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 National Capital Planning Commission (NCPC) last reviewed the project as a preliminary site and building plan review at its October 1, 2020 meeting. Prior to that, the Commission reviewed a concept submission in December of 2019. The Board is now seeking final approval from the Commission. At concept review, the Commission commented on several alternatives under consideration. The preliminary review included more detailed plans for the preferred alternative in addition to a Transportation Management Plan and a commitment to NCPC’s Comprehensive Plan Parking ratio of 1 parking space for every 5 employees. For this final review, the key elements that have been refined since preliminary review in 2020 include development of the Eccles building infill, skylights, atriums and FRB-East building addition, the landscape plan and clarification of tree removal and replacement, perimeter security, and the 20th Street alterations. Information on wayfinding and exterior lighting has now been provided for final review.

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 also under renovation. 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 consolidate 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 has prepared a draft Environmental Assessment including a Transportation Management Plan, which is posted on NCPC’s website for public comments until October 12th. 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 seven Consulting Parties meetings to date, and has drafted 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.

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**RECOMMENDATION**

The Commission:

**Approves** the final site and building plans for the Federal Reserve Board Eccles and FRB-East Building renovation and expansion.

**Commends** the Board for fully engaging partner federal agencies and the Section 106 Consulting Parties through the evolution of the design process and for a thorough and responsive submission.

**Massing/Design**

**Supports** the design of both buildings as it successfully responds to the existing architecture and creates additions and infills that are contemporary, yet compatible to the historic buildings, while exhibiting high quality civic design, appropriate for buildings located on Constitution Avenue.

**Supports** the skylight design for the Eccles building at it achieves a balance between minimizing views from Constitution Avenue and preserving the center pavilion’s character-defining features within the courtyards.

**Landscape/Tree Strategy**

**Supports** the design for the Eccles landscape as it protects the character defining features of the site while improving circulation and stormwater management.

**Supports** the design for the FRB-East landscape at it reflects the symmetry of the historic design, while addressing program needs related to creating a new main building entrance, improving universal accessibility, and addressing site security needs.
Finds the Board’s tree re-planting plan, including size, type, and location, is in accordance with NCPC’s Tree Replacement Policy.

Circulation, Sidewalks, and Streetscape

Supports the narrowing of 20th Street, NW to 32 feet, 6 inches in width, with the historic L’Enfant Plan centerline maintained.

Perimeter Security/Public Accessibility

Supports the Board proposal to replace the existing perimeter security system around the Eccles Building with a simpler/more elegant post and rail design in the same location as the existing bollard system.

Supports the Board proposal to replicate the same perimeter security design around the FRB-East building.

Finds that overall, the proposed design is an improvement from the existing oversized and tightly spaced bollards.

Lighting

Supports the Board’s lighting strategy, noting that exterior lighting will be updated across the site, including lighting for the building façades, vehicular and pedestrian access, and the streetscape.

Wayfinding

Supports the Board’s approach to signage and wayfinding as the exterior signage will use contemporary materials and processes that respect the historic features of each building while creating a more unified appearance and signage system throughout the campus.

General Comments

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

Notes that the Federal Reserve Board prepared an Environmental Assessment which led to the development of a Finding of No Significant Impact resulting from the project.

PROJECT REVIEW TIMELINE

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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 final approval from the Commission. The key elements that have been refined since preliminary review in 2020 include development of the Eccles building infill, skylights, atriums and FRB-East building addition, the landscape plan, perimeter security and 20th Street alterations. Information on wayfinding and exterior lighting has now been provided for final review. Staff finds that the Board has successfully responded to the Commission’s previous comments and requests related to design and massing, transportation, the landscape, wayfinding, and lighting.

Staff analyzed this project using guidance in the Comprehensive Plan, particularly the federal elements related to the Federal Workplace, Transportation, Parks and Open Space, Federal Environment, and Preservation and Historic Features. In summary, staff finds it to be in conformance with the goals and policies associated with each element and therefore recommends that the Commission approves the final site and building plans for the Federal Reserve Board Eccles and FRB-East Building renovation and expansion.

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. 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. They will consolidate their workforce into a campus that includes the following owned buildings: Eccles Building, FRB-East Building, 1709 New York Avenue Building, Martin Building.

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. They have convened the agency stakeholders often since the project began. The Board also initiated the Section 106 process in the summer of 2019 and has held seven
Section 106 Consulting Party meetings to date, to discuss the project and share the options. As such, staff recommends the Commission commends the Board for fully engaging partner federal agencies and the Section 106 Consulting Parties through the evolution of the design process and for a thorough and responsive submission.

**Design and Massing**

Both the Eccles and FRB-East buildings will be modernized, and high-character spaces, features, and materials will be preserved to the greatest extent possible. The exterior of the historic buildings will be restored and upgraded for security. Specific changes to the buildings include:

**Eccles Building:**

- 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 down to the existing tunnel between the Eccles Building and the Martin Building and a new tunnel between the Eccles Building and FRB-East Building. The existing skylight 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).
- All existing systems within the building will be completely replaced. The existing Governors’ parking in the Eccles Building will be converted into program space.

**FRB-East Building:**

- 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 318-space 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
Executive Director’s Recommendation
NCPC File No. 8113

on 20th Street, NW, and the sidewalk. NCPC has jurisdiction over the use under the right-of-way; however, the Board must still coordinate all right-of-way improvements with the District Department of Transportation and Public Space Committee.

Since the Commission’s preliminary review in December, the applicant has advanced the design of several key project elements including the development of the infill, additions, and atriums of both buildings and the development of the levels below the south lawn of the East building and 20th Street. During preliminary review, the Commission requested the Board continue to use the Section 106 process to evaluate the scale of the Eccles Building skylight and impacts on views from Constitution Avenue. Through that process, the applicant has continued to refine the skylight so as any visual impacts from Constitution Avenue are negligible. The applicant provided new renderings illustrating viewshed analysis to demonstrate the lack of visual impacts. Therefore, staff supports the skylight design for the Eccles building at it achieves a balance between minimizing views from Constitution Avenue and preserving the center pavilion’s character-defining features within the courtyards.

The Commission had requested that if rooftop antennas are anticipated, the Board submit a rooftop antenna plan showing the height and location of future antennas with appropriate setbacks and screening, so they are not visible from the Constitution Avenue or the National Mall. The Board has indicated that no commercial cellular carrier rooftop antennas for public use will be located on the building rooftops. There will be two small antennas that will project a few feet past the top of the screen wall.

In terms of exterior design treatments, staff finds the design development of both buildings successfully responds to the existing architecture and creates additions and infills that are contemporary, yet compatible to the historic buildings, while exhibiting high quality civic design, appropriate for buildings located on Constitution Avenue. The glass infill proposed for the Eccles Building will maintain the original massing while connecting the existing wings. The infill additions are setback 15 feet from the main facades which helps the wings to appear as they did historically. The Board is proposing sculpted vertical bronze metal shading fins to provide solar control and reference the historic palette of decorative bronze of the existing building.

At the entry elevation on 20th Street, the existing site walls will be slightly widened and lowered to signal entry into the Eccles Building. The recess at the first floor will create a small forecourt between the infill and site walls and serve as the new threshold into the building. The historic gates will be displayed within the forecourt. The western site wall and gate will be maintained but modified to allow egress to the exterior from the west courtyard.

The addition to the FRB-East Building will respond to the existing architecture and also be clad in Georgia White marble. The new five-story addition aligns with the fifth floor of the Eccles Building. The mechanical penthouse has been minimized and placed to reduce views from Constitution Avenue. On the east and west sides, the fifth floor of the addition will align with the ridge lines of roofs on the FRB-East Building wings. With the exception of the corners, the historic building has a consistent bay spacing of pilasters and window openings. The addition proposes diffused glazing (referencing the historic building’s pilasters) and similar window openings. Two-
story high, 30-foot-tall openings, similar to the historic building, will be located between the pilasters to create a civic scale. Therefore, staff recommends that the Commission:

**Supports** the design of both buildings as they successfully respond to the existing architecture and creates additions and infills that are contemporary, yet compatible to the historic buildings, while exhibiting high quality civic design, appropriate for buildings located on Constitution Avenue.

**Landscape/Tree Strategy**

The Board has continued to coordinate with the DDOT and the Public Space Committee since the last Commission review. The applicant has also submitted new information regarding the landscape design, universal accessibility, and overall tree removal/preservation strategy. They also recently completed the Cultural Landscape Report. Character defining features of the Eccles and FRB-East landscapes include elements of their spatial organization, circulation, views, vegetation, and small-scale features (such as fountains, marble benches, etc.). At the preliminary review, the Commission requested the Board submit a tree re-planting plan, including size, type, and location, in accordance with NCPC’s Tree Replacement Policy. As the Commission first reviewed this project in December 2019, staff notes that the project is subject to NCPC’s prior Tree Replacement Policy, and not the current one.

The existing FRB property includes a total of 168 trees, of which 32 are to remain, and 136 are to be removed and replaced with 104 trees. Of the 168 trees to be removed, 46 are in the R.O.W, or on the property line (26 at Eccles and 16 at FRB-East). Of those 46 trees, 34 are documented as street trees in the R.O.W based on the DDOT database (28 at Eccles and 6 at FRB-East). The remainder of the Trees in the R.O.W. are in the Public Parking R.O.W. dimension and are under the management authority of the adjacent landowner. All 34 street trees are to be removed and replaced with 55 street trees (34 at Eccles and 21 at FRB-East). The proposed planting plan was developed considering many factors, including NCPC’s Tree Preservation and Replacement Policy in the Comprehensive Plan (the project is subject to the prior Tree Policy). Due to the condition of street trees and scope of demolition at or adjacent to existing trees, all street trees are unable to be preserved. Per the NCPC calculation, the 34 street trees being removed require 41 replacement trees. The proposed plan meets this recommendation with 55 proposed street trees. For the overall site, 104 new trees will be planted. In considering the scale of the new additions and development, the historic character of the buildings’ lawn opening onto Constitution Avenue, and the desire to restore the historic planting intent, staff finds the Board’s tree re-planting plan, including size, type, and location, is in accordance with NCPC’s Tree Replacement Policy.

