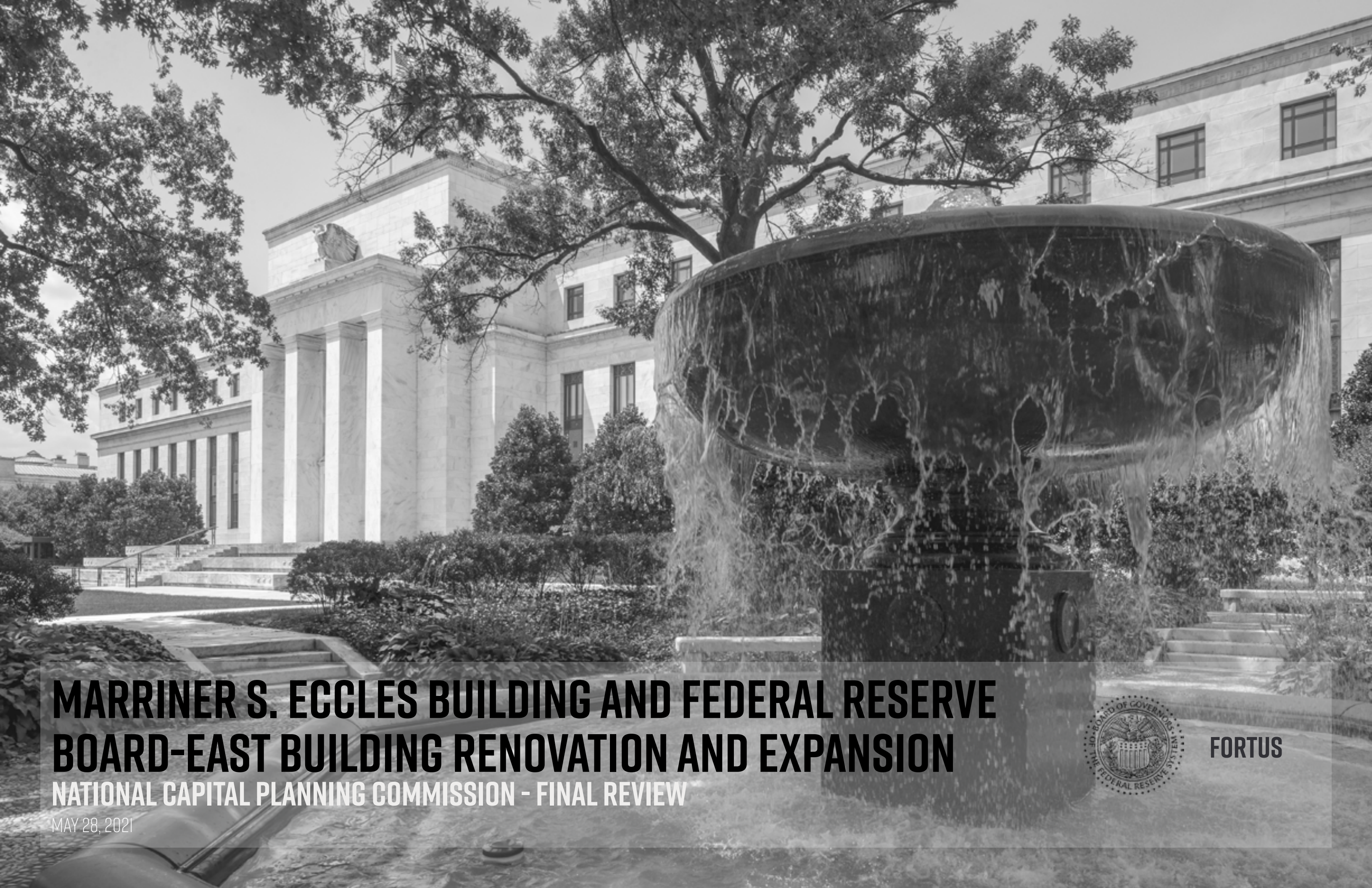




MARRINER S. ECCLES BUILDING AND FEDERAL RESERVE BOARD-EAST BUILDING RENOVATION AND EXPANSION

NATIONAL CAPITAL PLANNING COMMISSION - FINAL REVIEW

MAY 28, 2021



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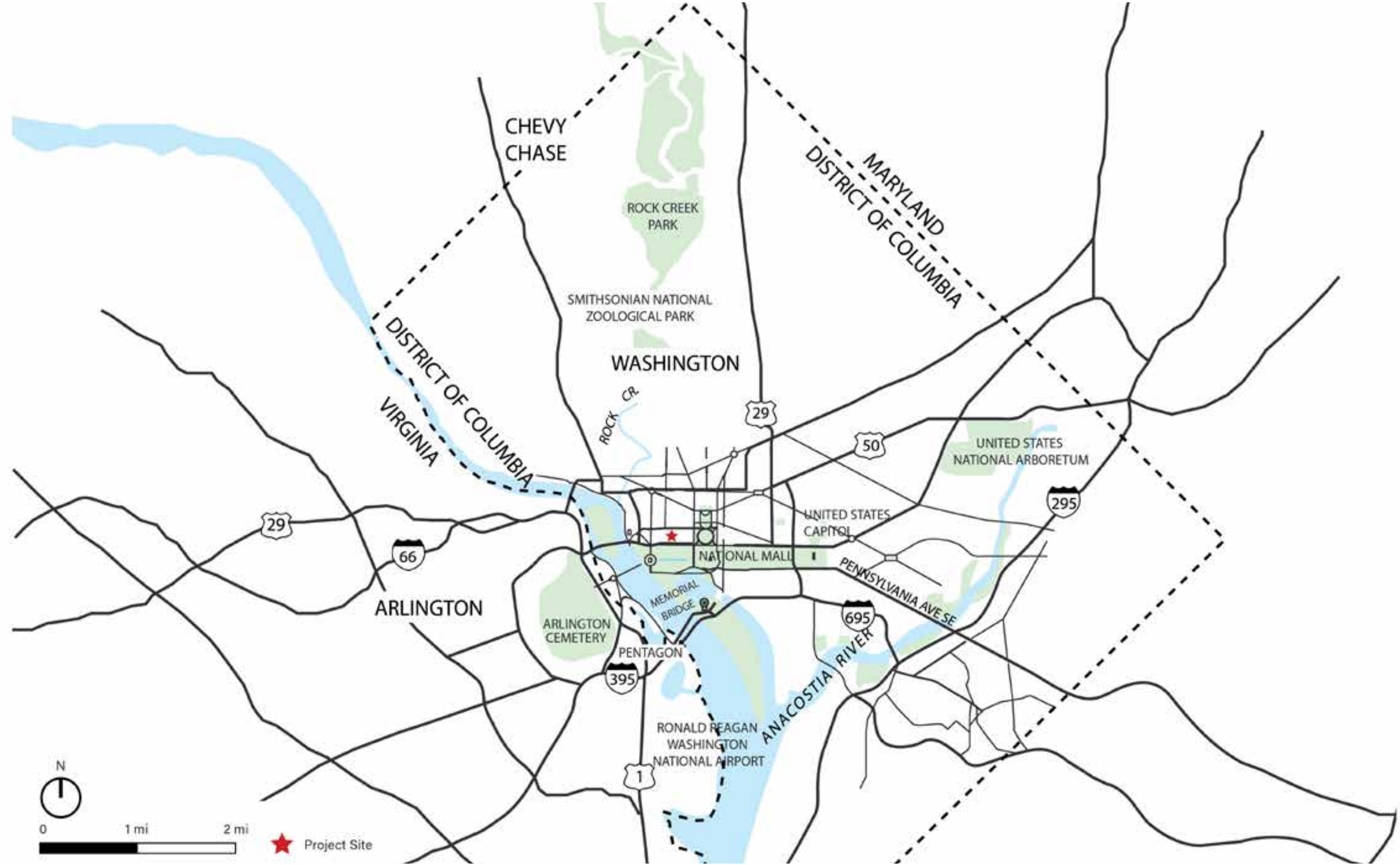
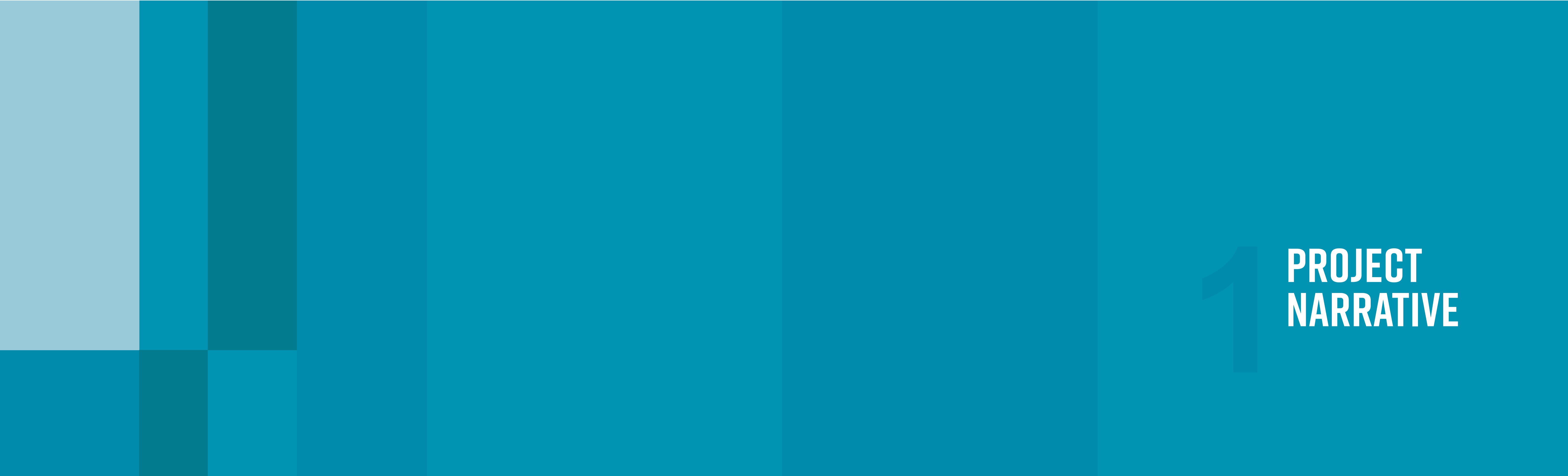


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1 PROJECT NARRATIVE



I. PROJECT OVERVIEW

I.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 periodic 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 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 regulatory requirements, and to meet requirements for information technology, building security, environmental sustainability, and energy efficiency. The project will also address increased utility demands, a growing building population, and technology not anticipated at the time of the

buildings’ original design.

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 custodian of 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 as well as enable the Board to incorporate environmentally responsible design approaches that will help 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, and foster improvements in operating practices. A contemporary, technology-rich, and collaborative work environment will support the employees’ ability to work safely and effectively.

I.2 PROJECT OBJECTIVES

The objectives of the project include:

- Modernizing the Eccles Building and the United States Public Health Service Building (now FRB-East)
- Consolidating 1,750 staff on-site and reduce off-site leases

- Improving collaboration and communication, by connecting the Eccles, Martin and FRB East both and grade and below grade

- Providing a modern, efficient workspace
- Supporting health and wellness initiatives

- Facilitating staff retention & recruitment

- Expanding the Board’s goal of transparency and openness

- Making the buildings more energy-efficient and sustainable.

I.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.

I.3.1 EMPLOYMENT

The Federal Reserve Board currently has a workforce of approximately 3,400 employees with a projected growth of approximately 130 employees through 2028.

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 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.

I.4 NCPC PLANS AND POLICIES

The project is consistent with the 2016 update of the Comprehensive Plan For the National Capital, Federal Elements, and the Monumental Core Framework Plan. The project adheres to the comprehensive plan’s guiding principles by promoting high quality design and development, balancing accessibility and security, preserving historic properties, preparing for the impacts of climate change, and promoting non-auto transportation alternatives, including transit, walking, and bicycling.

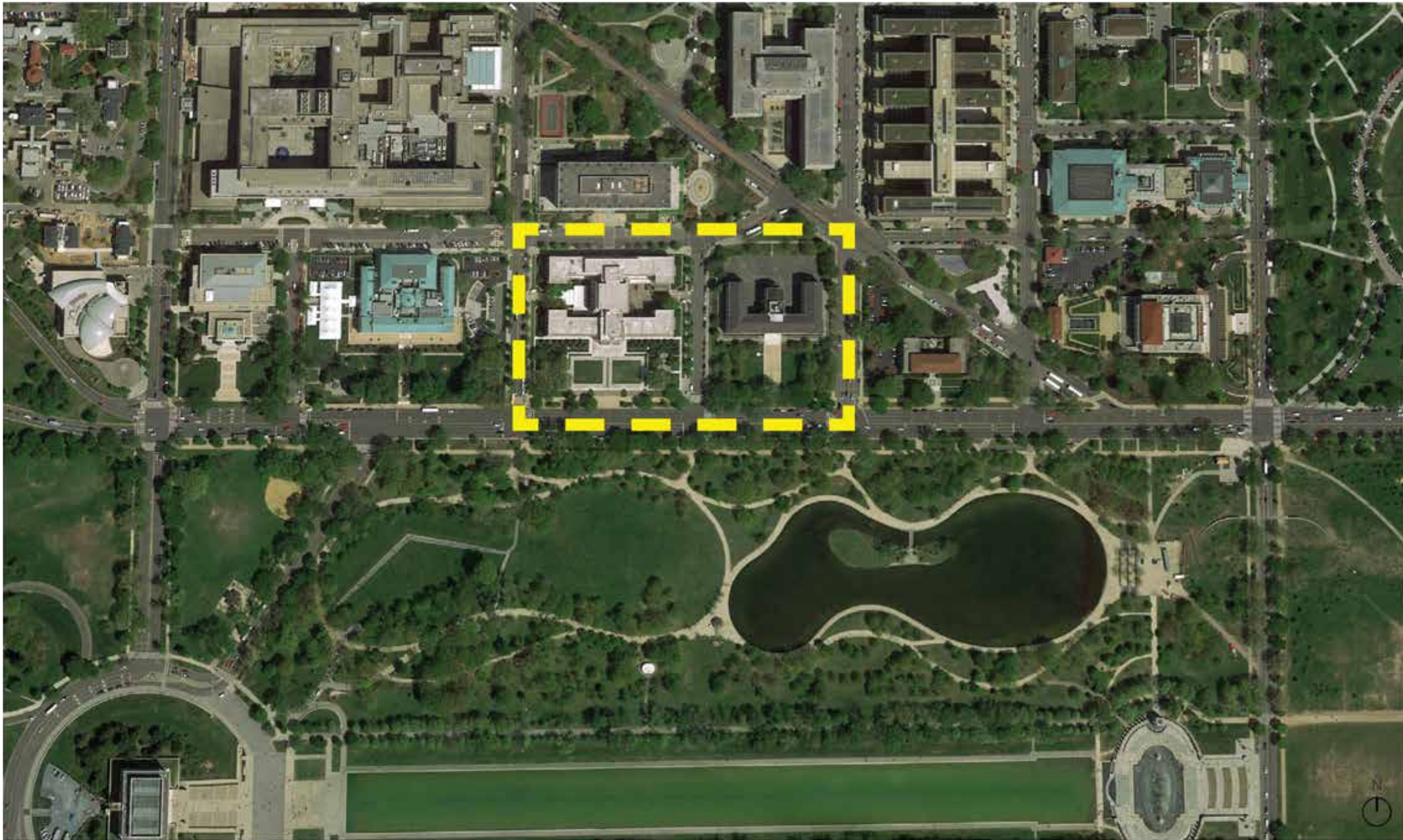


Figure 1-1: Location Map and Site Boundaries

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, 20th 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 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 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: 276,000 square feet
Gross Site Area: 4.16 acres (181,071 square feet)

1.6.2 FRB-EAST BUILDING

Gross Existing Building Area: 126,388 square feet
Gross Site Area: 3.18 acres (138,512 square feet)

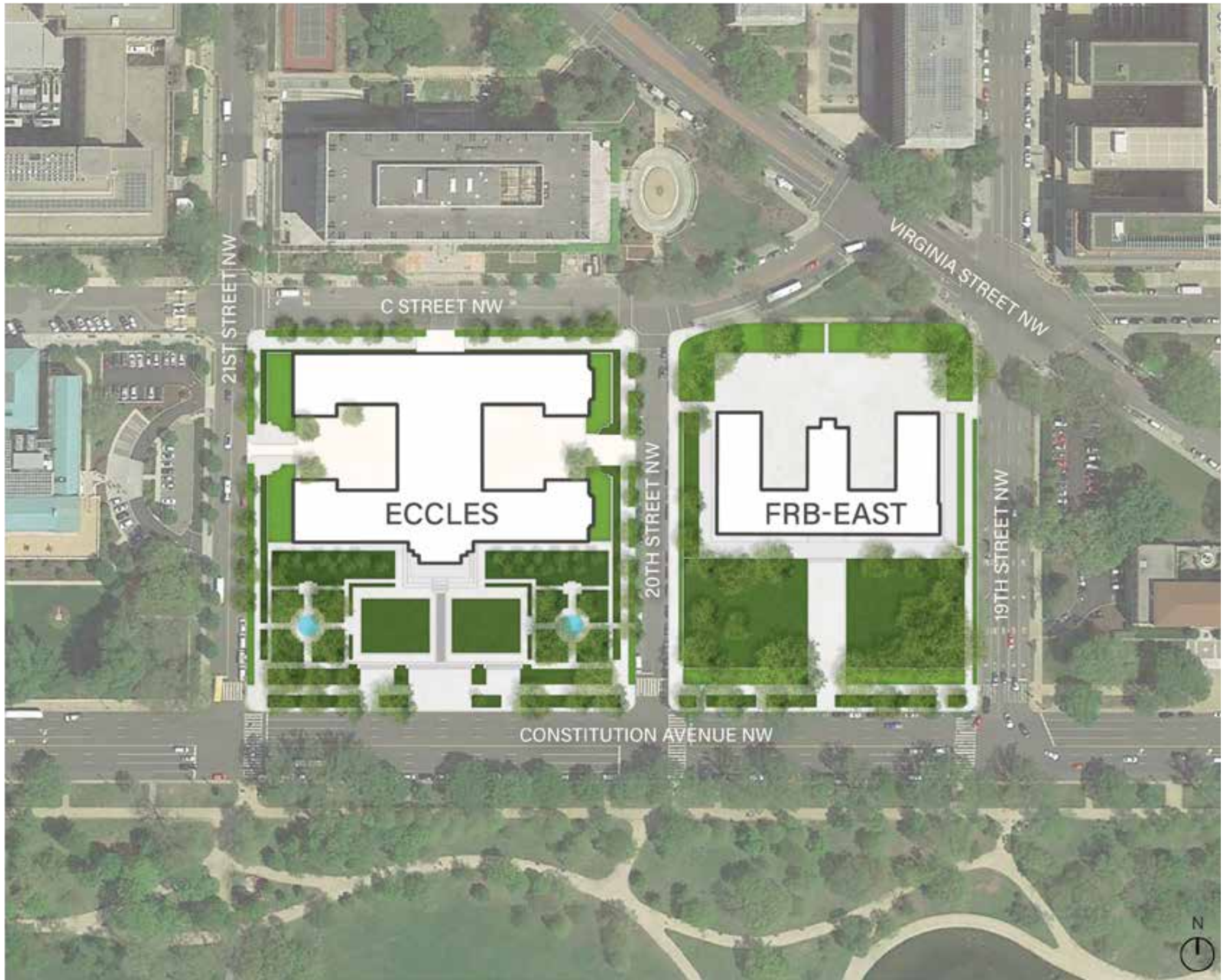


Figure 1-2: Site Map

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 VIP's. The landscape between the south building façade and Constitution Avenue will be rehabilitated.

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 20th street, and a mechanical penthouse. A skylight-covered 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 façade and Constitution Avenue will be rehabilitated.

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 GSF 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 a ratio of one space for every five employees (1:5). The current Governor's 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 knee and ha-ha walls, and other site elements.

1.7.2 OPTION A (DISMISSED)

The Board considered an alternative that would locate the parking garage in its entirety 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 248,000 GSF, with 145,000 GSF attributed to the above grade addition and 103,000 GSF 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 plate of the addition would be smaller. Although the addition would be six stories, it would not meet the Board's program goal to house 1,750 desks; it falls approximately 180 desks short.

In Option A, the new parking garage would accommodate 243 parking spaces in a 111,520 GSF 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



Figure 1-3: Option B (preferred)



Figure 1-4: Option A (dismissed).

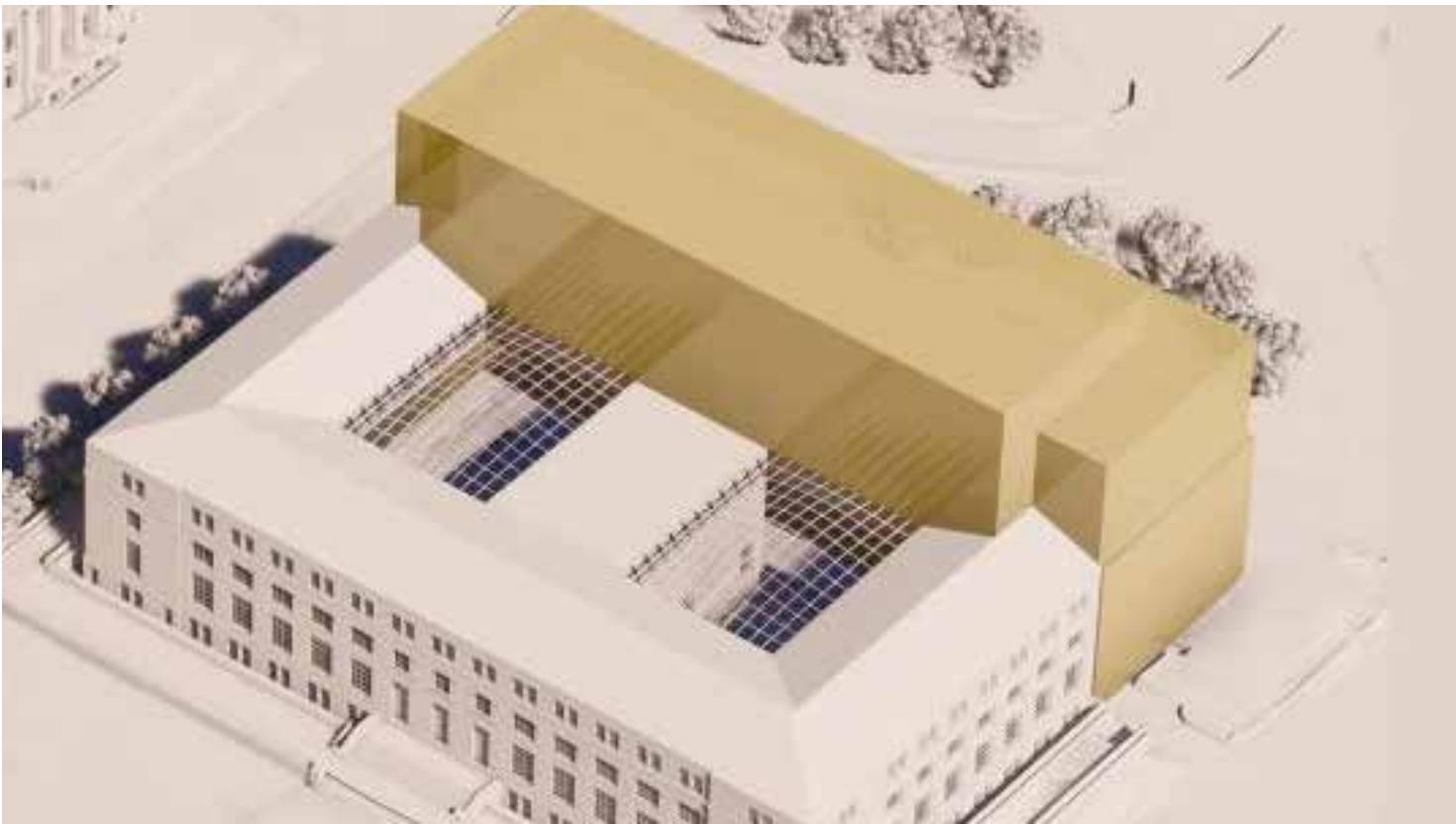


Figure 1-5: Option C (dismissed)

four (4) levels below grade. Both the entrance and exit speed ramps would be located underneath the existing building terraces, requiring modifications similar to Option B. The Board of Governors parking would be maintained in its current location and the entrance to this garage would remain on the west side of the Eccles Building on 21st Street NW.

The Eccles Building infill additions would be constructed to connect the north and south wings similar to Option B. However, only the east courtyard would be converted into an atrium.

Following consultation with CFA and NCP staff, the Board determined that Option A 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 A does not meet the Board's program needs of 1,750 desks. Therefore, this alternative was dismissed from further consideration.

1.7.3 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 Building 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 GSF. 183,000 GSF would be attributed to the above grade addition. The penthouse on the FRB-East Building addition would be larger in Option C to accommodate some of the air handling units.

The new parking garage would accommodate 194 parking spaces in a 111,000 GSF structure. Vehicular entrances would be located north of the historic terraces of the FRB-East Building from both

19th Street NW and 20th Street NW. The terraces would be rebuilt with stairs, as parking garage ramps occur within the building and not under the terraces in this option. The Board of Governors parking would be maintained in its current location and the entrance to the garage would remain on the west side of the Eccles Building on 21st Street NW.

The Eccles Building infill additions would be constructed to connect the north and south wings similar to Option B. However, only the east courtyard would be converted into an atrium.

The Board determined that Option C would have significant physical security implications on the FRB-East Building since parking would be located beneath the new addition. Additionally, this alternative would not meet the Board's program requirement of 1,750 desks, as it would only provide 1,533.

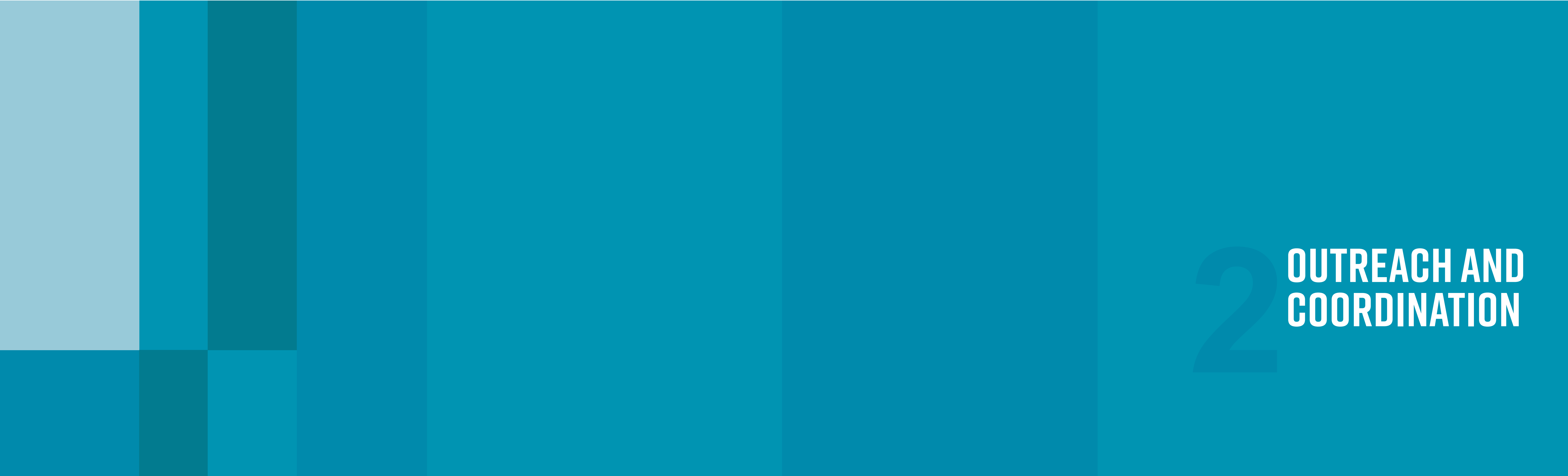
Following staff consultation with CFA and NCP, the Board determined that in addition to not meeting its program and security needs, Option C was not feasible due to the height of the FRB-East Building addition, which would be visible from prominent locations along Constitution Avenue and the National Mall. Consequently, this alternative was dismissed from further consideration.

1.8 PROJECT SCHEDULE

Selective demolition within FRB-East has been ongoing, selective demolition within the Eccles building is expected to begin in late September. Full construction starting with foundation work is expected to begin towards the end of 2021 or early 2022 with an estimated duration of 50 months.

1.9 FUNDING

The project will be funded by the Federal Reserve.



2 OUTREACH AND COORDINATION



2. OUTREACH AND COORDINATION

2.1 ADDITIONAL AGENCY REVIEW

Since May 2019, the Board has held several meetings with federal and local review agencies, including NCPC, CFA, and the DC SHPO. The Board is also coordinating with NPS, DDOT, and DOEE. See 4.0 Environmental and Historical Considerations for information on public outreach and a description of meetings with the DC SHPO and consulting parties as part of the NEPA and Section 106 consultation process.

2.1.1 US COMMISSION OF FINE ARTS

The project was presented in an informational capacity to the CFA on 21 November 2019. CFA gave concept approval of the project's general massing and site improvements on 16 January 2020. Additionally, CFA provided concept approval of the overall site/landscape and the Eccles Building on 21 May 2020. CFA gave concept approval of the FRB-East Building on 16 July 2020. CFA final review is anticipated in summer 2021.

2.1.2 DC DEPARTMENT OF TRANSPORTATION

On 8 April 2020, FRB met with representatives from the DDOT and NCPC to initiate DDOT's Comprehensive Transportation Review (CTR) Process and discuss the need for a traffic impact study and CTR. Additional meetings were held with representatives from DDOT to review the proposed parking, elements of the project in public space under DDOT's review, and air rights. DDOT approved the CTR Scoping form on 31 July 2020.

The project was presented at the 23 July 2020 DDOT Public Space Committee (PSC) hearing. The preferred parking ramp options and five other options that were studied were presented. While not ideal, the preferred option minimally impacts the historic building and landscape and promotes pedestrian movement at grade between the Eccles and FRB East buildings. The PSC asked the design team to reduce the width of the exit ramp and add landscaping between the sidewalk and the ramp within the public space. The revised option was presented at the 24 September 2020 PSC hearing, but the design team was asked to evaluate alternative bicycle access and circulation that would reduce usage of the public right-of-way. The curb cuts for the ingress and egress to the 1951 parking garage were conditionally approved. The design team participated in a (Preliminary Design Review Meeting) PDRM with DDOT on 11 March 2021 to present the narrowing of 20th St which would balance traffic, safety, sustainability, and pedestrian/streetscape experience improvements. The design team applied for concept approval of the entire site which included perimeter security, utilities, and street narrowing on 19 March 2021. DDOT provided comments and the application will be reviewed at the 27 May 2021 PSC hearing.

2.1.3 DC WATER

On 15 May 2020, the design team discussed the actions and coordination needed for the design and construction of the potential sewer heat exchange system with DC Water. On 20 May 2020, the design team and the Board met with DC Water for a

Conceptual Plan Review (CPR) meeting to introduce the project and discuss the removal of the existing water line in 20th St and the required placement and connections for proposed water lines and appurtenances. Sewer lines and appurtenances and life safety issues were also discussed. A follow-up meeting was held on 15 June 2020 with DC Water and the design team to further discuss water line and life safety issues. On 29 September 2020, DC Water and the design team discussed waterline phasing, and continued to discuss water line and life safety issues. Impacts to the combined sewer on C St and documentation required by DC Water were also discussed. A meeting was held on 02 November 2020 to discuss the process and requirements for preconstruction condition assessments, construction monitoring, protection measures, and post construction condition assessments for DC Water infrastructure that will be affected by slurry wall construction.

2.1.4 DC DEPARTMENT OF ENERGY AND ENVIRONMENT

The Board and the design team attended a meeting with the DC Department of Energy and Environment (DOEE) on 18 May 2020, to introduce the project, discuss the stormwater management program and permit submission phasing. The design team and the FRB met with DOEE and DDOT on 28 September 2020 for a concept review meeting to discuss the stormwater management program for the FRB property and within the public right-of-way. Submission requirements were also discussed.

2.1.5 NATIONAL PARKS SERVICE

The Board and FORTUS met with the NPS on 21 May 2021, to review the current design as it relates to Reservation 108. The NPS indicated that the proposed work will not have an adverse effect on the parcel and anticipates a no adverse effect finding under Section 106 of the NHPA. The NPS also indicated that it anticipates issuing a categorical exclusion under NEPA.



3 DETAILED PROJECT INFORMATION AND DRAWINGS



Eccles Building Garden

3. DETAILED PROJECT INFORMATION AND DRAWINGS

3.1 EXISTING CONDITIONS

3.1.1 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.

The landscape 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.

3.1.2 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.



Figure 3-1: FRB-East Building South Facade and Terrace

3.2 SITE CONTEXT - PHOTOS

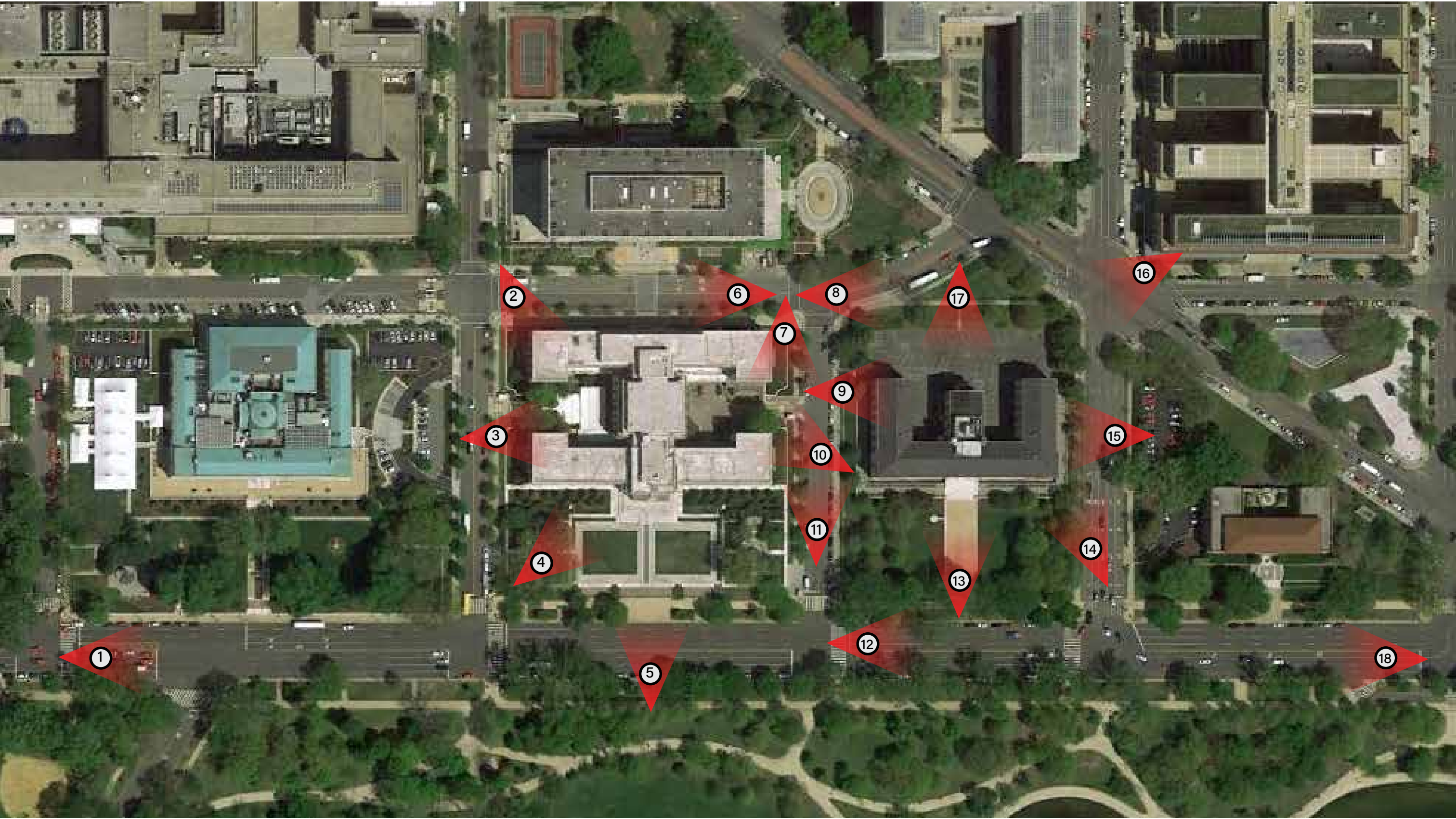


Figure 3-2: Key Plan



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



7. 20th St South View



8. C St East View



9. FRB-East Building West Facade



13. FRB-East Building South Facade



14. Constitution Ave View West



15. FRB-East Building East Facade



10. Eccles Building West Courtyard Entry



11. 20th St North View



12. Constitution Ave East View



16. Virginia Ave and 19th St View



17. FRB-East Building North Facade



18. Constitution Ave View West

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PROPOSED PROJECT

3.3 DESCRIPTION OF BUILDINGS

3.3.1 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.

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 Level 4 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 Level 4 and Level 5 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 Level 5 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.

3.3.2 FRB-EAST BUILDING

The FRB-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 with an exposed basement at ground level 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 plan allowed for enlarging the building to the north at a future date.

Since its completion in 1933, several government

agencies have occupied the building. The Public Health Service outgrew the building shortly after its construction and although the building was designed for an addition on its north side, funding did not materialize. 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.

3.4 PROPOSED

3.4.1 DESIGN PRINCIPLES

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

- The new additions should emphasize the Federal Reserve’s civic importance while being modest and restrained.
- Within each building, the additions should be a simple, calm composition that creates a more unified character.
- The additions should respect the historic

character-defining features, built on classical principals but with contemporary materials and technology.

3.4.2 OVERALL DESIGN APPROACH

The overall design concept for the renovation and expansion of the Eccles Building and FRB-East Building is fundamentally based on a strong understanding of Paul Cret’s design intent for the Eccles Building and his approach to the design of civic buildings, as well Jules Henri de Sibour’s design for the FRB-East Building. With its completion in 1937, the Eccles Building formed a new home for the Board on the Mall and within the emerging Northwest Rectangle of civic and institutional buildings. Cret viewed civic buildings as a “means to create a place where the interchange among citizens would be advanced within the framework of the republic’s institutions.” His masterpiece of modern classicism, also referred to as stripped classicism, adopted a refined, austere classical language rooted in balance, symmetry, and proportion. Cret’s forward-looking buildings have been described as “calm” and “low-key.”

The proposed infill expansion of the Eccles Building and the addition to the FRB-East Building are intended to be civic in character, befitting this important institution, but quiet and restrained interventions, within the historic character of the existing urban and National Mall context. The infill 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. The design concept for the Eccles Building infill and FRB-East Building addition builds on the Board’s desire to expand its transparency and openness internally and externally. Transparency in the architectural expression for the infill and addition presents not only the opportunity to juxtapose the solidity of the original architecture in both buildings with a contrasting material but create a literal connection to the Board’s goals for more openness and transparency as an organization.

PROJECT AERIAL VIEW FROM SOUTHEAST



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 link 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 important role in fostering stability in the nation's financial systems.

3.4.3 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 restore the original skylight in the center wing of Eccles
- Development of the garden wall the that defines the entry to Eccles and the emergency exit on the west side

- Additional articulation at Level 4 of the infills

- Introduction of a ramp from the historic lobby to Level 1 to insure universal accessibility

- Revisions to the private dining room lobby on Level 4

- Development and refinement of the historic corridors

- Development of the two officer's post in the south lawn to replace the existing ones

FRB-East Building

- Elimination of the Level P4 below the south lawn and 20th Street due to extensive bedrock

- Expansion of the MEP penthouse serving the historic building

- Development of two officer's posts for the south lawn of the FRB-East to be the same design as the ones for south lawn of Eccles

- Development of officer's posts for the entrance ramp to the garage on 19th Street and exist ramp on 20th Street to be similar in design to the officer's posts in the south lawns of both Eccles and FRB-East

Site & Landscape

- Narrowing of 20th Street creates a number of benefits including adding a landscape zone between the garage ramp and sidewalk, restoring the L'Enfant alignment and the street to the 1930's width, rescaling the street for its use, decreasing impervious surface 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 west wall and eliminating the stair leading up to C Street.

3.5 RESPONSES TO NCPC COMMENTS RECEIVED AT PREVIOUS REVIEW

Massing & Design

NCPC requests the Board continue to use the Section 106 process to evaluate the scale of the skylight and impacts on views from Constitution Avenue.

- At consulting party meeting number six Fortus presented a refinement for the Eccles skylight and noted that the goal is to balance the preservation of spaces in the interior (courtyard) and minimize impact on site lines on Constitution Avenue. The design team has done a lot of work to make adjustments to the skylight. At the previous consulting parties meeting, David

Maloney made a comment about pushing up the skylight above the historic cornice. The design team raised the skylight eight inches to increase the reading of the cornice as an individual element. Fortus showed a series of slides of the previously presented skylight height and the new height and noted that it is difficult to discern, but there is a slight line visible from Constitution Avenue as a result of raising the skylight eight inches. There was general agreement that this best approach.

NCPC 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.

- 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 as shown on the included plans and elevation. Please see section 3.7.9 for more detailed information.

Transportation & Parking

NCPC recommend 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.

Landscape & Tree Strategy

NCPC notes additional refinements to the proposed landscape plan may occur during the section 106 process to further minimize the loss or alternation of historic and character-defining landscape features.

- The design team will respond to any findings/ comments coming out of the Section 106 process.

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

- A planting plan with tree size, species and locations have been incorporated in the narrative submission. Please see section 3.12.

NCPC notes that 35 trees in the right-of-way will need to be removed for perimeter security installation or because of poor health. The Board is committed to replant in accordance with all of DDOT requirements.

- The Board and design team are committed to replanting as many street trees on-site as is feasible while adhering to the DDOT requirements to ensure a successful streetscape is achieved.

NCPC requests the Board continue to coordinate with DDOT and the Public Space Committee.

- The design team participated in a (Preliminary Design Review Meeting) PDRM with DDOT on 11 March 2021 to present the narrowing of 20th St, balancing traffic, safety, sustainability, and pedestrian/streetscape experience improvements. The design team applied for concept approval of the entire site, including perimeter security, utilities, and street narrowing on 19 March 2021. DDOT provided comments and the application was reviewed at the 27 May 2021 PSC hearing. DDOT expressed support for the Board's strategies that are being implemented. However, a number of details are still in the process of being resolved. The design team, DDOT and OP will meet as required to gain final concept approval at the meeting on 24 June 2021 PSC Hearing.

Perimeter Security

NCPC requests additional information and renderings for the officer's posts.

- Fortus 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. Please see section 3.12.5 for more information.

National Parks Service

NCPC requests the Board continue to coordinate all improvements with National Park Service.

- The Board and Fortus met with NPS on May 12, 2021 and reviewed current plans. NPS felt there were no adverse effects to Reservation 108.

Lighting

NCPC 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

NCPC 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

NCPC 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.

PERSPECTIVE FROM 21ST STREET AND CONSTITUTION AVENUE



PERSPECTIVE FROM 19TH STREET AND CONSTITUTION AVENUE



Early design studies for project were traditional watercolors. This medium permits trees to be rendered in a 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 little impact on Constitution Avenue as depicted in these renderings.

3.6 ECCLES BUILDING

3.6.1 SUMMARY

A comprehensive modernization and expansion of the Marriner S. 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 organization growth. The proposed project will include the following modifications and expansion of the 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 preserved and upgraded for security (blast mitigation), seismic performance, and energy performance.
- Five-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 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.
- 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 east atrium will also contain vertical circulation connecting Level C1 (entrance) up to Level 1 and down to Level C2 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 west atrium will function as a space of respite for Board employees with an interior garden and a flexible event space.
- Cret’s original skylight above the monumental stairs was converted from a natural light source

to an artificial laylight in 1977. It will once again be illuminated by natural light.

- The addition will expand the Level C2 with extensive excavation 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.
- The private dining rooms on Level 4 will be restored, but the prefunction space will be updated. Please see section 3.6.6.
- A ramp will be added from the historic lobby up to Level 1 to insure accessibility. Please see section 3.6.5.

3.6.2 ECCLES BUILDING WINDOWS

The project includes the preservation of the exterior-facing historic bronze windows and ornamental grilles, replacement of broken glazing in-kind, and installation of serviceable blast-resistant interior storm windows throughout the building to meet the Board’s design, security, and energy requirements. Select windows will also be ballistic-resistant. The historic bronze windows that will be enclosed within the new atria will be preserved and retrofitted with new low-iron, fire-rated glazing to replace the single glazing. 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 110,000 GSF will be added to the Eccles Building with two 5-story infill additions and extensive below grade expansion. The addition will expand Level C2 under the existing building and into the courtyards, infill the north and south wings along 20th and 21st Street, and expand the Level 4 office spaces above the existing building. 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 with a small garden space. The east atrium will also contain vertical circulation connecting Level C1 (entrance) up to Level 1 and down to Level C2 where the existing tunnel between the Eccles Building and the Martin Building is located and a new underground pedestrian concourse between the Eccles Building and FRB-East Building will be added. The west atrium will function as a space of respite for Board employees: an interior garden and a flexible event space.

The proposed infill additions for Eccles Building will respond to—and maintain—the civic scale and rhythm of Cret’s original design. The intervention will build on the modernity of Cret’s stripped classicism. The infill additions proposed on each side of the Eccles Building will create a dialogue with the attic order in the original design and respond to Cret’s strong focus on proportion and “restraint in detail.” On the east and west elevations of the existing building, Cret achieved a “lightness of touch” with the juxtaposition of the smooth piers with the meander carvings and delicate metal grilles in the balconies. Set back fifteen feet from the main facades, with a slightly projecting center section, the infill additions will allow the returns of each wing to be maintained and read as they did historically.

Conceived as ligaments, the glass infills proposed for the Eccles Building will maintain the original massing while connecting the existing wings with a new language of transparency. The interventions will be detailed to echo the restraint of Cret’s stripped classicism using large-format glazing and curtain walls to create a dynamic relationship with the marble exterior of the existing building. Vertical mullions relate directly to the 5-foot 8-inch window-wall spacing of the Cret elevations on 20th and 21st Streets, and within the existing courtyard. Sculpted vertical bronze shading fins 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, lowered, and incorporated with lighting and building identification signage to signal entry into the Eccles Building. The recess at Level 1 will create a small forecourt between the infill and site walls and serve as the new threshold into the building. The western site wall and gate will be maintained but modified (with openings and gates at the north and south extents) to allow egress to the exterior from the west courtyard.

The infill additions will expand the Level C2 with extensive excavation under the existing building and courtyards allowing for additional programs in the building. This will include installing a new concrete foundation wall three feet outboard of the existing exterior wall face and will require all elements at the perimeter of the Eccles Building, including the area ways and site walls, to be removed and rebuilt with the exception of the main south stairs. All materials will be salvaged or replaced in-kind and reinstalled.

PERSPECTIVE ECCLES BUILDING ENTRANCE ON 20TH STREET





Figure 3-3: Double height bronze windows with Alberene stone spandrel panels



Figure 3-4: Bronze railing detail



Figure 3-5: Cornice (white Georgia marble)

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 canteen 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 Eccles Building, the Martin Building, and the FRB-East Building; the west atrium will become a restorative garden for Eccles Building staff that could also be utilized for Board events. Integrating skylights over the courtyards to create atria presents a number of unique challenges. Within the space, these challenges include maintaining the appearance of the center wing of the Eccles Building as a pavilion and keeping the cornice line at Level 4 with its decorative cast bronze railing. At the same time, it is necessary to minimize to the greatest extent possible the visual 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 plane 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 a calm, almost ethereal square grid with large format glass that is designed to compliment, but not upstage the walls Cret designed for the courtyard. The renderings illustrate how the large rectangular frame will subdivide this space into twelve equal spaces in salute of the Federal Reserve’s branch banks. Each branch bank will be recognized with their name engraved in glass panels. This will pick up on the spirit of Cret’s original design of the center hall of the historic building where the names are engraved in stone above twelve doors on Level 2.

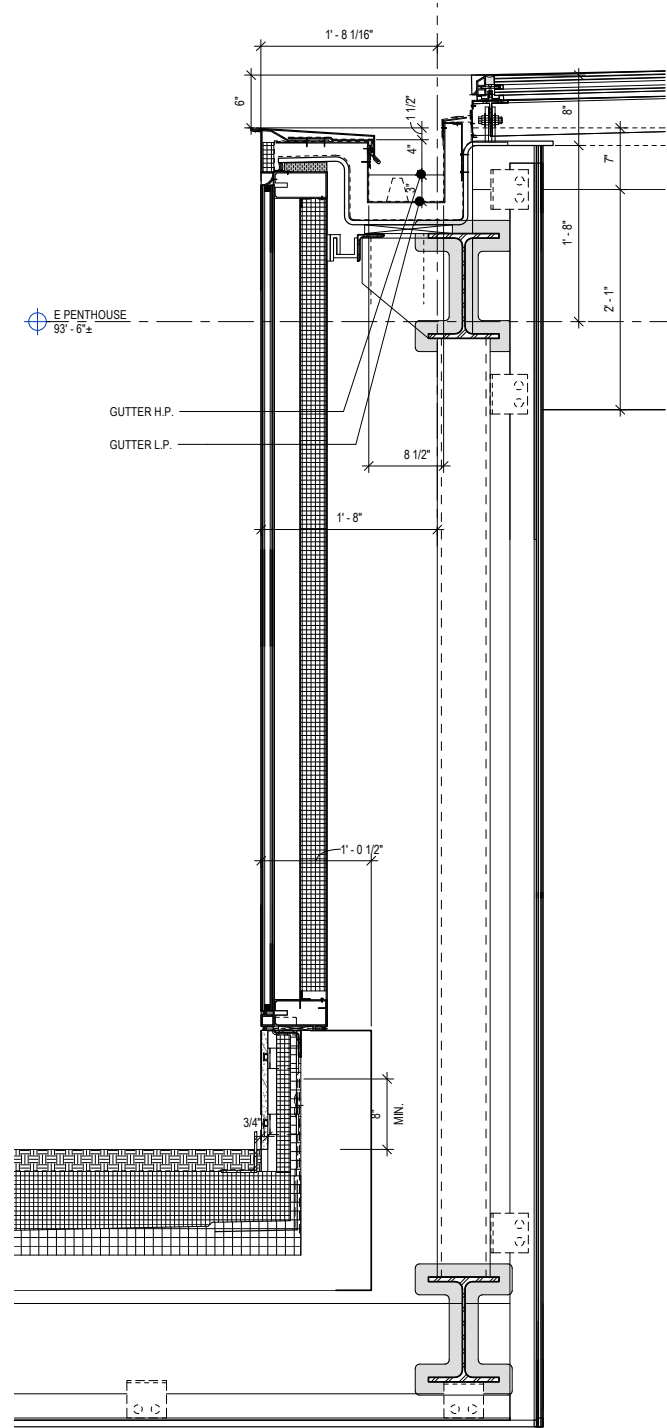


Figure 3-6: Skylight Detail

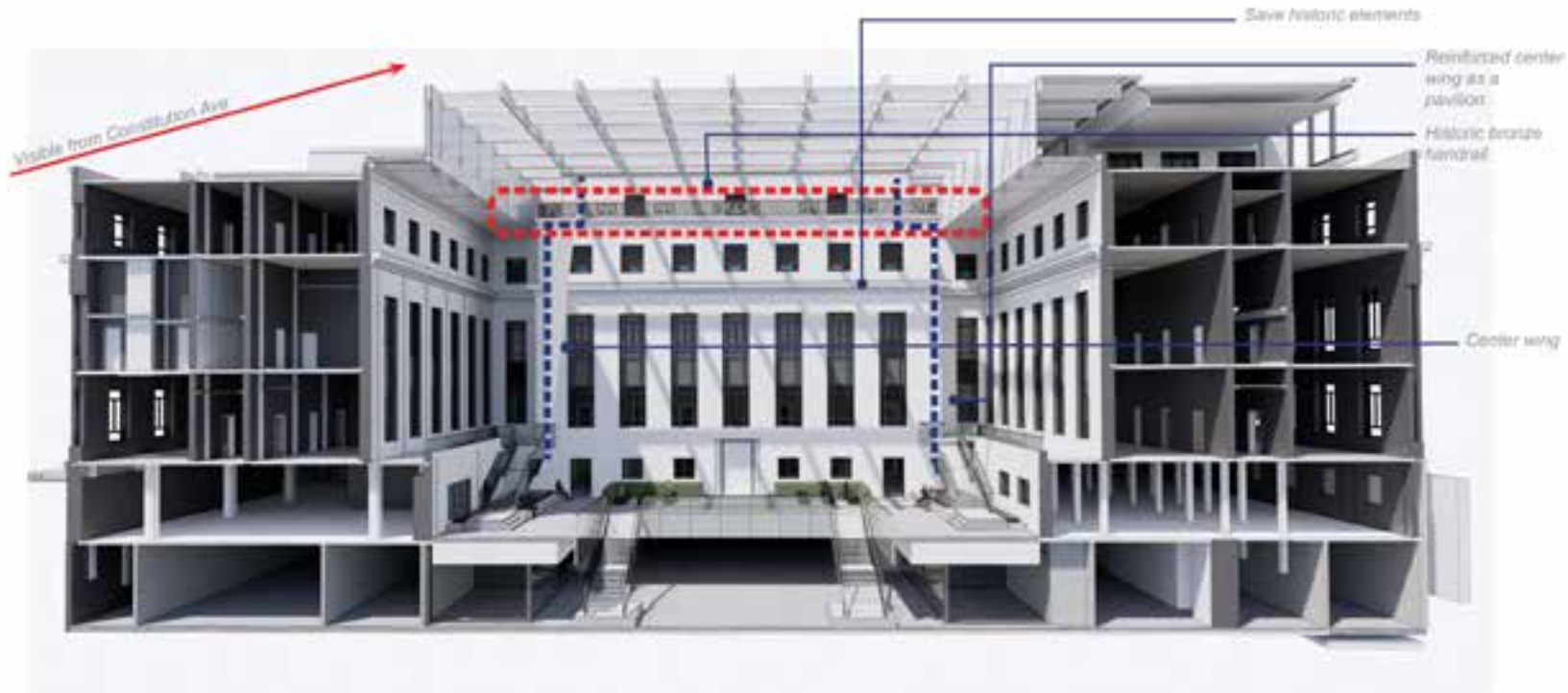


Figure 3-7: Section perspective through East courtyard

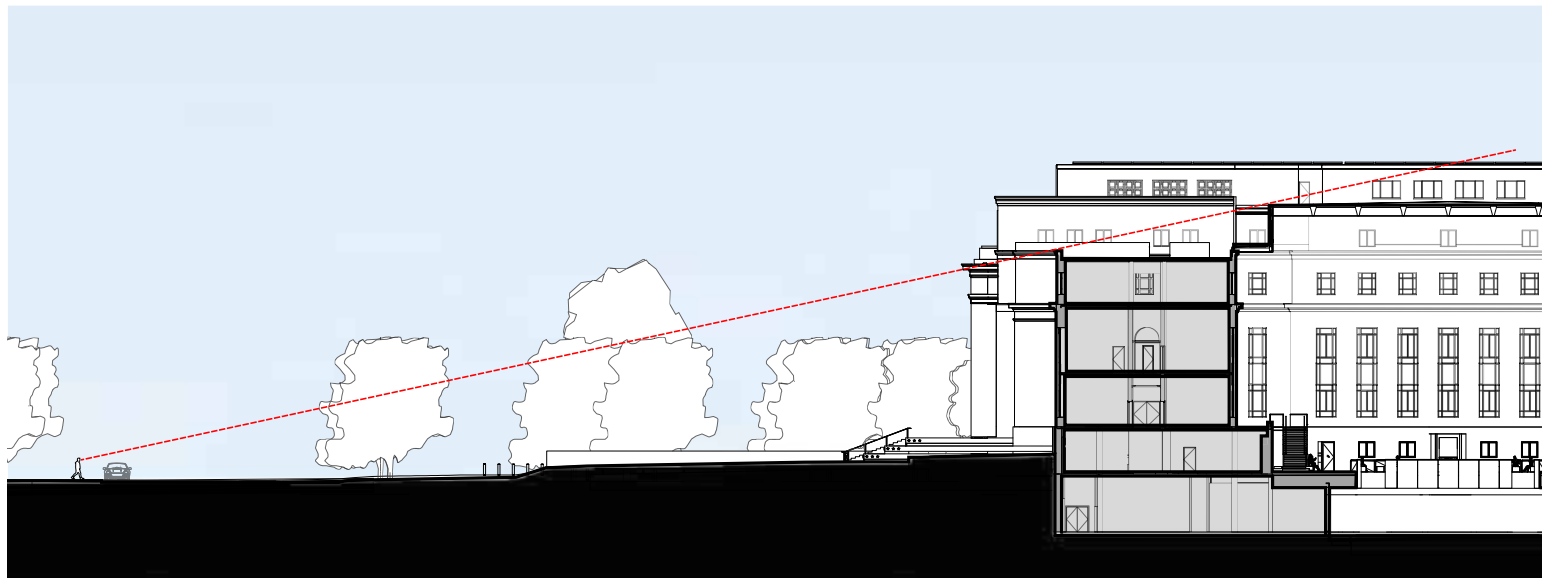


Figure 3-8: Site section from Constitution Avenue through Eccles

ECCLES BUILDING ATRIUM INTERIOR DUSK VIEW



Center Wing Skylight

The 1977 center-wing office additions will be partially removed, and the natural light shaft will be restored to the existing laylight over the center wing/grand stair. The new skylight has been relocated from the roof of the center wing down to Level 4. There are several advantages to this approach, including restoring the center wing to a condition that is more consistent with Cret's original design intent, introducing more natural daylight to the historic laylight and the monumental stair hall below, and introducing natural daylight to the perimeter walls of the natural light shaft, which will be glazed. Please see figure 3-9.



