

Federal Reserve Board Building Project

1951 Constitution Avenue, NW, Washington DC

Approval of Comments on Concept Plans

Board of Governors of the Federal Reserve System

Project Summary

Commission Meeting Date: December 5, 2019

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

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

The Eccles building was constructed between 1935 and 1937 as the headquarters of the Board. While there have been regular modifications and renovations to the building over its 80-year history, many of the building systems are at the end of their useful life, and the building no longer fully serves the Board's needs. The FRB-East Building was constructed between 1931 and 1933 for the US Public Health Service. The building has not undergone a comprehensive modernization in decades and does not serve the Board's needs effectively in its current condition and configuration.

Project Summary

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.

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

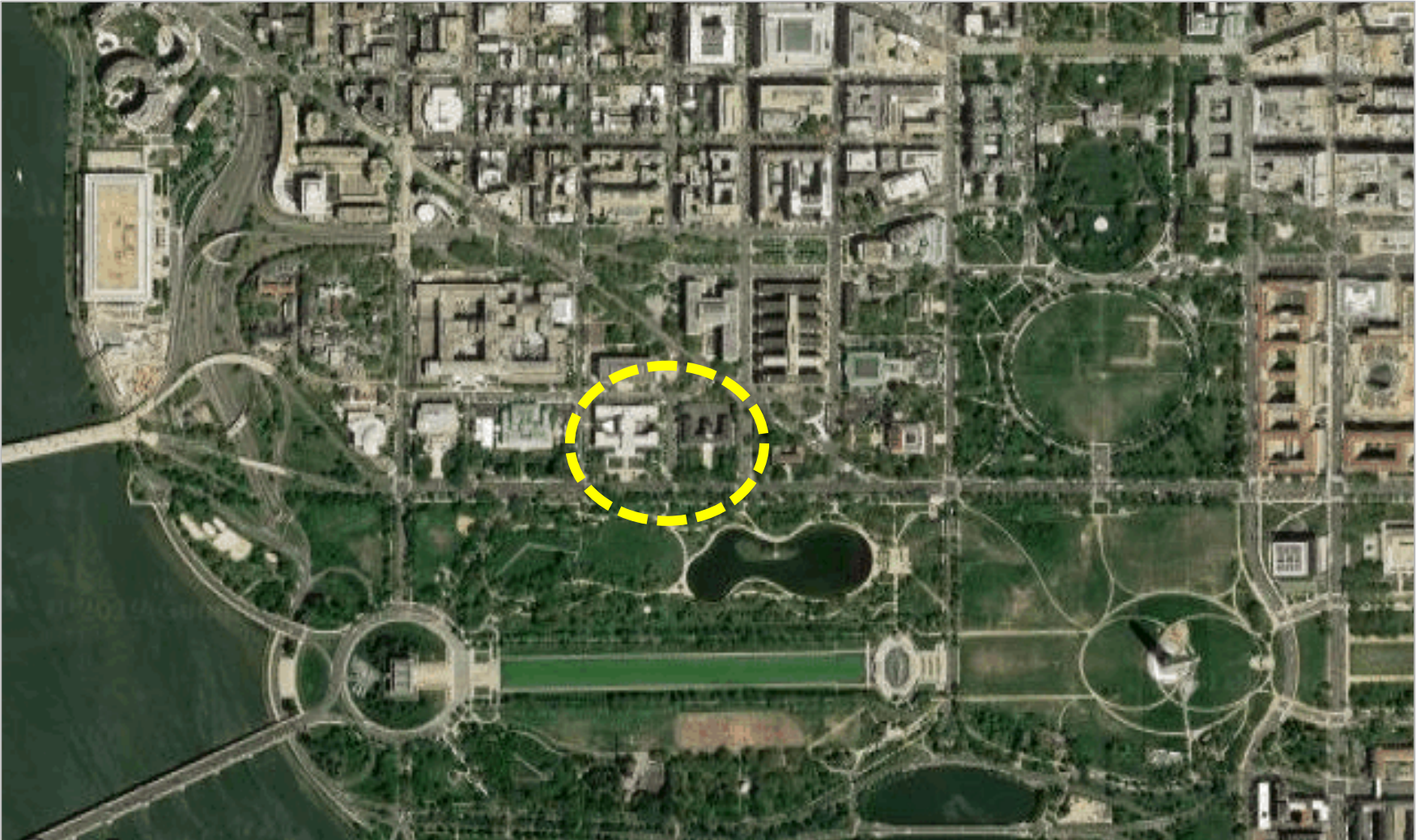
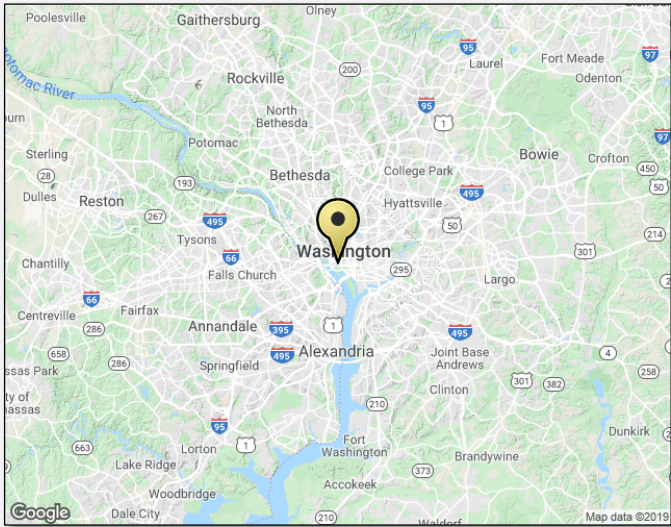
- Respect the character-defining features while modernizing the buildings
- Provide modern, efficient workspace with amenities that support health and wellness initiatives such as dining and fitness

Project Summary

- 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.

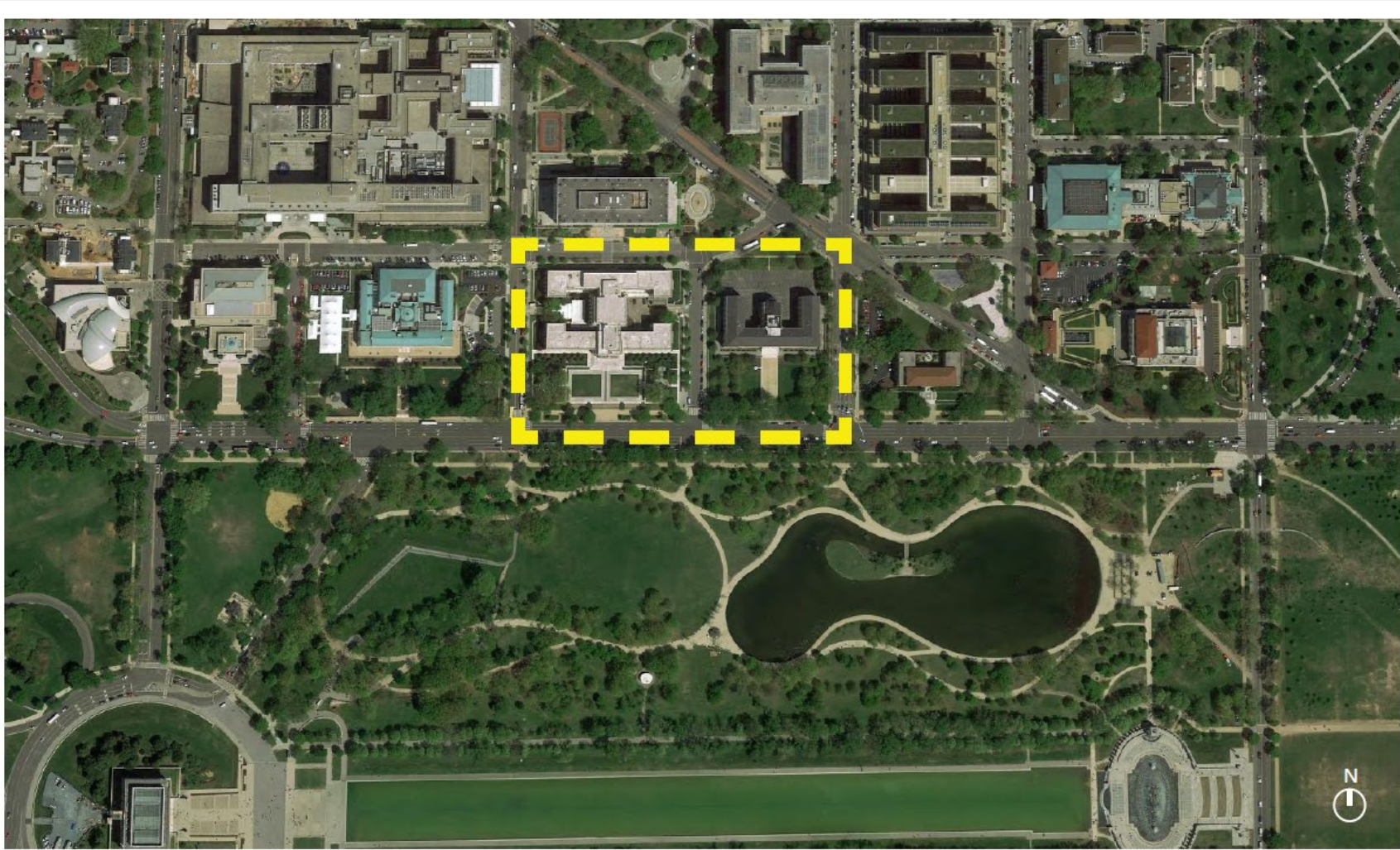
The Board is preparing an Environmental Assessment (EA) for its NEPA compliance, and has initiated Section 106 Consultation to meet its Section 106 responsibilities under the National Historic Preservation Act (NHPA).

Site Location



Location Map

Project Location on Constitution Avenue



Location Map

Project Area Description

1.4 AREA DESCRIPTION

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

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

1.5 BUILDING AREA & SITE COVERAGE

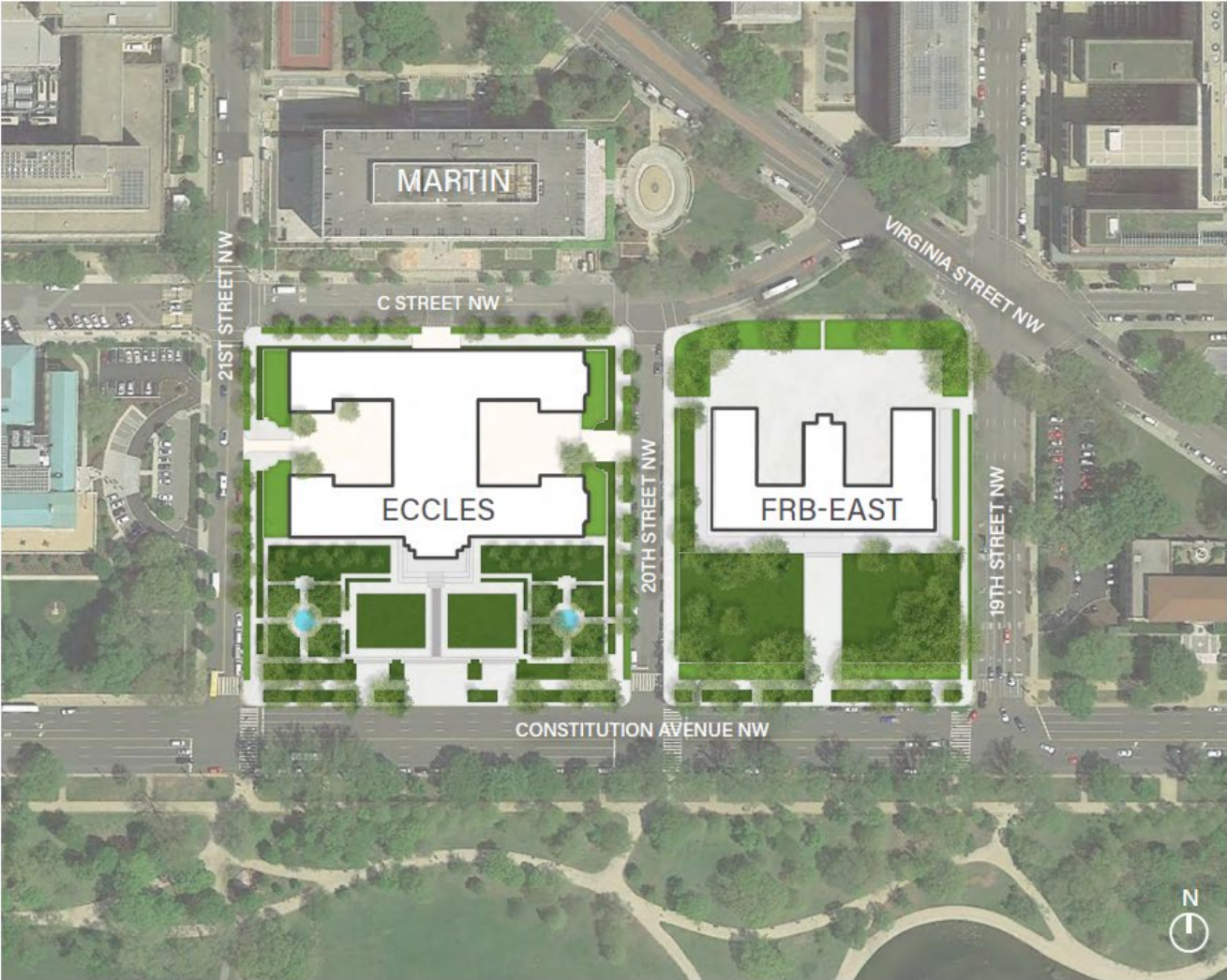
The approximate existing gross site and building areas are listed below.

ECCLES BUILDING

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

FRB-EAST BUILDING

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



Site Map

Eccles Building Chronology

1.10 BUILDING CHRONOLOGY _ ECCLES BUILDING



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

Building construction begins



1977
Last major building renovation



Governors of Federal Reserve Move Into New Home Monday
Board Expresses Belief Structure Fulfills "Concept of Dignity and Permanence" Urged by Fine Arts Unit.
The Board of Governors of the Federal Reserve System today moved into its new home at Constitution Avenue Northeast. The new building, designed by Paul Philippe Cret, was dedicated yesterday. The Board of Governors will move into the new building today. The new building is the first of a series of new buildings to be constructed on the Federal Reserve System's new headquarters at Constitution Avenue Northeast. The new building is the first of a series of new buildings to be constructed on the Federal Reserve System's new headquarters at Constitution Avenue Northeast.

1937
Federal Reserve Board of Governors moves into the building



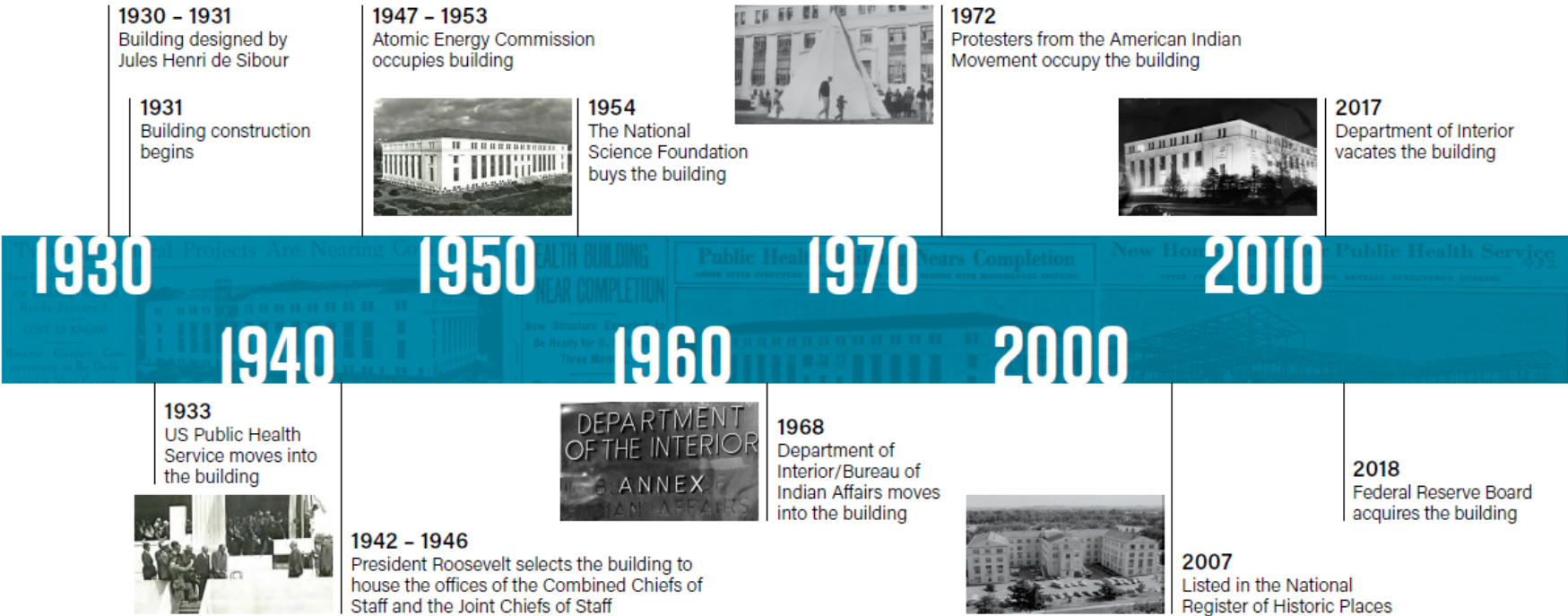
1964
Listed in the DC Inventory of Historic Sites



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

FRB East Building Chronology

I.II BUILDING CHRONOLOGY _ FRB-EAST BUILDING



Flood Plans and Stormwater Management

1.12 FLOOD PLAINS & STORMWATER MANAGEMENT

FLOOD PLAINS

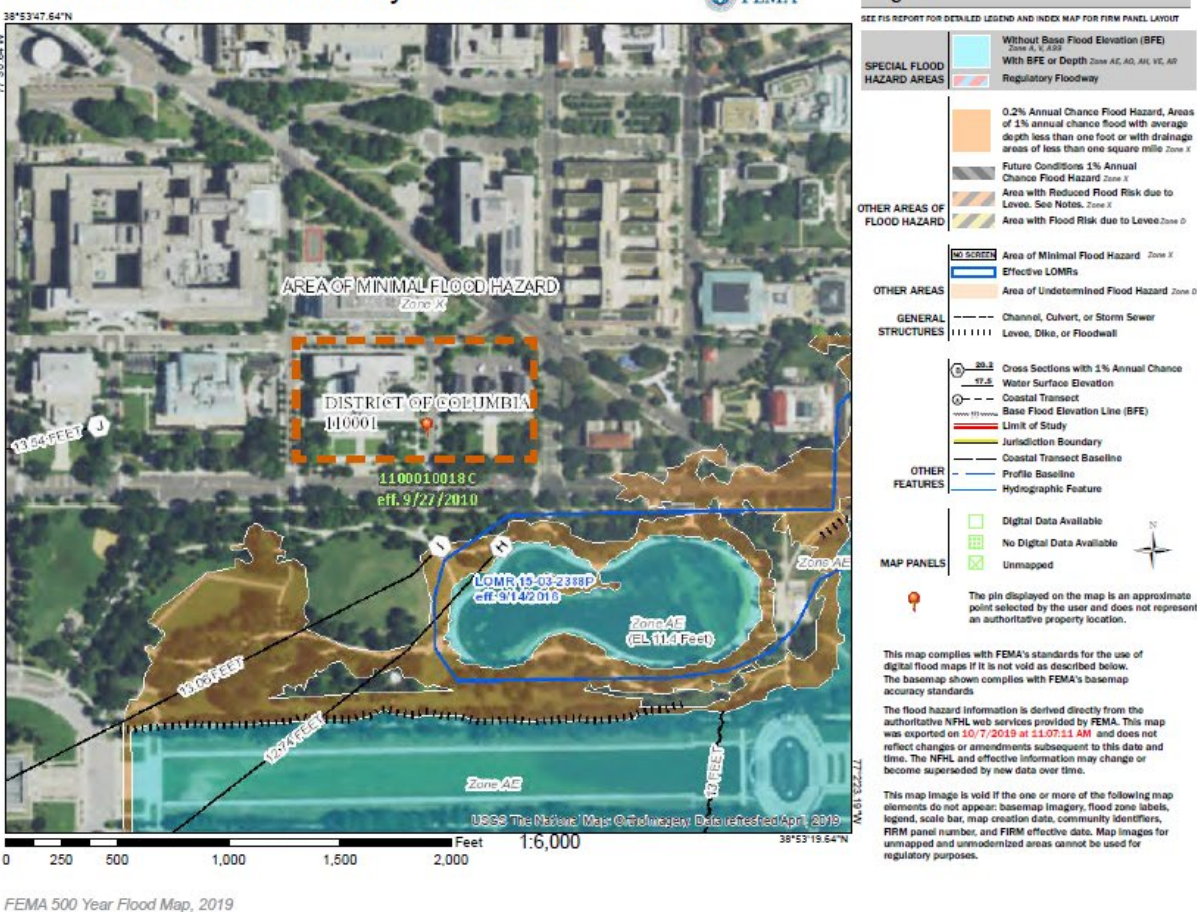
The Eccles and FRB-East buildings are outside, but immediately adjacent to, the 100-year (1% Annual Chance) flood plain and the 500-year (0.2% Annual Chance) Flood Hazard Area. This project does not impact a wetlands area.

