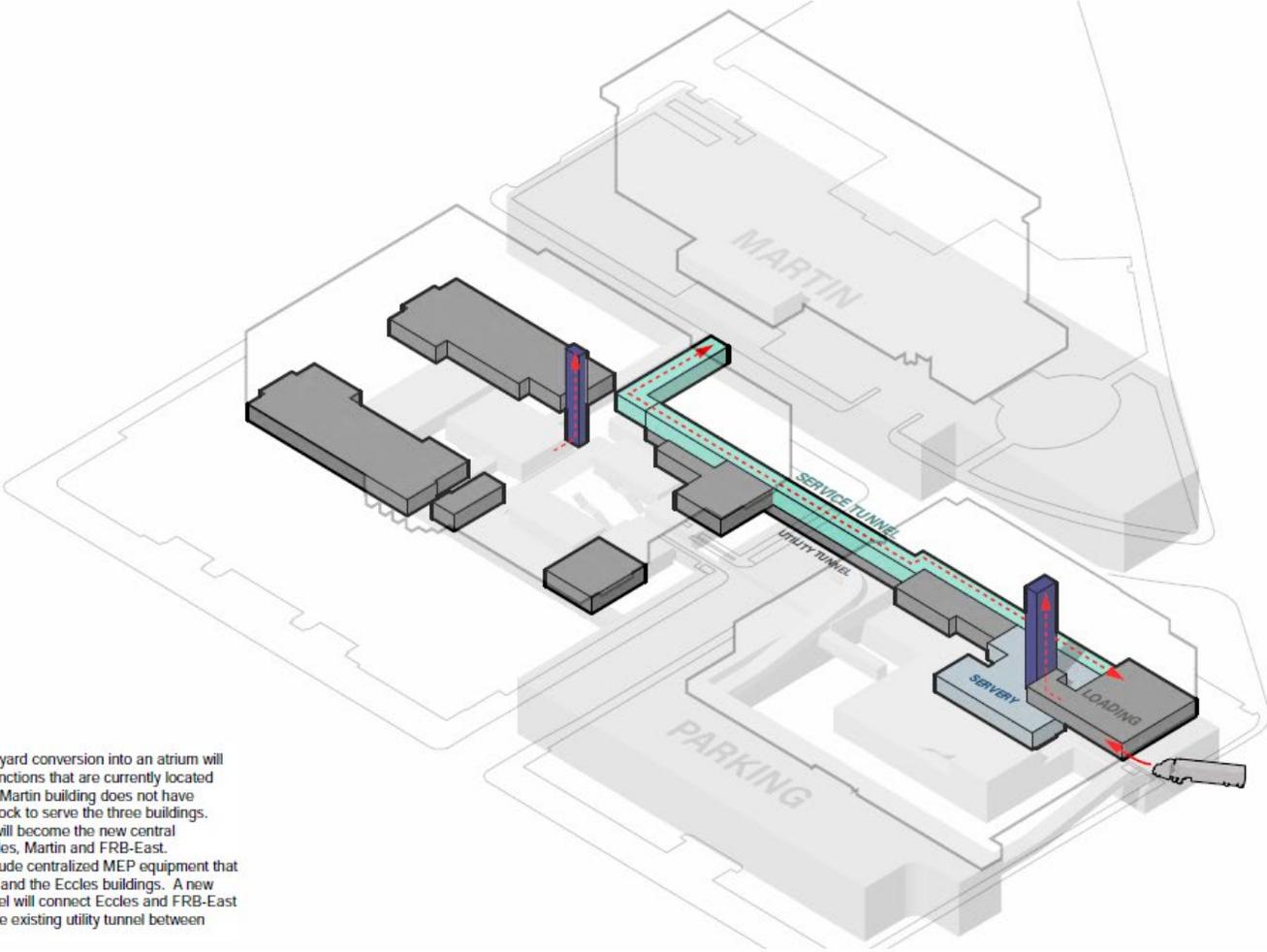


Currently, the Eccles and Martin Building are connected by a tunnel located under C Street. This is an important and actively used connection. Critical to the operation of the Federal Reserve Board is the connection of Eccles to FRB-East under 20th Street. The pedestrian tunnel connection will facilitate communication, permitting staff and escorted visitors to move freely between buildings without having to go through security screening at each building. The tunnels intersect in a newly created atrium space within the Eccles East Courtyard which becomes the hub, or fulcrum, for the 3 buildings. A new dignified entry for staff and VIP visitors allows entry into the space at grade level and a new monumental stair within the atrium provides a connection from the entry to Paul Cret's existing, magnificent, monumental stair and new pedestrian tunnel below.

- SCREENING LOBBY
- C1 LEVEL CONNECTIONS
- C2 LEVEL CONNECTIONS

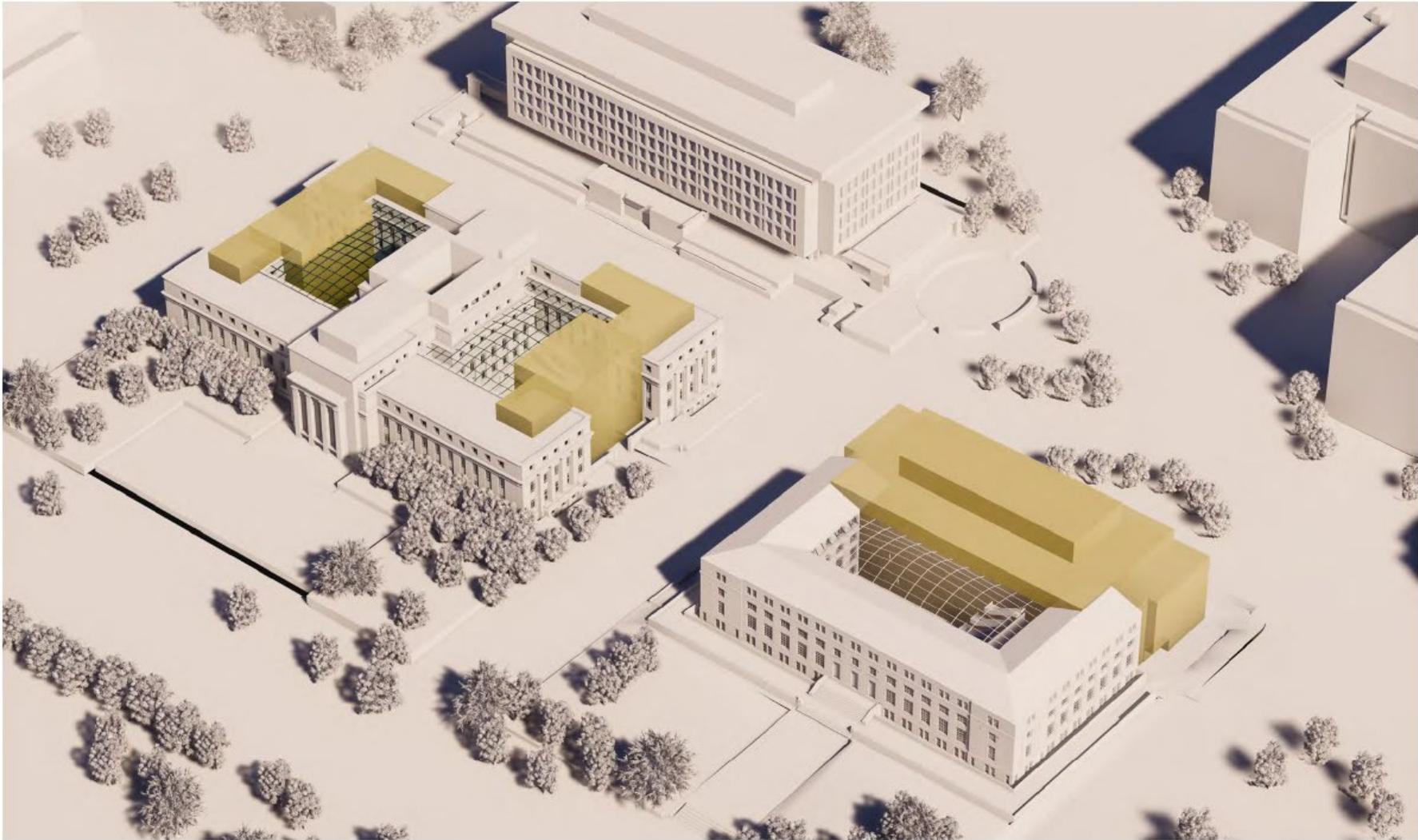
Service

SERVICE



The Eccles East Courtyard conversion into an atrium will displace the service functions that are currently located within that space. The Martin building does not have an adequate loading dock to serve the three buildings. Therefore, FRB-East will become the new central receiving point for Eccles, Martin and FRB-East. FRB-East will also include centralized MEP equipment that serves both FRB-East and the Eccles buildings. A new service and utility tunnel will connect Eccles and FRB-East together and tie into the existing utility tunnel between Eccles and Martin.

Preferred Option B



SE View

Preferred Option B

OPTION B (PREFERRED OPTION)

ECCLES

East Courtyard Covered	Yes
West Courtyard Covered	Yes
N/S Links Setback - Feet	15'
Historic Fountains	Preserved
Gate & Entry Walls to the Courtyards	Preserved
Governors Parking	Relocated below 20th St

FEDERAL RESERVE BOARD-EAST

Height of Addition	5 Levels + PH
Center Wing	Removed
Octagon & Historic Lobby	Preserved

POPULATION

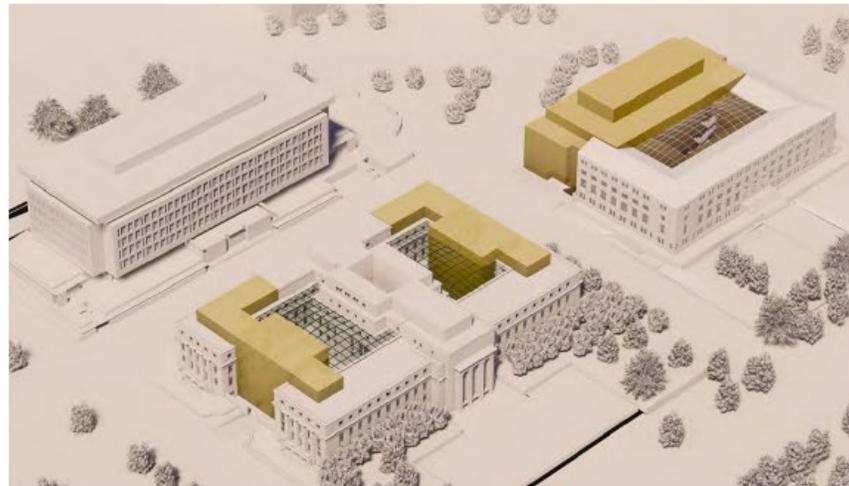
Program Requirement - 1,750 Seats	(46)
-----------------------------------	------

PARKING

Location	FRB-East South Lawn/20th St
Parking Entrance	19t St - Terrace End
Parking Exit	20th St - Mid Terrace
Ventilation & Emergency Exits	Concealed within arway