Figure 3-9: Perspective View of Eccles Building Center Wing Skylight

3.6.5 ACCESSIBLE LOBBY RAMP

A new accessible entry ramp into the Constitution Avenue lobby will be provided from the interior corridor. The existing plaque niche will frame a new opening from the lobby into the new ramp. The plaque will be removed and stored. Please see figure 3-10 and 3-11.

3.6.6 B4000

The historically significant Level 4 lounge and adjoining executive dining rooms currently have an eighteen-inch level change between the entry hall and the lounge suite. The proposed project will extend the elevated floor slab to the north, relocate the existing marble stairs and provide a new accessible ramp along the east side of the entry hall up to the level of the lounge suite. Additionally, the Governors' private elevator will be extended to discharge at the dining suite level. Special care will be taken to sensitively modify historic wall and floor finishes in new elevated areas. The proposed design includes the removal of some of the upper portion of wood wall panels in the lounge. Removed panels will be salvaged and stored. Please see figure 3-12.

3.6.7 HISTORIC CORRIDORS

Modifications will be made at areas of intersection between historically significant spaces and work space to balance preservation and modern office needs. Please see figure 3-13 for perspective view. Different strategies for the central corridors relate to the hierarchy of importance and level of finish at each floor.

- Level 1: The corridors will be retained in the south wing with modifications to the existing openings to relate to the new rhythm of enclosed and open offices. The corridors at the north wing will be retained for a length to provide a view of the historic condition from the C Street lobby,

after which they will be removed. The plaster cornice and original light fixtures will be retained and flat plaster will replace the current acoustic tile ceilings.

- Level 2: As the most important floor and highest level of finish, all corridors will be retained at this level. Only minor modifications will be made to existing openings in the south Governors' wing. Greater modifications will be made to the north wing to relate to the new rhythm of enclosed office and open offices. The vaulted ceilings, and original light fixtures will be retained throughout. The large nonhistoric light coves will be replaced with smaller profile coves with integral LED lighting and art rail.
- Level C1, Level 3, and Level 4: Most corridor walls will be removed to provide the greatest flexibility for workplace layouts. Original flooring and ceilings will be retained on Level 3 for the lengths of corridors being retained.
- Within the office corridors that remain, most existing interior office partitions throughout Preservation Zone 3 will be removed to accommodate workplace renovations.



Figure 3-10: Perspective View of Eccles Building Accessible Lobby Ramp and Threshold



Figure 3-11: Perspective View of Eccles Building Accessible Lobby Ramp and Corridor



Figure 3-12: Perspective View of Eccles Building Level 4 Lounge



Figure 3-13: Perspective View of Eccles Building Level 2 Historic Corridor

3.7 FRB-EAST BUILDING

3.7.1 SUMMARY

A comprehensive modernization and expansion of the Board’s recently acquired and currently vacant building at 1951 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 expansion 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 performance.
- The center wing 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 expand under 20th Street, and a mechanical penthouse.
- A skylight-covered 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 ornamentation at the window openings will be salvaged, restored, and reinstalled. The existing decorative cast aluminum spandrel panels will remain, and will be restored in place. The existing operable steel windows that will be enclosed within the new atrium will be replaced with new fixed and fire-rated glazed aluminum window assemblies to match the existing window configuration and sightlines.

3.7.3 FIVE-STORY ADDITION

Approximately 508,150 GSF total will be added to the FRB-East Building, 158,794 GSF of which is a five-story above-grade addition. The addition will expand three levels below grade underneath the addition footprint and infill the created courtyard area between the existing building east and west wings for another 406,000 GSF of area. The addition will connect to the Eccles Building via an underground pedestrian concourse located at Level C2 below 20th Street. The addition will also connect to the existing FRB-East Building at all finish floor elevations so that no grade changes will be required. Below-grade construction will require localized excavation of bedrock.

In order to achieve the most efficient and flexible office floorplate for the new addition, the entire center wing of the existing building will be demolished, which includes exterior skin, windows, roof, structure, and all interior spaces. Selective demolition will be required to partially remove the roof and the walls at the corners of the east and west wings where the new addition ties into the existing building. Existing stone will be salvaged for reuse on remaining elevations with reconfigured openings.

The addition to the FRB-East Building will respond to the architecture of the historic US Public Health Service Building, which is also clad in Georgia White marble. The new five-story addition will align with Level 5 of the Eccles Building. The mechanical penthouse will be minimized and placed to nearly eliminate views and Constitution Avenue, protecting the row of low marble buildings that frame the Lincoln Memorial on the National Mall. On the east and west sides, Level 5 of the addition will align with the ridge lines of roofs on the FRB-East Building wings.

The primary goal for the exterior design of the addition to the FRB-East Building is to create a consistent, unified civic expression, while also responding to the architecture of the historic building. The material strategy for the addition continues to maintain the overall white tonality of the Georgian marble in the historic building but uses more contemporary materials.

With the exception of the corners, the historic building has a consistent bay spacing of 3.5-foot-wide pilasters and 8.5-foot-wide window openings. The addition will use a similar cadence, with 3-foot-wide diffusing glazing (referencing the historic building’s pilasters) and 9-foot-wide window openings. The addition will be lined with glazed pilasters. Two-story high, 30-foot-tall openings, similar to the historic building, will be located between the pilasters and articulated to create a civic scale. While the openings in the historic building are recessed by 14 inches, the openings in the addition will project out by 14 inches beyond the face of the wall. The addition’s glazing will be recessed 2 inches from the outside face of the stainless-steel frames. The 2-story-high glazing at the addition will have a pattern acid-etched into the glass that relates directly to important datums from the historic building, including the entablature, the spandrel panel, and the sill.

The pilasters will be composed of 4-inch-thick insulating diffusing glass panels (with a sandblasted appearance) that will render the material in a similar tone as the marble in the building. The glass panels will permit diffused daylight into the building during the day and glow softly at night.

At the cornice, the material will be marble laminated within insulating glass. The eave line in the addition will correspond with the eaves of the historic building and the base of the building will be white Georgia marble to match the historic building. The corners in the historic buildings are relatively simple with little ornamentation. To complement this feature, the corners of the addition will be flush glass.

PERSPECTIVE FROM 20TH STREET





3.7.4 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's skylight will be situated at the Level 4 roof elevation to reduce the impact at the existing sloped 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 similar 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.





3.7.5 ACCESSIBLE LOBBY RAMP

A new accessible entry ramp into the Constitution Avenue lobby space will be provided from the Level 1 corridor. The existing historic opening at the east side of the lobby will be reopened to provide an entry into the ramp. Please see figure 3-14.

3.7.6 HISTORIC CORRIDORS

Modifications will be made at areas of intersection between historically significant spaces and work space to balance preservation and modern office needs. The central corridor will be retained along the south side of the building on all floors to relate to the central stair and elevator lobby, as well as the former Surgeon General's office. Along the east and west wings, the corridor location will remain but the walls will be removed to allow for open, flexible workspace. Within the office corridors that remain, most existing interior office partitions throughout Preservation Zone 3 will be removed to accommodate workplace renovations. Remaining wood doors and metal frames will be restored. The oak doors will be stained a medium brown and the metal frames will be grained to match the oak finish. Please see figure 3-15.

3.7.7 TERRAZZO FLOORS

The existing terrazzo flooring in the corridors and the cinder fill substrate will be removed due to its poor condition. A new light weight concrete topping slab and new epoxy terrazzo flooring will be installed to match in-kind the existing pattern and color. Please see figure 3-15.



Figure 3-14: Perspective View of FRB-East Building Accessible Lobby Ramp



Figure 3-15: Perspective View of FRB-East Building Historic Corridor

3.7.8 MEP 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 Attic Level and will distribute conditioned air to the floors below through newly created mechanical shafts. In order to accommodate the equipment sizes, height clearances and required outside air ventilation louvers, the design proposes to expand the remaining portion of the historic elevator machine room penthouse enclosure symmetrically 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 ridgeline. The expanded penthouse enclosure will only be visible from the new addition side; it will not be seen from Constitution Avenue or The National Mall. The penthouse will be clad with a metal plate wall panel rainscreen system in a medium gray color to match the adjacent existing roof clay tiles. 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 offices levels. Please see figure 3-16.

3.7.9 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 donor antenna (approximately 17" w x 8" h x 1.5" d) required for emergency response by the District of Columbia and the other is a directional antenna (approximately 8" w x 10" h 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 The National Mall. There will be no commercial cellular carrier rooftop antennas for public use located on the building rooftop. Please see figure 3-15.

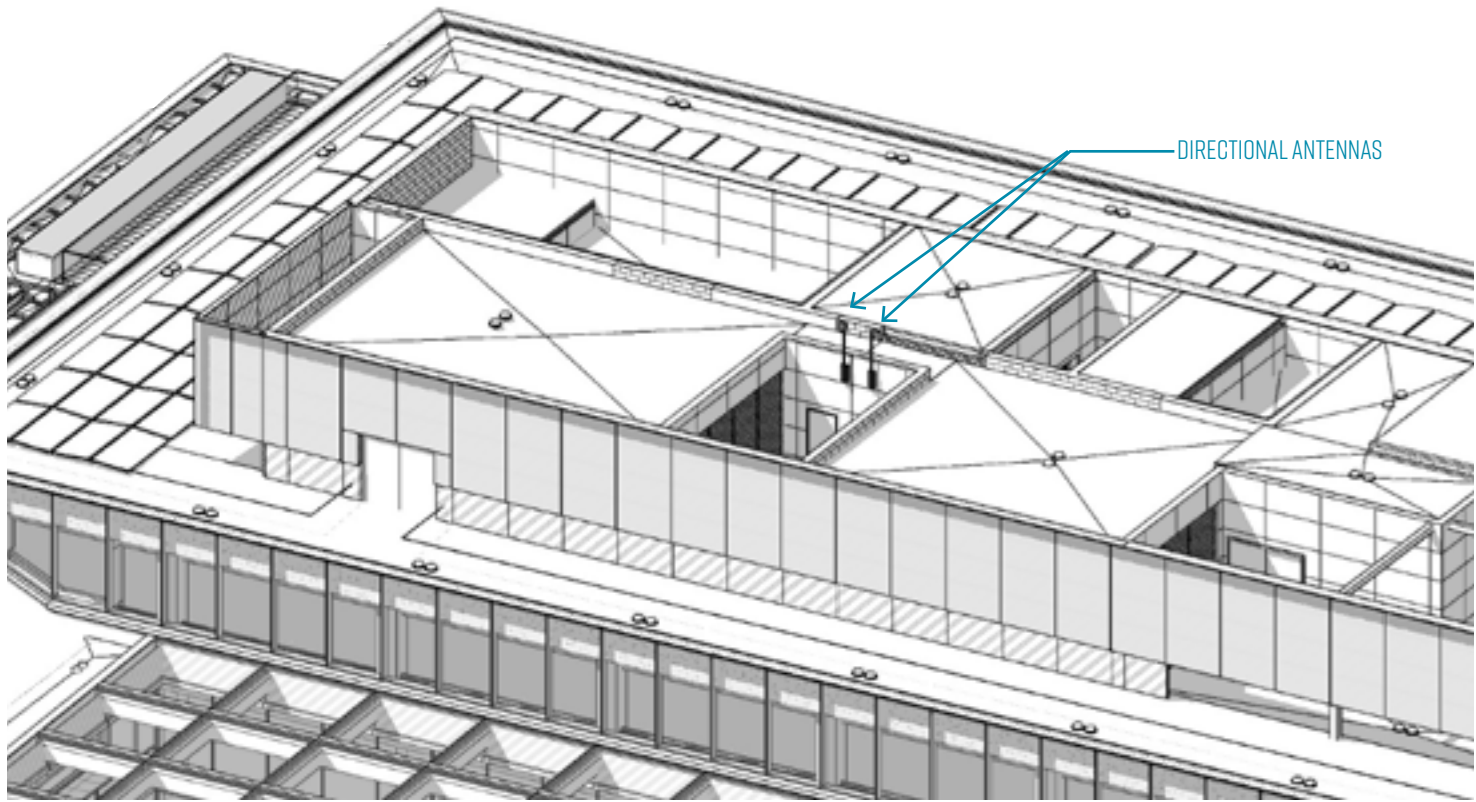


Figure 3-16: Directional Antennae on New Addition's Penthouse

FRB-EAST BUILDING PENTHOUSE MODERNIZATION



Figure 3-17: Expanded and Modernized Mechanical Penthouse on FRB-East Building

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BELOW GRADE & PARKING

3.8 BELOW GRADE & PARKING

At the street level, the Eccles Building and FRB-East Building are separated by 20th Street NW. Below grade however, both buildings will be connected by a new pedestrian concourse and service/utility tunnel. There will be a new underground passage below 20th Street that directly connects the Eccles Building to the FRB-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 escorted 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 within the atrium will provide a connection from the entrance to Paul Cret'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 FRB-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 FRB-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, 194,800 GSF structure of which three stories will be dedicated to parking. The structure will have a L-shaped configuration below 20th Street and the south lawn in front of the existing FRB-East Building. The structure will meet a parking a ratio of one space for every five employees (1:5). The current Governors' 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 Governors' parking and security vehicle fleet that will be displaced 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 FRB-East Building. The entry ramp will be accessed from 19th Street via an existing but expanded curb cut that merges immediately south of the proposed loading dock driveway. This curb cut is being expanded to accommodate both the entrance to the parking garage and the loading dock. 19th Street is southbound and has relatively 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. It is 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 out of the garage, ensuring the safety of pedestrians.

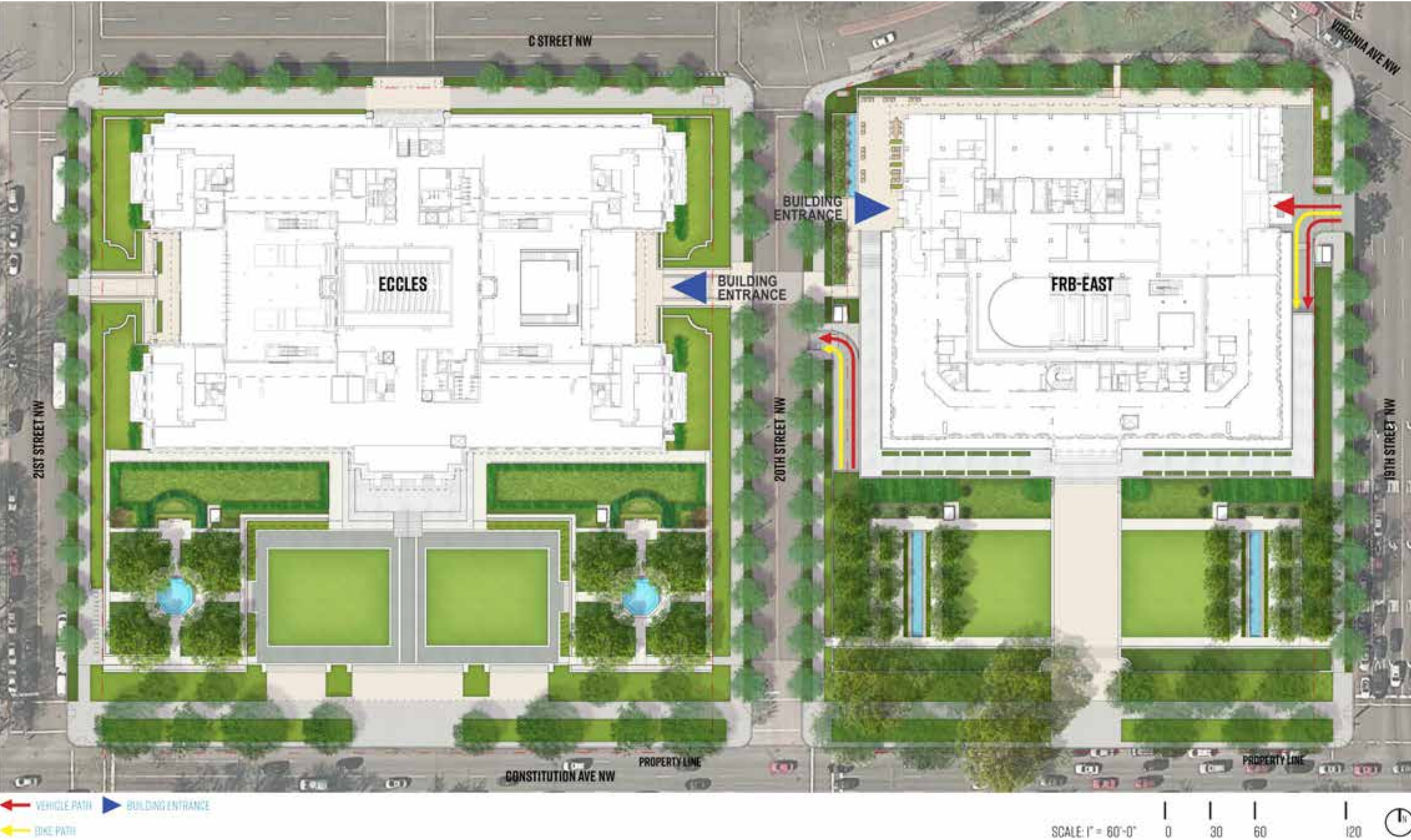
To construct the parking garage, including the entrance and speed ramps, egress pathway, ventilation, and slurry walls supporting the below grade program, the historic building terrace and areaway of the FBR-East Building will need to be removed. In addition to the existing terrace, the marble steps and landing, and granite steps to the east and west of the terrace will be removed. The terrace and areaways will be rebuilt in the same location. Where possible, the existing stone will be salvaged and stored during construction. The east sides of the terrace will be shortened to accommodate the vehicular ramp that will access the below grade parking area.

Work on the existing FRB-East Building terrace is anticipated to include the following: restoration of

cast aluminum and marble terrace railings; new construction steel center handrail 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.

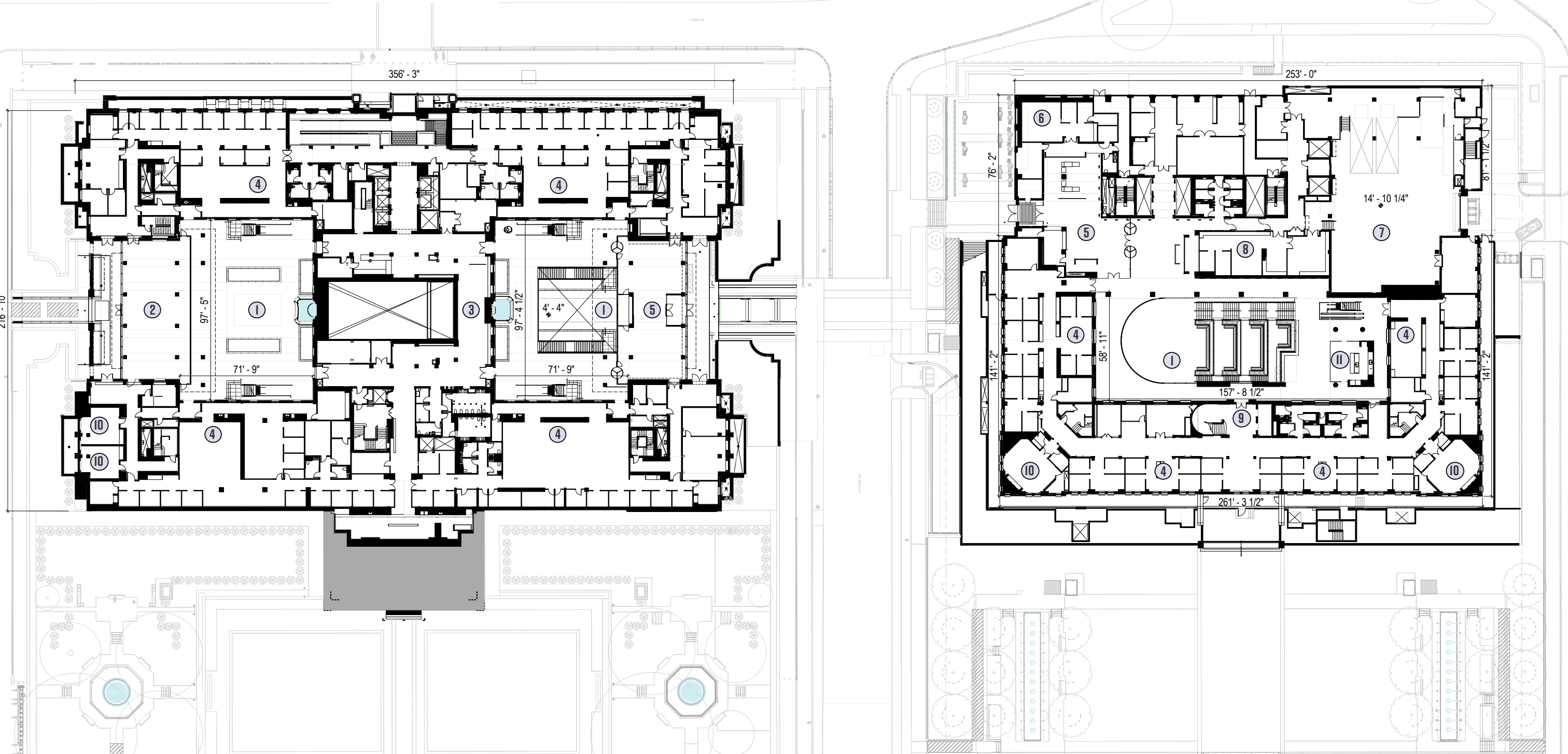
The slurry wall and excavation at the western edge of the parking garage encroaches on the eastern edge of the Eccles Building. These actions will require the removal and replacement of the existing landscape and site elements at the east side of the Eccles Building, with the exception of the existing eastern porches. Where possible, materials will be salvaged or replaced in-kind and reinstalled.

PROPOSED FRB BUILDINGS | PARKING RAMP PREFERRED SCHEME - LEVEL C1



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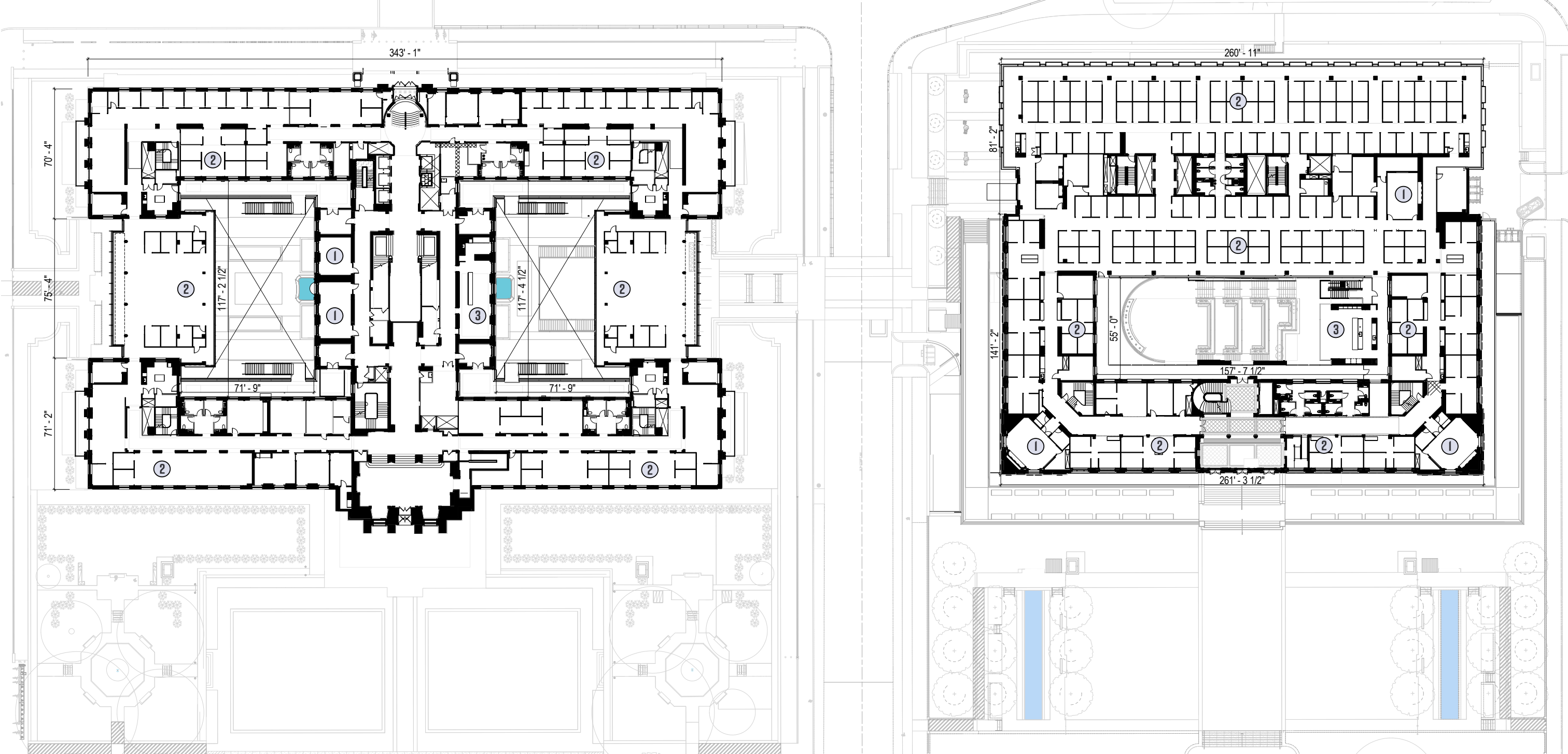
PLANS & SECTIONS



ECCLES
FLOOR ELEVATION: 21' - 0"

FRB-EAST
FLOOR ELEVATION: 18' - 9"

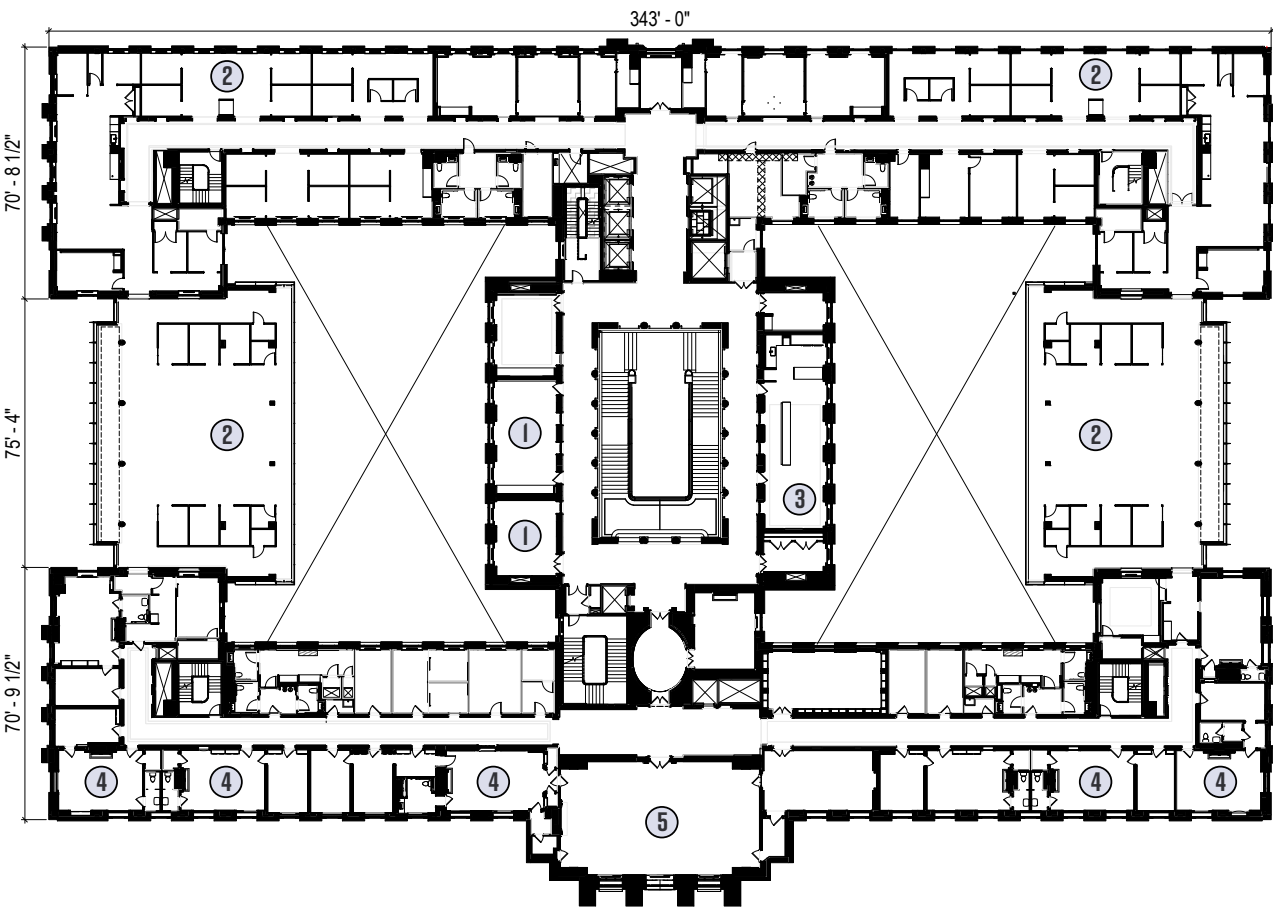
- 1. ATRIUM
- 2. MULTIPURPOSE
- 3. CAFE
- 4. OFFICE
- 5. SCREENING LOBBY
- 6. RDC
- 7. LOADING DOCK
- 8. MAIL ROOM
- 9. HISTORIC LOBBY
- 10. CONFERENCE ROOM
- II. PANTRY



ECCLES
FLOOR ELEVATION: 33' - 6"

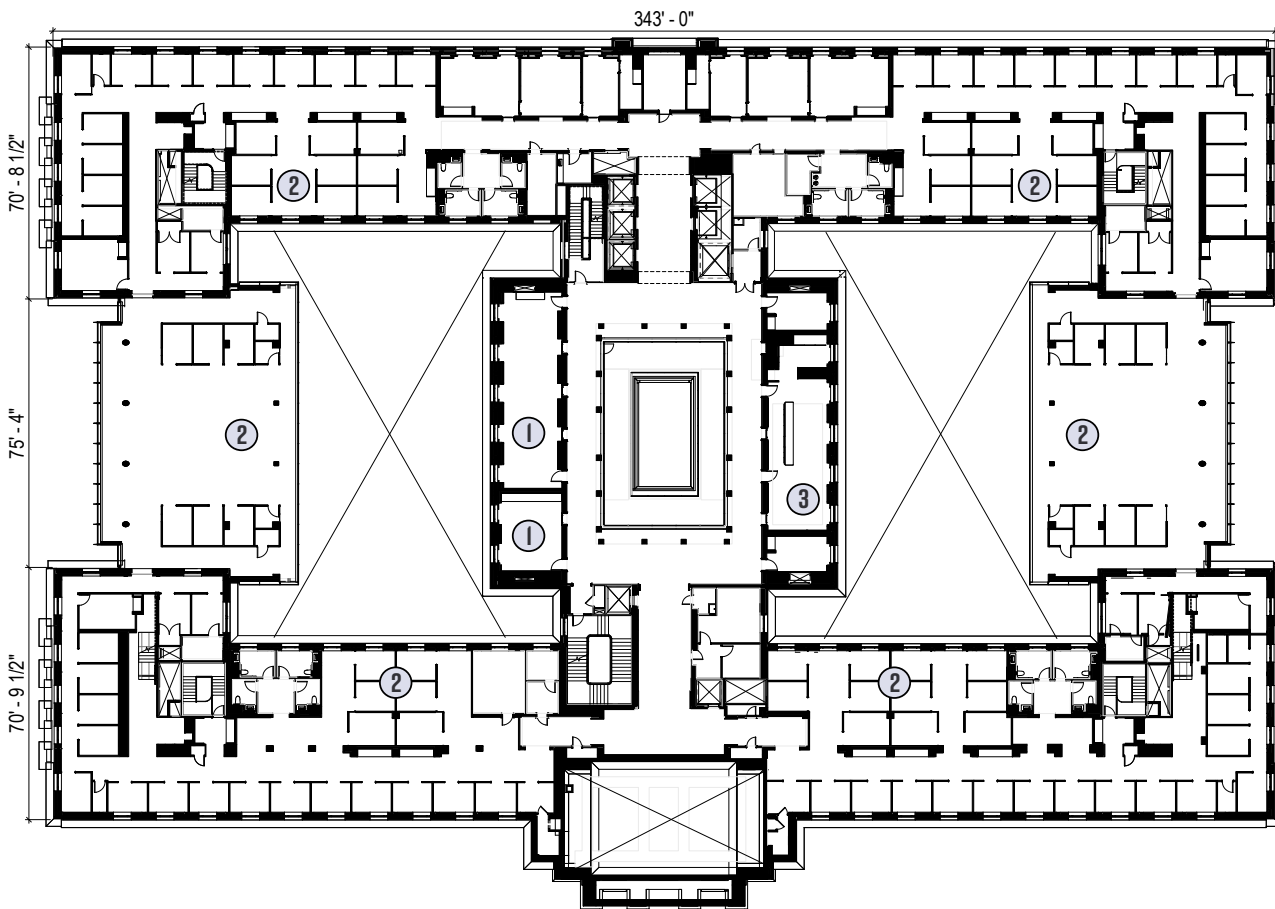
FRB-EAST
FLOOR ELEVATION: 32' - 3"

- 1. CONFERENCE ROOM
- 2. OFFICE
- 3. PANTRY



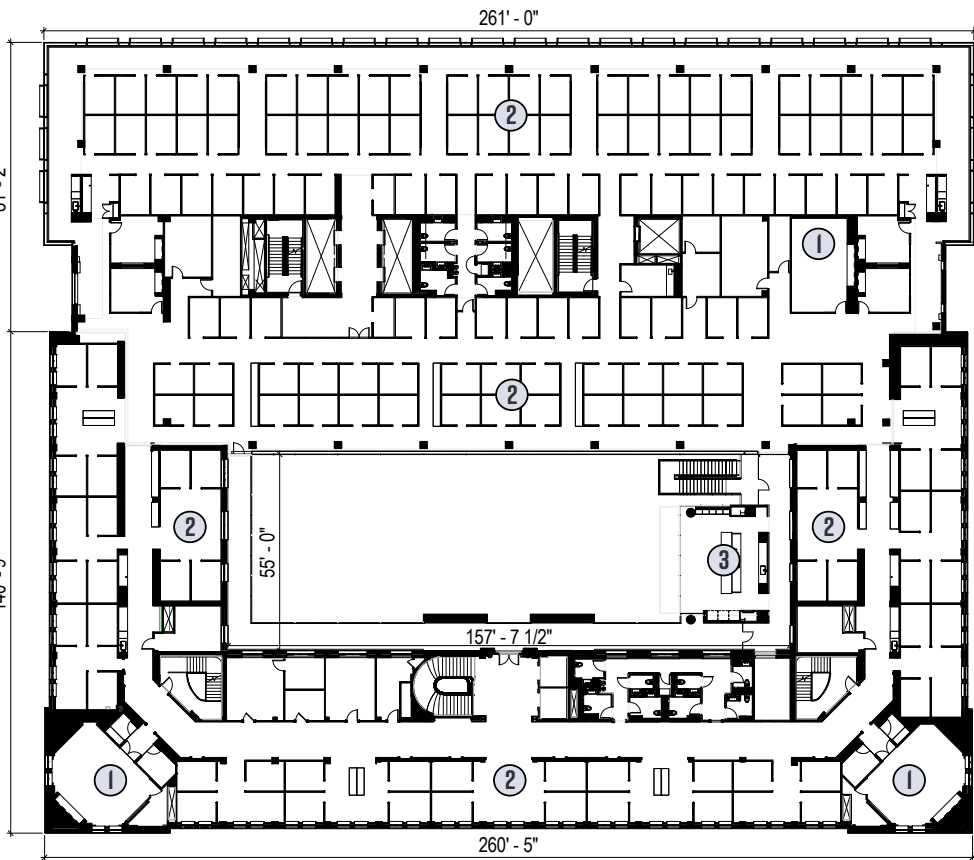
ECCLES
FLOOR ELEVATION: 48' - 6"

- 1. CONFERENCE ROOM
- 2. OFFICE
- 3. PANTRY
- 4. GOVERNOR'S OFFICE
- 5. BOARD ROOM



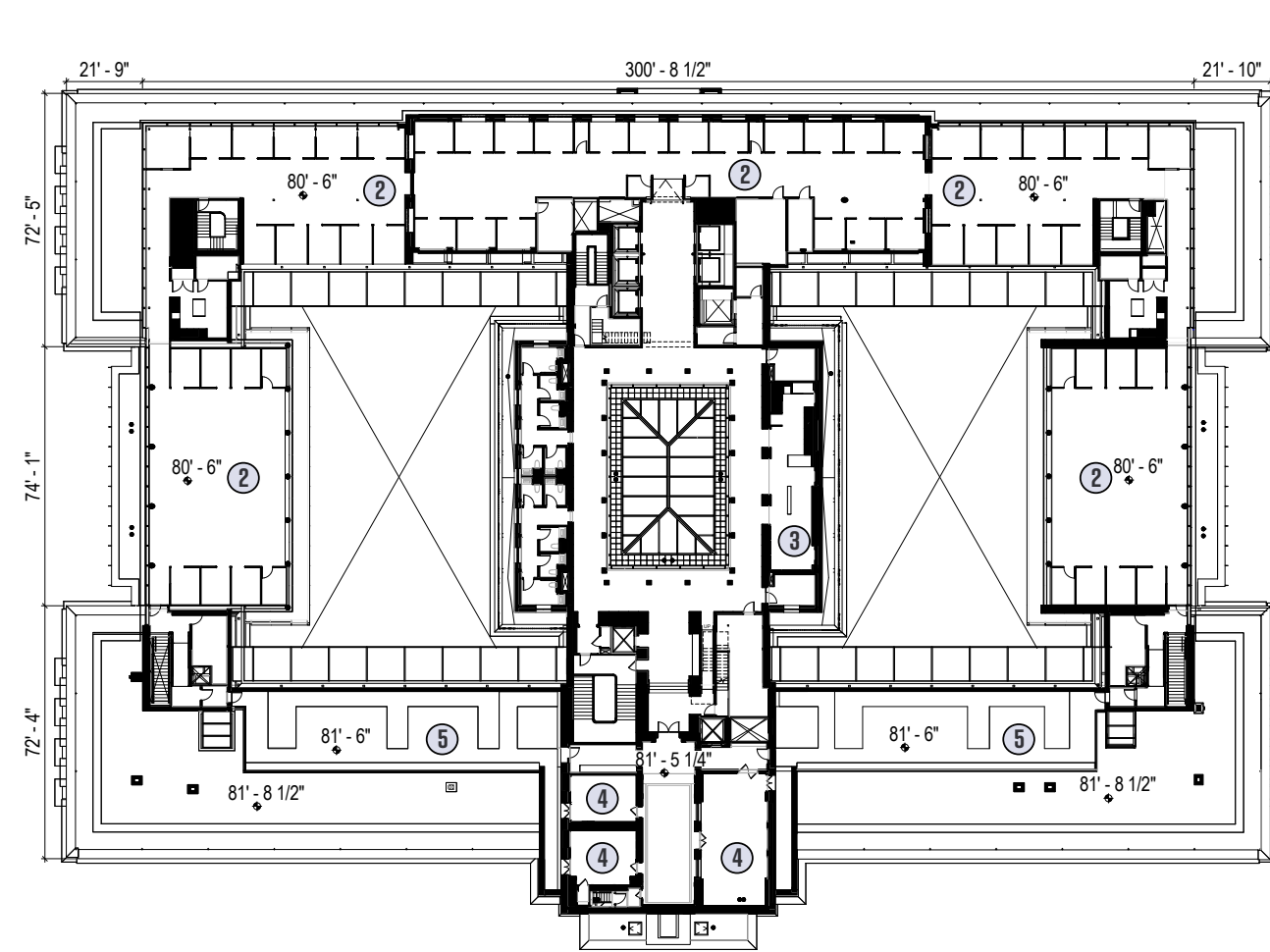
ECCLES
FLOOR ELEVATION: 67' - 6"

- 1. CONFERENCE ROOM
- 2. OFFICE
- 3. PANTRY



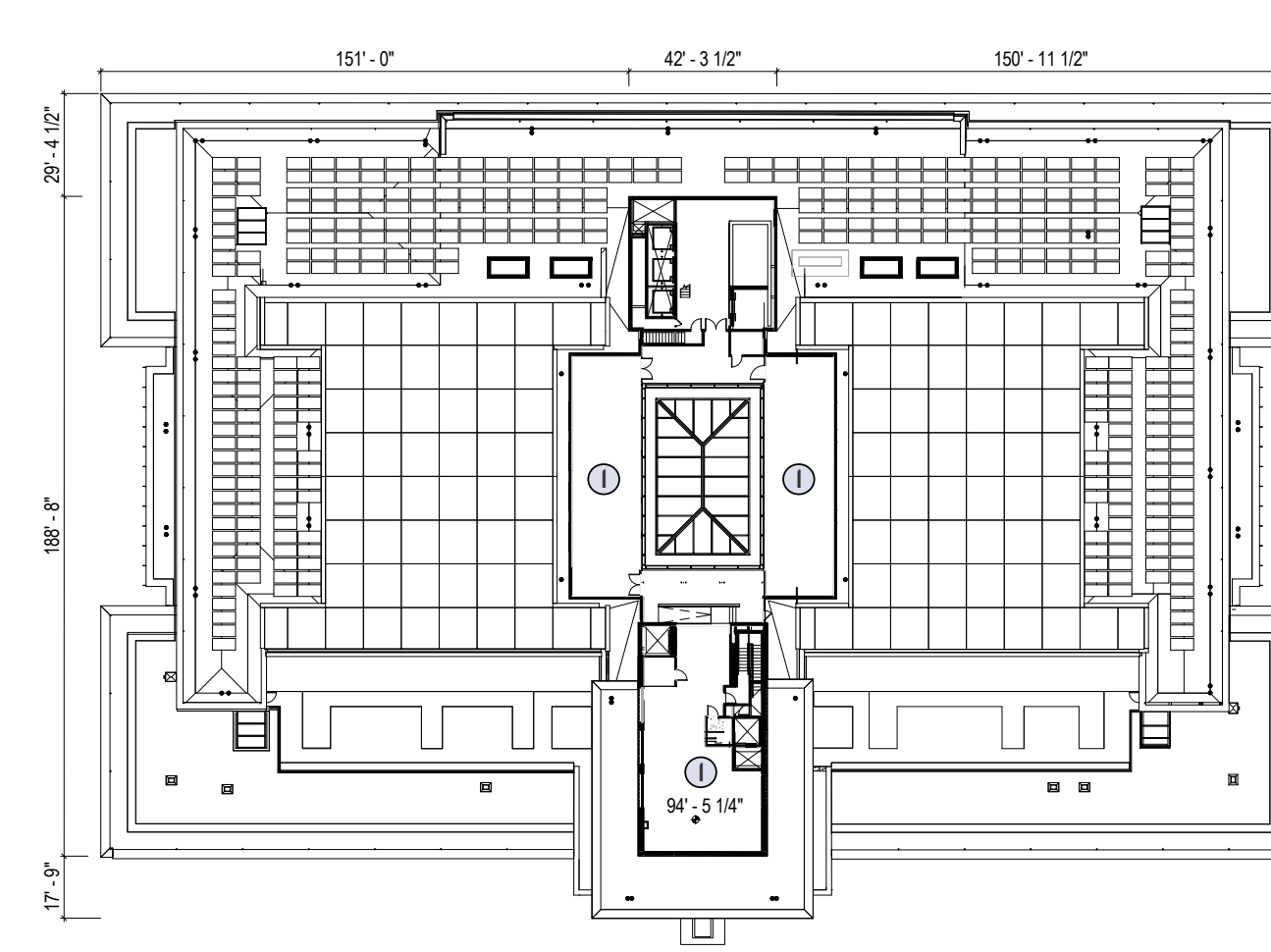
FRB-EAST
FLOOR ELEVATION: 62' - 9"





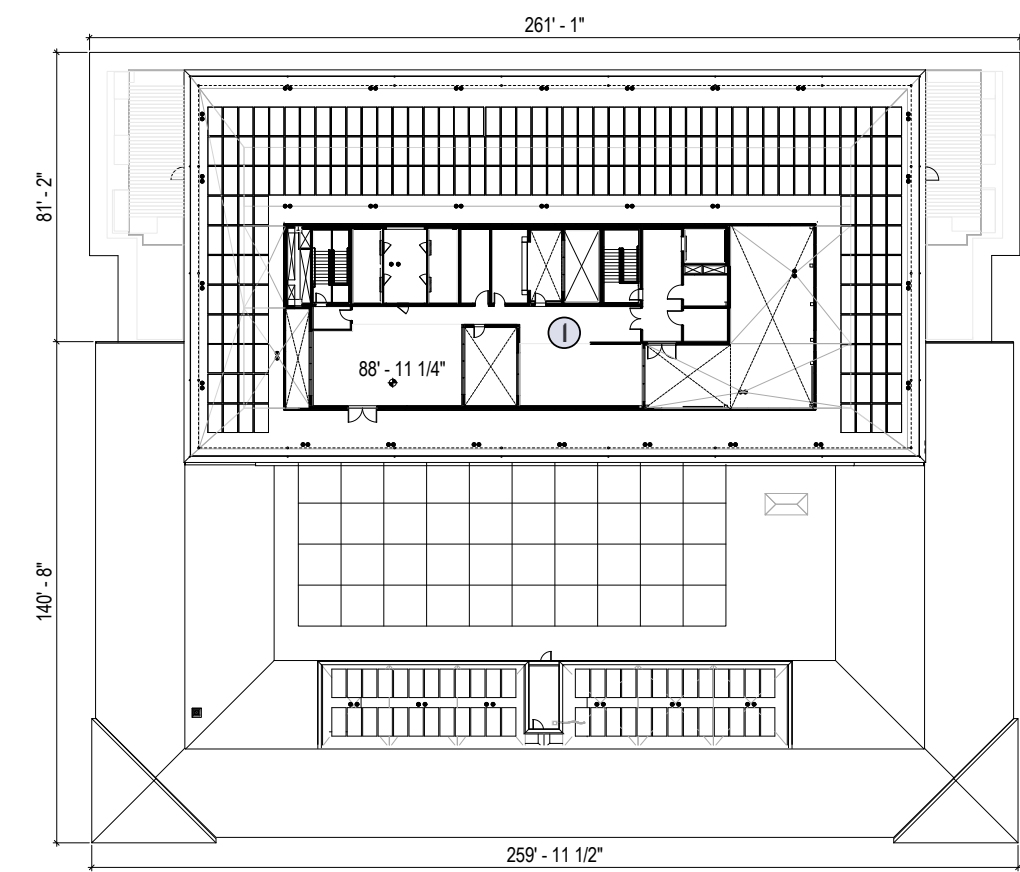
ECCLES
FLOOR ELEVATION: 80' - 0"

1. CONFERENCE ROOM 3. PANTRY 5. TERRACE
2. OFFICE 4. DINING 6. MECH. ROOM

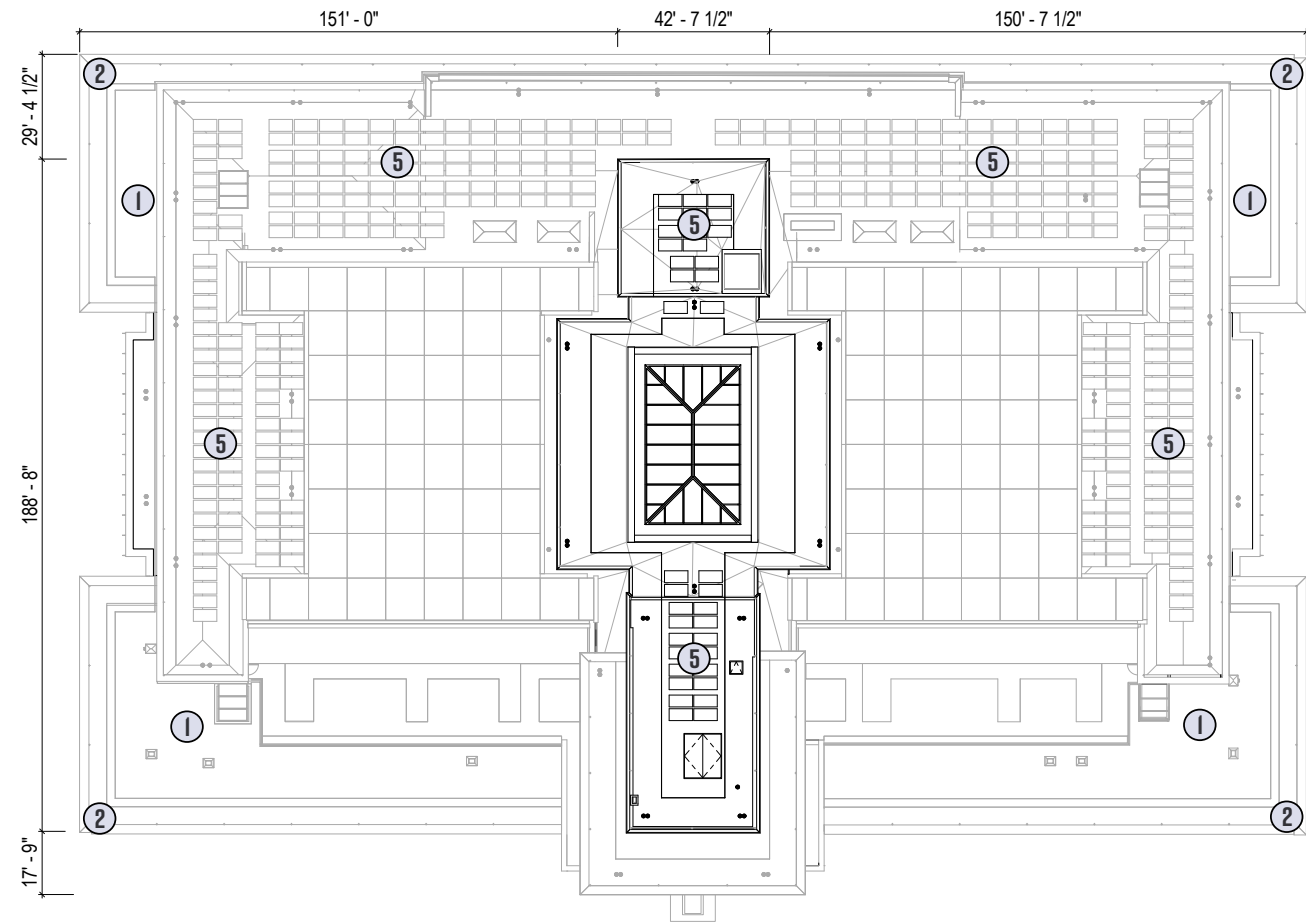


ECCLES
FLOOR ELEVATION: 93' - 6"