STORMWATER MANAGEMENT

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

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

National Flood Hazard Layer FIRMette



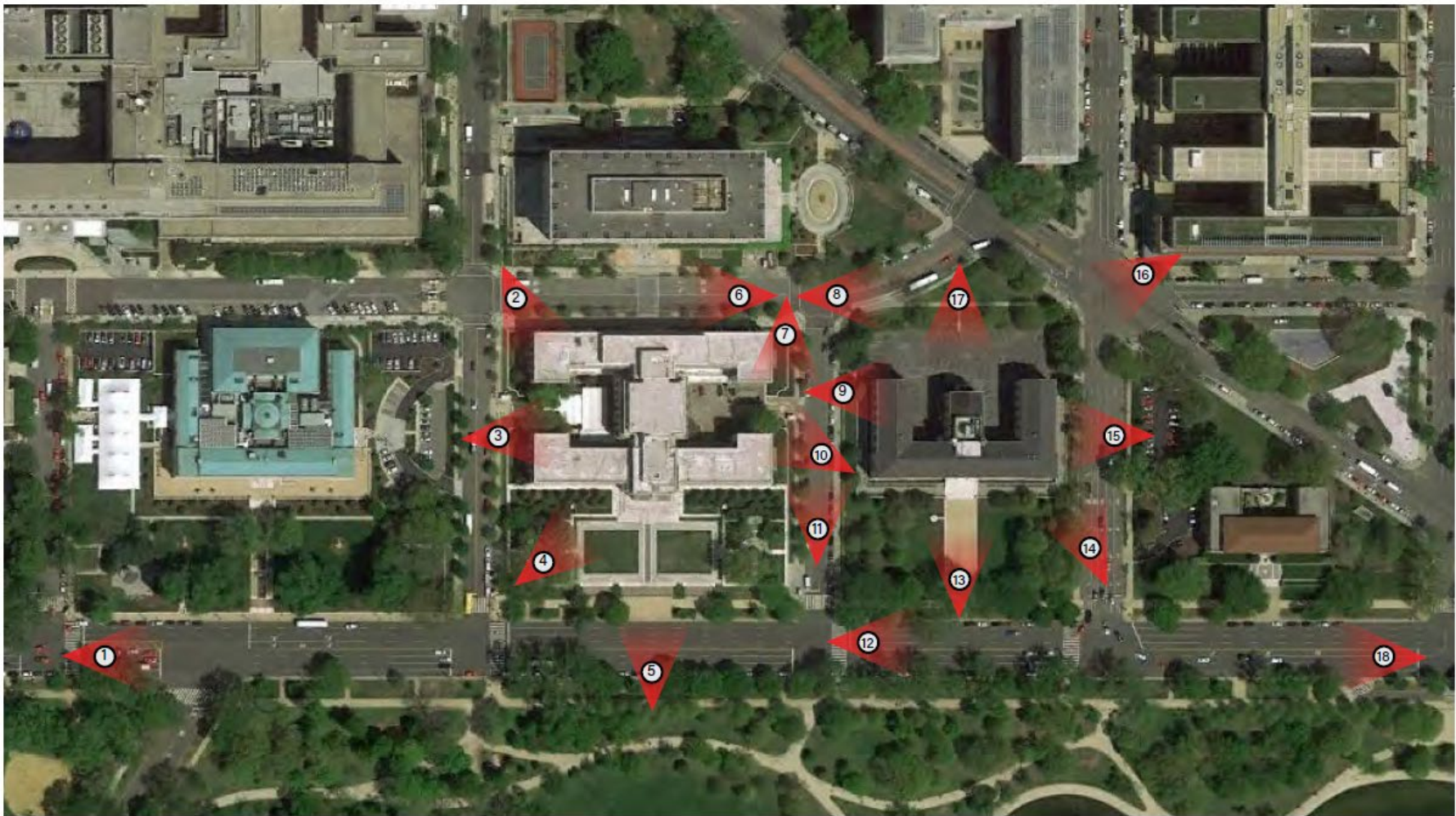
Eccles Building Existing Conditions, Constitution Avenue