**Eccles Landscape:**

The project will preserve some landscape character-defining features of the Eccles Building landscape while rehabilitating circulation to create universally accessible routes, improving perimeter security (described in the perimeter security section), modifying the east and west courtyards, and a portion of the fountain gardens. The proposed design retains a symmetrical site layout with gardens on each side of a central walk leading up a flight of steps to the elevated front
gardens. Pathways will provide access to the lawn and garden terrace from the southwest and southeast corners with new sloped walks. The two fountain gardens will both be accessible by sloped walks from the south that will remove existing stairs.

Portions of the east fountain garden will have to be removed and rebuilt due to the extent of underground work. Both fountains will undergo repair work. A biorientation area is proposed south of the marble walkway in place of the row of magnolias that will be removed to help satisfy stormwater requirements. The magnolias are not a character defining feature of the landscape. Bioretention areas will be located a minimum of 10 feet from the west and south sides of the Eccles Building. An evergreen hedge will be installed surrounding the bioretention areas to maintain consistency with the historic views from Constitution Avenue. Thus, staff supports the design for the Eccles landscape as it protects the character defining features of the site while improving circulation and stormwater management.

**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 is proposed below the south lawn of the FRB-East Building and 20th Street, NW. 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. Therefor staff supports the design for the FRB-East landscape at it reflects the symmetry of the historic design, while addressing program needs related to creating a new main building entrance, improving universal accessibility, and addressing site security needs.

**FRB-East Building Entry and Gardens Terrace**

A new sunken outdoor terrace in the northwest corner of the site for employee use, adjacent to the entry, will help activate the corner of 20th Street and C Street. The terrace will have movable furniture and will be bordered by a linear water feature on the north side that faces south toward the glazed lobby space.

The South Garden Terrace sits above a new underground parking garage. Much of the existing garden terrace within the limit of the new garage will be completely demolished and reconstructed. Some modifications are required due to the existing garage ramps and utility routing. An accessible route will be provided by creating a sloped walk/ramp at the SE and SW corners of the site to get up to the existing garden terrace elevation. Walkways will occur on the north and south sides of
the lawn to provide continuous pedestrian access to the central walk into the garden spaces. The historic Wheelwright and Stevenson landscape plans included twin fountains; however, they were never constructed. In the spirit of the historic design two new water features are proposed in the garden spaces on either side of the lawn. New large tree plantings will be installed in the garden areas to replace the trees bosque that was removed.

Circulation, Sidewalks, and Streetscape

Primary pedestrian access to the Eccles Building will take place from 20th Street NW. Primary visitor access to the Eccles Building will take place from the Martin Building directly to the north. An underground pedestrian tunnel will connect the Eccles and FRB-East Buildings, joining the existing tunnel that connects the Eccles Building and Martin Buildings.

20th Street NW will be completely removed and replaced between Constitution Avenue and C Street due to underground garage and tunnel construction. NCPC has jurisdiction over the use under the right-of-way; however, the Board must still coordinate all right-of-way improvements with the District Department of Transportation and Public Space Committee. 20th Street is proposed to be narrowed from the existing 42’-0” wide to 32’-6” wide to create a more pedestrian oriented street that relates to the historic L’Enfant plan width and centerline. On-street parking will remain on the east side of 20th Street. This adjustment creates additional dimension for street tree plantings on the east side of 20th Street, a planted buffer along the garage exit ramp and lengthens the exit ramp drive to create a safer condition for pedestrians. A new raised mid-block crossing on 20th Street NW will connect the main entrance of the Eccles Building with the main entrance of the FRB-East Building. Special paving at this mid-block crossing will provide a gestural connection between the two buildings separated by 20th Street NW. There is also a bump-out in the road to narrow the crosswalk to 24’ at that point. A precedent for this approach exists between the Martin Building and the Eccles Building on C Street NW, which has pavers crossing over the street in front of the main staff entrance to the Eccles Building.

The streetscape and sidewalks will be completely removed and replaced due to disturbance from construction activities and the removal and replacement of the perimeter security. The 20th Street curbs and drainage will be demolished and completely rebuilt to current DDOT standards as mentioned above, but all other curbs will remain in place to the extent possible. Portions of curbs will be replaced at crosswalks, curb ramps, and for unforeseen reasons.

At the preliminary review, the Commission recommended that the Board soften the hard edge of the wall between the sidewalk and ramp with landscape buffer. One of the benefits to narrowing 20th Street is the creation of a 4’-9” wide landscape strip between the sidewalk and the ramp in addition to the other benefits previously mentioned.

Therefore, staff supports the narrowing of 20th Street, NW to 32 feet, 6 inches in width, with the historic L’Enfant Plan centerline maintained.
Perimeter Security/Public Accessibility

The existing bronze-clad perimeter security system around the Eccles Building will be replaced by a cable rail system similar to the one installed at the Department of Commerce. The Eccles building has an International Security Committee (ISC) rating of level 5 because it is the official headquarters building. The Board proposes the same post and rail system for the FRB-East building, which has an ISC rating of level 4. Currently, the building does not have perimeter security. The proposed perimeter security elements will be consistent for both buildings and simplify the alignment, consisting of either a post-and-rail system with an internal cable located in planting areas, or simpler individual bollards in paving at entry locations or where pedestrian circulation is required. The post-and-rail system has 7 to 8-foot spacing between the posts and three horizontal elements covering cables between the posts, significantly reducing the visual impact compared to traditional bollards spaced at about 4 to 5-feet apart. All bollards surrounding the buildings will be a consistent medium-tone gray powder-coated finish, tested and certified to meet minimum performance criteria. In front of the Eccles Building along Constitution Avenue, the existing marble walls will be retained in place and serve as anti-ram knee walls. At the FRB-East Building along Constitution Avenue, the post-and-rail system will be setback about 15 feet from the north side of the sidewalk. The appearance of security barriers around the campus and their effects on the historic integrity of the FRB Buildings will be minimized through screening and softening with planting, incorporation into site amenities, and integration of multiple barrier types.

New officer guard’s posts will be provided to replace the existing Federal Reserve Board Law Enforcement Unit (LEU) guard booths. The applicant has developed six site officer’s posts: two are located at the south lawn of the Eccles Building (to replace the existing), two are located at the south lawn of the FRB-East Building (to replace the existing), and two are located at the garage ramps at the FRB-East Building. The officer’s posts are complementary to the design principles that have been established at the new additions: quiet, restrained, transparent, and recognizable as new additions to the historic landscapes. Additionally, the officer’s posts are intended to blend in with the landscape to the greatest extent possible. The officer’s posts at the south lawn are identical: composed of full-height glazing panels on a simple steel frame, with a low-profile roof edge. The officer’s posts at the garage ramps are nearly identical, but are integrated with the perimeter security walls, and include a short canopy at one side. The officer posts at the garage ramps are situated within the public right-of-way, and are designed as temporary structures that can be removed in the future.

Overall, staff finds that the proposed perimeter security system is much improved with its simpler more minimal design. The post and rail allows for fewer bollards with less impact on the tree zone. Therefore, staff:

Supports the Board proposal to replace the existing perimeter security system around the Eccles Building with a simpler/more elegant post and rail design in the same location as the existing bollard system.
Supports the Board proposal to replicate the same perimeter security design around the FRB-East building.

Finds that overall, the proposed design is an improvement from the existing oversized and tightly spaced bollards.

**Lighting**

*Eccles Lighting*
Exterior lighting will be updated and upgraded across the site. Street lighting will meet DDOT and Monumental Core Street standards. To illuminate the site more effectively for aesthetics, safety, and security, exterior lighting will consist of building façade lighting, fountain feature lighting, flag lighting, pathway lighting, and security lighting. Two grand exterior lanterns at the north entry will be restored and lamped with incandescent-color long-life and very efficient LEDs. Façade lighting will complement that of FRB-East Building and unify the site. Façade fields will be illuminated with in-grade uplights. Cornices will be illuminated with miniature luminaires at the base of the cornice. Façade, fountain, and flag lights use precision LED optics to limit coverage to building, water feature, and flag surfaces, will be lamped with color-tunable dimmable LEDs, and will be tuned and dimmed based on time-of-night and activity. For example, façade lights will automatically transition from incandescent-color 2700K at early evening to more circadian- and star-gazing-centric dimmed camp-fire-orange 2200K during the time period conducive to star-gazing – astronomical twilight and later hours.

Fountain feature lighting will automatically transition from crisp-water-white 5000K at early evening to dimmed incandescent-color 2700K during astronomical twilight and later hours. For special or ceremonial occasions, the tunable color façade and fountain lights may be temporarily programmed to colored light. Pathway lighting consisting of illuminated handrails, bollards, and base-of-wall toe-kick details will be lamped with static 2700K LEDs for consistent safe circulation. Security lighting will be deployed as needed for breaches or extraordinary-situation events and consists of an all-on bright-white preset of all exterior lighting in addition to deployment of retractable lights hidden from normal-situation views on officer’s posts’ roofs and on the Level 5 south roof (just above the eagle). Interior lighting of officer’s posts consists of diminutive ceiling recessed luminaires and discreet task lighting all lamped with dimmable incandescent-color 2700K LEDs.

*FRB-East Lighting*
Like the Eccles lighting, exterior lighting here will be updated and upgraded across the site. Street lighting will meet DDOT and Monumental Core Street standards. To illuminate the site more effectively for aesthetics, safety, and security, exterior lighting will consist of building façade lighting, fountain feature lighting, flag lighting, pathway lighting, and security lighting. Four standards at the south entry will be restored and lamped with incandescent-color long-life and very efficient LEDs. Façade, fountain, and flag lights use precision LED optics to limit coverage to building, water feature, and flag surfaces, will be lamped with color-tunable dimmable LEDs, and will be tuned and dimmed based on time-of-night and activity. For example, façade lights will automatically transition from incandescent-color 2700K at early evening to more circadian- and
star-gazing-centric dimmed camp-fire-orange 2200K during the time period conducive to star-gazing – astronomical twilight and later hours. Fountain feature lighting will automatically transition from crisp-water-white 5000K at early evening to dimmed incandescent-color 2700K during astronomical twilight and later hours.