- ## I. MECH. ROOM

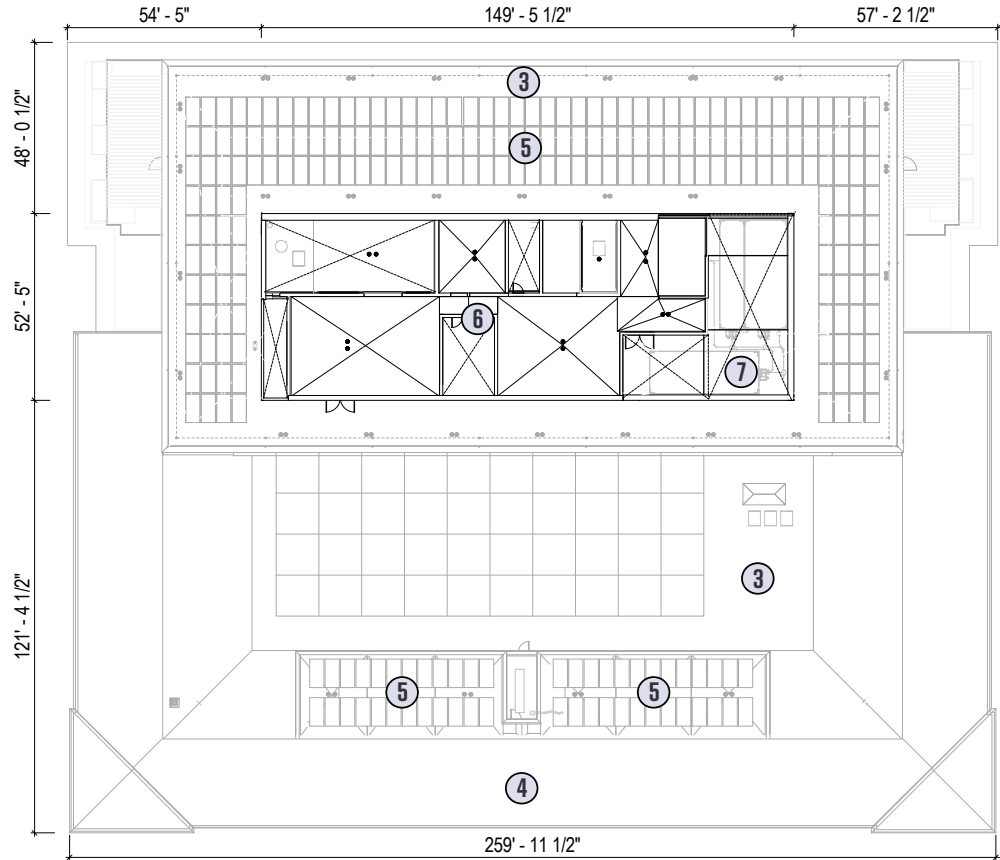


FRB-EAST
FLOOR ELEVATION: 88' - 3"

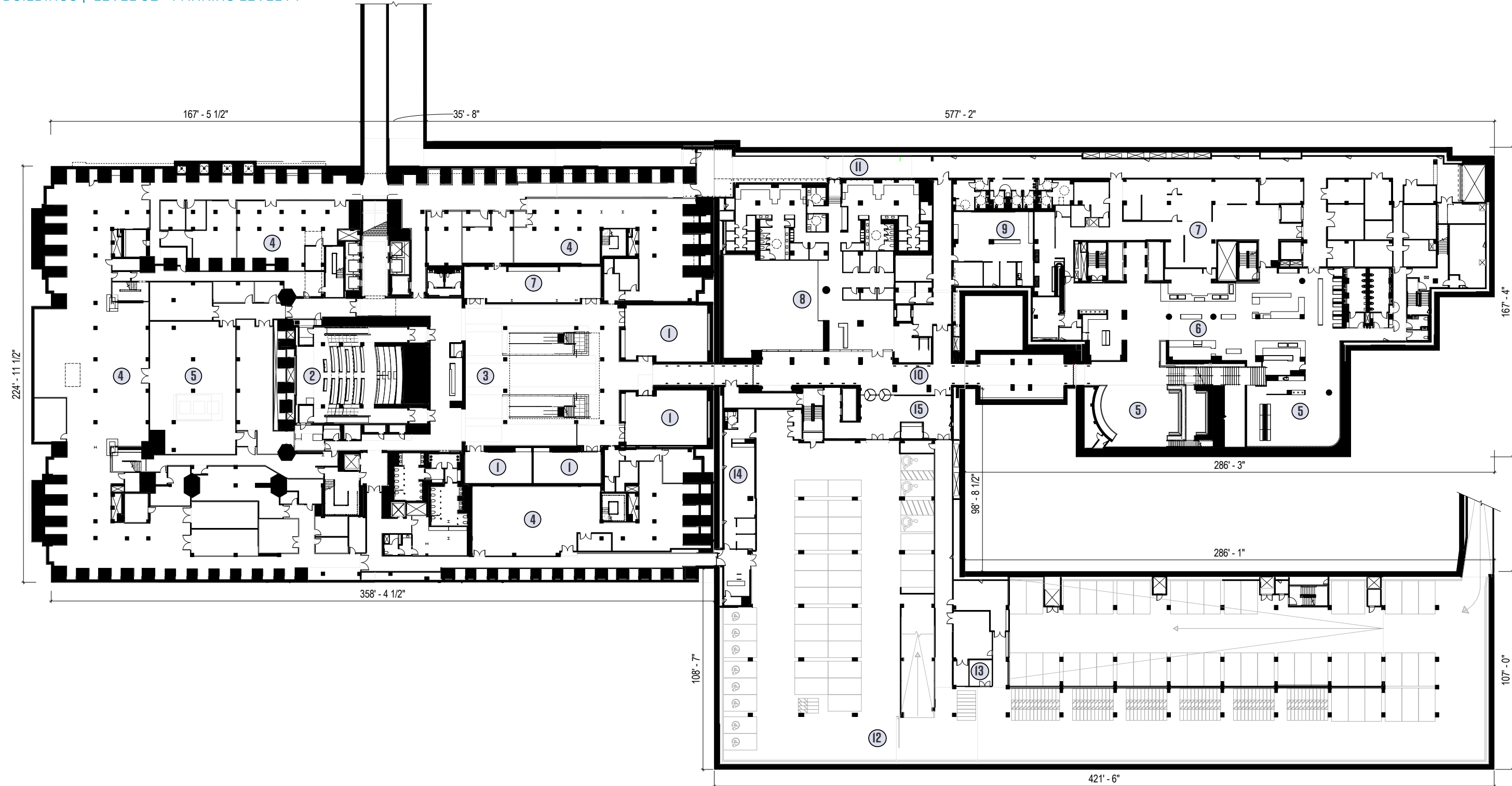


ECCLES
FLOOR ELEVATION: 93' - 6"

- 1. VEGETATIVE ROOF
- 2. PEDESTAL PAVER
- 3. PVC MEMBRANE
- 4. CLAY TILE
- 5. PV PANELS
- 6. DIRECTIONAL ANTENNA
- 7. COOLING TOWER



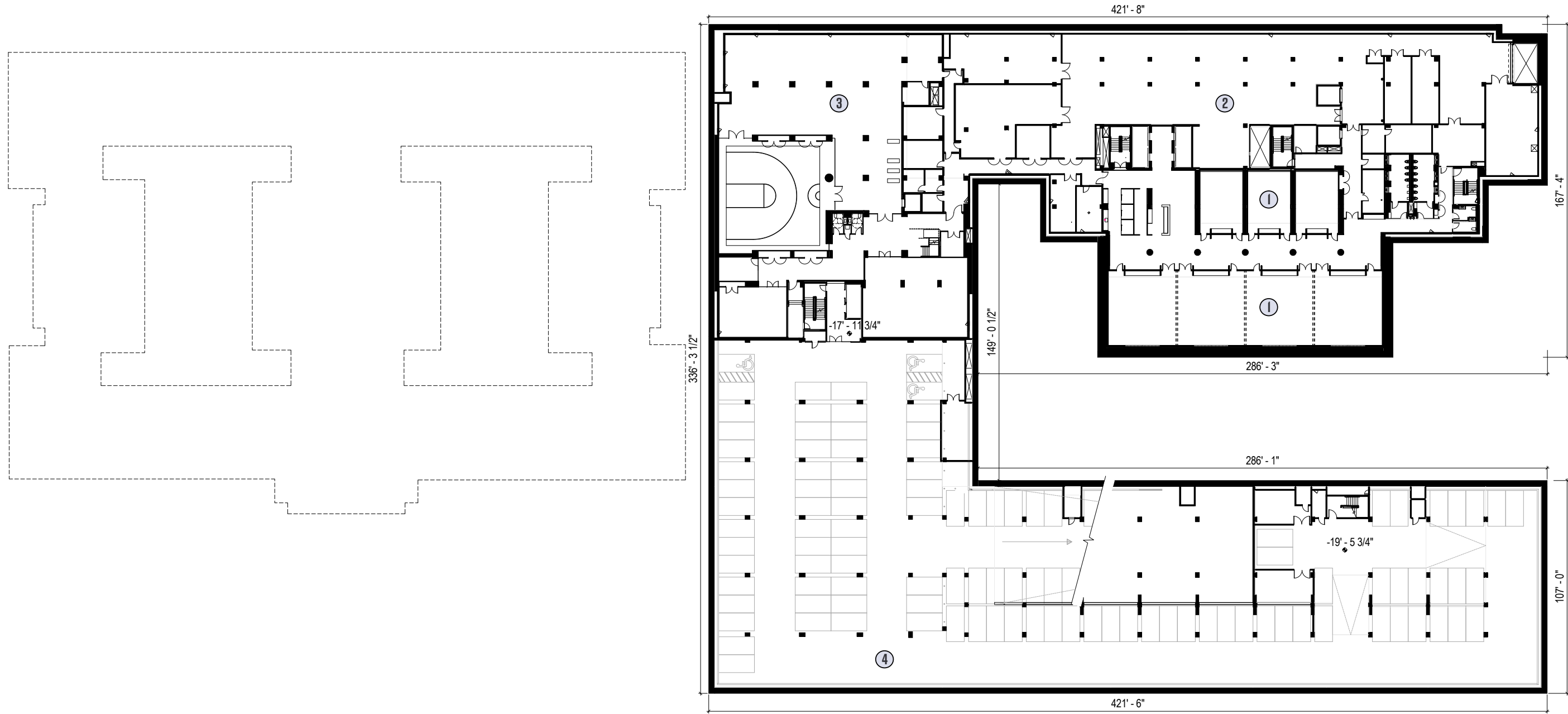
FRB-EAST
FLOOR ELEVATION: 104' - 0"



ECCLES
FLOOR ELEVATION: 4' - 4"

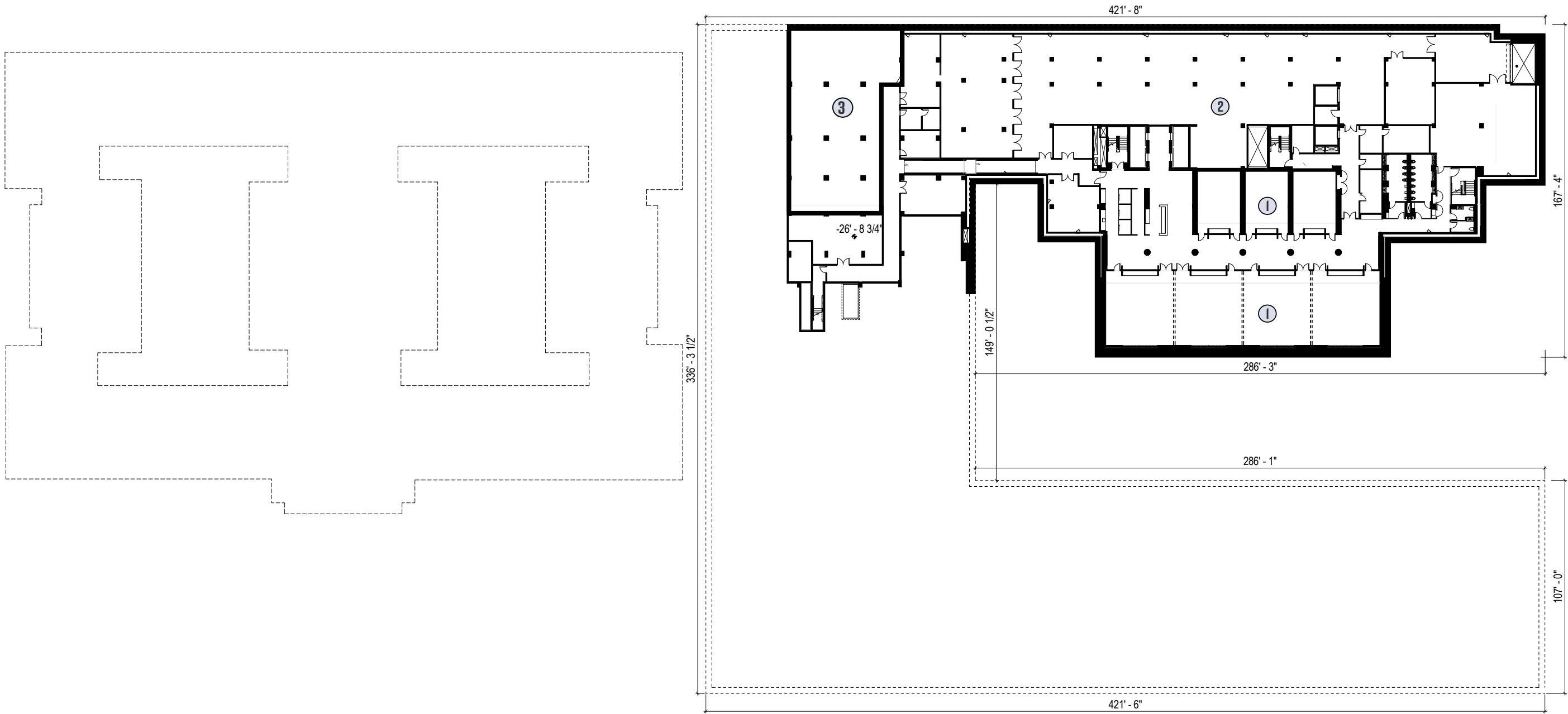
- 1. CONFERENCE ROOM
- 2. AUDITORIUM
- 3. ATRIUM
- 4. MECH. ROOM
- 5. DINING
- 6. SERVERY
- 7. KITCHEN
- 8. FITNESS
- 9. BUILDING MANAGEMENT
- 10. PEDESTRIAN CONCOURSE
- 11. SERVICE CORRIDOR
- 12. PARKING
- 13. BIKE ROOM
- 14. DRIVER'S LOUNGE
- 15. SCREENING





FRB-EAST
FLOOR ELEVATION: -14' - 2"

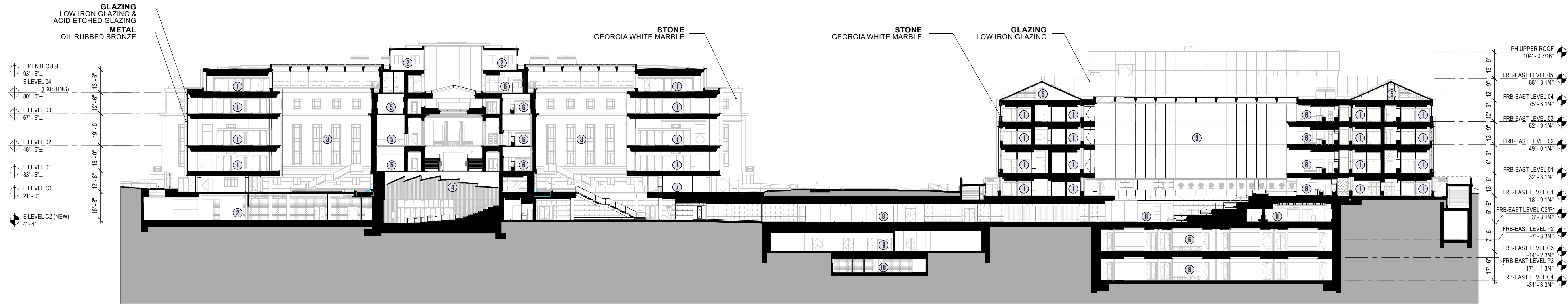
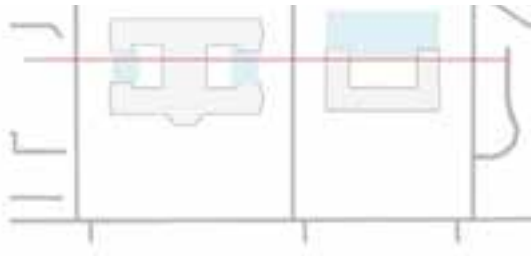
- 1. CONFERENCE ROOM
- 2. MECH. ROOM
- 3. FITNESS
- 4. PARKING



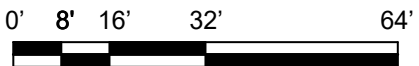
FRB-EAST
FLOOR ELEVATION: -31' - 3"

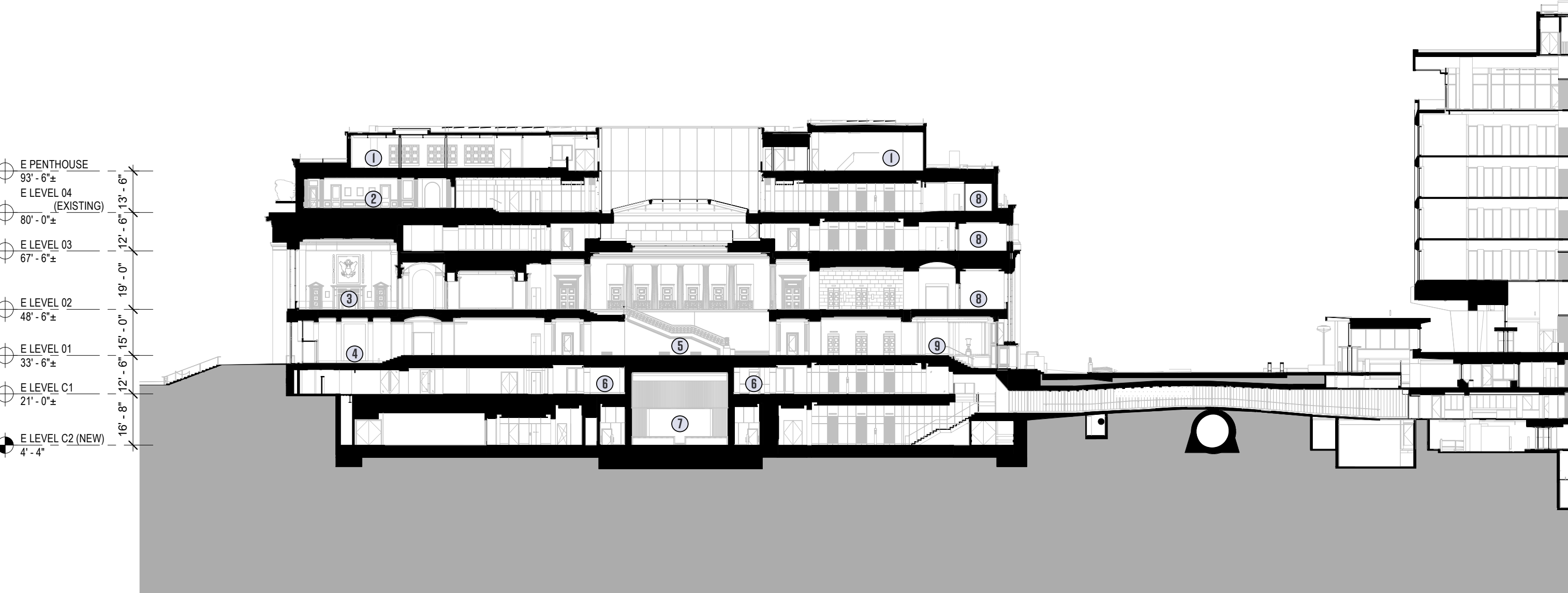
- 1. CONFERENCE ROOM
- 2. MECH. ROOM
- 3. CISTERN
- 4. PARKING



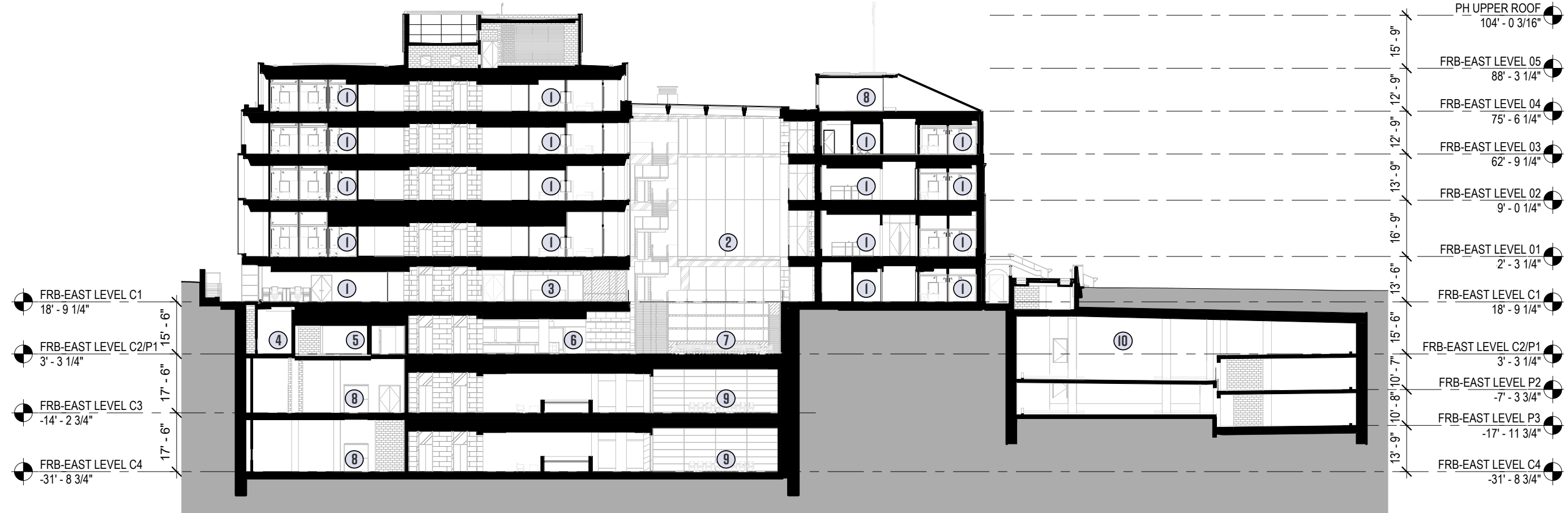


- 1. OFFICE
- 2. MECH. ROOM
- 3. ATRIUM
- 4. AUDITORIUM
- 5. CONFERENCE ROOM
- 6. PANTRY
- 7. SCREENING
- 8. PEDESTRIAN CONCOURSE
- 9. FITNESS
- 10. CISTERN
- II. DINING





- 1. MECH. ROOM
- 2. DINING
- 3. BOARD ROOM
- 4. ENTRANCE HALL
- 5. GREAT HALL
- 6. CAFE
- 7. AUDITORIUM
- 8. OFFICE
- 9. LOBBY



- 1. OFFICE
- 2. LOBBY
- 3. ATRIUM
- 4. SERVICE CORRIDOR
- 5. KITCHEN
- 6. SERVERY
- 7. DINING
- 8. MECH. ROOM
- 9. CONFERENCE ROOM
- 10. PARKING

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ELEVATIONS



Figure 3-18: Reflecting Proportions of Historic Windows on the Cadence of Eccles Building Infills



Figure 3-19: Aligning with Datum Lines of Eccles Building

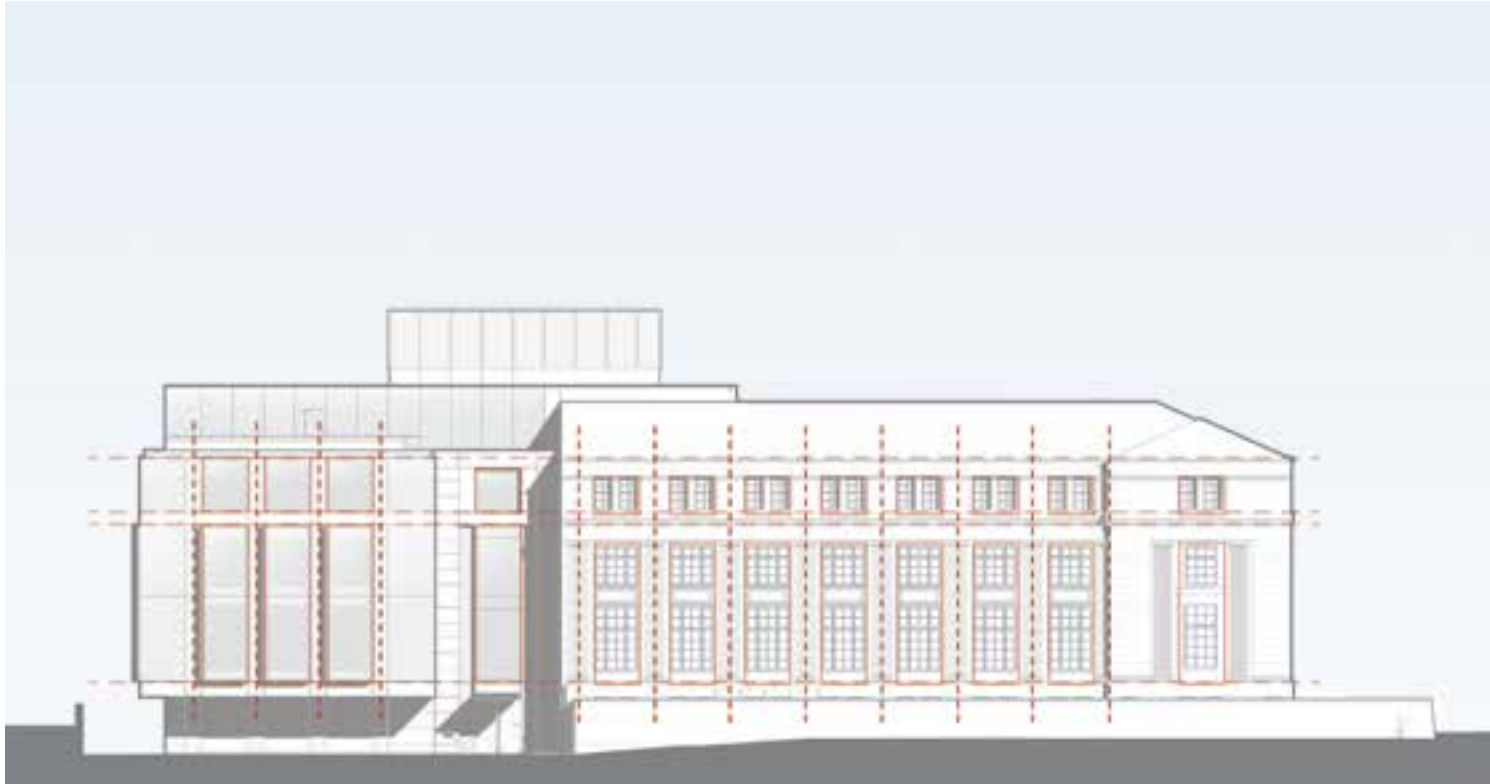


Figure 3-20: Continuing Datum Lines and Cadence of FRB-East Building

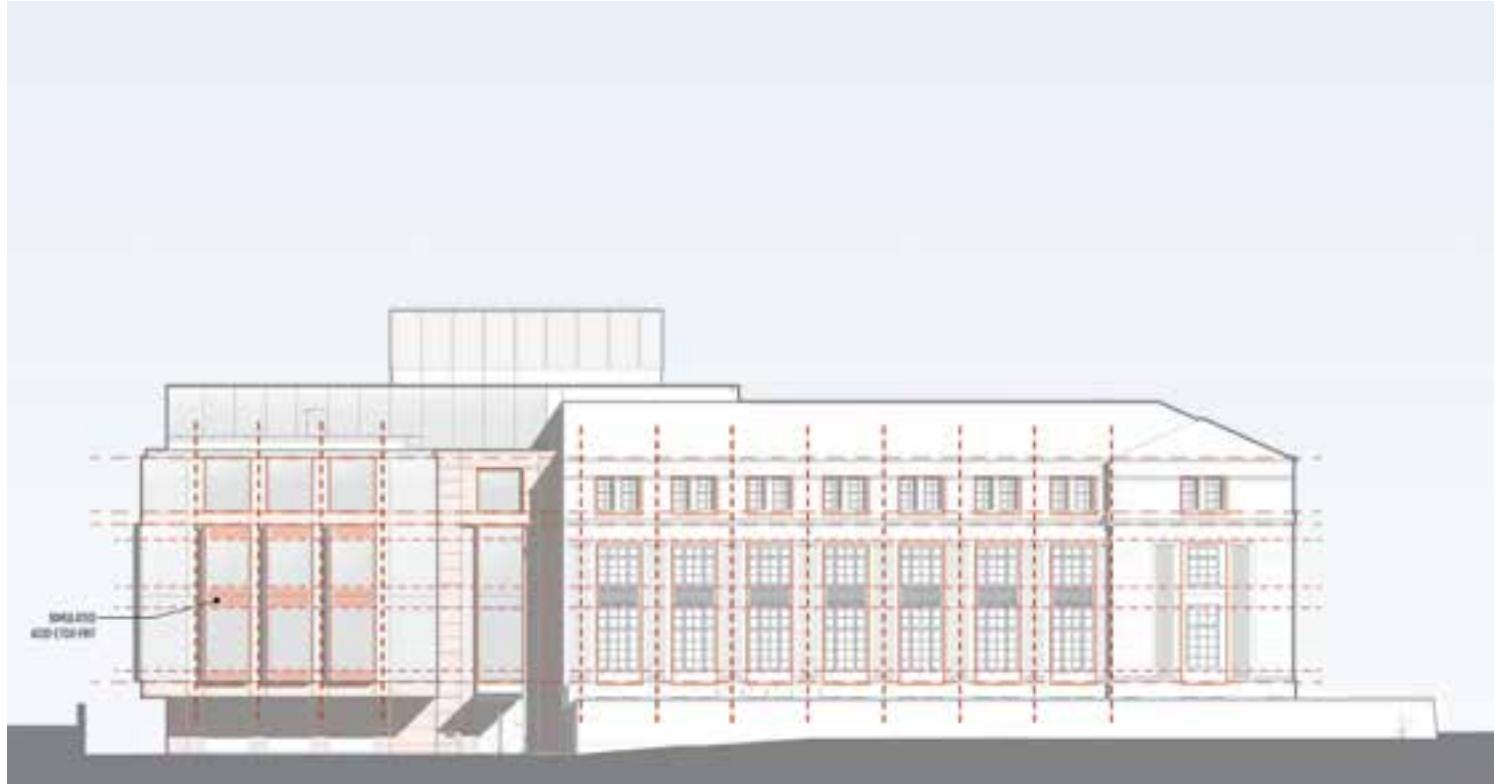


Figure 3-22: Reproducing FRB-East Building window spandrels through fritted glass



Figure 3-21: Tying new addition into FRB-East Building through the use of white Georgian marble

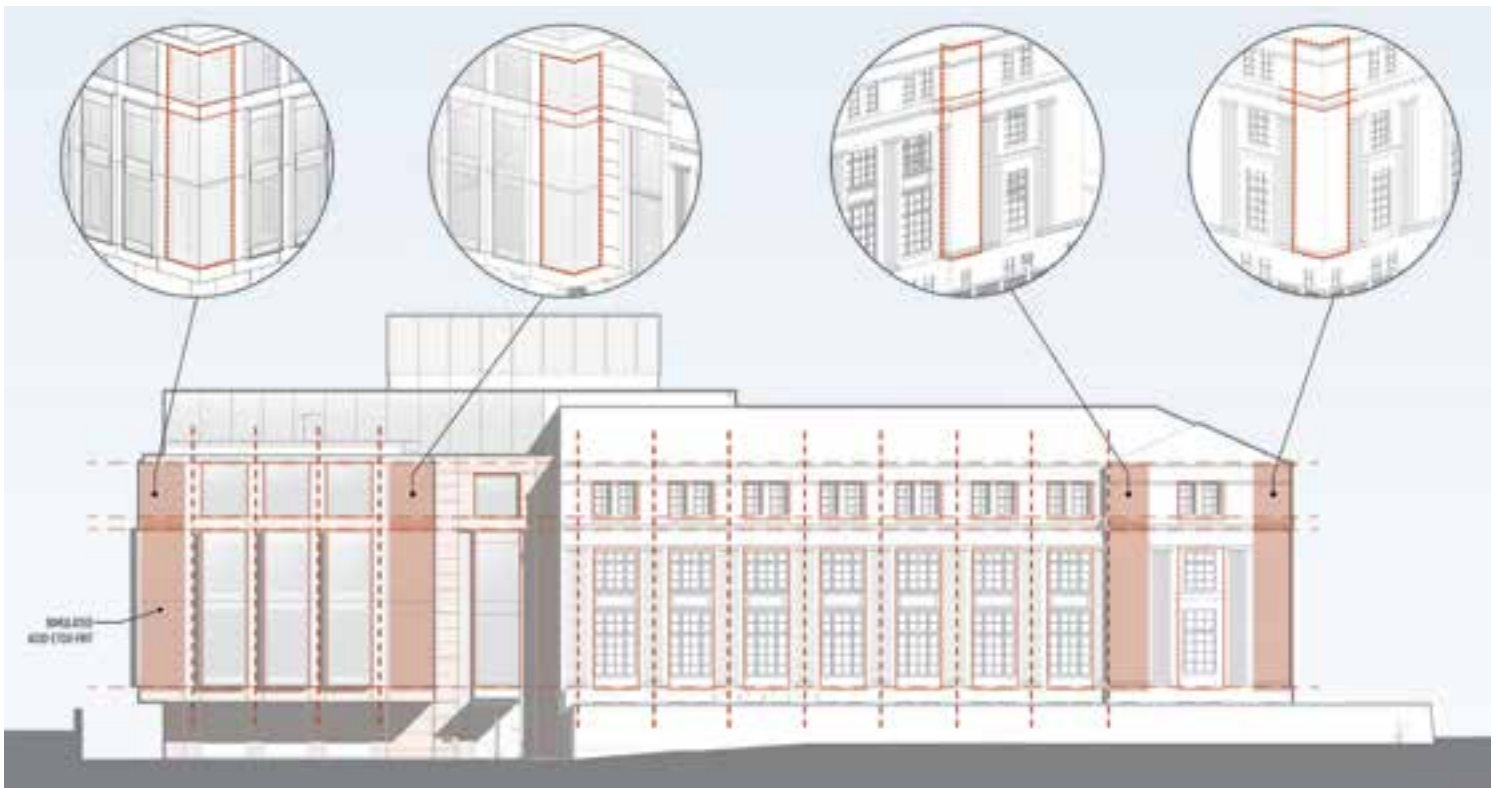


Figure 3-23: Reproducing flush corners of FRB-East Building

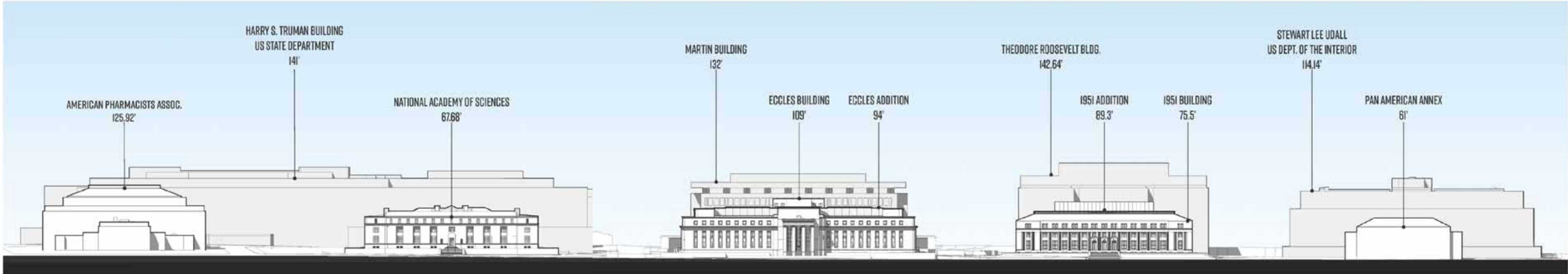


Figure 3-24: Constitution Avenue Elevation

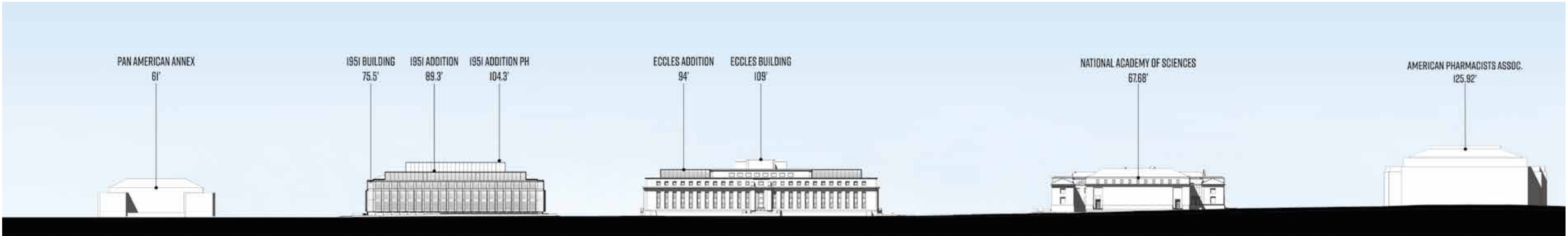


Figure 3-25: C Street Elevation



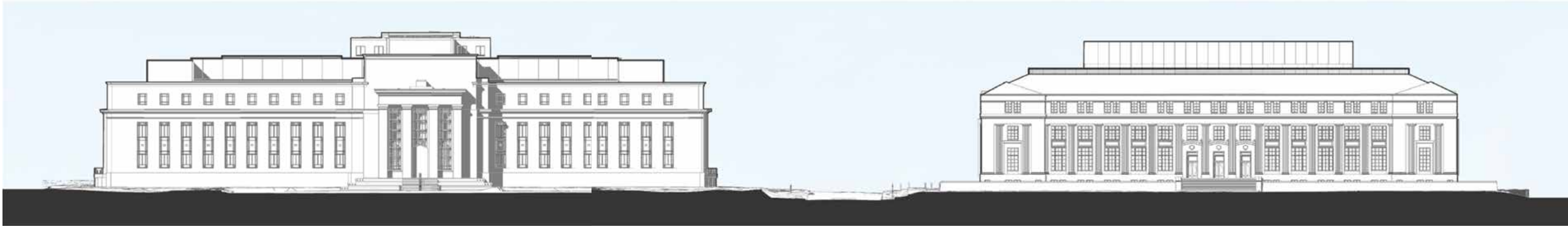


Figure 3-26: South Elevation from Constitution Avenue

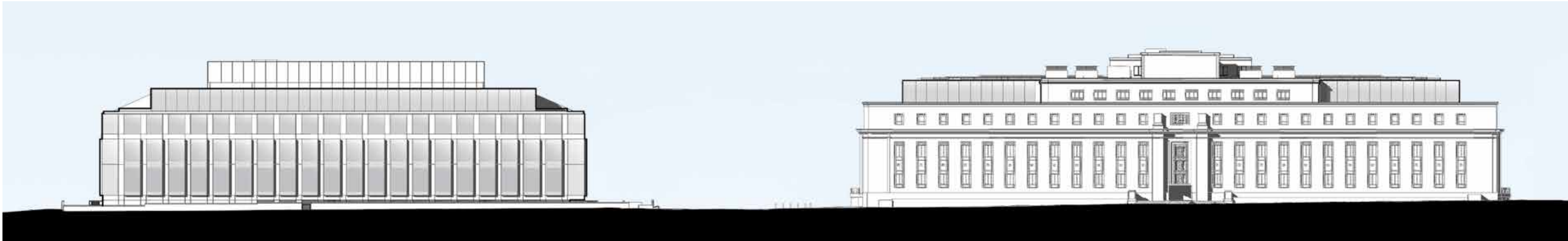


Figure 3-27: North Elevation from C Street



Figure 3-28: West Elevation

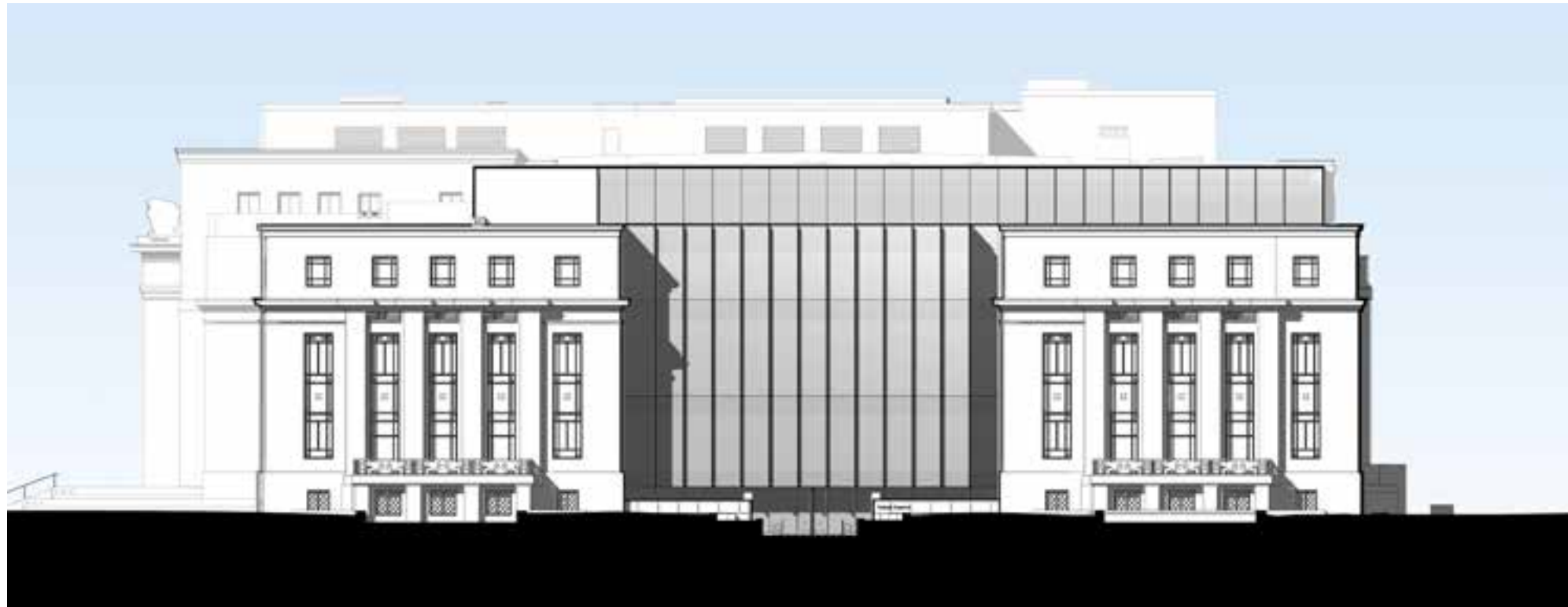


Figure 3-29: East Elevation

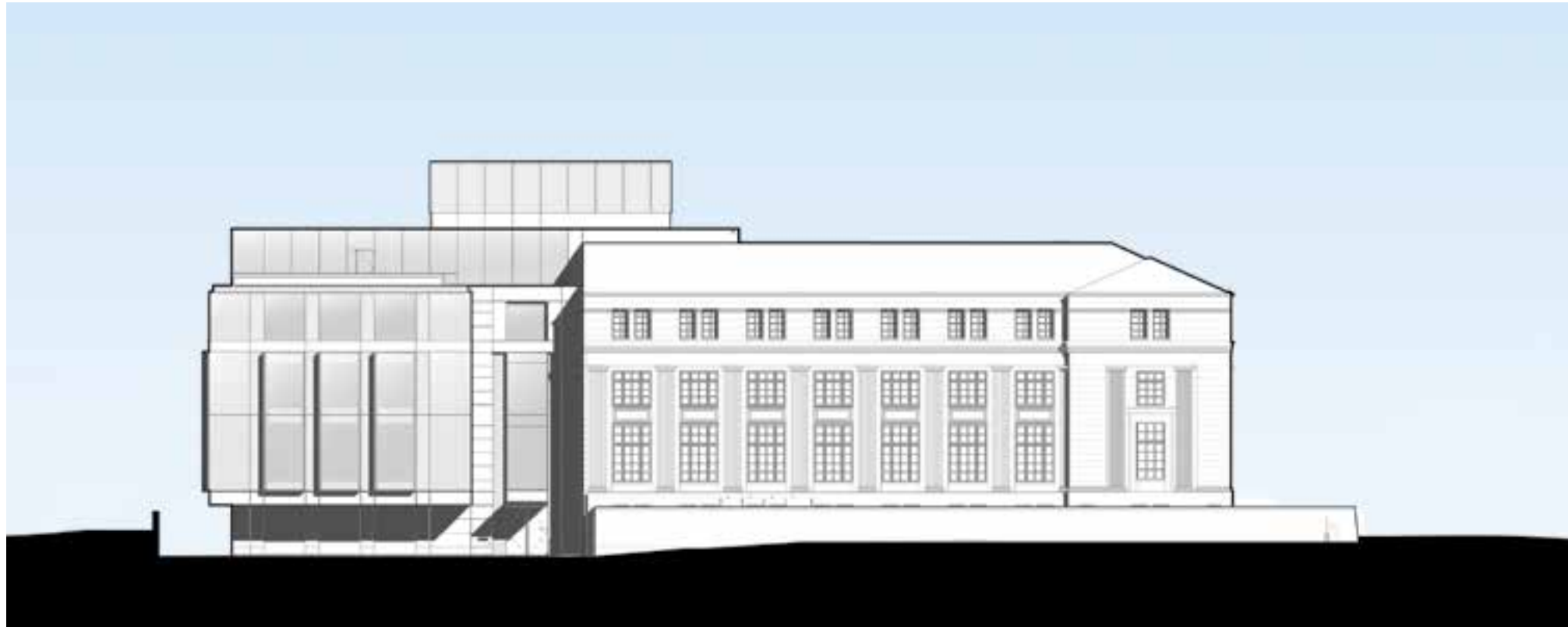


Figure 3-30: West Elevation

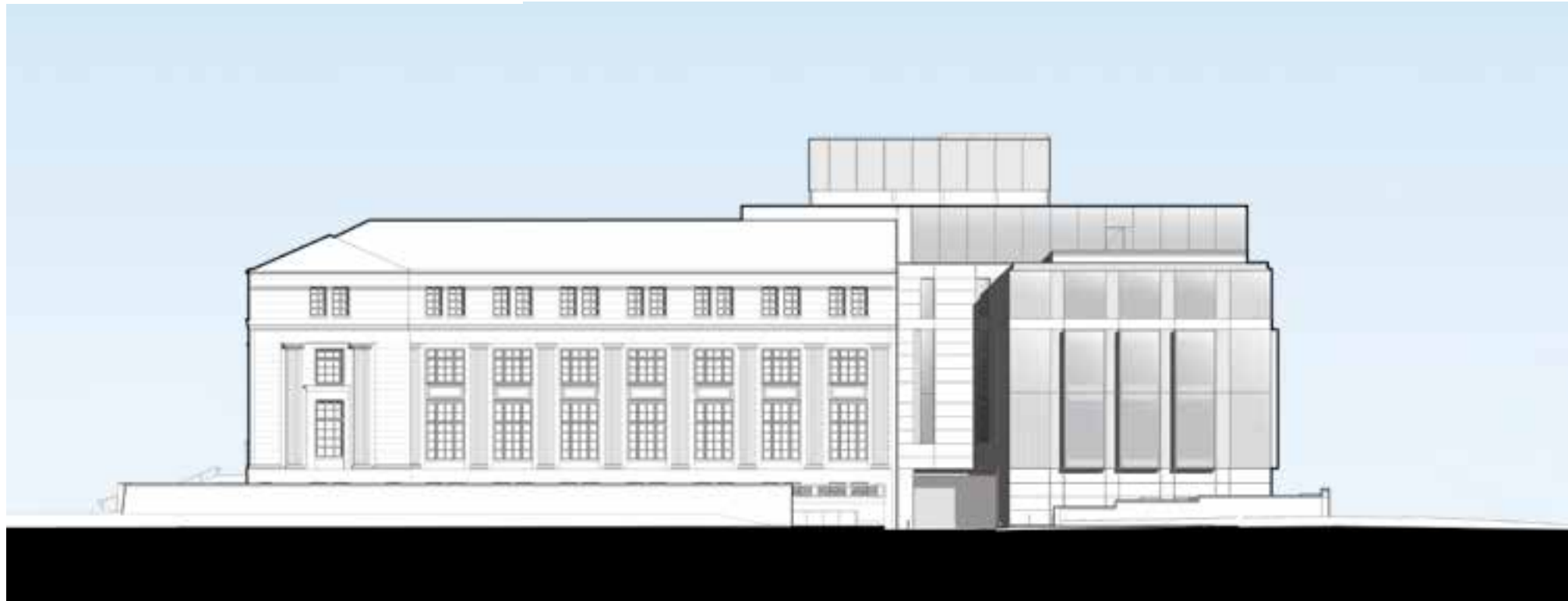


Figure 3-31: East Elevation



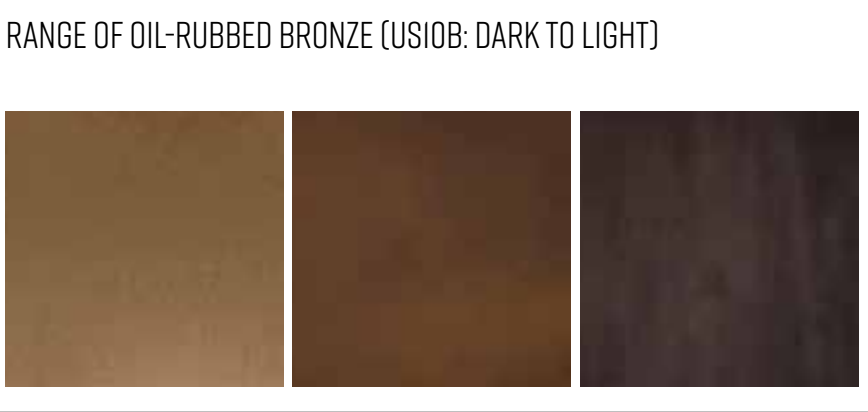
STONE



GLAZING



METAL



GLAZING



STONE

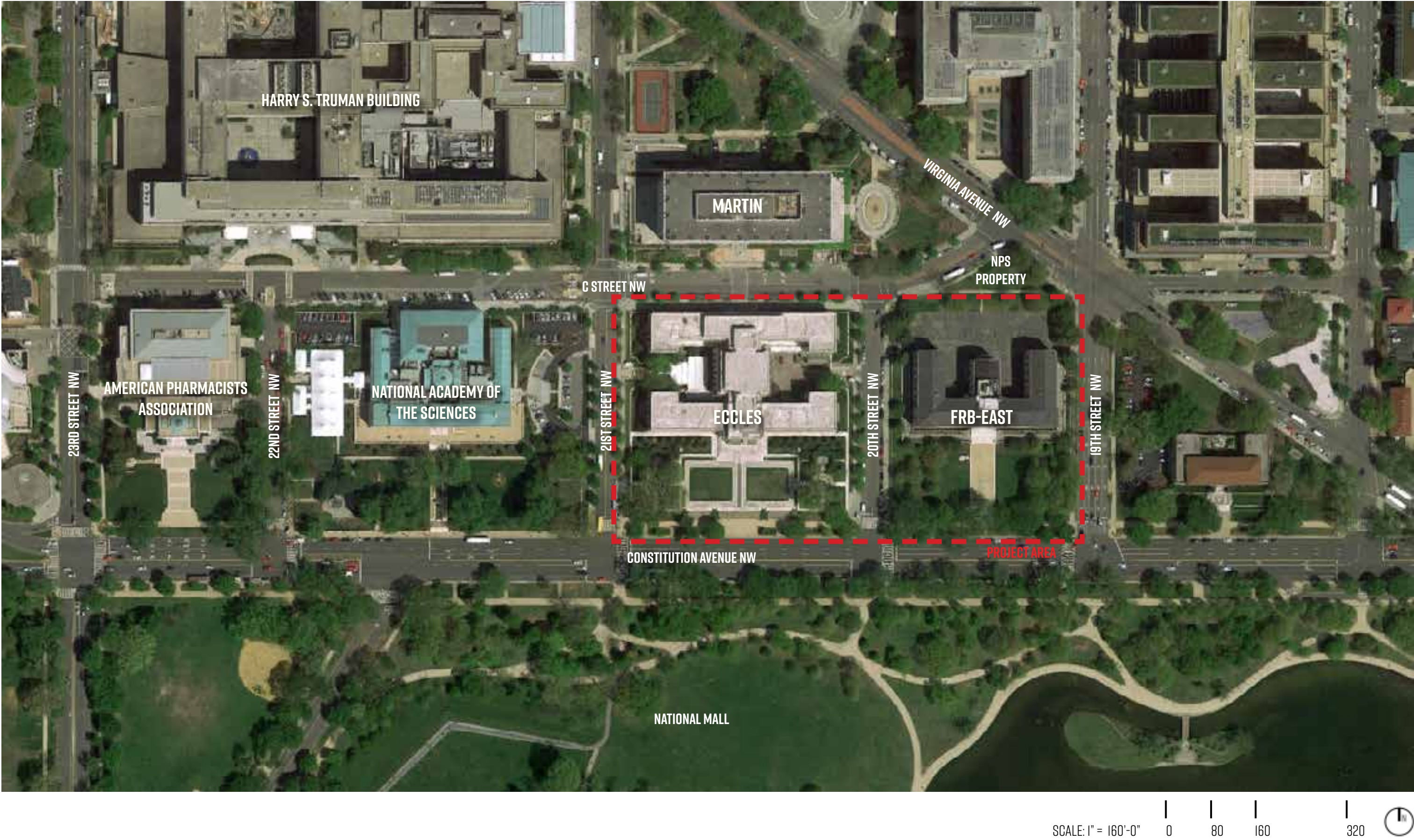


METAL



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LANDSCAPE



3.12 LANDSCAPE

The Marriner S. Eccles 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 rehabilitation of both sites maintains the character defining features of the current symmetrical layout with geometrically ordered gardens on each side of a central walk leading up a flight of steps to the elevated front gardens and up additional steps to the historic main entry of each building.

3.12.1 EXISTING ECCLES LANDSCAPE

The Eccles Building site design was completed by Architect Paul Phillipe Cret and his studio. He envisioned the building and landscape as one cohesive design. The landscape architecture mirrors the building's classical style, symmetrical order, and an emerging modernism that emphasized clean lines and sparse ornamentation.

The Eccles 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 retractable 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 pebble mosaics and marble borders. The H-shaped building has two private courtyards to the east and west that are enclosed behind stone walls, with decorative iron gates. The drive lane through the east court provides access to the loading dock, and the west courtyard is a parking entrance for building users. Stone fountains that are integrated with the building

façades at the east and west courtyards, provide an axial focal point for the open spaces. The west courtyard has a building at its center.

The original 1930s design is evident in today's landscape. A characteristic of Cret's design was the holistic thinking that unified the design for both the landscape and building. Circulation routes, vegetation patterns, and site walls are symmetrical throughout the site, arranged by the strong central axis formed by the building's main entrance. Walls and paths are perpendicular and parallel to the building's lines. Vegetation was designed to be in balance with the building, never to obstruct views to the building's façade, and to balance the weight of it with the large void of the front lawn and tall trees at the edges. The design incorporated multiple scales with characteristics of monumentality and intimacy. Features such as the wide stairs, broad lawn with central walkway, and large stepped granite blocks, attest to the monumental, imposing character of the building and landscape. In contrast, the detailed design of the fountain gardens with mosaic pavements, courtyards with small fountains and detailed plantings, reveal a human-scaled design. The detail found in the metalwork and stonework throughout the site exhibit the original workmanship of the 1930s. Original materials have been retained,

including marble walls and benches, black granite fountains, and ornamental stone mosaic pavement in the courtyards.