NE View

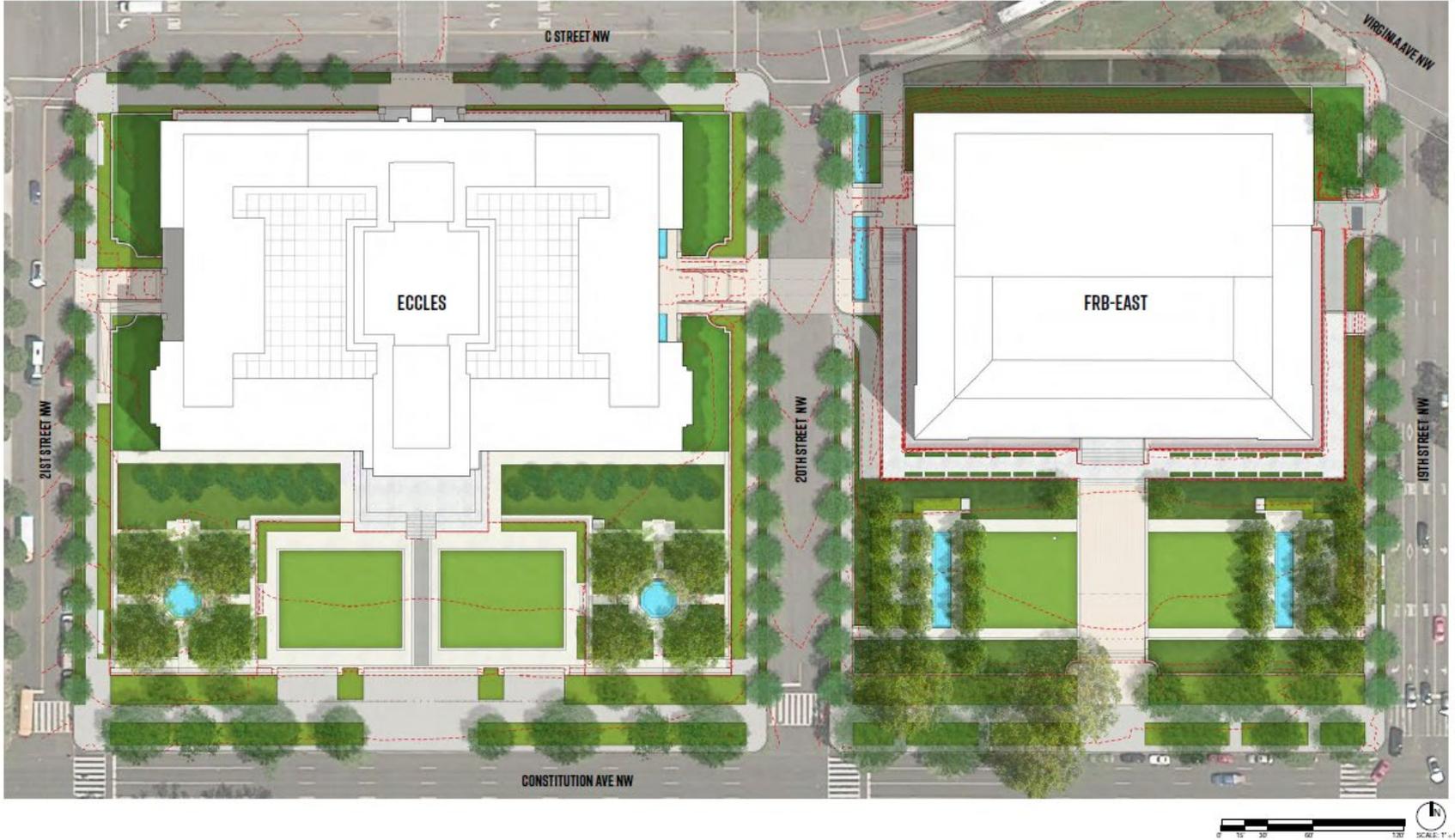


SW View

Preferred Option B Landscape

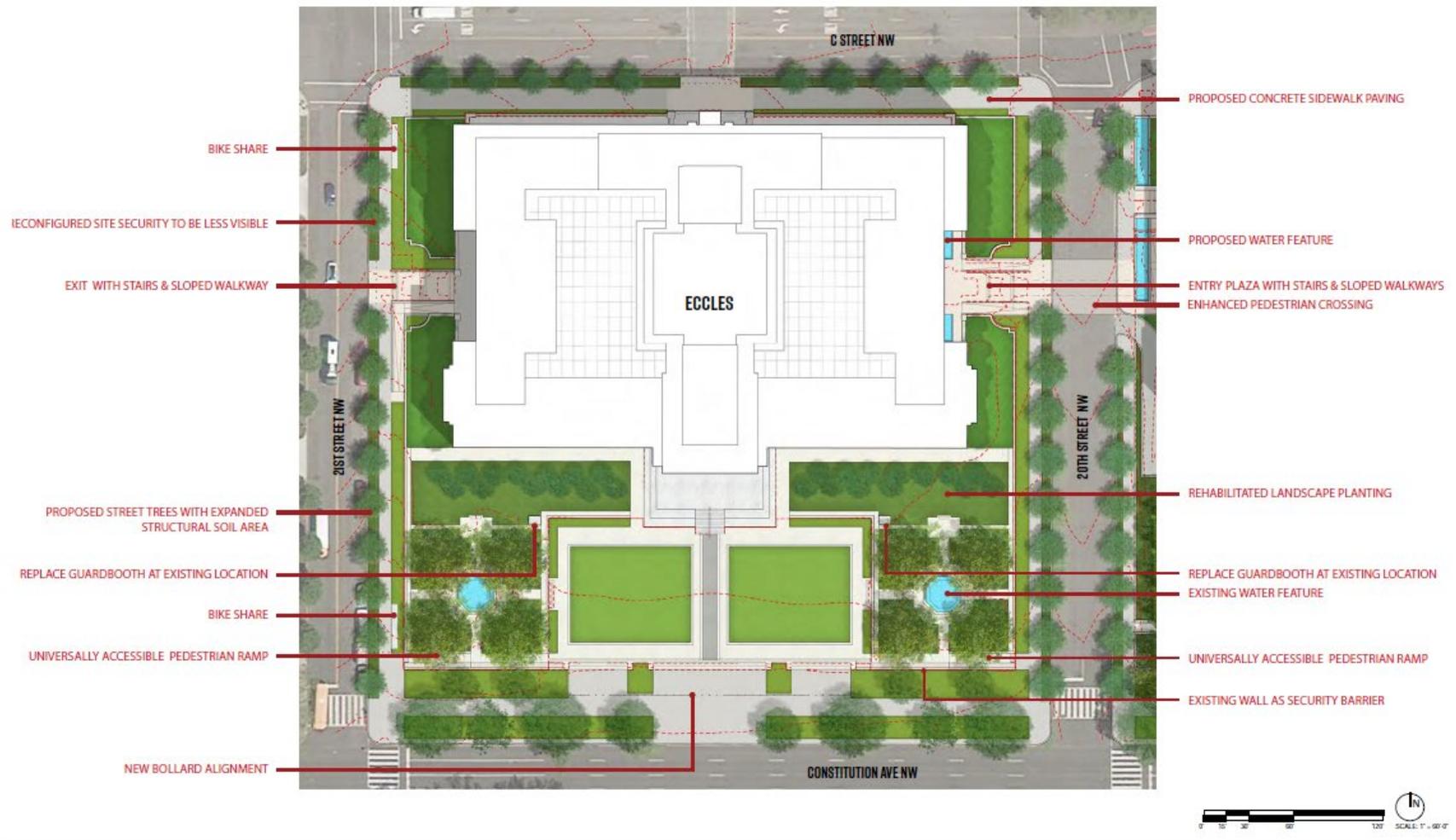
LANDSCAPE

PROPOSED SITE PLAN



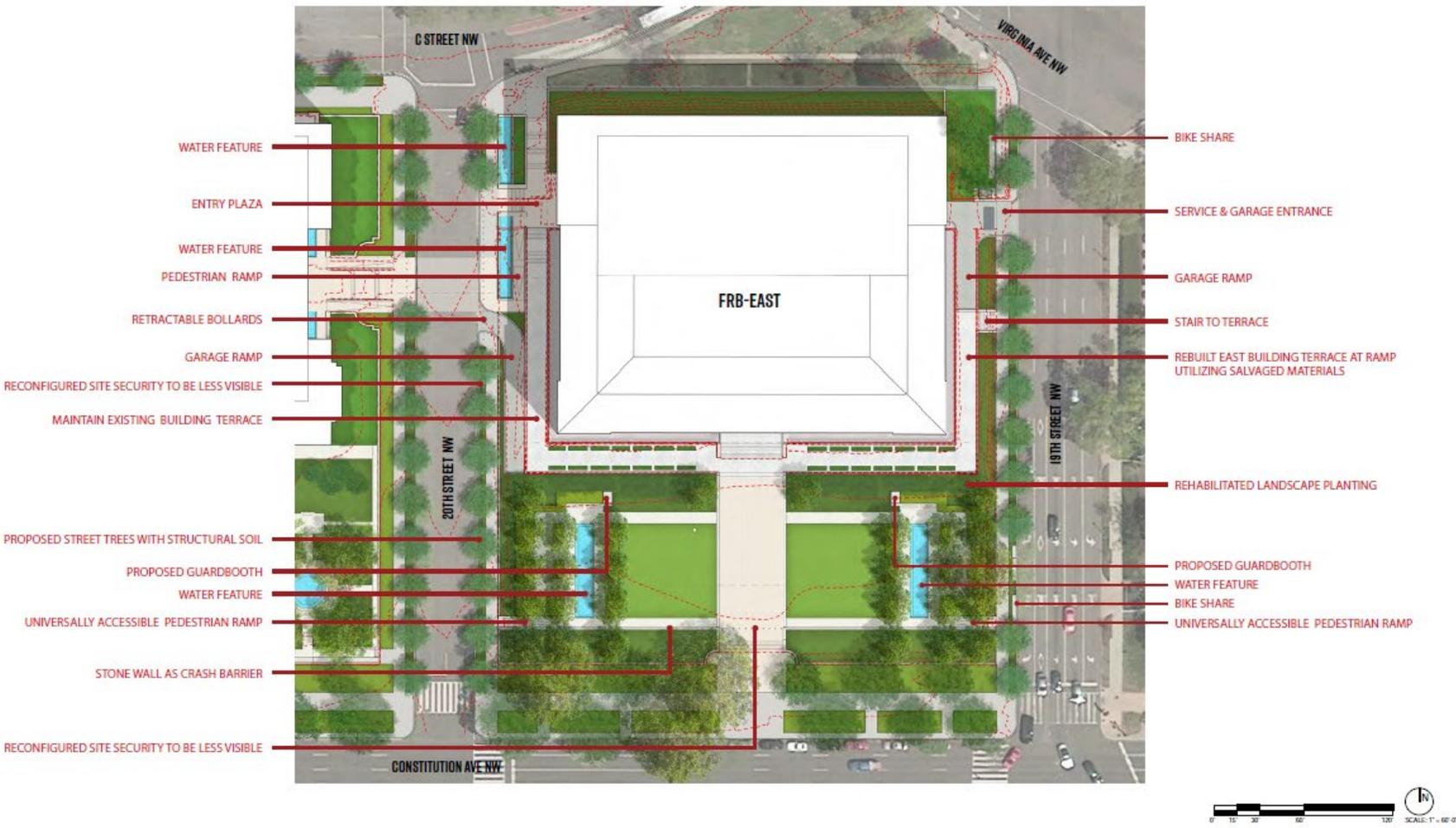
Preferred Option B Eccles Landscape Concept

ECCLES LANDSCAPE CONCEPT_OPTION B



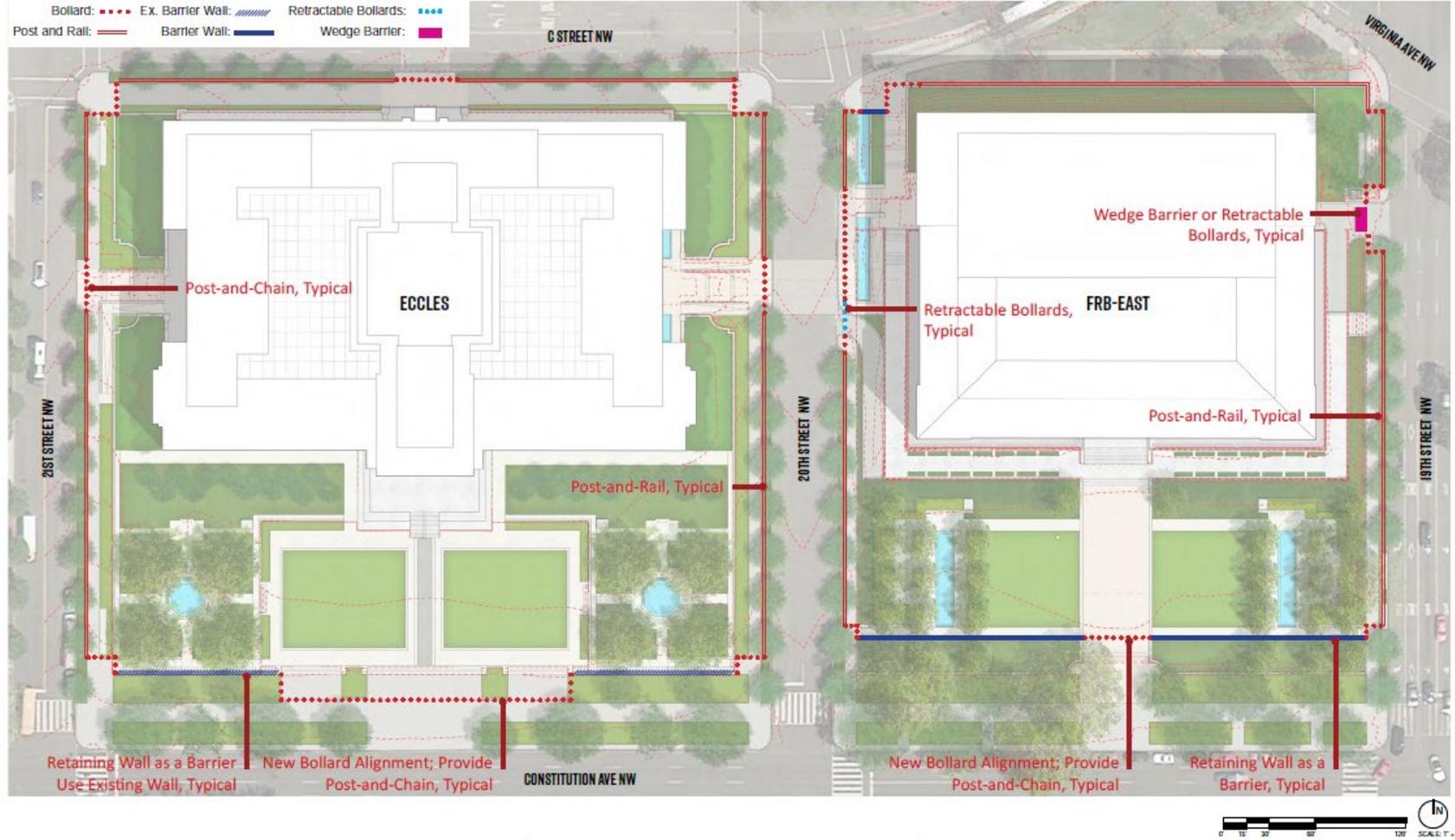
Preferred Option N FRB-East Building Landscape Concept