Security lighting will be deployed as needed for breaches or extraordinary-situation events and consists of an all-on bright-white preset of all exterior lighting in addition to deployment of retractable lights hidden from normal-situation views on officer’s posts’ roofs. Additionally, drive-over in-pavement under-carriage vehicular screening lighting of bright white 6500K is used as-needed at the underground parking garage entry Officer’s Post. Interior lighting of officer’s posts consists of diminutive ceiling recessed luminaires and discreet task lighting all lamped with dimmable incandescent-color 2700K LEDs.

For special or ceremonial occasions, the tunable color façade and fountain lights may be temporarily programmed to colored light. Pathway lighting consisting of illuminated handrails, bollards, and base-of-wall toe-kick details will be lamped with static 2700K LEDs for consistent safe circulation.

As with most of the historic buildings along this section of the Constitution Avenue, the exterior of the FRB-East Building has always been illuminated at night. The current areaway large floodlights will be replaced yielding more subtle lighting washes achieved with two proposed “layers” of tunable color LEDs to achieve lighting reminiscent of warm glow of incandescent lighting from the original period, but to also allow for automatic dimming and transitioning the color of light throughout the evening to more circadian- and star-gazing-centric camp-fire-orange. One layer of façade lighting positions small luminaires primarily in the areaway to softly graze the lower façade with light fading from bottom to top. A second layer will position miniature luminaires at the base of the upper cornice for a more elegant, yet crisp expression of the linearity of the monumental architecture.

The building’s addition is comprised primarily of glass and therefore will not have exterior lights washing it. Interior workplace lighting will be intermittently visible depending on time of evening, the room function, and on one’s viewing vantage point. From the pedestrian and vehicular perspective, the DC city street trees will obscure direct vision and only long oblique views will reveal lighted office space. Light levels will not be bright enough to produce a harsh or glary “glowing effect.” Using linear, low-profile indirect lights will softly wash the ceilings. The same lighting concept is used within the historic building. With low-iron glass used throughout the project and an interior tunable LED lighting system in modern spaces, as the day turns into the evening, the interior lighting color.

Therefore, staff supports the Board’s lighting strategy, noting that exterior lighting will be updated across the site, including lighting for the building façades, vehicular and pedestrian access, and the streetscape.
**Wayfinding**

The Board notes that their goal is to develop a wayfinding strategy that emphasizes the Federal Reserve’s civic importance. Their goal is for these elements to complement the campus exterior by remaining sensitive to the design, materiality and finishes of each building’s façade. Guided by the existing and newly designed architecture, the exterior signage uses contemporary materials and processes that respect the historic features of each building while creating a more unified vision and signage system throughout the campus.

Anticipated sign types consist of a building name at the main entries of both Eccles and FRB-East buildings, an inlaid Federal Reserve Board seal at the Eccles main entry, a commemorative cornerstone at the FRB-East entry, and inlaid typographic bands in the pavers leading to the main entries of both Eccles and FRB-East buildings. The Board provided a wayfinding plan and drawings showing the sign types found on the campus. Therefore, staff supports the Board’s approach to signage and wayfinding as the exterior signage will use contemporary materials and processes that respect the historic features of each building while creating a more unified appearance and signage system throughout the campus.

**General Comments**

The Board has continued to coordinate all improvements with the National Park Service (NPS) and met with NPS on May 12, 2021 and reviewed current plans. NPS felt there were no adverse effects to Reservation 108.

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

Notes that the Federal Reserve Board prepared an Environmental Assessment which led to the development of a Finding of No Significant Impact resulting from the project.

**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). To meet their compliance with Section 106, the Board initiated the Section 106 process, and has held five Consulting Parties meetings to date. The Section 106 process was concluded with a Memorandum of Agreement (MOA), providing commensurate mitigation for the identified adverse effects. NCPC has designated the Board the lead in Section 106, and met its individual Section 106 responsibilities by signing the MOA.

National Environmental Policy Act

Both the Federal Reserve Board and NCPC have an individual responsibility to comply with the National Environmental Policy Act (NEPA). To meet their compliance for the NEPA, the Board prepared an Environmental Assessment (EA), with NCPC as a cooperating agency. The EA included a discussion of pertinent topics including cultural resources and transportation, as well as natural resources and sustainability, vegetation and tree canopy, stormwater runoff and management, impervious surfaces, energy use, and impacts from construction, including noise and air quality. The EA also include a Transportation Management Plan (TMP). NEPA was completed by both agencies prior the submission of the Final Building and Site Plan review by the Commission. Both the Federal Reserve Board and NCPC issued individual Finding of No Significant Impacts (FONSI) to conclude their NEPA responsibilities.

CONSULTATION

Coordinating Committee

Without objection, the Coordinating Committee forwarded the proposed final site and building plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies included NCPC, the U.S. General Services Administration; the Washington Metropolitan Area Transit Authority; the NPS; the District of Columbia Office of Planning; the District Department of Transportation; the District Office of Environment and Energy (DOEE) and the DC SHPO.

U.S. Commission of Fine Arts

The U.S. Commission of Fine Arts (CFA) reviewed a concept design for the Federal Reserve Board Building Project for the Eccles and FRB-East Buildings in January 2020 and revised concepts in May and July 2020. CFA commented favorably on the concept design at both reviews. The project will be submitted for a final review by CFA in September 2021.
ONLINE REFERENCE

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

- Submission Package
- Major NEPA/106 Documents or Letters, FONSIs

POWERPOINT (ATTACHED)
Marriner S. Eccles and Federal Reserve Board-East Building Renovation and Expansion

1951 Constitution Avenue, NW, Washington DC

Approval of Final Site and Building Plans

Board of Governors of the Federal Reserve System
Project Summary

Commission Meeting Date: September 2, 2021

NCPC Review Authority: 40 U.S.C. § 8722(b)(1) and (d)

Applicant Request: Approval of Final Site and Building Plans

Session: Staff Presentation

NCPC Review Officer: Lee Webb

NCPC File Number: 8113

Project Summary:

The Board of Governors of the Federal Reserve System (Board) has submitted final site and building plans for Commission review 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 Commission reviewed the concept plans for the project in December 2019. The Commission approved the preliminary site and building plans at its October 1, 2020 meeting, requesting the following:

• Requests the Board continue to use the Section 106 process to evaluate the scale of the skylight and impacts on views from Constitution Avenue.
• Requests that if rooftop antennas are anticipated, the Board submit a rooftop antenna plan showing the height and location of future antennas with appropriate setbacks and screening so they are not visible from Constitution Avenue or the National Mall.
• Recommends the Board soften the hard edge of the wall between the sidewalk and the ramp with a landscape buffer.
• Requests the Board submit a tree re-planting plan, including size, type, and location, in accordance with NCPC’s Tree Replacement Policy.
• Requests the Board continue to coordinate with the DDOT and the Public Space Committee.
• Requests additional information and renderings for all of the guard booths.
Project Summary

- Requests the Board continue to coordinate all improvements with the National Park Service.
- Requests the Board submit an exterior lighting plan/diagram for the grounds and building facades at final review.
- Requests additional coordination with all consulting parties regarding the proposed design, landscape plan, lighting, and perimeter security.

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.

The purpose of the proposed project is to renovate and expand the Eccles Building and the Federal Reserve-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 proposed project will maintain the historic character of the existing buildings and their surroundings, reflecting qualities of stability, dignity, and security that are sensitive to the Board’s civic responsibility as the central bank of the United States. It will include new state-of-the-art technology for the buildings’ entire infrastructure, security, and technology systems. The project will also improve code compliance measures as well as enable the Board to incorporate environmentally responsible design approaches expected to reduce energy consumption and improve indoor environmental quality.
Project Summary

The Board has indicated that the goals of the project include:

• Respect the character-defining features while modernizing the buildings
• Provide modern, efficient workspace with amenities that support health and wellness initiatives such as dining and fitness
• Make the buildings more energy efficient
• Increase the capacity of the Eccles Building
• Provide quality office space on the lower (concourse) levels of the Eccles Building
• Provide a multi-story addition to the FRB-East Building that contains above-grade and back of house services and increases the capacity
• Provide underground parking
• Provide a tunnel for utility and pedestrian use that connects to the Eccles Building and accommodates backup mechanical systems capable of supporting the Eccles Building.

The Board prepared an Environmental Assessment (EA) for its NEPA compliance, and has initiated Section 106 Consultation to meet its Section 106 responsibilities under the National Historic Preservation Act (NHPA). A MOA has been drafted and moved towards execution to complete the Section 106 process.
I. PROJECT OVERVIEW

1.1 PROJECT SUMMARY
The Board of Governors of the Federal Reserve System (Board) proposes to renovate and expand the Martin E. Segal Federal Reserve Bank Board of Governors building at 551 Constitution Avenue NW and construct a new addition on the Federal Reserve Board-East Building (FRB-East Building) at 511 Constitution Avenue NW.

The building was constructed between 1925 and 1926 as the headquarters of the Board. While it has been periodically modified and renovated, the building retains much of its original character, and the Board is considering the building's future needs. The FRB-East Building was constructed between 1961 and 1973 for the US Public Health Service.

The building does not undergo a comprehensive renovation in decades and does not effectively serve the Board's needs in its current condition and configuration. A comprehensive renovation and expansion of these buildings is needed to address a critical backlog of upgrades, to respond to changes in building codes and regulations, and to meet requirements for information technology, building security, environmental sustainability, and energy efficiency.