Changes since the period of significance (1935-1937) are relatively minor, including additions of guard booths, bollards, and vehicular barriers. The addition of a structure within the center of the west courtyard has diminished the integrity of the courtyard by disrupting the open character of the courtyard and removing original materials. The maturation of original vegetation has outgrown its intended size in some locations (e.g. evergreen shrubs around the west garden terrace), and in other locations plants have been added where none were intended in the original design (e.g. the line of Southern magnolias along the building's south façade).

3.12.2 EXISTING FRB-EAST LANDSCAPE

The FRB-East Building landscape was designed by Robert Wheelwright and Markley Stevenson, who developed a scheme that was integral to the overall design. The classical, symmetrical composition of the landscape, with a series of elevated terraces, combined with details such as cast aluminum lamp posts and railings, unified the landscape and building into a cohesive composition.

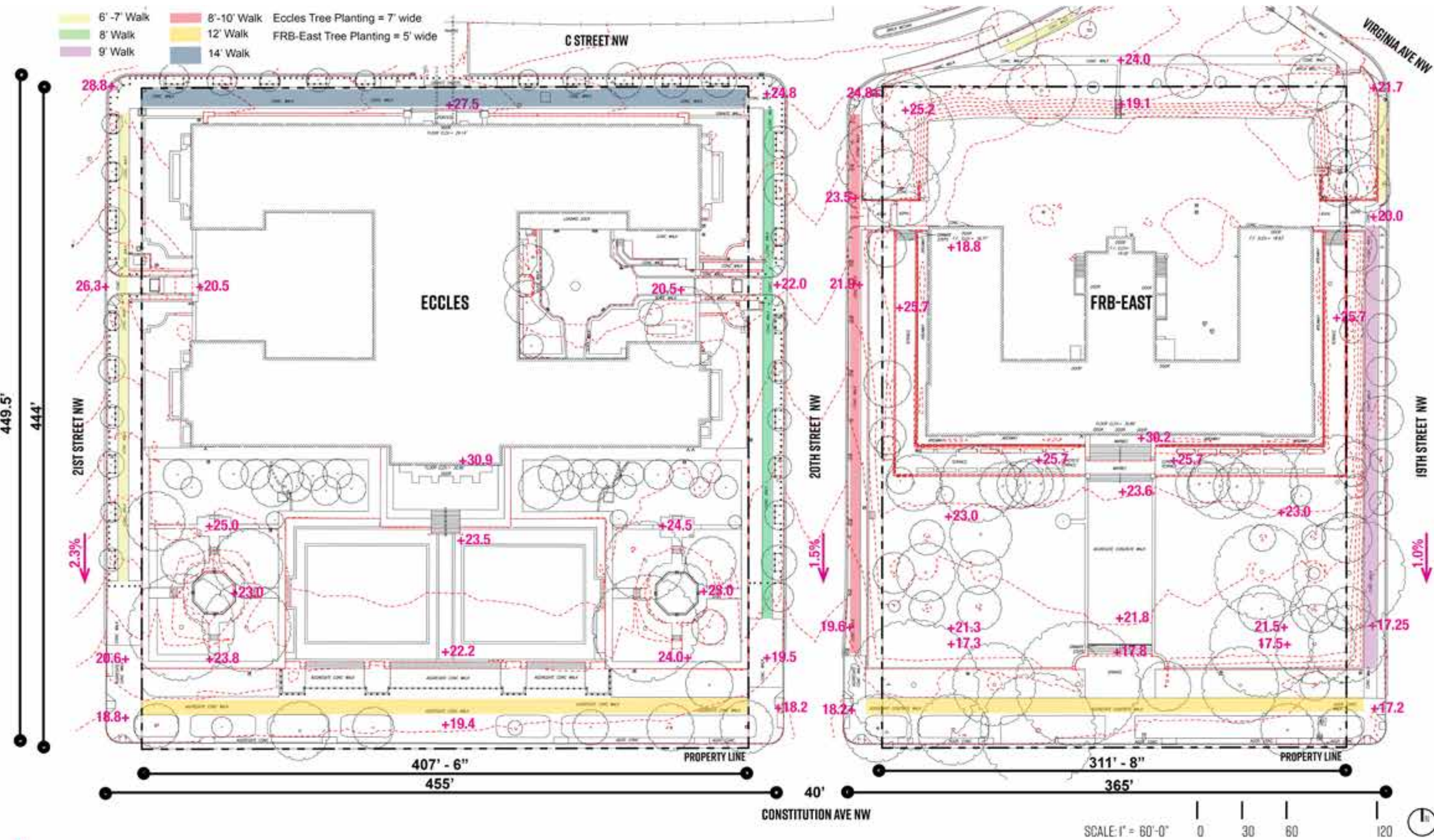
The FRB-East Building is located on the north half of the site, set back from Constitution Avenue on a raised terrace. The building terrace is a 9-foot wide marble-paved landing that surrounds the building on three sides. Marble steps descend from the building terrace to a lawn terrace that borders the building on the south, east, and west sides. A formal walkway of exposed aggregate concrete, flanked by low marble curbs connects the building entrance to Constitution

Avenue. A small plaza at the south end of the walkway is framed by a pair of low curved walls of white Georgia marble. The north side of the building includes two courtyards, both paved in asphalt and open to a parking lot behind the building.

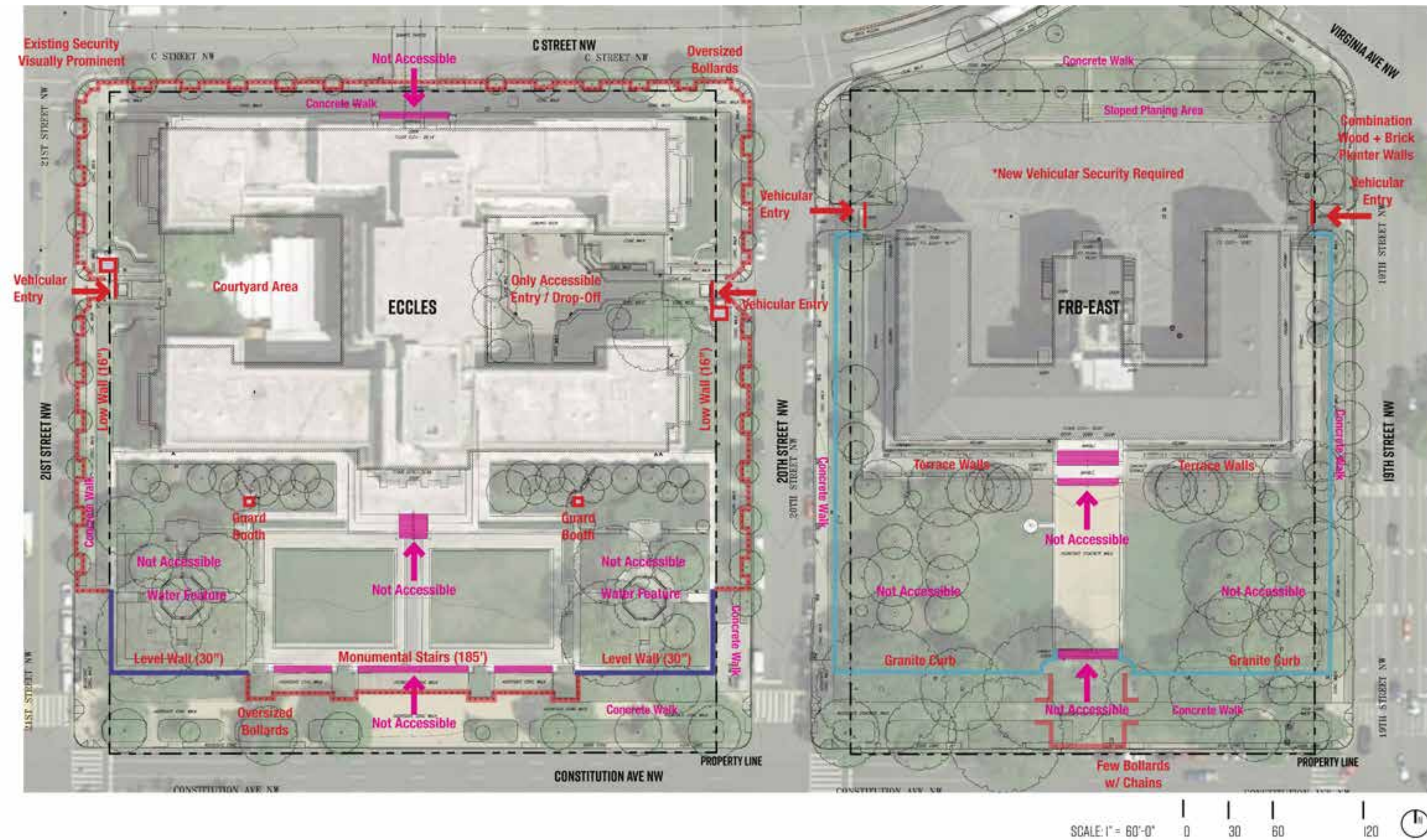
The original design from the 1930s is evident in the landscape today. Circulation routes and vegetation patterns are symmetrical throughout the site, arranged by the central axis of the building. Vegetation was designed to balance the weight of the building and frame views, with low vegetation along the building's façade and higher vegetation on the sides. The entire composition was enclosed by a granite curb with an edging of evergreen groundcover. Design details found in the metalwork of the handrails and lamp posts, and the stonework throughout the site exhibit the original workmanship of the 1930s. Original materials have been retained, seen in the marble steps and walls, granite curb, and bronze lamp posts.

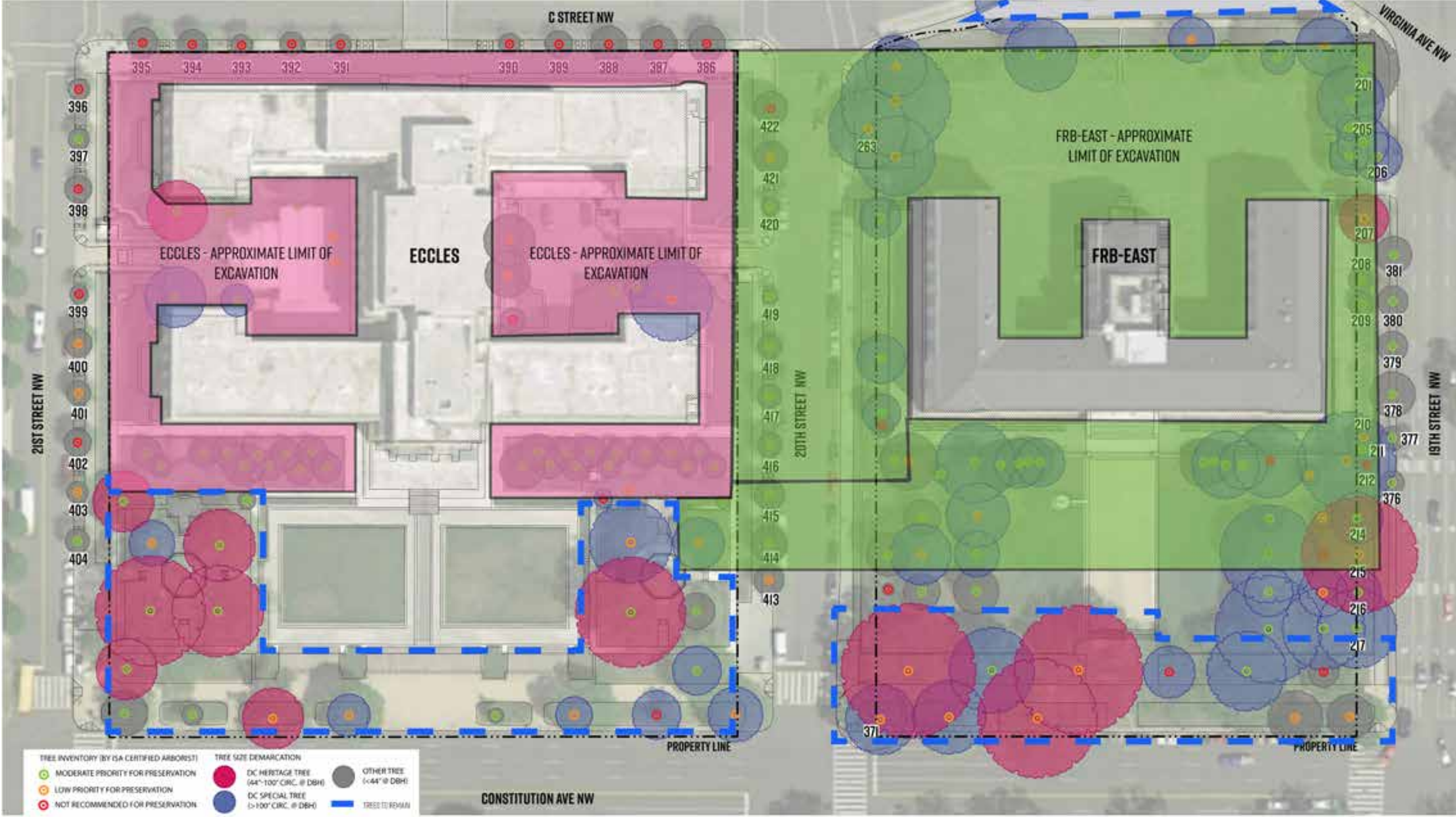
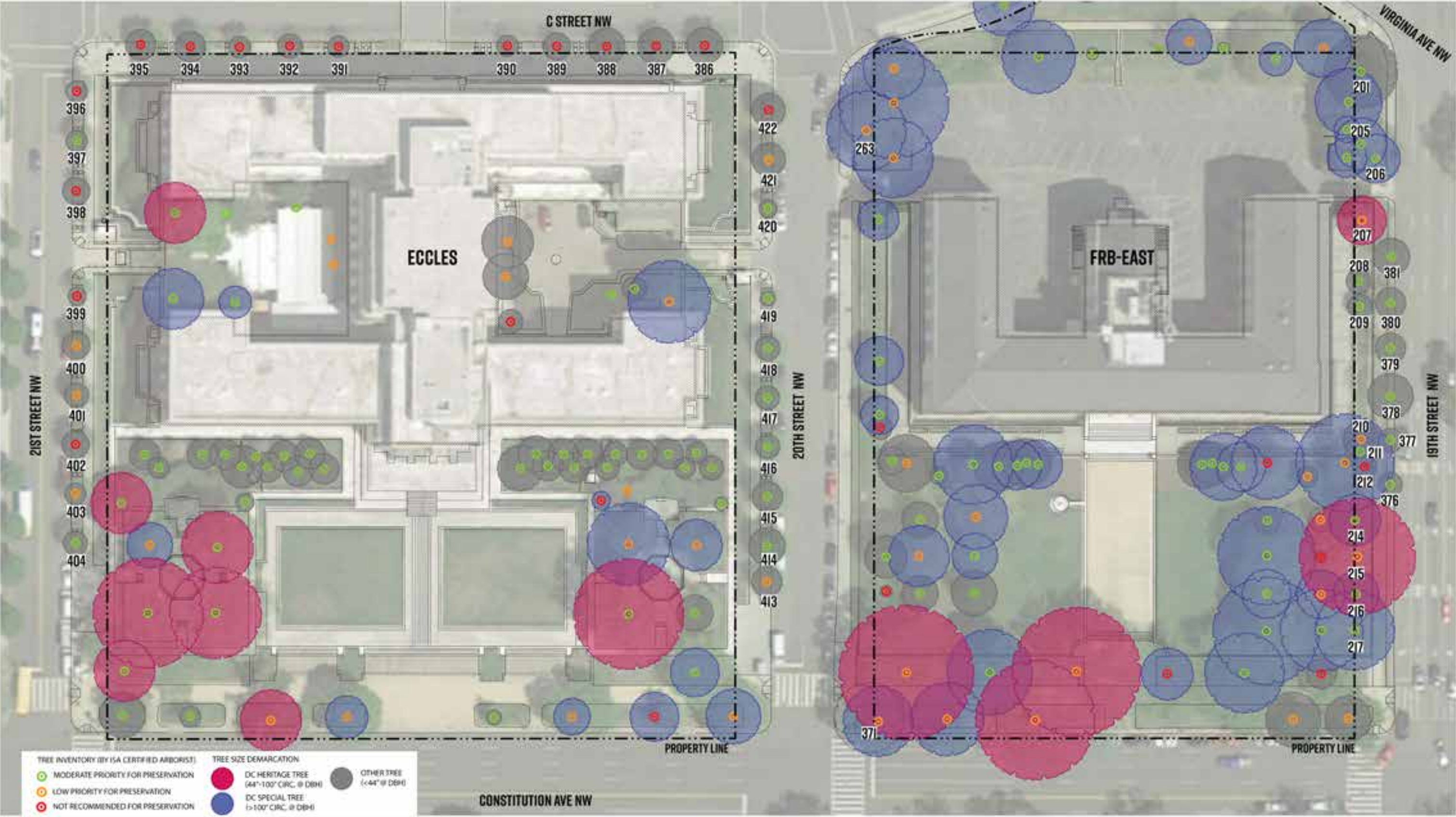
Changes to the landscape since the 1930s are relatively minor, including additions of bollards and vehicular barriers. The variety of plant species has expanded since the period of significance, and shrubs are now located in places where none were intended historically (e.g. underneath the bosques). In the 1960s a flag-pole was added to the left of the central walkway, disrupting the symmetrical design of the front façade. Overall, the landscape remains mostly unaltered from the original design and construction.

EXISTING SITE ANALYSIS | SIDEWALK & GRADING



EXISTING SITE ANALYSIS | ACCESSIBILITY + SECURITY





EXISTING SECURITY MEASURES & DETERRENTS



Eccles | Heavy Bronze Bollards at South Lawn Terrace



FRB-East | 20th St NW with No Street Trees or Planting at Curb



Eccles | Heavy Bronze Bollards at 20th St NW near Accessible Entrance



FRB-East | Sloped Planting Area at Historic Terrace along 19th St NW

EXISTING CONDITIONS



Eccles | South Terrace Gardens



FRB-East | South Lawn Terrace & Gardens



Eccles | Building/Service Entrance at 20th St NW



FRB-East | Vehicular Entrance at 20th St NW



Street Trees to be removed and replaced

Trees removed: 35 trees (Based on DDOT database)
Caliper range: 7" to 12"
Average Caliper: +/- 9"
Average health: Moderate to poor
Typical Condition: Many of the street trees show basal damage, Gloomy scale, and have restricted rooting area.

Figure 3-33: Existing root systems must be carefully considered



Figure 3-32: Street tree health is poor due to restricted root areas

3.12.3 LANDSCAPE AND STREETScape

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 concourse will connect the Eccles and FRB-East Buildings, joining the existing tunnel that connects the Eccles Building and Martin Buildings (see Pedestrian Concourse and Service/Utility Tunnels below).

20th Street NW will be completely removed and replaced between Constitution Avenue and C Street NW due to underground garage and tunnel construction. 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. This adjustments 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. 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. It is assumed that 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.

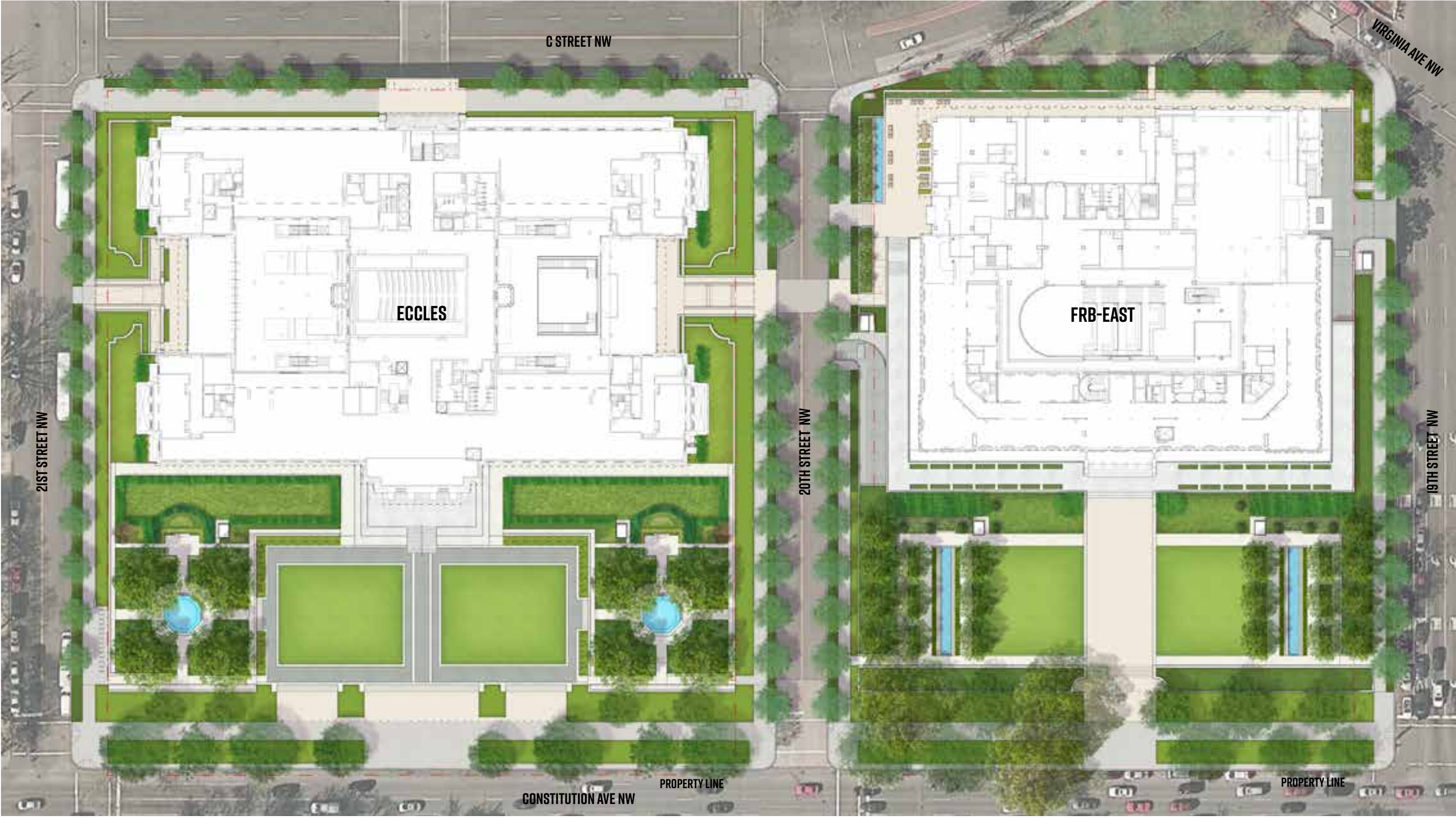
Overall Vegetation (Not building specific)

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 whenever possible. The design includes a tree preservation strategy that will seek to protect as many healthy existing trees as possible. Tree protection strategies may include fences protecting tree root zones, temporary measures to prevent soil compaction and root damage where tree protection fencing is not practical, pruning, fertilization, air spading, or root pruning.

Missing elm trees along the Constitution Avenue sidewalk will be replaced with 8-inch caliper trees to create a more uniform design expression. All existing lawns will be stripped, fine graded and replaced with new sod. Underdrainage systems will be added to the south garden terraces as needed.

New tree plantings within the terraces will utilize large caliper trees, 8- to 10-inch. Overgrown shrubs will be replaced with plants that better match the original design intent and are well adapted to the local environmental conditions.

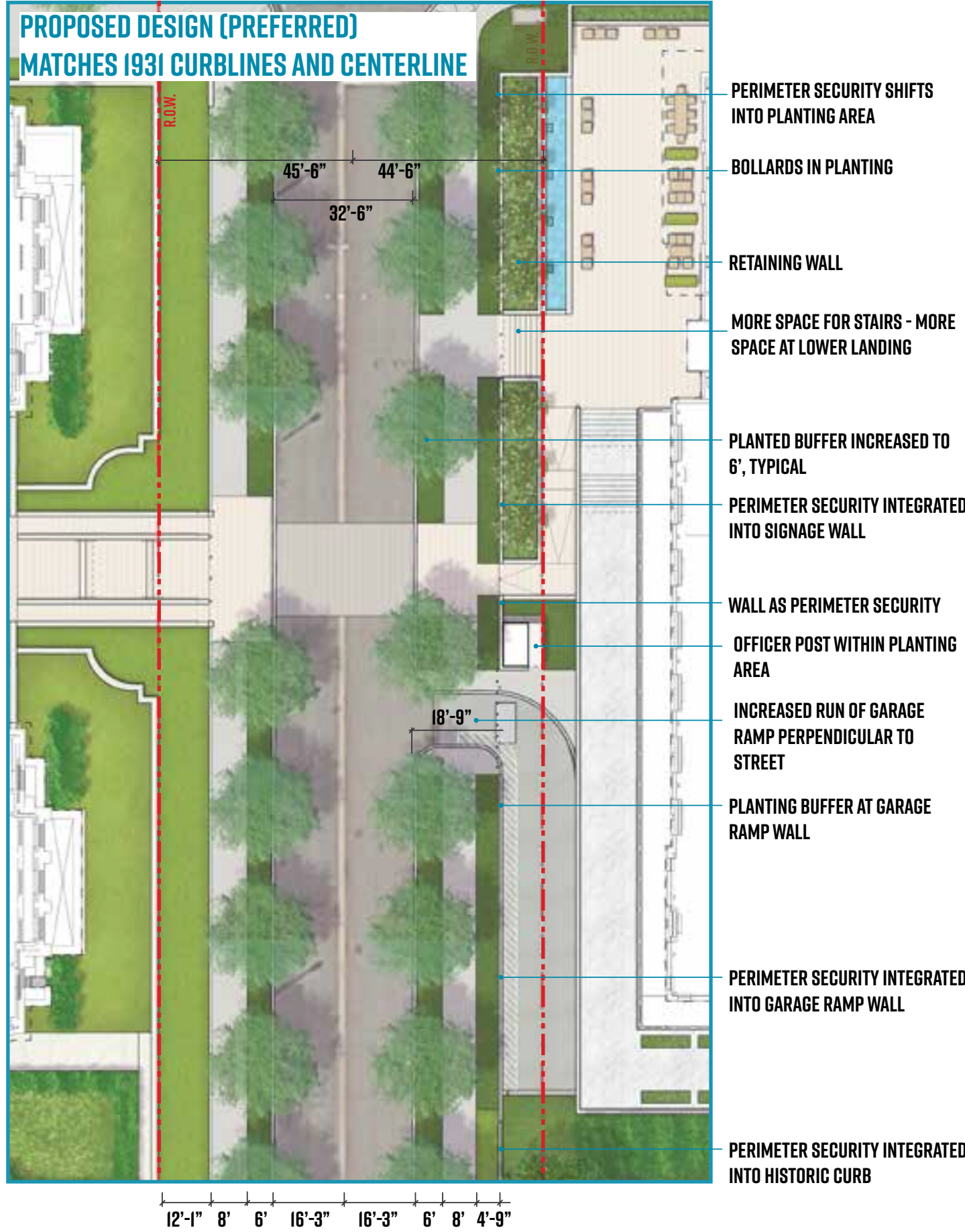
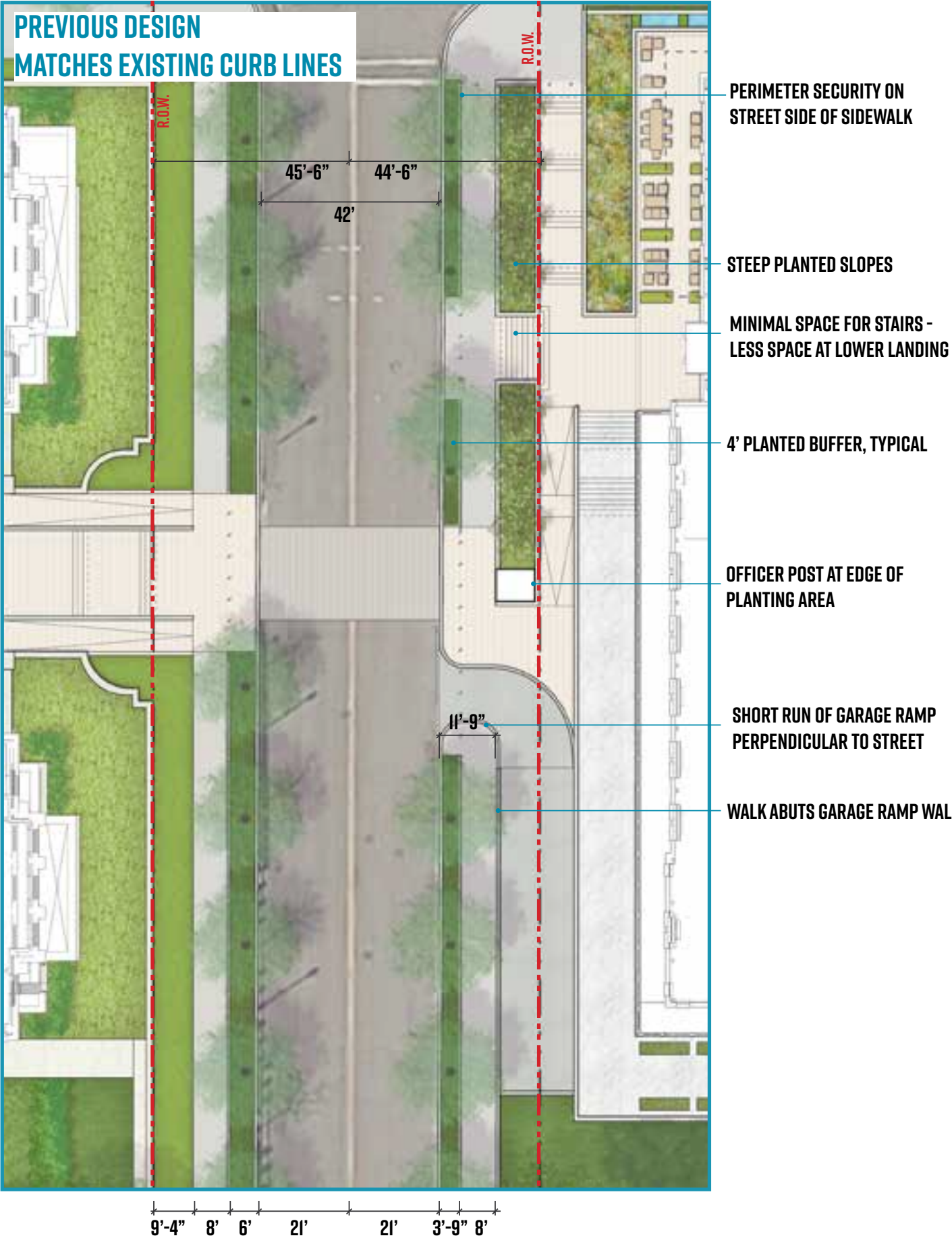
LANDSCAPE PLAN



SCALE: 1" = 60'-0"

0 30 60 120

1" = 60'-0"

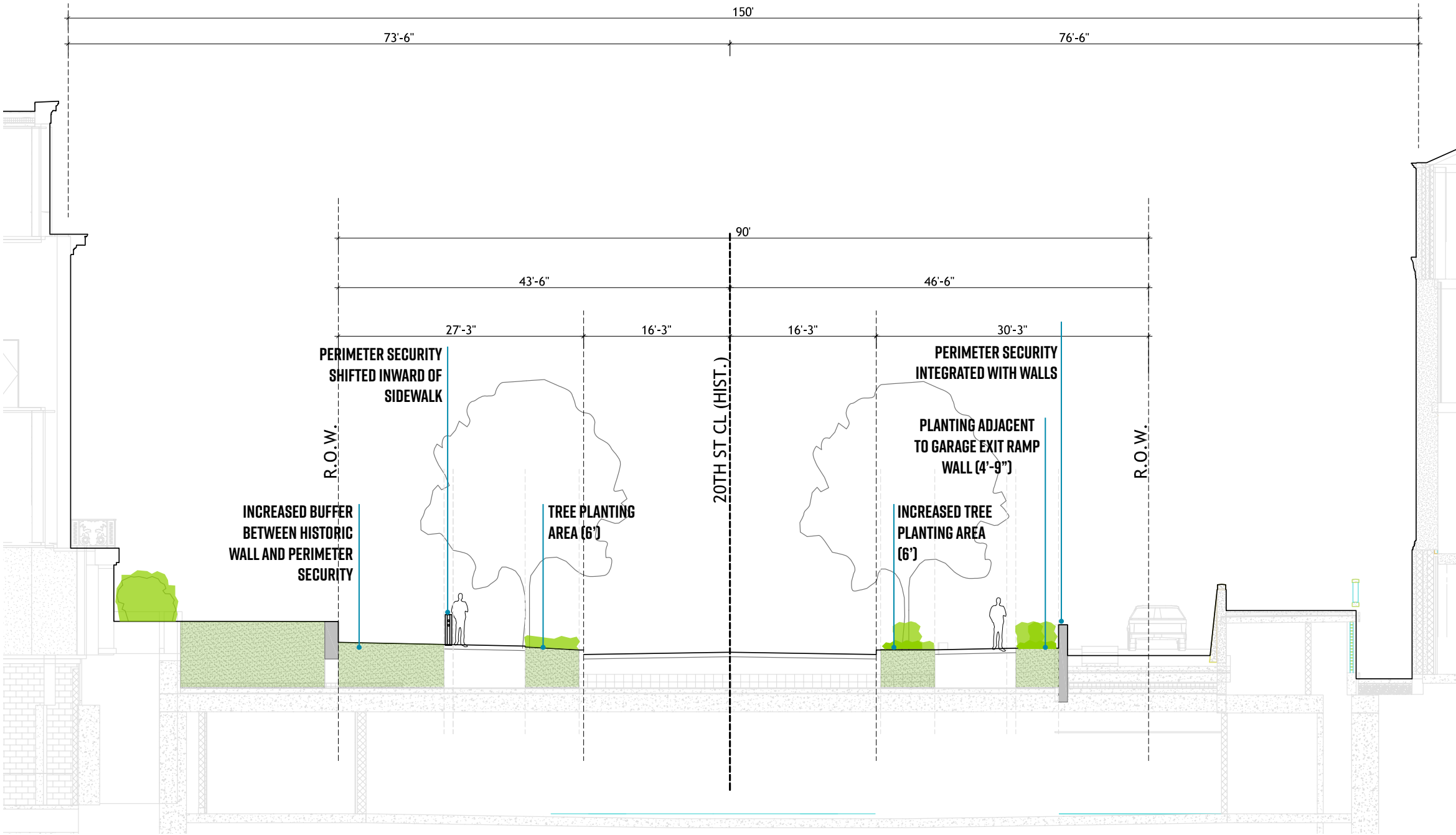


Street tree replacement in the right-of-way will follow DDOT requirements. Removal and replacement of bollards will require replacement of street trees with the exception of very large trees along Constitution Avenue. Street trees not along Constitution Avenue will be replaced with 4.5 to 5 inch caliper 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 aeration 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 6- to 8-inch caliper trees where space allows. Shrubs will be replaced with large shrubs.

3.12.4 PERIMETER SECURITY

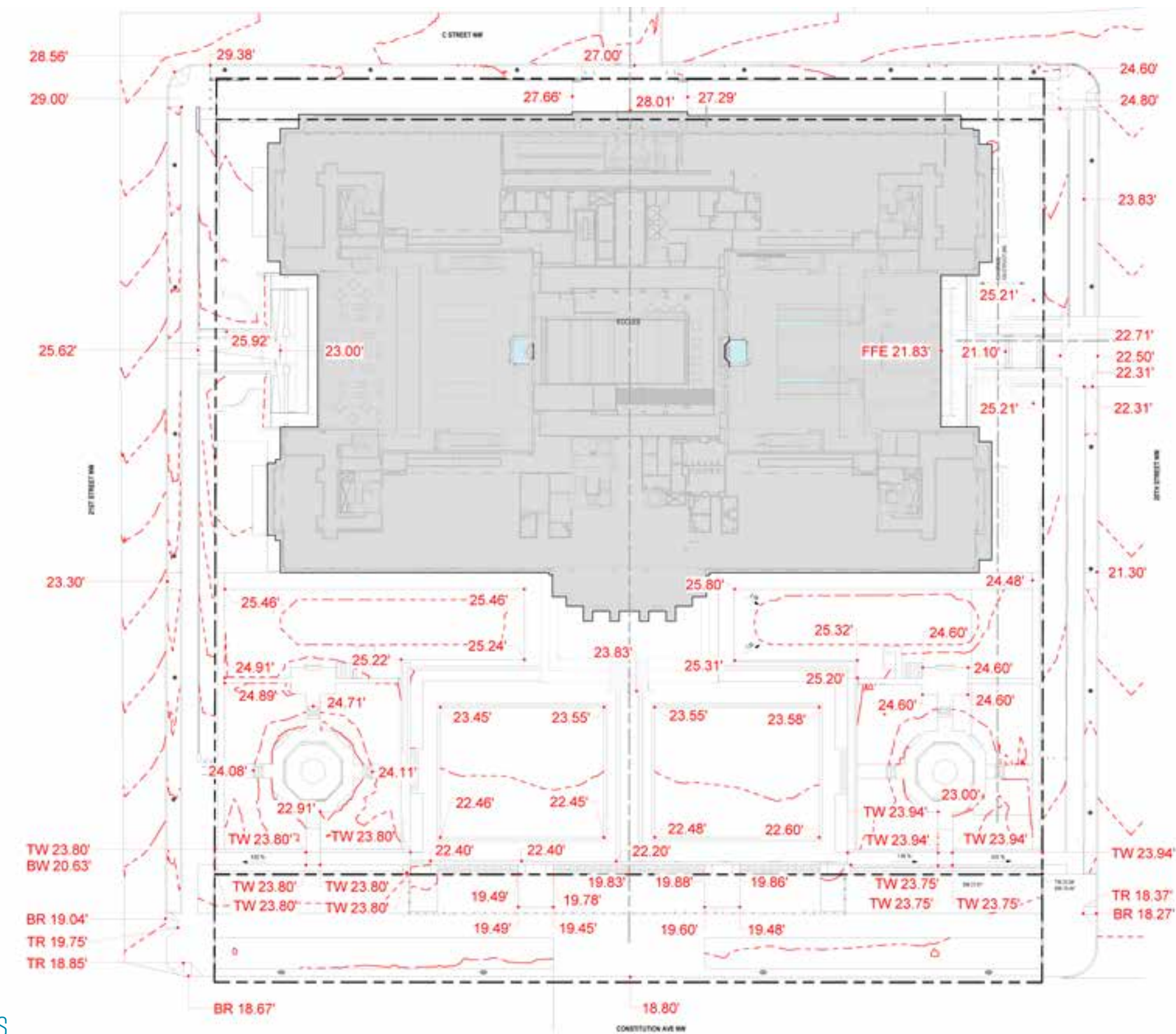
The existing bronze-clad perimeter security system around the Eccles Building will be replaced by a cable rail system similar to one installed at the Department of Commerce. It will be more compatible and less onerous than the existing. A new perimeter security system is proposed at FRB-East Building as one does not currently exist. The proposed approach to site perimeter security will integrates cable rail with anti-ram bollards at entrances, anti-ram knee walls, 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.



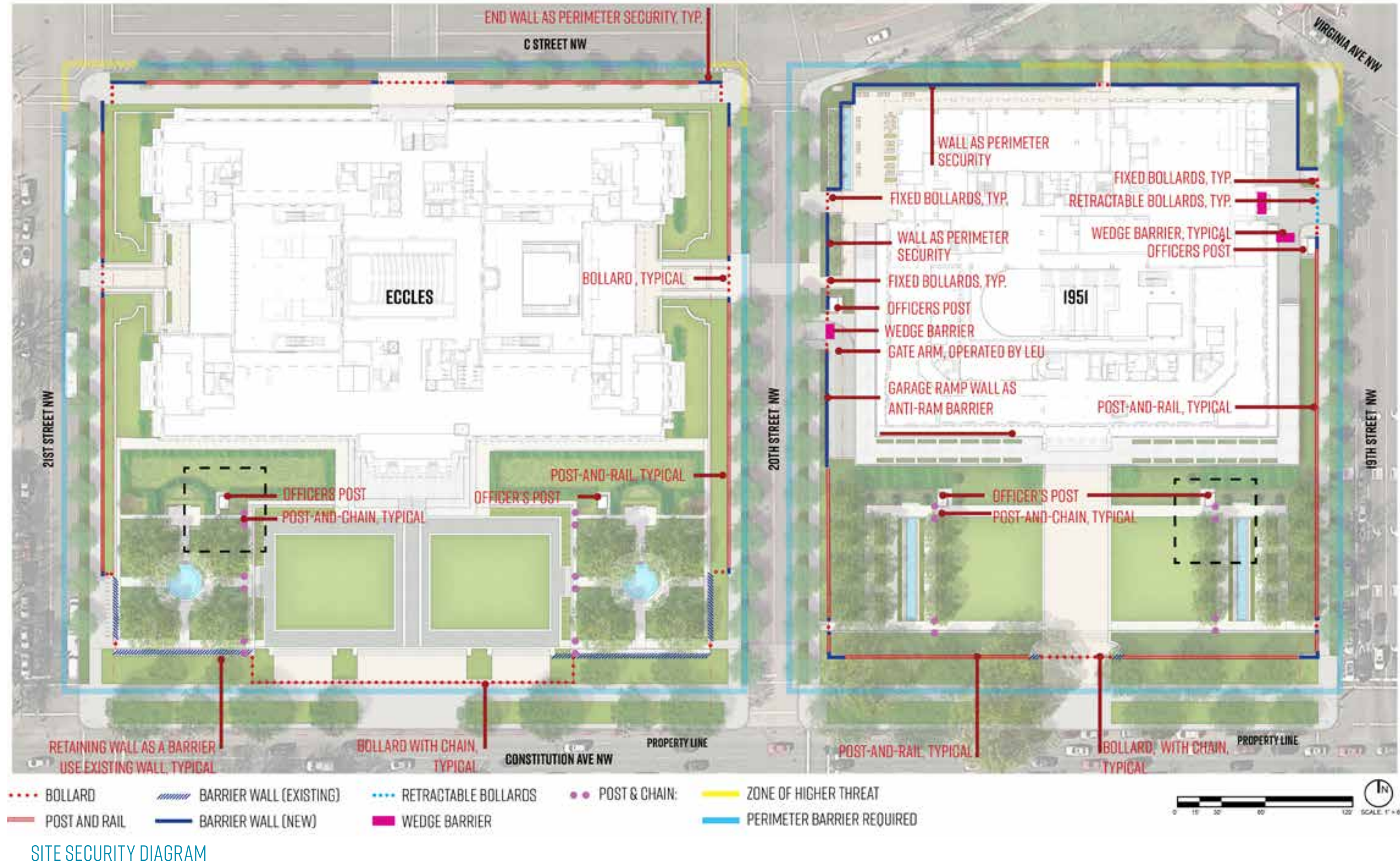
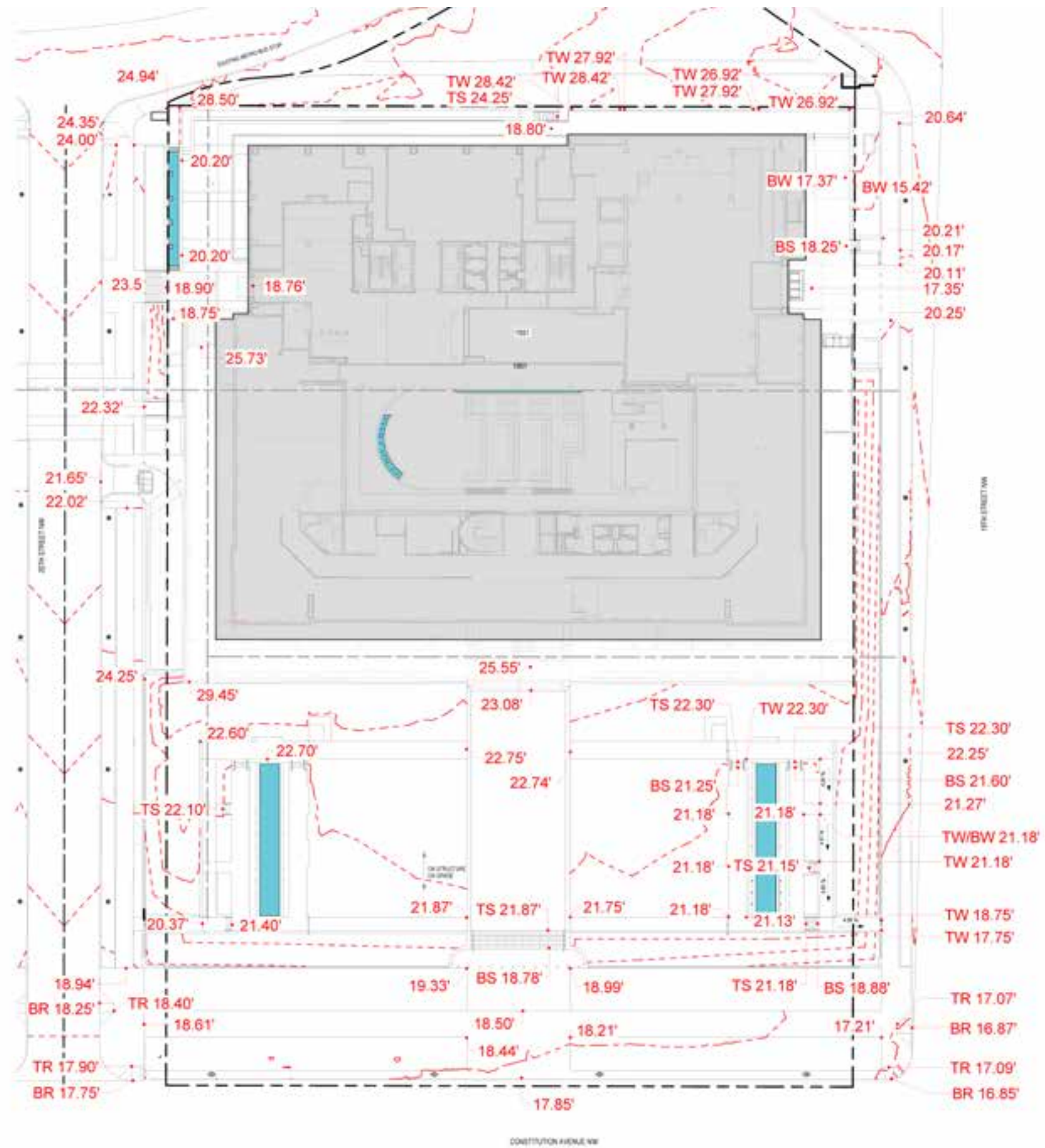
SITE PLAN - 20TH STREET NARROWING - COMPARISON

PROPOSED DESIGN: MATCHES 1931 HISTORIC CURBLINES AND CENTERLINE | 32'-6" CURB-TO-CURB

PROPOSED ACCESSIBILITY



GRADING PLAN | ECCLES



SITE SECURITY DIAGRAM

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 exit ramp on 20th Street and the garage and service entry point off of 19th Street. At 19th Street a second row of automated bollards will be used to maintain stand-off distances during non-peak traffic times. The appearance of security barriers around the campus and their effects on the historic integrity of the Eccles and FRB-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 sleek and modern profile will be erected around the perimeters of both the Eccles and FRB-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 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. Bollards with a post-and-rail design, similar to the design intervention at the US 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 solitary anti-ram structures. Bollards that are not within areas of paving or adjacent to arrival plazas will have a post-and-chain design similar to the National Park

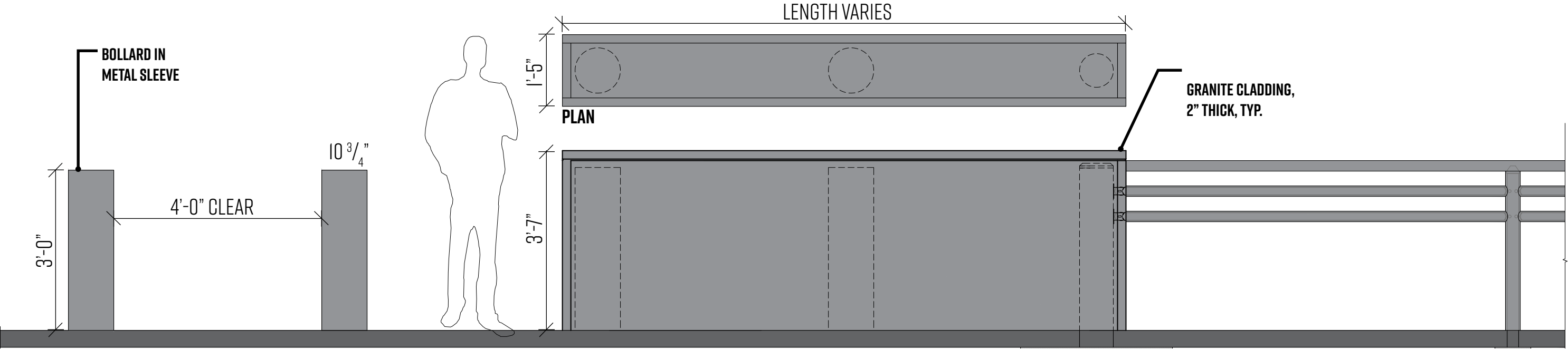
Service post-and-chain detail that is present along Constitution Avenue at Constitution Gardens. At the two new building entrances off 20th Street, lighted bollards are proposed to meet lighting requirements and to avoid adding additional fixtures to the historic composition.



Existing Site Retaining Wall as a Barrier



Post-and-Rail Precedent



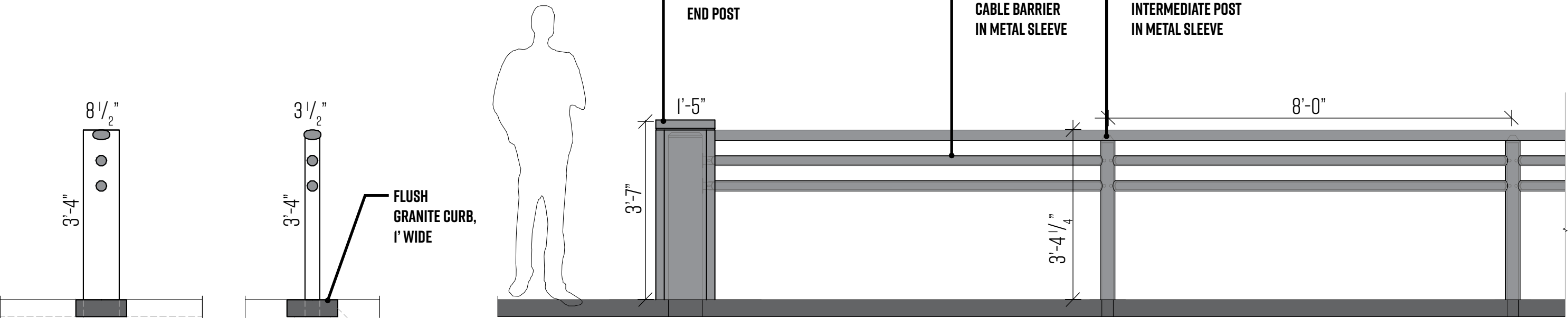
BOLLARDS

POST AND RAIL AT GRANITE CLAD END WALL

NOTE:

K4/M30: 8" NOMINAL PIPE (8.625" ACTUAL)

K12/M50: 10" NOMINAL PIPE (10.75" ACTUAL)



TERMINAL STANCHION

INTERMEDIATE STANCHION

POST AND RAIL AT END POST

PROPOSED DESIGN | PERIMETER SECURITY - POST-AND-RAIL

3.12.5 OFFICER'S POSTS

New officer's posts will be provided to replace the existing Federal Reserve Board Law Enforcement Unit (LEU) guard booths. Fortus 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.