FRB-EAST LANDSCAPE CONCEPT _ OPTION B



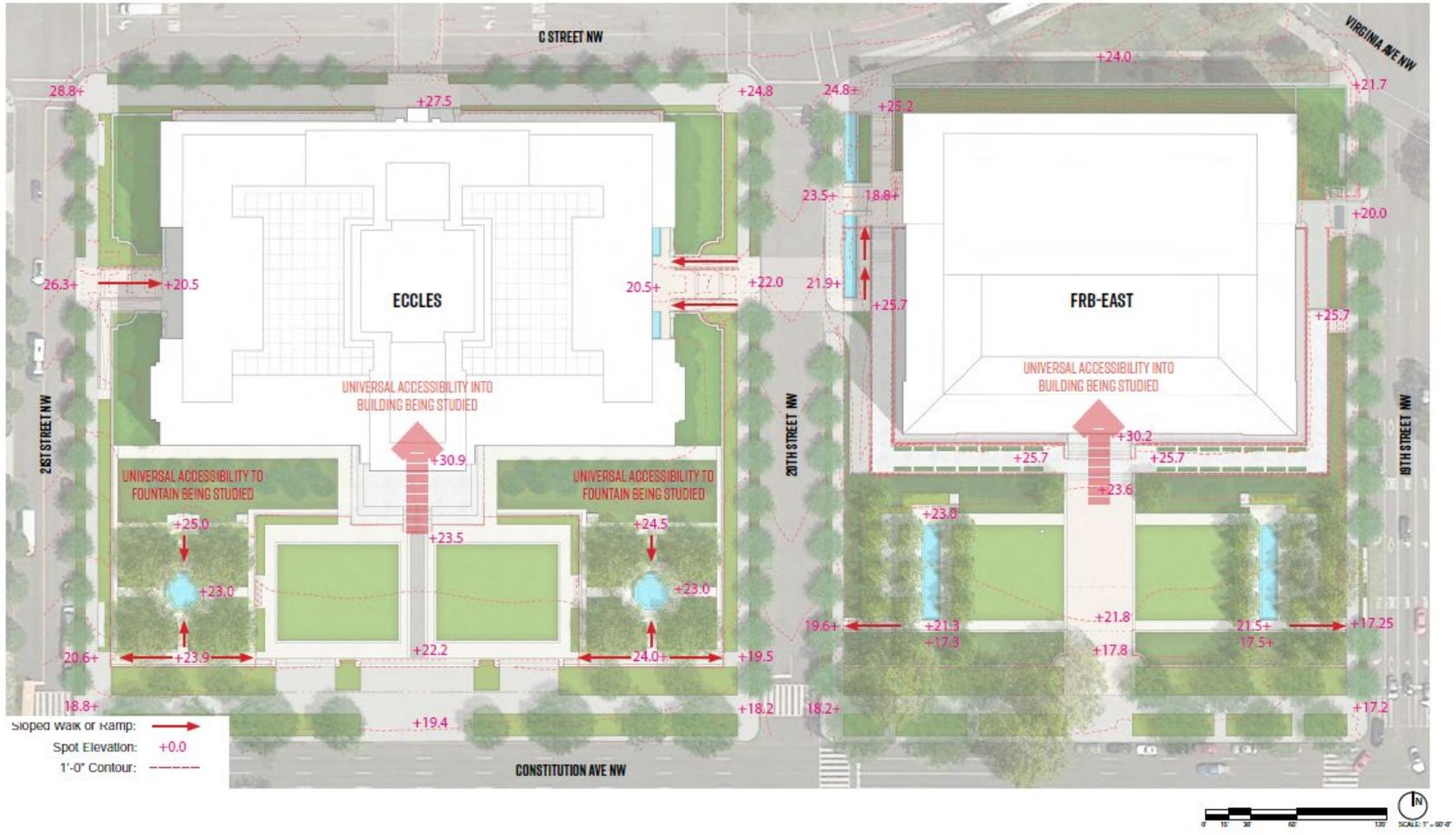
Preferred Option B Site Security Program

SITE SECURITY DIAGRAM_OPTION B



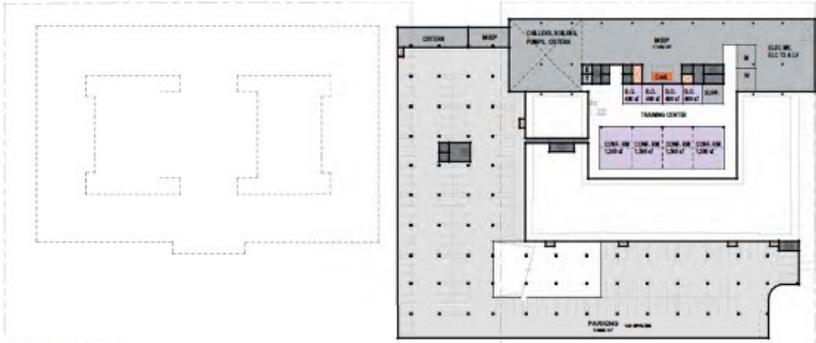
Preferred Option B Grading

GRADING & ACCESSIBILITY DIAGRAM _ OPTION B

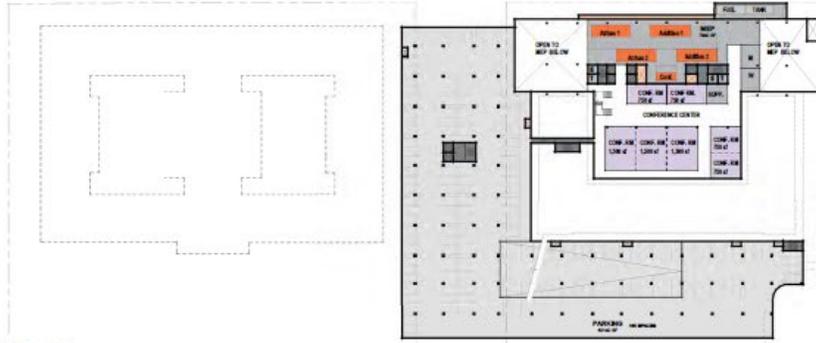


Preferred Option B Plans

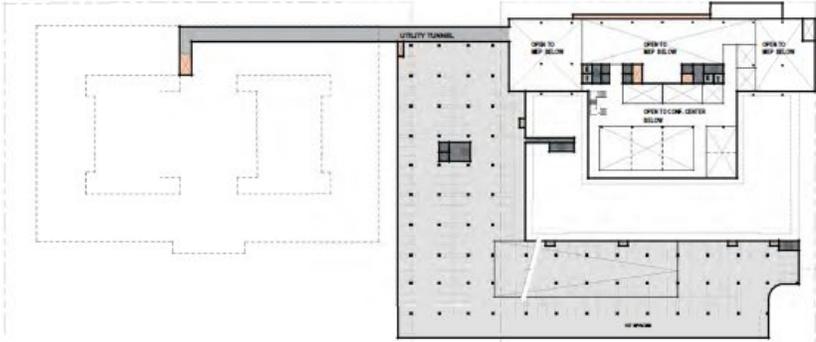
PROPOSED PLANS_OPTION B



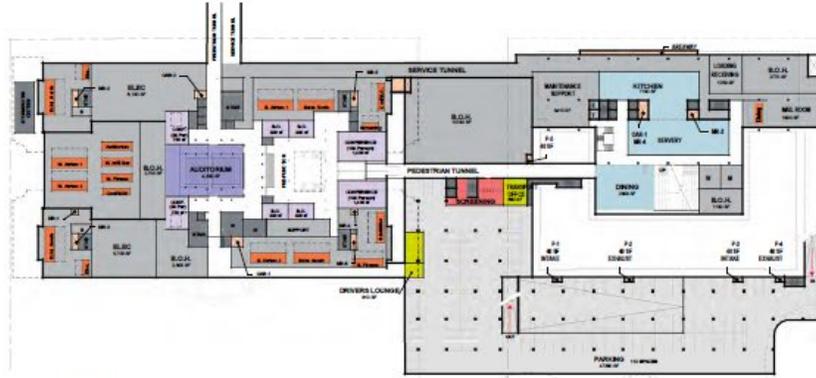
FRB-East C4/P4



FRB-East P3



FRB-East P2



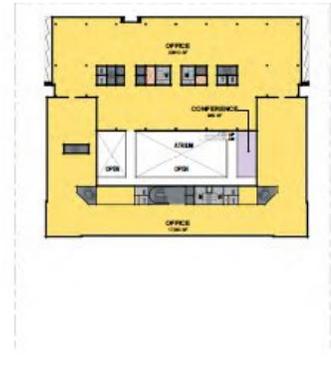
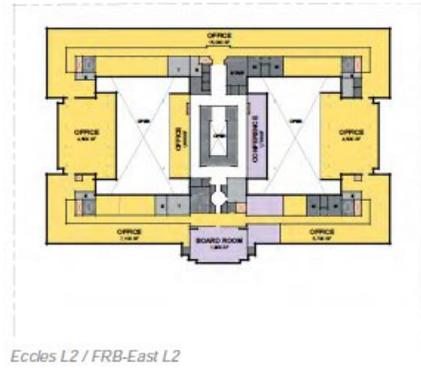
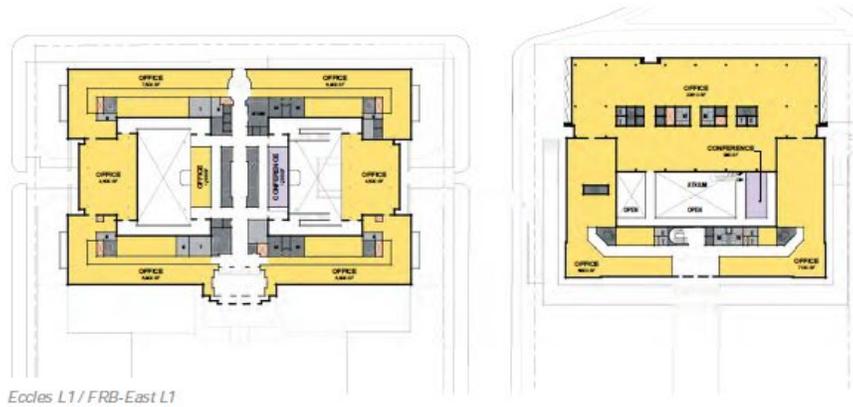
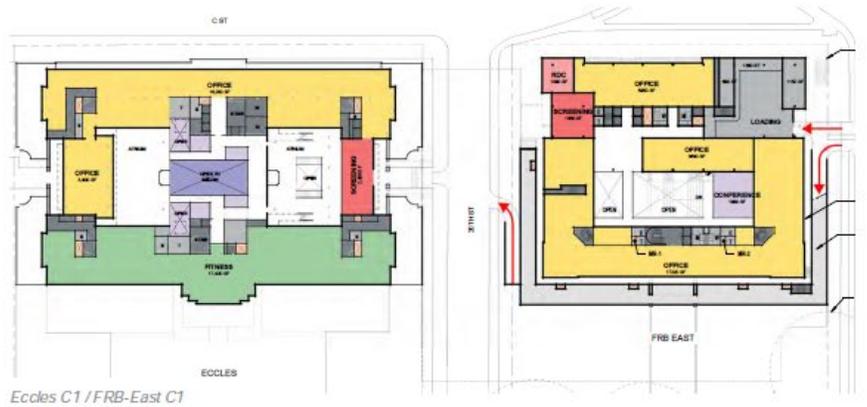
Eccles C2 / FRB-East C2/P1

- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- CONFERENCE
- OFFICE
- CORE



Preferred Option B Plans

PROPOSED PLANS _ OPTION B

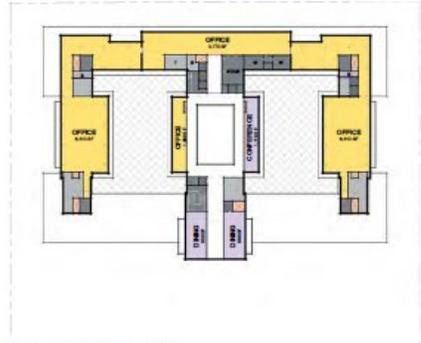


- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- CONFERENCE
- OFFICE
- CORE

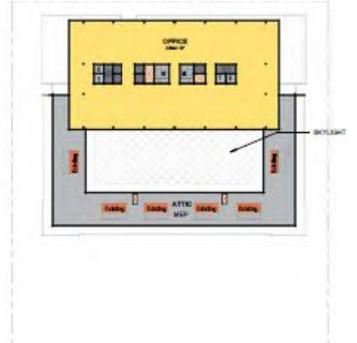


Preferred Option B Plans

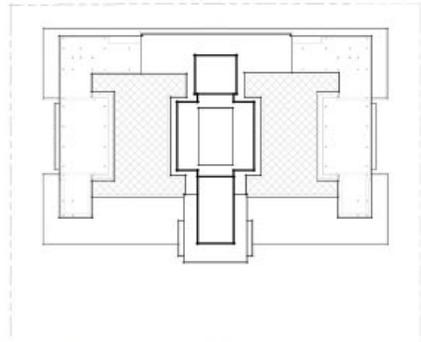
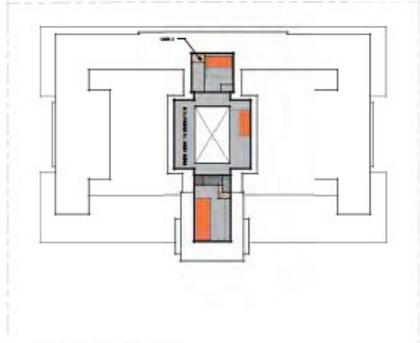
PROPOSED PLANS _ OPTION B