1.2 PROJECT OBJECTIVES
The objectives of the project include:
- Modernizing the existing buildings and the United States Public Health Service Building (USPHS-CH)
- Constructing 1,720 staff of-site and reduce off-site leases
- Improving collaboration and communication, by connecting the Eccles, Martin and FRB East buildings and their surrounding green space
- Providing 1,680, sustainable workspaces
- Enhancing building and workplace products
- Simplifying the Board's goal of transparency and openness
- Making the buildings more energy-efficient and sustainable

1.3 AGENCY DESCRIPTION
The Board of Governors, located in Washington, DC, and headquartered in the Martin E. Segal Federal Reserve Building, is the governing body of the Federal Reserve System. It is run by seven members, or “governors,” who are nominated by the President of the United States and confirmed by the nominee by the US Senate. The Board of Governors guides the operation of the Federal Reserve System, which carries out the Board’s goals and fulfills its responsibilities given to the Federal Reserve by the Federal Reserve Act.

1.4 NEPC PLANS AND POLICIES
The project is consistent with the 2016 update of the Comprehensive Plan for the National Capital, Federal Elements and the Infrastructure Framework Plan. The project aligns with the comprehensive plans’ guiding principles by promoting high-quality design and development, enhancing accessibility and security, preserving historic properties, preparing for the impacts of climate change, and promoting multi-modal transportation alternatives, including transit, walking, and bicycling.
1.5 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 east, 22nd Street NW on the west, and C Street NW on the north. Directly to the west, the FRB-East building sits on an entire block bounded by 20th Street NW to the east, 19th Street NW to the west, 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 southwest 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 and security screening area for employees of the Martin, Eccles, and FRB-East buildings.

1.6 BUILDING AREA AND SITE COVERAGE

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

1.6.1 ECCLES BUILDING

- Gross Existing Building Area: 276,001 square feet
- Gross Site Area: 2.4 acres (151,071 square feet)

1.6.2 FRB-EAST BUILDING

- Gross Existing Building Area: 126,361 square feet
- Gross Site Area: 3.0 acres (123,012 square feet)
1.7 DESCRIPTION OF PROPOSED DEVELOPMENT AND ALTERNATIVES

1.7.1 OPTION B (PREFERRED)

Option B will complete a comprehensive modernization and expansion of the Eccles Building and FRB-East Building that will consolidate groups located in leased spaces while also accommodating future organization growth.

At the Eccles Building, Option B will construct five-story infill additions on the east and west sides of the building that will connect the existing north and south wings. An addition will be constructed on the roof of the north wing that will connect with the east and west infill additions to the existing fourth-floor offices. The east and west exterior courtyards will be converted into atria, with the east atrium becoming an entrance to the Eccles building for staff and VIPs. The landscape between the south building facade and Constitution Avenue will be redeveloped.

At the FRB-East Building, Option B will add a five-story above-grade addition to the north side of the existing FRB-East Building. The addition will physically connect to the east and west wings of the existing building and will include three levels below grade, which will expand under 33rd Street, and a mechanical penthouse. A daylighted atrium will be created between the existing building and the new addition. The construction of the addition will require the demolition of the center wing of the historic building. The landscape between the south building facade and Constitution Avenue will be redeveloped.

A new underground tunnel below 20th Street will directly connect the Eccles Building to the FRB-East Building. Currently, the Eccles Building and Martin Building are connected by a tunnel located under C Street.

Option B also includes a three-story below grade 194,800 SF structure in an L-shaped configuration below 20th Street and the South Lawn in front of the existing FRB-East Building. The structure will provide three levels of parking and meet a parking ratio of one space for every five employees (5%). The current Governing parking garage in the Eccles Building will become space that will accommodate other programs.

The existing site perimeter security of each property will be replaced with a combination of new anti-ram bollards, anti-ram kerbs and ha-ha walls, and other site elements.

1.7.2 OPTION A (DEEMISED)

The Board considered an alternative that would locate the parking garage in its entirely underneath the south lawn of the FRB-East Building within the property line boundaries and allowable vault projections. The center wing of the FRB-East Building would be maintained and the addition to the FRB-East Building would be a total of six stories above grade. The total new construction area, not including parking, would be approximately 240,000 SF, with 160,000 SF attributed to the above grade addition and 130,000 SF below grade. Option A would include the careful dismantling, salvaging, and reconstructing of the center wing of the FRB-East Building at a higher elevation to align with Level 1 of the existing building and new addition. Since Option A would maintain the center wing, the floor area of the addition would be smaller. Although the addition would be six stories, it would not meet the Board’s program goals to house 1,700 employees. It totals approximately 100,000 square feet.

In Option A, the new parking garage would accommodate 24 DUK parking spaces in a 111,520 SF below grade structure. In order to save heritage trees on the south lawn of the FRB-East Building, the footprint would be very narrow and would be...
Project Description

Figure 1-6 Option C (dismissed)

1.3. OPTION C (DISMISSED)

The board considered an alternative that would maintain the center wing of the FRB-East Building and would not include parking under the south lawn of the FRB-East Building. In this alternative, the addition to the FRB-East wing would be seven stories above grade. A new parking garage would be located underneath the new addition in four below grade levels. The total new construction area, not including below grade parking, would be approximately 210,000 sq. ft. 183,000 sq. ft. would be allocated to the above grade addition. The penthouse on the FRB-East Building addition would be larger in option C to accommodate some online at handling units.

Following consultation with CFA and NCPC, the Board determined that Option C was not feasible due to the height of the FRB-East Building addition, which would be visible from prominent locations along Constitution Avenue and the National Mall. Additionally, Option C does not meet the Board’s program needs of 1,750 desks. Therefore, this alternative was dismissed from further consideration.

1.9. PROJECT SCHEDULE

Selective demolition within FRB-East has been ongoing since early 2021. Full construction starting with foundation work is expected to begin in late September. The FRB-East Building addition would be completed by the end of 2021 or early 2022 with an estimated duration of 24 months.

1.9. FUNDING

The project will be funded by the Federal Reserve.
3.3 DESCRIPTION OF BUILDINGS

3.3.1 ECCLES BUILDING

The Harry S. Truman Building (Eccles Building) was built in 1935-1937 as the headquarters of the Board. The architect in charge was Paul Cret. The design competition was won by the architect and a design competition was held in 1938. The winning design was submitted by a design competition held in 1932. The building was renovated in 1962 in response to the needs of the Board. The design competition was held in 1932. The winning design was submitted by the design competition held in 1932.

The building is a monumental building with a square, fluted base and a rectangular column base. The design is based on classical principles and is inspired by the design of the Pantheon in Rome. The building is the tallest building in the city and is a significant landmark.

The design principles guiding the modernization and addition to both buildings include:

- The new additions should respect the Federal Reserve's civic importance while being modern and restrained.
- Within each building, the additions should be a simple, clean composition that creates a more unified character.
- The additions should reflect the historic character-defining features, built on classical principles but with contemporary materials and technology.

The design concept for the renovation and expansion of the Eccles Building and FRB-East Building is fundamentally based on a strong recognition of the iconic importance of the Eccles Building and its approach to the design of civic buildings, as well as Jules Henri de Sibour's design for the Eccles Building and his approach to the design of civic buildings. The design concept for the renovation of the Eccles Building and the addition to the FRB-East Building is intended to be civic in character, setting this important institution, but quiet and restrained interventions, within the civic importance of the existing urban and natural context. The new additions will not draw too much attention to themselves and will allow the original buildings to continue to be read and understood on their own terms.
Rendering of Buildings with Additions
Although the Eccles Building was designed as an office building for a government agency and not a banking institution per se, permanence, stability, and security were symbolically conveyed through the 1937 Federal Reserve headquarters building. The expanded Eccles Building and addition to the FRB-East building will create a forward-looking group of buildings that will be the Board’s heritage and historic location on the National Mall with a contemporary architecture and expression that speaks directly to its evolving culture and importance in fostering stability in the nation’s financial system.

2.12.2 Design Changes and Improvements

Key elements that have changed since the NCPC concept review in 2019 include:

**Eccles Building**
- Development and refinement of the strategy to replace the original skyline in the central wing of Eccles
- Development of the garden wall that defines the entry to Eccles and the emergency exit on the west side
- Additional articulation at Level 4 of the atrium
- Introduction of a ramp from the historic lobby to Level 1 to ensure universal accessibility
- Revisions to the private dining room lobby on Level 4
- Development and refinement of the historic corridors
- Development of the two office’s post in the south lawn to replace the existing ones

**FRB-East Building**
- Elimination of the Level 4 exit below the south lawn and 20th Street due to extensive bedrock
- Expansion of the MEFP penthouse serving the historic building

**Site & Landscape**
- 20th Street will be narrowed from 42’ to 32’-6”, increasing the number of benefits including adding a landscape zone between the garage ramp and sidewalk, restoring the McKinley alignment and the street to the 1930s width, restoring the street for its use, decreasing impervious surfaces and improving both pedestrian experience and safety.
- Development of and refinement to the perimeter security
- Development of the public realm
- Modification to the design of the entrance plaza of FRB-East by rotating the fountain from the northern wall to east wall and elevating the star leading up to C Street.

2.12.1 Responses to NCPC Comments Received at Previous Review

**Massing & Design**
NCPC requested the Board continue to use the Section 106 process to evaluate the scale of the skyline and impacts on views from Constitution Avenue.

**Landscape & Trees Strategy**
NCPC notes additional refinements to the proposed landscape plan may occur during the Section 106 process to further minimize the loss or alteration of historic and character-defining landscape features.

NCPC requests that the Board submit a tree planting plan, including size, type, and location, in accordance with NCPC’s tree replacement policy.

**Transportation & Parking**
NCPC recommends the Board soften the hard edge of the wall between the sidewalk and rinse with landscape buffer.

**Perimeter Security**
NCPC requests additional information and renderings for the officer’s posts.
Project Information

**National Parks Service**
NGPC requests the Board continue to coordinate all improvements with National Park Service.

- The Board and Partners met with NPS on May 12, 2021 and reviewed current plans. NPS restated there were no adverse effects to reservation use.

**Lighting**
NGPC requests the Board submit an exterior lighting plan for the grounds and building facades at the final review.

- An exterior lighting plan and for the grounds and building facades are included in this submission.