Figure 3-34: View of Eccles south lawn officer's post from south



Figure 3-35: View of FRB-East south lawn officer's post from south



Figure 3-36: : Enlarged plan of Eccles South Lawn officer's post

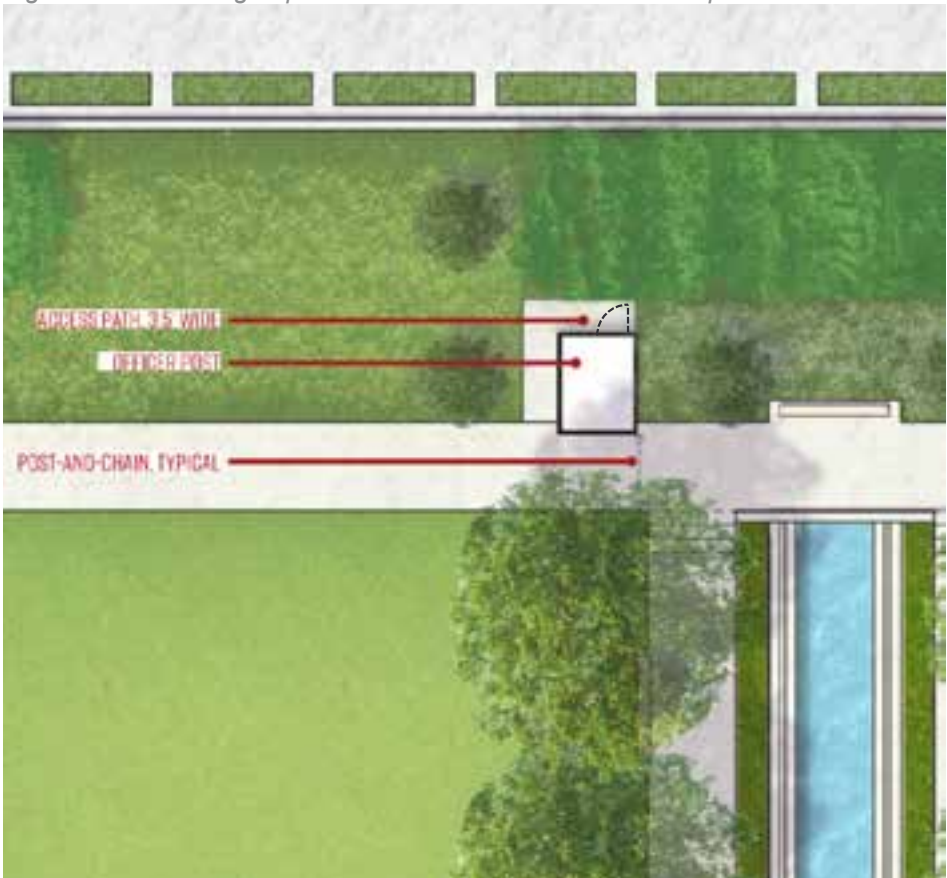


Figure 3-37: Enlarged plan of FRB-East south lawn officer's post



Figure 3-38: View of FRB-East garage exit (west) officer's post from north



Figure 3-39: View of FRB-East garage entry (east) officer's post from north

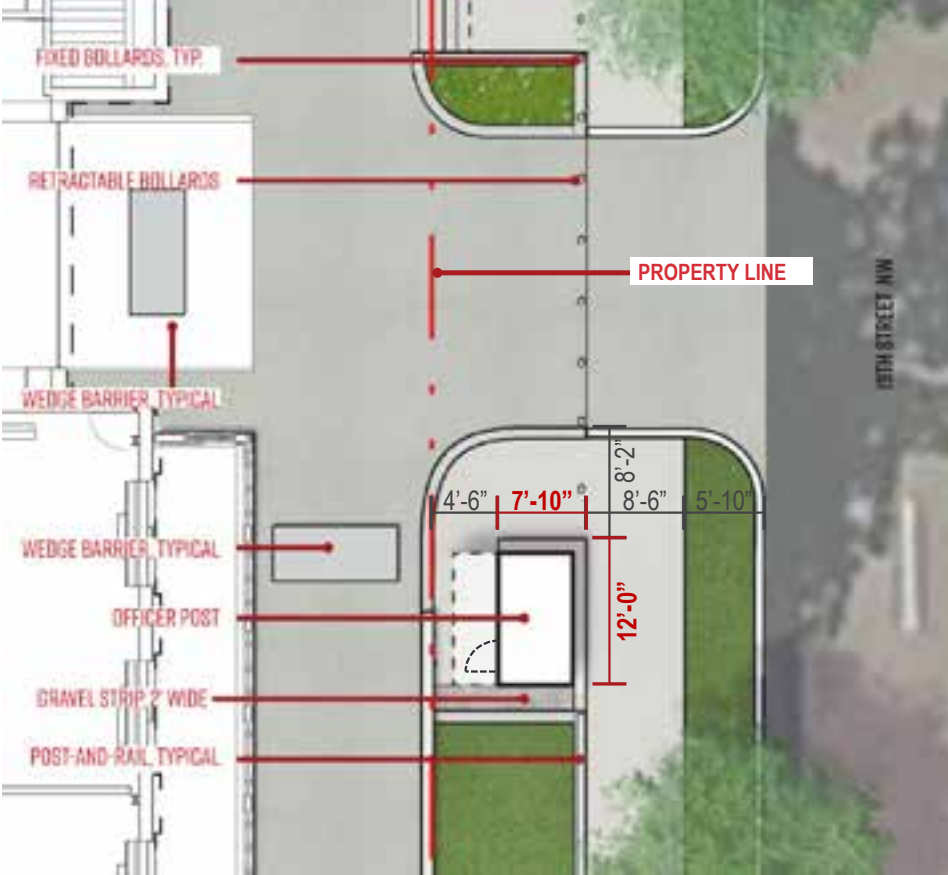


Figure 3-40: Enlarged plan of FRB-East garage entry officer's post

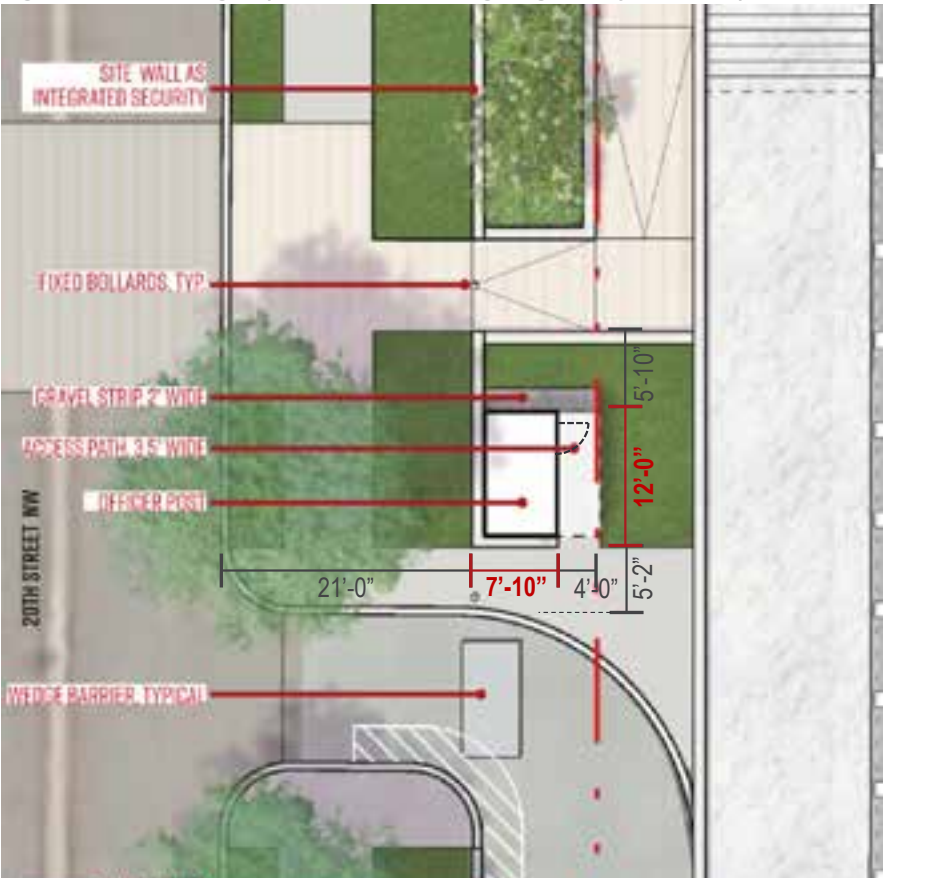


Figure 3-41: Enlarged plan of FRB-East garage exit officer's post

OFFICER'S POST DETAILS

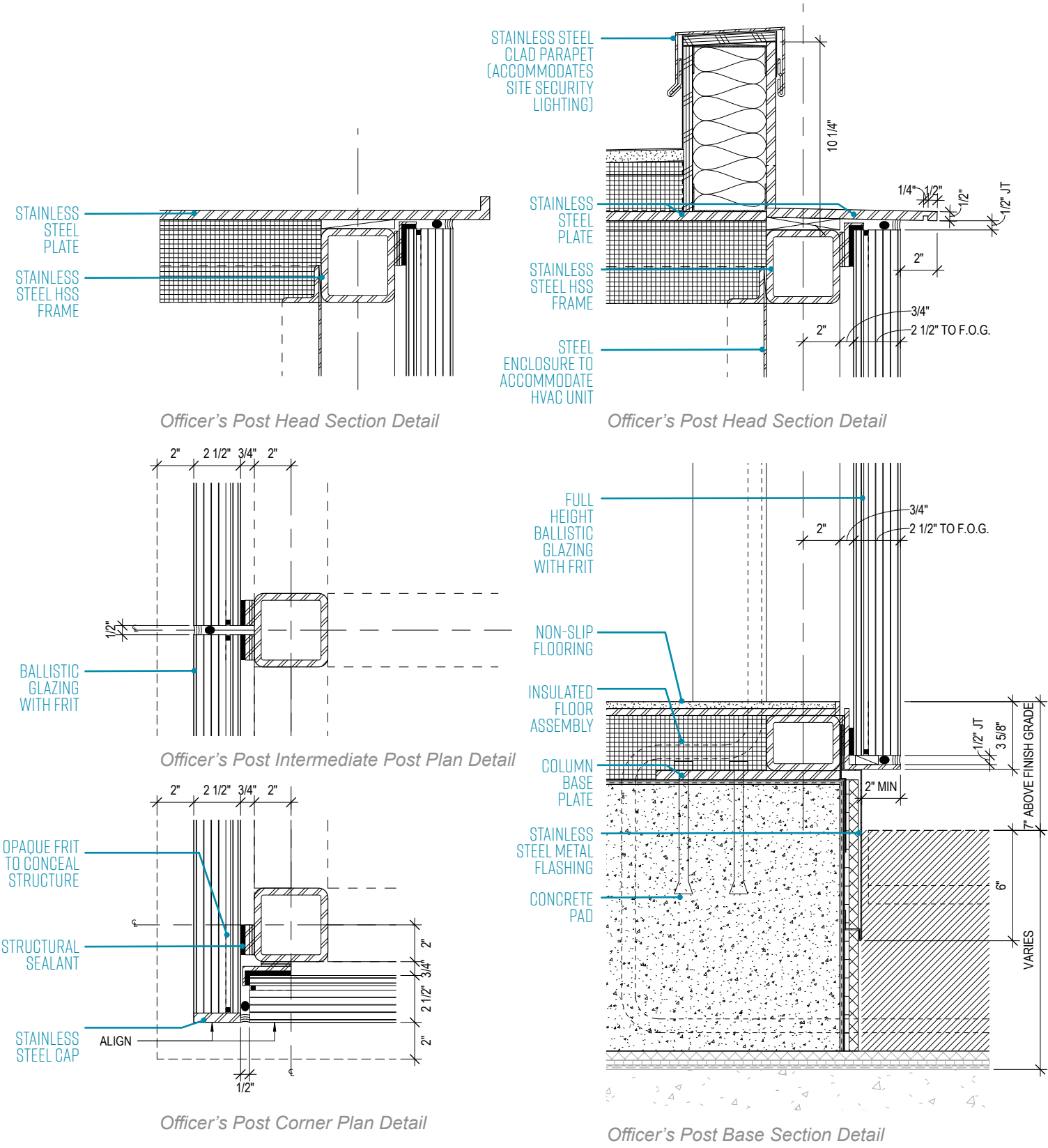


Figure 3-42: View of FRB-East south lawn officer's post from south



Figure 3-43: View of FRB-East garage entry (east) officer's post from northeast



Figure 3-44: View of Eccles south lawn officer's post from southwest



Figure 3-45: View of FRB-East south lawn officer's post from southwest

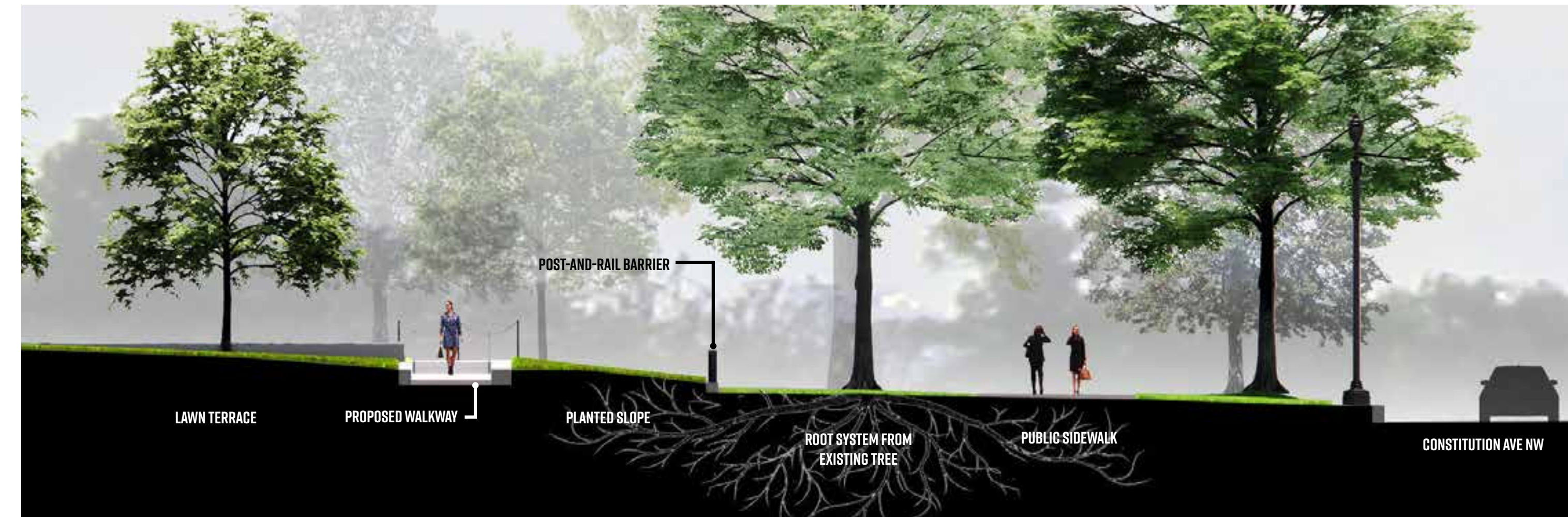
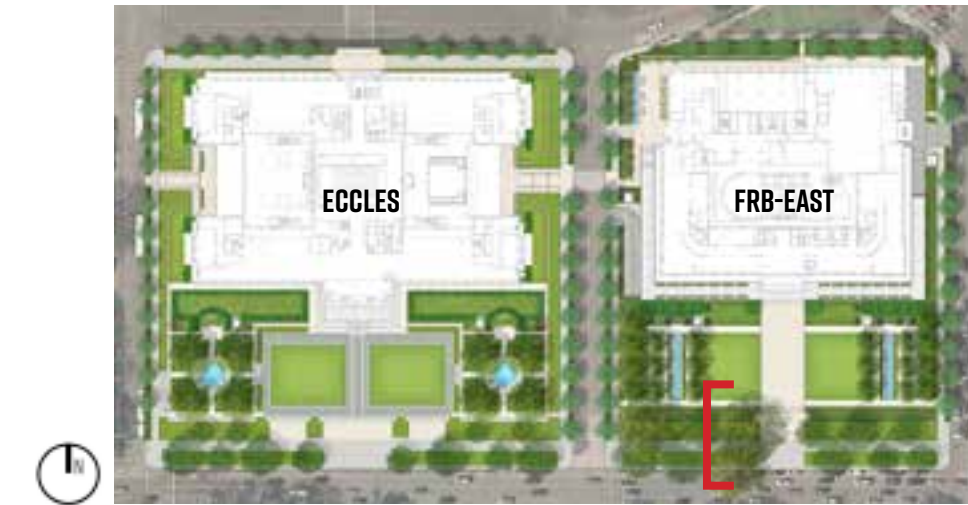
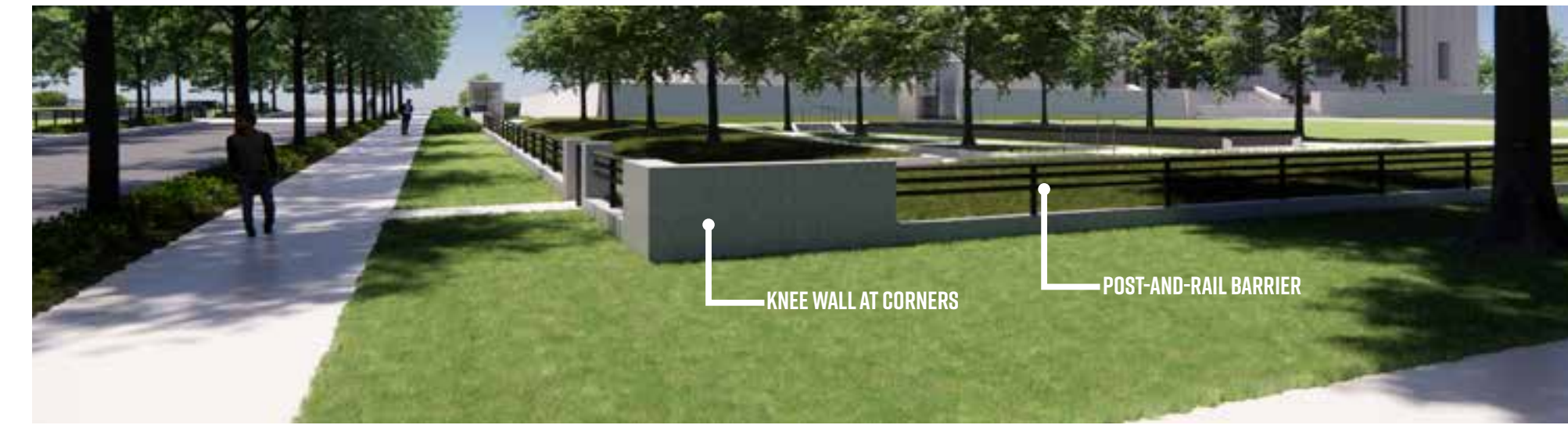


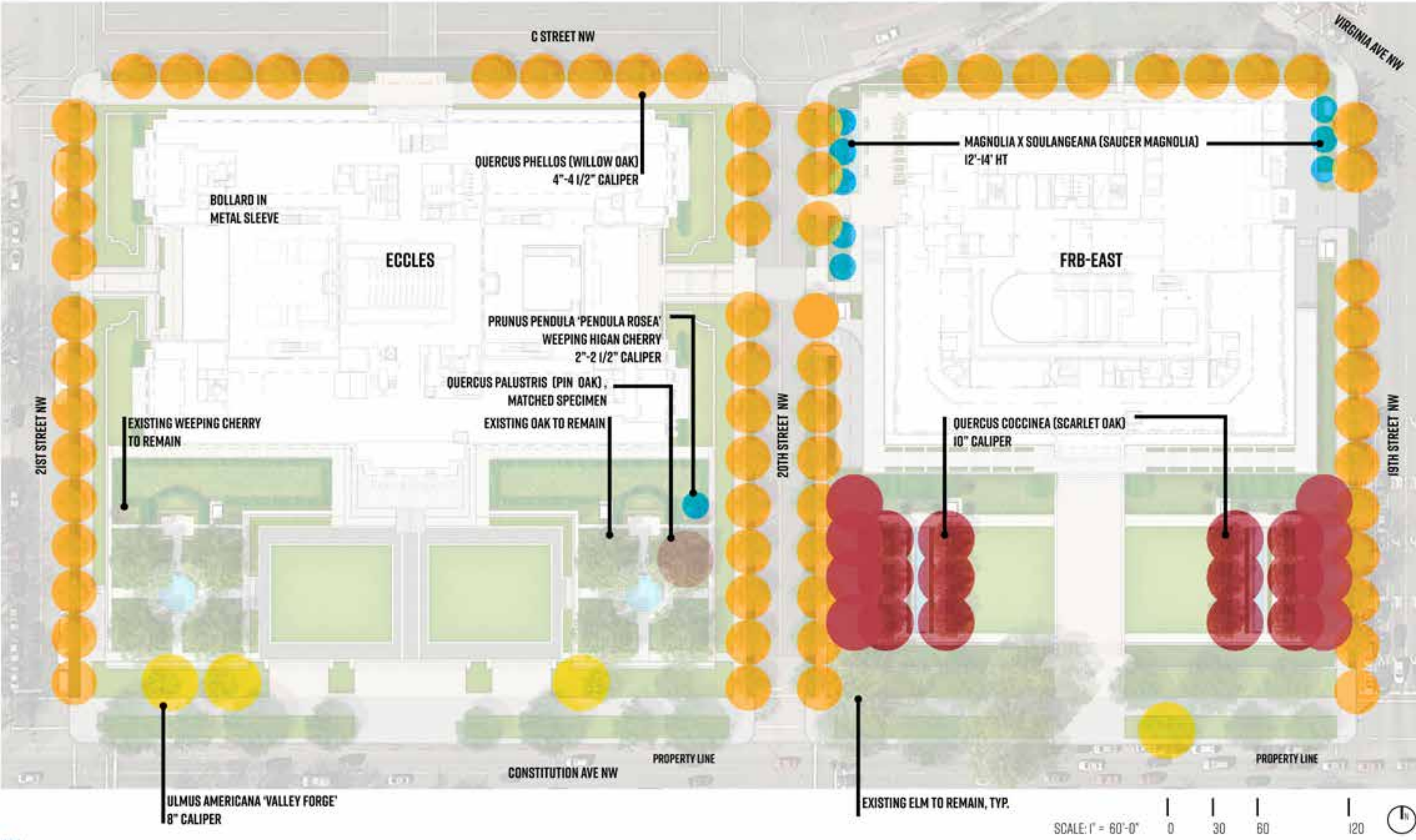
Figure 3-46: View of FRB-East south lawn officer's post from south



Figure 3-47: View of FRB-East garage entry (east) officer's post from south

FLUSH GRANITE CURB
 POST AND RAIL: INTERMEDIATE POST IN METAL SLEEVE
 POST AND RAIL: CABLE BARRIER IN METAL SLEEVE
 GRANITE CLAD END POST
 BOLLARD IN METAL SLEEVE





GROVE TREES



QUERCUS COCCINEA (SCARLET OAK) - QUANTITY: 20



QUERCUS RUBRA (RED OAK)



STREET TREES



QUERCUS PHELLOS (WILLOW OAK) - QUANTITY: 63



ULMUS AMERICANA 'VALLEY FORGE' ('VALLEY FORGE' AMERICAN ELM)- QUANTITY: 4



UNDERSTORY



MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA - QUANTITY: 8



PRUNUS PENDULA 'PENDULA ROSEA'- WEEPING CHERRY - QUANTITY: 1



TYPICAL STREET TREE PLANTING DETAIL

STREET TREE PLANTER SOIL VOLUMES

TYPICAL TREE PLANTER WIDTH = 6'-7" WIDE,
AVERAGE SOIL VOLUME = 1512 CU FT MIN [648 CU FT UNCOVERED, 864 CU FT COVERED]
6" WIDE PLANTER (4' DEEP) + 8' EXTENDED PLANTING SOIL AREA (4' DEEP)

DDOT SOIL VOLUMES

- LARGE TREES: 1500 CUBIC FEET OF SOIL WITHIN A R27'
- MEDIUM TREES: 1000 CUBIC FEET OF SOIL WITHIN A R22'
- SMALL TREES: 600 CUBIC FEET OF SOIL WITHIN A R16'

*SOIL VOLUME IS CALCULATED AS: (AREA OF OPEN SOIL X DEPTH OF SOIL) + (AREA OF COVERED SOIL X DEPTH OF SOIL).

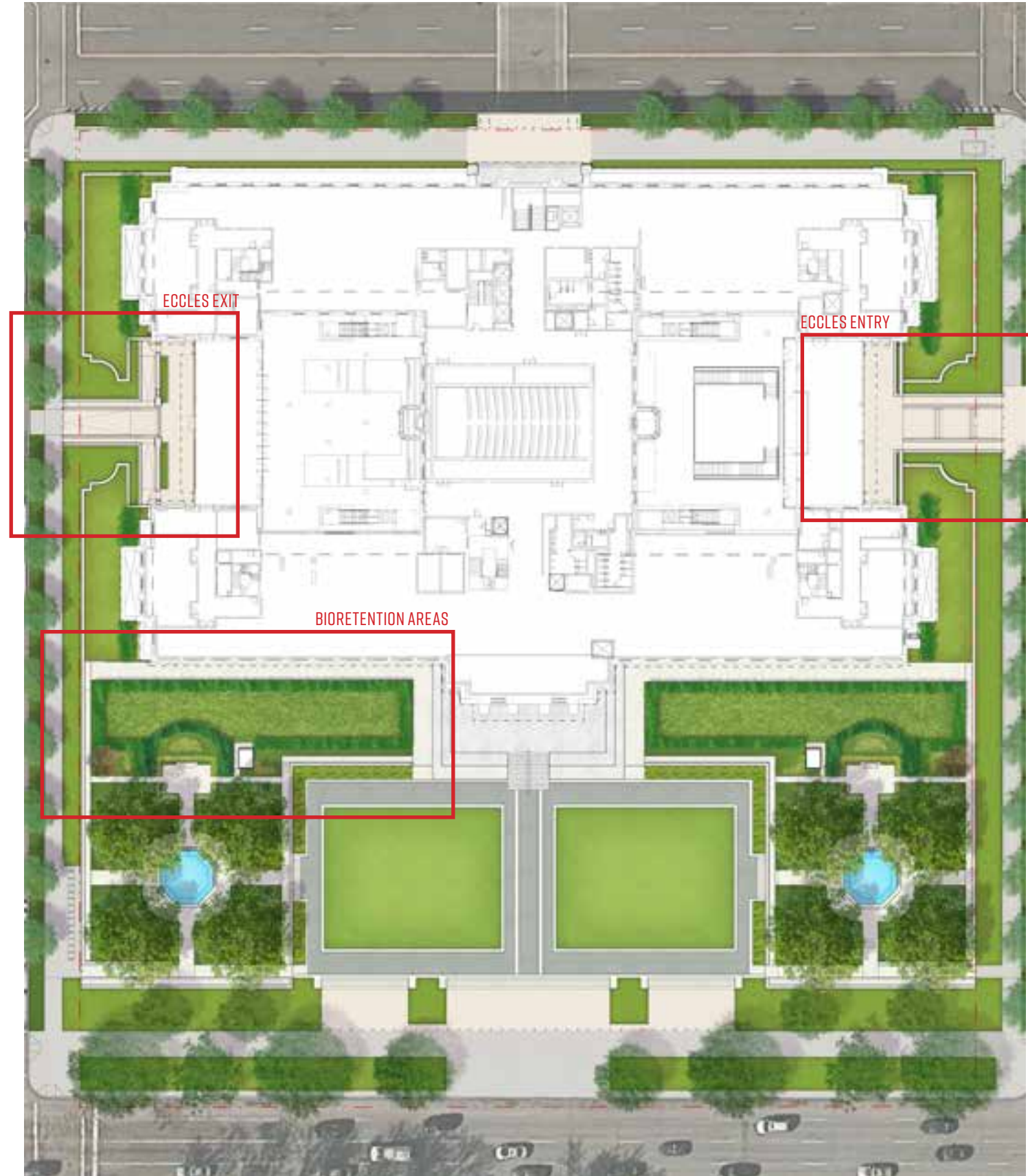
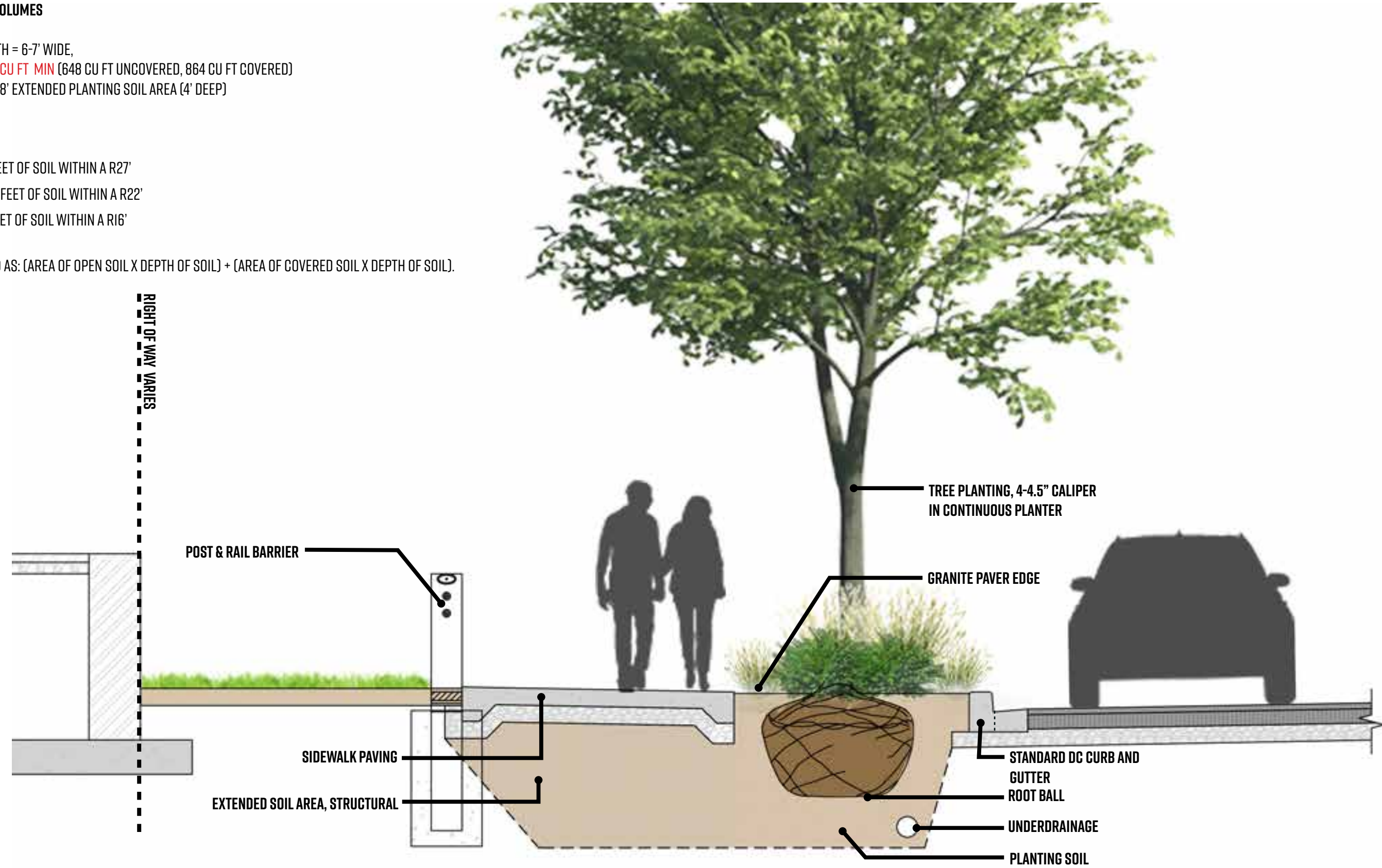


Figure 3-48: Eccles Proposed Rendering

3.12.6 ECCLES LANDSCAPE

Eccles Site

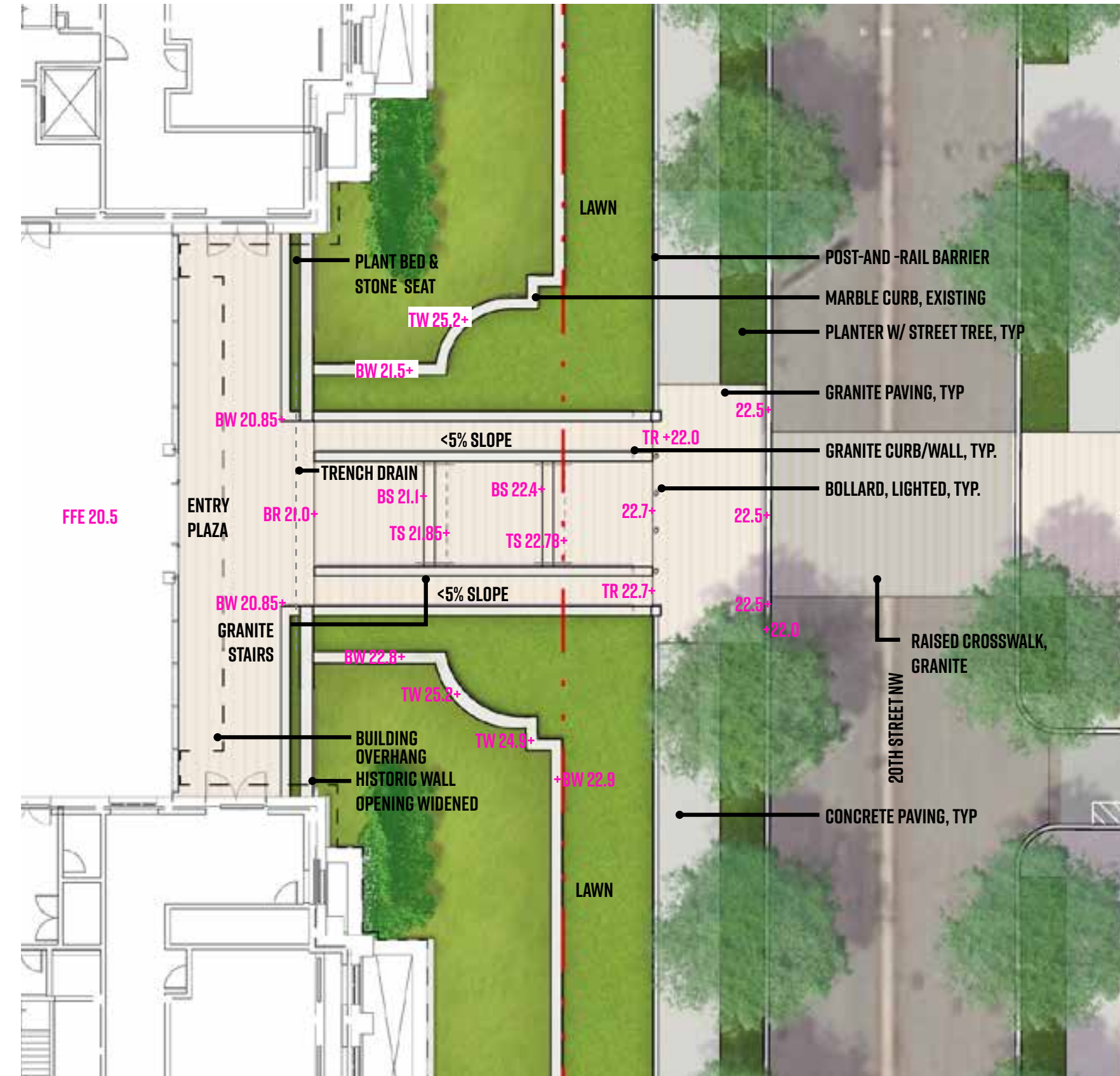
The project will preserve some landscape character-defining features of the Eccles Building landscape while rehabilitating circulation to create universally accessible routes, improving perimeter security (described in the perimeter security section), modifying the east and west courtyards, and a portion 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.

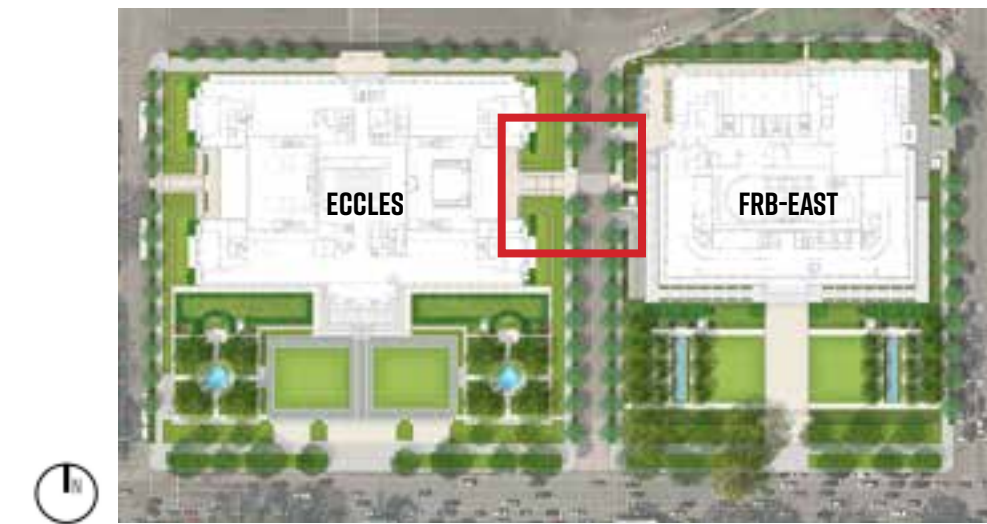
Other landscape elements will be removed, salvaged, and rebuilt in original locations. Portions of the east fountain garden will have to be removed and rebuilt due to the extent of underground work. Both fountains will undergo repair work. The marble walkway at the edge of the building's south façade 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 curb 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.

Bioretention areas will be located a minimum of 10 feet from the south side of the Eccles Building. Planting in bioretention areas will include native species that tolerate higher levels of saturation as well as dry conditions. More traditional shrub will be planted at the perimeter of the bioretention areas to maintain consistency with the historic views from Constitution Avenue.

ECCLES | STAFF ENTRANCE PLAN ENLARGEMENT

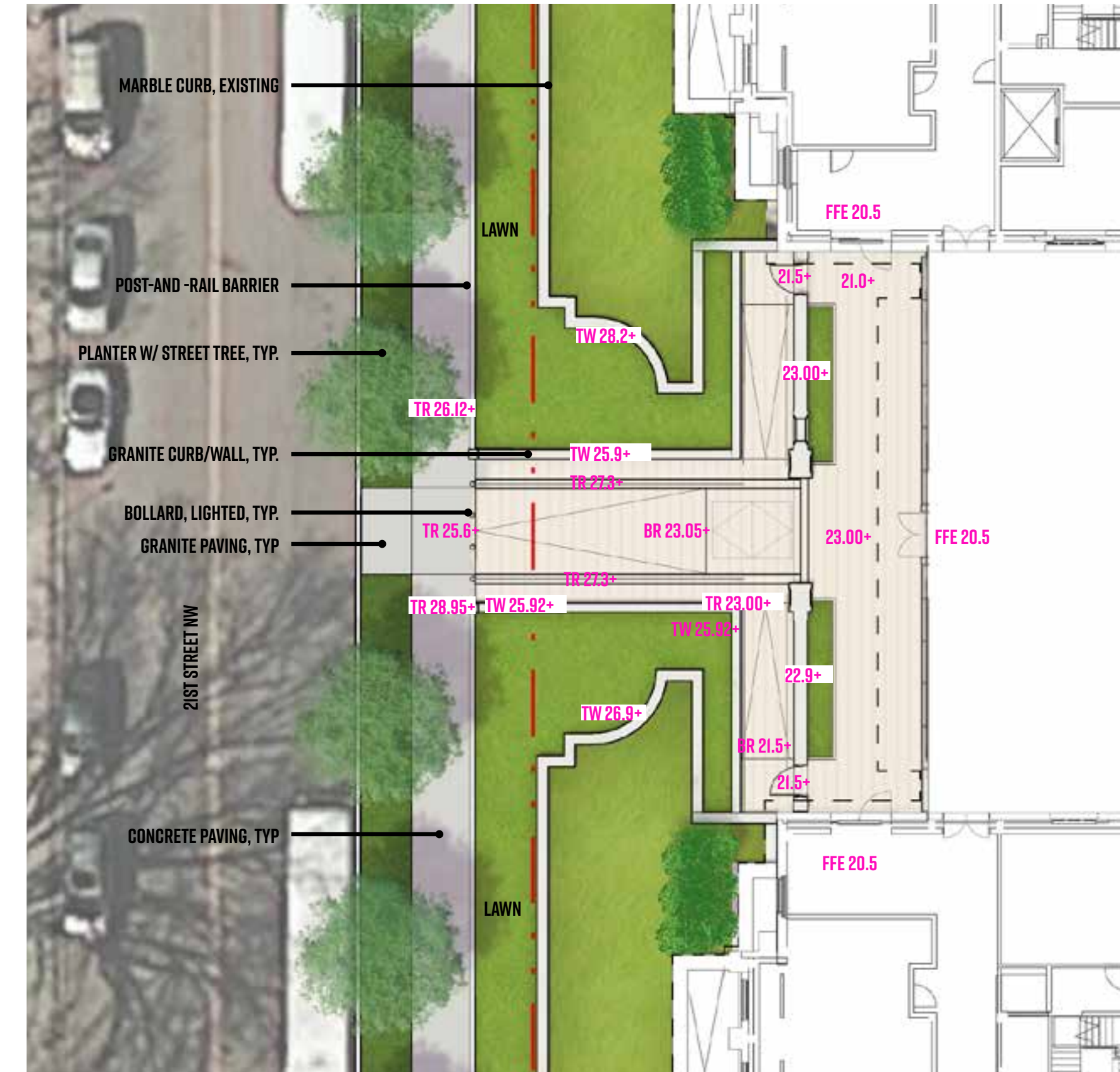


Plan Enlargement



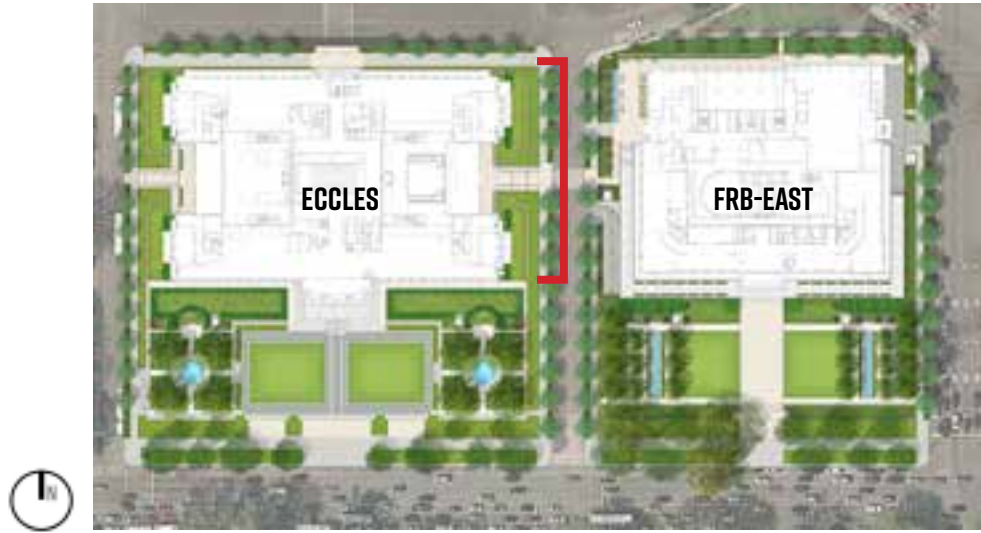
Raised Mid-Block Crosswalk between Eccles and Martin

ECCLES | EMERGENCY EGRESS ENLARGEMENT PLAN



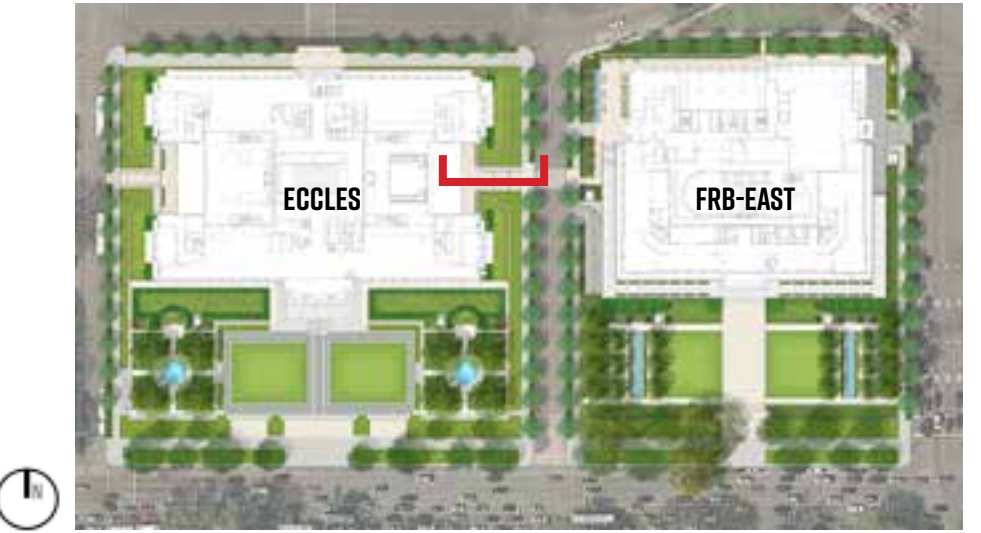
Plan Enlargement





SCALE: 1" = 20'-0"

0 10 20 40





ECCLES - CONSTITUTION AVENUE LOOKING NORTH AND EAST



BIORETENTION SOUTH OF ECCLES

PROPOSED PLANT PALETTE

WEST - LAWN

KENTUCKY BLUEGRASS
TALL FESCUE AND FINE FESCUE MIX
ANNUAL RYE



SOUTH - BIORETENTION

SOFT RUSH
TUSsock SEDGE
SWITCHGRASS



EXISTING GARDEN

HEMLOCK HEDGE
WEEPING CHERRY
AZALEA



Plan Enlargement



Perspective Rendering

3.12.7 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 walk/ramp 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 more monumental fountains along Constitution Avenue. The perimeter security here has been integrated into the surrounding stone retaining walls that accommodate building emergency egress and double as fall protection to create a clean and simple 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 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. 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.

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. Small walls are required to manage existing grades. 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 in the spirit of the original tree configuration.

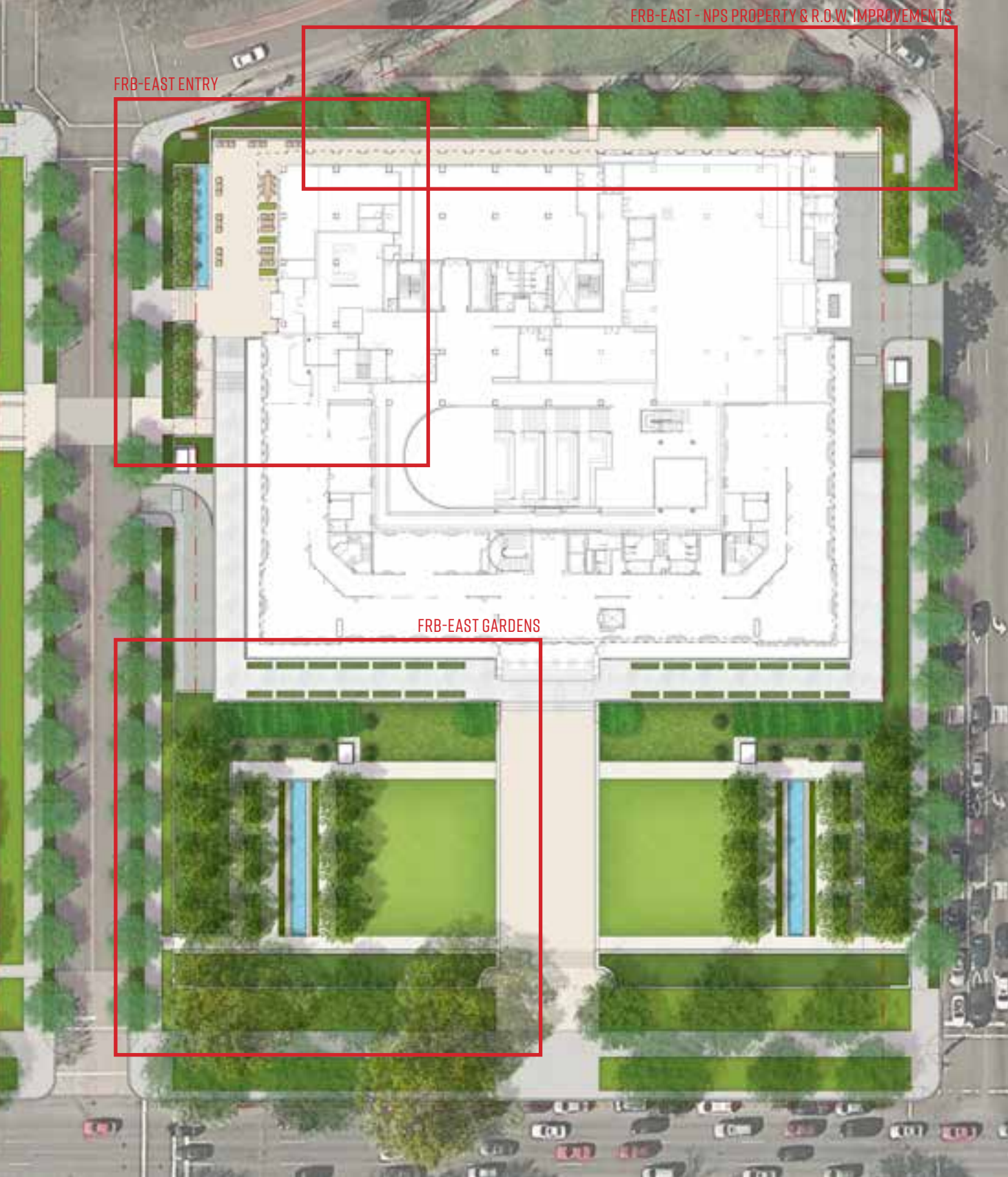
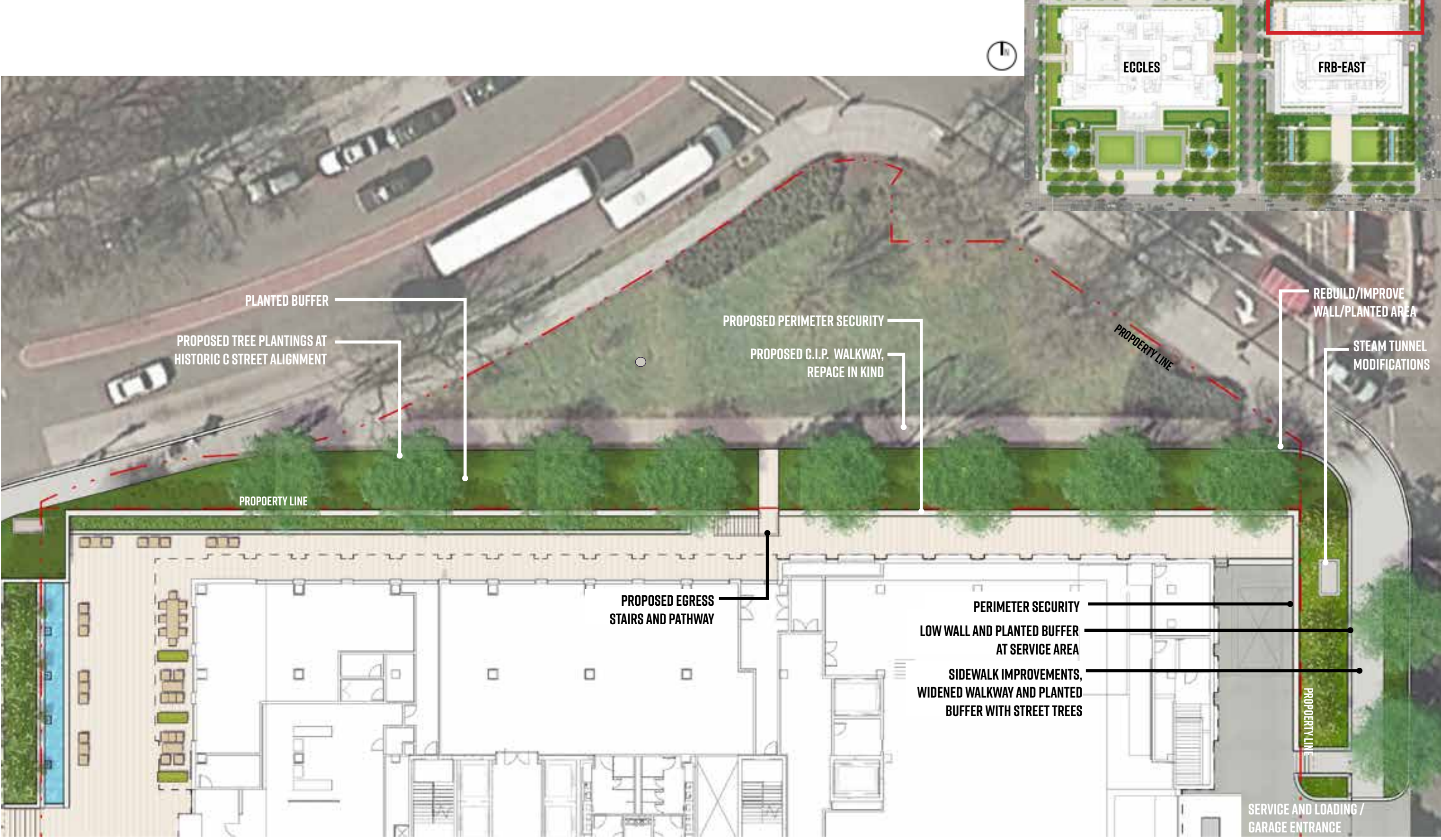
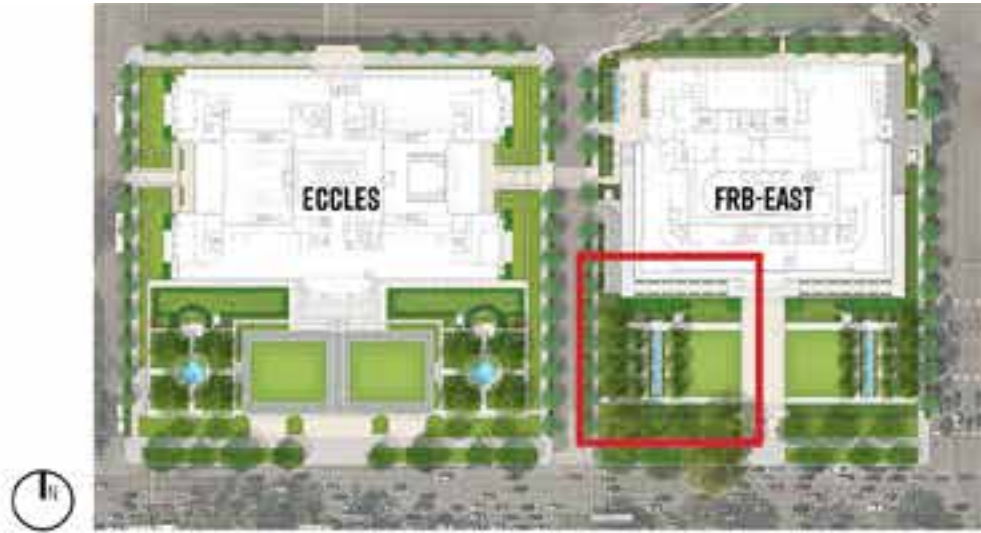


Figure 3-49: FRB-East Proposed Rendering



3.12.8 NATIONAL PARK SERVICE (NPS) TRIANGLE

NPS Property Impacts & Improvements

North of the FRB-East addition, 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 those 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's 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 walk 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 constricted and inaccessible due to existing traffic lights, a fire hydrant, and curb ramps crossing the sidewalk as seen in Figure 3-5. 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/relocate the traffic control box to a better location.

Utility Infrastructure

See Figure 3-6 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 16" 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) 6" storm pipes will be on NPS property and will provide outfall drainage for the wall between NPS and FRB property. From the drain basin, a 15" line will connect to the combined sewer with a direct connection in NPS property.

Telecom Line

A telecom ductbank may traverse NPS property to connect to a telecom manhole within Virginia Ave.