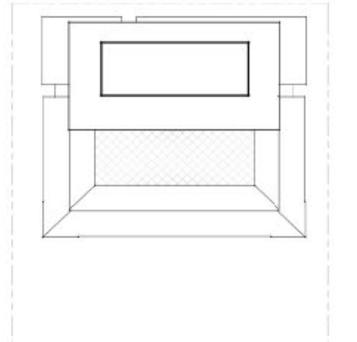
Eccles L4 / FRB-East L4



Eccles L5 / FRB-East L5/PH



Eccles Roof / FRB-East Roof

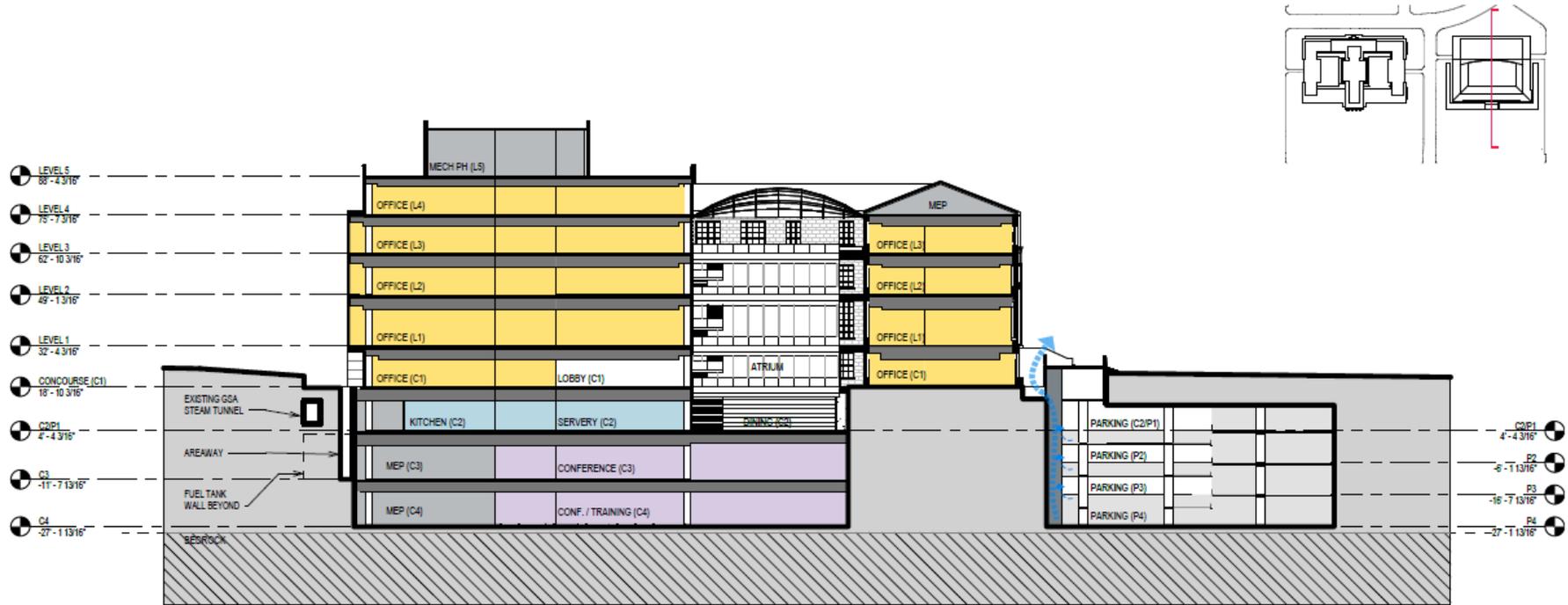


- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- CONFERENCE
- OFFICE
- CORE



FRB East Building Sections Preferred Option B

FRB-EAST NORTH/SOUTH SECTION _ OPTION B

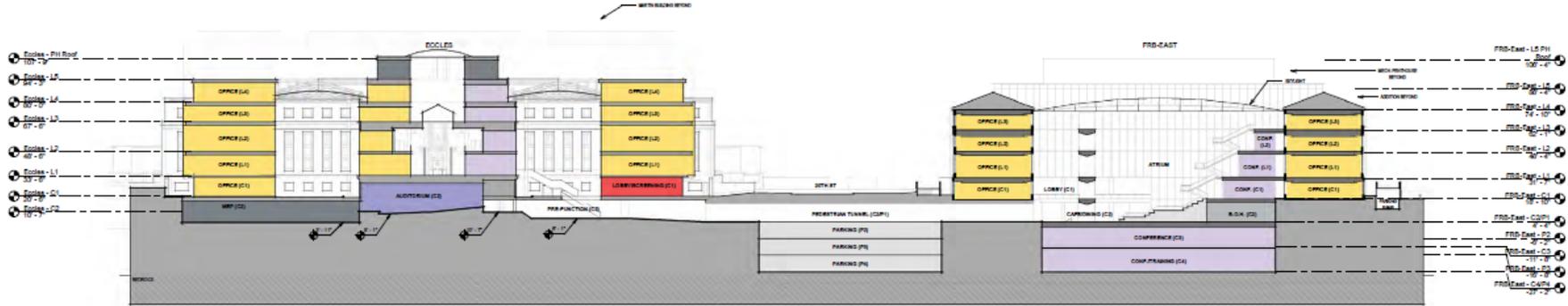
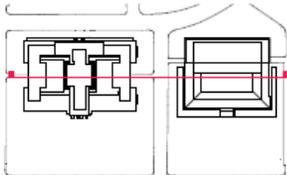


- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- CONFERENCE
- OFFICE
- CORE



Preferred Option B Section

LONGITUDINAL SECTION _ OPTION B

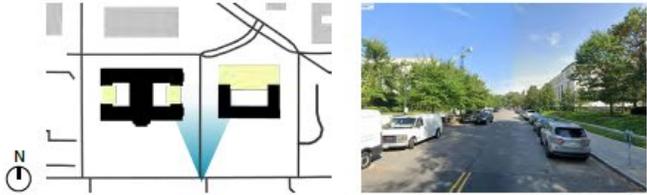


- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- OFFICE
- CONFERENCE
- CORE



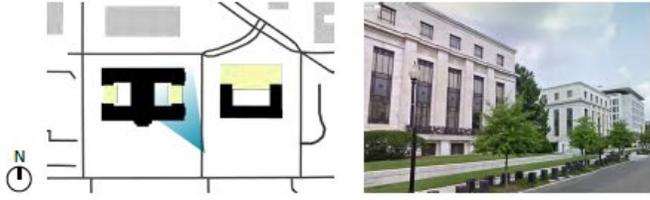
Preferred Option B Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION B



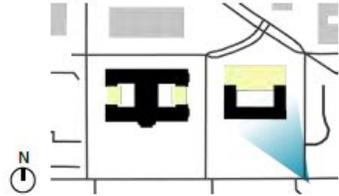
Preferred Option B Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION B



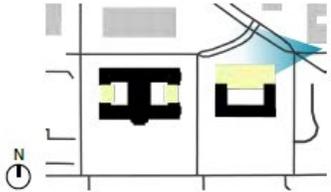
Preferred Option B Perspective

PERSPECTIVE FROM 19TH ST AND CONSTITUTION AVE _ OPTION B



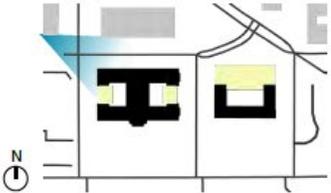
Preferred Option B Perspectives

PERSPECTIVE FROM VIRGINIA AVE AND C ST _ OPTION B



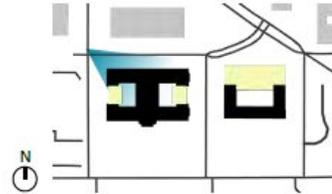
Preferred Option B Perspective

PERSPECTIVE FROM C ST _ OPTION B

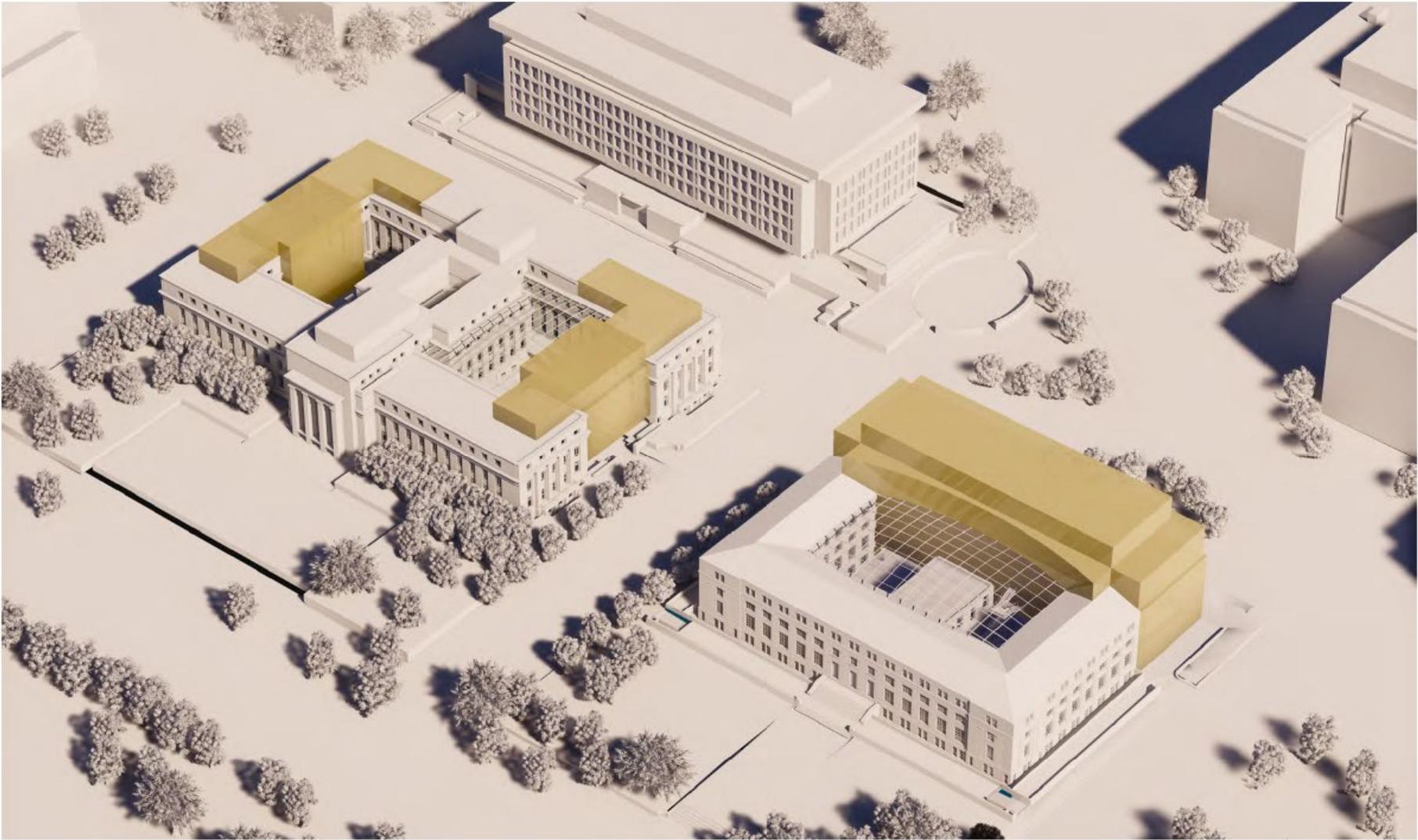


Preferred Option B Perspective

PERSPECTIVE FROM C ST _ OPTION B



Option A



SE View

Option A

OPTION A

ECCLES

East Courtyard Covered	Yes
West Courtyard Covered	No
N/S Links Setback - Feet	5'
Historic Fountains	Preserved
Gate & Entry Walls to the Courtyards	Removed
Governors Parking	Maintained in Location

FEDERAL RESERVE BOARD-EAST

Height of Addition	6 Levels + PH
Center Wing	Preserved and Raised
Octagon & Historic Lobby	Preserved

POPULATION

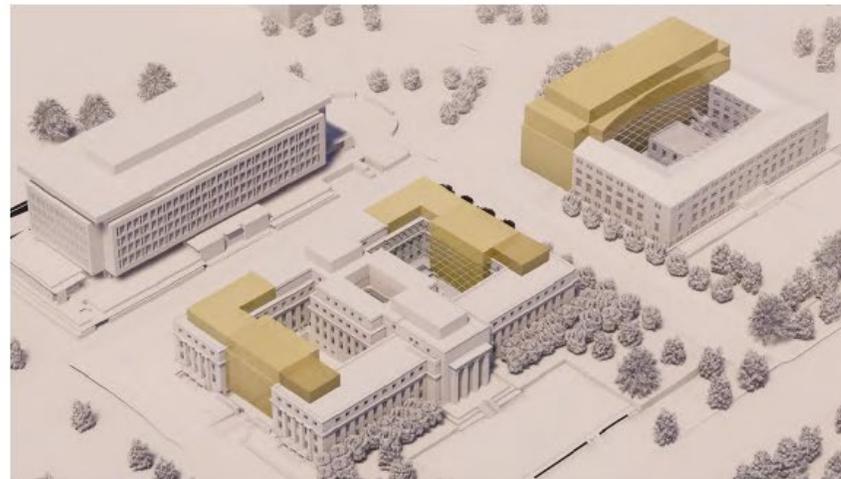
Program Requirement - 1,750 Seats	(183)
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PARKING

Location	FRB-East South Lawn
Parking Entrance	19t St - Terrace End
Parking Exit	20th St - Terrace End
Ventilation & Emergency Exits	Concealed within areaway