**Wayfinding**
NGPC supports the Board’s approach to signage and wayfinding and request a more detailed wayfinding plan at the final review.

- A detailed wayfinding plan along with representation images are included in this submission.

**General Comments**
NGPC requests additional coordination with all consulting parties regarding the proposed design, landscape plan, lighting, and perimeter security.

- Since the preliminary submission there have been three additional meetings with the consulting parties.

Early design studies for project were traditional watercolors. This medium permitted trees to render in transparent manner. The existing trees on the site block the views of these two buildings in summer; it is important to note that while this is a major project there is some impact on Constitution Avenue as depicted in these renderings.
Eccles Building Description

3.6 ECCLES BUILDING

3.6.1 SUMMARY

A comprehensive modernization and expansion of the Eccles Building is required to meet the current and future needs of the Board. This modernization is intended to consolidate groups located in leased spaces while also accommodating future organizational growth. The proposed project includes the following modifications and expansion of the eccles building:

- The existing building will be modernized and upgraded, and high-quality spaces, features, and materials will be preserved to the greatest extent possible.
- The exterior of the historic building will be preserved and upgraded for security, efficiency, aesthetic performance, and energy performance.
- The historic infill additions will be constructed on the east and west sides of the building adjacent to the existing north and south wings.
- All Level 4 additions will be constructed on the roof of the north wing that will connect the east and west infill additions to the existing Level 4 offices.
- The east and west exterior courtyards will be converted into atria, with the existing atrium becoming an entrance to the Eccles Building for staff and visitors. This atrium will contain vertical circulation connecting Level 01 entrance up to Level 01 and down to Level 02 where the existing lobbies between the Eccles Building and the Martin Building is located and a new underground conference space and an additional vertical elevator will be added. The atrium will function as a space of respite for Board employees with an interior garden and a flexible event space.
- A Level 4 addition will be constructed on the roof of the north wing that will connect the east and west infill additions to the existing Level 4 offices.

3.6.2 ECCLES BUILDING WINDOWS

The project includes the preservation of the existing historic bronze windows and ornamental grilles, replacement of bronze glazing in-kind, and installation of new, energy-efficient, low-e resistant bronze interior windows throughout the building to meet the Board's design, security, and energy requirements. New windows will also be fire-resistant. The historic bronze windows will be enclosed within the new atria will be preserved and renovated with new low-e, fire-resistant glazing to replace the single glass. The glazing replacement is necessary to meet the required fire-rated barrier between each new atrium and the adjacent interior spaces.

3.6.3 INFILL ADDITIONS

Approximately $10,000,000 will be added to the Eccles Building with two 5-story infill additions and extensive below grade expansion. The addition will expand Level 02 under the existing building and into the courtyards, infill the north and south wings along 20th and 21st streets, and extend the Level 4 office spaces above the existing building. The east and west exterior courtyards will be converted into a new atrium. The existing building will be once again be illuminated by natural light.

The infill additions will expand the Level 02 with extensive excavation under the existing building and courtyards allowing for additional program in the building. This includes installing a new concrete foundation wall. The new atrium will allow views from the exterior to the interior of the building. The infill additions will expand the Level 02 with extensive excavation under the existing building and courtyards allowing for additional program in the building. This includes installing a new concrete foundation wall. The new atrium will allow views from the exterior to the interior of the building. The infill additions will expand the Level 02 with extensive excavation under the existing building and courtyards allowing for additional program in the building. This includes installing a new concrete foundation wall. The new atrium will allow views from the exterior to the interior of the building. The infill additions will expand the Level 02 with extensive excavation under the existing building and courtyards allowing for additional program in the building. This includes installing a new concrete foundation wall. The new atrium will allow views from the exterior to the interior of the building. The infill additions will expand the Level 02 with extensive excavation under the existing building and courtyards allowing for additional program in the building. This includes installing a new concrete foundation wall. The new atrium will allow views from the exterior to the interior of the building.
Rendering of Eccles Infill Addition
Rendering of Eccles Infill Addition
Skylight Information

3.6.4 Skylights

Atrium Skylights

The existing east and west courtyards—currently used as service courtyards and access to the Governors’ parking on the east side and occupied by the temporary cantilever on the west side will be converted into atria. The east atrium will become a building entrance for staff and VIPs and a circulation node between the Access Building, the Martin Building, and the FRA-East Building. The west atrium will become a vegetable garden for Access Building staff that could also be utilized for VIPS events. Integrating skylights over the courtyards to create a visual and physical connection between courtyards will create a number of unique challenges. Within the space, these challenges include maintaining the appearance of the center wing of the Access Building as a pavilion and keeping the cornice at Level 4 with its decorative cornice profile. At the same time, it is necessary to minimize the greatest exterior/interior visible impact of the appearance of the skylights along Constitution Avenue. Other challenges include detailing the skylights to provide a proper building enclosure and meet security requirements.

To balance these competing demands, the skylight design will frame the center wing symmetrically, will maintain the bronze handrails and cornice line at Level 4, and will push vertical planes on the south side of the atrium into the courtyard. This will minimize the skylights’ visibility from Constitution Avenue by pinching the space internally. The proposed framing for the skylights is a very simple, almost elemental square grid with no large format glass that is designed to complement, not conflict with the walls and designed for the courtyard. The renderings illustrate how the large rectangular frame will subdivide this space into twelve equal spaces in the style of Federal Reserve branch banks. Each branch bank will be identified with the name engraved in a plaque. This will pick up on the spirit of Cram’s original design of the center hall of the historic building where the names are engraved in stone above twelve doors on Level 2.

Figure 3-6: Skylight detail

Figure 3-7: Section perspective through East courtyard

Figure 3-8: Site section from Constitution Avenue through East Courtyard
3.7 FRB-EAST BUILDING

3.7.1 SUMMARY
A comprehensive modernization and expansion of the Board’s recently acquired and currently active building at 100 Constitution Avenue (FRB-East Building) is required to meet the current and future needs of the Board. In combination with the work planned at the Eccles Building, this modernization is intended to accommodate and retain future organization growth while consolidating groups located in leased space throughout the city. The proposed project includes the following modifications and expansions of the FRB-East 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 preserved and upgraded for security (blast mitigation), seismic performance, and energy efficiency.
- The center axis of the historic building will be demolished.
- A five-story above-grade addition will be built on the north side of the existing FRB-East Building. The addition will physically connect to the east and west wings of the existing building and will include three levels below grade, which will connect to 19th Street, and a mechanical penthouse.
- A height-covering atrium will be created between the existing building and the new addition.
- All existing systems within the building will be completely replaced.

3.7.2 FRB-EAST BUILDING WINDOWS
The existing operable aluminum windows will be replaced with high-performance, blast-resistant fixed aluminum window units to match the existing sightlines and appearance of the existing windows, and to achieve the Board’s design, security, and energy requirements. The existing decorative cast aluminum muntin configuration at the window openings will be salvaged, restored, and reinstated. The existing decorative cast aluminum muntin panels will remain, and will be placed in glass aluminum window assemblies to match the existing window configuration and details.

3.7.3 FIRST-FLOOR ADDITION
Approximately 90,000 square feet of additional floor space will be added to the FRB-East Building. The addition will expand three levels below grade underpinning the addition footprint and into the existing zone area between the existing building east and west wings for an additional 406,000 square feet. The addition will connect to the Eccles Building via an underground pedestrian concourse located at Level C1 between 10th Street. The addition will also connect to the existing FRB-East Building at all floor levels as required for the new floor space to be added.

In order to achieve the most efficient and flexible office footprint for the new addition, the entire center axis of the existing building will be demolished, which includes exterior skin, windows, roof structure, and all interior spaces. “Decompression” demolition will be required to completely remove the roof and the walls at the corners of the existing building and add new first-floor osteology onto the addition building. Existing stone will be salvaged for reuse or remaining elevations with reconfigured openings.

The addition will respond to the architecture of the historic U.S. Mint, Main Service Building, which is also clad in Georgia White marble. The new five-story addition will align with Level S of the Eccles Building. The mechanical penthouse will be minimized and placed to minimize views and Constitution Avenue, protecting the use of low-slung buildings that frame the Lincoln Memorial on the National Mall. On the east and west sides, Level S of the addition will align with the edge lines of North on the FRB-East Building.

At the cornice, the materials will be native limestone with similar materials. The core of the addition will consist of limestone with similar materials. The cornice in the historic building is relatively simple with simple aluminum trim. To complement this theme, the cornice of the addition will be flush wood.
Rendering of FRB-East Addition
Rendering of FRB-East Addition
3.1.4 Skylights

The existing east and west courtyards will be combined into a single atrium, which will house a food service operation, conference functions, and facilitate primary building circulation. The new atrium at the FRB-East Building will incorporate a custom-fabricated high-performance glazed skylights with a consistent formal and material language, which will deliver design uniformity among the Eccles and the FRB-East Buildings. The FRB-East Building skylight will be situated at the Level 4 roof elevation to reduce the impact at the existing plazas roof, and to conceal the skylight from view from Constitution Avenue.

Like the skylight in Eccles Building, the formal and material language of the skylights will be simple and quiet—compatible and subordinate to the existing building. Large-format glazing panels approx. eleven feet by eleven feet will be supported by a simple grid of framing that responds to the structural rhythm of the existing building. For reasons of design continuity, the skylight has smaller design expression as the Eccles Building skylights. The glazing panels will incorporate a ceramic frit that will balance the energy performance of the atria with a desire for daylight levels similar to the existing outdoor space.
FRB-East Penthouse

2.7.6 EAST PENTHOUSE

As part of the modernization of the existing FRB-East Building, new air handling units (AHUs) and energy recovery units (ERUs) will be located on the existing Atrio Level and will distribute conditioned air to the floors below through newly created mechanical shafts. In order to accommodate the equipment size, height clearances and required outside air ventilation louvers, the design proposes to expand the remaining portion of the historic elevator machine room penthouse enclosure parallelly to the east and west. The height of the new enclosure will match the historic penthouse height which is a few inches below the existing roof parapet. The expanded penthouse enclosure will be visible from the new addition. It will not be seen from Constitution Avenue or National Mall. The penthouse will be clad with a metal plate wall panel rainscreen system in a medium grey color to match the adjacent existing roof clay tile. The goal is to differentiate the new construction from the historic building with a contemporary material but not draw attention to it when viewed from the new addition interior office levels. Please see figure 3-16.

