MARRINER S. ECCLES BUILDING AND FEDERAL RESERVE BOARD-EAST BUILDING
RENOVATION AND EXPANSION
2051 AND 1951 CONSTITUTION AVENUE NW

CONCEPT REVIEW SUBMISSION
NATIONAL CAPITAL PLANNING COMMISSION
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1 PROJECT NARRATIVE
1. PROJECT NARRATIVE

1.1 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 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.

Ultimately, the proposed project will provide a superior work environment to help the Board attract and retain employees, enhance productivity, foster improvements in operating practices, and support employees’ ability to safely and effectively meet responsibilities in contemporary, technology-rich, collaborative work environments.

1.2 PROJECT GOALS

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.

1.3 AGENCY DESCRIPTION

The Board of Governors, located in Washington, DC, and headquartered in the Marriner S. Eccles 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 in their positions by the US Senate. The Board of Governors guides the operation of the Federal Reserve System to promote the goals and fulfill the responsibilities given to the Federal Reserve by the Federal Reserve Act.

EMPLOYMENT

The Federal Reserve Board currently has a workforce of approximately 3,400 employees.

The Federal Reserve Board will be consolidating their workforce into a campus that includes the following owned buildings:

- Marriner S. Eccles Building
- Federal Reserve Board-East Building
- 1709 New York Avenue Building
- William McChesney Martin, Jr. Building

Additionally, the Board is currently housed in two leased buildings including:

- 1801 K Street
- International Square.

The proposed project will reduce the Board’s need for leased space, which currently consists of approximately 600,000 square feet.

The 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.

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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)
I.6 HISTORICAL OVERVIEW

The Eccles Building and the FRB-East Building were built in the 1930s within the Northwest Rectangle, an area of fifteen city blocks north of the National Mall developed specifically for the federal government and/or semi-private institutions following the acceptance of the 1901 McMillan Plan. The federal government constructed the FRB-East Building between 1931 and 1933 for the US Public Health Service. The Eccles Building followed in 1935-1937, built for the Board of Governors of the Federal Reserve System.

ECCLES BUILDING

The Marriner S. Eccles Building (Eccles Building) was built in 1935-1937 as the headquarters of the Board. French-born Philadelphia architect Paul Phillipe Cret won the design competition to design the building in 1935. The design and construction of the new building followed legislation passed in 1933 that determined that the Board would no longer be chaired by the Secretary of the Treasury and have its headquarters in the Treasury Building. Authorized to acquire land for its new headquarters in 1934, the Board ultimately secured a prominent site along Constitution Avenue, between the National Academy of Sciences Building (1924) and the Public Health Service Building (1933). Cret designed a monumental building of white Georgia marble that combined a classical vocabulary and plan inspired by his training at the Ecole des Beaux Arts and his preference for modernism. Called by Cret as “New Modernism” and subsequently by others as “Stripped Classicism,” the result was a classically proportioned building with spare and austere ornamentation and detailing.

Documentary evidence indicates that as Cret was designing the new building, he was instructed to consider an expansion to accommodate additional staff. Renderings produced by Cret’s office show the 20th Street elevation, one as it was constructed (and much as it exists today), and a second drawing with “infills” connecting the north and south wings. These infill sections on the east and west side were not purely speculative. Foundation plans and recently discovered physical evidence indicates piles and footings for these infill sections were installed at the time of construction.

Cret also designed the formal south plaza on Constitution Avenue that fronts the Eccles Building. Cret’s design included central terraces that are flanked on either side by a formal garden with a central fountain of black granite. In addition, Cret included private courtyards on the east and west sides of the building, enclosed by stone walls.

In 1982, by act of Congress, the building was named after Marriner S. Eccles, who had served as Chairman of the Federal Reserve Board from November 15, 1934, through April 14, 1948.

Since its dedication by President Franklin Delano Roosevelt in 1937, the Eccles Building has undergone several small- and large-scale renovations to its interior, exterior, and systems. The building was renovated in the 1970s in response to the construction of the Board’s William McChesney Martin, Jr. Building in 1974, located directly north of the Eccles building. The offices on each side of the double-loaded corridors were modified with partitions to create office clusters. The staff cafeteria, located on the Fourth Floor of the Eccles building, was relocated to the new Martin Building and the former cafeteria was retrofitted with office space. In addition, a skylight above the building’s Grand Stair was removed and infilled on the Fourth and Fifth floor levels for additional office space. Although the laylight above the stair was left in place, it was subsequently lit artificially. The 1970s renovation of the Eccles Building also infilled the area between the two Fifth Floor penthouses with new office space. Other improvements and changes to the building and site include perimeter security barriers, a visitor screening facility located in the...
east courtyard, and the retrofitting of the original windows with internal metal framed windows for blast protection. No known changes have been made to the south plaza landscape.