Eccles Garden

Project Context Photo Key

2.2 PROJECT CONTEXT - PHOTOS

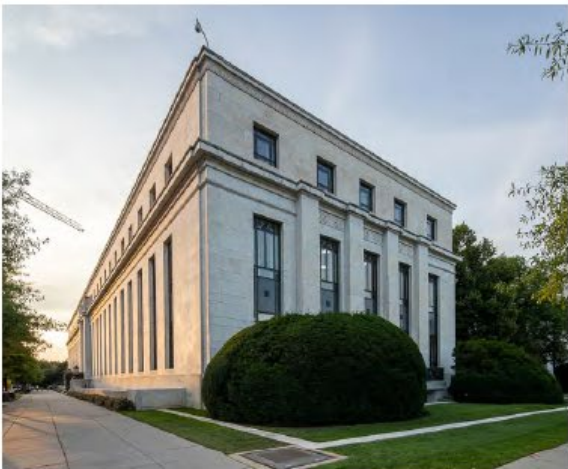


Key Plan

Existing Photos



1. Constitution Ave View East



2. Eccles Building NW View



3. Eccles Building East Facade



4. Eccles Building Fountain



5. Eccles Building South Facade



6. C St West View

Existing Photos



7. 20th St South View



8. C St East View



9. FRB-East Building West Facade



10. Eccles Building West Courtyard Entry



11. 20th St North View



12. Constitution Ave East View

Existing Photos



13. FRB-East Building South Facade



14. Constitution Ave View West



15. FRB-East Building East Facade



16. Virginia Ave and 19th St View



17. FRB-East Building North Facade

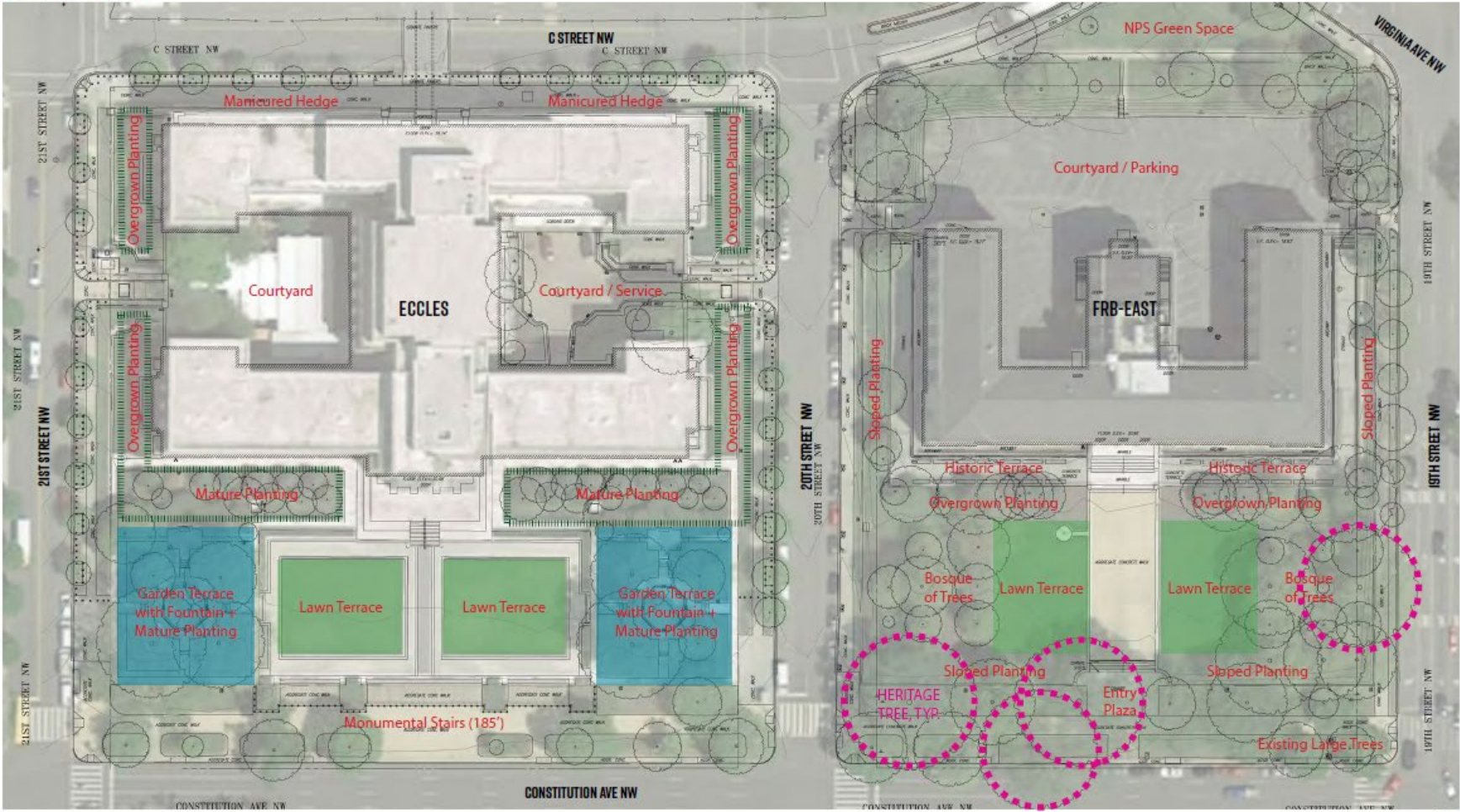


18. Constitution Ave View West

Landscape

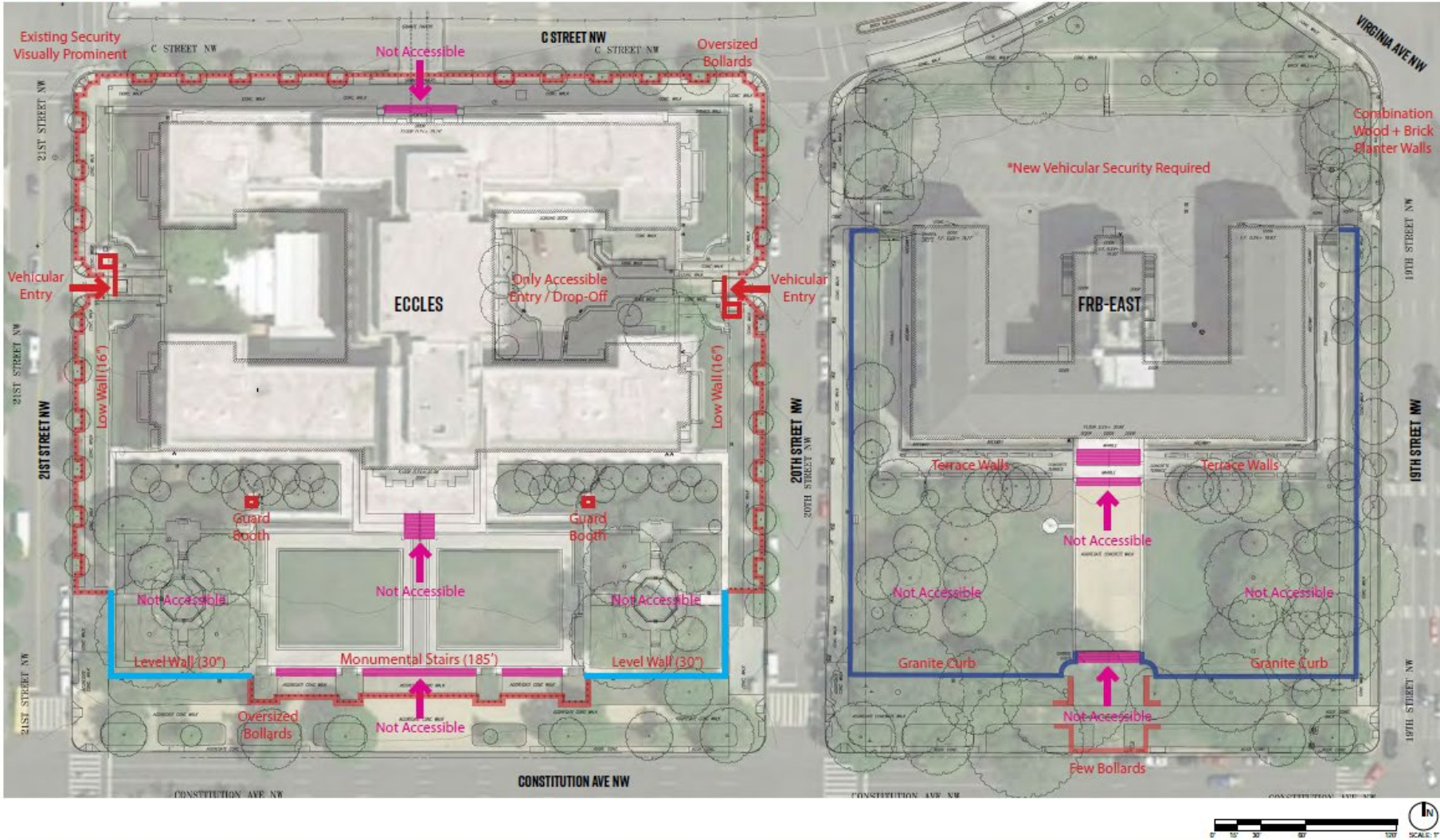
2.3 LANDSCAPE

EXISTING SITE PLAN



Existing Site Analysis

EXISTING SITE ANALYSIS _ ACCESSIBILITY & SECURITY

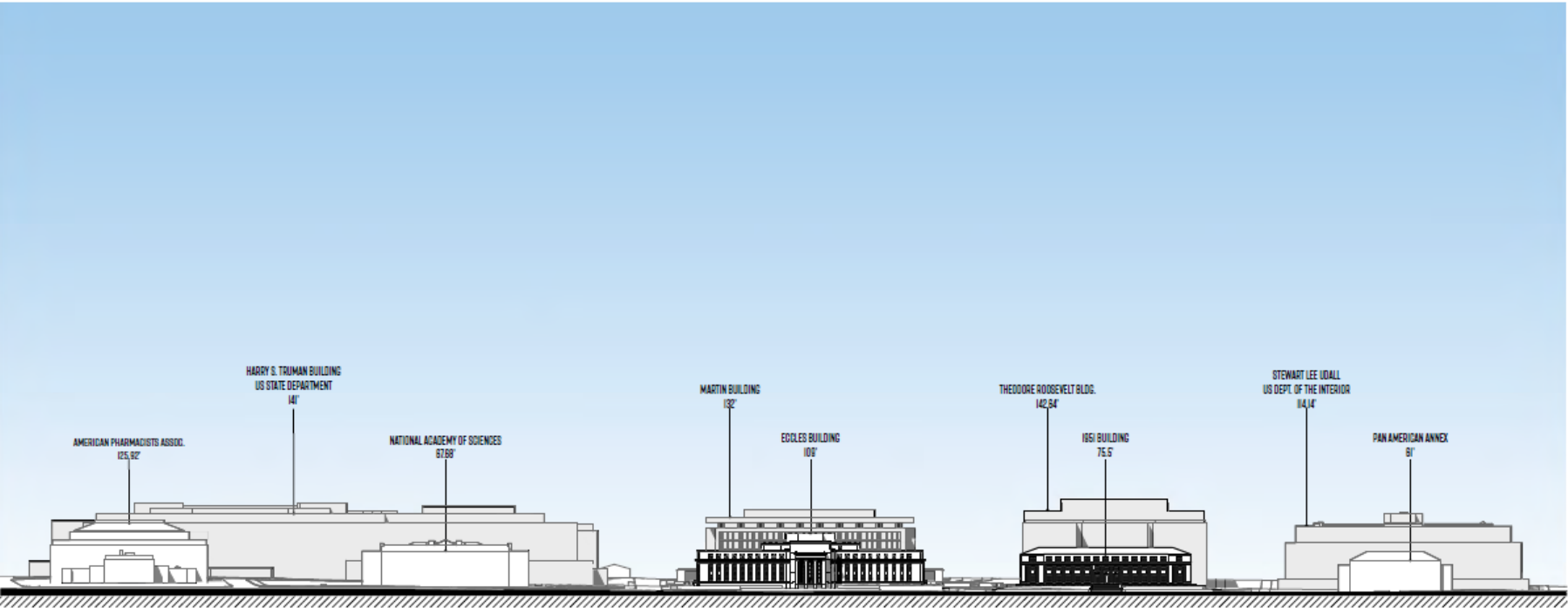


18

FEDERAL RESERVE BOARD | FORTUS

Existing Building Height Context

EXISTING BUILDING HEIGHTS CONTEXT



American Pharmacists Assoc. South Facade



National Academy of Sciences South Facade



Eccles Building South Facade



FRB-East Building South Facade



Pan American Annex South Facade

Eccles Building Existing Conditions

2.4 ECCLES BUILDING

EXISTING CONDITION PHOTOGRAPHS



South Facade



East Courtyard Entry



Courtyard Fountain

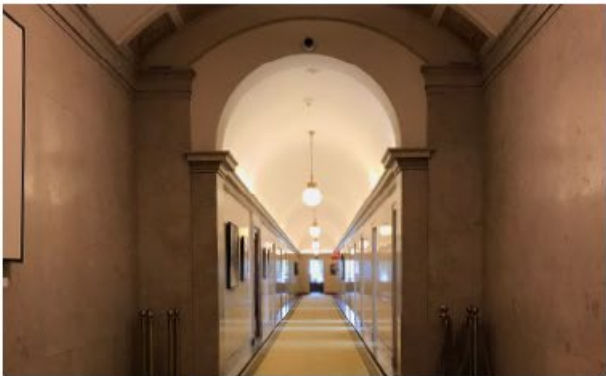


East Courtyard

Eccles Building Existing Conditions



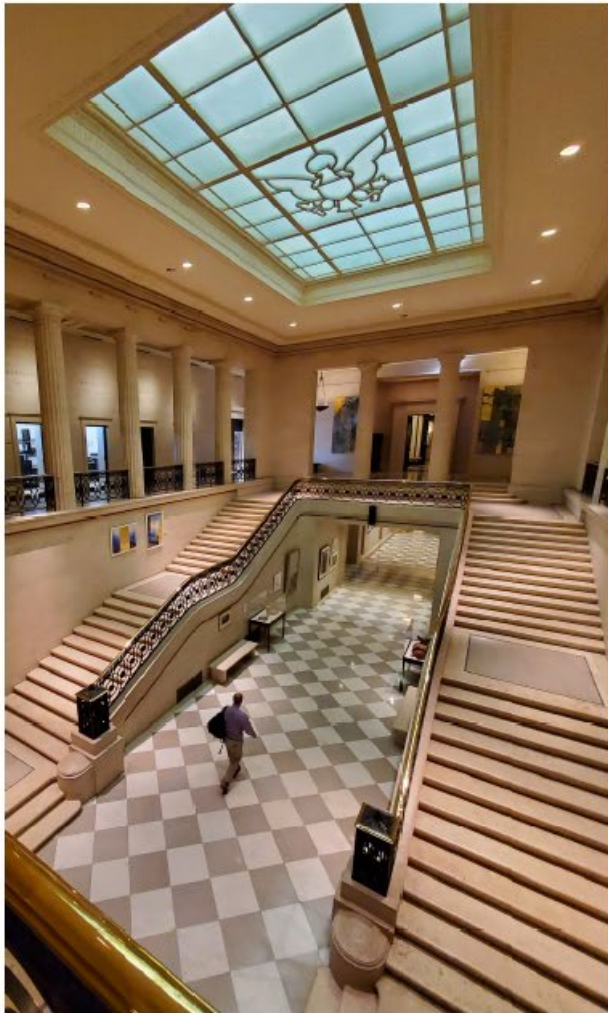
East Facade



Vaulted Corridor, Level 2



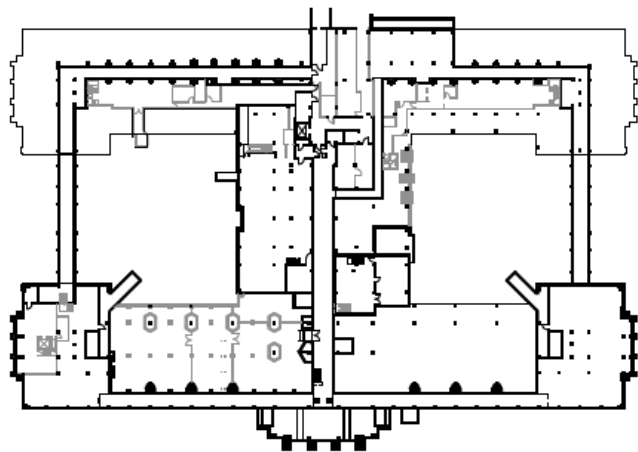
Board Room



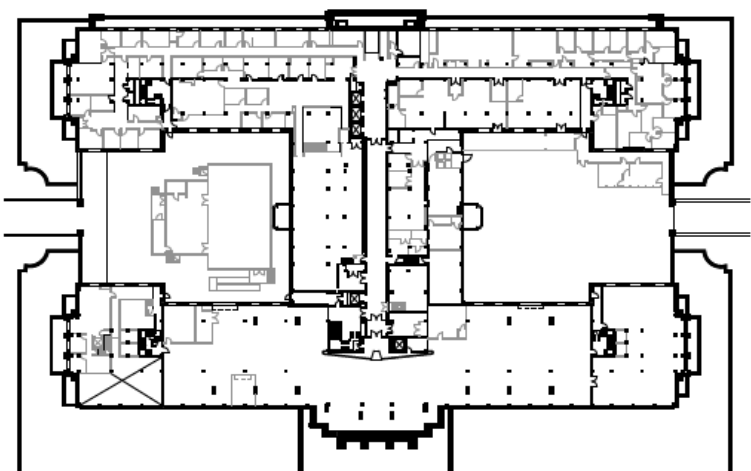
Monumental Stair Hall

Eccles Building Existing Floorplans

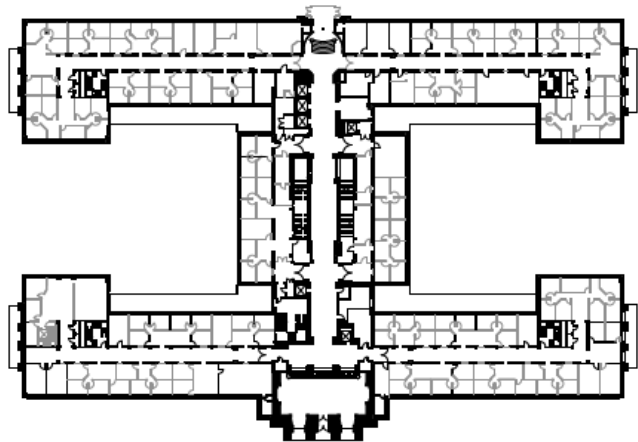
EXISTING FLOOR PLANS



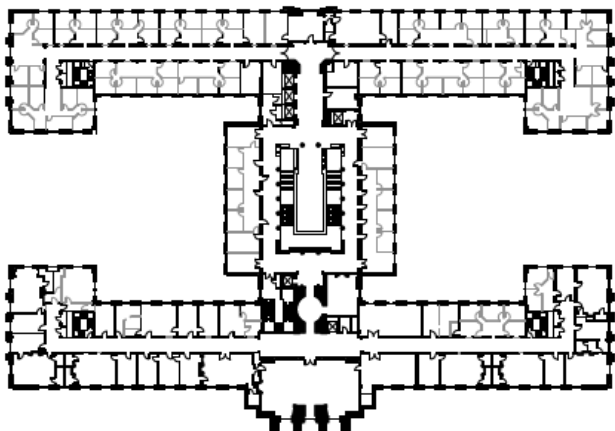
C2



C1



Level 1



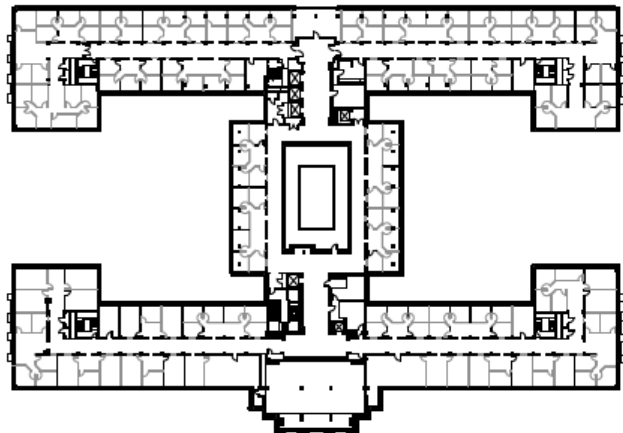
Level 2

ORIGINAL 1937 CONSTRUCTION NON-HISTORIC CONSTRUCTION

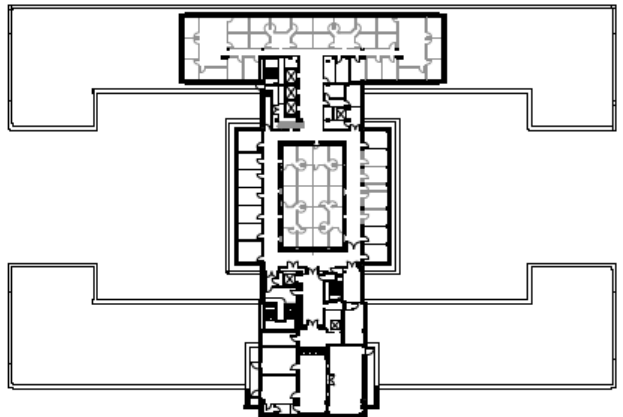
0' 10' 25' 50' 100' 200'



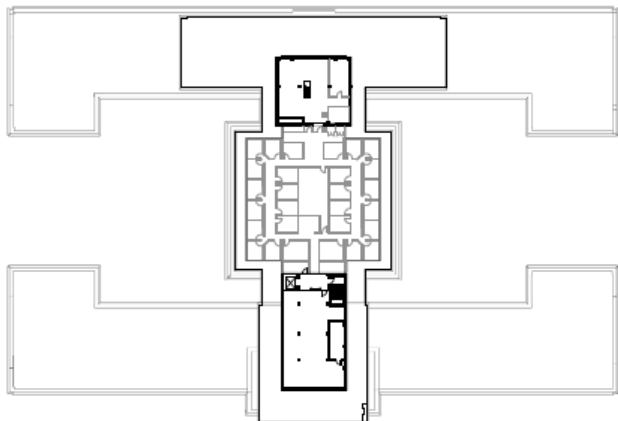
Eccles Building Existing Floorplans



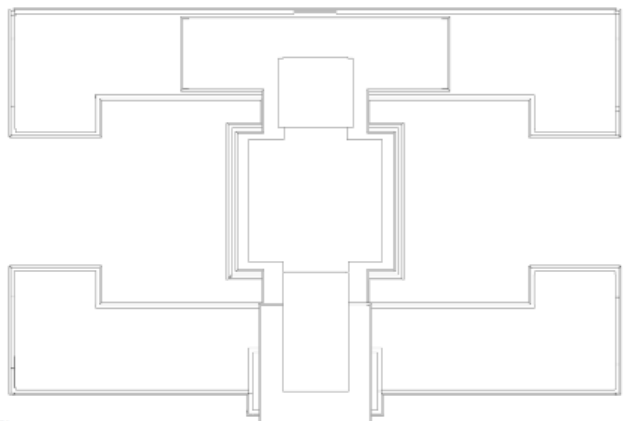
Level 3



Level 4



Level 5



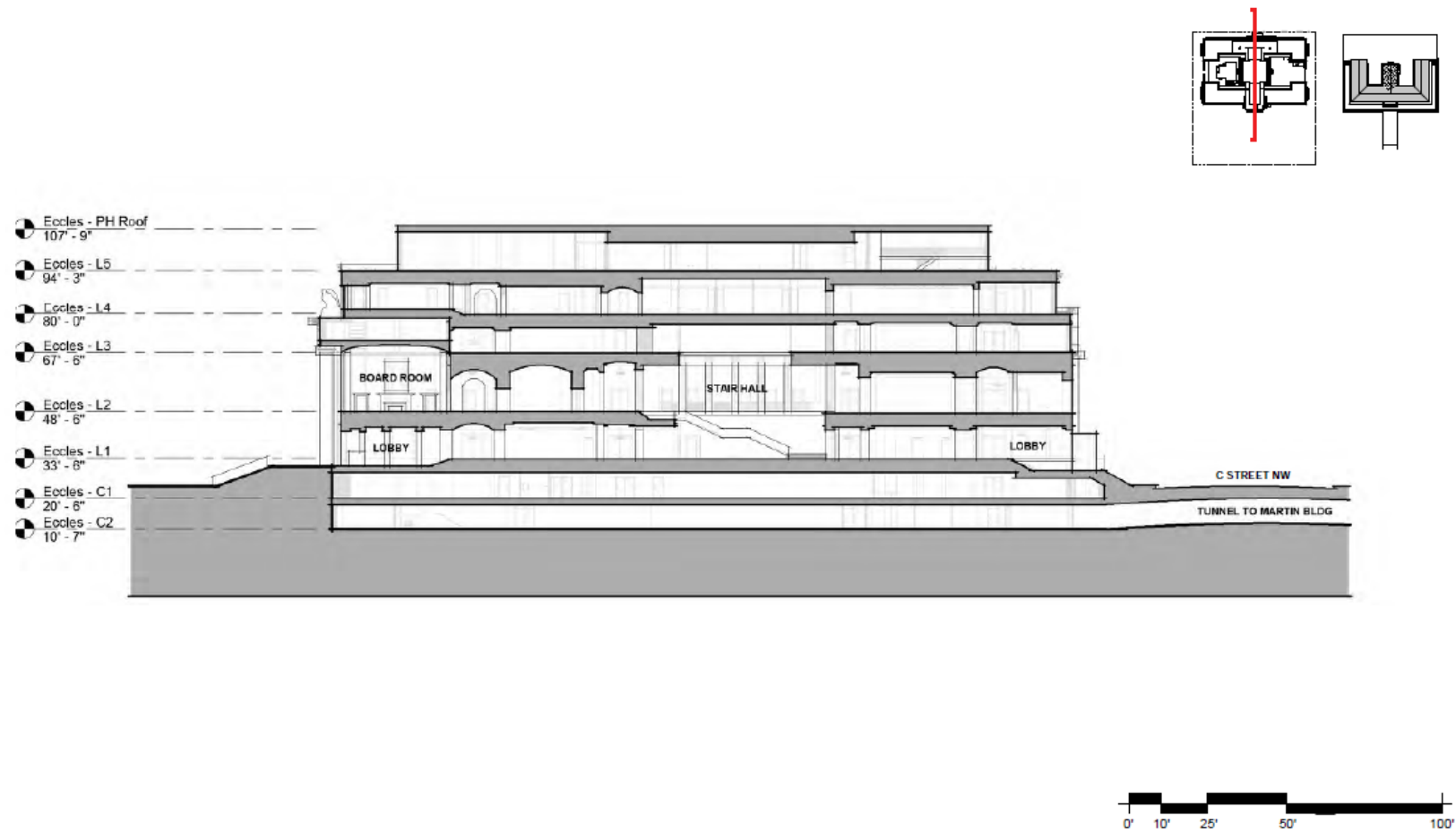
Roof Plan

ORIGINAL 1937 CONSTRUCTION NON-HISTORIC CONSTRUCTION



Eccles Existing North/South Section

EXISTING NORTH/SOUTH SECTION



FRB East Building Existing Conditions

2.5 FRB-EAST BUILDING

EXISTING CONDITION PHOTOGRAPHS



South Facade



East Terrace



NE Corner View



North Facade

FRB East Building Existing Conditions



North Facade



Meeting Room



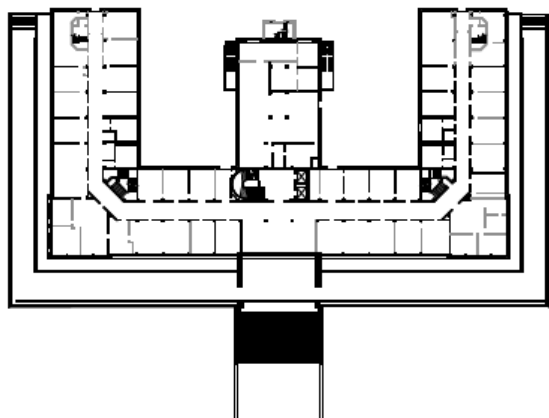
Surgeon General's Office



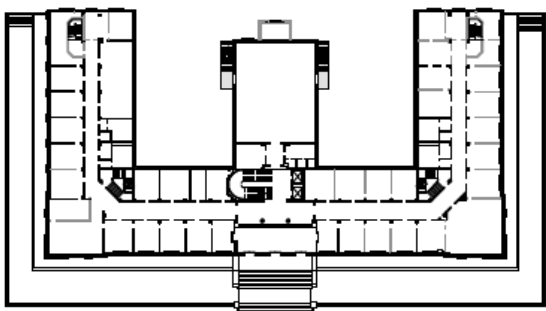
Main Stair

FRB East Building Existing Floorplans

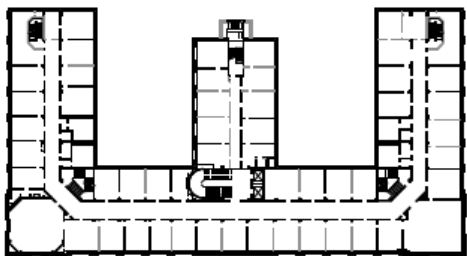
EXISTING FLOOR PLANS



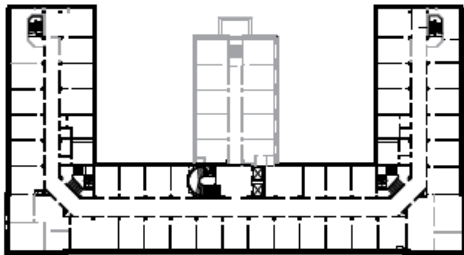
C1



Level 1



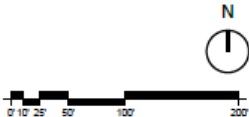
Level 2



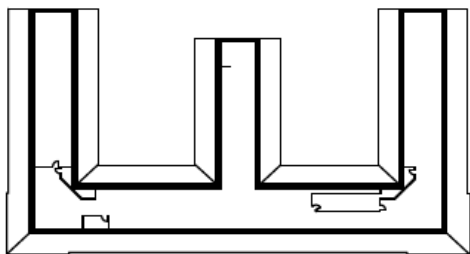
Level 3

ORIGINAL 1937 CONSTRUCTION

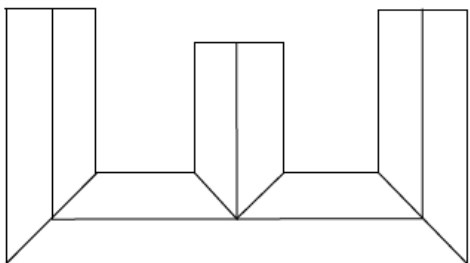
NON-HISTORIC CONSTRUCTION



FRB East Building Existing Floorplans



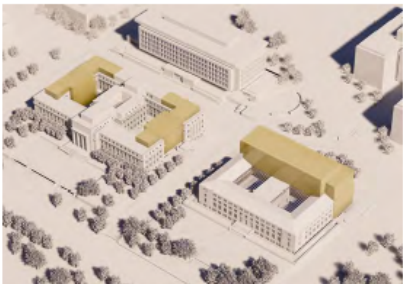
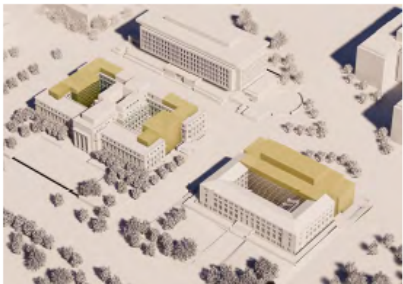
Attic



Roof



Concept Options Summary



ECCLES

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

OPTION A

Yes
No
5'
Preserved
Removed
Maintained in Location

OPTION B (PREFERRED)

Yes
Yes
15'
Preserved
Preserved
Relocated below 20th St

OPTION C

Yes
No
5'
Preserved
Modified
Maintained in Location

FEDERAL RESERVE BOARD-EAST

Height of Addition
Center Wing
Octagon & Historic Lobby

6 Levels + PH
Preserved and Raised
Preserved

5 Levels + PH
Removed
Preserved

7 Levels + PH
Preserved
Preserved

POPULATION

Program Requirement - 1,750 Seats

(183)

(46)

(217)

PARKING

Location
Parking Entrance
Parking Exit
Ventilation & Emergency Exits

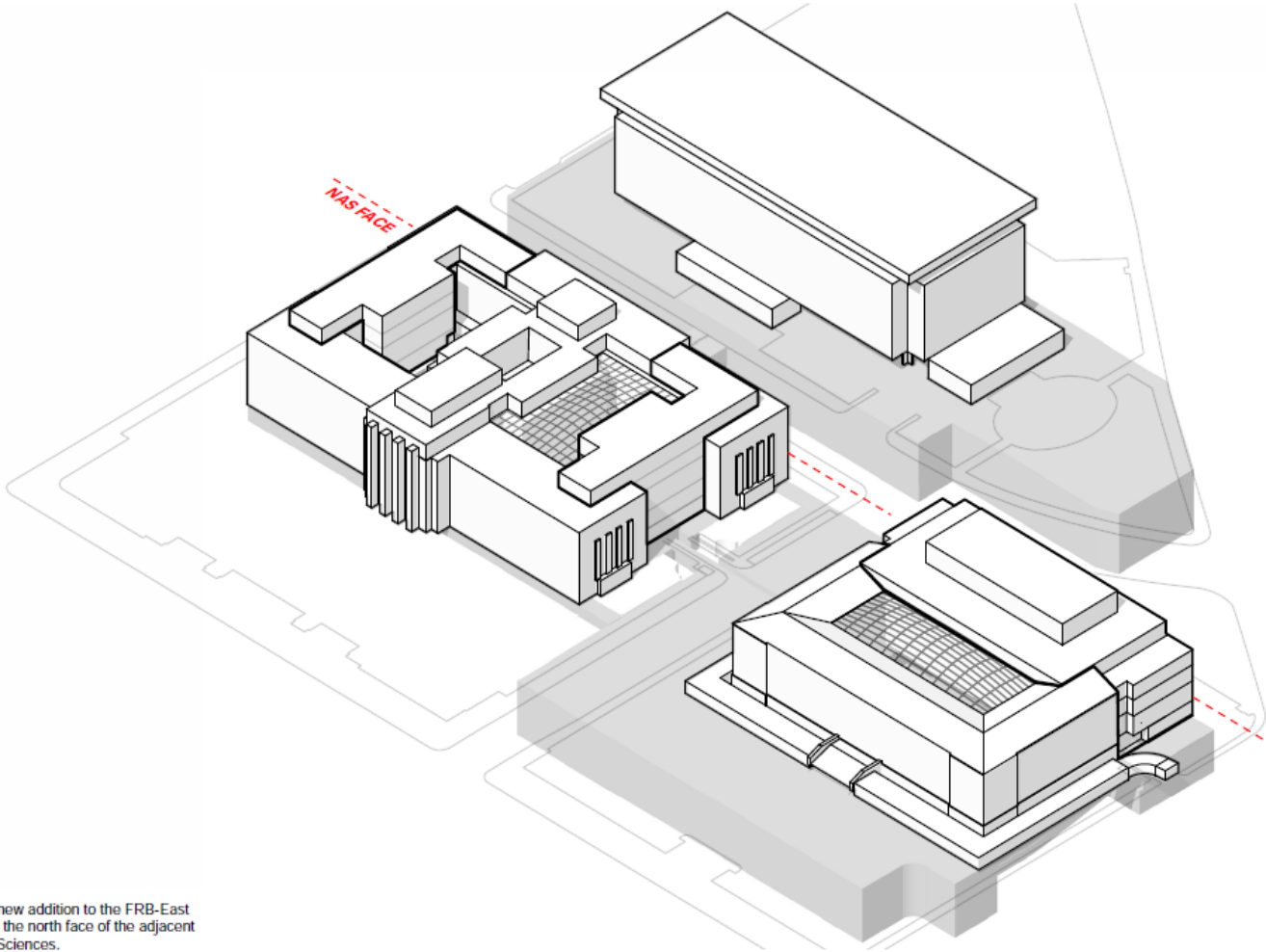
FRB-East South Lawn
19t St - Terrace End
20th St - Terrace End
Concealed within areaway

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

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

Massing

MASSING

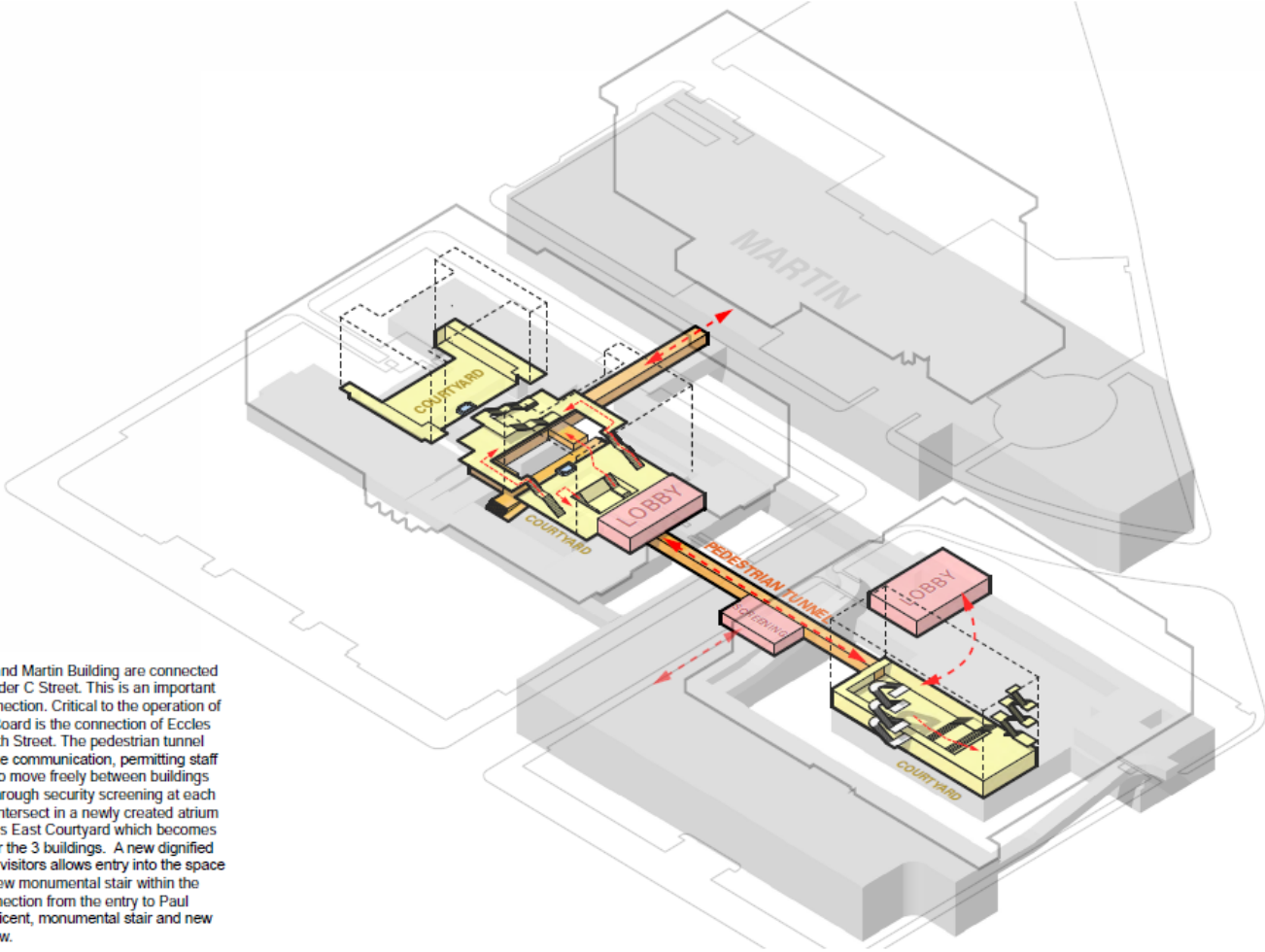


The north face of the new addition to the FRB-East Building will align with the north face of the adjacent National Academy of Sciences.