Figure 3-50: Existing Conditions at Virginia Ave NW and 19th St NW

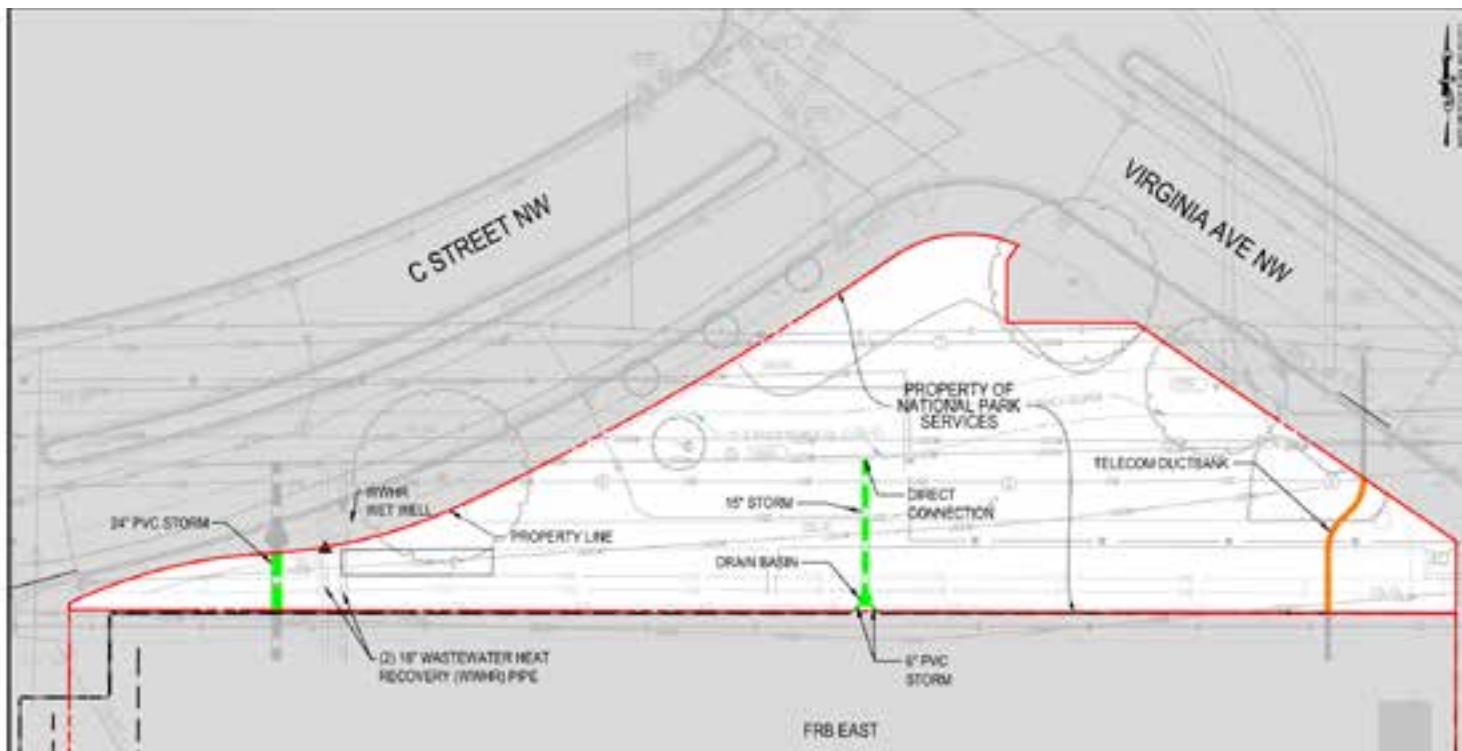
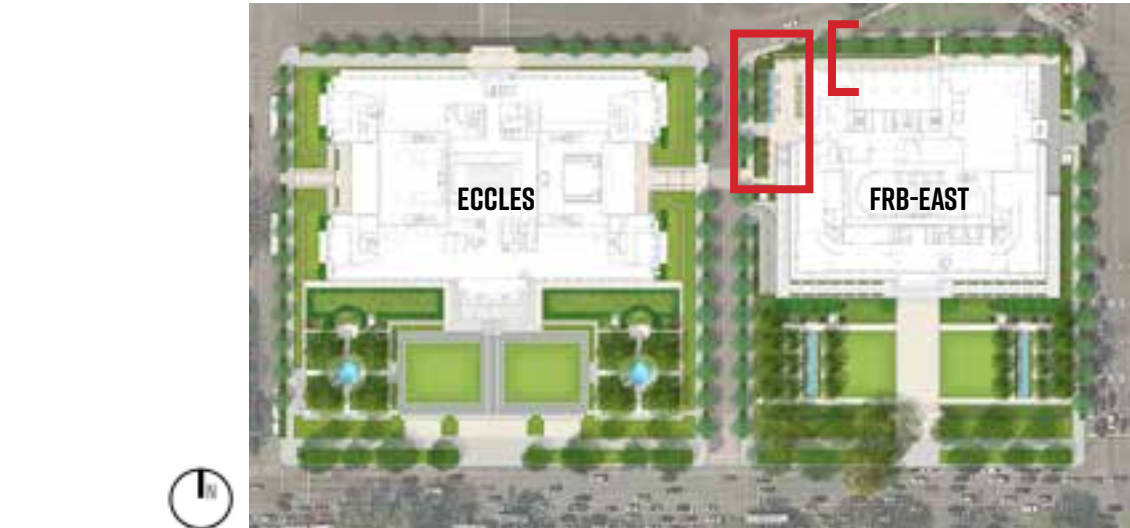
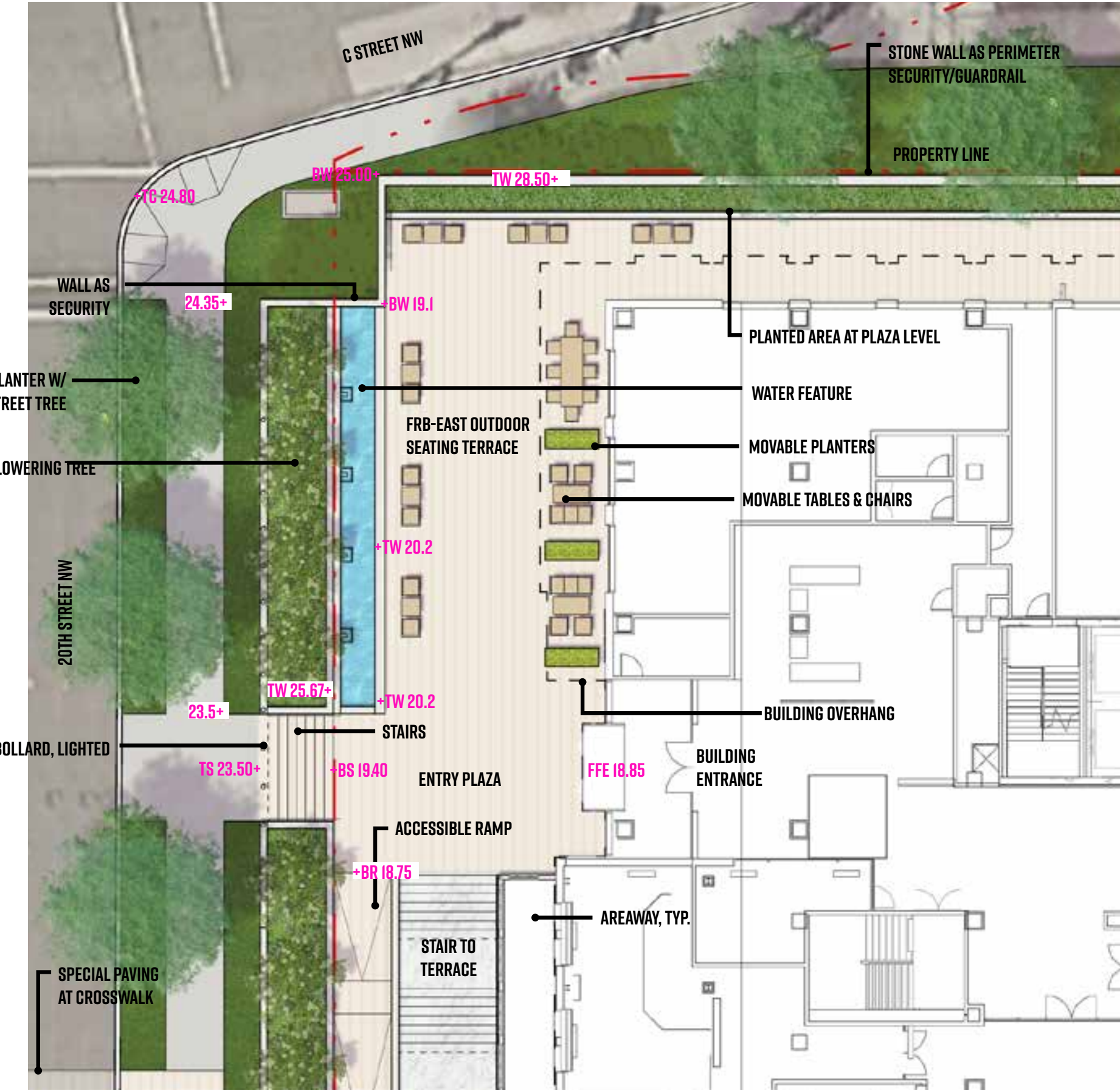


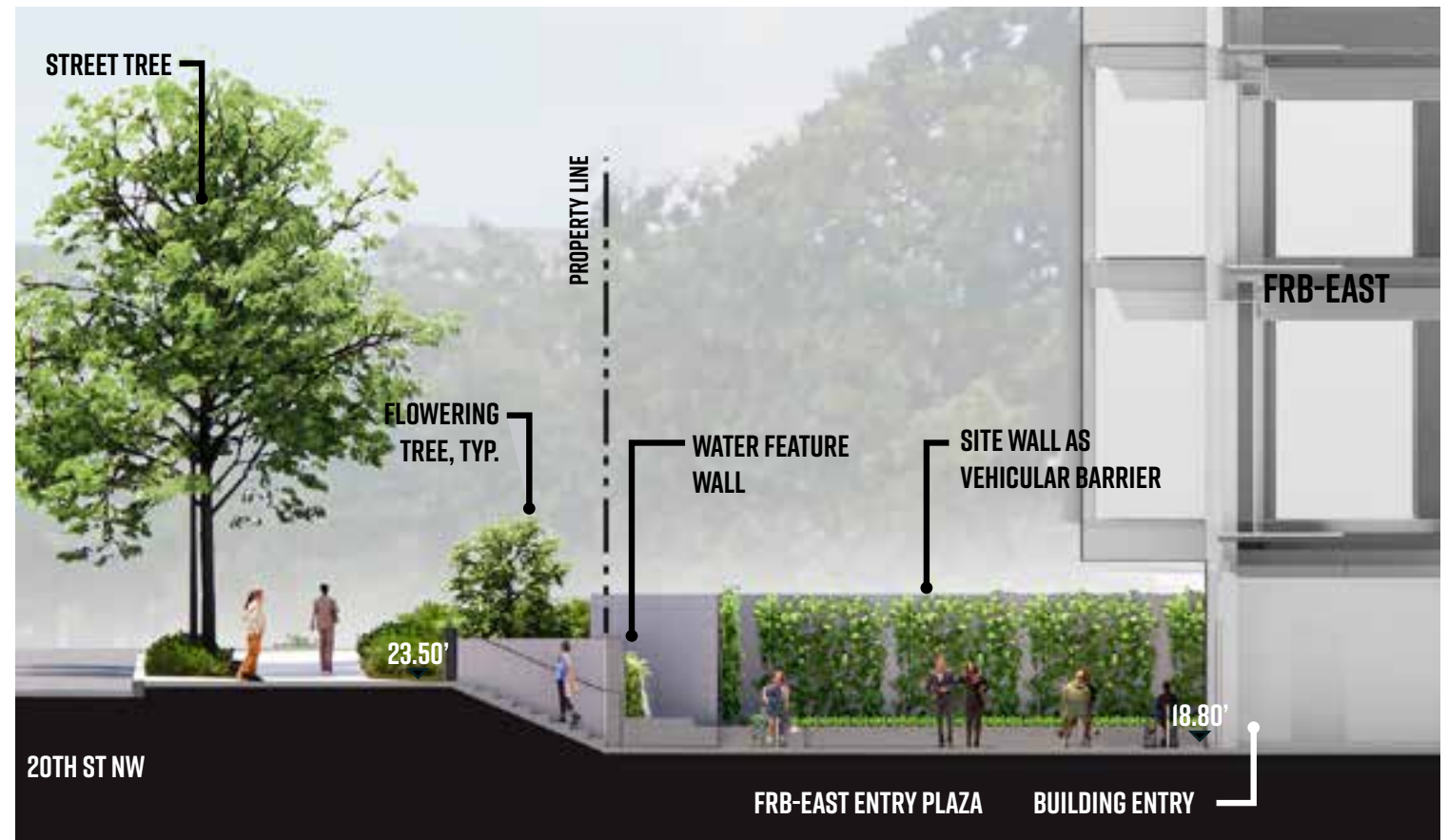
Figure 3-51: Utility Routing Diagram

FRB-EAST | CONSTITUTION AVE ELEVATION - LOOKING NORTH

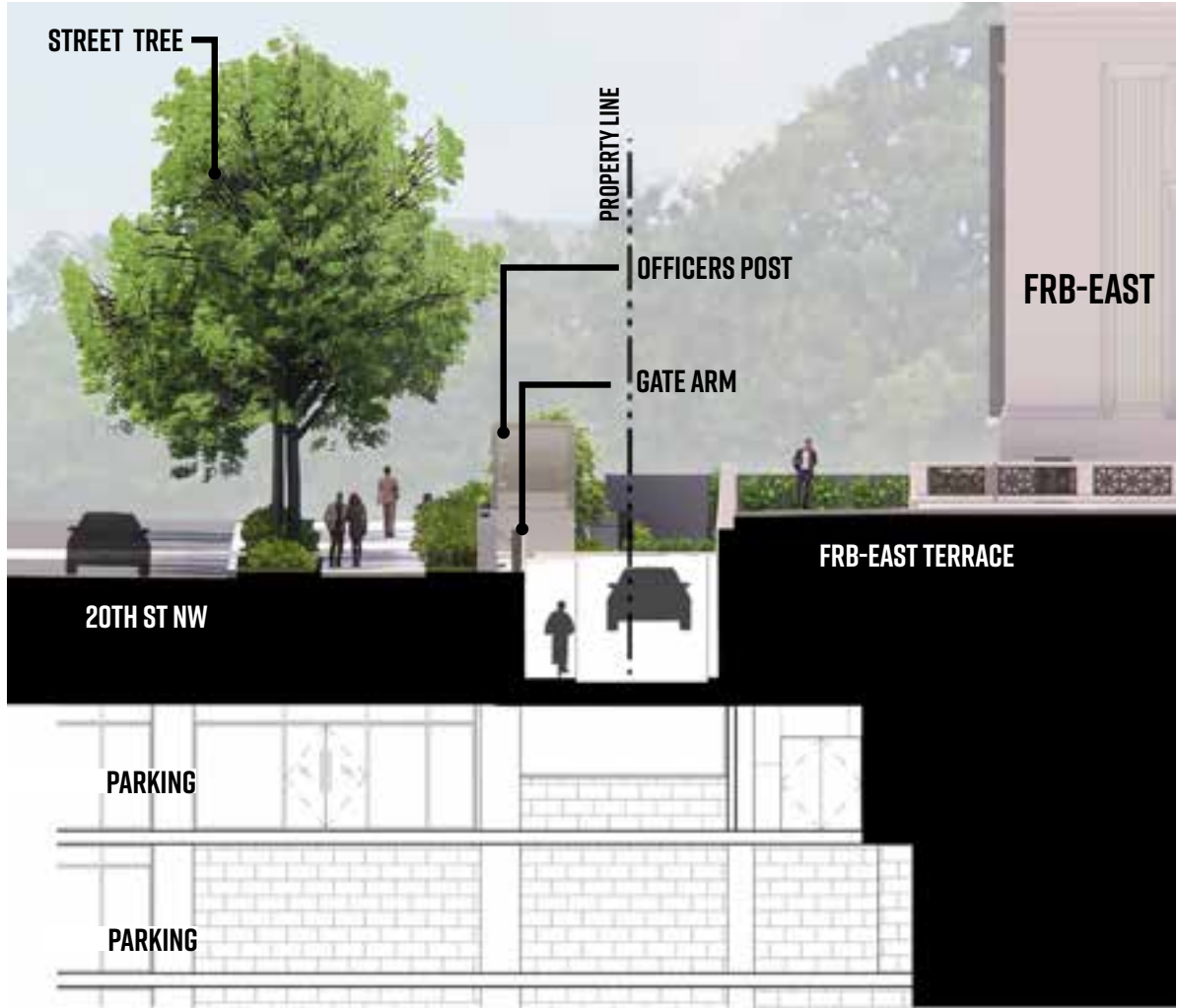
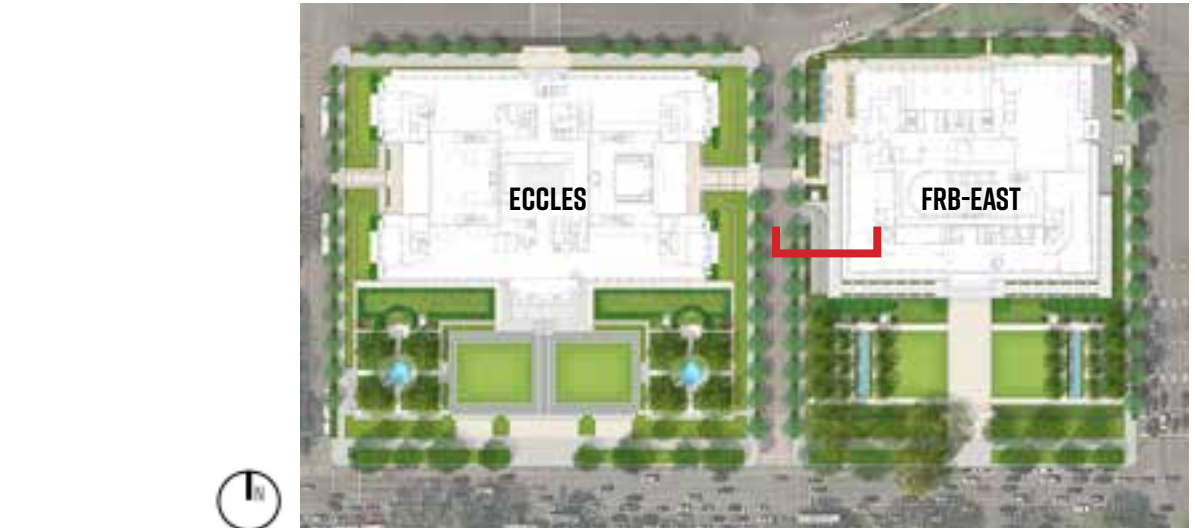




FRB-East | Section North of Building Looking East



FRB-East | Section at 20th St NW Looking North



FRB-East | Section at 20th St NW Looking North at garage exit ramp

FRB-EAST | MAIN ENTRANCE ELEVATION - NORTH/SOUTH



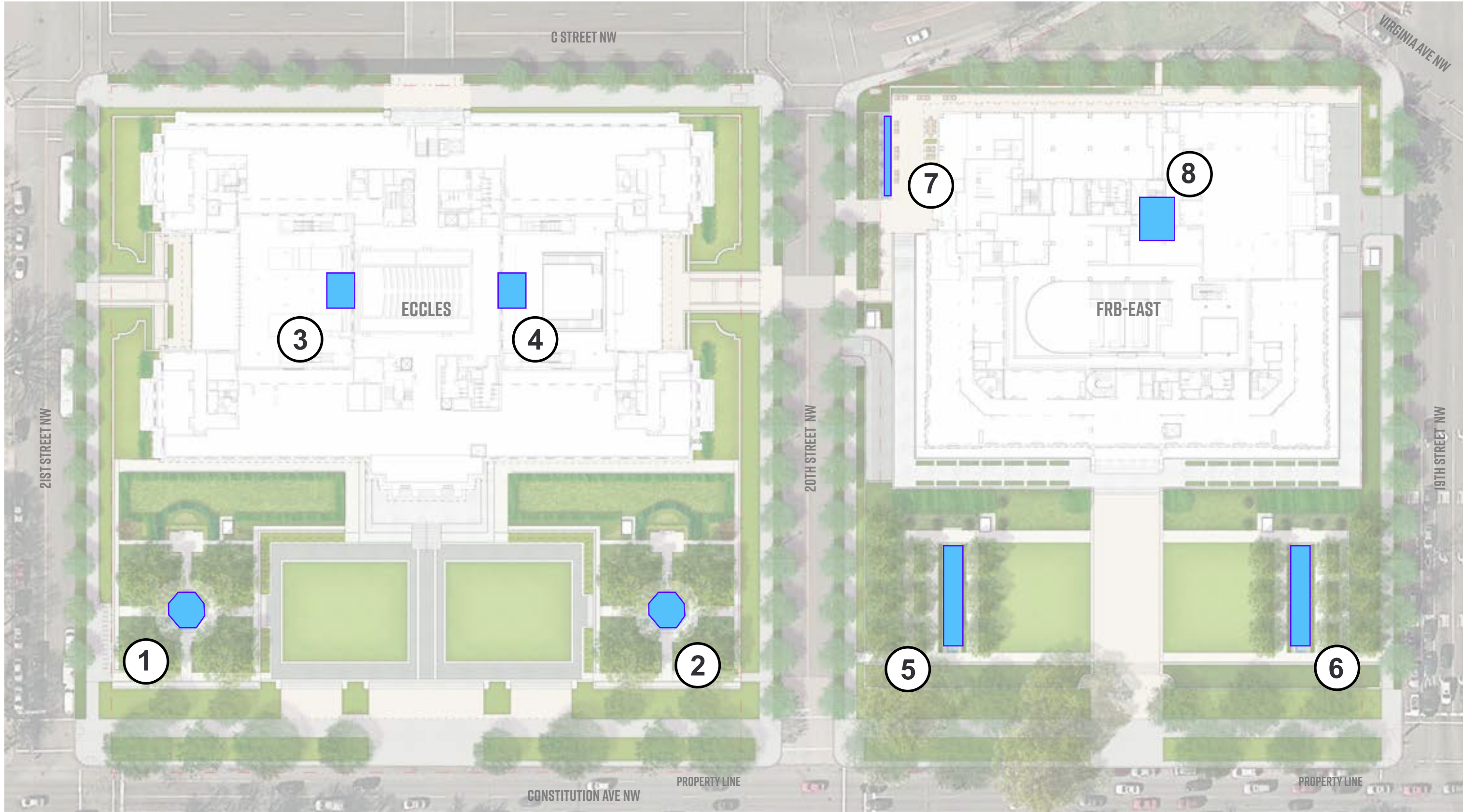
FRB-East | Signage at 20th St NW Connection / Building Entry



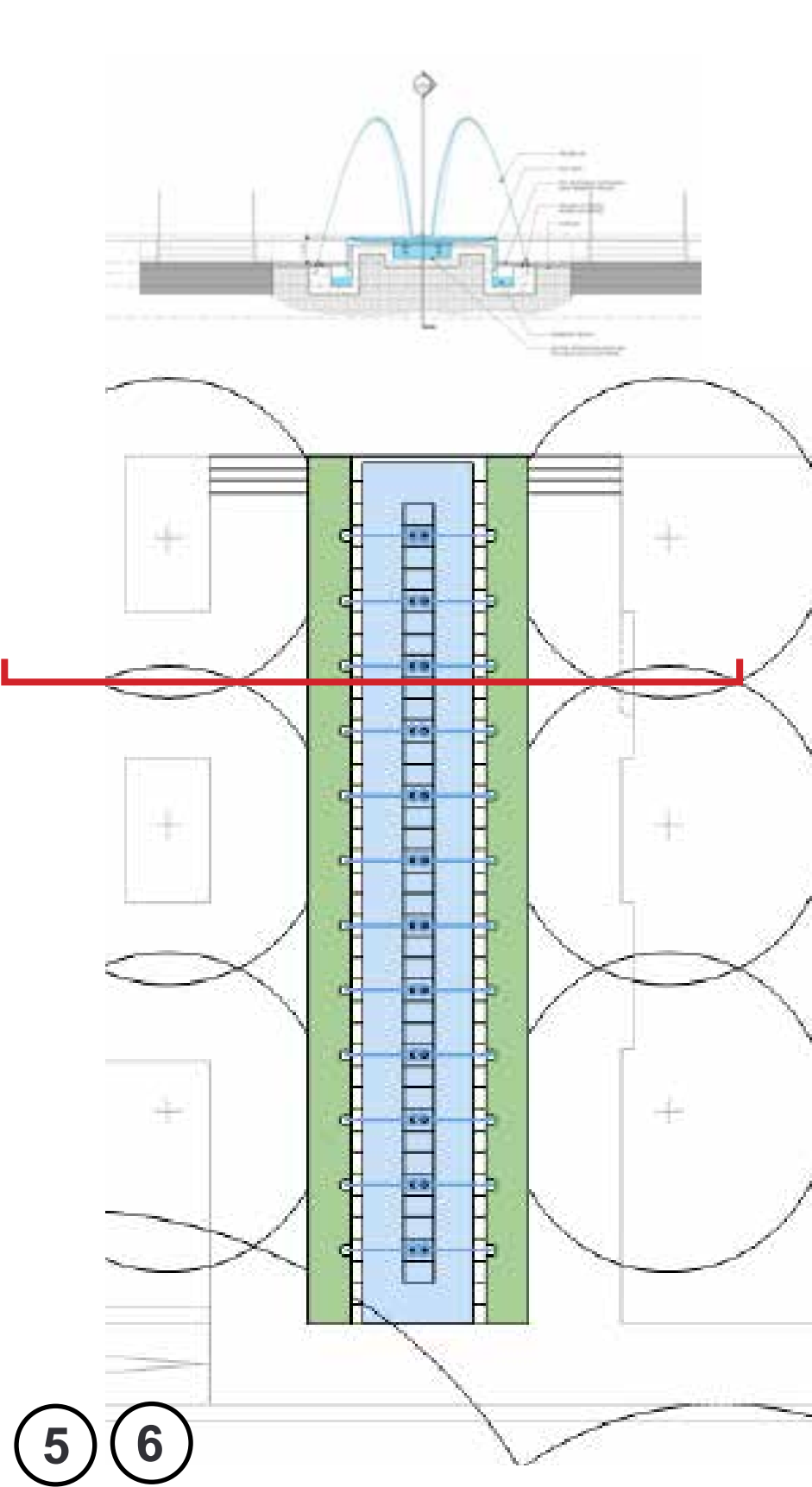
FRB-EAST | ENTRANCE PLAZA PERSPECTIVE VIEWS



OVERALL WATER FEATURE PLAN



FRB-EAST | GARDEN TERRACE WATER FEATURES



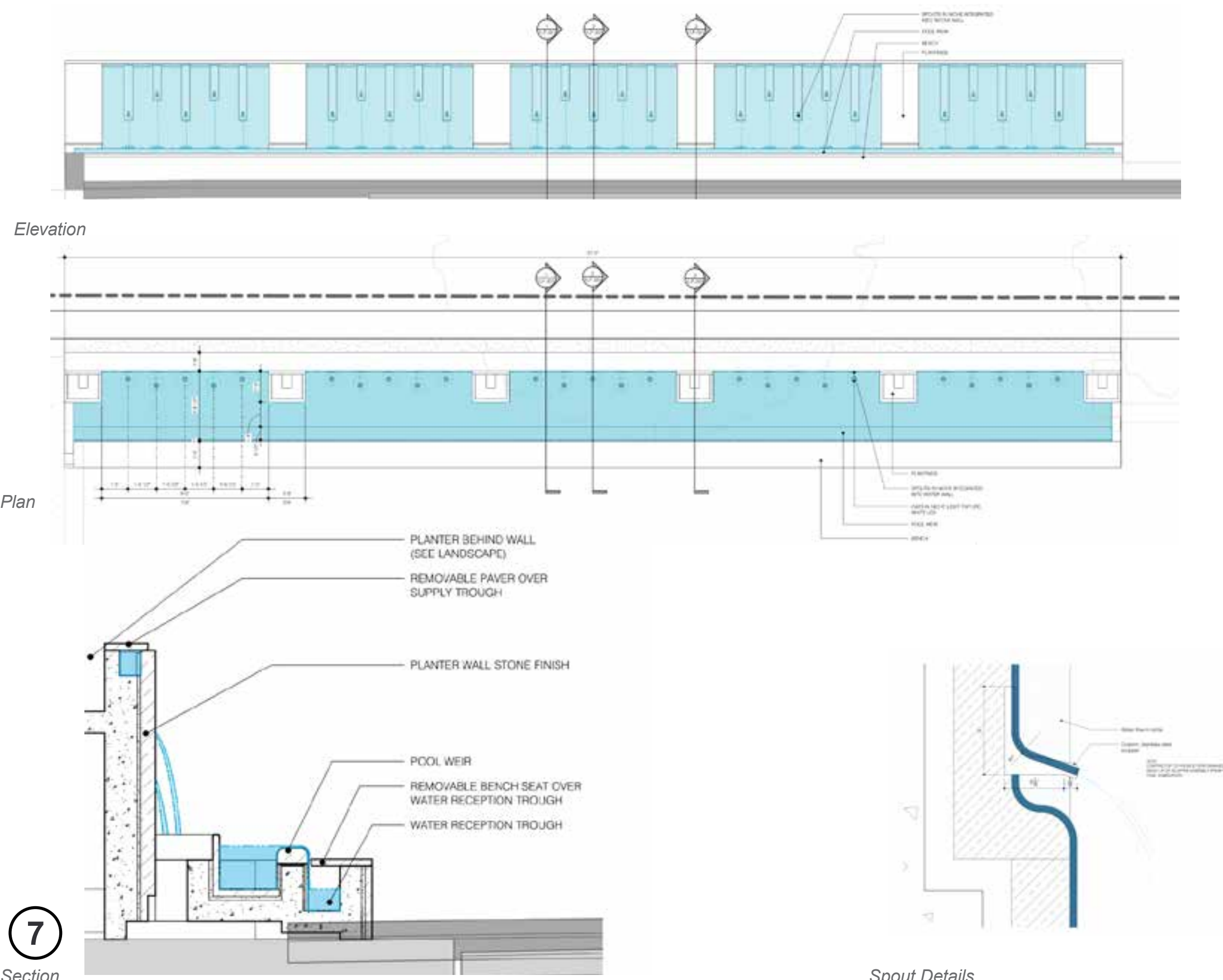
Simple Rectangular Basin



Series of Water Jets



FRB-EAST Garden Terrace Water Feature Section



Historic Precedent for Water Spouts in Wall

3.12.9 VEGETATED ROOFS

Both extensive and semi-intensive system will be provided to support a vegetated roof terraces with soil volumes ranging from 3"-8" on average and planters to 30" where structures can accommodate loads. Roof plantings 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.

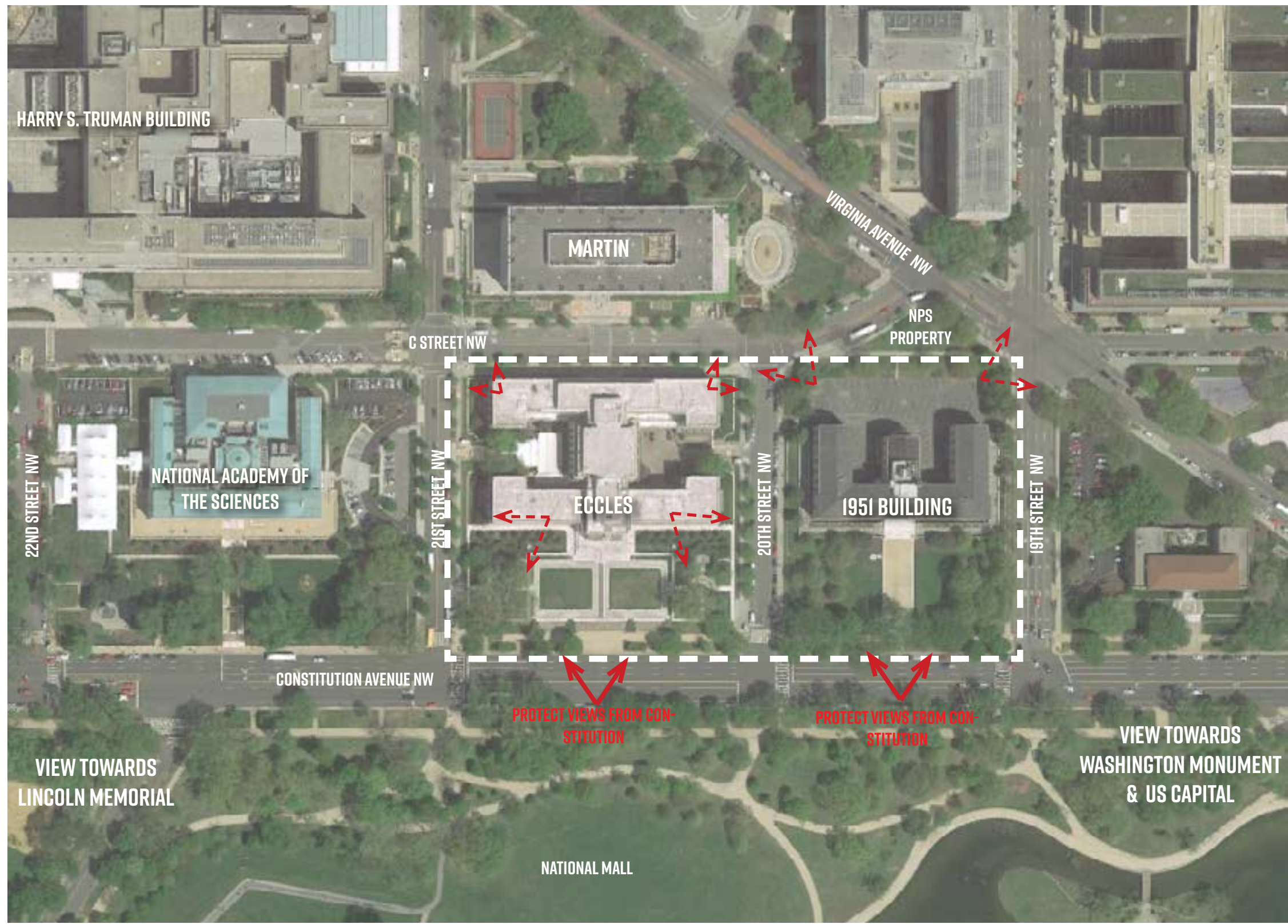
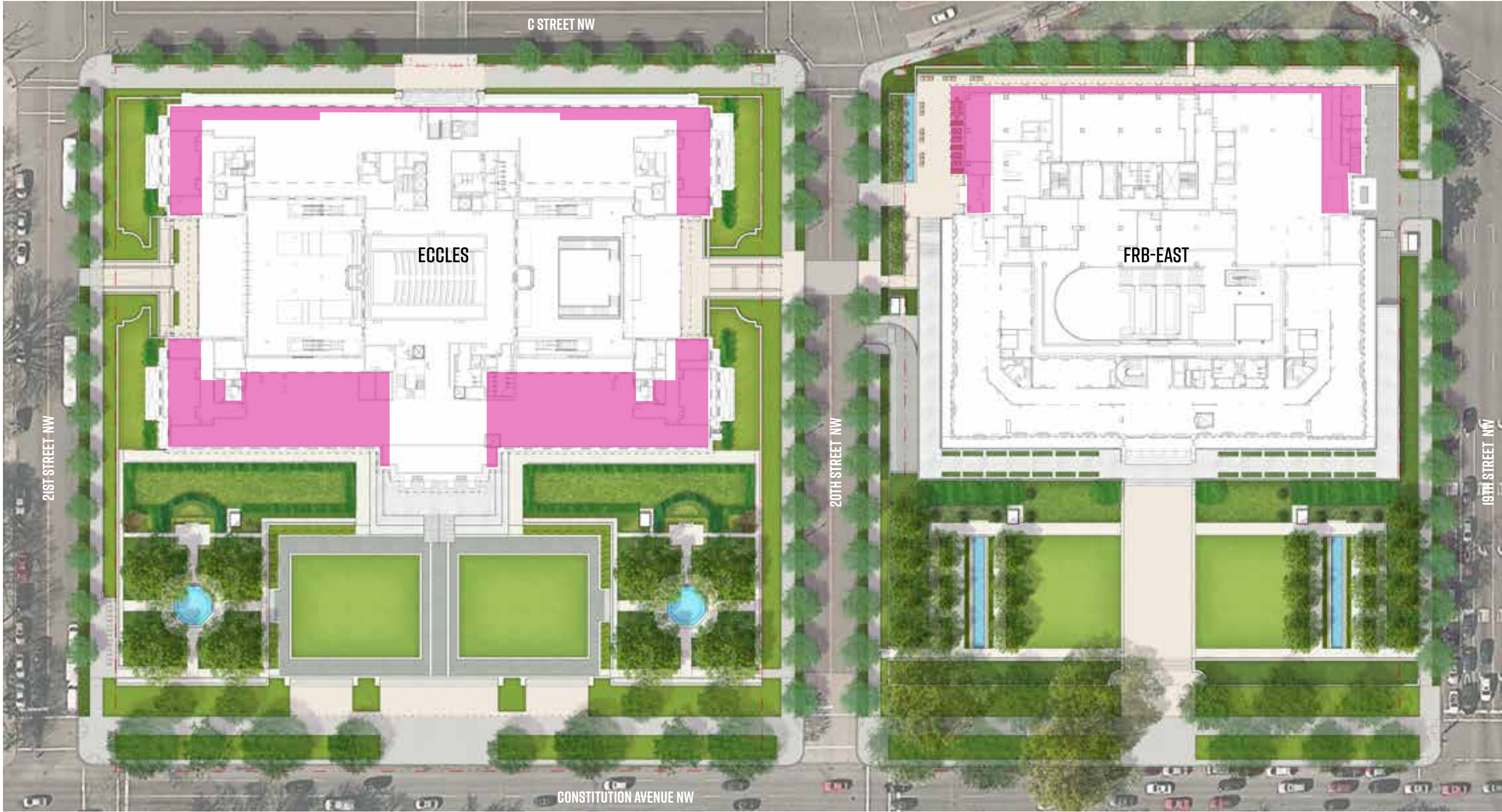


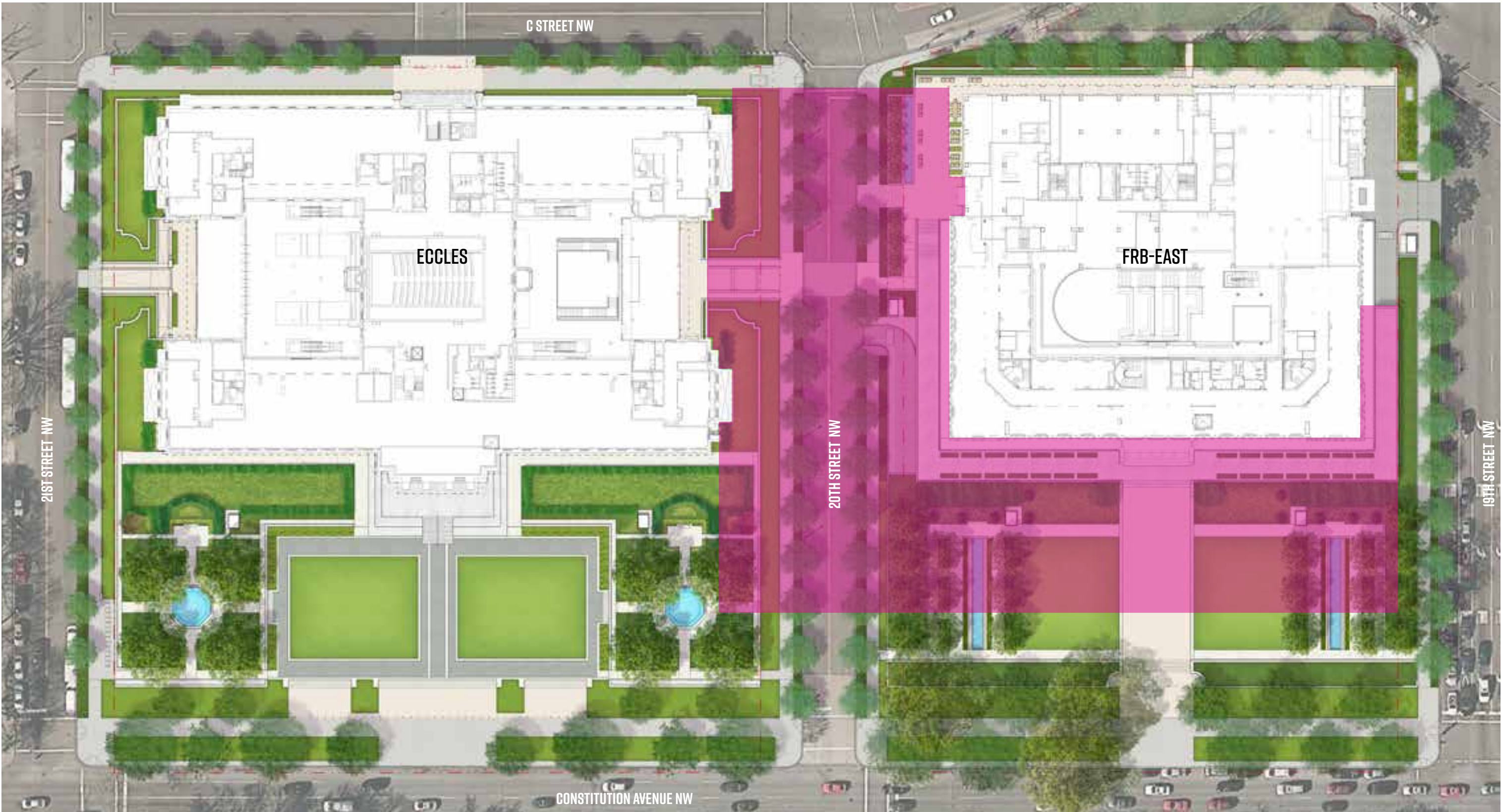
Figure 3-52: Vegetated Roof Views



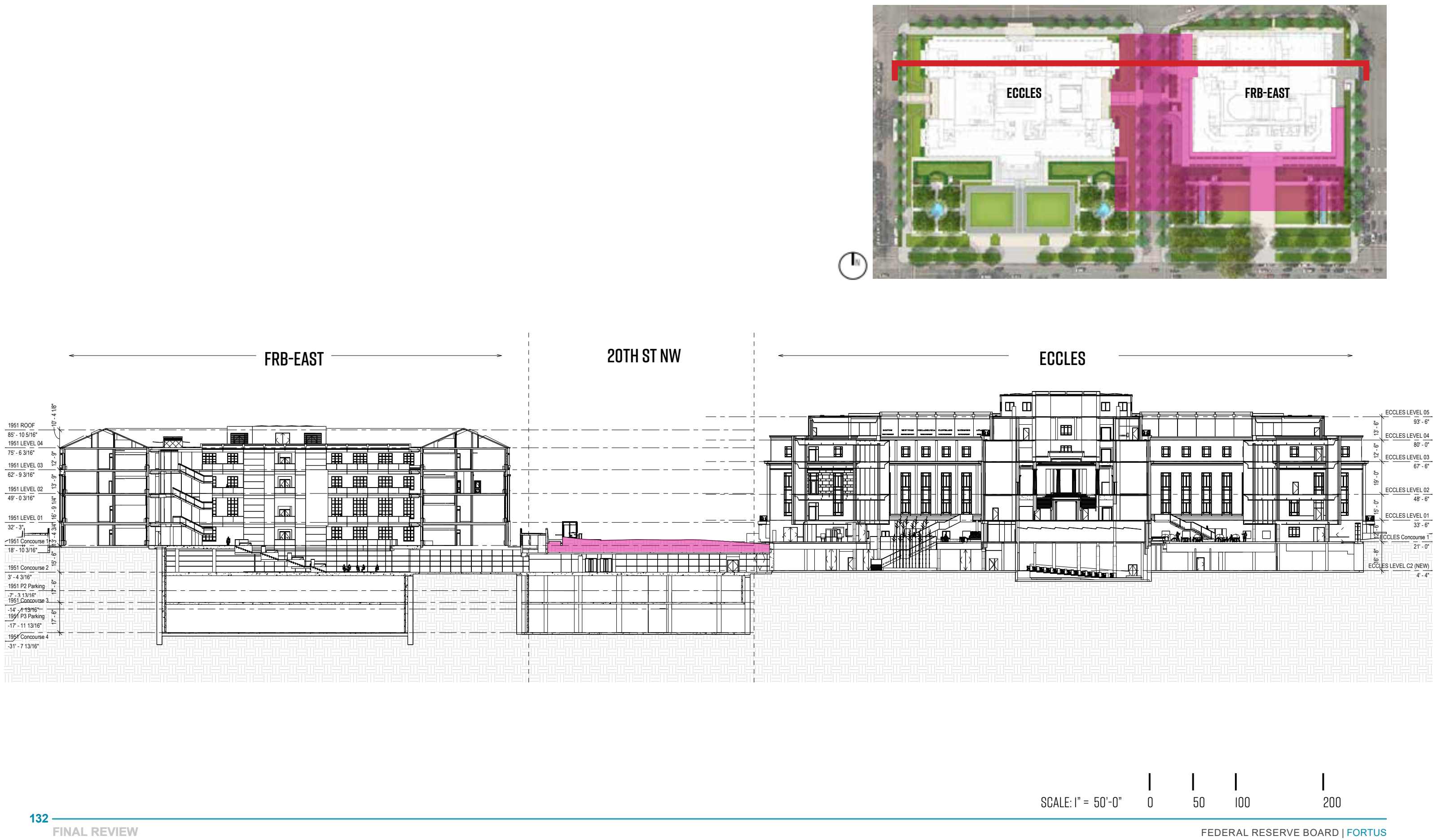
SITE PLAN | VEGETATED ROOF ASSEMBLY LOCATIONS



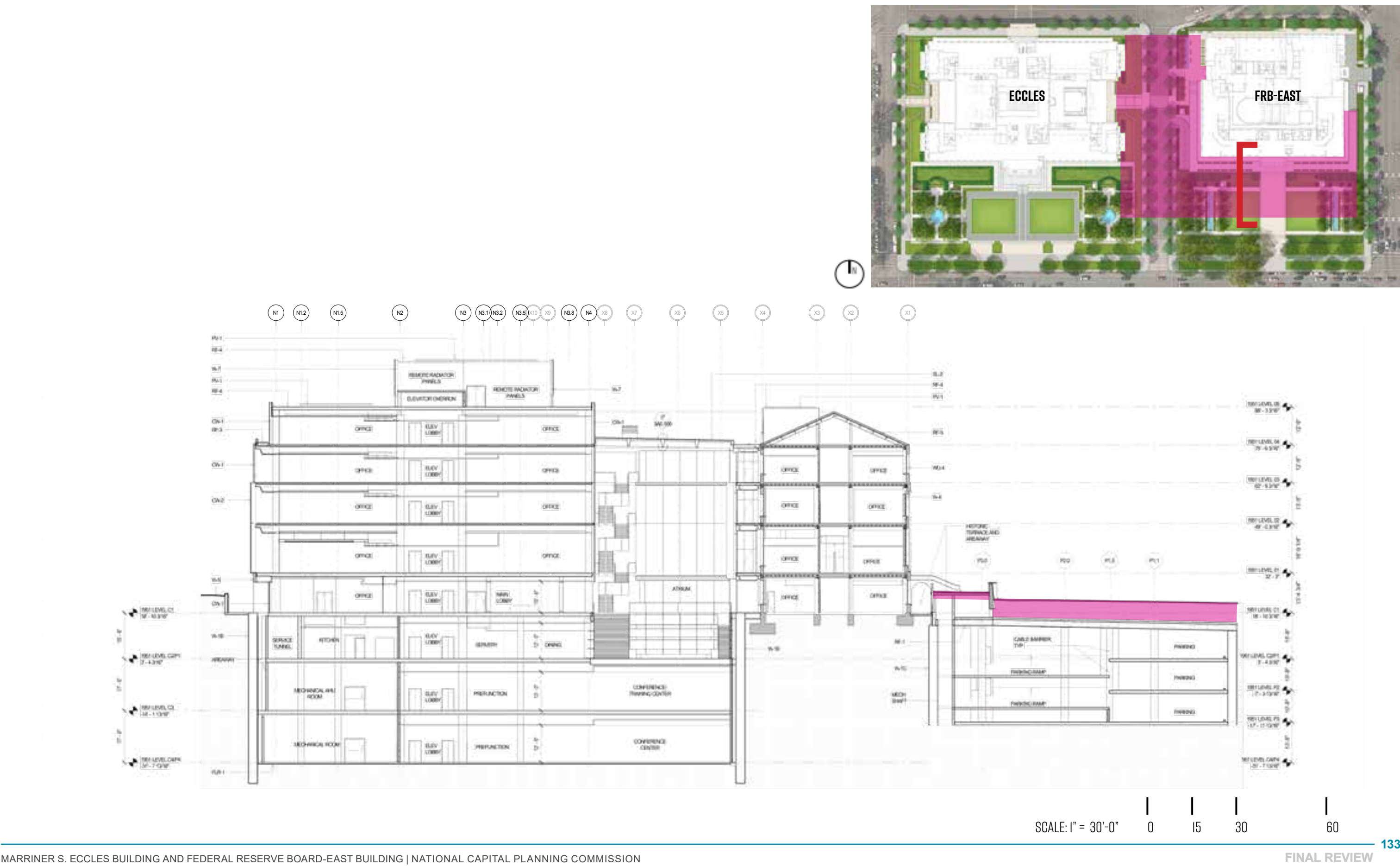
SITE PLAN | VEGETATED ROOF - OVER GARAGE STRUCTURE

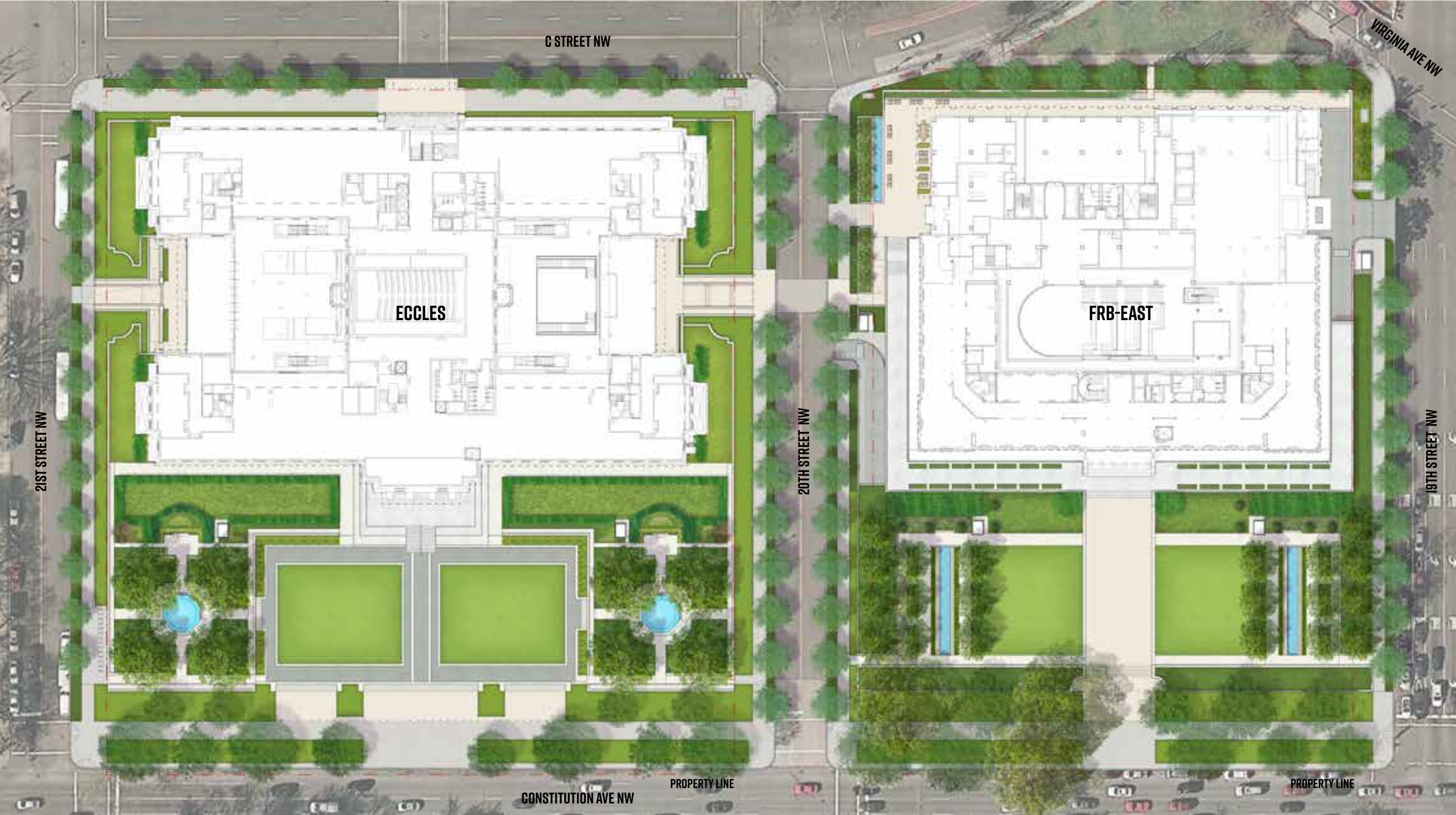


OVERALL BUILDING SECTION - LOOKING SOUTH



FRB-EAST BUILDING SECTION - LOOKING EAST





SCALE: 1" = 60'-0"

0 30 60 120

North Arrow

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WAYFINDING

3.13 WAYFINDING

Our goal is to identify and develop appropriate exterior signage and wayfinding elements that emphasize the Federal Reserve's civic importance. These elements will 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 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 inlaid Federal Reserve Board seal at the Eccles main entry, a commemorative corner stone at the FRB-East entry, and inlaid typographic bands in the pavers leading to the main entries of both Eccles and FRB-East buildings.