**FRB-EAST BUILDING**

The Federal Board East-Building was constructed from 1931 until 1933 to house the United States Public Health Service. Washington architect Jules Henri de Sibour designed the building, which was one of several new monumental buildings built along Constitution Avenue at this time. De Sibour designed the new federal building to align with the adjacent Pan American Union Building (1910) to the east and the National Academy of Sciences Building (1924) to the west. The E-shaped building is three stories and features a façade of white Georgia marble with a double-height colonnade of fluted Doric pilasters. De Sibour indicated on the original drawings that the building’s original landscape included a double row of American elm trees planted along Constitution Avenue and a double row of trees as well as the addition and removal of trees.

Since its completion in 1933, several government agencies have occupied the building. The Public Health Service vacated the building by 1947. During World War II, the building served as the offices for the Joints Chiefs of Staff and Combined Chiefs of Staff. The building later housed the Atomic Energy Commission, the National Science Foundation, and most recently the Department of the Interior. The Board acquired the building in 2018.

As several different agencies and organizations occupied the building since its construction, the FRB-East Building has been modified numerous times to accommodate each organization’s need. In the 1970s, an additional story was added to the central wing of the building. Original metal office partitions have been modified over the years through the installation of gypsum board or plywood paneling over the original partitions and additional partitions added to create more individual office space. In order to address life safety concerns, wall and fire doors have been installed at certain locations and the main stair hall enclosed with a solid wall. The north ends of the east and west wings have also been reconfigured with additional fire stairs. Known changes to the landscape include new foundation planting as well as the addition and removal of trees.

**I.7 HISTORIC PRESERVATION DOCUMENTATION**

**SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT COMPLIANCE**

The Board initiated Section 106 with the DC Historic Preservation Office (DC SHPO) on August 15, 2019. A combined public scoping meeting and Section 106 consulting parties meeting was held on September 17, 2019, to introduce the project. An additional combined public and consulting parties meeting was held on October 16, 2019, to review the undertaking and the proposed area of potential effects (APE). The Board will continue to consult with the DC SHPO and the consulting parties to identify, assess, and resolve adverse effects on historic properties.

In addition to the assessment of effects of the project on the Eccles and FRB-East buildings and their associated landscapes, the assessment will also include historic properties within the Area of Potential Effects, which includes the National Mall, the National Academy of Sciences, the L’Enfant Plan, and other adjacent individual landmarks. Potential effects to adjacent properties will most likely be visual and this project will make every effort to avoid and minimize effects on historic properties.

**ECCLIS BUILDING**

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. An inventory form was not prepared for the building as part of its listing. Although not formally evaluated for listing in the National Register of Historic Places, the property is being treated 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.

**FRB-EAST BUILDING**

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 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.

**1.8 ENVIRONMENTAL DOCUMENTATION**

**NATIONAL ENVIRONMENTAL PROTECTION ACT (NEPA) COMPLIANCE**

The Board is preparing an Environmental Assessment (EA) to consider the proposed project’s impacts on environmental resources under the National Environmental Protection Act (NEPA). A public scoping notice was sent to interested parties on September 3, 2019, announcing the public scoping period. A combined public scoping meeting and Section 106 consulting parties meeting was held on September 17, 2019. An additional public meeting and Section 106 consulting parties meeting was held on October 16, 2019 that introduced the proposed action alternatives.

**1.9 NATURAL RESOURCES**

There are a number of trees on the FRB-East Building site that are significant due to their size. Four (4) trees on the site have been identified as Heritage Trees (trees 100’ in circumference or greater) and 31 trees have been identified as Special Trees (trees with a circumference between 44” and 100”). The three Heritage Trees along Constitution Avenue are American elm trees that likely date back to the building’s original landscape. The single Heritage Tree along 19th Street is a scarlet oak that also likely dates from the original landscape. The proposed project will avoid impacts to the Heritage Trees along the periphery of the site.