Central Spine

CENTRAL SPINE

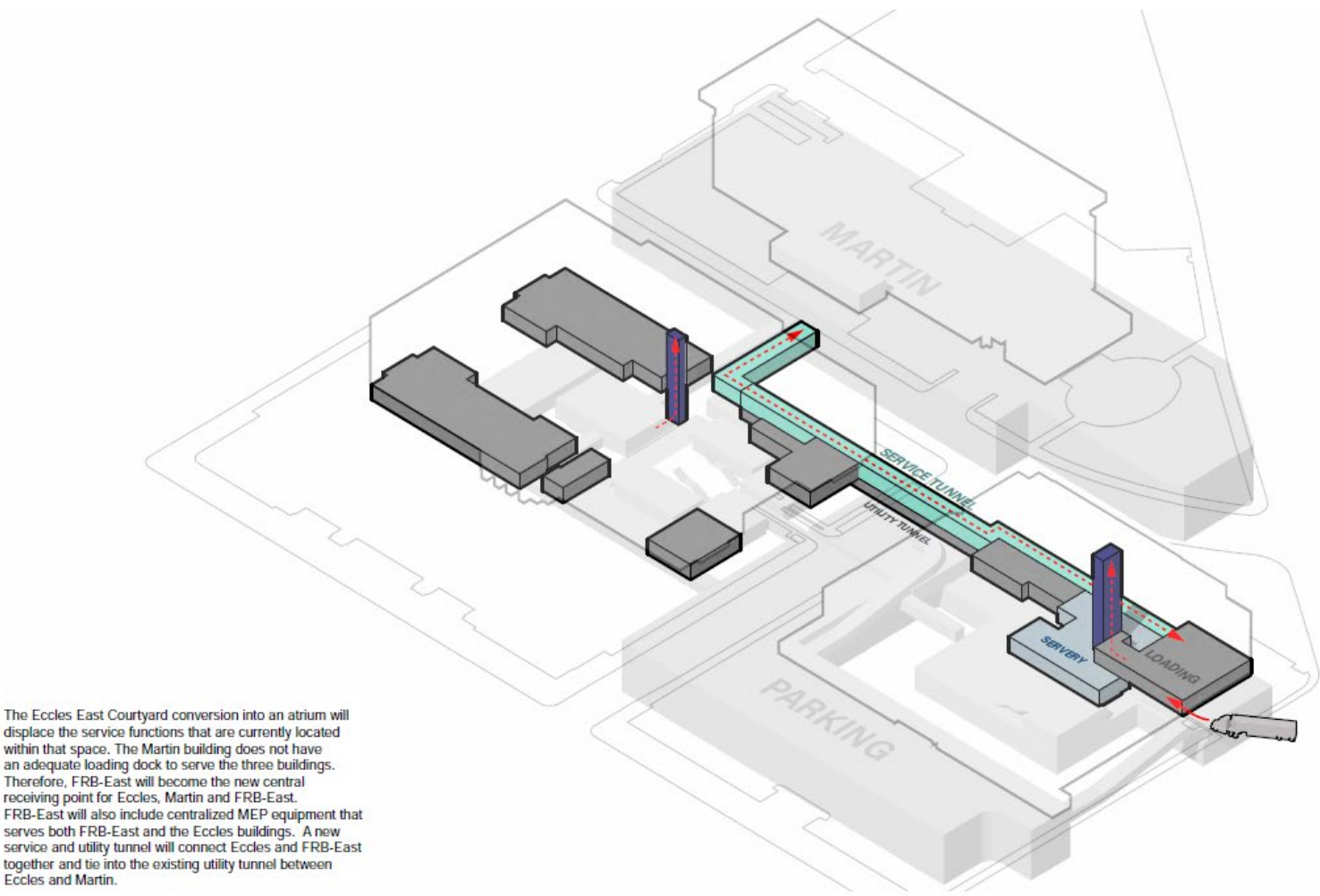
Currently, the Eccles and Martin Building are connected by a tunnel located under C Street. This is an important and actively used connection. Critical to the operation of the Federal Reserve Board is the connection of Eccles to FRB-East under 20th Street. The pedestrian tunnel connection will facilitate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



- SCREENING LOBBY
- C1 LEVEL CONNECTIONS
- C2 LEVEL CONNECTIONS

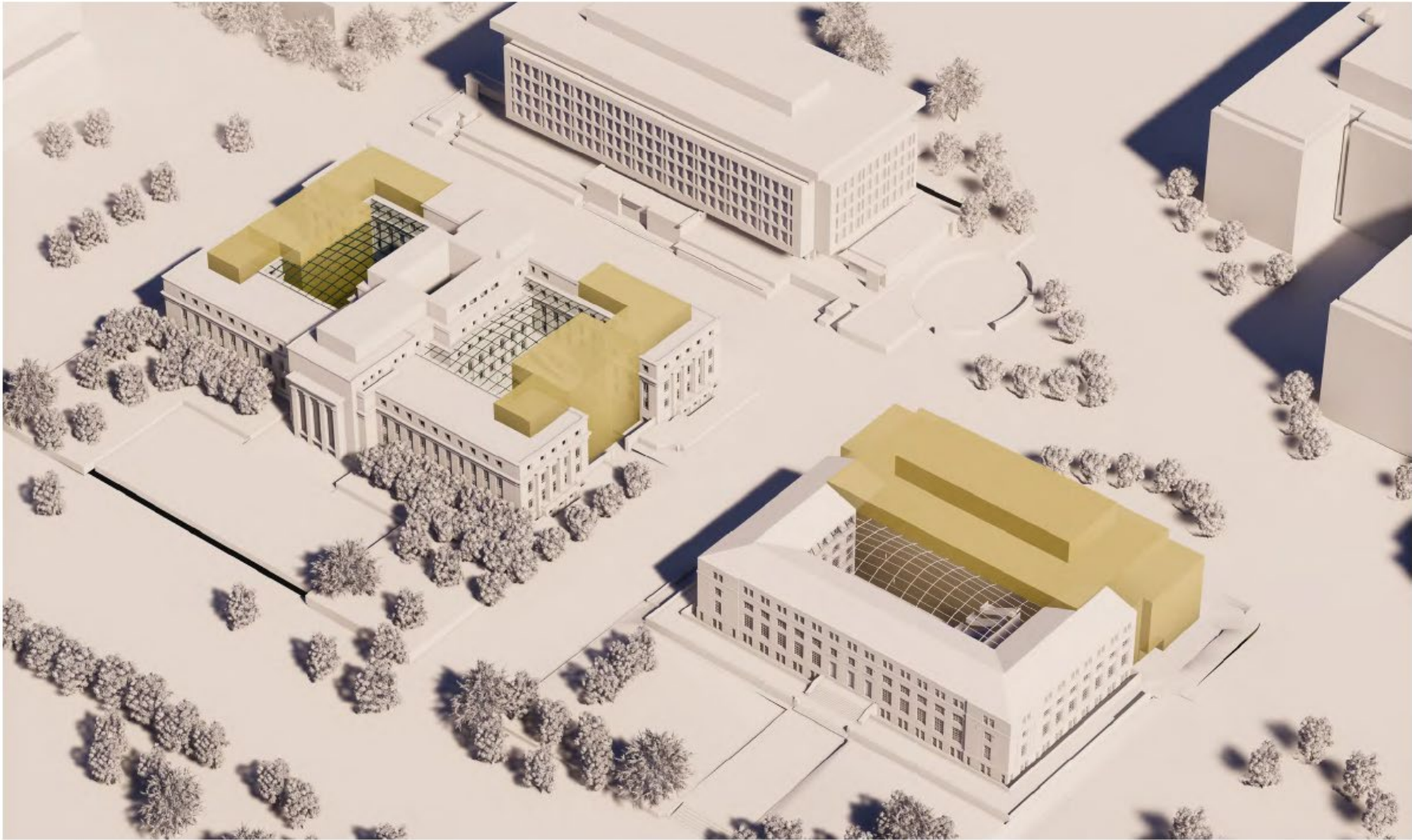
Service

SERVICE



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

Preferred Option B



SE View

MARRINER S. ECCLES BUILDING AND FEDERAL RESERVE BOARD-EAST BUILDING | NATIONAL CAPITAL PLANNING COMMISSION

CONCEPT REVIEW SUBMISSION

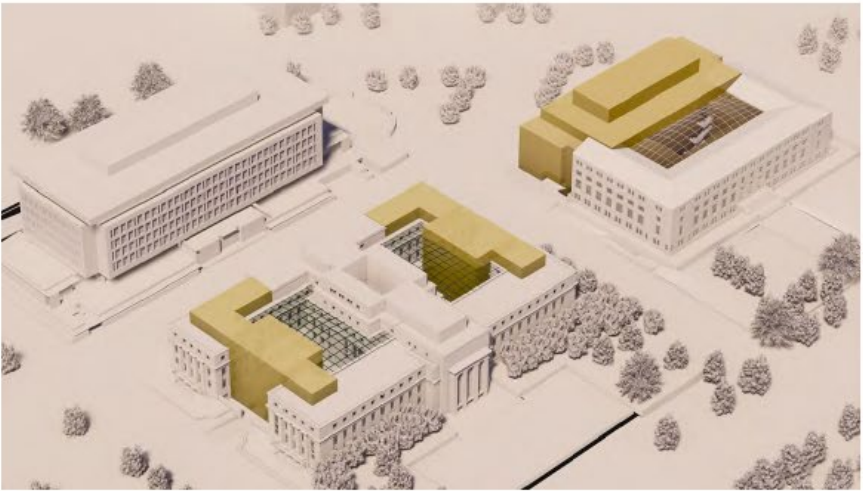
Preferred Option B

OPTION B (PREFERRED OPTION)

ECCLES		
East Courtyard Covered		Yes
West Courtyard Covered		Yes
N/S Links Setback - Feet		15'
Historic Fountains		Preserved
Gate & Entry Walls to the Courtyards		Preserved
Governors Parking		Relocated below 20th St
FEDERAL RESERVE BOARD-EAST		
Height of Addition		5 Levels + PH
Center Wing		Removed
Octagon & Historic Lobby		Preserved
POPULATION		
Program Requirement - 1,750 Seats		(46)
PARKING		
Location	FRB-East South Lawn/20th St	
Parking Entrance	19t St - Terrace End	
Parking Exit	20th St - Mid Terrace	
Ventilation & Emergency Exits	Concealed within arway	