2.7.9 ANTENNAS

There will be two small pole-mounted rooftop antennas that will project a few feet past the top of the new addition penthouse screen wall. One is a lower antenna approximately 17” x 4” x 1.5” d) required for emergency responses by the District of Columbia and the other is a directional antenna approximately 8” x 12” x 2.5” d) required to support internal law enforcement radio communications. Both will be located towards the center of the FRB-East addition penthouse enclosure and will not be visible from Constitution Avenue or National Mall. There will be no commercial cellular carrier rooftop antennas for public use located on the building rooftop. Please see figure 3-15.
Below Grade Parking

3.8 BELOW GRADE & PARKING

At the street level, the Eccles Building and FED-East Building are separated by 20th Street NW. Below grade however, these buildings will be connected by a new pedestrian concourse and service utility tunnels. There will be a new underground passage below 20th Street that directly connects the Eccles Building to the FED-East Building. Currently, the Eccles Building and Martin Building are connected by a tunnel located under C Street. The new pedestrian concourse will connect all three buildings and facilitate communication, permitting staff and visitors to move freely between buildings without having to go through security screening at each building. The tunnels will intersect in the new atrium space within the Eccles Building's east courtyard, which will become the hub for the three buildings. A new entrance for staff and VIP visitors will allow entry into the atrium at grade level and a new set of monumental stairs to within the atrium will provide a connection from the entrance to Paul Lee’s existing, monumental stair and the new pedestrian concourse below.

A below-grade service and utility tunnel will connect the loading dock located on the northeast corner of the FED-East Building addition to all three buildings and can be accessed via a service elevator. The new service and utility tunnel will connect the Eccles and FED-East buildings and tie into the existing utility tunnel between the Eccles Building and the Martin Building.

The project includes a three-story below-grade, 144,000 SF structure of which three stories will be dedicated to parking. The structure will house a pre-cast concrete, pre-cast configuration below 20th Street and the south end of the existing FED-East building. The structure will meet a parking ratio of one space for every five employees (5:1). The current Government parking garage in the Eccles Building will become space for future program. The new parking garage will contain a secure section dedicated to housing the Government’s parking and security vehicle fleet that will be transported from the Eccles Building.

Access to the parking garage will be provided through single lane ramps that will be integrated into the existing historic building terraces of the FED-East Building. The entry ramp will be accessed from 15th Street via an existing but expanded cut that merges immediately south of the proposed loading dock driveway. This cut will be expanded to accommodate both the entrance to the parking garage and the loading dock. 15th Street is southerly and has recently light traffic in the morning when cars will be entering the garage.

The exit ramp will ascend on 20th Street, which is a quiet city street, this two-way street that will easily allow cars to move south towards Constitution Avenue and north up to Virginia Avenue. As previously mentioned, 20th Street will be narrowed resulting in the creation of a landscape buffer between the exit ramp and sidewalk. While the exit ramp is close to the crosswalk between the two buildings, there will be a Law Enforcement Officer controlling the drop arm of the gate, ensuring the safety of pedestrians.

To construct the parking garage, including the entrance and space ramps, egress pathways, ventilation, and utility works supporting the below grade program, the historic building terrace and Ahead of the FED-East Building will meet to be removed. In addition to the existing terrace, the marble steps and landing, and marble steps to the east and west of the terrace will be removed. The terrace and walkways will be rebuilt in the same location. Where possible, the existing States will be salvaged and used during construction.

The east side of the terrace will be shortened to accommodate the vehicular ramp that will access the below grade parking area. Work on the FED-East Building terrace is anticipated to include the following: restoration of east aluminum and marble terrace railings; new construction steel center handler at main entrance stairs; reconstruction of main entrance stairs and east secondary stairs; and replacement of the terrace floor with two-toned concrete pattern to match the original.

The stone wall and excavation at the western edge of the parking garage encroach on the eastern edge of the Eccles Building. These actions will require the removal and replacement of the existing railings in the east side of the Eccles building, with the exception of the existing eastern porches. Where possible, materials will be salvaged or replaced in-kind and reinstated.
Site Plan
Buildings Section
Materials
Materials
Landscape Information

2.12 LANDSCAPE

The Martin S. Egly Building and FRB-East Building are both set within classically inspired landscapes along Constitution Avenue, and part of a series of five buildings with similar landscapes fronting the Avenue. Both buildings are also in the Northwest, Rectangle Historic District. The pedestrianization of both sites maintains the characteristic defining features of the current symmetrical layout with geometrically ordered gardens on each side of a central paved walk leading up a flight of steps to the elevated front lawns and up additional steps to the historic main entry of each building.

2.12.1 EXISTING EGCLES LANDSCAPE

The Egly Building site design was completed by architect Paul Portrait and his studio. He envisioned the building and landscape as one cohesive design. The landscape architecture mirrors the building’s classical style, symmetrical sweep, and an emerging modernism that emphasized clean lines and sparse ornamentation.

The Egly building faces south and is set back approximately 200 feet from Constitution Avenue. The entire site perimeter is protected with security bollards. Vehicular access to two courtyards at the east and west sides of the building is restricted by access security barriers.

The Constitution Avenue frontage creates an imposing composition of terraces and steps that lead up to the main entrance. These terraces are flanked on either side by twin formal gardens with central fountains of black granite surrounded by paved meadows and marble sidewalks. The terraced building has two private courtyards to the east and west that are set behind stone walls with decorative iron gates. The door into the east court provides access to the loading dock and the west courtyard is a parking entrance for building uses.

The 5.750-foot-long building includes a central entrance with a pair of marble steps leading up to a secondary entrance and a central entrance with a pair of marble steps leading up to a secondary entrance. The central entrance features a wrought iron gate and a pair of marble steps leading up to a secondary entrance. The central entrance features a wrought iron gate and a pair of marble steps leading up to a secondary entrance.

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Landscape Information
Site Plan
Existing Tree Analysis
Limits of Building Demo and Trees to Remain
Existing Perimeter Security
Existing Conditions
Existing Conditions

Street Trees: to be removed and replaced

Trees removed: 15 trees (Based on DODT database)
Caliper range: 7" to 12"
Average Caliper: 6.75" Average health: moderate to poor

Typical collection: Many of the street trees show basal damage, girdle scale, and have restricted root area.

Circulation, Sidewalks, and Streetscape

Primary pedestrian access to the Eccles Building will take place from 20th Street NW. Primary visitor access to the Eccles Building will take place from the Martin Building directly to the north. An underground pedestrian tunnel will connect the Eccles and FED-East Buildings. A new tunnel that connects the Eccles Building and Martin Buildings (see Plan 3 and Service Utility Tunnel below).

20th Street NW will be completely removed and replaced between Constitution Avenue and C Street due to underground garage and tunnel construction. The street is proposed to be removed from the existing 42'-0" wide to 24'-0" wide to create a more pedestrian oriented street that relates to the historic Lenthall Park width and centerline. This adjustment creates additional dimension for street tree plantings on the east side of 20th Street, a planted buffer along the garage exit ramp and increases the call rain drive to create a safer condition for pedestrians. A narrowed midblock crossing on 20th Street NW will connect the main entrance of the Eccles Building with the main entrance of the FED-East Building. Special paving to this midblock crossing will provide a physical connection between the two buildings separated by 20th Street. A pedestrian for this approach exists between the Martin Building and the Eccles Building on C Street NW, which has proven crossing over the street in front of the main staff entrance to the Eccles Building.

The streetscape and sidewalks will be completely removed and replaced due to disturbance from construction activities and the removal and replacement of the perimeter security. It is assumed that the 20th Street curbs and drainage will be demolished and completely reinstalled to current DODT standards as mentioned above, but all other curbs will remain in place to the water line. Portions of curbs will be replaced at crosswalks, curb ramps, and for unforeseen reasons.

Overall Vegetation (Not building specific)

The proposed planting design will include plants selected to thrive in the local regional site conditions and to increase species diversity while retaining the character of the significant historic landscape. Native and well-adapted plants will be utilized wherever possible. The design includes a tree preservation strategy that will seek to protect as many healthy existing trees as possible. The protection strategies may include fences protecting tree root areas and temporary measures to prevent soil compaction and root damage where tree protection fencing is not practical, pruning, fertilization, air spading, or root pruning.

Mowing areas along the Constitution Avenue sidewalk will be replaced with 6-inch caliber trees to create a more uniform design expression. All existing lawns will be stripped, fine graded and replaced with new sod. Underground systems will be added to the north garden terraces as needed.

New tree plantings within the terraces will utilize large caliber trees, 8 to 10-in. Overgrown shrubs will be replaced with plants that better match the original design intent and are well adapted to the local environmental conditions.
Landscape Plan
20th Street
20th Street

Street tree replacement in the right-of-way will follow DDOT requirements. Removal and replacement of bollards will require replacement of street trees with the exception of very large trees along Constitution Avenue. Street trees not along Constitution Avenue will be replaced with 4.5’ 8-inch caliber trees. Minimum DDOT street tree soil volumes will be met or exceeded by providing structural soil or other suspended pavement systems if required in selected areas. Trees in the right-of-way will be under drained, irrigated, and include excision systems.

Select large shrubs and trees will be removed and replaced once site security and construction activities related to the garage and vehicular ramps at FRB-East Building have been completed. Trees will be replaced with 8- to 8-inch caliber trees where space allows. Shrub will be replaced with large shrubs.