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

1937
Federal Reserve Board of Governors moves into the building

1964
Listed in the DC Inventory of Historic Sites

1977
Last major building renovation

1982
Building named after Marriner S. Eccles (1890–1977), Chairman of the Federal Reserve under President Roosevelt
I.II BUILDING CHRONOLOGY _ FRB-EAST BUILDING

1930 – 1931
Building designed by Jules Henri de Sibour

1931
Building construction begins

1933
US Public Health Service moves into the building

1942 – 1946
President Roosevelt selects the building to house the offices of the Combined Chiefs of Staff and the Joint Chiefs of Staff

1947 – 1953
Atomic Energy Commission occupies building

1954
The National Science Foundation buys the building

1972
Protesters from the American Indian Movement occupy the building

2007
Listed in the National Register of Historic Places

2017
Department of Interior vacates the building

2018
Federal Reserve Board acquires the building

2000
Department of Interior/Bureau of Indian Affairs moves into the building

1968
Department of Interior/Bureau of Indian Affairs moves into the building

1964

1970

1972

1980
I.12 Flood Plains & Stormwater Management

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

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

DOEE requires all major regulated projects to comply with current Stormwater Management (SWM) retention requirements pursuant to Chapter 5 of Title 21 of the District of Columbia Municipal Regulations (DCMR). This project will trigger requirements of a Major Substantial Improvement (MSI) activity, a Major Land Disturbing (MLD) activity, and a Maximum Extent Practicable (MEP) compliance process for improvements within the public right-of-way. The project will be considered a major regulated project by DOEE.
The Stormwater Retention Volume (SWRv) will be met on-site or through a combination of on-site and off-site retention practices. Additional requirements per the DC Water Green Infrastructure Utility Protection Guidelines and the DDOT Green Infrastructure Standards will also be met due to anticipated work proposed within the public right-of-way.

The project anticipates stormwater management for the project area to include the use of rainwater harvesting, green roofs, bioretention, and permeable pavement.

### 1.13 Schedule

The project is scheduled to be constructed beginning mid-year 2021 with an estimated 3 year period of construction.

### 1.14 Project Cost and Funding

The current estimated project cost is approximately $450M. The project will be funded by the Federal Reserve.

### 1.15 Additional Agency Review

Since May 2019, the Board has held several meetings with federal and local review agencies as part of the concept development process, including NCPC, CFA, and the DC SHPO. The Board is also coordinating with the NPS and is anticipating additional coordination with DDOT and the DOEE as part of this project.
2 EXISTING CONDITIONS
2. EXISTING CONDITIONS

2.1 OVERVIEW

ECCLES BUILDING

The Eccles Building is located on three (3) tax lots owned by the federal government that form a contiguous property bounded by C Street NW to the north, 20th Street NW to the east, Constitution Avenue NW to the south, and 21st Street NW to the west. Together, the three (3) lots form a property with a cumulative recorded area of 181,071 square feet (4.16 acres). Approximately 66 percent of the property is impervious area comprising of building structure, driveways, site walkways and hardscape, and fountain plaza areas. The remaining portion of the site is permeable area consisting of turf, landscaping, and vegetation.

The northern half of the property consists of an H-shaped building with two interior courtyards. An elevated landscaped plaza is located on the southern half of the property. Site topography generally slopes down from the north to the south portion of the site, though the building’s interior courtyards are lower than the adjacent street elevations. The topography surrounding the Eccles Building ranges between 29-feet above sea level at the northwest quadrant, down to 19-feet above sea level at the southeast quadrant.

Landscaping on the Eccles Building site is very well maintained. The grounds have a high exposure to the public given its Constitution Avenue address and the historical significance of the building.

FRB-EAST BUILDING

The FRB-East Building is located on a single tax lot that is bounded by an adjacent, National Park Service-owned property to the north, 19th Street NW to the east, Constitution Avenue NW to the south, and 20th Street NW to the west. This property has a recorded area of 138,512 square feet (3.18 acres). Approximately 65 percent of the property is impervious area comprising of building structure, parking lot, site walkways, and hardscape. The remaining portion of the site is permeable area consisting of turf, landscaping, and vegetation.

The northern half of the property consists of an E-shaped building with an asphalt surface parking lot adjacent to the north side. An elevated landscaped plaza is located on the southern half of the property. Site topography generally slopes down from the north to the south portion of the site, though the asphalt surface parking lot is lower in elevation than the adjacent street and green space elevations.