NE View

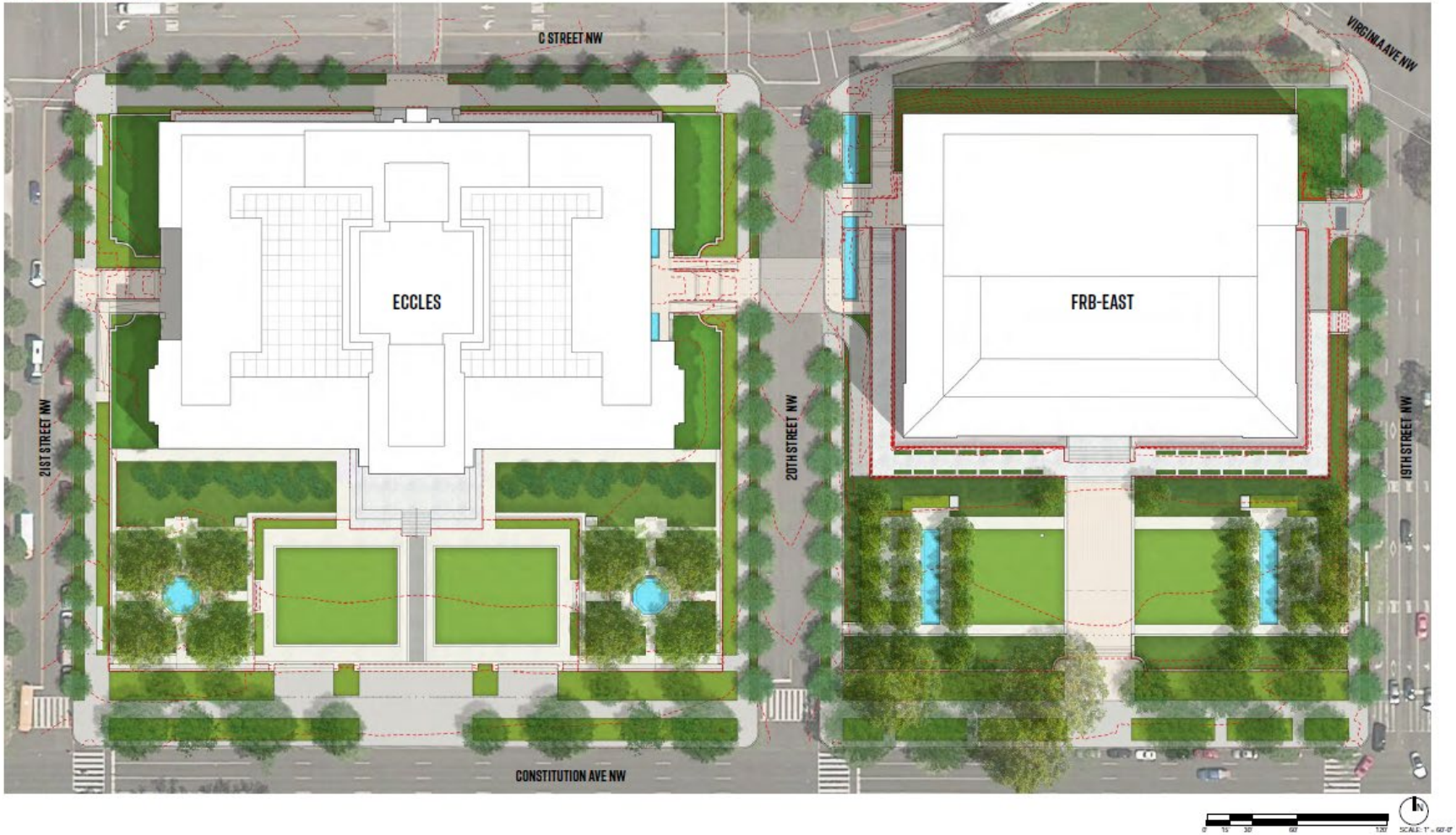


SW View

Preferred Option B Landscape

LANDSCAPE

PROPOSED SITE PLAN

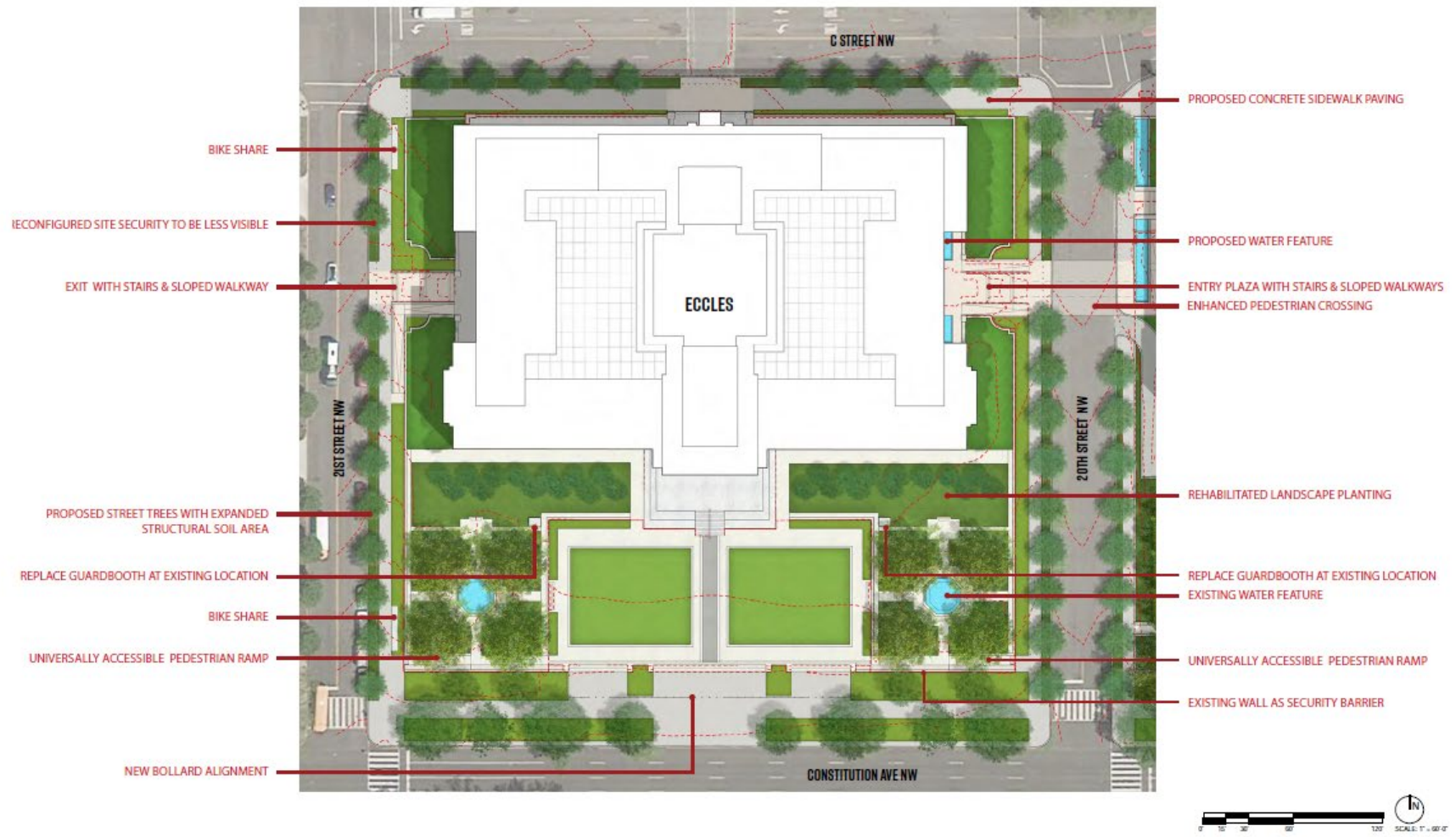


MARRINER S. ECCLES BUILDING AND FEDERAL RESERVE BOARD-EAST BUILDING | NATIONAL CAPITAL PLANNING COMMISSION

CONCEPT REVIEW SUBMISSION

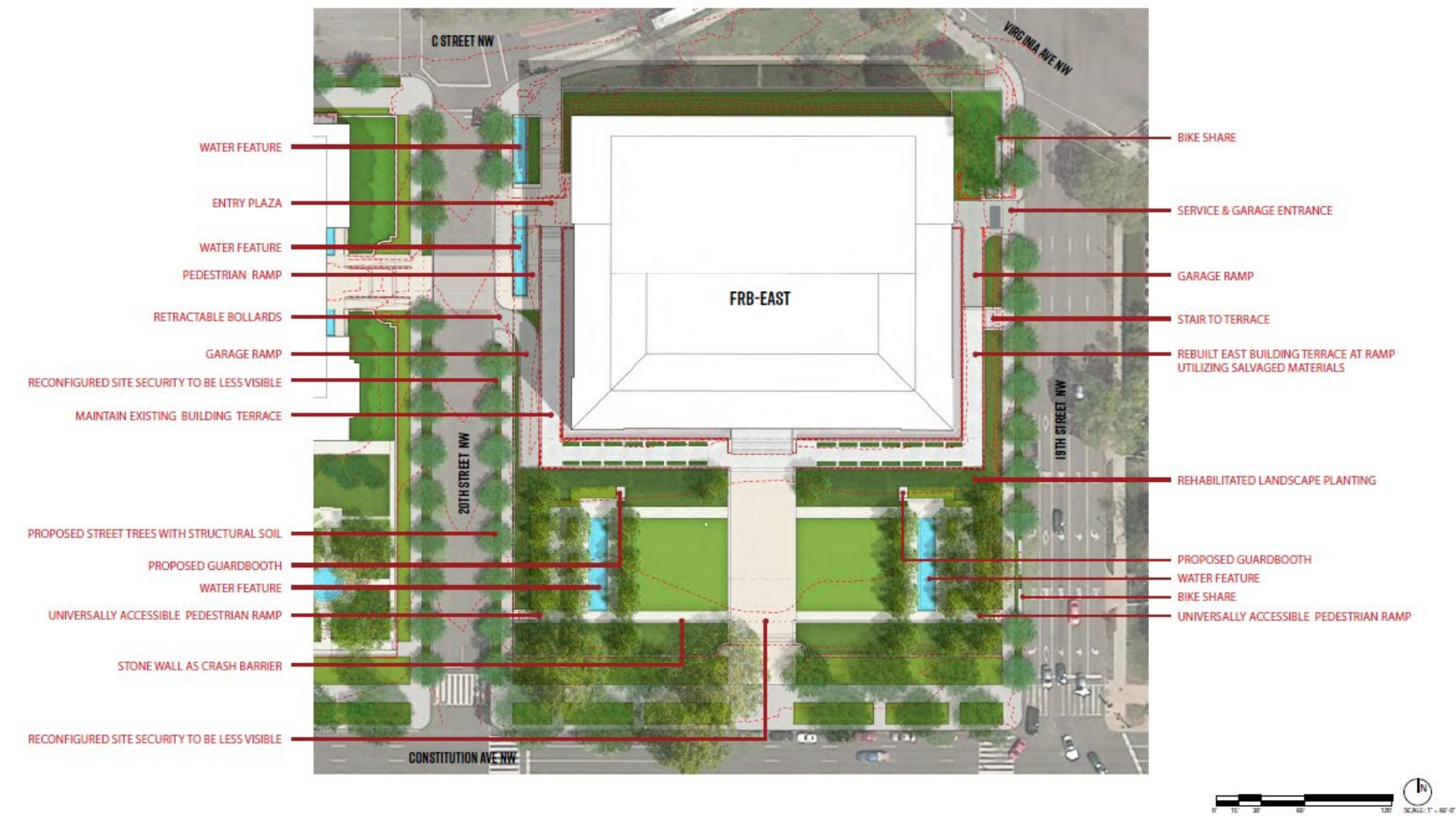
Preferred Option B Eccles Landscape Concept

ECCLES LANDSCAPE CONCEPT _ OPTION B



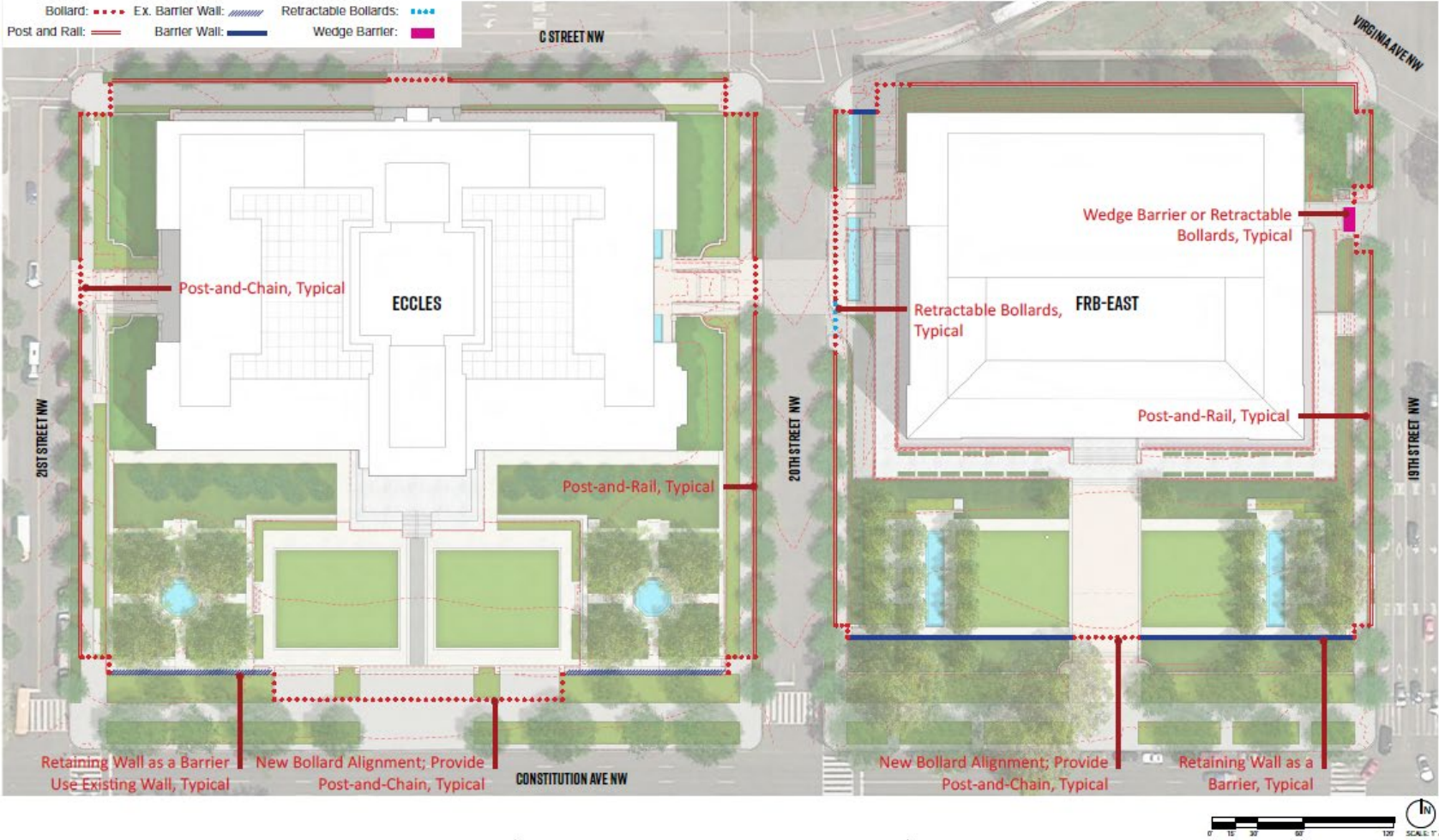
Preferred Option N FRB-East Building Landscape Concept

FRB-EAST LANDSCAPE CONCEPT _ OPTION B



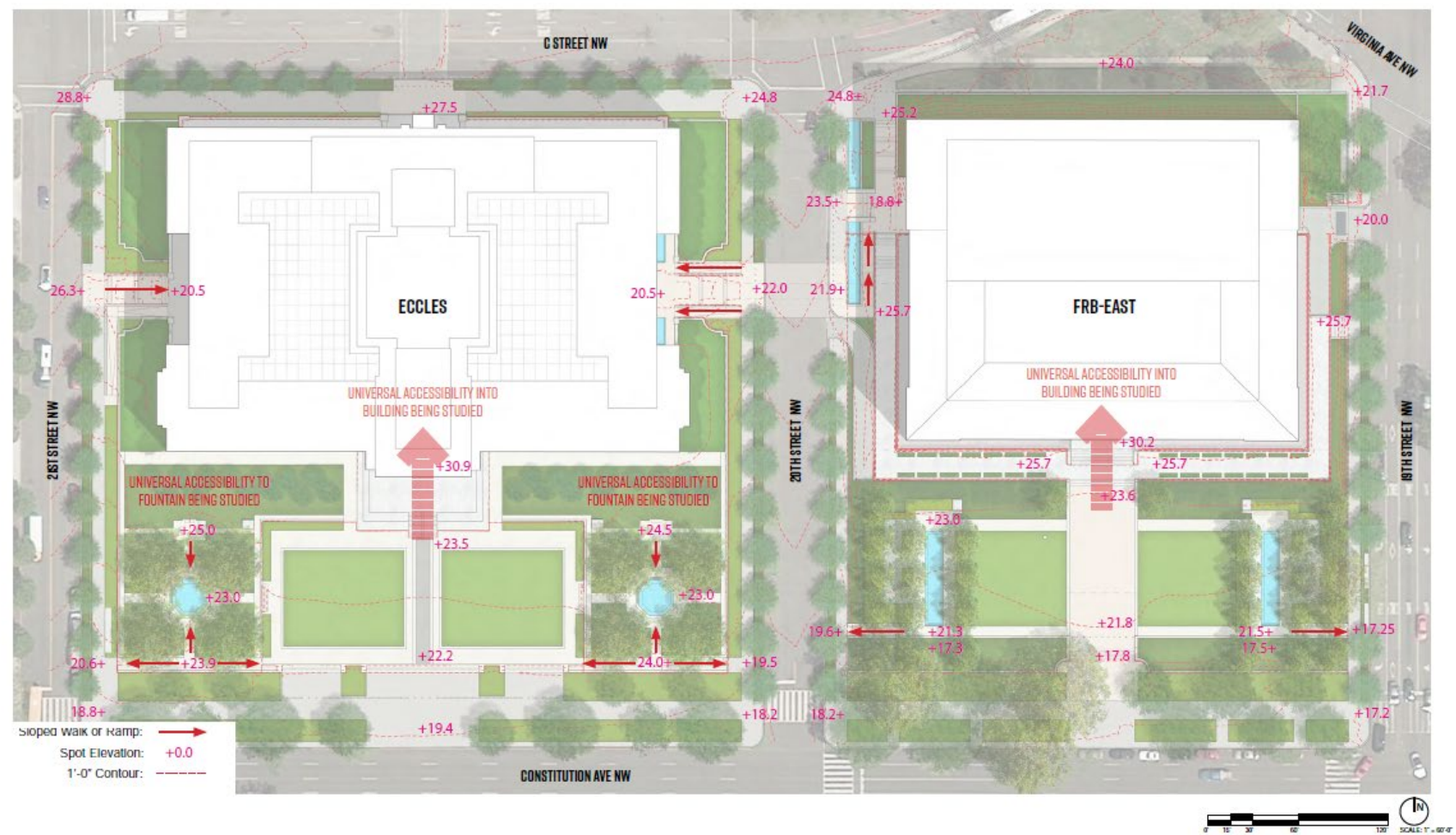
Preferred Option B Site Security Program

SITE SECURITY DIAGRAM _ OPTION B



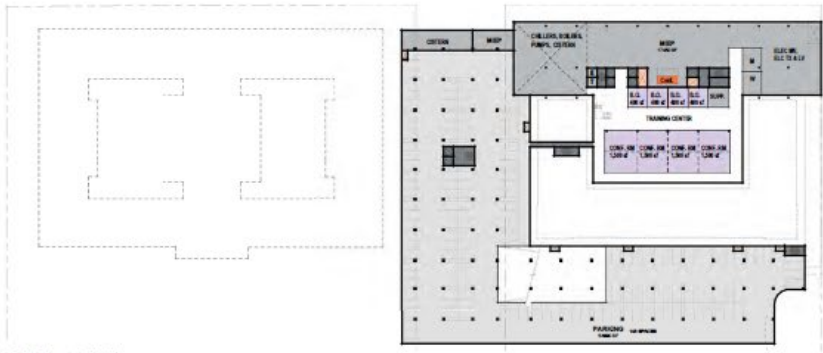
Preferred Option B Grading

GRADING & ACCESSIBILITY DIAGRAM _ OPTION B

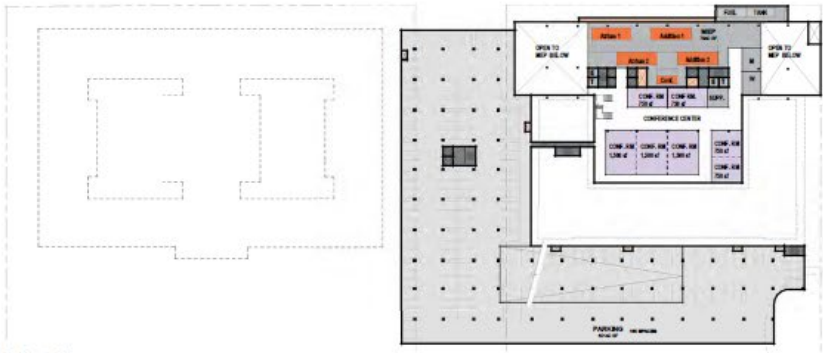


Preferred Option B Plans

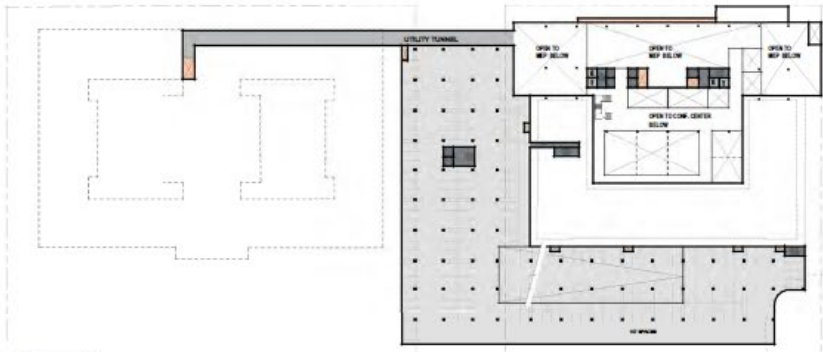
PROPOSED PLANS _ OPTION B



FRB-East C4/P4



FRB-East P3



FRB-East P2



Eccles C2 / FRB-East C2/P1

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

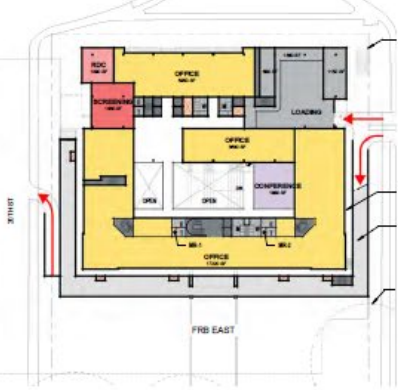


Preferred Option B Plans

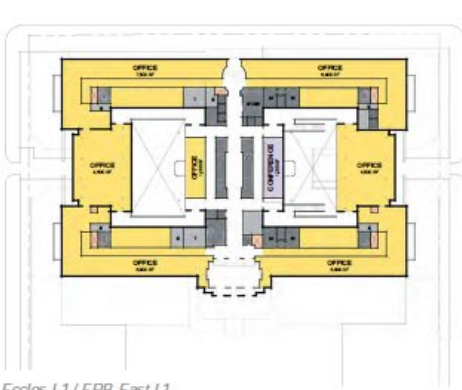
PROPOSED PLANS _ OPTION B



Eccles C1 / FRB-East C1



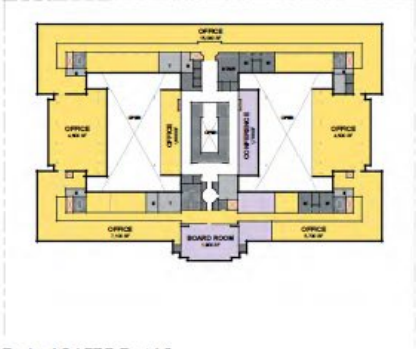
Eccles L1 / FRB-East L1



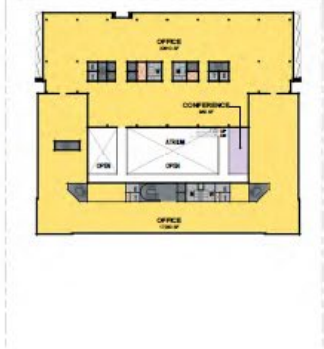
Eccles L2 / FRB-East L2



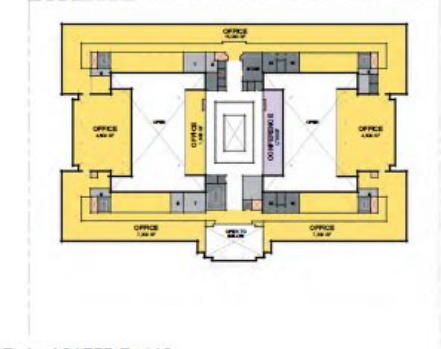
Eccles L3 / FRB-East L3



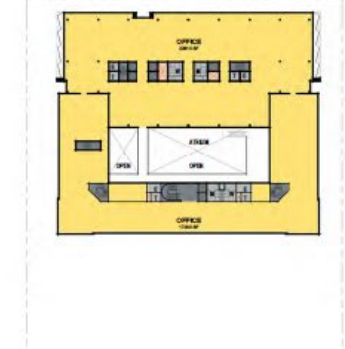
Eccles L4 / FRB-East L4



Eccles L5 / FRB-East L5



Eccles L6 / FRB-East L6



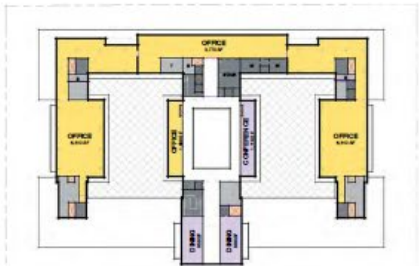
Eccles L7 / FRB-East L7

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

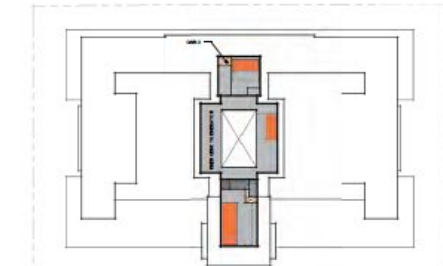
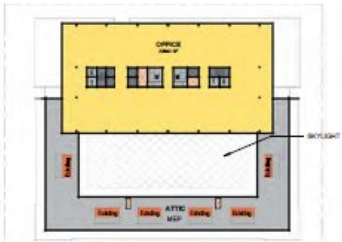