NE View

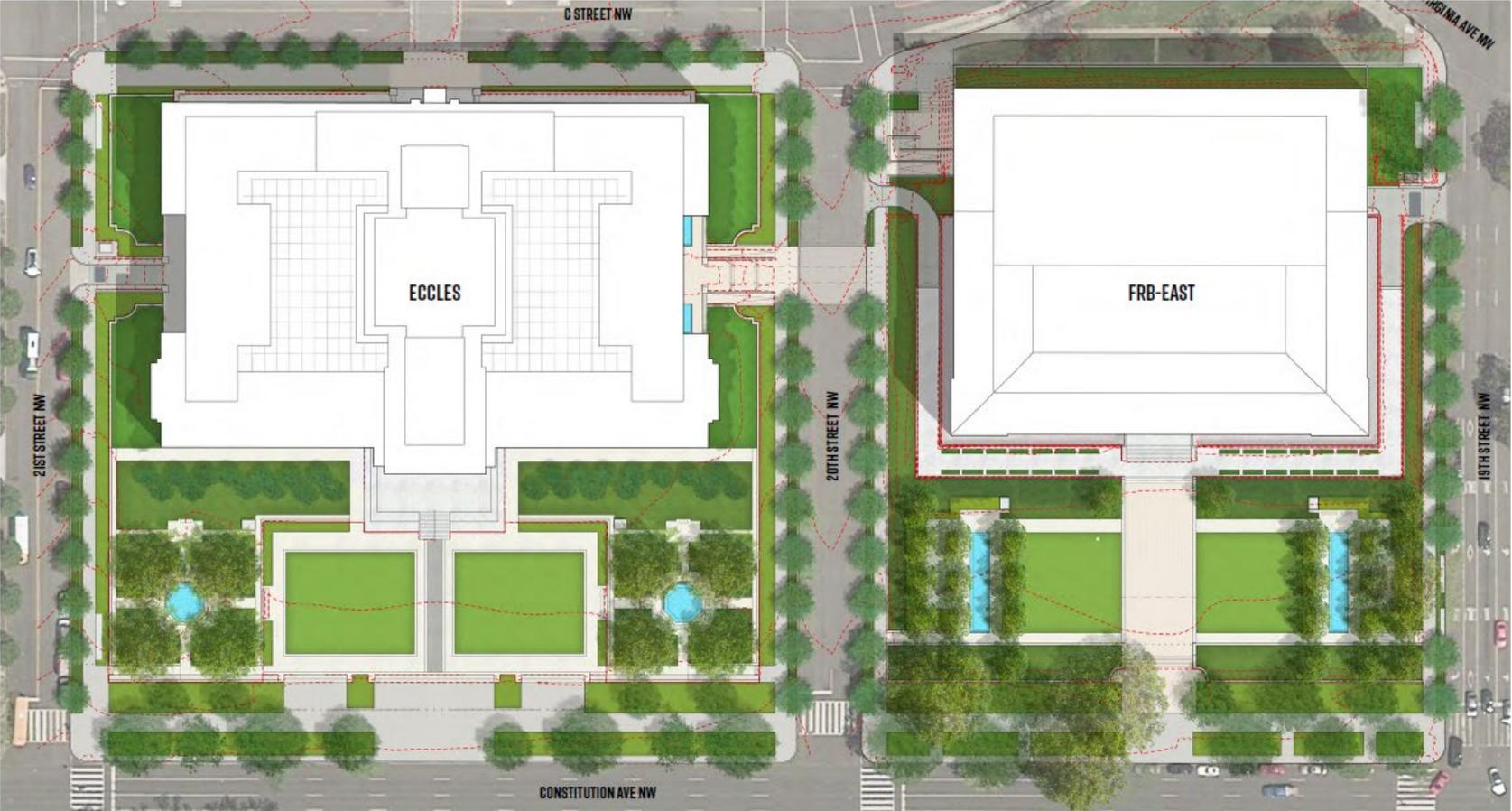


SW View

Option A Landscape

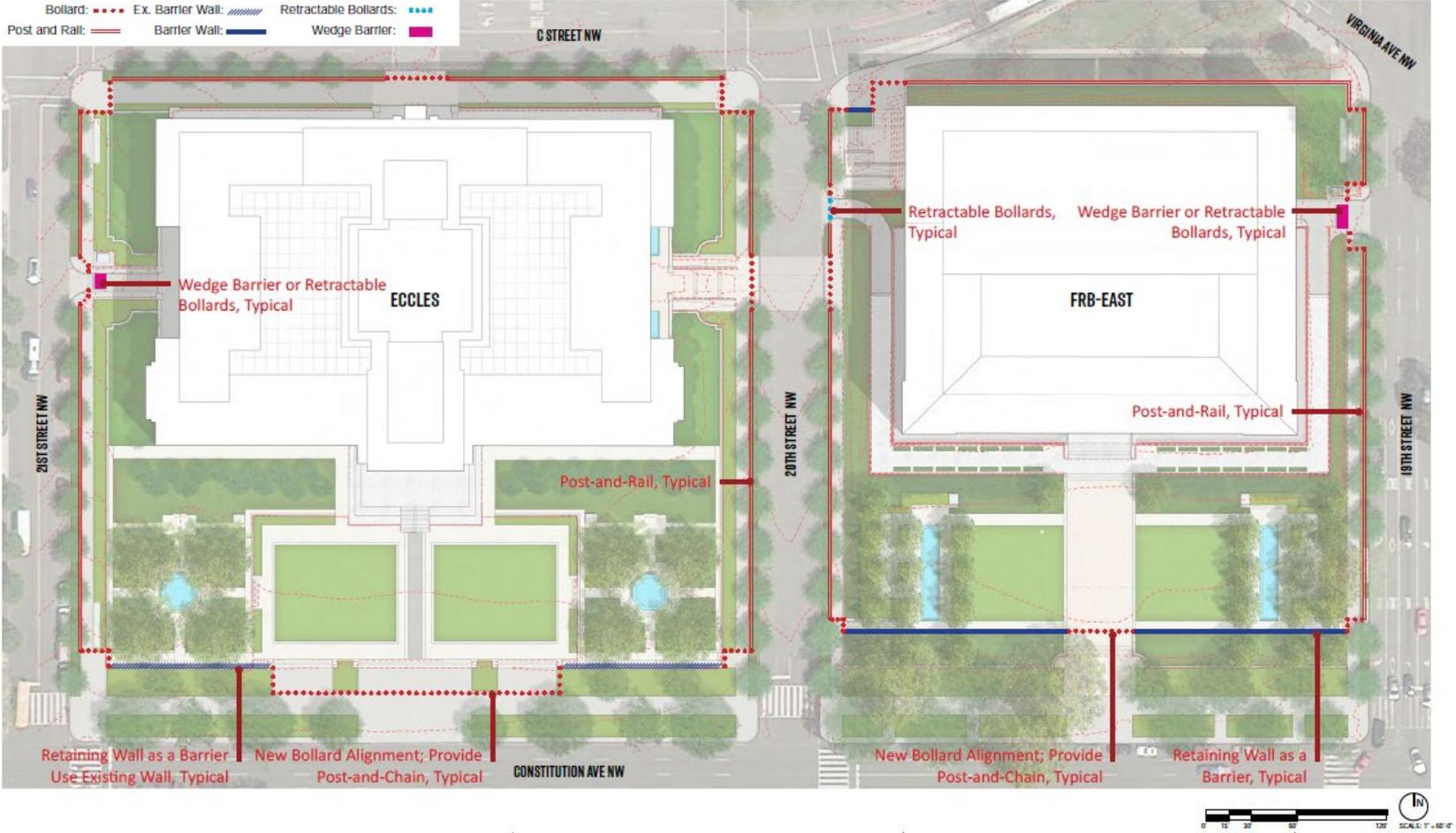
LANDSCAPE

PROPOSED SITE PLAN _ OPTION A



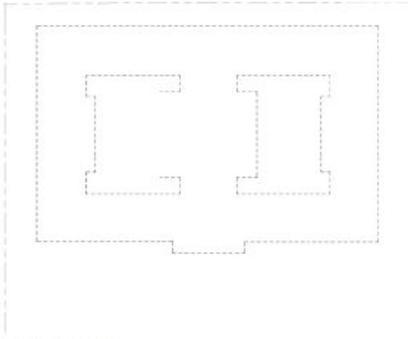
Option A Site Security

SITE SECURITY DIAGRAM_OPTION A

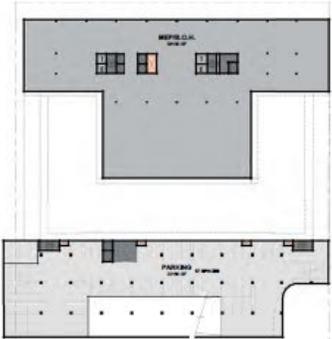


Option A Floorplans

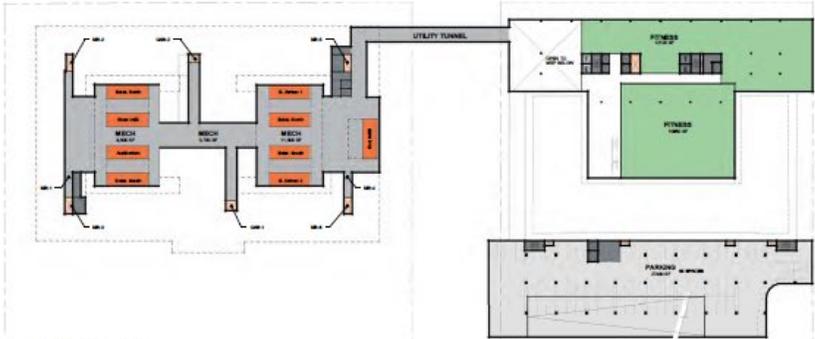
PROPOSED PLANS _ OPTION A



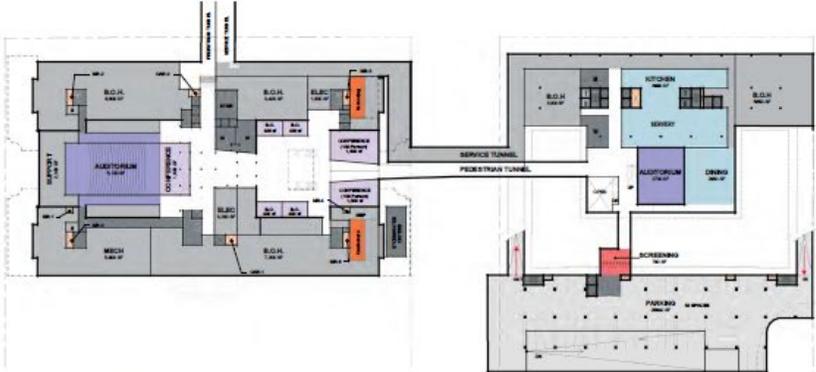
FRB-East C4/P4



Eccles C3 / FRB-East C3



Eccles C1 / FRB-East C1



Eccles C2 / FRB-East C2/P1



Eccles C3 / FRB-East C3



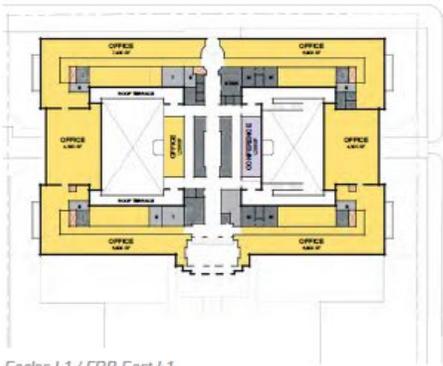
FRB-East C4/P4

- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- CONFERENCE
- OFFICE
- CORE

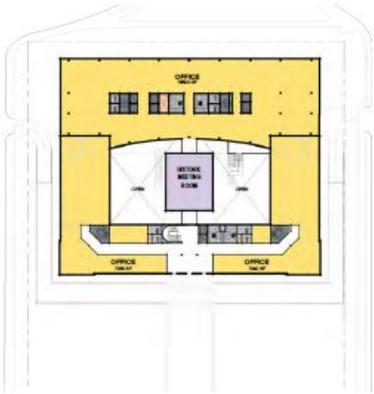


Option A Floorplans

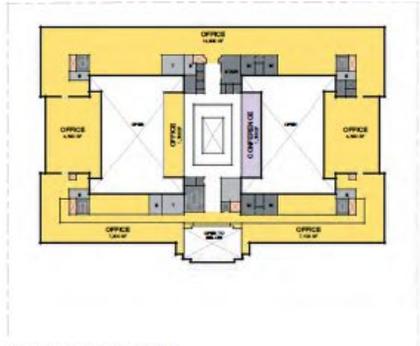
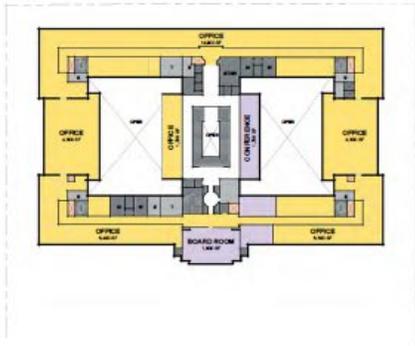
PROPOSED PLANS _ OPTION A



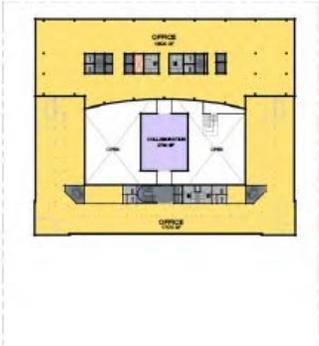
Eccles L1 / FRB-East L1



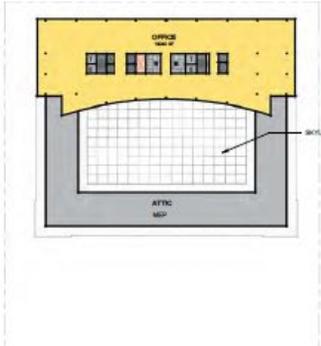
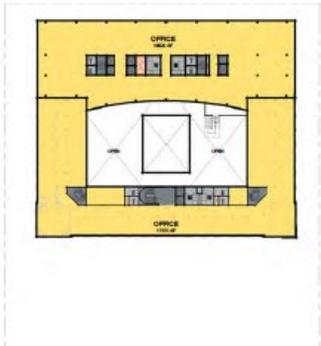
Eccles L2 / FRB-East L2



Eccles L3 / FRB-East L3



Eccles L4 / FRB-East L4

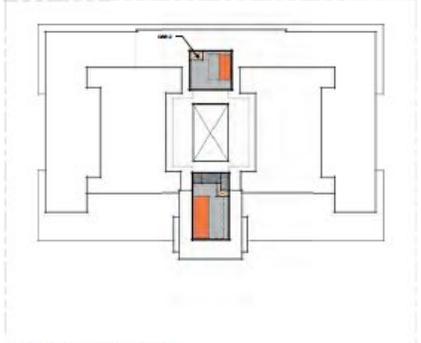


- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- CONFERENCE
- OFFICE
- CORE