The landscape includes a set-back from Constitution Avenue, raised landscape and building terraces, a formal walkway and stairs axially aligned on the building entrance.
2.2 PROJECT CONTEXT - PHOTOS
2.3 LANDSCAPE

EXISTING SITE PLAN

- Mature Planting
- Historic Terrace
- Overgrown Planting
- Sloped Planting
- Existing Large Trees
- Monumental Stairs (185')
- Lawn Terrace
- Garden Terrace with Fountain + Mature Planting
- Manicured Hedge
- Eccles FRB-East
- Constitution Ave NW
- 19th Street NW
- 20th Street NW
- 21st Street NW
- Mature Planting
- Historic Terrace
- Overgrown Planting
- Lawn Terrace
- Overgrown Planting
- Courtyard / Service
- Courtyard
- Sloped Planting
- NPS Green Space
-成熟的植物
- 历史露台
- 园林露台
- 人工湖
- 城墙
- 室外楼梯
- 绿植
- 植物
- 由于篇幅原因，未能全部展示
EXISTING SITE ANALYSIS _ ACCESSIBILITY & SECURITY

- Existing Security Visually Prominent
- Vehicular Entry

**Eccles / FRB-East**
- Constitution Ave NW
- C Street NW
- 21st Street NW
- 20th Street NW
- 19th Street NW

**Not Accessible**
- Few Bollards
- Granite Curb
- Terrace Walls
- Combination Wood + Brick

**Only Accessible**
- Entry / Drop-Off
- Guard Booth
- Monumental Stairs (185')

**Oversized**
- Bollards
- Level Wall (30')

**Visually Prominent**
- Existing Security

**New Vehicular Security Required**

**SCALE: 1" = 60'-0"**
2.4 ECCLES BUILDING

EXISTING CONDITION PHOTOGRAPHS

South Facade

East Courtyard Entry

Courtyard Fountain

East Courtyard
East Facade

Vaulted Corridor, Level 2  

Board Room

Monumental Stair Hall
2.5 FRB-EAST BUILDING

EXISTING CONDITION PHOTOGRAPHS
3 PROPOSED
3. PROPOSED

3.1 INTRODUCTION

This project proposes the most comprehensive renovation of the Eccles and FRB-East buildings since their original construction. The ambitious project goals and extensive scope of work require the careful consideration of adverse effects to these historically significant buildings. The proposed renovation and expansion aims to minimize the impacts to historic fabric across the project and sensibly manage change to significant spaces. In an effort to meet the needs of the project, a consensus has formed between the Board and the design team that the correct approach should accommodate more changes to the FRB-East Building in order to prioritize higher levels of preservation (ie. “light touch”) in the more iconic Eccles Building.

DESIGN PRINCIPLES

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

- Create a dialogue between old and new that is harmonious with the existing buildings’ scale, details, and materials
- Develop a design that is of enduring value and expressive of our own time
- Demonstrate environmental and historic stewardship and promote workplace wellness through leading-edge strategies.
- Employ environmentally mindful design solutions to enhance the existing open space and more seamlessly integrate with the urban context within the public realm.

3.2 OPTIONS SUMMARY

Three options have been developed and each address the overall planning and design objectives of the project. Of the three options, Option B is the preferred. One of the primary objectives is to prioritize higher levels of preservation in the more iconic Eccles Building by accommodating more program and modifications in the FRB-East Building; therefore, the biggest variation between the options is the height and massing of the proposed FRB-East addition.

In Option B, the addition to FRB-East is five stories above grade. At that height, it best compliments the scale not only of the historic building, but also the Eccles Building across the street. Different than Option A & C, it best accommodates the Board’s program needs, which includes providing 1,750 seats for staff. In this option, the addition has a larger floor plate than the other two options. The larger floor plate, combined with maintaining the nominal alignment of building faces along C street, requires the removal of the center wing of the existing FRB-East Building.

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

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

3.3 PREFERRED OPTION

OPTION B

Overall Property Landscape

- In coordination with the historic lighting designer, exterior lighting will utilize energy efficient lamping and minimize light pollution to the extent possible. Landscape accent lighting will be used to highlight garden features and to complement the planting. Street lighting will meet DDOT and Monumental Core Street standards. Expanded security flood lighting and building facade lighting upgrades will occur.