Preferred Option B Plans

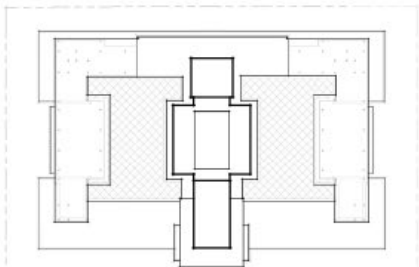
PROPOSED PLANS _ OPTION B



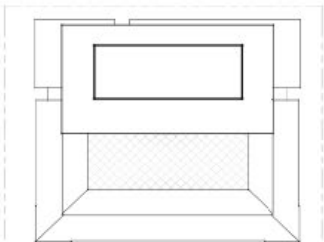
Eccles L4 / FRB-East L4



Eccles L5 / FRB-East L5/PH



Eccles Roof / FRB-East Roof

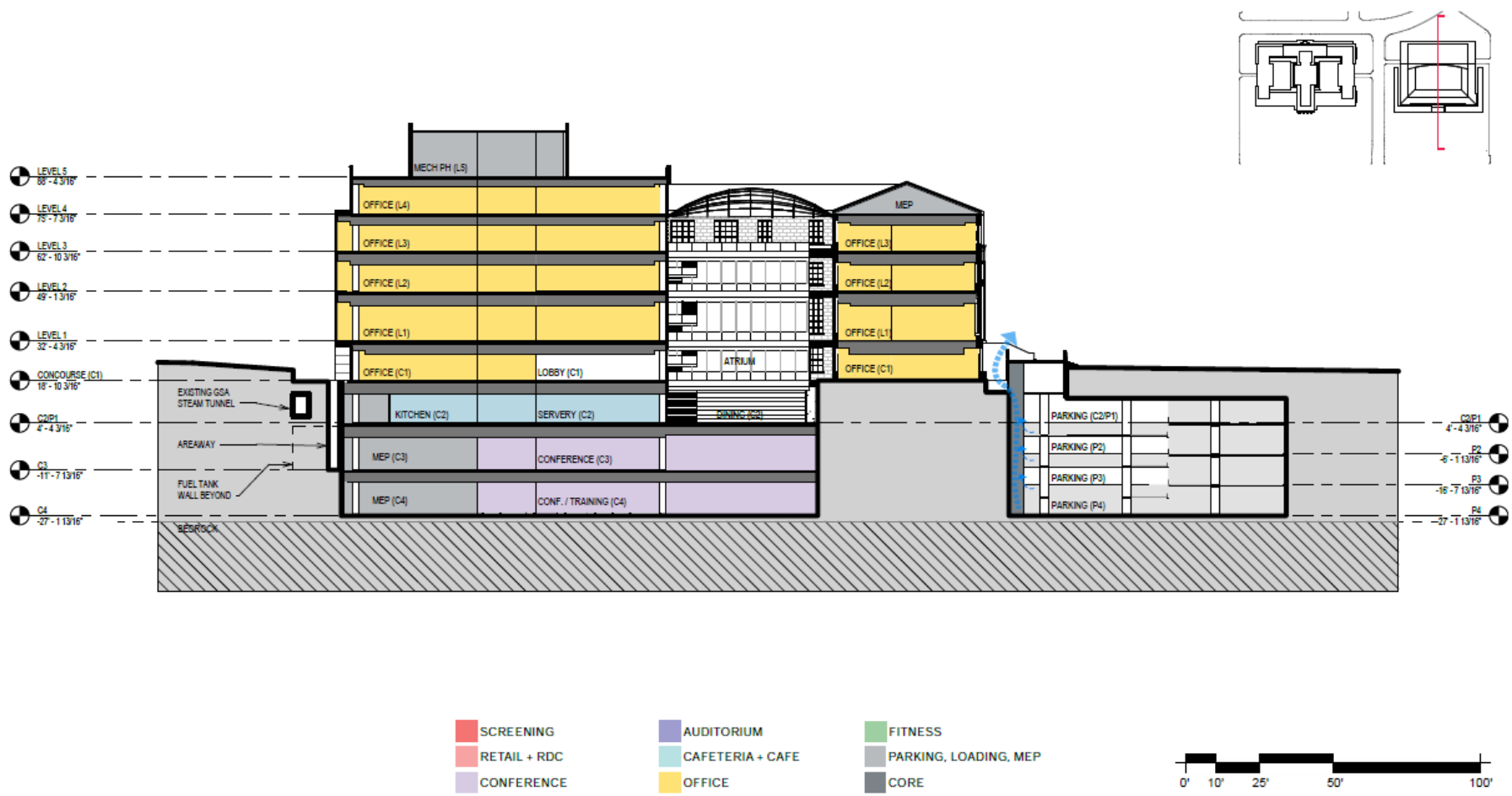


- | | | |
|--------------|------------------|-----------------------|
| SCREENING | AUDITORIUM | FITNESS |
| RETAIL + RDC | CAFETERIA + CAFE | PARKING, LOADING, MEP |
| CONFERENCE | OFFICE | CORE |



FRB East Building Sections Preferred Option B

FRB-EAST NORTH/SOUTH SECTION _ OPTION B



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MARRINER S. ECCLES BUILDING AND FEDERAL RESERVE BOARD-EAST BUILDING | NATIONAL CAPITAL PLANNING COMMISSION



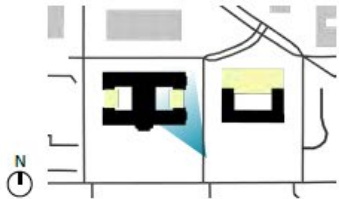
Preferred Option B Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION B



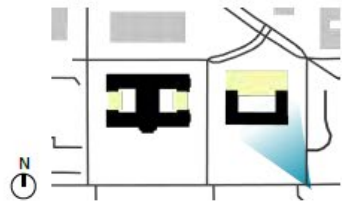
Preferred Option B Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION B



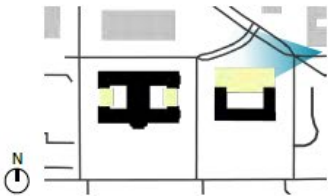
Preferred Option B Perspective

PERSPECTIVE FROM 19TH ST AND CONSTITUTION AVE _ OPTION B



Preferred Option B Perspectives

PERSPECTIVE FROM VIRGINIA AVE AND C ST _ OPTION B



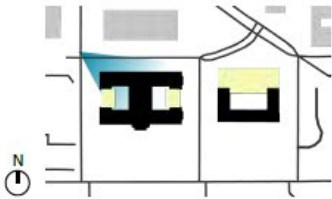
Preferred Option B Perspective

PERSPECTIVE FROM C ST _ OPTION B

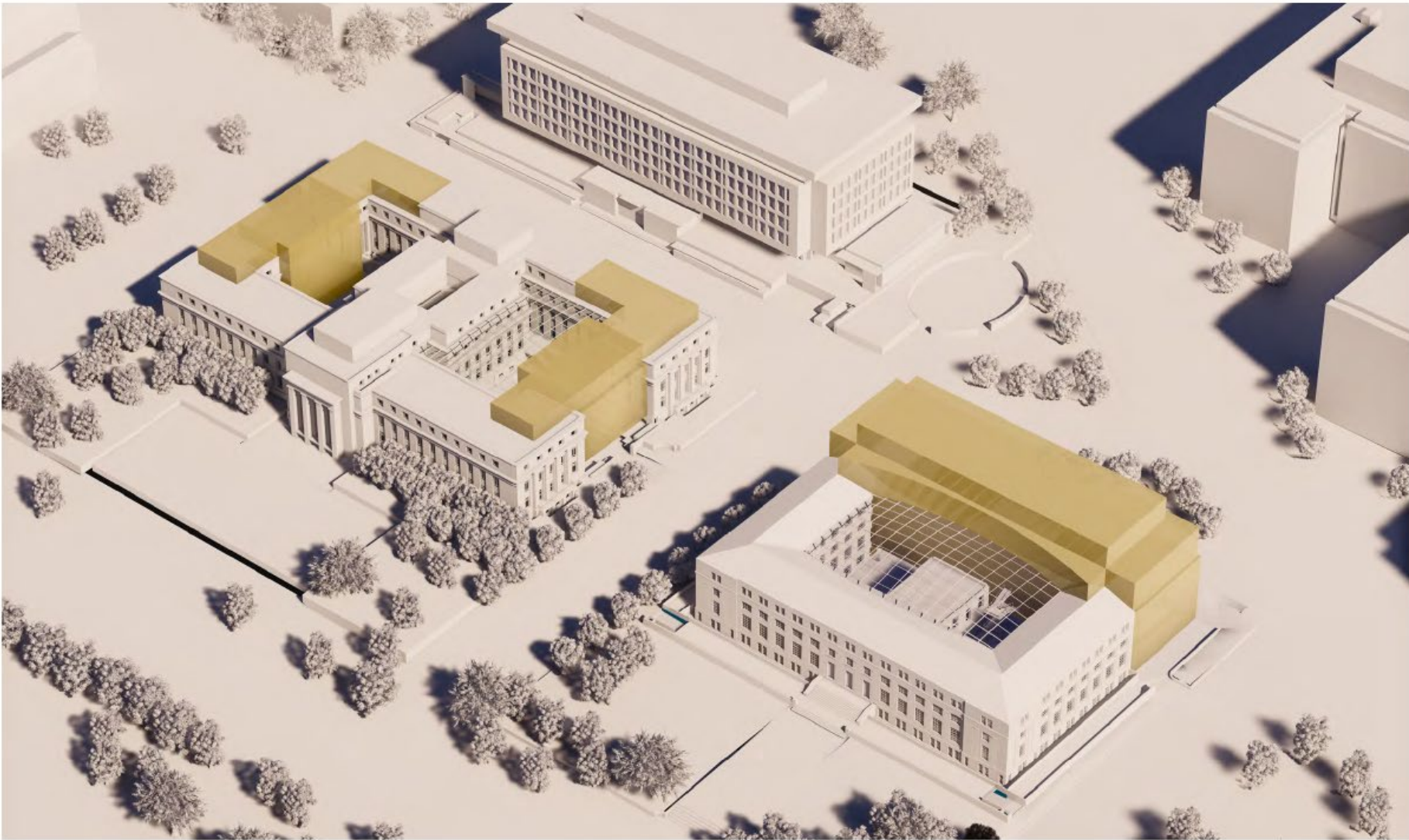


Preferred Option B Perspective

PERSPECTIVE FROM C ST _ OPTION B



Option A



SE View

MARRINER S. ECCLES BUILDING AND FEDERAL RESERVE BOARD-EAST BUILDING | NATIONAL CAPITAL PLANNING COMMISSION

CONCEPT REVIEW SUBMISSION

Option A

OPTION A

ECCLES

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

FEDERAL RESERVE BOARD-EAST

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

POPULATION

Program Requirement - 1,750 Seats	(183)
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PARKING

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



NE View

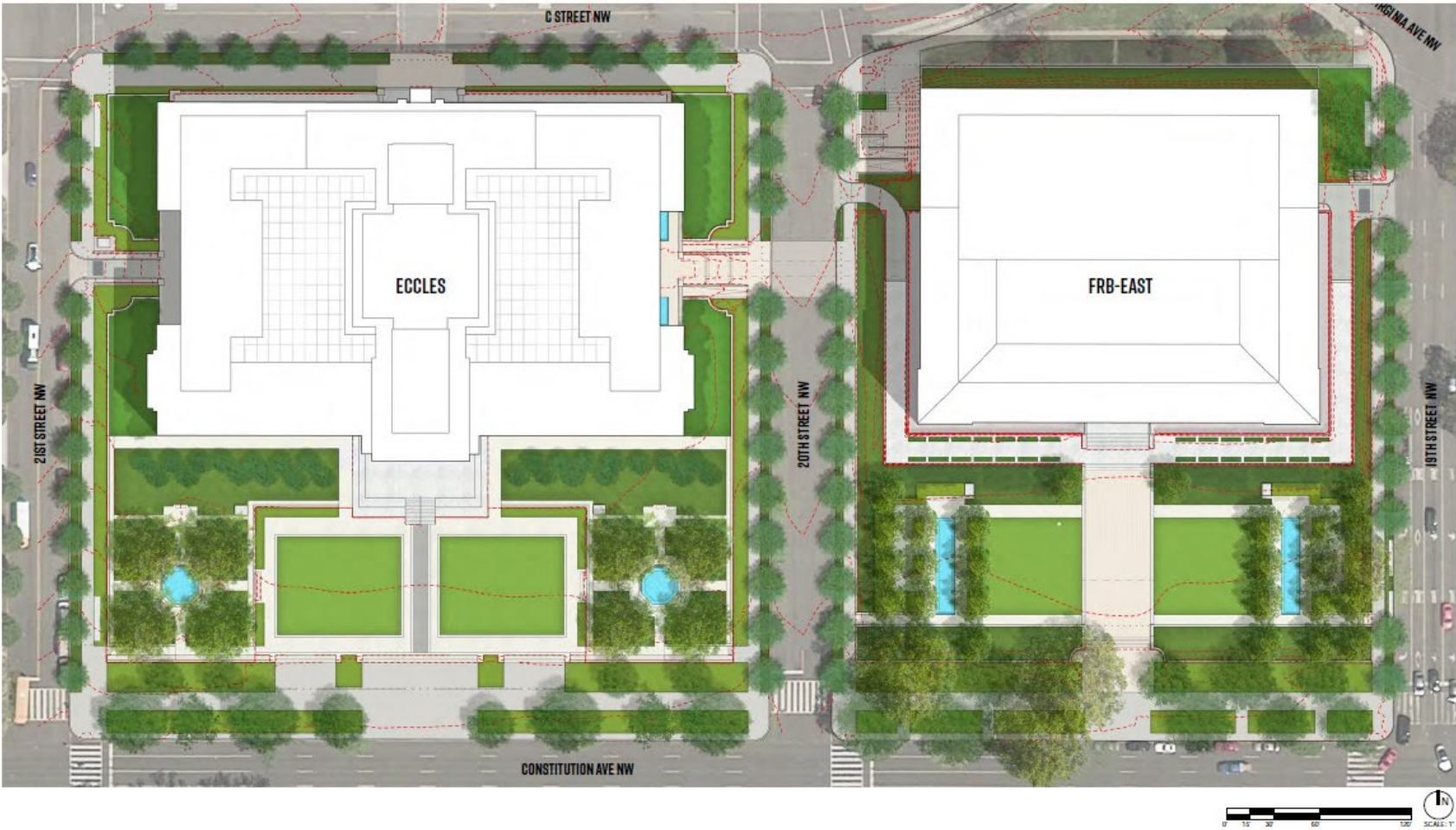


SW View

Option A Landscape

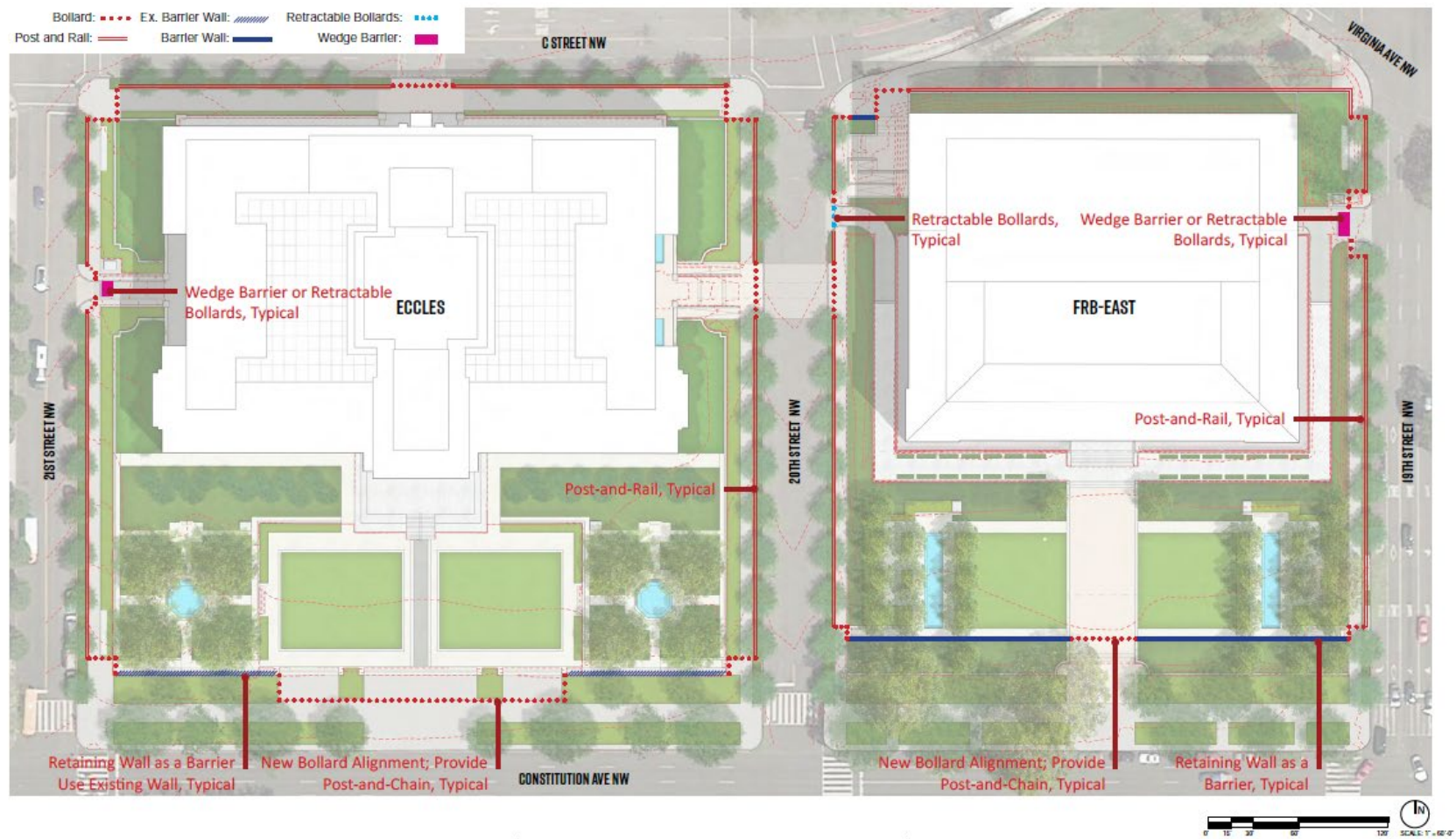
LANDSCAPE

PROPOSED SITE PLAN _ OPTION A



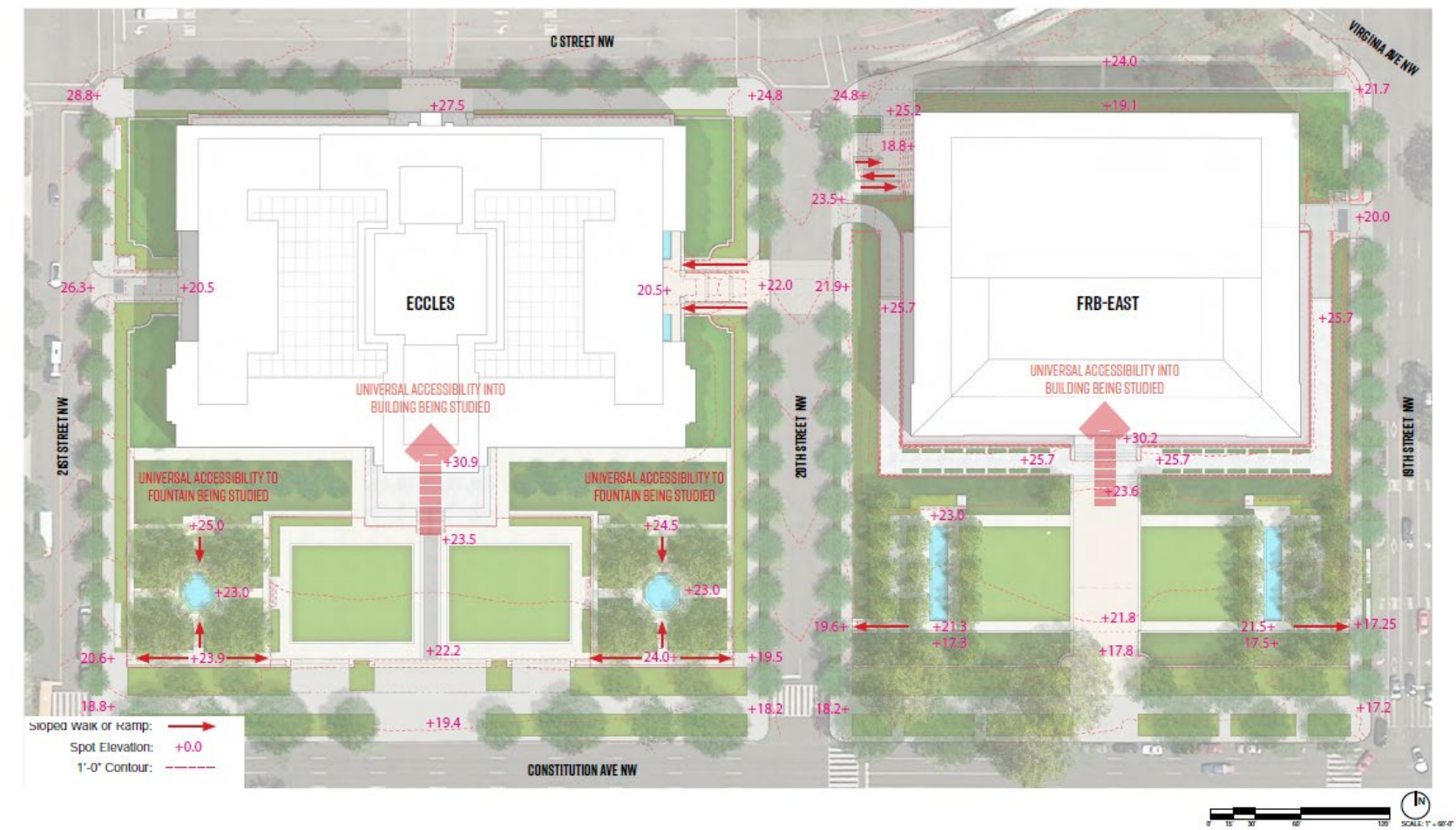
Option A Site Security

SITE SECURITY DIAGRAM_OPTION A



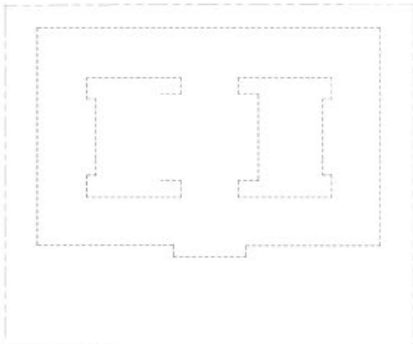
Option A Grading

GRADING & ACCESSIBILITY DIAGRAM _ OPTION A

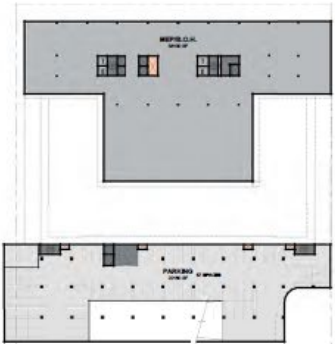


Option A Floorplans

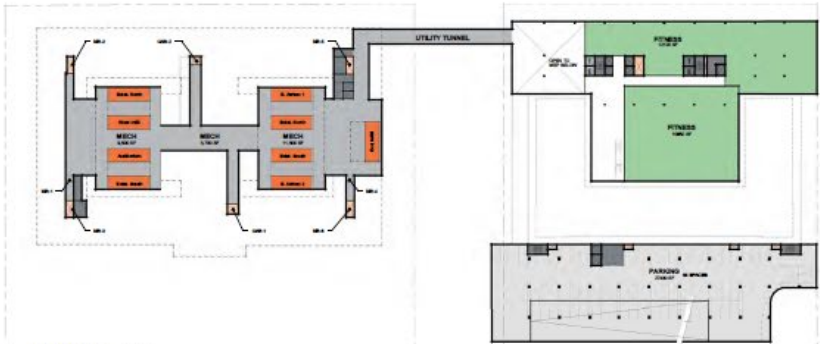
PROPOSED PLANS _ OPTION A



FRB-East C4/P4



Eccles C3 / FRB-East C3



Eccles C2 / FRB-East C2/P1



Eccles C1 / FRB-East C1

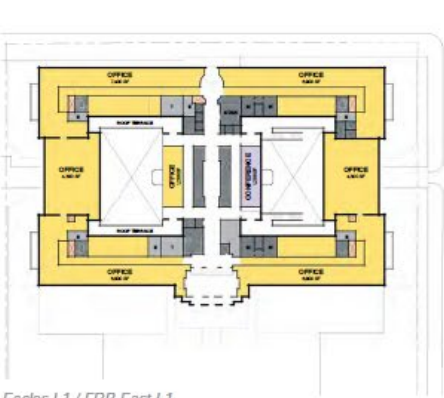


- SCREENING
- RETAIL + RDC
- CONFERENCE
- AUDITORIUM
- CAFETERIA + CAFE
- OFFICE
- FITNESS
- PARKING, LOADING, MEP
- CORE