ECCLES MAIN ENTRY -BUILDING NAME

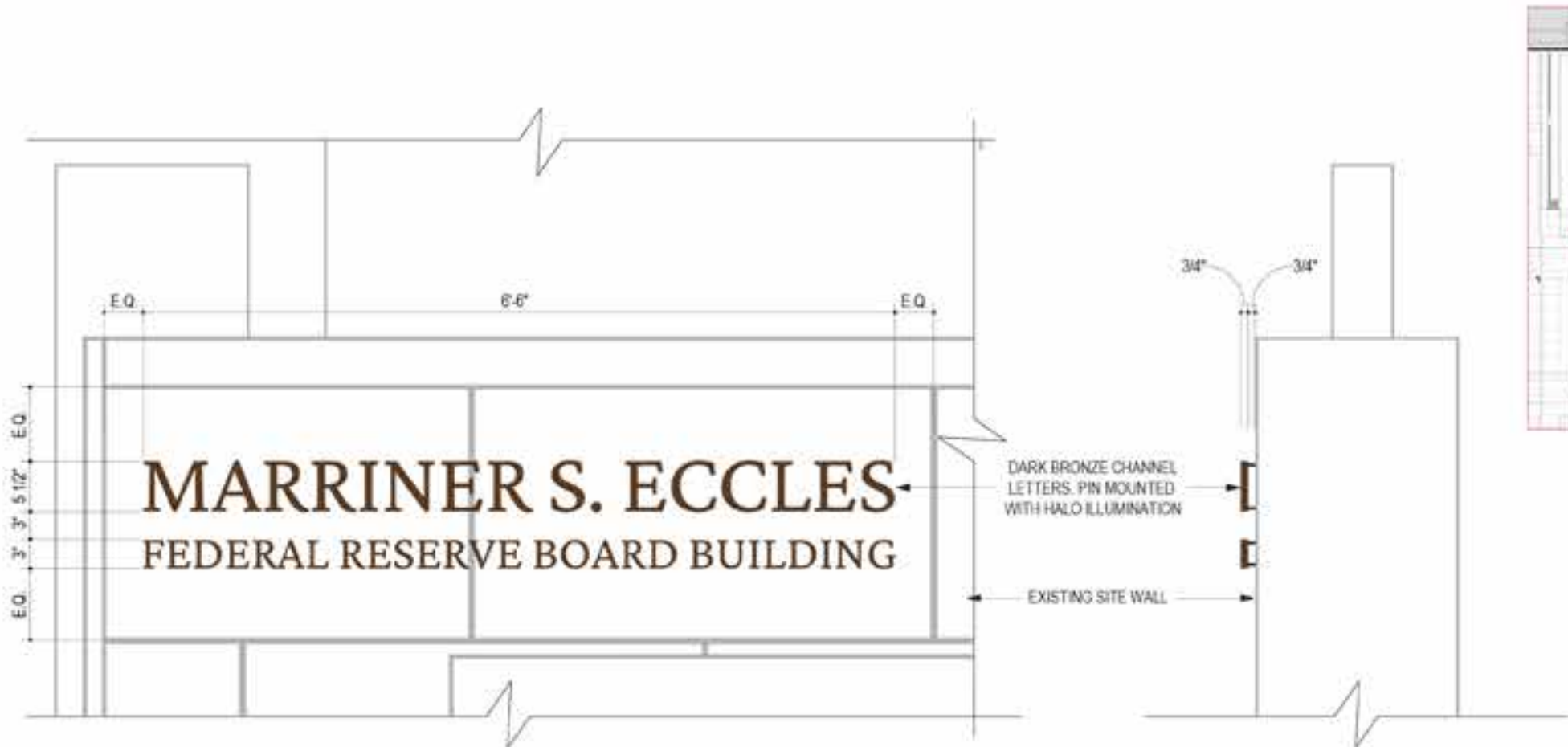


Figure 3-53: Eccles - Entry Sign Detail

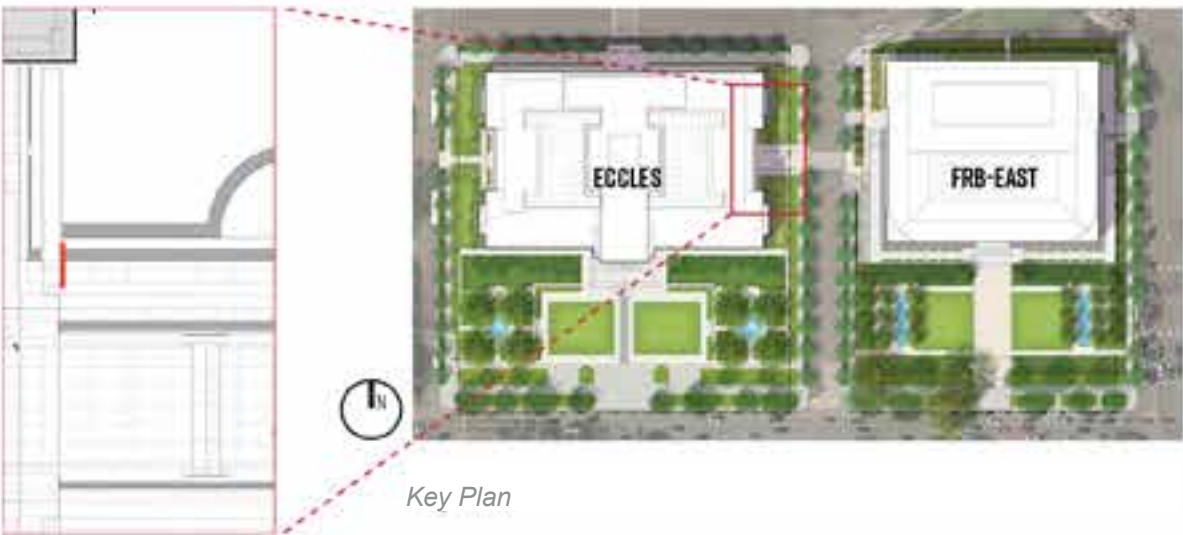


Figure 3-54: Eccles - Entry Sign Side View

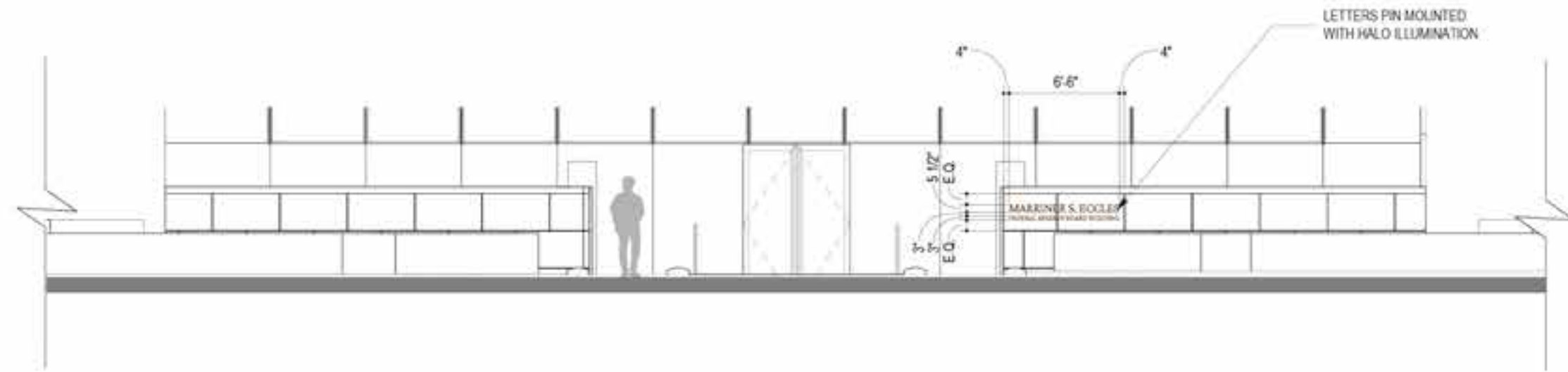


Figure 3-55: Eccles - Signage At 20th Street Connection / Building Entry

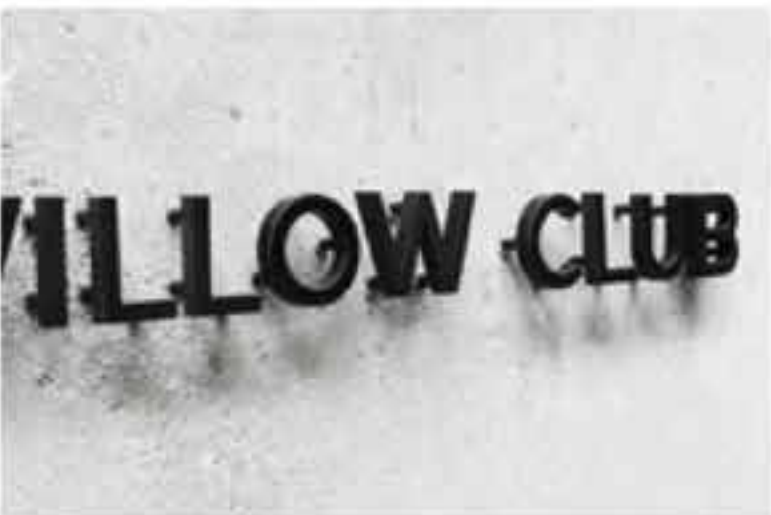


Figure 3-56: Inspiration Imagery

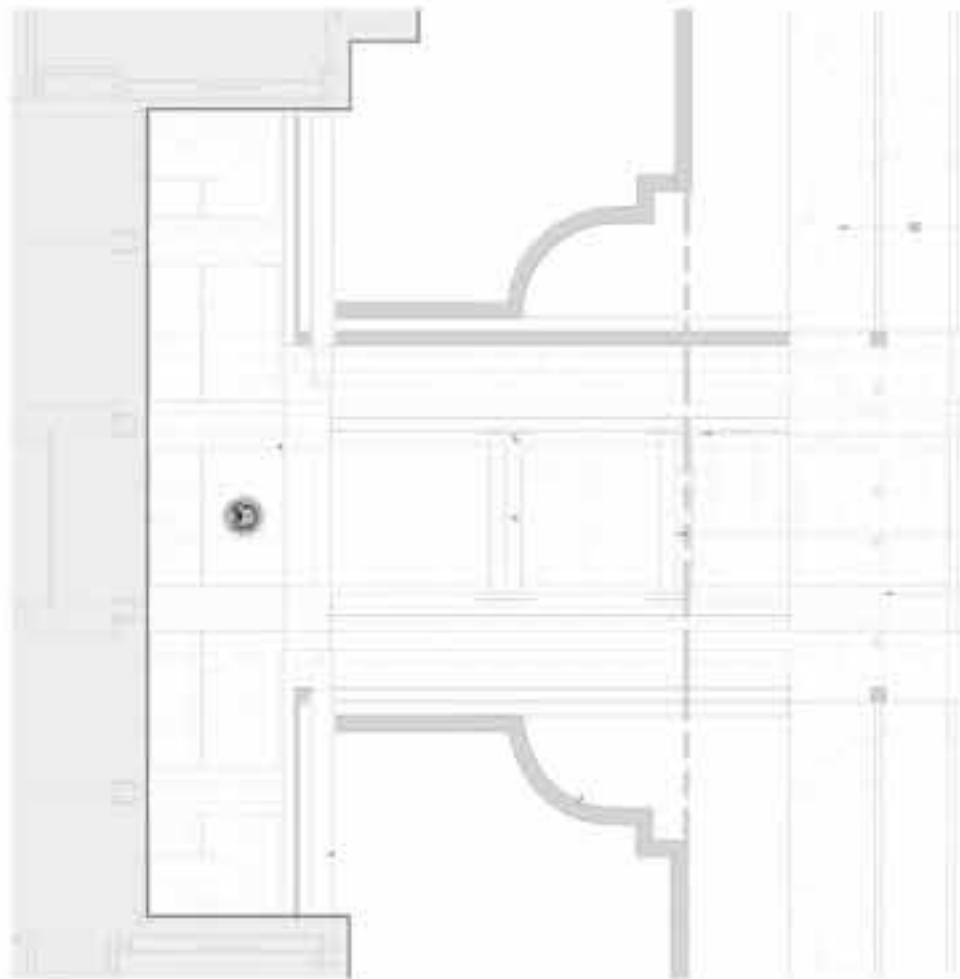
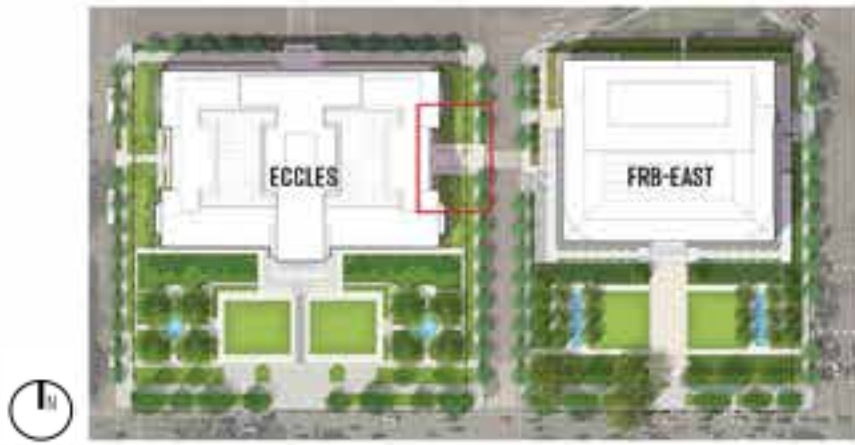


Figure 3-58: Plan View Of Seal Location



Figure 3-59: Section View



Key Plan



Figure 3-57: Inspiration Imagery

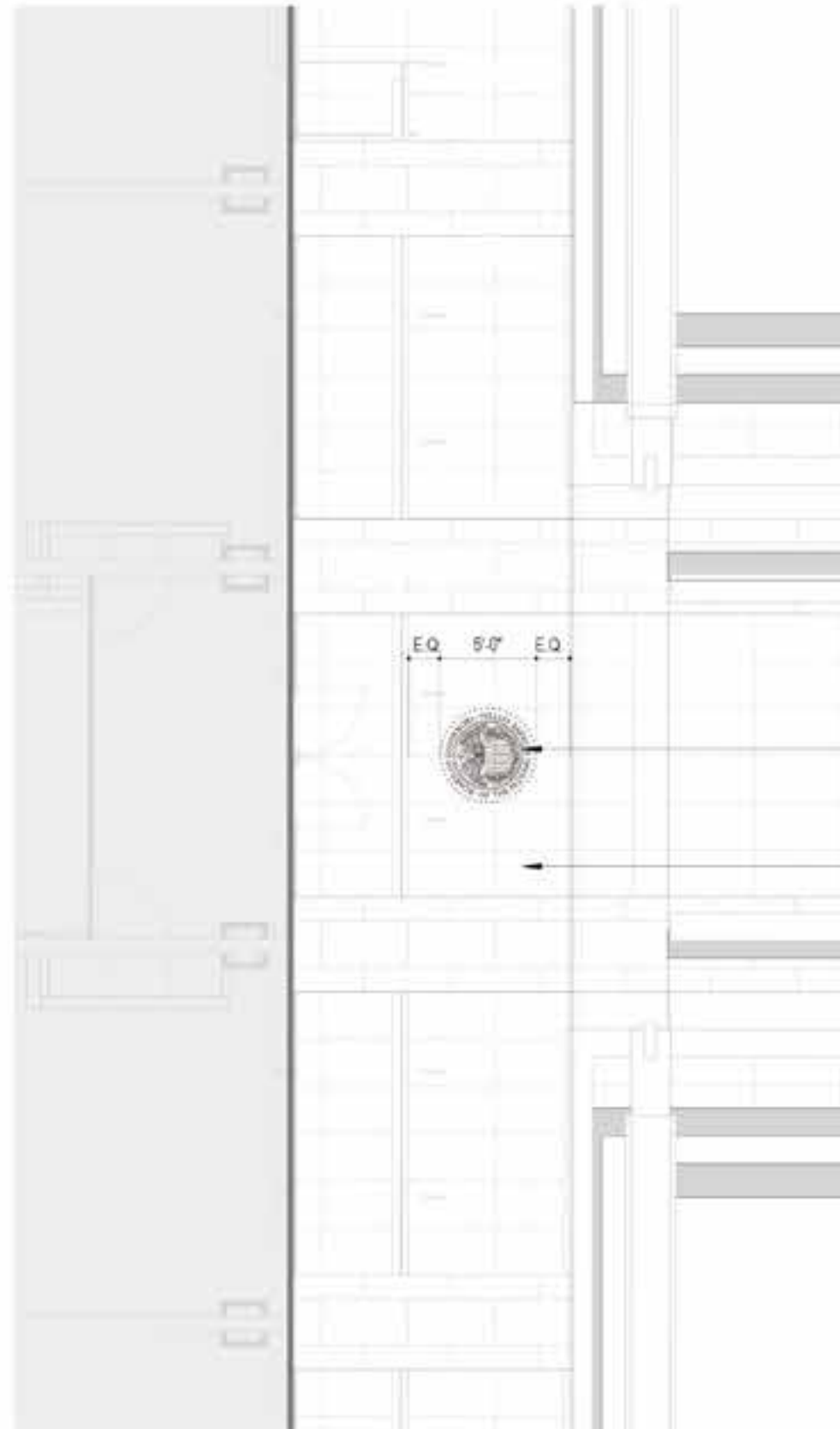
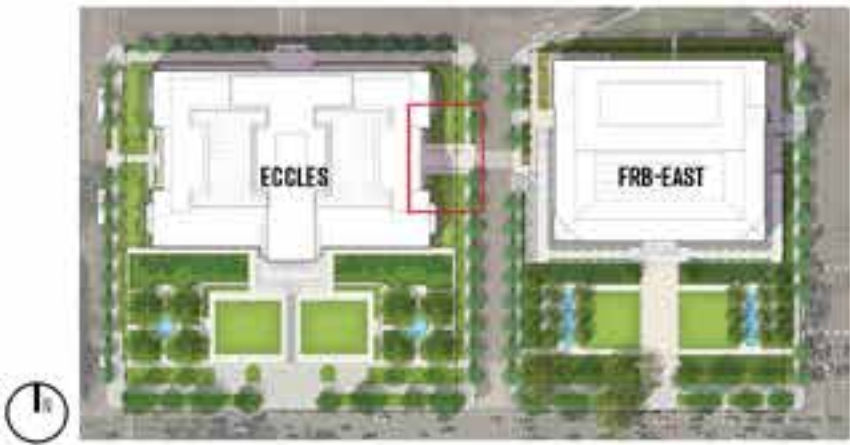


Figure 3-60: Paver Seal Plan Detail

5'-0" DIAMETER INLAID BRONZE MEDALLION - WATERJET CUT. STUDDED INSTALLATION WHERE APPLICABLE

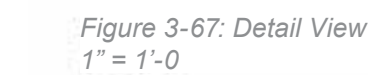
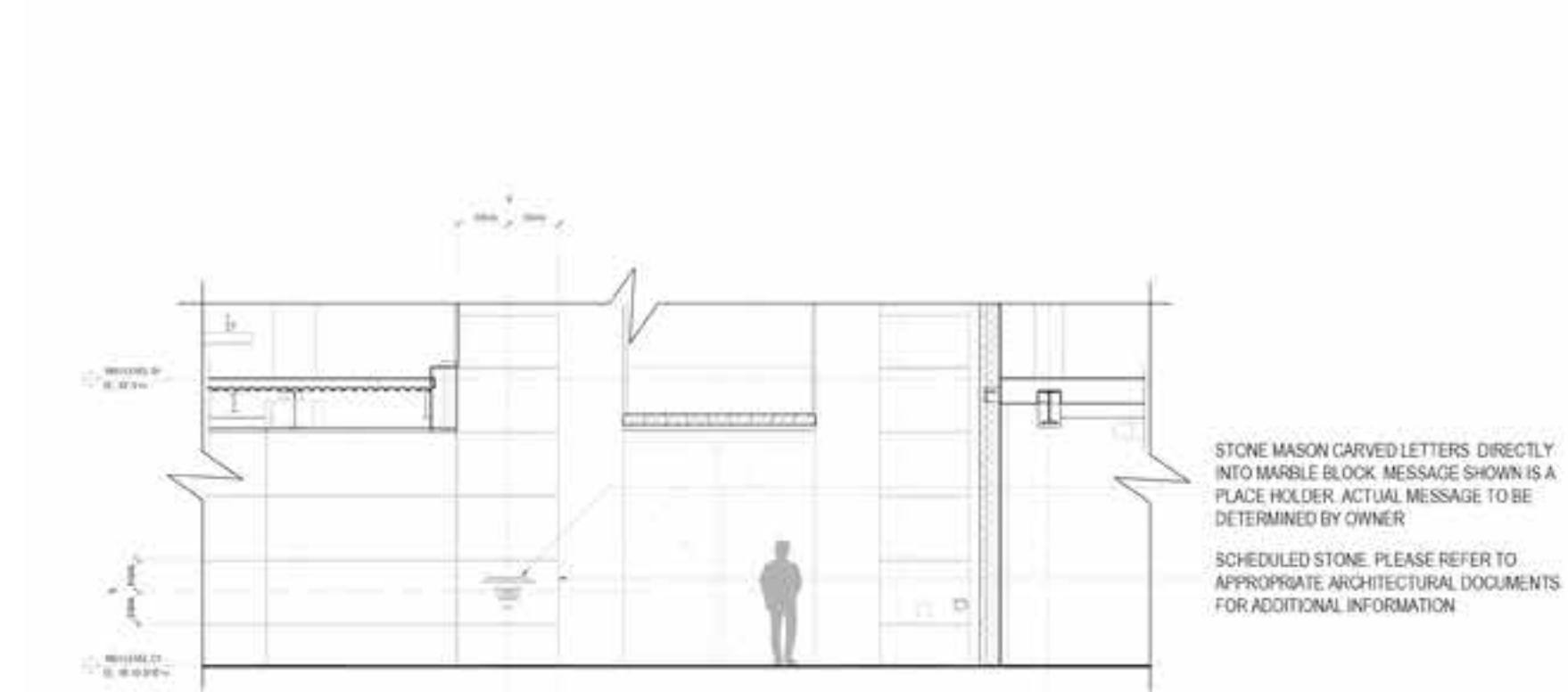
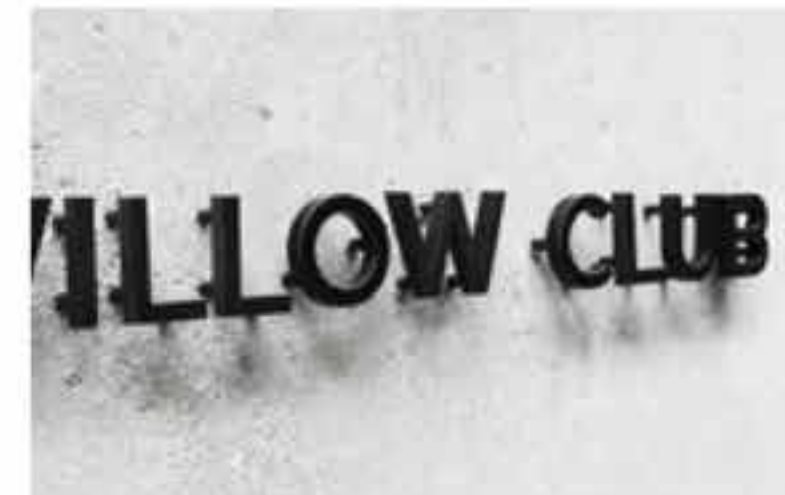
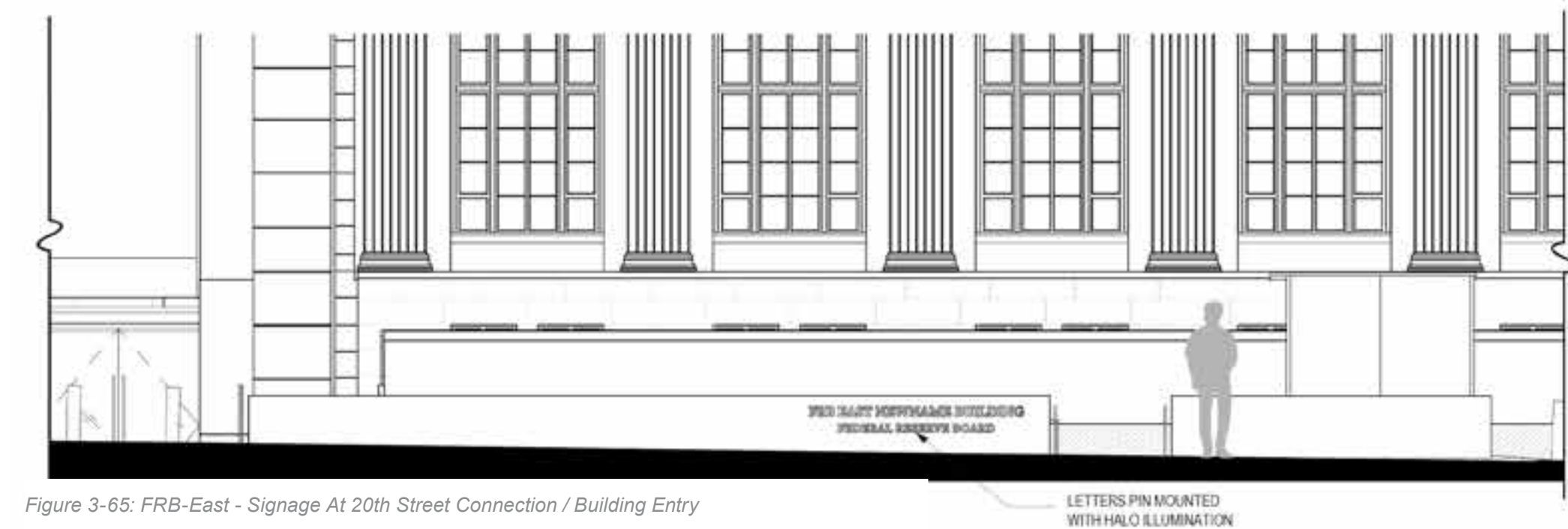
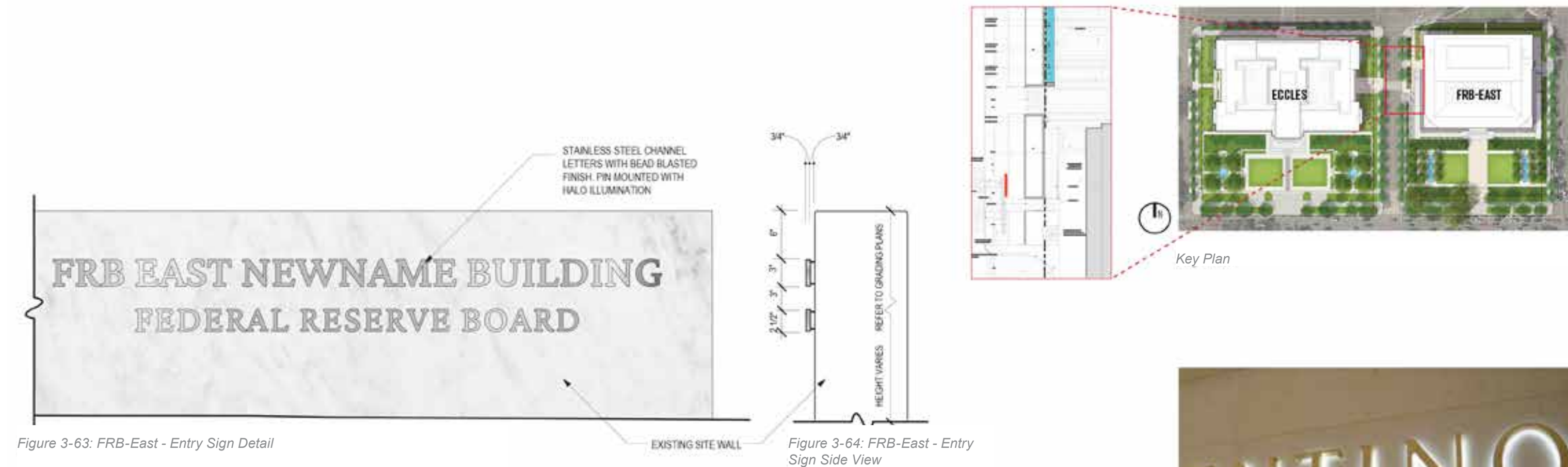
SCHEDULED PAVER. RELEIVE AS REQUIRED TO ACCEPT BRONZE MEDALLION. PLEASE REFER TO APPROPRIATE LANDSCAPE/ ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION



Key Plan



Figure 3-61: Paver Seal Detail Seal
Fabricated Entirely From Dark Bronze Metal Inlaid Into Stone Pavers



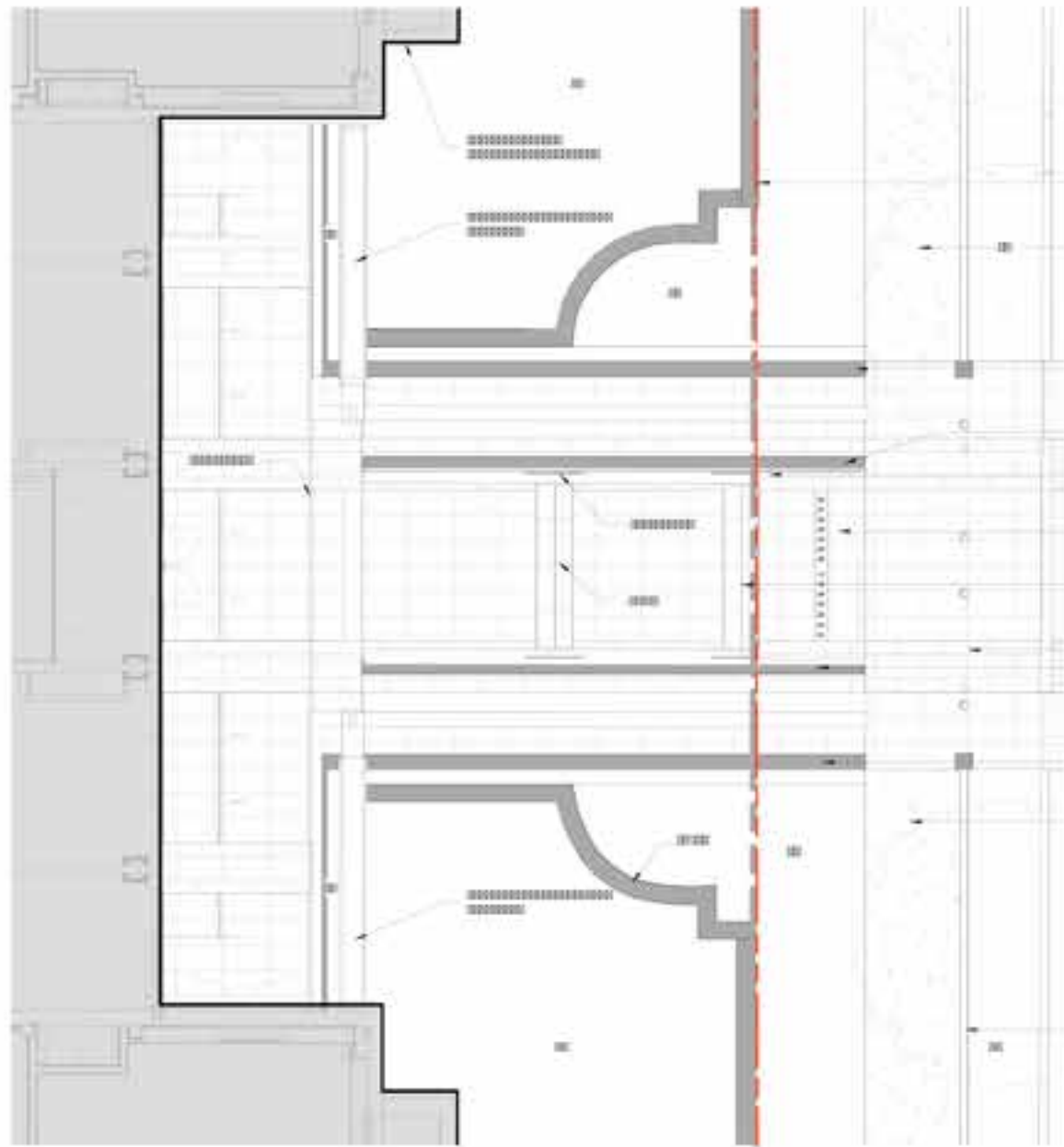
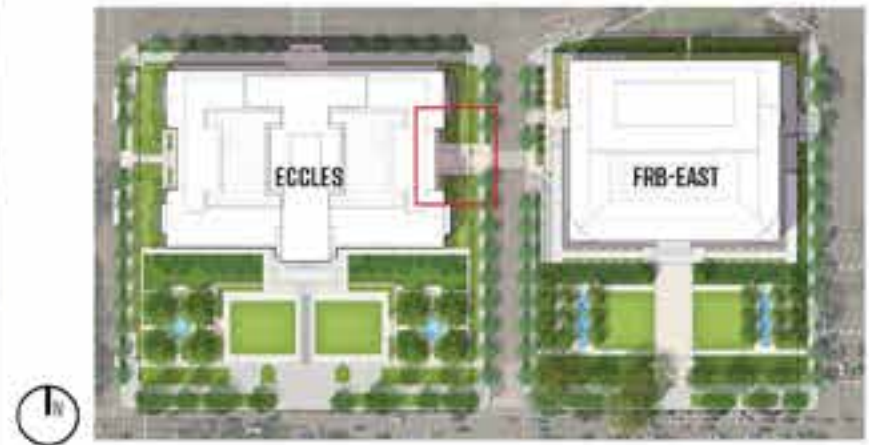


Figure 3-69: Plan View - Inlaid Typographic Paver At Eccles Main Entry Provides Campus-wide Branding For FRB Entrances NTS



Inspiration Imagery



Key Plan

INDIVIDUAL INLAID WATER JET CUT BRONZE LETTERS. STUDDED INSTALLATION. TYPEFACE: CRIMSON PRO REGULAR

PEDESTRIAN PAVER. TYPE TP BE DETERMINED. THICKNESS TO MATCH ADJACETN SCHEDULED PAVER. RELIEVE AS REQUIRED TO ACCEPT BRONZE LETTERS AND SUDDED ANCHORS. PLEASE REFER TO APPROPRIATE LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION

FEDERAL RESERVE

Figure 3-70: Detail Dark Bronze Text Inlaid Into Custom Stone Paving Band (TEXT TO BE CONFIRMED)

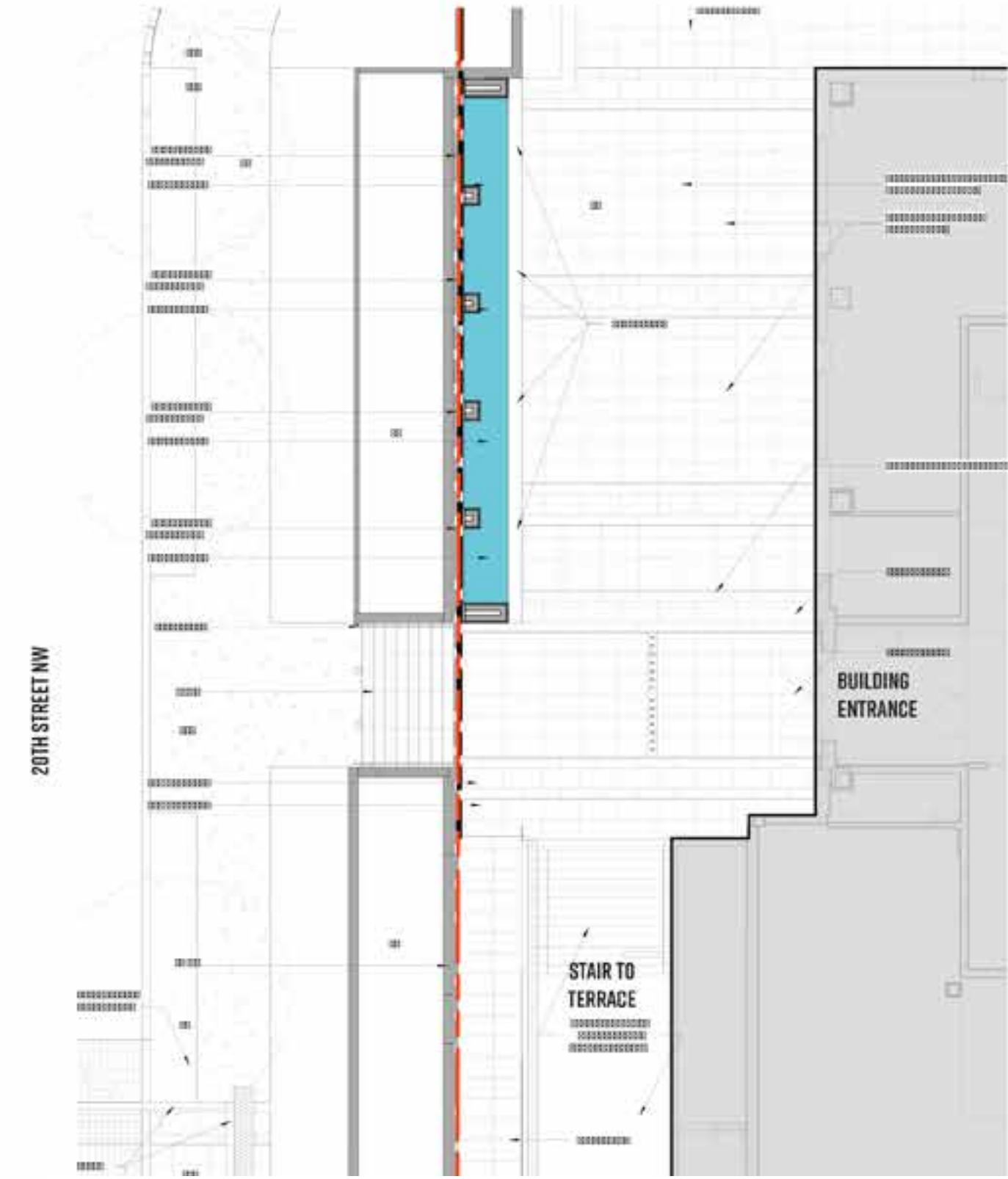


Figure 3-71: Plan View - Inlaid Typographic Paver At FRB-East Building Main Entry Provides Campus-wide Branding For FRB Entrances NTS



Inspiration Imagery



Key Plan

INDIVIDUAL INLAID WATER JET CUT STAINLESS STEEL LETTERS. STUDDED INSTALLATION. TYPEFACE: CRIMSON PRO REGULAR

PEDESTRIAN PAVER. TYPE TP BE DETERMINED. THICKNESS TO MATCH ADJACETN SCHEDULED PAVER. RELIEVE AS REQUIRED TO ACCEPT BRONZE LETTERS AND SUDDED ANCHORS. PLEASE REFER TO APPROPRIATE LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION

FEDERAL RESERVE

Figure 3-72: Detail Stainless Steel Text With Bead Blast Finish Inlaid Into Custom Stone Paving Band (TEXT TO BE CONFIRMED)

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EXTERIOR LIGHTING

3.14 EXTERIOR LIGHTING

Eccles Lighting

Exterior lighting will be updated and upgraded across the site. Street lighting will meet DDOT 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 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 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 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. 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. 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.

Like 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

temperature will smoothly transition to warmer color temperature (between 2700 to 3000K) blending with the lighting effects from the project's restored historic luminaires with 2700K lamping for a consistent nighttime appearance.. The blend of lighting effects from lighted façade stone to the curtain wall will be very gentle, if not seamless. It will have a soft warm coherent look. By code and for energy conservation, the lighting control system will automatically turn off lights when spaces are unoccupied.



Figure 3-73: Perspective Eccles Building From 20th Street Nighttime



Figure 3-74: Perspective FRB-East Building From 20th Street Nighttime

LIGHTING LEGEND

I. EAGLE SCULPTURE LIGHTING

RGBw color tunable luminaires mounted on the low roof

2A. FACADE LIGHTING

RGBw color tunable flush in-grade spots to highlight columns; RGBw color tunable flush in-grade linear wash lights RGBw color tunable luminaires in refurbished detail at top of recesses

2B. FACADE LIGHTING

RGBw color tunable flush in-grade linear wash lights in walkways; RGBw color tunable surface mounted linear wash lights in area ways

2C. FACADE LIGHTING

RGBw color tunable low profile, surface mounted, linear wash lights on cornice

2D. FACADE LIGHTING

RGBw color tunable low profile, surface mounted, linear wash lights on balconies

2E. FACADE LIGHTING

RGBw color tunable low profile, surface mounted, linear wash lights on roof behind parapet

2F. FACADE LIGHTING

RGBw color tunable flush in-grade spots to highlight columns; RGBw color tunable flush in-grade linear wash lights

3. ACTIVATED ROOF TERRACE LIGHTING

Low level static white linear LED lighting in toe-kick detail perimeter

4A. FLAG POLE LIGHTING (ECCLES BUILDING)

Static white spots mounted on the roof

5A. SECURITY LIGHTING

Motorized lights [qty.8] that rise up and over parapet when needed

5B. SECURITY LIGHTING (OFFICER'S POST)

Roof-top motorized flood lights concealed behind parapet when not in use, recessed linear LED luminaires inside structure

5C. SECURITY LIGHTING (OFFICER'S POST)

Recessed linear LED luminaires in canopy overhang and inside structure

6A. FOUNTAIN LIGHTING

RGBWA Color tunable lights for center jet; RGBWA Color tunable lights around drip line from bowl

7. STAIR AND RAMP LIGHTING

Static white illuminated handrails at all ramp, steps and stairs (require remote drivers in in-grade boxes)

8. WEST/EAST ENTRY LIGHTING

Static white illuminated handrails on ramps, in-grade uplights for gate and wall lighting on east/west face

10. HISTORIC LANTERNS

Restored and refurbished luminaires with RGBw color tunable light sources

II. LIGHT BLADE LUMINAIRES

Luminous detail integrated with new walls with RGBw color tunable light sources

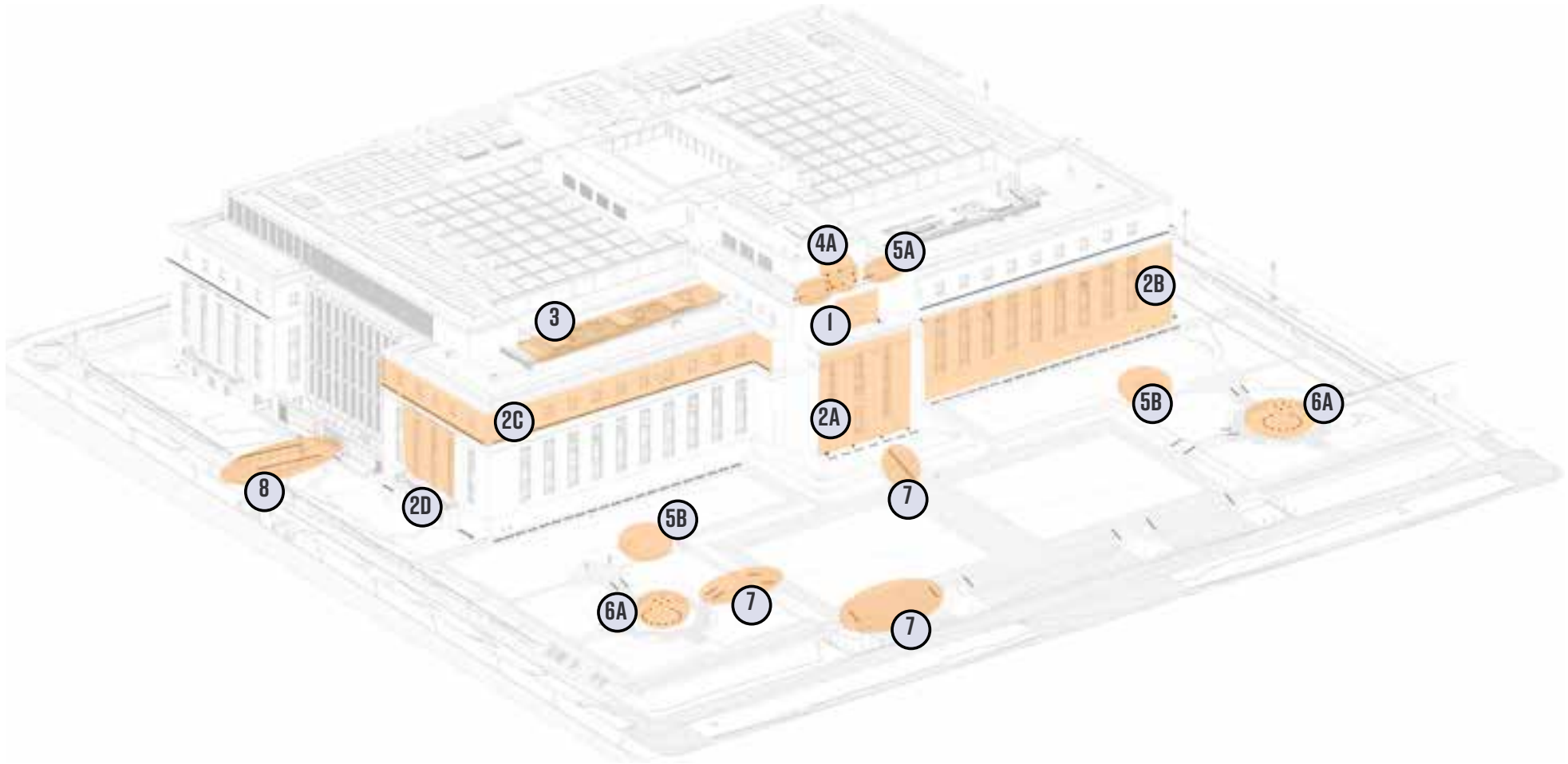


Figure 3-75: Southwest Axonometric View of Eccles Building

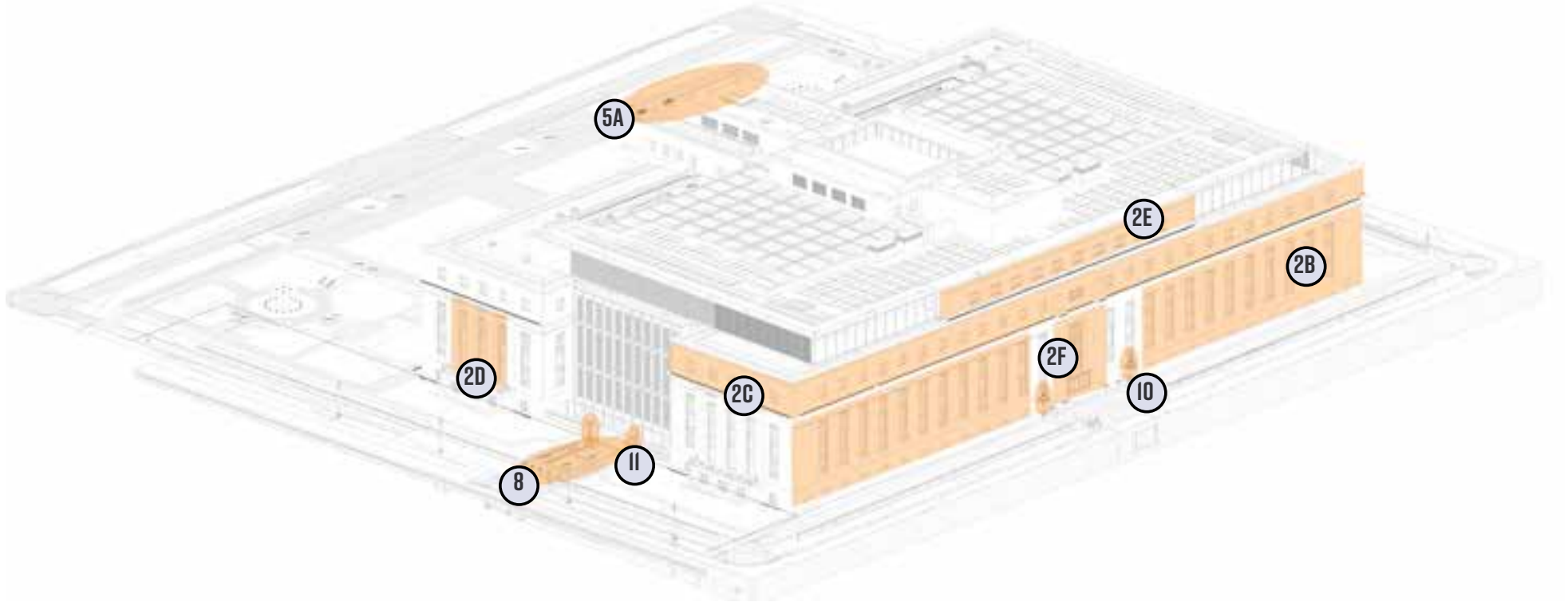


Figure 3-76: Northeast Axonometric View of Eccles Building

LIGHTING LEGEND

2A. FACADE LIGHTING

RGBw color tunable flush ingrade spots to highlight columns; RGBw color tunable flush ingrade linear wash lights RGBw color tunable luminaires in refurbished detail at top of recesses

2B. FACADE LIGHTING

RGBW color tunable flush ingrade linear wash lights in walkways; RGBW color tunable surface mounted linear wash lights in area ways

2C. FACADE LIGHTING

RGBW color tunable low profile, surface mounted, linear wash lights on cornice

2G. FACADE LIGHTING

RGBW color tunable flush ingrade linear wash lights in sidewalks

3. ACTIVATED ROOF TERRACE LIGHTING

Low level static white linear LED lighting in toe-kick detail perimeter

4B. FLAG POLE LIGHTING (FRB-EAST BUILDING)

Low profile static white LED spot lights on flat roof behind ridge

5B. SECURITY LIGHTING (OFFICER'S POST)

Roof-top motorized flood lights concealed behind parapet when not in use, recessed linear LED luminaires inside structure

5C. SECURITY LIGHTING (OFFICER'S POST)

Recessed linear LED luminaires in canopy overhang and inside structure

5D. SECURITY LIGHTING

Static white, flush uplights embedded in pavement for undercarriage inspection

6B. FOUNTAIN LIGHTING

RGBWA Color tunable lights for each jet and basin

7. STAIR AND RAMP LIGHTING

Static white illuminated handrails at all ramp, steps and stairs (require remote drivers in in-grade boxes)

10. TORCHIERRE LUMINAIRES

Restored and refurbished luminaires with RGBw color tunable light sources

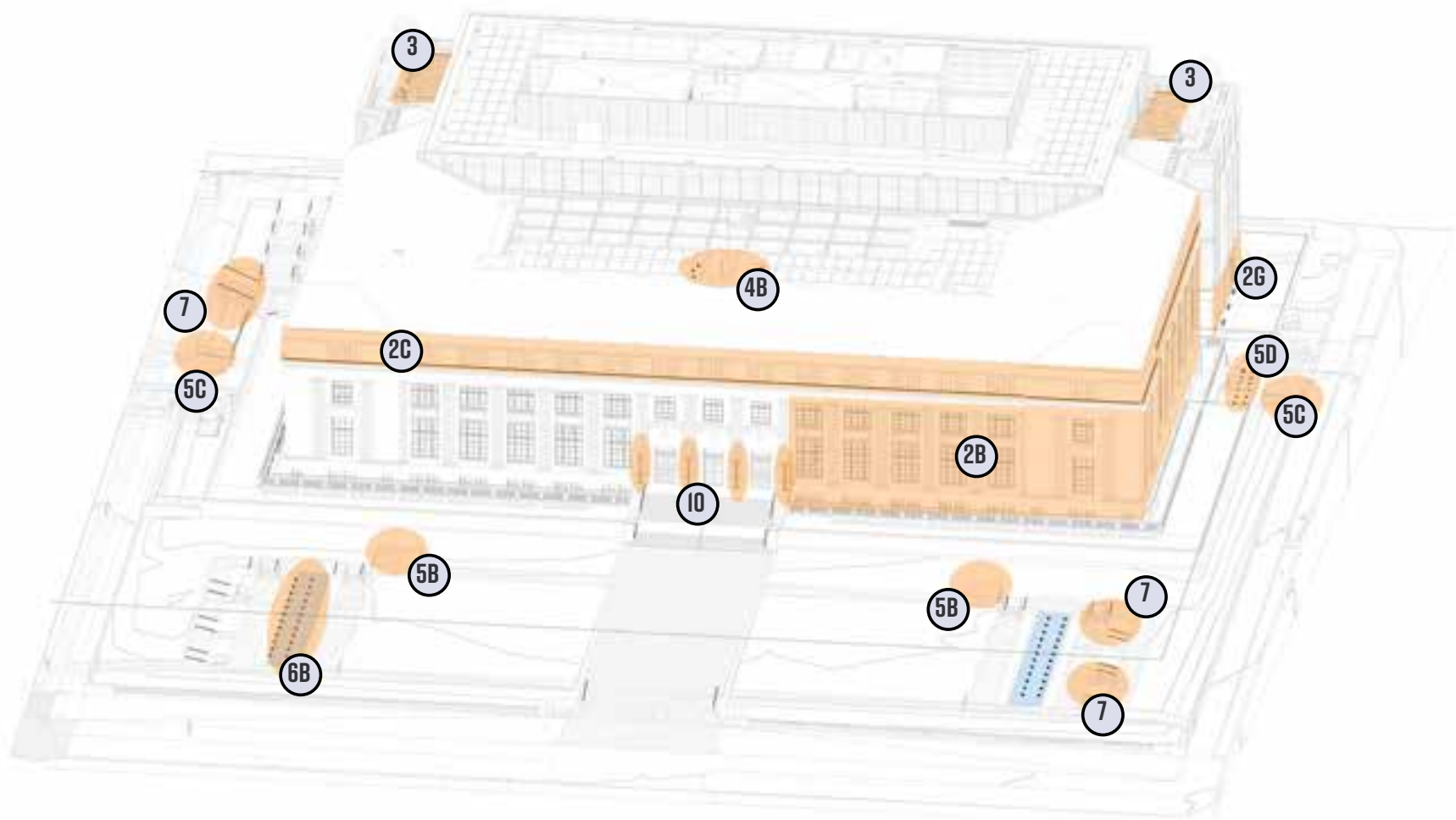


Figure 3-77: Southeast Axonometric View of FRB-East Building

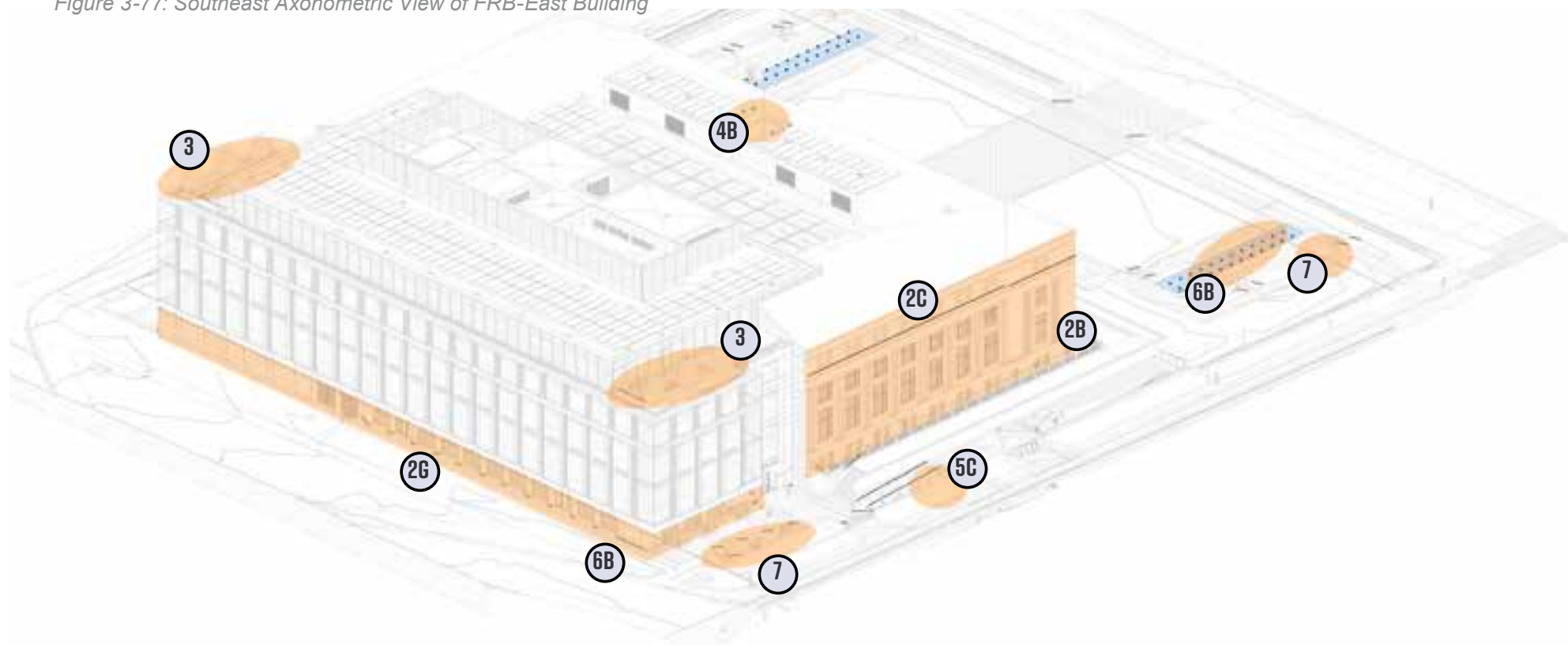


Figure 3-78: Northwest Axonometric View of FRB-East Building

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4 ENVIRONMENTAL AND HISTORICAL CONSIDERATIONS



4. ENVIRONMENTAL AND HISTORICAL CONSIDERATIONS

4.1 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 15 August 2019. A combined public scoping meeting and Section 106 consulting parties meeting was held on 17 September 2019, to introduce the project. An additional combined public and consulting parties meeting was held on 16 October 2019, to review the undertaking and the proposed area of potential effects (APE), introduce the project alternatives, and discuss potential effects from the proposed undertaking. A third consulting parties meeting was held on 17 March 2020 to provide an update on the project and the design components of the preferred alternatives and to present the potential adverse effects from the implementation of the proposed undertaking. A fourth consulting parties meeting occurred on 24 June 2020 to provide an update on the project, present the findings of the draft Assessment of Effects, and discuss potential mitigation strategies. Additional consulting parties meetings occurred on 27 October 2020, and 26 January 2021, to provide updates on the preferred alternative. A final consulting parties meeting was held on 17 March 2021. This meeting provided an update to the preferred alternative, including responses to previous comments and included a discussion of mitigation measures. The complete presentations for the Section 106 consulting parties

meetings can be found on NCPC's website (<https://www.ncpc.gov/projects/8113/>). The Board provided a draft of the Memorandum of Agreement to all consulting parties on 19 May 2021 and requested comments on the draft by 1 June 2021.