- Historic trees will be preserved whenever possible. All trees to remain will be protected during construction and pruned as directed by an arborist to remove deadwood and assure a healthy branching structure.

- Most non-historic street trees will be replaced with mid to large caliper trees. Historic trees found to be in very poor health will be replaced in kind with large caliper trees.

- Many shrubs inboard of sidewalks will be removed and replaced with new plant materials in the spirit of the original design intent. New and supplemental plantings will be added to all existing planting areas.

- All existing lawn areas to remain and disturbed during construction will be replaced with sod.

- Irrigation will be installed throughout the project planters and lawn areas.

- Six new stone reflecting-type and small cascade water features will be added.

- To the extent possible, the project will comply with DC Green Construction Code by meeting the goals and objectives of the Leadership in Energy and Environmental Design (LEED) program developed by the US Green Building Council.

- Stormwater management will adhere to applicable codes and regulations.
• All sidewalks and streetscape features will be disturbed by construction activities. Existing curblines will be maintained throughout.

• Universal Accessibility to the buildings along Constitution Avenue is desired and is currently being studied and explored.

• Site security will be improved with the addition of new anti-ram bollards, anti-ram knee walls and ha-ha walls. Retractable bollards will be added at vehicular/garage entrances. The appearance of these barriers will be minimized to the greatest extent possible by utilizing planting and incorporating into site amenities.

• Parking-control guard booths with security systems will be replaced and added at each garage entrance and within and on both sides of the Constitution Avenue frontage.

• Screening entrances will be designed for each building to make visitors feel welcome, comfortable, and safe while waiting.

Eccles Building
• The existing building will be modernized and high-character spaces, features, and materials will be preserved to the greatest extent possible.

• The exterior of the historic building will be restored and upgraded for security.

• Five (5)-story infill additions will be constructed on the east and west sides of the building that will connect the existing north and south wings.

• A rooftop addition will be constructed on the north wing that will connect with the east and west infill additions.

• The east and west exterior courtyards will be converted into atriums, with the east atrium becoming an entrance to the Eccles Building for staff and VIP’s. The east atrium will also contain vertical circulation connecting the C-1 (entrance) level up to the first floor and down to the C-2 level where the existing tunnel between the Eccles Building and the Martin Building is located and new tunnel between the Eccles Building and FRB-East Building will be located.

• The existing walkway over the center wing/Grand Stair will be restored. The 1977 fifth floor office addition will be partially removed and a new skylight at the roof level of the Fourth Floor will be installed (restoring a condition similar to that of the original building prior to previous alterations).

• The addition will expand the C2 level under the existing building and courtyards allowing for additional program below grade.

• All existing systems within the building will be completely replaced.

• The existing Governors’ parking in the Eccles Building will be converted into program space.

Eccles Landscape
• The existing landscape will be rehabilitated to improve accessibility, perimeter security, and parking.

• The security booths on the south plaza will be replaced.

• A new east building entrance will include an entry plaza with stairs flanked by ramps centered on the new lobby space.

• A new west building entrance will include a paved plaza.

• Universally accessible routes will be created in four locations associated with the Eccles Building. These include: 1) a sloped walk from the 20th Street NW sidewalk (at SE property corner) to the west to the level of the existing lawn terrace; 2) a sloped walk from the 21st Street NW sidewalk (at SW property corner) to the east to the level of the existing lawn terrace; 3) driveway from 21st Street NW into the west garage entrance; 4) sidewalks adjacent to the driveway at the 20th Street NW garage entrance. Universal Accessibility to the south terrace fountains will be studied and explored.

FRB-East Building
• The center wing of the existing building will be removed.

• Except for the center wing, the existing building will be modernized and high-character spaces, features, and materials will be preserved to the greatest extent possible.

• The exterior of the historic building will be restored and upgraded for security.

• A major addition that is five (5) levels above grade and four (4) levels below grade will be constructed on the north side of the existing building.

• An atrium will be constructed between the existing building and the new addition. The lower levels of the atrium will house amenity functions for the board and will include a cafeteria and conference space.

• A loading dock will be constructed in the FRB-East Building and will serve the FRB-East Building, the Eccles Building, and the Martin Building and will connect the buildings by a below-grade service tunnel.