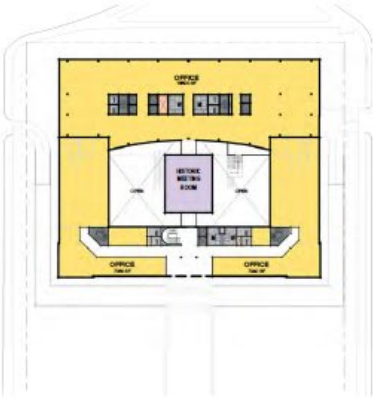


Option A Floorplans

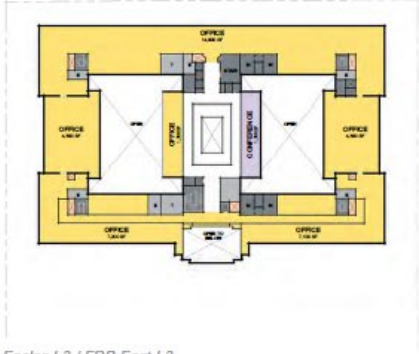
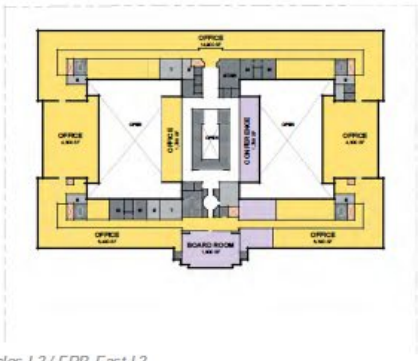
PROPOSED PLANS_OPTION A



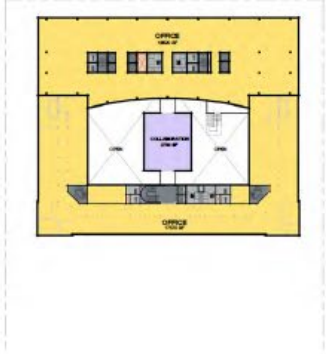
Eccles L1 / FRB-East L1



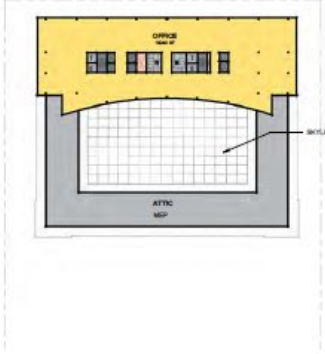
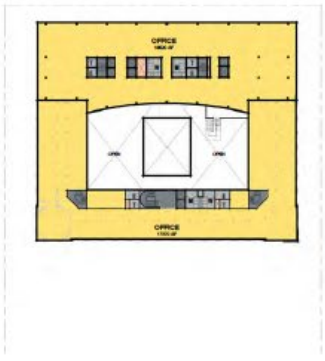
Eccles L2 / FRB-East L2



Eccles L3 / FRB-East L3



Eccles L4 / FRB-East L4

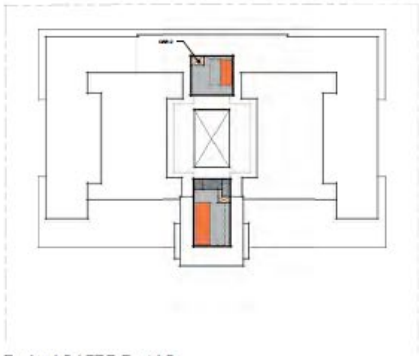


- SCREENING
- RETAIL + RDC
- CONFERENCE
- AUDITORIUM
- CAFETERIA + CAFE
- OFFICE
- FITNESS
- PARKING, LOADING, MEP
- CORE

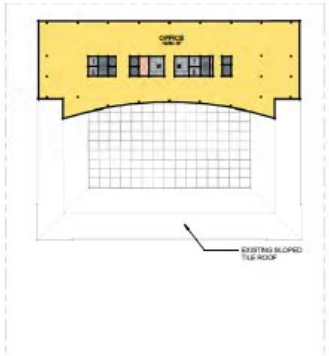


Option A Floorplans

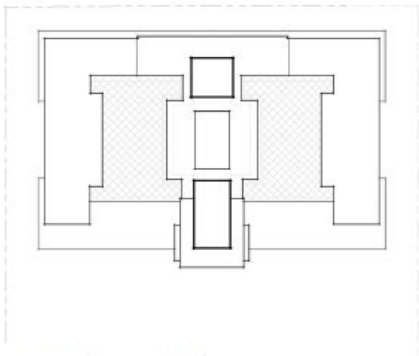
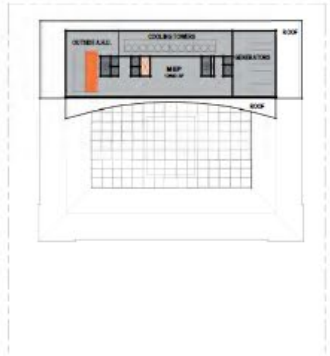
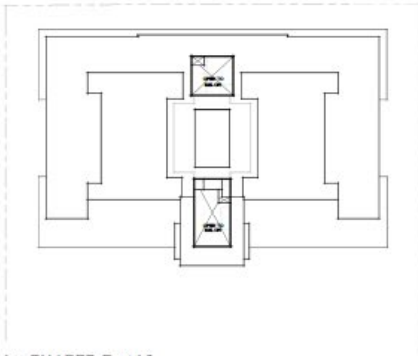
PROPOSED PLANS _ OPTION A



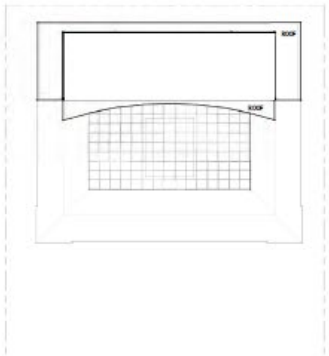
Eccles L5 / FRB-East L5



Eccles PH / FRB-East L6



Eccles Roof / FRB-East Roof

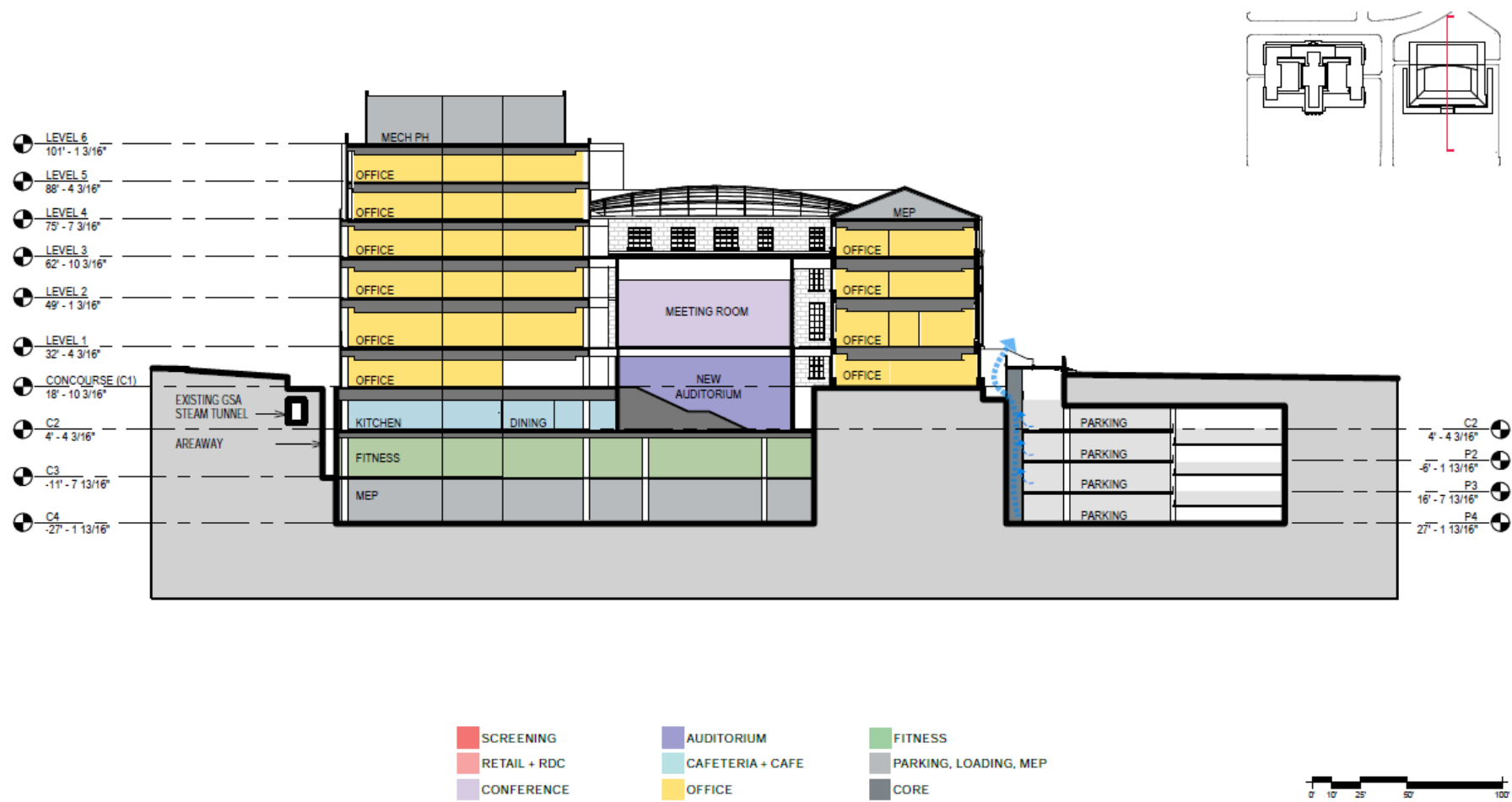


- | | | |
|--------------|------------------|-----------------------|
| SCREENING | AUDITORIUM | FITNESS |
| RETAIL + RDC | CAFETERIA + CAFE | PARKING, LOADING, MEP |
| CONFERENCE | OFFICE | CORE |



Option A Floorplans

FRB-EAST NORTH/SOUTH SECTION _ OPTION A



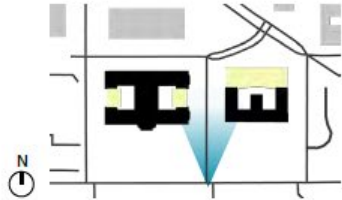
Option A Sections

LONGITUDINAL SECTION _ OPTION A



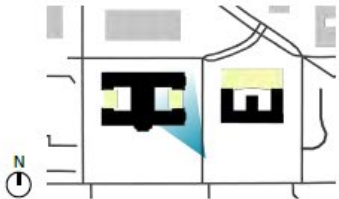
Option A Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION A



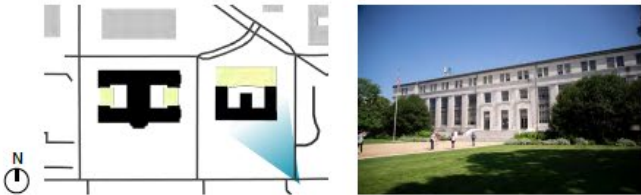
Option A Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION A



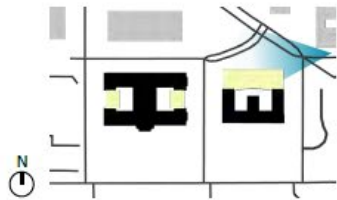
Option A Perspective

PERSPECTIVE FROM 19TH ST AND CONSTITUTION AVE _ OPTION A



Option A Perspective

PERSPECTIVE FROM VIRGINIA AVE AND C ST _ OPTION A



Option A Perspective

PERSPECTIVE FROM C ST _ OPTION A

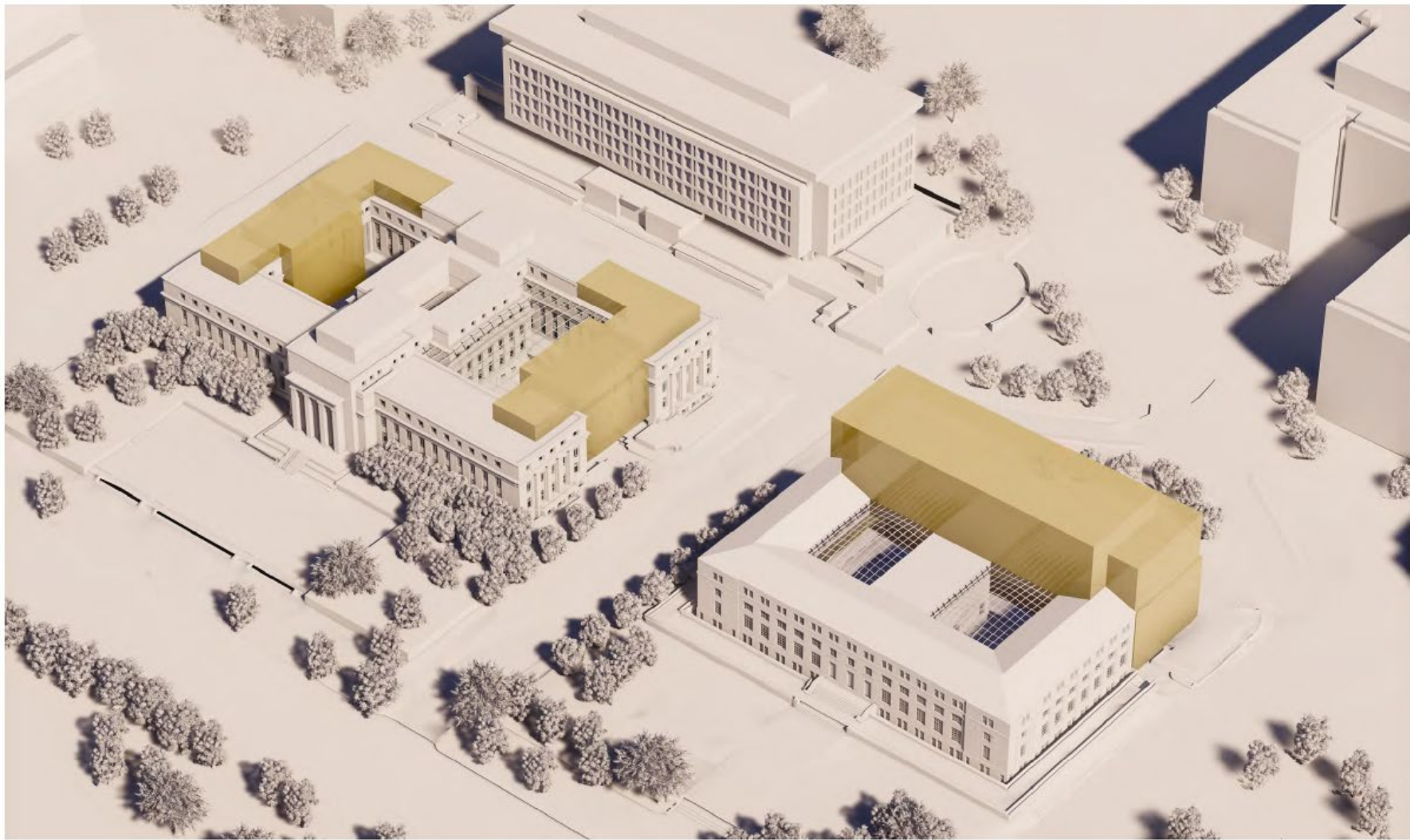


Option A Perspective

PERSPECTIVE FROM C ST _ OPTION A



Option C



SE View

MARRINER S. ECCLES BUILDING AND FEDERAL RESERVE BOARD-EAST BUILDING | NATIONAL CAPITAL PLANNING COMMISSION

CONCEPT REVIEW SUBMISSION

Option C

OPTION C

ECCLES

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

FEDERAL RESERVE BOARD-EAST

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

POPULATION

Program Requirement - 1,750 Seats	(217)
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PARKING