ECCLES 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 at the time. Although not formally evaluated for listing in the National Register of Historic Places, the building 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 building contributes to the National Register-eligible Northwest Rectangle Historic District.

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 US 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 building contributes to the National Register-eligible Northwest Rectangle Historic District.

4.2 HISTORIC PRESERVATION GOALS

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 potential effects to these historically significant properties. The proposed renovation and expansion aim to avoid or minimize the impacts to historic fabric across the project and sensitively manage change to significant spaces. The overall treatment approach for the project, following the Secretary of Interior's Standards for the Treatment of Historic Properties, is rehabilitation.

The preservation goals of the project are:

- Comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for the overall project to the extent possible.
- Preserve and maintain high-character spaces, features and materials to the

greatest extent possible.

- Restore the Eccles Building skylight.
- Accommodate more change in the FRB-East Building to permit higher levels of preservation ("light touch") in the Eccles Building.
- Manage change to significant spaces sensitively.

4.3 AREA OF POTENTIAL EFFECT

The Area of Potential Effect (APE) for this project was delineated in consultation with the DC Historic Preservation Office and other consulting parties. The Area of Potential Effect includes the cultural resources that could be impacted as a result of the undertaking, as well as the area from which the project site is readily visible, particularly along major streets and vistas. The APE is roughly bounded by E Street NW on the north, 18th Street NW and 17th Street NW on the east, the Lincoln Memorial Reflecting Pool on the south, and 23rd Street NW on the west. The APE is illustrated in Figure 4.1.

Table 4.1: Historic Properties within the APE

NAME OF PROPERTY	LOCATION	DESIGNATION
Marriner S. Eccles Building	2051 Constitution Avenue NW	DC
US Public Health Building (FRB-East Building)	1951 Constitution Avenue NW	DC, NRHP
Northwest Rectangle Historic District	Constitution Avenue, 17th, E, and 23rd Streets NW	NRHP-Eligible
L'Enfant Plan of the City of Washington		DC, NRHP
National Mall Historic District	Capitol Grounds on the east, Independence Avenue/Potomac River on the south, the Potomac River to the west, and Constitution Avenue on the north	DC, NRHP
East and West Potomac Parks Historic District	Potomac River from Constitution Avenue to Hains Point	DC, NRHP
Seventeenth Street Historic District	17th Street NW, west side between New York and Constitution avenues	DC
American Pharmacists Association	2215 Constitution Avenue NW	DC, NRHP
National Academy of Sciences	2101 Constitution Avenue,	DC, NRHP
Harry S. Truman Federal Building (US Department of State Building)	2201 C Street NW	NRHP Eligible
Reservation 378	Virginia Avenue between 20th Street NW and 21st Street NW	NRHP Eligible
General Jose de San Martin Memorial	Reservation 106 (Virginia Avenue and 20th Street NW	NRHP
Office of Personnel Management (Theodore Roosevelt Federal Building)	1900 E Street NW	NRHP-Eligible
US Department of the Interior (New Interior Building)	1849 C Street NW	DC, NRHP
Pan American Union Administration Building (Annex)	1801 Constitution Avenue NW	NRHP-Eligible
Van Ness House Stables	18th & C Streets, NW	DC, NRHP
Organization of American States (Pan American Union)	17th Street and Constitution Avenue NW	NRHP
Vietnam Veterans Memorial Lincoln Memorial	West Potomac Park	NRHP
Lincoln Memorial	23rd Street NW	NRHP
Virginia Avenue Cultural Landscape	Virginia Avenue NW between 8th Street NW and New Hampshire Avenue NW	NRHP-Eligible
Constitution Gardens Cultural Landscape	Constitution Avenue and 17th Street NW	NRHP-Eligible



Figure 4-1: Marriner S. Eccles Building, 1955



Figure 4-2: FRB-East Building, ca. 1940

4.4 HISTORIC PROPERTIES LOCATED WITHIN THE APE

Section 106 regulations define a historic property as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places [NRHP].” The identification of historic properties within the APE was conducted through a review of existing documentation and consultation with the DC SHPO. The project is located in a dense urban setting or primarily federal and semi-public institutions that has been well documented through historic resource surveys and National Register documentation. Table 4.1 provides a list of identified historic properties within the APE.

4.5 ASSESSMENT OF EFFECTS

The Assessment of Effects determined that the implementation of the project will result in an adverse effect to the Eccles Building and the FRB-East Building properties as character-defining features of the buildings and landscapes will be altered or removed, which will diminish their integrity. In addition, the project will have an adverse effect on the Northwest Rectangle Historic District as it will change the character of the district and the contributing physical features of the district’s setting and introduce visual elements that diminish the integrity of the district’s historic features.

4.6 ENVIRONMENTAL DOCUMENTATION NATIONAL ENVIRONMENTAL PROTECTION ACT (NEPA) COMPLIANCE

The Board prepared a draft 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 3 September 2019, announcing the public scoping period and a combined public

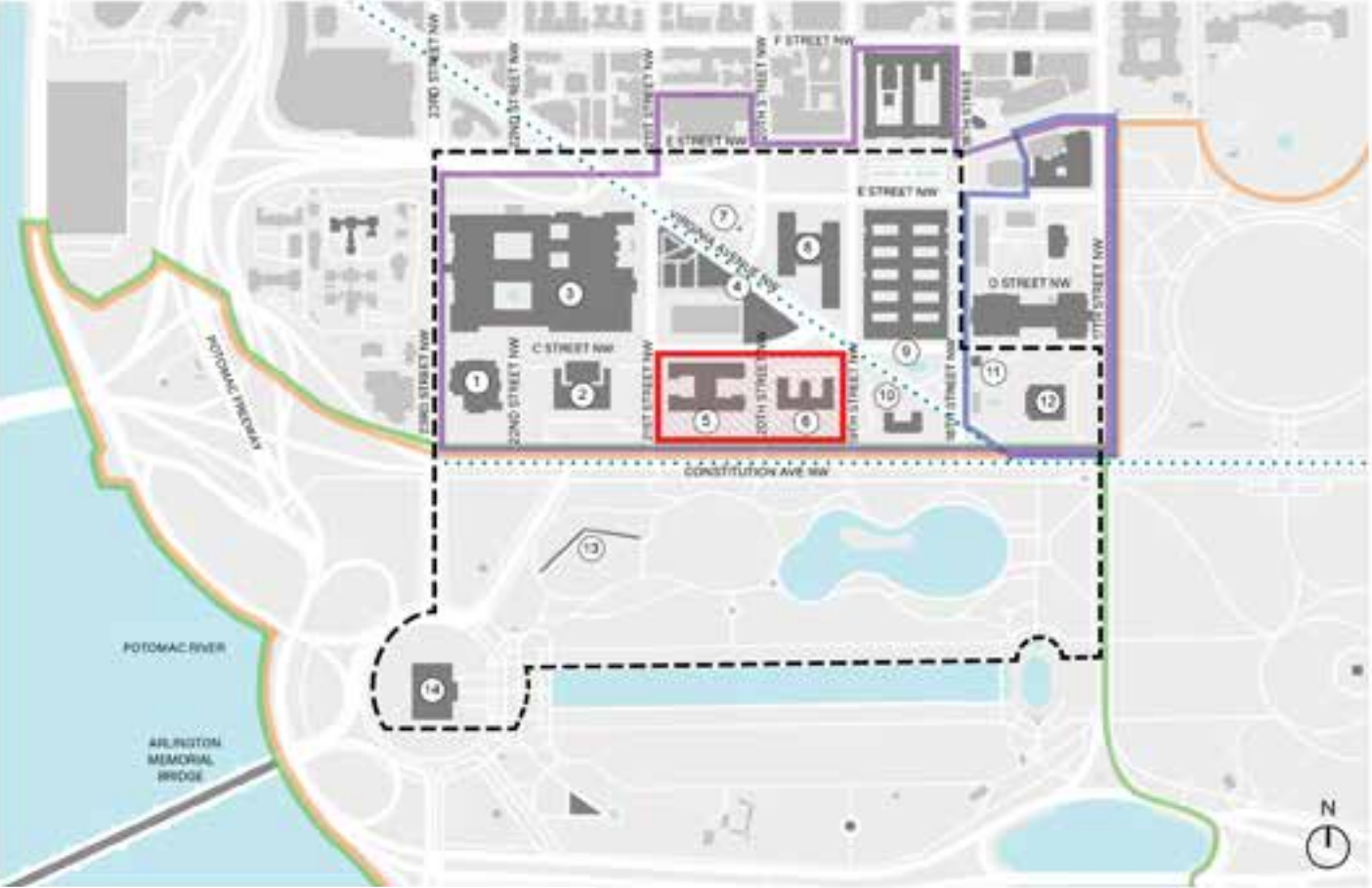


Figure 4-3: Area of Potential Affect

KEY

- National Register of Historic Places (NR), DC Inventory of Historic Sites (DC), and/or National Historic Landmark (NHL)
- APE Boundary
- Project Site
- L'Enfant Plan Streets
- East and West Potomac Parks Historic District
- Seventeenth Street Historic District
- Northwest Rectangle Historic District
- National Mall Historic District

INDIVIDUAL LANDMARKS

- American Pharmacists Assn** (NR & DC) 2215 Constitution Ave NW
- National Academy of Sciences** (NR & DC) 2101 Constitution Ave NW
- Harry S. Truman Federal Building** (NR Eligible) 2201 C St NW
- Reservation 378 (NR Pending)** Virginia Ave btwn C St & 21st St, NW
- Marriner S. Eccles Building** (DC) 2051 Constitution Ave NW
- US Public Health Service Building** (NR & DC) 1951 Constitution Ave NW
- Gen. Jose de San Martin Memorial** (NR & DC) 511 20th St NW
- Theodore Roosevelt Federal Building** (NR Eligible) 1900 E St NW
- Department of the Interior** (NR & DC) 1849 C St NW
- Org. of American States Annex** (NR Eligible) 1801 Constitution Ave NW
- Van Ness House Stables** (NR & DC) 18th & C Streets, NW
- Pan American Union** (NR & DC) 200 17th St NW
- Vietnam Veterans Memorial** (NR) 5 Henry Bacon Dr NW
- Lincoln Memorial** (NR & DC) 2 Lincoln Memorial Cir NW

scoping meeting and Section 106 consulting parties meeting was held on 17 September 2019. The draft Environmental Assessment was issued for public review on 11 September 2020. Comments received were in relation to the need to incorporate the proposed work occurring on Reservation 108, which is under NPS jurisdiction, into the final EA. Additional comments were related to air quality measures and the amount of bedrock removed as part of the construction. These comments are addressed in the Response to Comments and in an Errata to the EA, which are attachments to the Finding of No Significant Impact (FONSI). A draft FONSI was submitted to NCPC staff for review on 15 April 2021.

4.7 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 FRB-East 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. One heritage tree will be removed as part of the project.

4.8 ENERGY AND SUSTAINABILITY

The Federal Reserve Board is committed to sustainable design practices, conservation of resources, and creating healthy workplace environment. Early in the design, five guiding sustainability principles were established. These include:

- Energy/Carbon: Optimize energy performance through passive and active design strategies

that minimize the load, maximize opportunities for renewables, prepare the building for the future clean energy market of DC, and plan for whole building life cycle carbon reductions.

- Water: Decrease building demand for potable water and decrease the generation of wastewater.
- Access to Nature: Provide access to a natural environment reflective of the regional native systems.
- Workplace Experience: Create an environment that will enhance employee wellness and experience, resulting in greater productivity and retention.
- Resilience: Be prepared to address the current and future risks associated with climate change.

These commitments and guiding principles are reinforced by third party sustainable certifications. The proposed project is pursuing the Leadership in Energy and Environmental Design (LEED) v4 for New Construction and Major Renovations Gold certification through the US Green Building Institute. It is also pursuing Parksmart certification, also through the US Green Building Institute, for the parking garage areas. Additionally, to enhance and exemplify the health and wellness goals the project is pursuing WELL v2 certification through the International WELL Building Institute.

Executive Order 13834 (EO 13834), Efficient Federal Operations, affirms "that agencies shall meet such statutory requirements in a manner that increases efficiency, optimizes performance, eliminates unnecessary use of resources, and protects the environment." The FRB is not required to meet EO 13834, though is interested in achieving these goals to the extent possible. Improvements to Federal operations and reduction of agency greenhouse gas emissions support preparations for the impact of climate change and establish more resilient Federal

facilities. On-site renewable energy production from rooftop photovoltaic is being evaluated as it contributes to the Executive Order goals, reduces the building's energy needs, and improves the building's resiliency. High performing energy, water, and waste targets and resiliency planning measures contribute to supporting the goals of Executive Order 13834. Executive Order 13834 was signed in May 2018 and replaced Executive Order 13693.

The Clean Energy DC (CEDC) Omnibus Amendment Act of 2018 establishes a new Building Energy Performance Standard ("BEPS") for existing privately-owned and District government buildings, the first of its kind in the country. Beginning in 2021, the DC DOE will conduct building energy performance assessments on all applicable buildings every five years. This standard will be no less than the median ENERGY STAR score for that type of building. In 2021, this will apply to all DC owned buildings of at least 10,000 square feet and private buildings of at least 50,000 square feet. Although it is not mandated for federal buildings, the project would substantially exceed the ENERGY STAR thresholds. Additionally, the bill mandates DC's Renewable Portfolio Standard on electricity to be from 100% renewable sources by 2032, meaning all electric buildings in DC would be Net Zero Carbon in 2032 when DC power sources are 100% renewable. The design of the project systems and fuel sources are evaluated for efficiency, cost, and, greenhouse gas emission impact with the intent to provide reliable service and flexibility now and in the future.

The project is pursuing sustainability targets above and beyond regulatory or LEED requirements. Sustainability is seen as an integral part of the design and a value deliverable. Strategies and criteria will be investigated throughout design to pursue all opportunities to demonstrate leadership and value that aligns with the Board's mission and project goals.

4.9 FLOOD PLAINS AND STORMWATER MANAGEMENT

4.9.1 FLOOD PLAINS

The Eccles and FRB-East buildings are outside of the 100-year (1% Annual Chance) and the 500-year (0.2% Annual Chance) flood hazard areas according to FEMA flood insurance rate map (Map Number 1100010018C dated 9/27/10). The FEMA 500-year flood plain is located approximately 150' from the property. This project does not impact a wetlands area.

Though the project area is not located within a FEMA mapped floodplain area (100-year, 1% annual chance of flood), it is understood that the frequency and intensity of storm events are expected to increase. Proposed stormwater management practices will significantly reduce existing flows to the sewer infrastructure, reducing flooding risk due to overtaxed infrastructure during heavy storm events (see Stormwater Management below). Backflow preventers will be installed at potable water lines to prevent contamination of the line during the flood event. The Eccles Building will have a complete perimeter of below grade positive side waterproofing. The Eccles Building will also have subslab drainage, a double slab system at the C2 level with waterproofing below the lower slab, and no penetrations of the waterproofing system. The existing FRB-East Building C1 level slab will be replaced with subslab drainage and waterproofing. The FRB-East Building addition and parking garage will be encircled by slurry walls from grade down to 10'-0" below the surface of bedrock forming a nearly impervious bathtub to keep out ground water. Subslab drainage, foundation perimeter drains, garage drains and garage/loading dock entry points will be piped to redundant sumps at the lowest level of the garage each with redundant/paired sump pumps. Sump pumps will be on back-up power and pumping capacity of 4x the calculated water influx will be provided.

4.9.2 STORMWATER MANAGEMENT

Currently, both the Eccles and FRB-East sites generally have little uncontrolled stormwater surface runoff due to a comprehensive system of French drains and inlets. However, the properties do not have a stormwater management program in place to treat and reduce stormwater runoff.

Applicable Stormwater Regulations:

FRB is not subject to EISA requirements because it is an independent government agency. However, this project is subject to the District of Columbia (DC) stormwater management (SWM) regulations pursuant to DC Municipal Regulations Title 21, Chapter 5.

DC SWM Regulations:

This project will be classified as a major regulated project. It is a combination of a major-land disturbing activity (triggered by land disturbance of greater than 5,000 square feet) and a major substantial improvement activity (triggered by the cost of construction). A major regulated project must employ Best Management Practices (BMPs) necessary to achieve retention of the stormwater retention volume (SWRV) equal to the post-development runoff from the applicable rainfall event, as measured for a 24-hour storm with a 72-hour antecedent dry period. The precipitation value for a major land disturbing activity is the 90th percentile event (1.2 inches). The precipitation value for a major substantial improvement activity is the 80th percentile event (0.8 inches).

Stormwater Retention Volume Requirements:

The SWRV is based upon the area within the limits of disturbance (LOD) and post-development land cover. Disturbance is any activity that exposes the subgrade or compacts the existing pervious area (i.e. grading, landscaping, compaction due to construction equipment, stockpiling, etc.). Renovating buildings also counts as disturbance. The requirement is different between the parcel

National Flood Hazard Layer FIR

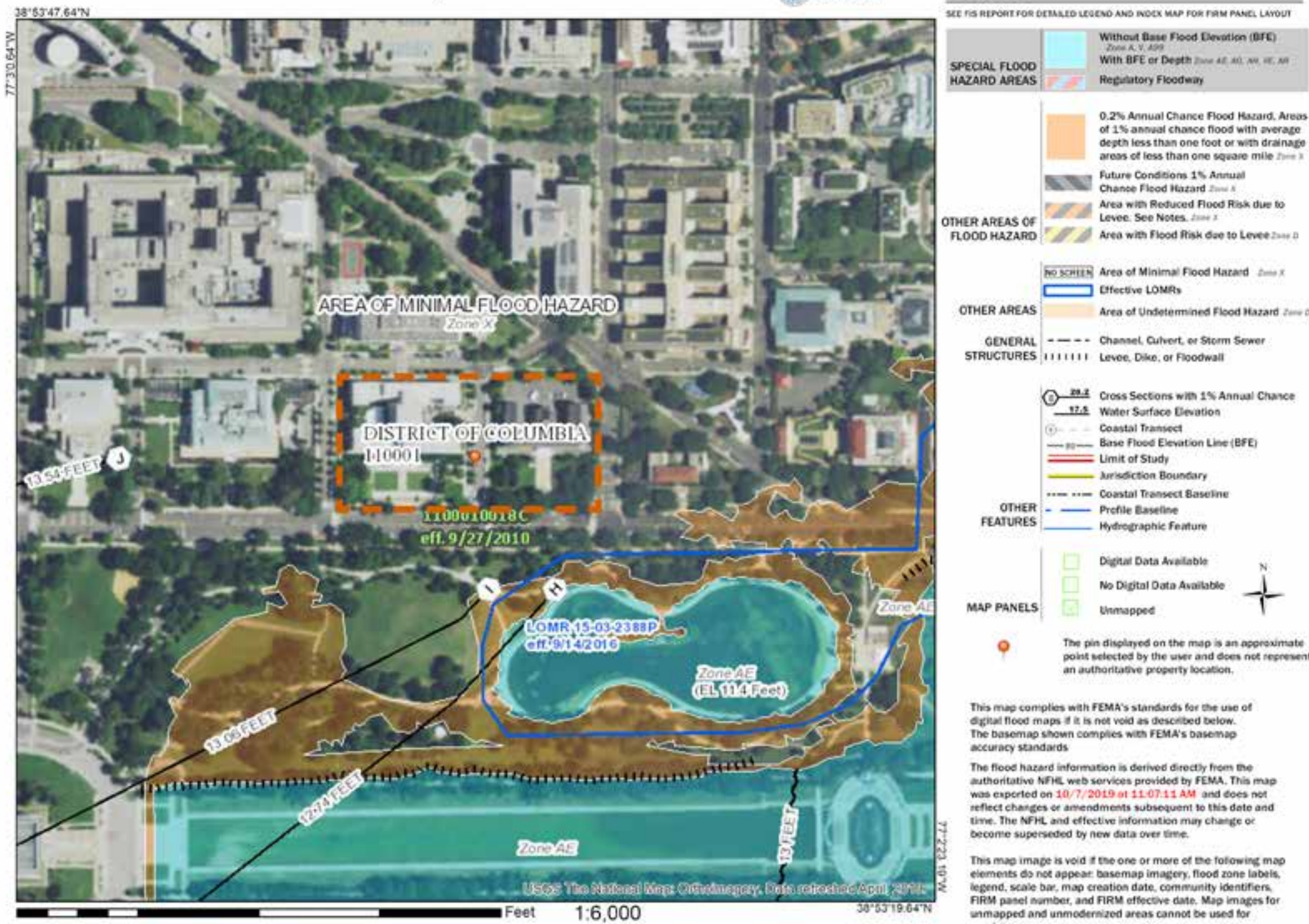


Figure 4-4: FEMA 500-year Flood Map, 2019

Table 4.2: See below for the calculated SWRV based on the site's LOD:

Post-Development Land Cover			
	Disturbed Public Right of Way	Major Land Disturbing (Federal Property)	Major Substantial Improvement (Federal Property)
Cover Type	Area (square feet)	Area (square feet)	Area (square feet)
Natural Cover	0	0	0
Compacted Cover	17,132	68,214	0
Impervious Cover	51,064	159,169	64,979
BMP	7,599	22,375	9,714
Site Total	75,795	249,758	74,693
Retention Standard for SWRV (inches)	1.2	1.2	0.8

Land Cover Summary			
Cover Type	Disturbed Public Right of Way	Major Land Disturbing (Federal Property)	Major Substantial Improvement (Federal Property)
% Natural Cover	0%	0%	0%
% Compacted Cover	23%	27%	0%
% Impervious Cover	77%	73%	100%
Site Rv	0.79	0.76	0.95

SWRV Summary		
	Disturbed Public Right of Way	Site Development (Federal Property)
Stormwater Retention Volume, SWRV (cubic feet)	6,001	23,683

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 to the maximum extent practicable (MEP). The SWRV is calculated using the following equation:

$$SWRV = P * Rv * Area / 12 \text{ where}$$
$$SWRV = \text{Stormwater Retention Volume Requirement (CF)}$$
$$P = \text{Retention Standard (1.2 in for PROW and Major Land Disturbing Activities and 0.8 in for Major Substantial Improvement Activities)}$$
$$Rv = \text{Runoff Coefficient}$$

Rv Coefficients	
Land Cover Type	Rv
Compacted Cover	0.25
Impervious Cover	0.95

The SWRV within the LOD on federal property was calculated to be ~24,000 CF and ~6,000 within the Public Right of Way.

Stormwater Retention Volume Achieved:
The SWRV 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:

$$SWRV = 1.7in * Rv * Area / 12 \text{ where}$$
$$SWRV = \text{Stormwater Retention Volume of the practice (CF)}$$
$$Rv = \text{Runoff Coefficient}$$
$$Area = \text{The contributing drainage area to the practice}$$

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

A 225,000 gallon rainwater harvesting tank will capture rainwater to be reused for irrigation and

cooling tower makeup and will retain ~17,000 CF. Vegetated roofs with a total footprint of ~20,000 SF will be incorporated into the new and structurally upgraded roof areas of both buildings. The total retention volume for vegetated roofs will be ~1,000 CF. Additionally, the 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 ~19,000 SF with a total retention volume of ~3,900 CF. Bioretention areas are proposed to the south of Eccles building and will be oversized to control larger storm events. The total footprint of the bioretentions is ~2,800 SF and the total retention volume is ~2,000 CF.

DOEE considers 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 ~800 CF of retention volume, and 37 trees are proposed to be planted for a total of ~300 CF of retention volume.

The SWRV requirement within the PROW will be met to the maximum extent practicable 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 ~7,600 SF with a total retention volume of ~1,000 CF. In addition, 63 tree plantings are planned along 19th St, 20th St, C St, and 21st St and within the Eccles and FRB-East south lawns. The retention volume for tree plantings within the PROW is ~300 CF.

The SWRV achieved was calculated to be ~25,000 CF on federal property and ~1,300 CF within the PROW (MEP) and therefore complies with DC regulations. Stormwater management sizes and

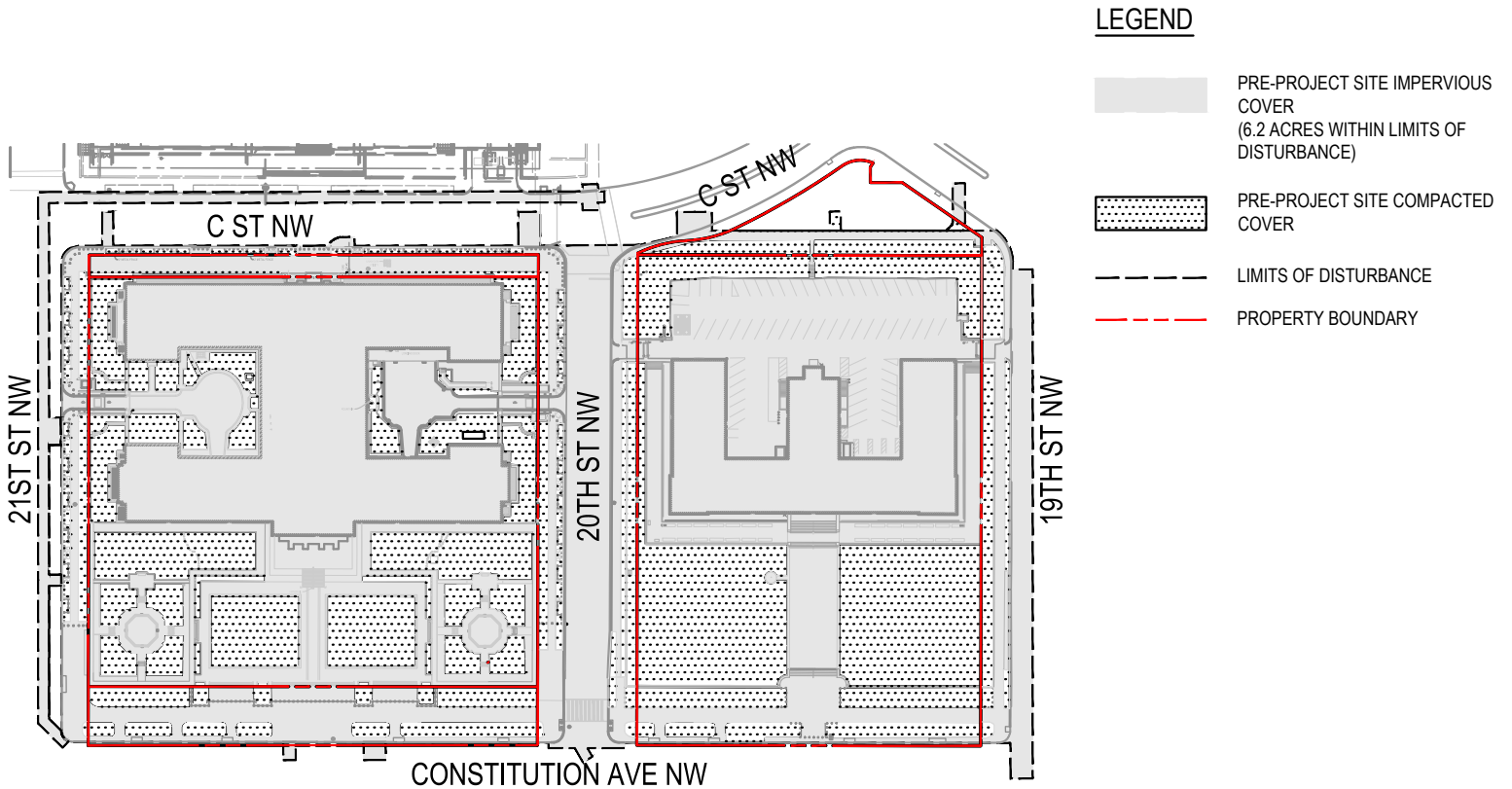


Figure 4-5: Pre-project Impervious Cover

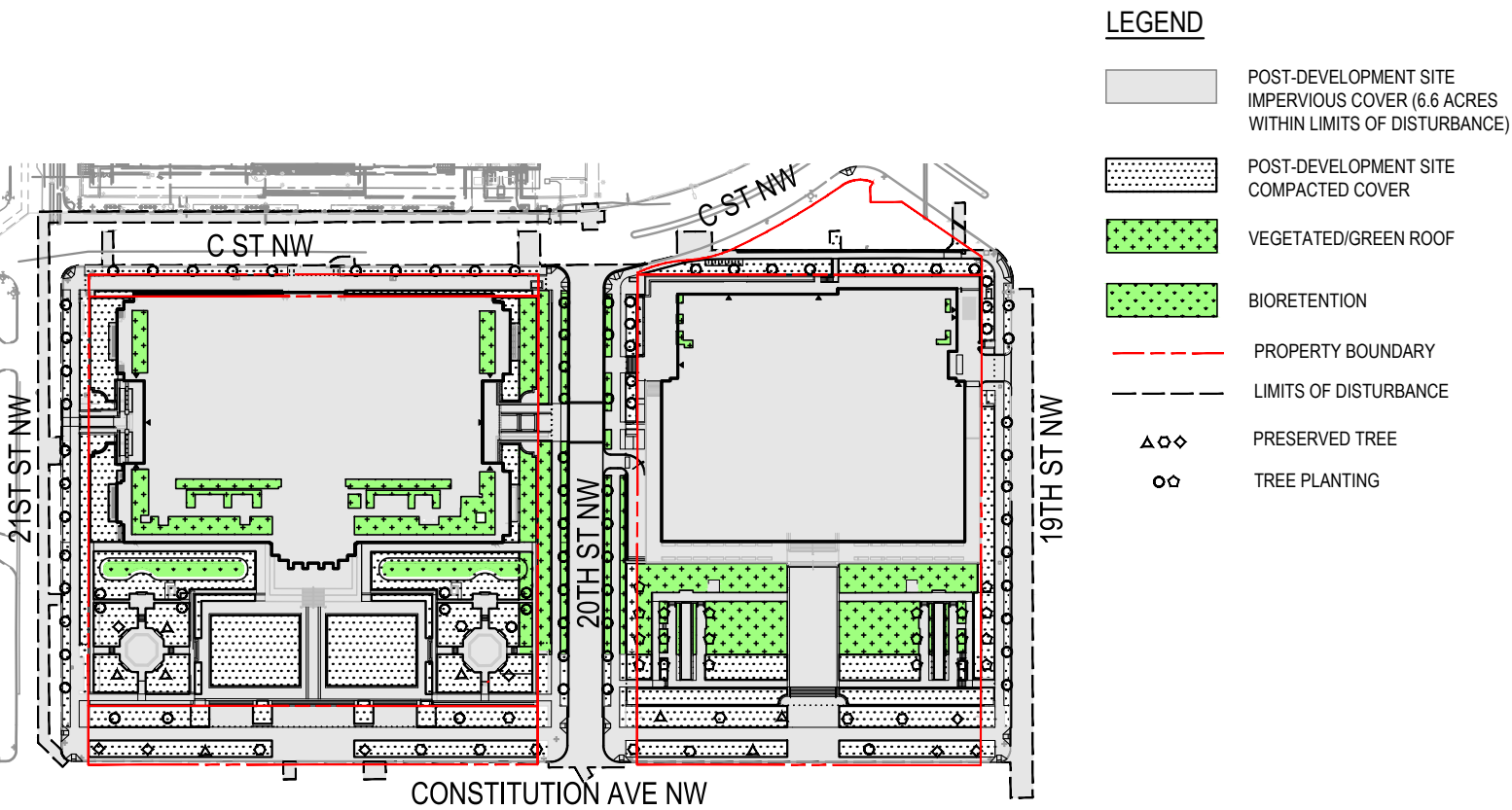


Figure 4-6: Post-development Land Cover And Stormwater Management Master Plan

capacities are subject to DC Office of Energy and Environment (DOEE) and District Department of Transportation (DDOT) approval and final engineering.

Impervious Areas
The area of existing impervious cover is 6.2 acres within the LOD. Proposed impervious cover will be 6.6 acres. This increase in impervious area is due to the infill of the Eccles building, new building addition for the FRB-East building, and the courtyard south of FRB-East. Although the impervious areas will increase, the stormwater management practices will greatly improve the retention of the site as most of the impervious areas will be directed to and retained by a BMP.

4.10 PUBLIC REALM AND VIEWSHEDS

New construction as part of the project will be minimally visible from Constitution Avenue and the National Mall and will not change the appearance and feeling of marble monumental buildings, fronted by spacious gardens, lining the National Mall. The buildings will continue to frame views from the Lincoln Memorial and the new additions to the building will not obstruct these views.

Views northwest and southeast from Virginia Avenue and east and west along C Street will not be obstructed as the new five-story addition to the FRB-East Building will respect the alignment of other buildings on C Street and the streetscape.

The new additions will be respectful to the scale and materials of the existing buildings within the project vicinity and will reflect their civic nature. The height of the five-story addition on the FRB-East Building, although taller than the existing building, will be in keeping with the buildings constructed along C Street NW in the 1960s and 1970s as well as subsequent additions to existing buildings, including the annex to the American Pharmacists Association building, completed in 2009.

Exterior lighting will continue to illuminate the historic buildings, as they have been historically, maintaining consistency with other historic buildings along this section of Constitution Avenue. Replacement of existing flood lights with more subtle lighting will create effects more consistent with historic lighting. Avoidance of exterior lights washing the faces of building additions and design of interior workplace lighting to avoid spilling out or creation of a glowing effect will minimize visibility effects to the historic setting. Upgrading of street lighting to meet DDOT and Monumental Core Street standards will be consistent with the surrounding area. At the Eccles Building, new security bollards and guard booths will replace existing. At both properties, new bollards will be more minimal in profile and size than the existing and have a bronze finish that is compatible with the historic finishes of the Eccles Building. Perimeter security will be consistent with security features of other federal buildings within the vicinity of the project area.

The project will require the removal of numerous street trees. However, the street trees that line Constitution Avenue will be preserved, and additional street trees will be added to the perimeter streets to continue the pattern of green, tree-lined streets.



Figure 1-5: Key plan.



Figure 4-7: Existing view looking northeast along Constitution Avenue from 23rd Street toward project area.



Figure 4-8: Simulation looking northeast along Constitution Avenue from 23rd Street toward project area.



Figure 1-8: Key plan.



Figure 4-9: Existing view looking northeast toward project area from the Vietnam Veterans Memorial.



Figure 4-10: Simulation looking northeast toward project area from the Vietnam Veterans Memorial.



Figure 1-9: Key plan.



Figure 4-11: Existing view looking northeast toward project area from Constitution Gardens.



Figure 4-12: Simulation looking northeast toward project area from Constitution Gardens.



Figure 1-12: Key plan.

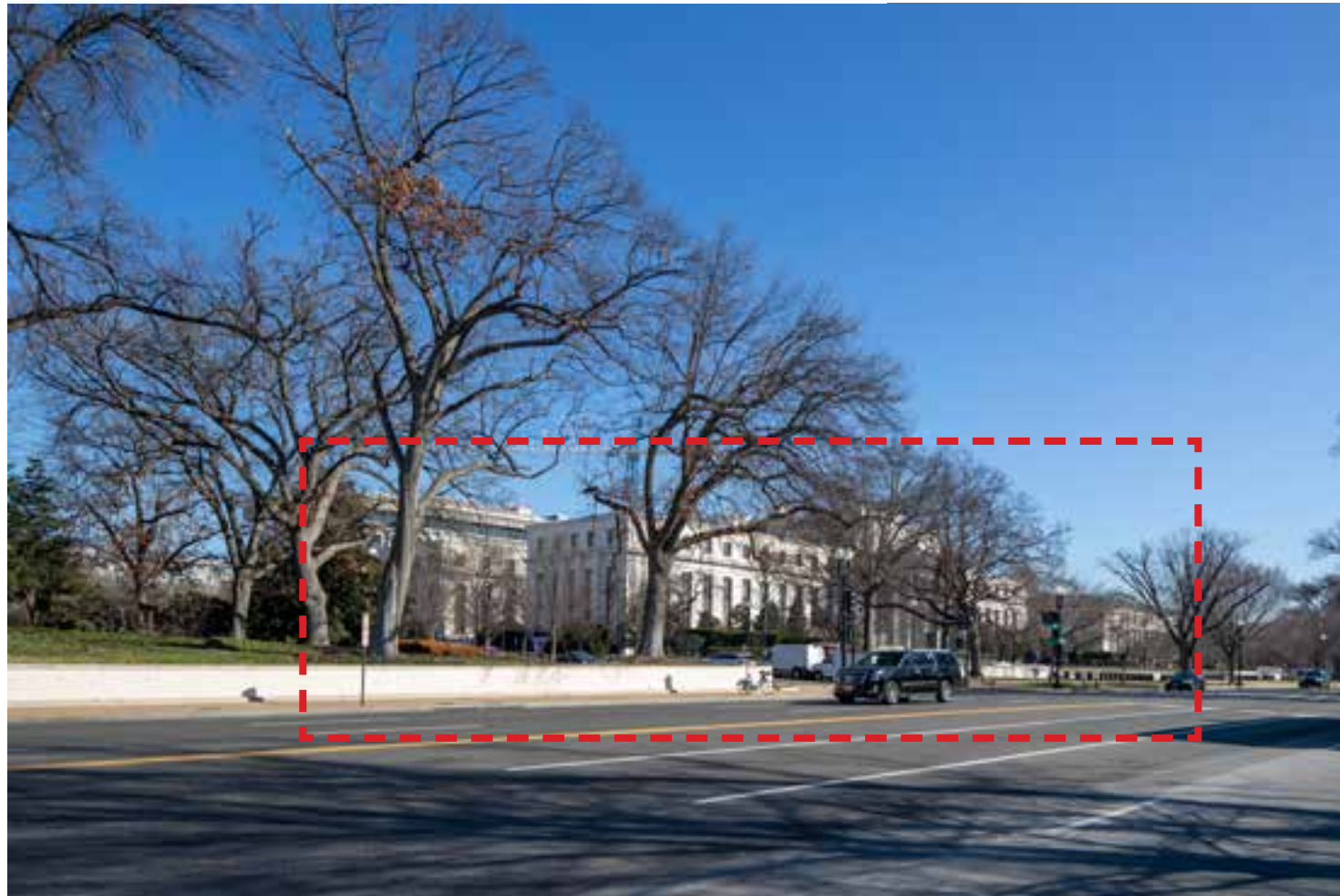


Figure 4-13: Existing view looking northeast toward project area from 21st Street and Constitution Ave NW.

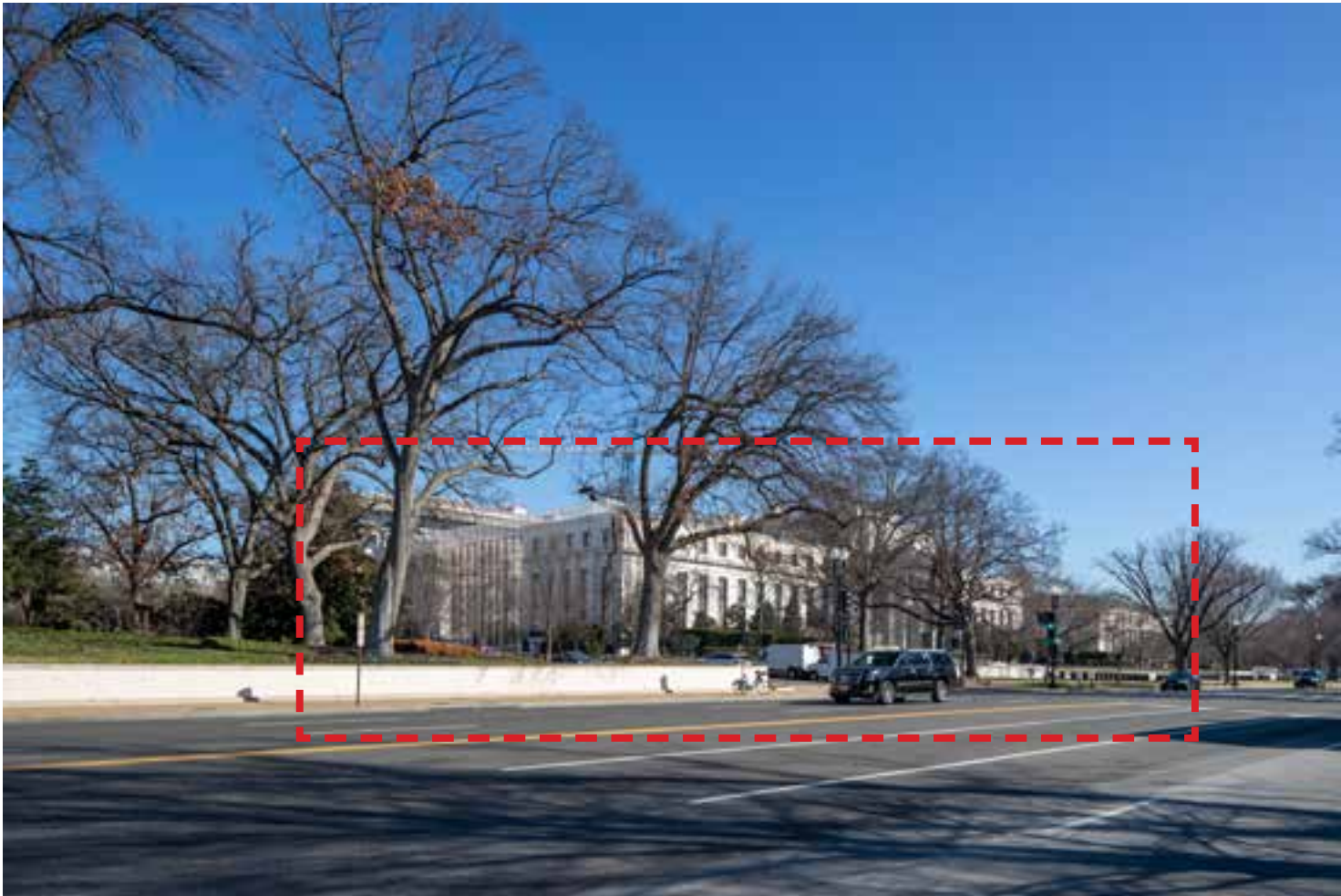


Figure 4-14: Simulation looking northeast toward project area from 21st Street and Constitution Ave NW.



Figure 1-15: Key plan.



Figure 4-15: Existing view looking northeast from the top of the Lincoln Memorial toward the project area.



Figure 4-16: Simulation looking northeast from the top of the Lincoln Memorial toward the project area.



Figure 1-20: Key plan.



Figure 4-17: Existing view looking northwest along Constitution Avenue from 17th Street toward project area.



Figure 4-18: Simulation looking northwest along Constitution Avenue from 17th Street toward project area.



Figure 1-21: Key plan.

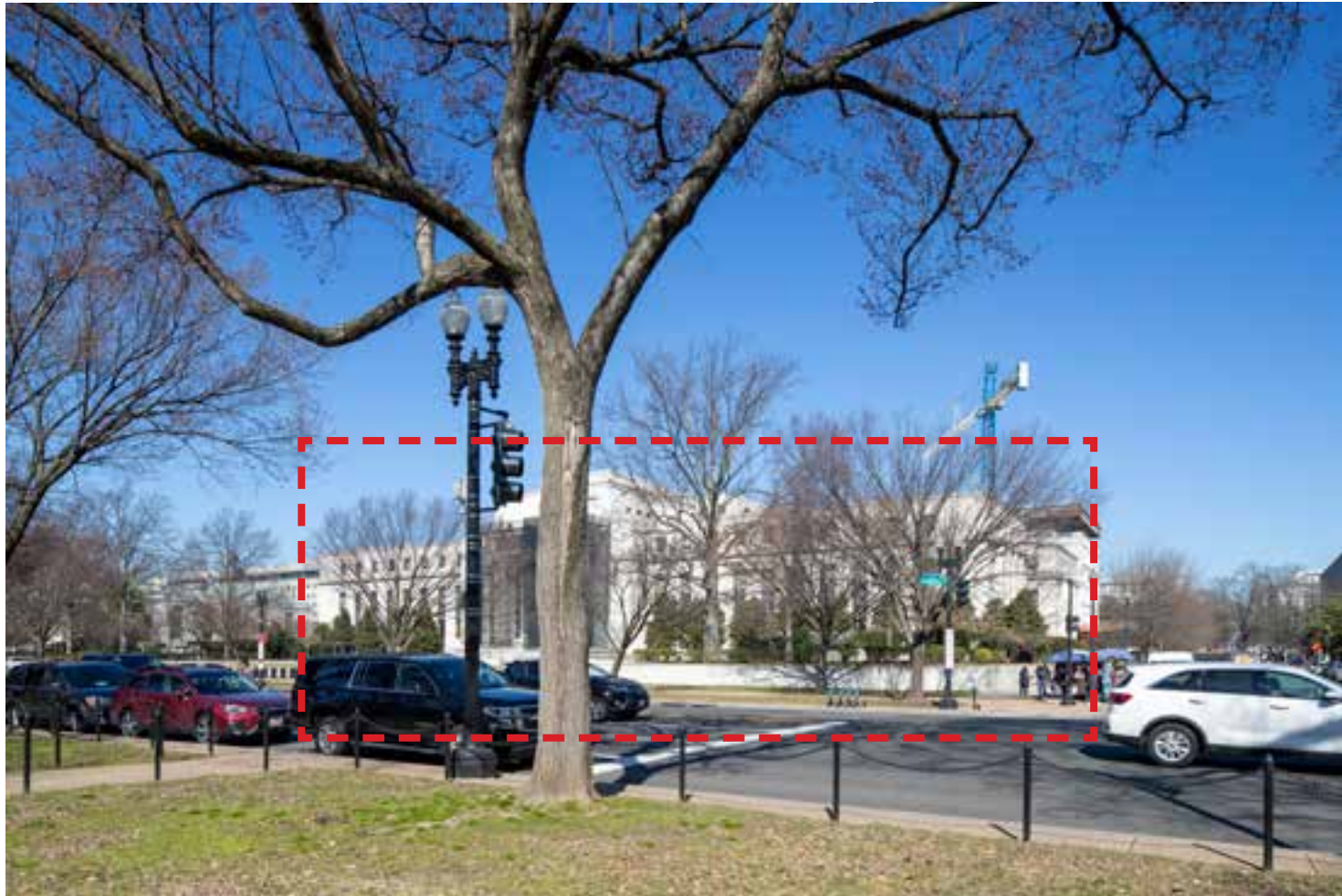


Figure 4-19: Existing view looking northwest toward project area from 20th Street and Constitution Av.

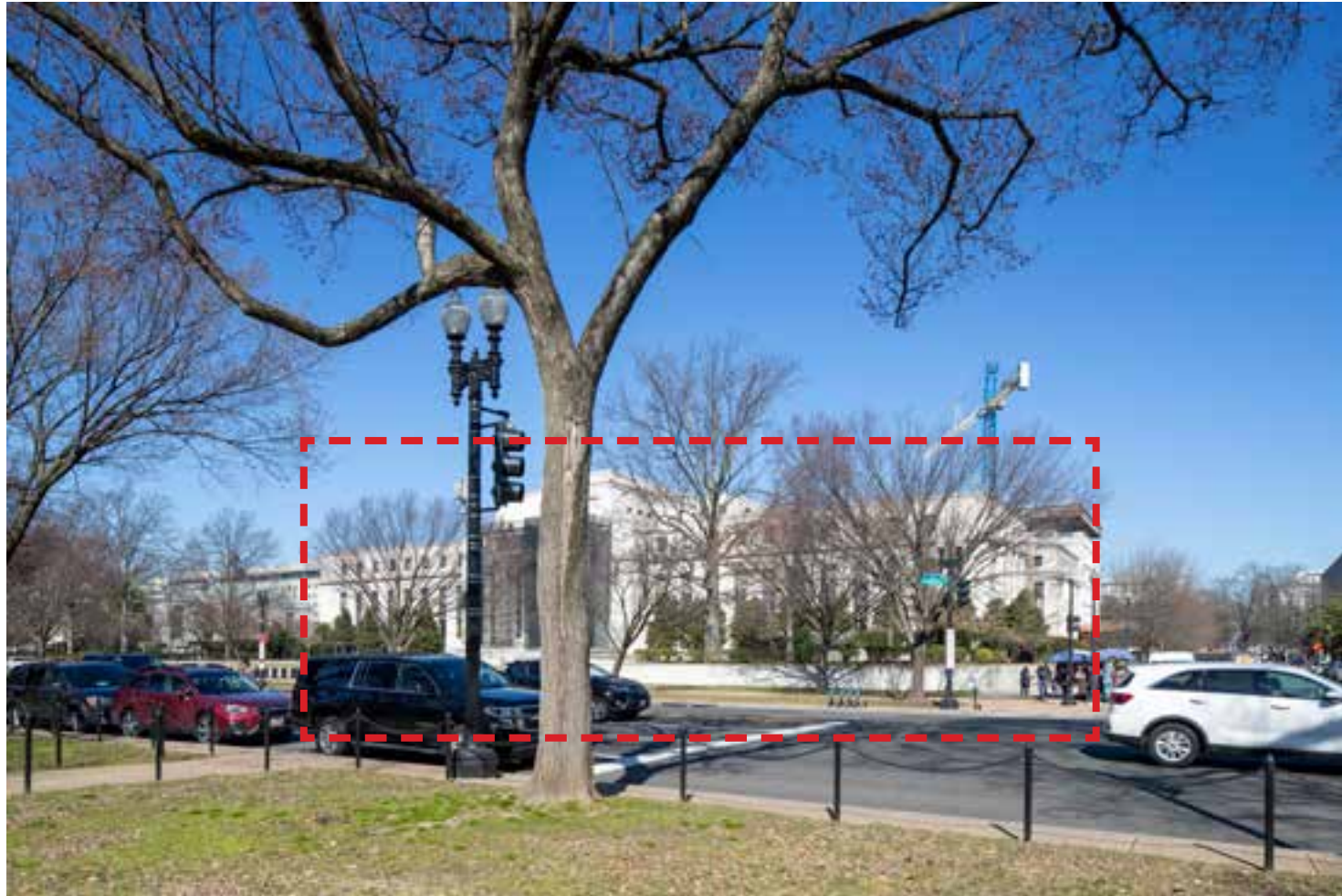


Figure 4-20: Simulation looking northwest toward project area from 20th Street and Constitution Ave.



Figure 1-24: Key plan.



Figure 4-21: Existing view looking southwest toward project area from 19th Street and Virginia Ave NW.

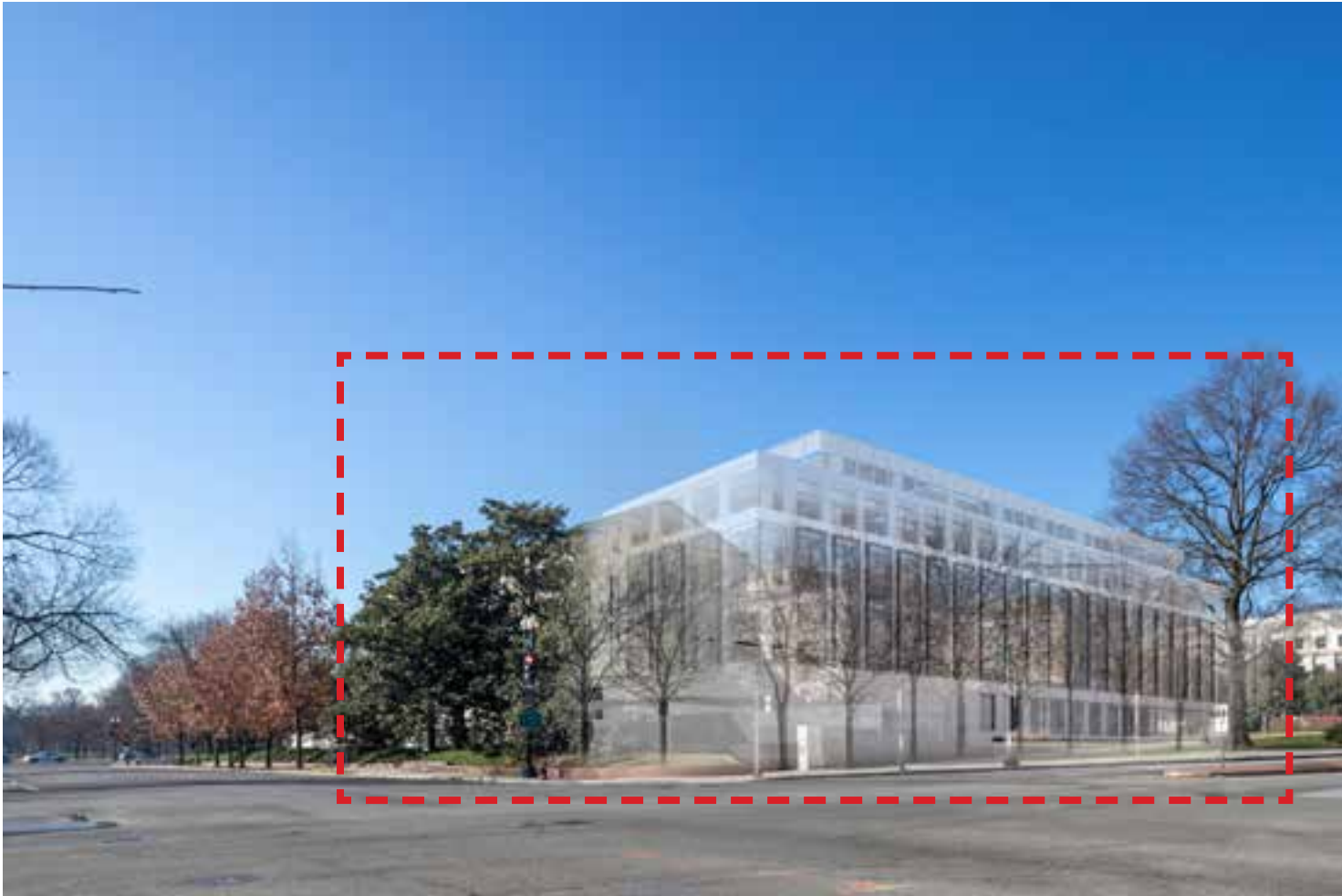


Figure 4-22: Simulation looking southwest toward project area from 19th Street and Virginia Ave NW.



Figure 1-27: Key plan.



Figure 4-23: Existing view looking west from the top of the Washington Monument toward the project area.



Figure 4-24: Simulation looking west from the top of the Washington Monument toward the project area.

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