• A parking garage will be constructed below the south lawn of the FRB-East Building and 20th Street NW. The entrance ramp will be within the landscape between the historic terrace on 19th Street. The exit ramp will be within the landscape between the historic terrace on 20th Street and the sidewalk. The total parking will include 577 spaces.

3.4 OTHER OPTIONS UNDER CONSIDERATION

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

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

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

**Eccles Landscape**
- The Governors’ parking will be maintained in its current location. As a consequence, the west courtyard will remain open to vehicles coming and going to the secure parking, and the courtyard will remain open.
- The vehicular ramp on the west side of the building will be maintained and a new wedge barrier, security booth, and paths on both the north and south sides of the ramp will be installed.
- The center wing of the building will be retained. The ground will be excavated under the wing for program space. Since the structure needs be underpinned for the center wing, the whole room will be raised in elevation by 2’ – 8” to match Level 1 of the existing building.

**FRB-East Building**
- An addition that is six (6) stories above grade and three levels below grade will be constructed on the north side of the building.
- The center wing will be maintained in its entirety. An addition 7 levels above grade will be constructed on the north side of the building.
- Due to the requirement to save three (3) Heritage Trees on the south lawn, the footprint of the garage will be narrower and fewer (4) levels below grade.

**FRB-East Landscape**
- The vehicular ramp on the west side of Eccles Building will be converted into program space. The added space will be limited to those associated with vehicular circulation and parking, and will not meet the Board’s program needs. This is primarily due to parking below the addition and the consequent need to push amenity program up into floors above. The landscape design closely echoes that of Option B, with changes limited to those associated with vehicular circulation, parking, and the design of the south lawn of the FRB-East Building. The differences between Option C and Option B (preferred) are listed below.

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

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

**FRB-East Landscape**
- No garage ramp will exists on the exterior of the existing building in Option C since parking will be located in the new addition. The terraces will be redeveloped and converted to benches, and all parking will be located within the building and not under the terraces in this option.
- With parking located in the addition, the existing landscape of the south lawn will be rehabilitated following the Secretary of Interior Standards. New walls will be constructed adjacent to the existing stair nearest to Constitution Avenue to act as perimeter security. Where the proposed walls meet the stairs, bollards will be utilized to maintain pedestrian circulation.
- The new entrance to the building will be located on the northeast corner of the addition and will include a ramp and stair.
- In lieu of rectilinear water features at the southern lawn terrace, plant beds will be incorporated into the central space surrounded by walks at the east and west ends.
### ECCLES
- East Courtyard Covered: Yes
- West Courtyard Covered: No
- N/S Links Setback - Feet: 5'
- Historic Fountains: Preserved
- Gate & Entry Walls to the Courtyards: Maintained in Location
- Governors Parking: Removed

### 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)

### PARKING
- Location: FRB-East South Lawn
  - 19t St - Terrace End
  - 20th St - Terrace End
  - Concealed within areaway
- Parking Entrance: Under FRB-East Addition
  - 19t St - Under Addition
  - 20th St - Under Addition
  - Within Addition
- Parking Exit: Under FRB-East Addition
  - 19t St - Under Addition
  - 20th St - Under Addition
  - Within Addition
- Ventilation & Emergency Exits: Concealed within areaway
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.
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.
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.
OPTION B
(PREFERRED OPTION)
## 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 areaway
ECCLES LANDSCAPE CONCEPT _ OPTION B

PROPOSED CONCRETE SIDEWALK PAVING
PROPOSED WATER FEATURE
ENTRY PLAZA WITH STAIRS & SLOPED WALKWAYS
ENHANCED PEDESTRIAN CROSSING
REHABILITATED LANDSCAPE PLANTING
REPLACE GUARDBOOTH AT EXISTING LOCATION
EXISTING WATER FEATURE
UNIVERSALLY ACCESSIBLE PEDESTRIAN RAMP
EXISTING WALL AS SECURITY BARRIER

UNIVERSALLY ACCESSIBLE PEDESTRIAN RAMP
NEW BOLLARD ALIGNMENT
BIKE SHARE
RECONFIGURED SITE SECURITY TO BE LESS VISIBLE
EXIT WITH STAIRS & SLOPED WALKWAY
PROPOSED STREET TREES WITH EXPANDED STRUCTURAL SOIL AREA
REPLACE GUARDBOOTH AT EXISTING LOCATION