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



NE View

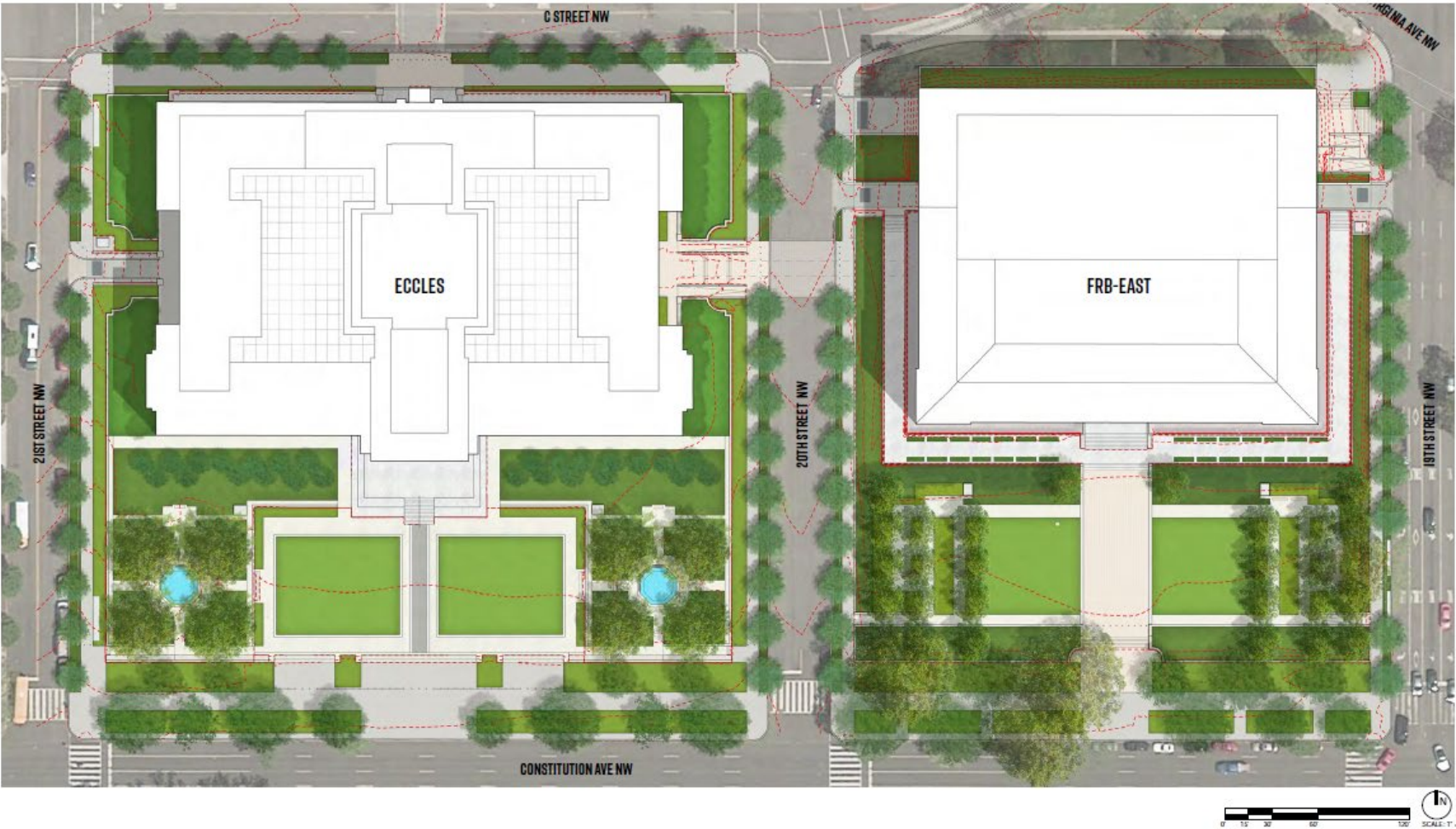


SW View

Option C Landscape

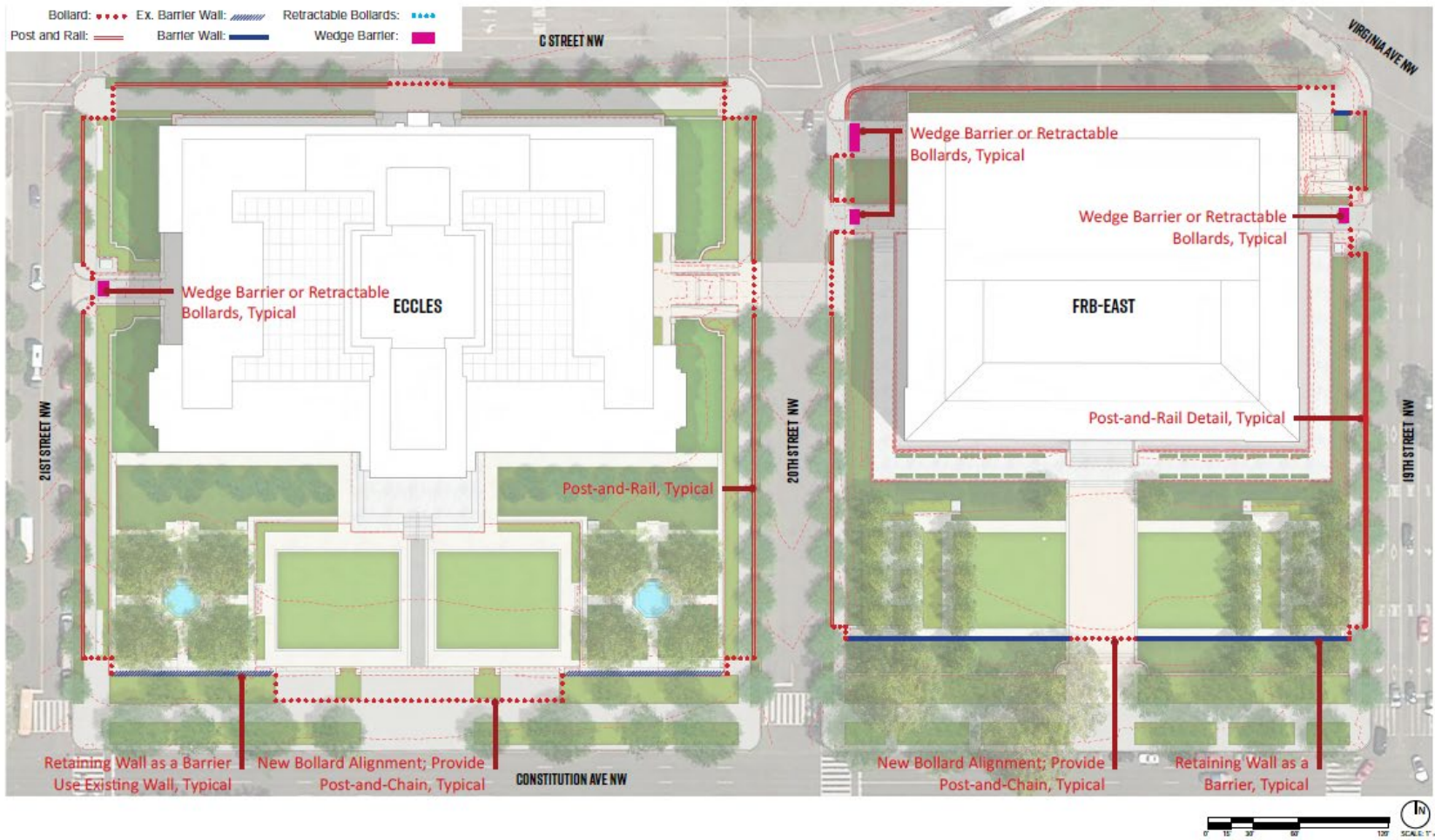
LANDSCAPE

PROPOSED SITE PLAN _ OPTION C



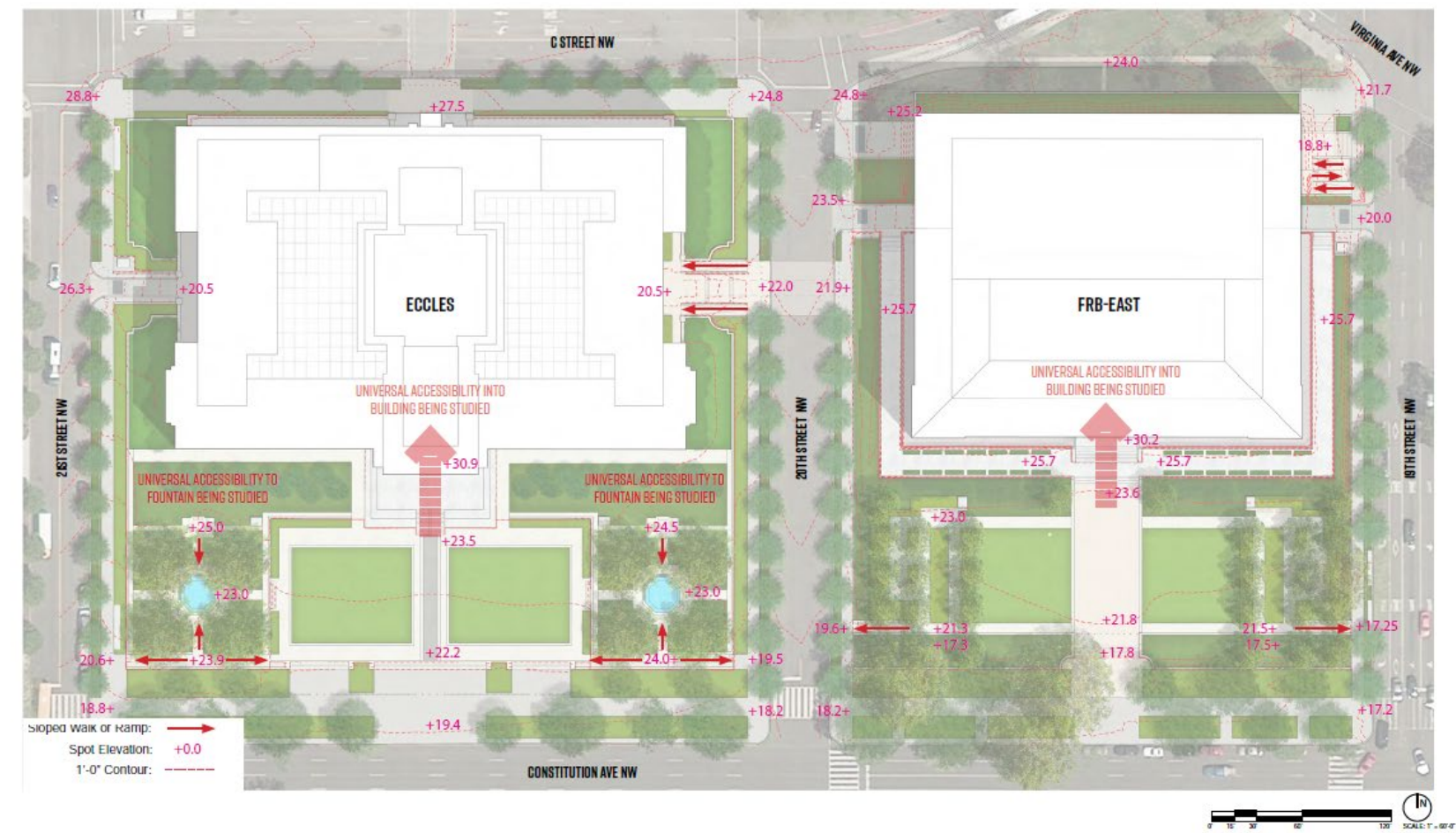
Option C Site Security

SITE SECURITY DIAGRAM _ OPTION C



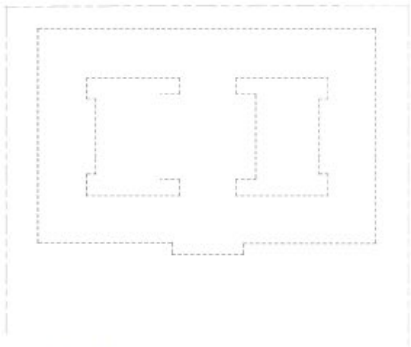
Option C Grading

GRADING & ACCESSIBILITY DIAGRAM _ OPTION C

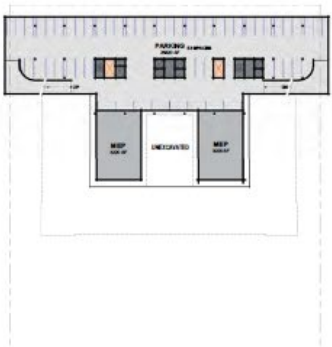


Option C Floorplans

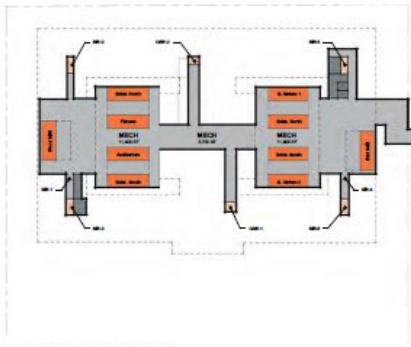
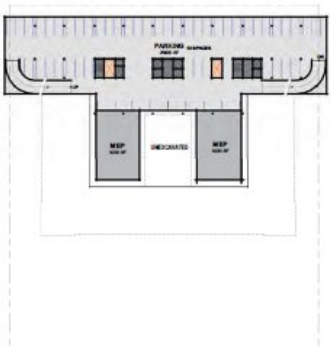
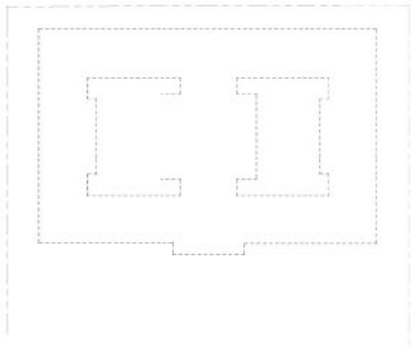
PROPOSED PLANS _ OPTION C



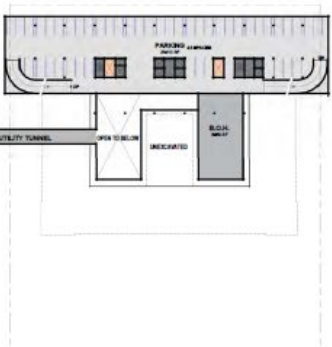
FRB-East C4/P4



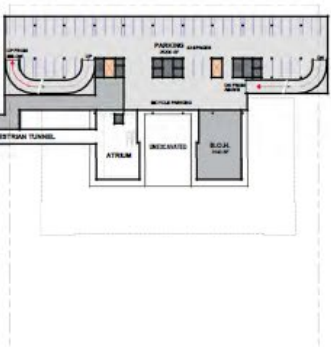
FRB-East P3



Eccles C3 / FRB-East P2



Eccles C2 / FRB-East C2/P1

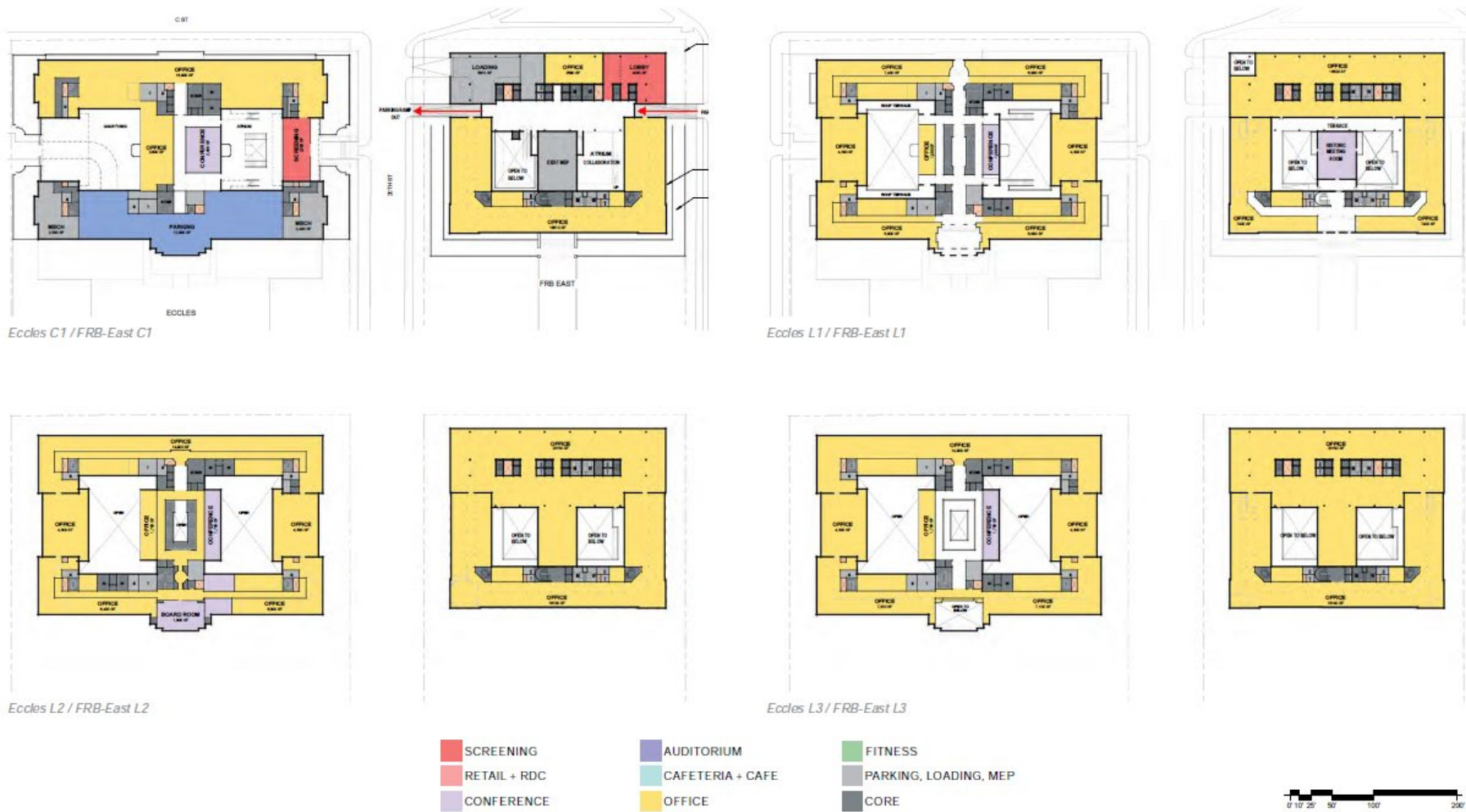


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|--------------|------------------|-----------------------|
| SCREENING | AUDITORIUM | FITNESS |
| RETAIL + RDC | CAFETERIA + CAFE | PARKING, LOADING, MEP |
| CONFERENCE | OFFICE | CORE |



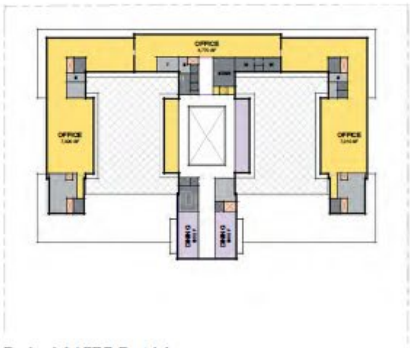
Option C Floorplans

PROPOSED PLANS _ OPTION C

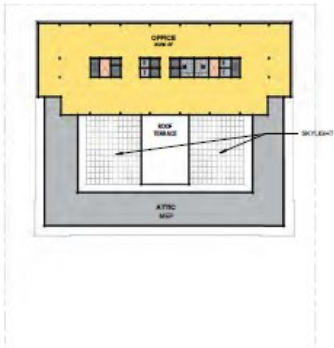


Option C Floorplans

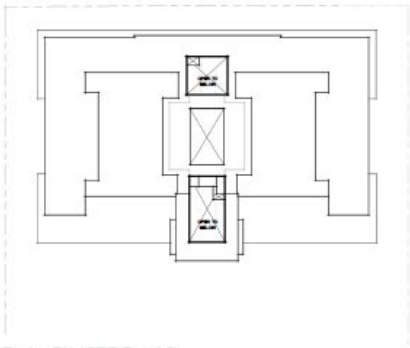
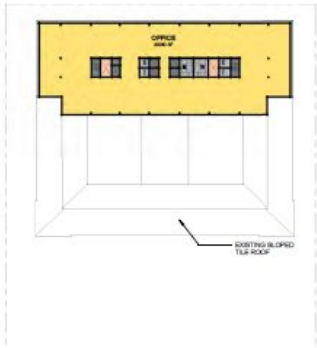
PROPOSED PLANS_OPTION C



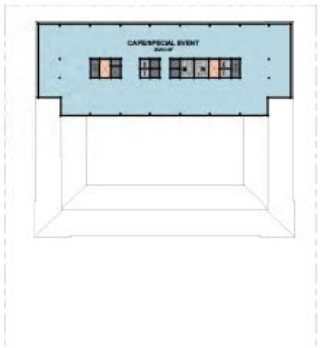
Eccles L4 / FRB-East L4



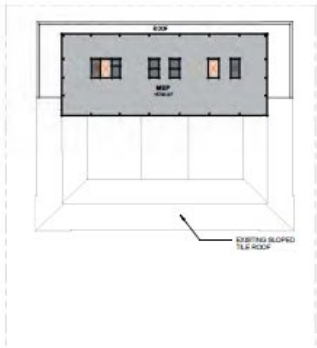
Eccles L5 / FRB-East L5



Eccles PH / FRB-East L6



FRB-East L7

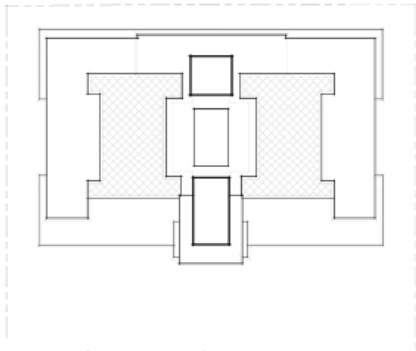


- SCREENING
- RETAIL + RDC
- CONFERENCE
- AUDITORIUM
- CAFETERIA + CAFE
- OFFICE
- FITNESS
- PARKING, LOADING, MEP
- CORE

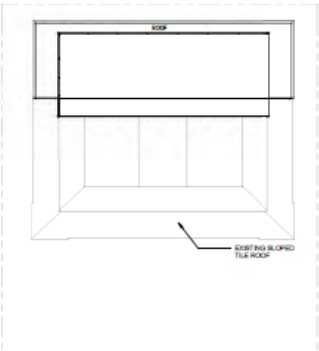


Option C Floorplans

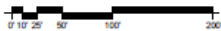
PROPOSED PLANS _ OPTION C



Eccles Roof / FRB-East Roof



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



Option C Section

FRB-EAST NORTH/SOUTH SECTION _ OPTION C



Option C Section

LONGITUDINAL SECTION _ OPTION C



Option C Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION C



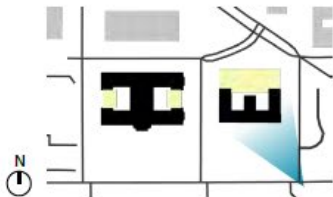
Option C Perspective

PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION C



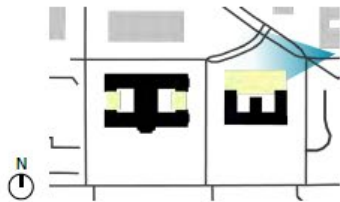
Option C Perspective

PERSPECTIVE FROM 19TH ST AND CONSTITUTION AVE _ OPTION C



Option C Perspective

PERSPECTIVE FROM VIRGINIA AVE AND C ST _ OPTION C



Option C Perspective

PERSPECTIVE FROM C ST _ OPTION C



Option C Perspective

PERSPECTIVE FROM C ST _ OPTION C