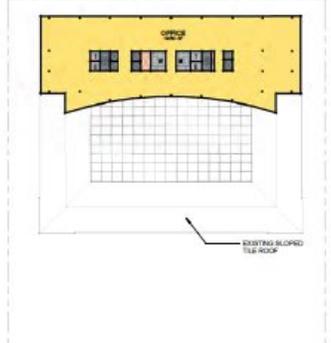


Option A Floorplans

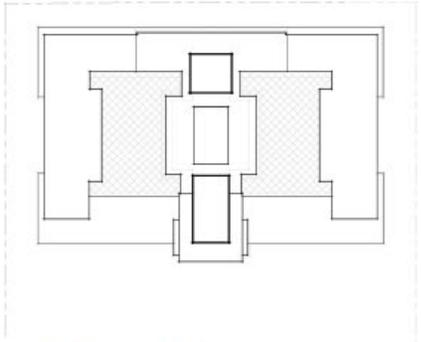
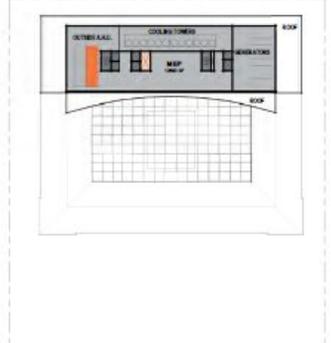
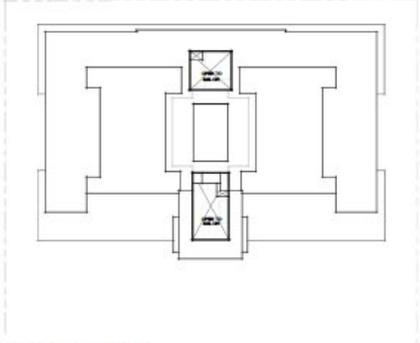
PROPOSED PLANS _ OPTION A



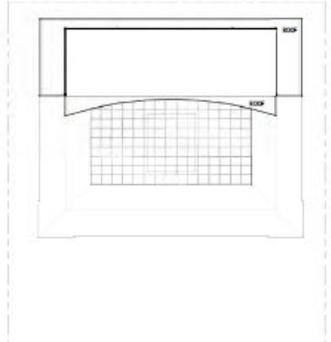
Eccles L5 / FRB-East L5



Eccles PH / FRB-East L6



Eccles Roof / FRB-East Roof

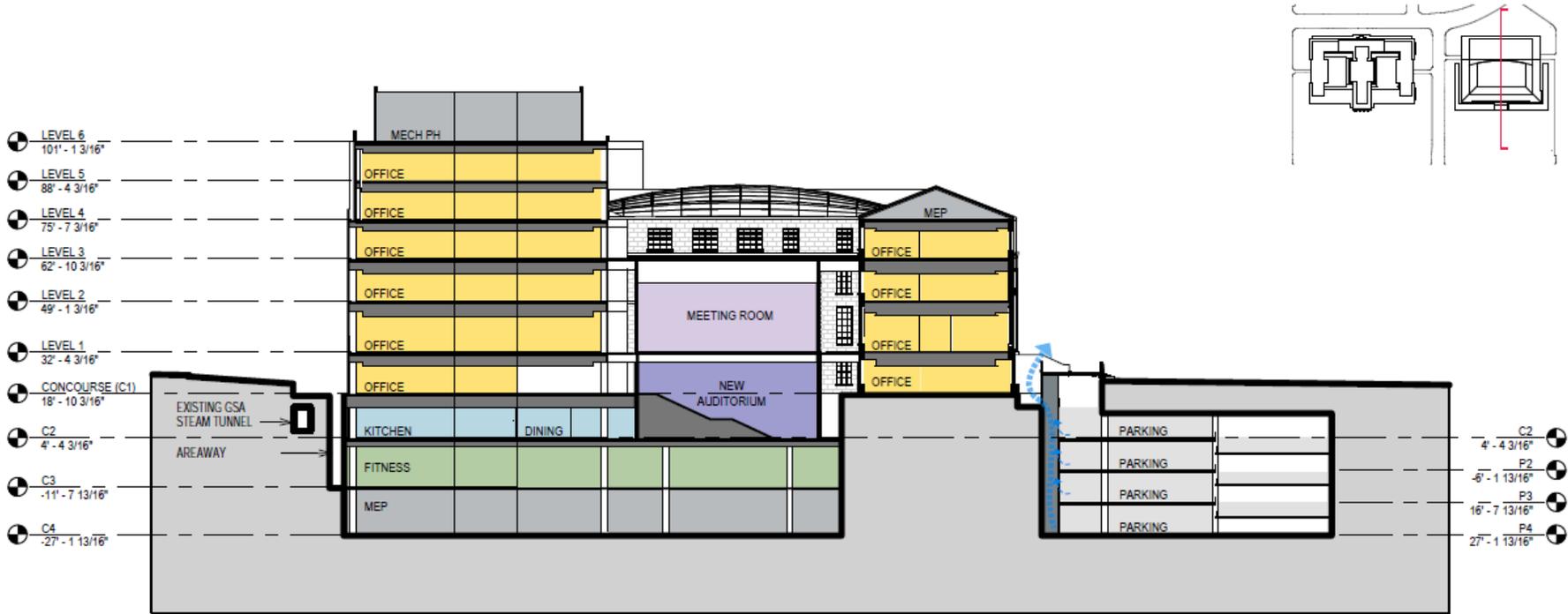


- SCREENING
- CONFERENCE
- AUDITORIUM
- CAFETERIA + CAFE
- OFFICE
- FITNESS
- PARKING, LOADING, MEP
- CORE



Option A Floorplans

FRB-EAST NORTH/SOUTH SECTION_ OPTION A

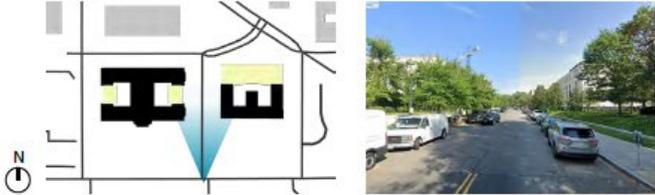


- SCREENING
■ RETAIL + RDC
■ CONFERENCE
- AUDITORIUM
■ CAFETERIA + CAFE
■ OFFICE
- FITNESS
■ PARKING, LOADING, MEP
■ CORE



Option A Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION A



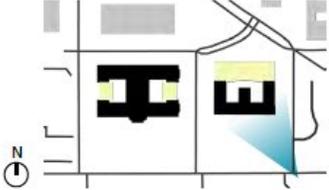
Option A Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION A



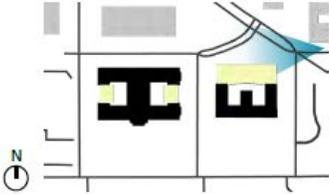
Option A Perspective

PERSPECTIVE FROM 19TH ST AND CONSTITUTION AVE _ OPTION A



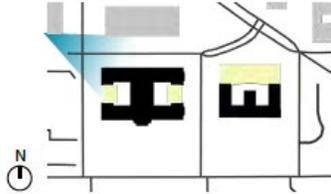
Option A Perspective

PERSPECTIVE FROM VIRGINIA AVE AND C ST _ OPTION A



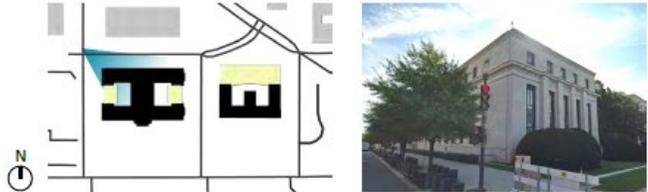
Option A Perspective

PERSPECTIVE FROM G ST _ OPTION A

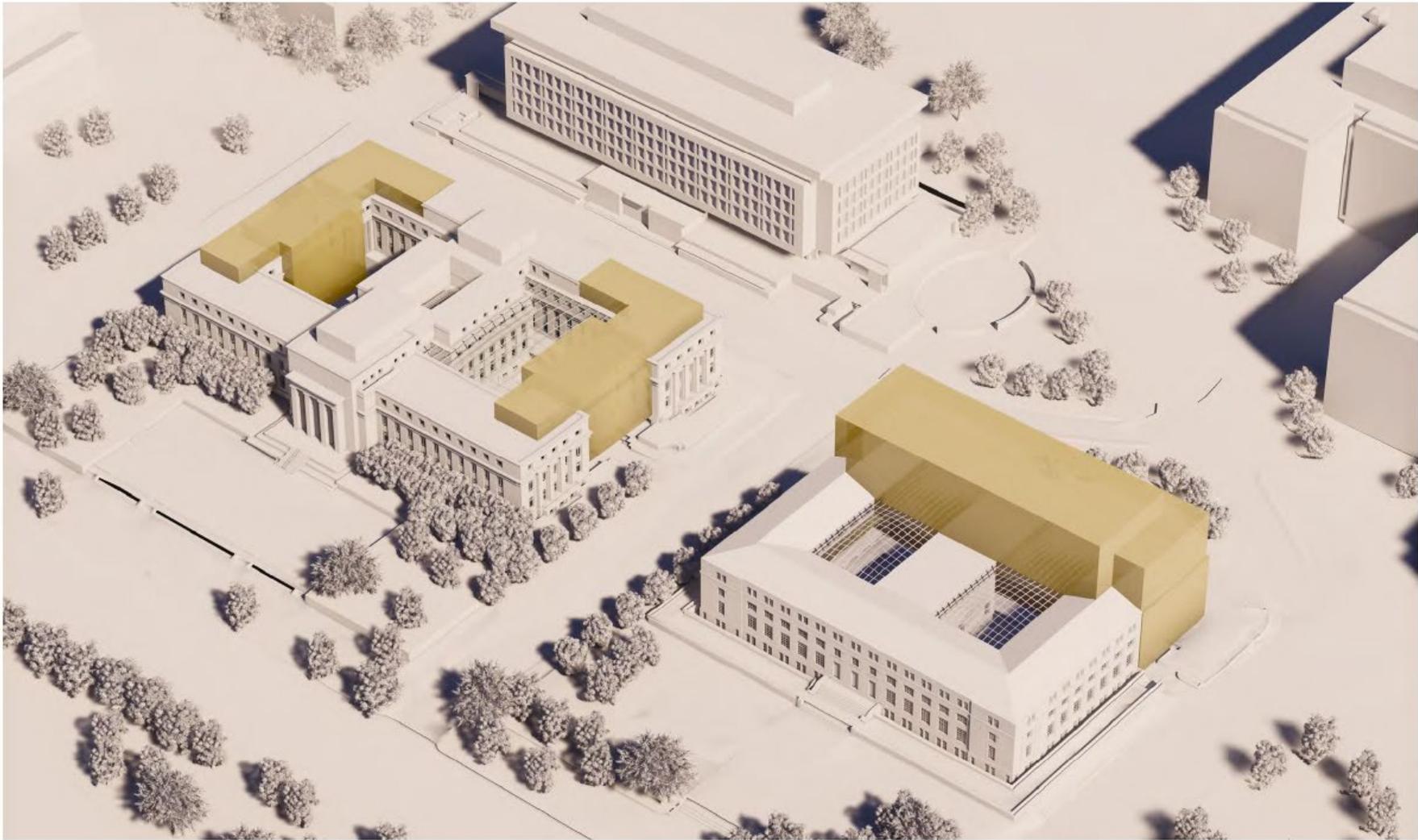


Option A Perspective

PERSPECTIVE FROM C ST _ OPTION A



Option C



SE View

Option C

OPTION C

ECCLES

East Courtyard Covered	Yes
West Courtyard Covered	No
N/S Links Setback - Feet	5'
Historic Fountains	Preserved
Gate & Entry Walls to the Courtyards	Modified
Governors Parking	Maintained in Location

FEDERAL RESERVE BOARD-EAST

Height of Addition	7 Levels + PH
Center Wing	Preserved
Octagon & Historic Lobby	Preserved

POPULATION

Program Requirement - 1,750 Seats	(217)
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PARKING

Location	Under FRB-East Addition
Parking Entrance	19t St - Under Addition
Parking Exit	20th St - Under Addition
Ventilation & Emergency Exits	Within Addition