SCALE: 1" = 60'-0"
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GRADING & ACCESSIBILITY DIAGRAM _ OPTION B

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PG # 14
PROPOSED PLANS _ OPTION B

Eccles L4 / FRB-East L4

Eccles L5 / FRB-East L5/PH

Eccles Roof / FRB-East Roof

1. SCREENING
2. RETAIL + RDC
3. CONFERENCE
4. AUDITORIUM
5. CAFETERIA + CAFE
6. OFFICE
7. FITNESS
8. PARKING, LOADING, MEP
9. CORE

August 29, 2019

Eccles L4 / FRB-East L4

Eccles L5 / FRB-East L5/PH

Eccles Roof / FRB-East Roof
LONGITUDINAL SECTION _ OPTION B

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CONCEPT REVIEW SUBMISSION

SCREENING
RETAIL + RDC
CONFERENCE

AUDITORIUM
CAFETERIA + CAFE
OFFICE

FITNESS
PARKING, LOADING, MEP
CORE
PERSPECTIVE FROM 19TH ST AND CONSTITUTION AVE _ OPTION B
PERSPECTIVE FROM C ST _ OPTION B
# OPTION A

## ECCLES

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Courtyard Covered</td>
<td>Yes</td>
</tr>
<tr>
<td>West Courtyard Covered</td>
<td>No</td>
</tr>
<tr>
<td>N/S Links Setback - Feet</td>
<td>5'</td>
</tr>
<tr>
<td>Historic Fountains</td>
<td>Preserved</td>
</tr>
<tr>
<td>Gate &amp; Entry Walls to the Courtyards</td>
<td>Removed</td>
</tr>
<tr>
<td>Governors Parking</td>
<td>Maintained in Location</td>
</tr>
</tbody>
</table>

## FEDERAL RESERVE BOARD-EAST

<table>
<thead>
<tr>
<th>Feature</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Height of Addition</td>
<td>6 Levels + PH</td>
</tr>
<tr>
<td>Center Wing</td>
<td>Preserved and Raised</td>
</tr>
<tr>
<td>Octagon &amp; Historic Lobby</td>
<td>Preserved</td>
</tr>
</tbody>
</table>

## POPULATION

| Program Requirement - 1,750 Seats      | (183) |

## PARKING

<table>
<thead>
<tr>
<th>Location</th>
<th>FRB-East South Lawn</th>
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<td>Parking Entrance</td>
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<tr>
<td>Parking Exit</td>
<td>20th St - Terrace End</td>
</tr>
<tr>
<td>Ventilation &amp; Emergency Exits</td>
<td>Concealed within areaway</td>
</tr>
</tbody>
</table>
LANDSCAPE

PROPOSED SITE PLAN _ OPTION A

CONCEPT REVIEW SUBMISSION

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Landscape

Proposed Site Plan _ Option a

Eccles / FRB-East

Constitution Ave NW

C Street NW

21st Street NW

20th Street NW

19th Street NW

Virginia Ave NW

SCALE: 1" = 60'-0"
SITE SECURITY DIAGRAM _ OPTION A

- Bollard: Retractable Bollards, Typical
- Post and Rail: Post-and-Rail, Typical
- Ex. Barrier Wall: Wedge Barrier, Typical
- Retractable Bollards: Retractable Bollards, Typical
- Barrier Wall: Barrier Wall
- Wedge Barrier: Wedge Barrier

**ECCLES**
- New Bollard Alignment; Provide Post-and-Chain, Typical
- Retaining Wall as a Barrier, Typical

**FRB-EAST**
- New Bollard Alignment; Provide Post-and-Chain, Typical
- Retaining Wall as a Barrier, Typical

**SCALE: 1" = 60'-0"**

15' 0' 30' 60' 120'
PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION A
PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION A
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)

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

PROPOSED SITE PLAN _ OPTION C

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GRADING & ACCESSIBILITY DIAGRAM _ OPTION C

Sloped Walk or Ramp:
Spot Elevation: +0.0
1'-0" Contour: 

SCALE: 1" = 60'-0"
PROPOSED PLANS _ OPTION C

Eccles Roof / FRB-East Roof

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

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CONCEPT REVIEW SUBMISSION
PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION C
PERSPECTIVE FROM 20TH ST AND CONSTITUTION AVE _ OPTION C
PERSPECTIVE FROM VIRGINIA AVE AND C ST _OPTION C