2/12 PERIMETER SECURITY

The existing bronze-clad perimeter security system around the Eccles Building will be replaced by a cable rail system similar to one installed at the Department of Commerce. It will be more compatible and less obvious than the existing. A new perimeter security system is proposed at FRB-East Building as one does not currently exist. The proposed approach to site perimeter security will integrate cable rail with anti-ram bollards at entrances, anti-ram tree wells, and other site elements. The appearance of security barriers around the campus and their effects on the historic integrity of the FRB Buildings will be minimized through screening and softening with planting, incorporation into site amenities, and integration of multiple barrier types.

PROPOSED DESIGN MATCHES 1895 HISTORIC CURBINES AND CENTERLINE 24'-0" CURB-TO-CURB
20th Street – Model View near Constitution Avenue
20th Street – Model View at Mid-Block Crossing
Site Security
Site Security

The proposed approach to site perimeter security will integrate a combination post-and-rail system, anti-ram bollards at entrances and where pedestrian movements are expected, anti-ram knee walls to transition the various systems, and to architecturally integrate the system. Wedge barriers are being utilized at the egress ramp on 20th Street and the garage and service entry point off of 18th Street. At 18th Street a second row of automated bollards will be used to maintain stand-off distance, during non-peak traffic times. The appearance of security barriers around the canopies and their effects on the historic integrity of the Eccles and FRC-East buildings will be minimized through screening and softening with planting, incorporation into site amenities, and integration of multiple barrier types. Anti-ram bollards with an updated seat and modern profile will be erected around the perimeter of both the Eccles and FRC-East buildings. The proposed perimeter security elements will be consistent for both buildings and simplify the alignment, consisting of either a post-and-rail system with an integral cable located in planting areas, or simpler individual bollards in paving at entry locations or where pedestrian circulation is required. The post-and-rail system has 7 to 8-foot spacing between the posts and three horizontal elements covering cables between the posts, significantly reducing the visual impact compared to traditional bollards spaced at about 4 to 5-feet apart. All bollards surrounding the buildings will be a consistent medium-tone gray powder-coated finish, tested and certified to meet minimum performance criteria. Bollards with a post-and-rail design, similar to the design intervention at the U.S. Department of Commerce Building, will be installed at streetscape planting beds. The profiles of the bollards and posts will be minimized to the extent possible to reduce visibility.

Bollards outside of building entrances in areas of paving and adjacent to arrival plazas will be similar anti-ram structures. Bollards that are not within areas of paving or adjacent to arrival plazas will have a post-and-chain detail similar to the National Park.
Perimeter Security
Perimeter Security

New officer’s posts will be provided to replace the existing Federal Reserve Board Law Enforcement Unit (FED) guard booths. Perkins has developed six side officer’s posts; two are located at the south lawn of the FED building (to replace the existing), two are located at the south lawn of the FED East building (to replace the existing), and two are located at the garage ramps at the FED East building. The officer’s posts are complementary to the design principles that have been established at the new additions: quiet, restrained, transparent, and recognizable as new additions to the historic landscape. Additionally, the officer’s posts are intended to blend in with the landscape to the greatest extent possible. The officer’s posts at the south lawn are identical, composed of full-height glazing panels on a simple steel frame, with a low-profile roof edge. The officer’s posts at the garage ramps are nearly identical, but are integrated with the perimeter security walls, and include a short canopy on one side. The officer posts at the garage ramps are situated within the public right-of-way, and are designed as temporary structures that can be removed in the future.
Guard Boot Garage Entry
Guard Booth Garage Entry
Guard Booth Garage Exit
Guard Booth Garage Exit
Post and Rail Vehicular Barrier
Constitution Avenue North/South View
Eccles C Street Perimeter Security
Eccles C Street Perimeter Security
Tree Plantings
Tree Plantings
Tree Detail

TYPICAL STREET TREE PLANTING DETAIL

STREET TREE PLANTER SOIL VOLUME

TYPICAL TREE PLANTER WIDTH: 6'-7" WIDE.
AVERAGE SOIL VOLUME: 200 CUBIC FEET (200 FEET UNCOVERED, 200 FEET COVERED)
6'-7" WIDE PLANTED (4 DEEP): 4' EXTENDED PLANTING SOIL AREA (4 DEEP)

DEEPER SOIL VOLUMES:
- LARGE TREES: 400 CUBIC FEET OF SOIL WITHIN 4 DEEP
- MEDIUM TREES: 200 CUBIC FEET OF SOIL WITHIN 4 DEEP
- SMALL TREES: 100 CUBIC FEET OF SOIL WITHIN 4 DEEP

*SOL VOLUME IS CALCULATED AS: AREA OF OPEN SOIL X DEPTH OF SOIL + AREA IF COVERED SOIL X DEPTH OF SOIL.
2.17.5 ECCLES LANDSCAPE

Eccles Site
The project will preserve some landscape character-defining features of the Eccles Building landscape while rehabilitating circulation to create universally accessible routes, improving perimeter security (described in the perimeter security section), modifying the east and west courtyards, and a portion of the fountain gardens. The proposed design retains a symmetrical site layout with geometrically ordered gardens on each side of a central walk leading up a flight of steps to elevated front gardens.

Pathways will provide access to the lawn and garden terrace from the southwest and southeast corners with new sloped walks. The two fountain gardens will both be accessible by sloped walks from the south that will remove existing stairs. The existing historic pebble stone mosaic paving surface material may not meet ABA requirements, and the new pathways will improve the accessibility into garden.

Other landscape elements will be removed, salvaged, and rebuilt in original locations. Portions of the east fountain garden will have to be removed and rebuilt due to the extent of underground work. Both fountains will undergo repair work. The marble walkway at the edge of the building’s south ledge will be salvaged and rebuilt to accommodate the below-grade foundation work on the building. Bioretention areas are proposed south of the marble walkway in place of the row of magnolias that will be removed to help satisfy stormwater requirements.

An evergreen hedge will be installed surrounding the bioretention areas based on the historical design. Other landscape elements that will be salvaged and rebuilt include the marble curbs at the east side, the areaways on the east, west, and north sides, and the marble steps and bronze light fixtures at the north entrance.
Eccles Staff Entrance Details
Eccles Emergency Egress Details
Eccles Staff Entrance Rendering and Details
Eccles Entrance Section
Eccles Rendering from Constitution Avenue
Bioretention South of Eccles
2.2.6 FRB-East Landscape

The proposed landscape design reflects the formality and symmetry of the historic design, while addressing program needs related to creating a new main building entrance, improving universal accessibility, and addressing site security needs. Included are the replacement of the building terrace and the south lawn and improvements to the garden spaces. Within the garden spaces, two water features are proposed on either side of the lawn. An accessible route will connect to each feature and garden via a sloped walkway at the SE and SW corners of the site.

FRB-East Entry

A new sunken outdoor terrace in the northwest corner of the site for employee use, adjacent to the entry, will help activate the corner of 20th Street and C Street. The terrace will have movable furniture and will be bordered by a linear water feature on the west side of the plaza that faces east onto the main building entry. The water feature will be subtle and inward-facing so it will not compete with the monumental fountains along Constitution Avenue. The perimeter security line here has been integrated into the surrounding stone retaining walls that accommodate building emergency access and double as fall protection to create a cleaner and simpler landscape expression. The perimeter security line has been set back from the sidewalk with the realignment of 20th Street, which allows for a garden-like landscape buffer between the sidewalk and retaining walls.

FRB-East Gardens Terrace

The South Garden Terrace site above a new underground parking garage. Much of the existing garden terrace within the limit of the new garage will be completely demolished and reconstructed. Historic site and building materials shall be cataloged, salvaged, protected and cleaned and reinstalled. Some modifications are required due to the existing garage ramps and utility routing.
FRB-East Terrace Plan
FRB-East National Park Service Triangle
National Park Service Triangle

2.12.7 National Park Service (NPS) Triangle

NPS Property Impacts & Improvements
North of the 19th Street, the property is owned by the National Park Service (NPS). The building addition related construction will directly impact the property in a few ways, however, the design team is proposing several improvements to mitigate these impacts to both the NPS property and to the adjacent R.O.W. Impacts to the NPS property include the excavation related to building addition foundations, installation of perimeter security system and corresponding foundations (described in the perimeter security section), utility improvements, steam tunnel related alterations and an emergency egress path from the north facade of the building. In place of the existing circulation from the existing parking area. These improvements will disturb the existing tree root systems and walkway along the edge of the property, so the design team proposes to remove and plant a new row of trees and install a continuous planting buffer at the ground plane on the NPS property to minimize visual impacts as well as to create a buffer between the two properties. The row of trees will align with the C Street trees between the 21st and 20th Streets reinforcing the historic roadway alignment and framing views to the future memorial site. These trees could potentially be removed at a later date should the NPS decide to make property improvements, however, the design team has been coordinating with the National Park Service to discuss and review all improvements. The design team will install a new east-west walkway to replace the existing walkway that is currently in poor condition.

R.O.W. Improvements
Currently the sidewalk at the intersection of 19th Street NW and Virginia Avenue NW is not accessible due to existing traffic lights, a fire hydrant, and curb ramps crossing the sidewalk as seen in Figure 3-6. The improvements also include installing a widened universally accessible sidewalk with a continuous planter strip along 19th Street

to create a vegetated buffer from vehicular traffic. In addition, the team is coordinating with various entities to clean up the corner of 19th Street and Virginia Avenue and to remove/excavate the traffic control box to a better location.

Utility Infrastructure
See Figure 3-4 for the Utility Routing Diagram that shows the utility impacts to NPS property. Sizes, routes, and connection points are subject to DC agency approval and final engineering.

Below is a brief description of each utility:

Wastewater Heat Recovery
Wastewater Heat Recovery (WWHR) will connect to the 11"-3" existing brick sewer in the public right of way. Two 10" pipes will traverse NPS property for supply and return. The location is pending flow tests for 11"-3" brick sewer.

Stormwater
One 24" pipe will connect to the 11"-3" brick sewer outside of NPS property, however, this stormwater line will cross the NPS property. A drain basin and two (2) 8" storm pipes will be on NPS property and will provide off-site drainage for the wall between NPS and FRB property. From the drain basin, a 10" line will connect to the combined sewer with a direct connection in NPS property.