NE View

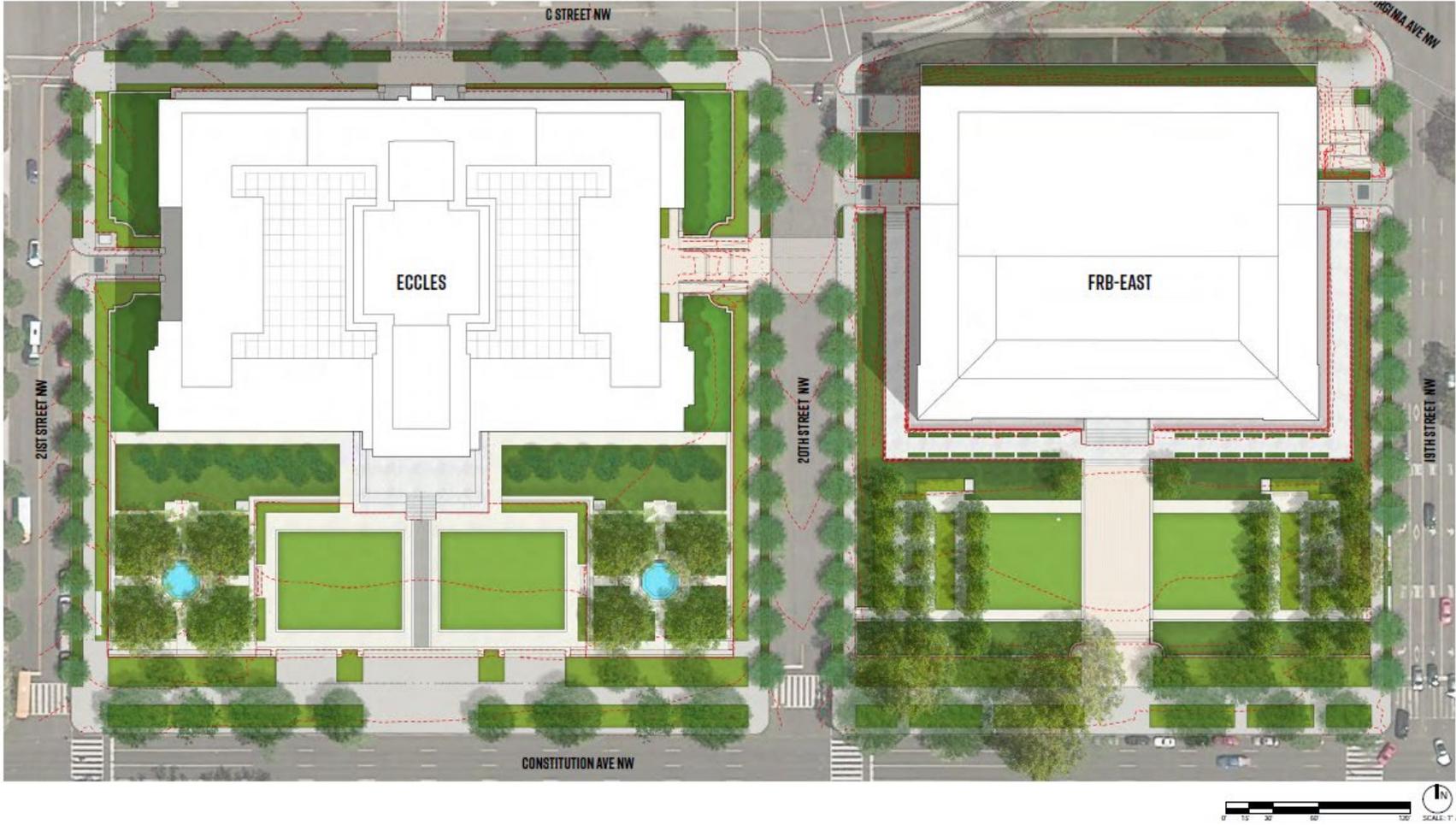


SW View

Option C Landscape

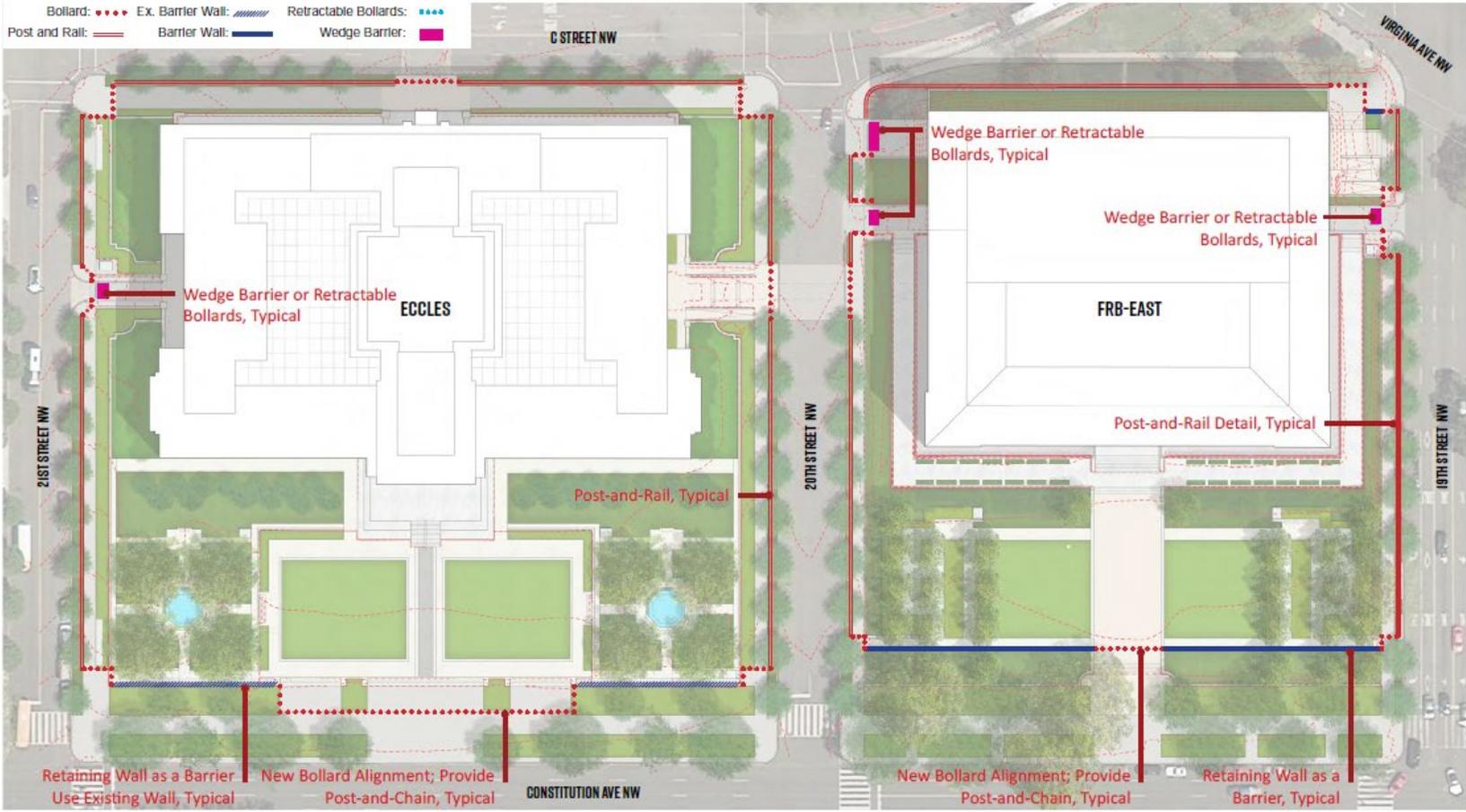
LANDSCAPE

PROPOSED SITE PLAN_OPTION C



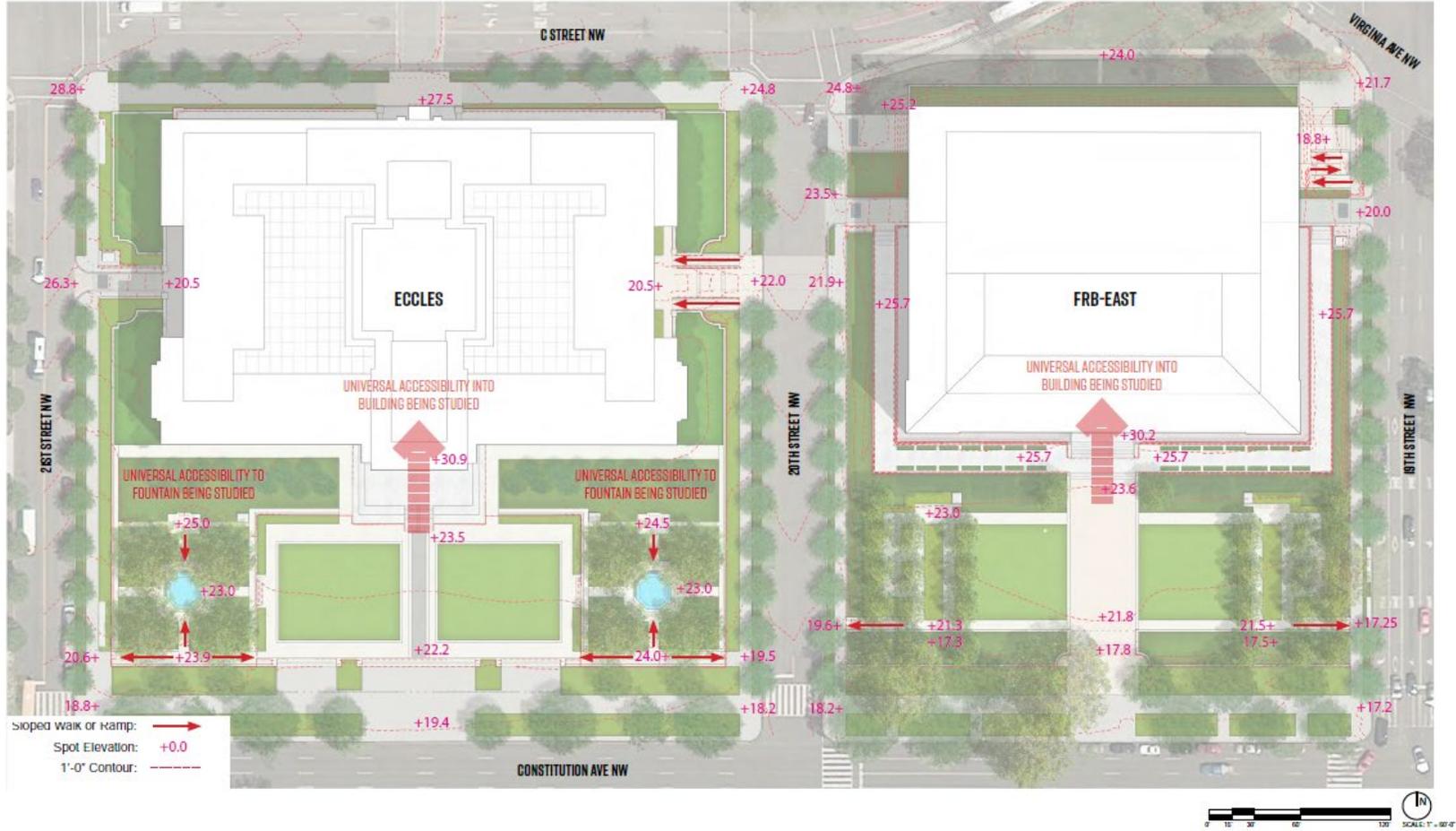
Option C Site Security

SITE SECURITY DIAGRAM_OPTION C



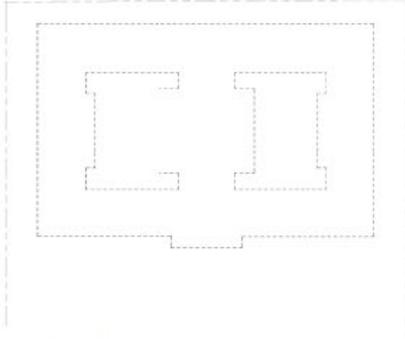
Option C Grading

GRADING & ACCESSIBILITY DIAGRAM _ OPTION C

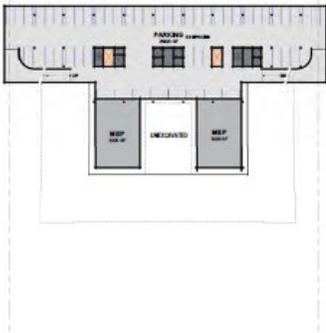


Option C Floorplans

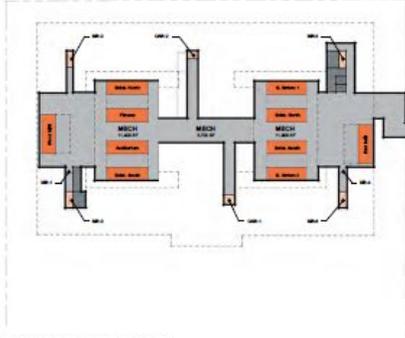
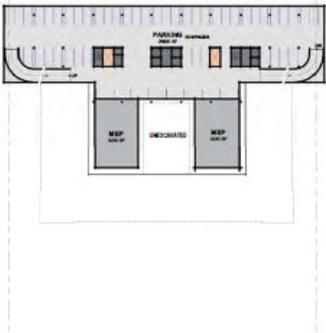
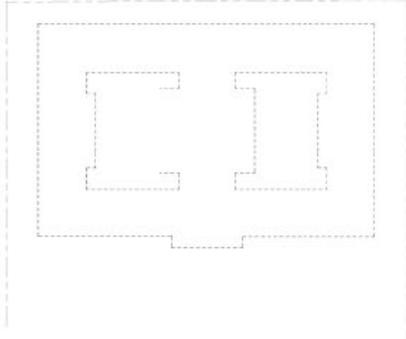
PROPOSED PLANS _ OPTION C



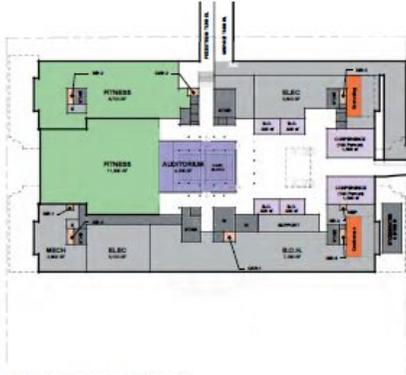
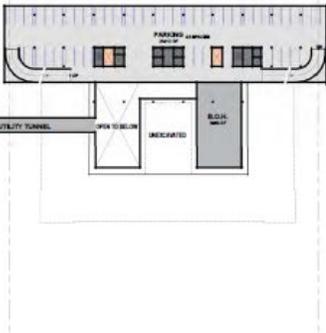
FRB-East C4/P4



FRB-East P3



Eccles C3 / FRB-East P2



Eccles C2 / FRB-East C2/P1

- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- CONFERENCE
- OFFICE
- CORE



Option C Floorplans

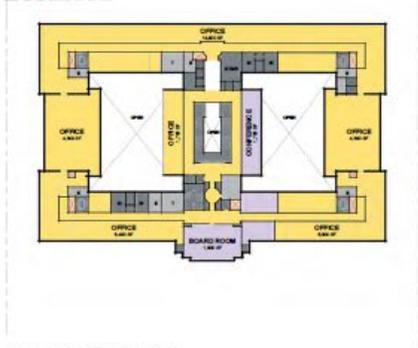
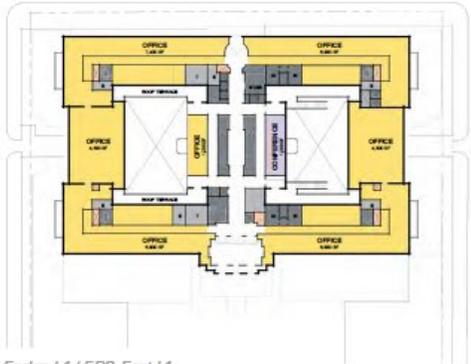
PROPOSED PLANS_OPTION C



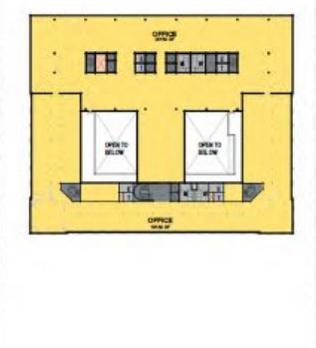
Eccles C1 / FRB-East C1



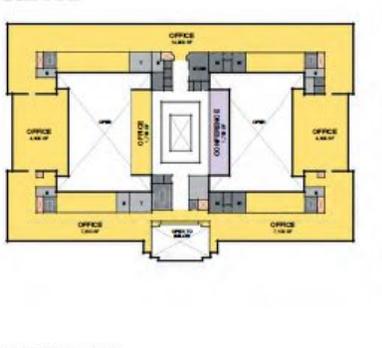
Eccles L1 / FRB-East L1



Eccles L2 / FRB-East L2



Eccles L3 / FRB-East L3

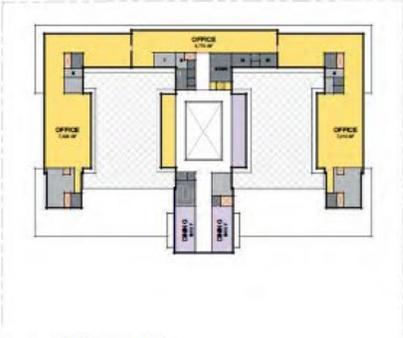


- SCREENING
- CONFERENCE
- AUDITORIUM
- OFFICE
- RETAIL + RDC
- CAFETERIA + CAFE
- FITNESS
- PARKING, LOADING, MEP
- CORE

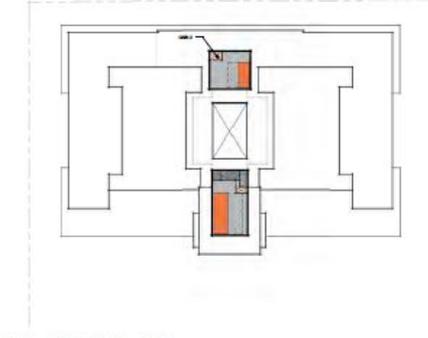
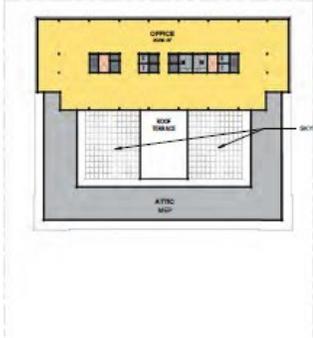


Option C Floorplans

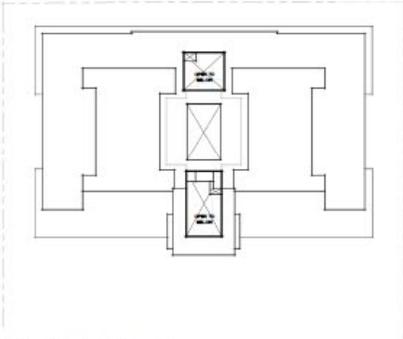
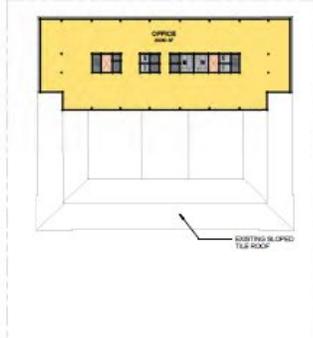
PROPOSED PLANS_OPTION C



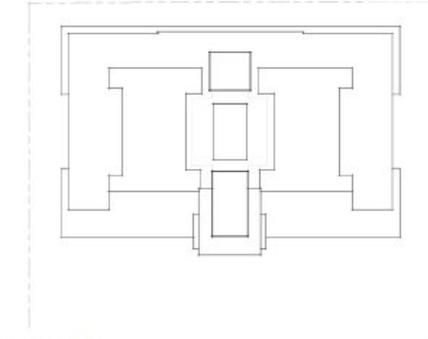
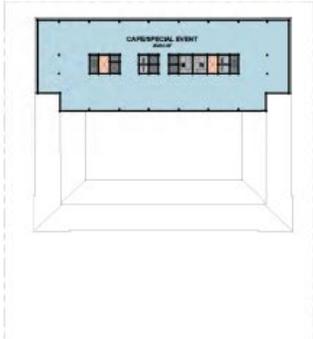
Eccles L4 / FRB-East L4



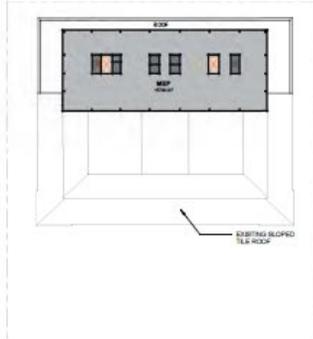
Eccles L5 / FRB-East L5



Eccles PH / FRB-East L6



FRB-East L7

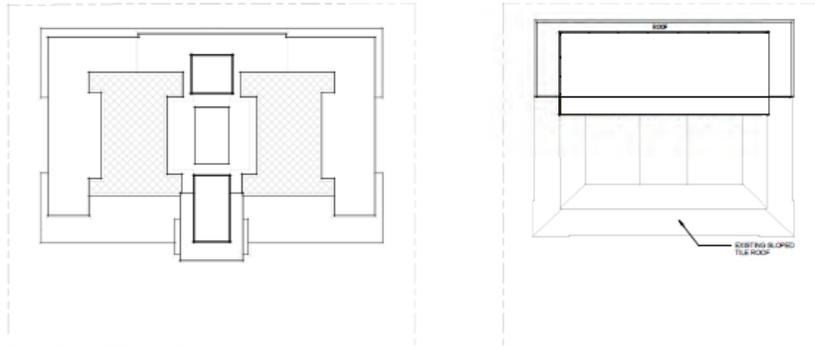


- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- CONFERENCE
- OFFICE
- CORE



Option C Floorplans

PROPOSED PLANS _ OPTION C



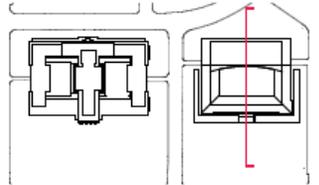
Eccles Roof / FRB-East Roof

- SCREENING
- RETAIL + RDC
- CONFERENCE
- AUDITORIUM
- CAFETERIA + CAFE
- OFFICE
- FITNESS
- PARKING, LOADING, MEP
- CORE



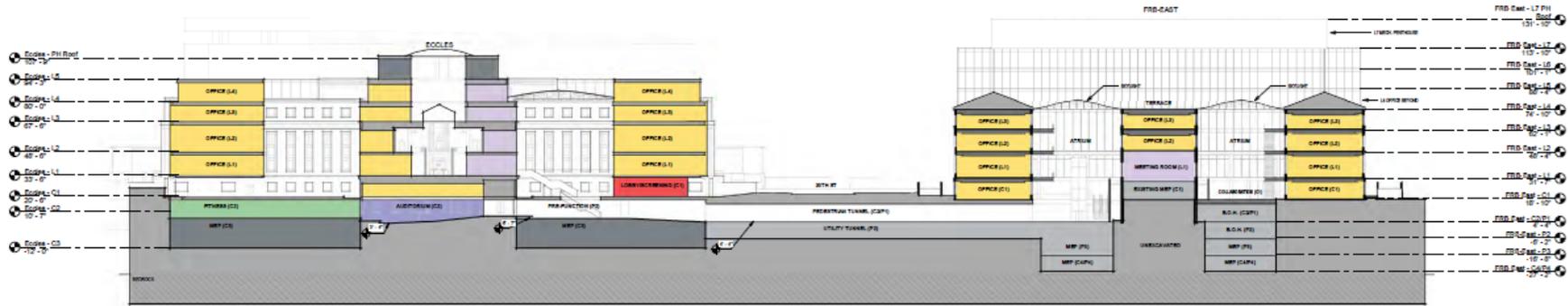
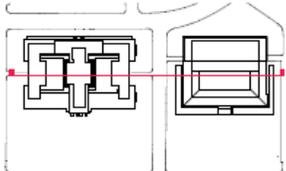
Option C Section

FRB-EAST NORTH/SOUTH SECTION _ OPTION C



Option C Section

LONGITUDINAL SECTION_OPTION C

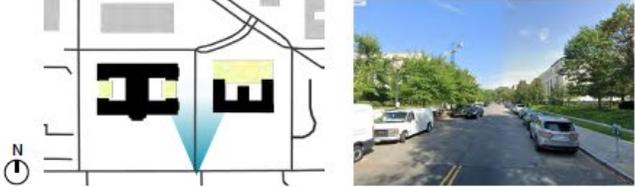


- SCREENING
- AUDITORIUM
- FITNESS
- RETAIL + RDC
- CAFETERIA + CAFE
- PARKING, LOADING, MEP
- OFFICE
- CORE



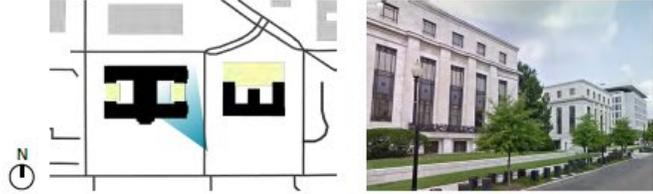
Option C Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION C



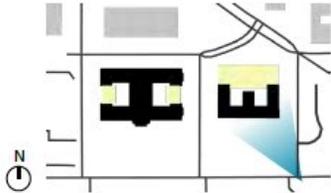
Option C Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION C



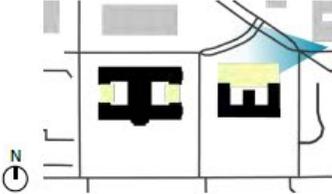
Option C Perspective

PERSPECTIVE FROM 19TH ST AND CONSTITUTION AVE _ OPTION C



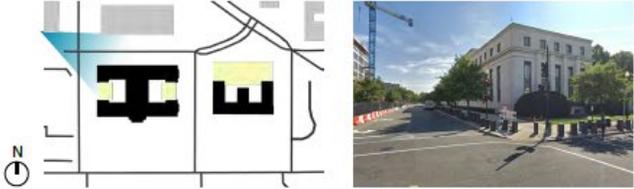
Option C Perspective

PERSPECTIVE FROM VIRGINIA AVE AND C ST _ OPTION C



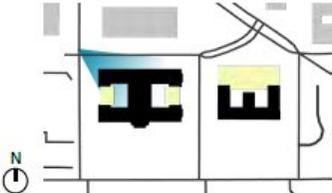
Option C Perspective

PERSPECTIVE FROM C ST _ OPTION C



Option C Perspective

PERSPECTIVE FROM C ST _ OPTION C



U. S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

27 November 2019

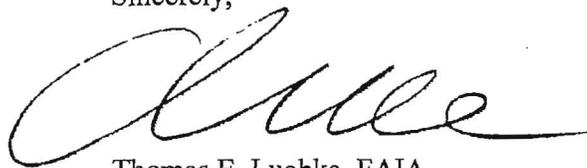
Dear Ms. Varnon:

In its meeting of 21 November, the Commission of Fine Arts was pleased to hear an information presentation on plans for the renovation and expansion of the Marriner S. Eccles Building (2051 Constitution Avenue, NW) and the Federal Reserve Board–East Building (the former Interior South Building, located at 1951 Constitution Avenue, NW). The Commission expressed general support for the plan to add to these two significant historic buildings and to alter their associated landscapes, as shown in the preferred Option B, and provided the following comments.

In their discussion of the presented alternatives, the Commission members found that the proposed massing for the new additions is the most important issue when considering the project, with the expectation that a suitable architectural treatment will be developed for the selected massing. They expressed support for the project's goals related to the health and well-being of employees, including the ample use of daylight for work and cafeteria spaces within the renovated buildings; they also encouraged continuation of programs that support employee use of public transportation and cycling, with the goal of reducing the number of underground parking spaces envisioned for the two buildings. They expressed support for the exploration of opening to the public the broad, formal landscapes along Constitution Avenue, commenting that the fountains are particularly beautiful elements within these spaces adjacent to the National Mall. They also advised coordinating with other streetscape and perimeter security improvement projects in the area to prevent a discordant treatment of the public realm within the institutional and monumental context of the Northwest Rectangle.

The Commission looks forward to review of the project when it is submitted at the concept level. As always, the staff is available to assist you.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Winona Varnon
Director, Management Division
Board of Governors of the Federal Reserve System
Washington, DC 20551

cc: Rod Henderer, Fortus (Callison-RTKL)
Tom Jester, Fortus (Quinn Evans Architects)
Alan Ward, Sasaki