Telecom Line
A telecommunication pipe may traverse NPS property to connect to a telecom manhole within Virginia Ave.
FRB-East Rendering Looking North
FRB-East Entrance Plaza
FRB-East Sections
FRB- East Main Entrance
FRB-East Main Entrance
Overall Water Feature Plan
FRB-East Garden Terrace
FBR-East Entrance Plaza Waterfall Feature
Vegetated Roofs

Both extensive and semi-intensive systems will be provided to support vegetated roof terraces with soil volumes ranging from 3’-6” on average and planters to 30’ where structures can accommodate them. Roof planters will emphasize planting diversity of native and well-adapted species that are drought tolerant and can support urban wildlife and pollinators.

Eccles Vegetated Roof
The Eccles Building will have two pairs of vegetated roof spaces. To the north the east and west spaces are limited to a simple rectilinear extensive type sedum planting areas that is not accessible to building users. Access will only be for maintenance of the system. The pair to the south will be larger with more intricate planting and occupiable space. Paved areas created by using a suspended paver system will be furnished with moveable tables and chairs and planters. Planted areas will be supported by an extensive to semi-intensive vegetated roof system. Maximum occupiable space is not planned to exceed 735sf per terrace.

FRB East Vegetated Roof
The FRB East Building will have one pair of linear vegetated roof spaces along the northeast and northwest corners of the building addition. Both roof terraces will be accessible and will seek to create usable outdoor space for building users. Occupiable paved areas created by using a suspended paver system will be furnished with moveable tables and chairs and planters. Planted areas will be supported by an extensive to semi-intensive vegetated roof system.

The south garden terrace above the proposed underground garage will function as a vegetated roof and soils depths and volumes will support the growth of large canopy trees, shrubs, perennial plantings and lawn.
Vegetated Roof Assembly Locations
Vegetated Roof Garage Structure
Overall Building Section Looking South
FRB-East Building Section Looking East
Landscape Plan
Wayfinding

3.13 WAYFINDING

Our goal is to identify and develop appropriate exterior signage and wayfinding elements that reinforce the Federal Reserve’s civic importance. These elements will complement the campus exterior by remaining sensitive to the design, materials, and finishes of each building’s façade.

Guided by the existing and new design architecture, the exterior signage will use contemporary materials and processes that respect the historic features of each building while creating a more unified vision and signage system throughout the campus.

The following pages reflect our proposed signage for the Federal Reserve campus exterior. Anticipated sign types consist of a building name at the main entries of both Eccles and FRB-East buildings, an inset Federal Reserve Board seal at active Eccles main entry, a commercialize corner stone at the FRB-East entry, and inset typographic bands in the pavers leading to the main entries of both Eccles and FRB-East buildings.
Eccles Main Entrance
Eccles Main Entrance
Eccles Main Entrance
FRB-East Main Entrance
FRB-East Main Entrance
Eccles Paver Band
FRB-East Paver Band
3.14 EXTERIOR LIGHTING

Eccles Lighting
Exterior lighting will be updated and upgraded across the site. Street lighting will meet CDOT and Monumental Core Street standards. To more effectively illuminate the site for aesthetics, safety, and security, exterior lighting will consist of building façade lighting, fountain feature lighting, flag lighting, pathway lighting and security lighting. Two grand exterior lampposts at the north entry will be restored and adapted with incandescent and very efficient LEDs. Facade lighting will complement that of the Visitor Building and unify the site. Façade lighting will be illuminated with miniature luminaires that use a lens, reflectors, and flag lights with precision LED optics to limit light spill to building, water feature, and flag surfaces. The site is treated with color-tunable LED luminaires and will be dimmed based on time-of-night and activity. For example, façade lights will automatically transition from incandescent color 2700k at early evening to more circadian- and stargazing-centric dimmed campfire-orange 2200k during the time period conducive to stargazing—an astronomical twilight and later hours. Fountain feature lighting will automatically transition from crisp-white 6000k at early evening to dimmed incandescent color 2700k during astronomical twilight and later hours. For special or ceremonial occasions, the incandescent color façade and fountain lights may be temporarily programmed to colored light pathway lighting consisting of illuminated handrails, balustrades, and base-of-wall-box-rich details will be illuminated with static 2700k LEDs for consistent safe illumination. Security lighting will be deployed as needed for breaches or extraordinary-occasion events and consists of an Arizona Bight pattern of restraint exterior lighting in addition to deployment of retracted lights hidden from normal-situation views on officers’ post roofs and on the Level B south roof. When 2700k is used as needed at the underground parking garage entry, Officers’ Post, Interior lighting or officer’s posts consists of alternate ceiling recessed luminaires and discrete task lighting all topped with non-incandescent incandescent 2700k LEDs.

Penn-East Building
Like the Eccles lighting, exterior lighting here will be updated and upgraded across the site. Street lighting will meet CDOT and Monumental Core Street standards. To more effectively illuminate the site for aesthetics, safety, and security, exterior lighting will consist of building façade lighting, fountain feature lighting, flag lighting, pathway lighting, and security lighting. Four stands at the south entry will be reinstalled and lit with incandescent color 2700k and very efficient LEDs. Façade, fountain, and flag lights use precision LED optics to limit light spill to building, water feature, and flag surfaces. The site is treated with color-tunable LED luminaires and will be dimmed based on time-of-night and activity. For example, façade lights will automatically transition from incandescent color 2700k at early evening to more circadian- and stargazing-centric dimmed campfire-orange 2200k during the time period conducive to stargazing—astronomical twilight and later hours. Fountain feature lighting will automatically transition from crisp-white 6000k at early evening to dimmed incandescent color 2700k during astronomical twilight and later hours. For special or ceremonial occasions, the incandescent color façade and fountain lights may be temporarily programmed to colored light pathway lighting consisting of illuminated handrails, balustrades, and base-of-wall-box-rich details will be illuminated with static 2700k LEDs for consistent safe illumination. Security lighting will be deployed as needed for breaches or extraordinary-occasion events and consists of an Arizona Bight pattern of restraint exterior lighting in addition to deployment of retracted lights hidden from normal-situation views on officers’ post roofs. Additionally, drive-over in-pavement undercarriage vehicular screening lighting will automatically turn off when spaces are unoccupied.
Rendering of Eccles with Nighttime Lighting
Rendering of FRB-East with Nighttime Lighting
Stormwater Management
Stormwater Management

Table 3.2: Site Analysis for the installation of SWRMs within or outside of DC:

<table>
<thead>
<tr>
<th>Cover Type</th>
<th>Disturbed Public Right of Way</th>
<th>Major Loss Distruting (F.G Property)</th>
<th>Major Substantial Improvement (Federal Property)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Cover</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Developed Cover</td>
<td>11,792</td>
<td>62,214</td>
<td>0</td>
</tr>
<tr>
<td>Improvised Cover</td>
<td>55,106</td>
<td>156,146</td>
<td>61,976</td>
</tr>
<tr>
<td>SMA</td>
<td>9,560</td>
<td>73,376</td>
<td>9,718</td>
</tr>
<tr>
<td>Site Total</td>
<td>87,956</td>
<td>249,750</td>
<td>74,653</td>
</tr>
</tbody>
</table>

Balanced Standard for SWRMs (inches):

1.2

Land Cover Summary:

- % Natural Cover: 5%
- % Developed Cover: 57%
- % Improvised Cover: 38%
- Site Rv: 0.79

SVRM Summary:

- Stormwater Retention Total, SVRMs (total): 6,001
- Site Development (Federal Property): 23,063

and the public right-of-way (PROW), 100% of the retention volume within the parcel must be retained with on-site and/or off-site credits. The retention volume within the PROW must be retained at the maximum extent practicable (MEP). The SVRM is calculated using the following equations:

\[
\text{SVRMs} = \frac{P}{Rv} \times \text{Area} / \text{12} \text{ where:}
\]

- \( P \) = Retention Standard (1.1 in for PROW and 0.8 in for Major Substantial Improvement Activities)
- \( Rv \) = Runoff Coefficient

The SVRMs within the PROW on federal property was calculated to be >24,000 CF and <6,000 within the Public Right of Way.

Stormwater Retention Volume Achieved:

The SVRMs is retained through a combination of BMPs. The BMPs provide a retention volume that is limited by the contributing drainage area (CDA) to the practice. The maximum retention volume for a particular practice is calculated using the following equation:

\[
\text{SVRMs} = \frac{1.1m \times Rv \times \text{Area}}{12} \text{ where:}
\]

- \( 1.1m \) = Stormwater Retention Volume of the practice
- \( Rv \) = Runoff Coefficient
- \( \text{Area} \) = The contributing drainage area to the practice

The SVRM requirement on Federal Property will be achieved through the implementation of the following stormwater management practices:

- Open space over the below-grade parking structure will be utilized as at-grade vegetated roof using turfgrass that will be indistinguishable with the rest of the lawn. The total at-grade vegetated roof size will be ~15,000 SF with a total retention volume of ~9,000 CF. Biofilter areas are proposed to the south of the Excess building and will be landscaped with larger storm events. The total footprint of the biofilters is ~12,000 SF and the total retention volume is ~2,000 CF.

DOE recognises the tree preservation and planting a stormwater retention practice. A large number of trees will be preserved on-site, many of which are heritage and special trees. Twenty-seven trees are proposed to be preserved for a total of ~850 CF of retention volume, and 37 trees are proposed to be planted for a total of ~300 CF of retention volume.

The SVRMs requirement within the PROW will be met by the stormwater facilities within the PROW (MEP) and therefore complies with DOE regulations. Stormwater management plan and...
Stormwater and Other Information
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Figure 4-7: Existing view looking northeast along Constitution Avenue from 22nd Street towards project area.

Figure 4-8: Simulation looking northeast along Constitution Avenue from 22nd Street towards project area.
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Figure 4-21: Existing view looking southwest toward project area from 19th Street and Virginia Ave NW.

Figure 4-22: Simulation looking southwest toward project area from 19th Street and Virginia Ave NW.