



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

COMMISSION OF FINE ARTS

JANUARY 16, 2020



FORTUS



Marriner S. Eccles Building, 1937

AGENDA

1. PROJECT GOALS
2. URBAN CONTEXT
3. HISTORY
4. EXISTING CONDITIONS
5. MASSING STUDIES & DIAGRAMS
6. PROPOSED DESIGN
 - PERSPECTIVES & ELEVATIONS
 - FLOOR PLANS
 - SECTIONS
 - LANDSCAPE DESIGN



Marriner S. Eccles Building, 1937

PROGRAM GOALS

- MODERNIZE THE ECCLES AND THE PUBLIC HEALTH BUILDINGS (NOW FRB-EAST)
- CONSOLIDATE 1,750 STAFF ON-SITE AND REDUCE OFF-SITE LEASES
- IMPROVE COLLABORATION AND COMMUNICATION
- PROVIDE A MODERN, EFFICIENT WORKSPACE
- SUPPORT HEALTH & WELLNESS INITIATIVES
- FACILITATE STAFF RETENTION & RECRUITMENT
- EXPAND THE BOARD'S GOAL OF TRANSPARENCY & OPENNESS
- MAKE THE BUILDINGS MORE ENERGY EFFICIENT AND SUSTAINABLE

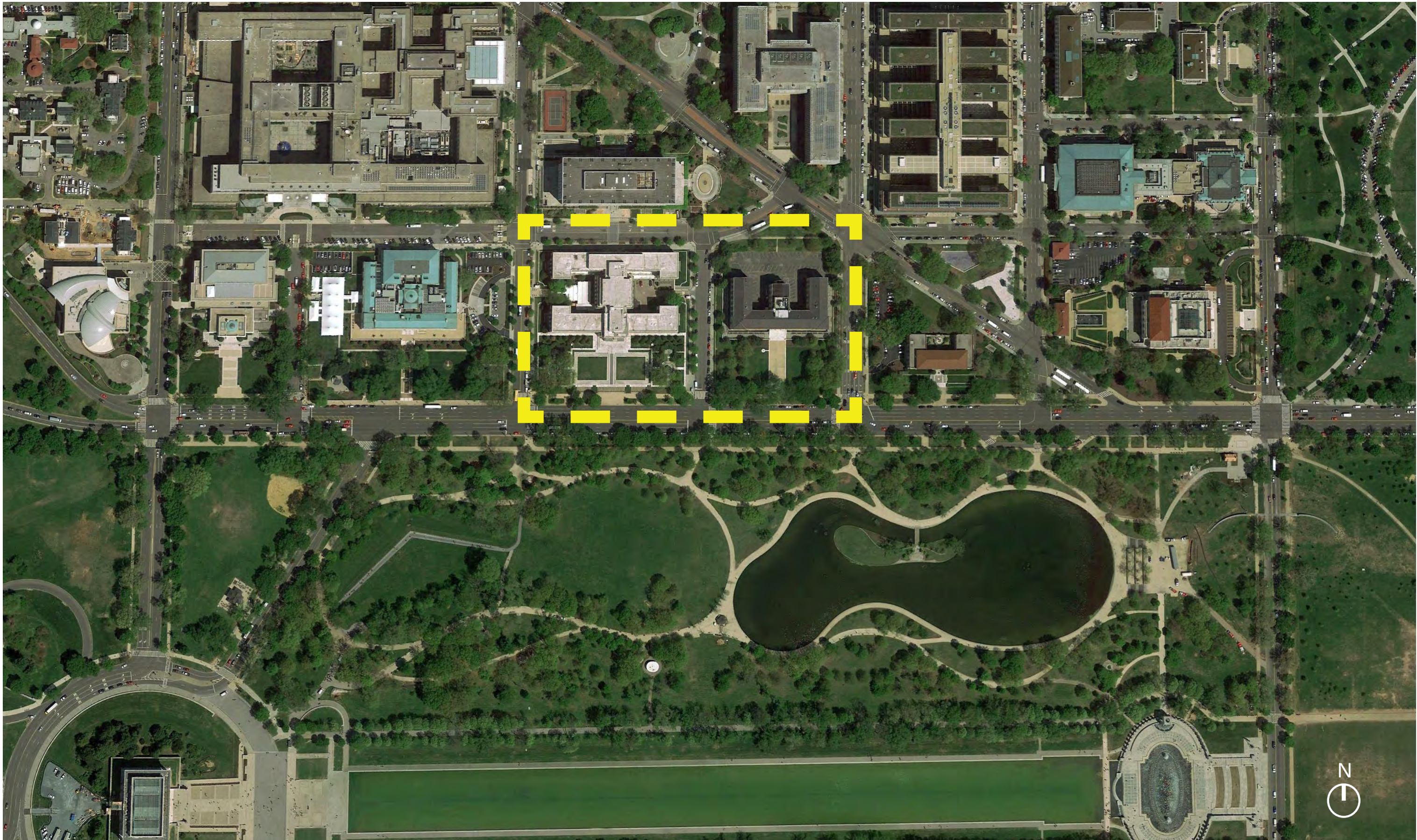


FRB-East, 1933

DESIGN GOALS

- SEAMLESSLY INTEGRATE INTO THE URBAN CONTEXT
- RESPECT THE HISTORIC CHARACTER
- CREATE SENSITIVE ADDITIONS WHOSE VIRTUES ARE:
 - HARMONIOUS WITH THE EXISTING HISTORIC BUILDINGS
 - ENDURING IN VALUE
 - EXPRESSIVE OF OUR OWN TIME
 - RESTRAINED AND CALM

2 URBAN CONTEXT

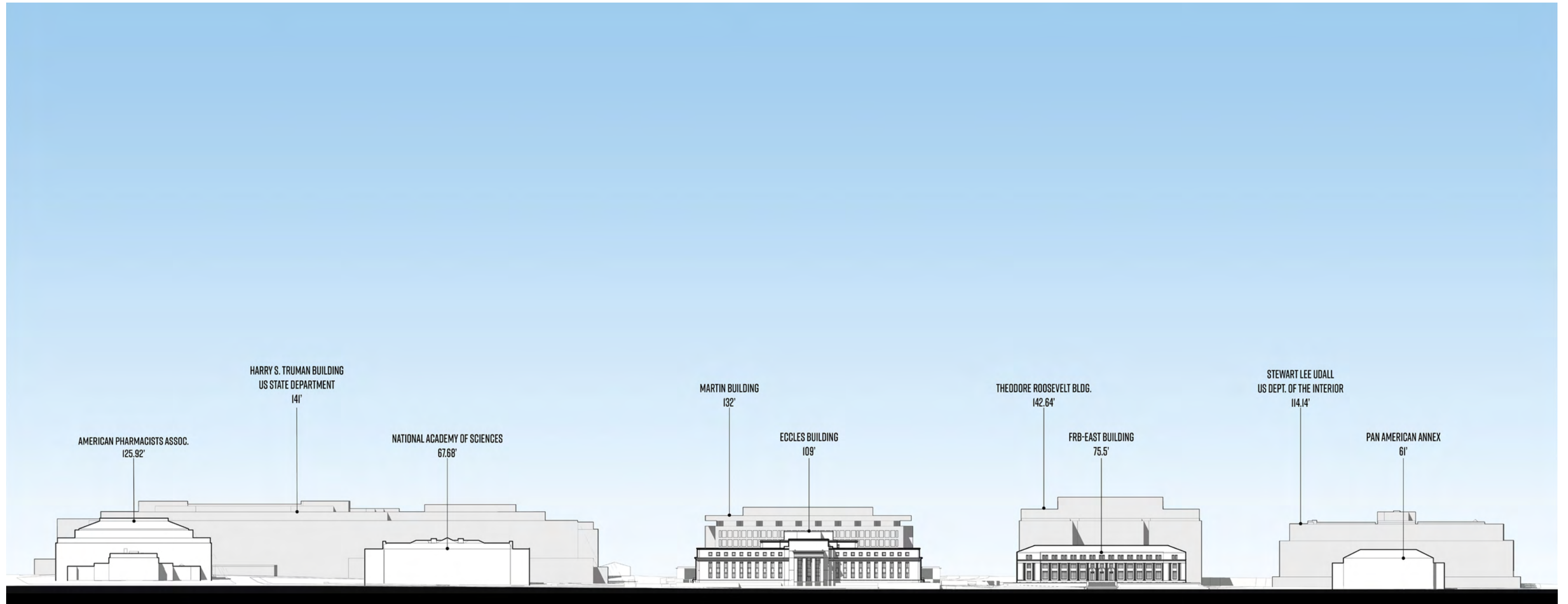


PROJECT LOCATION

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ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM



Existing Constitution Avenue Elevation



American Pharmacists Assoc. South Facade



National Academy of Sciences South Facade



Eccles Building South Facade

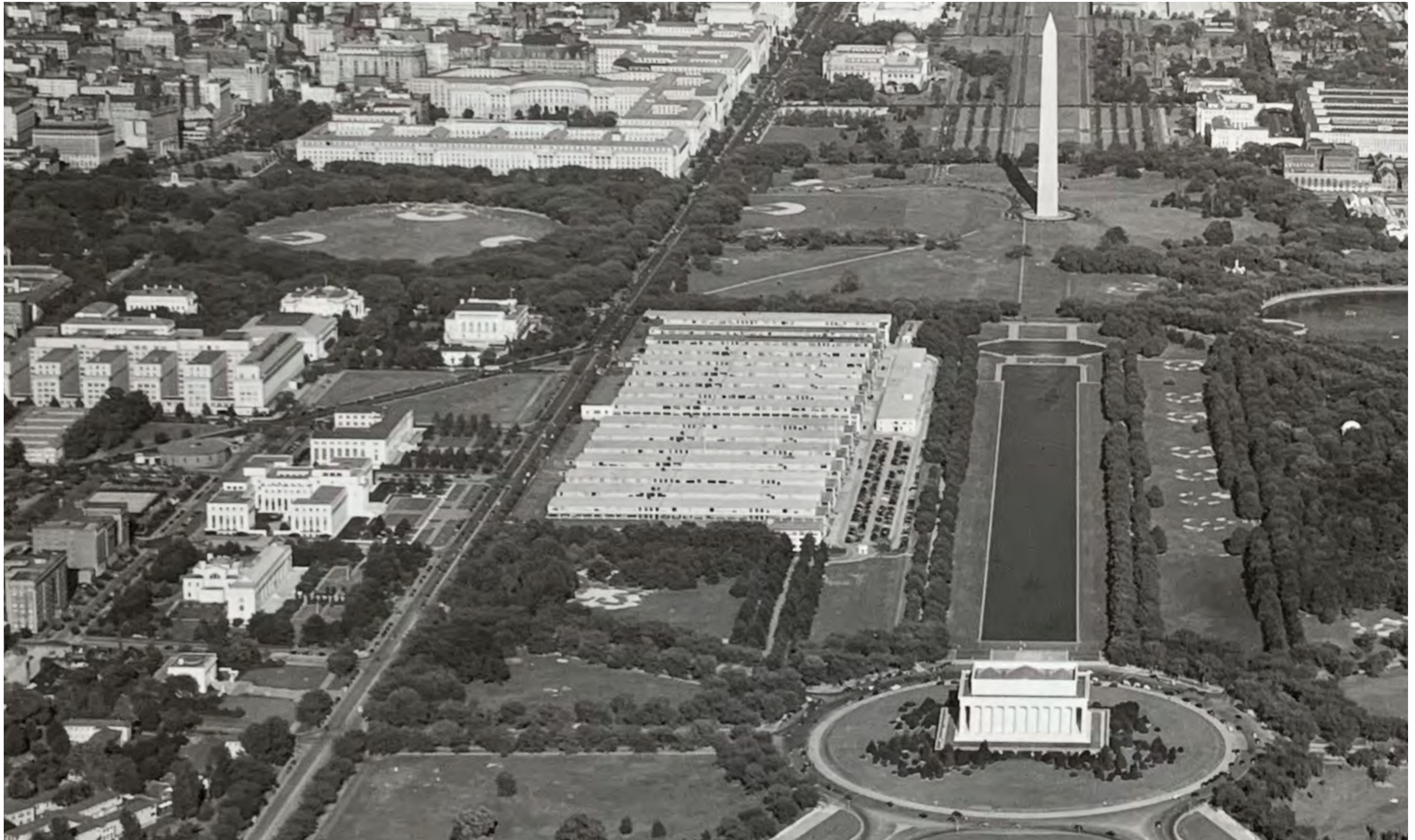


FRB-East Building South Facade



Pan American Annex South Facade

CONSTITUTION AVENUE ELEVATIONS



AERIAL VIEW OF WASHINGTON FROM THE LATE 1930'S

3 HISTORY



MARRINER S. ECCLES BUILDING, 1937

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ECCLES / FRB-EAST DESIGN | CFA MEETING

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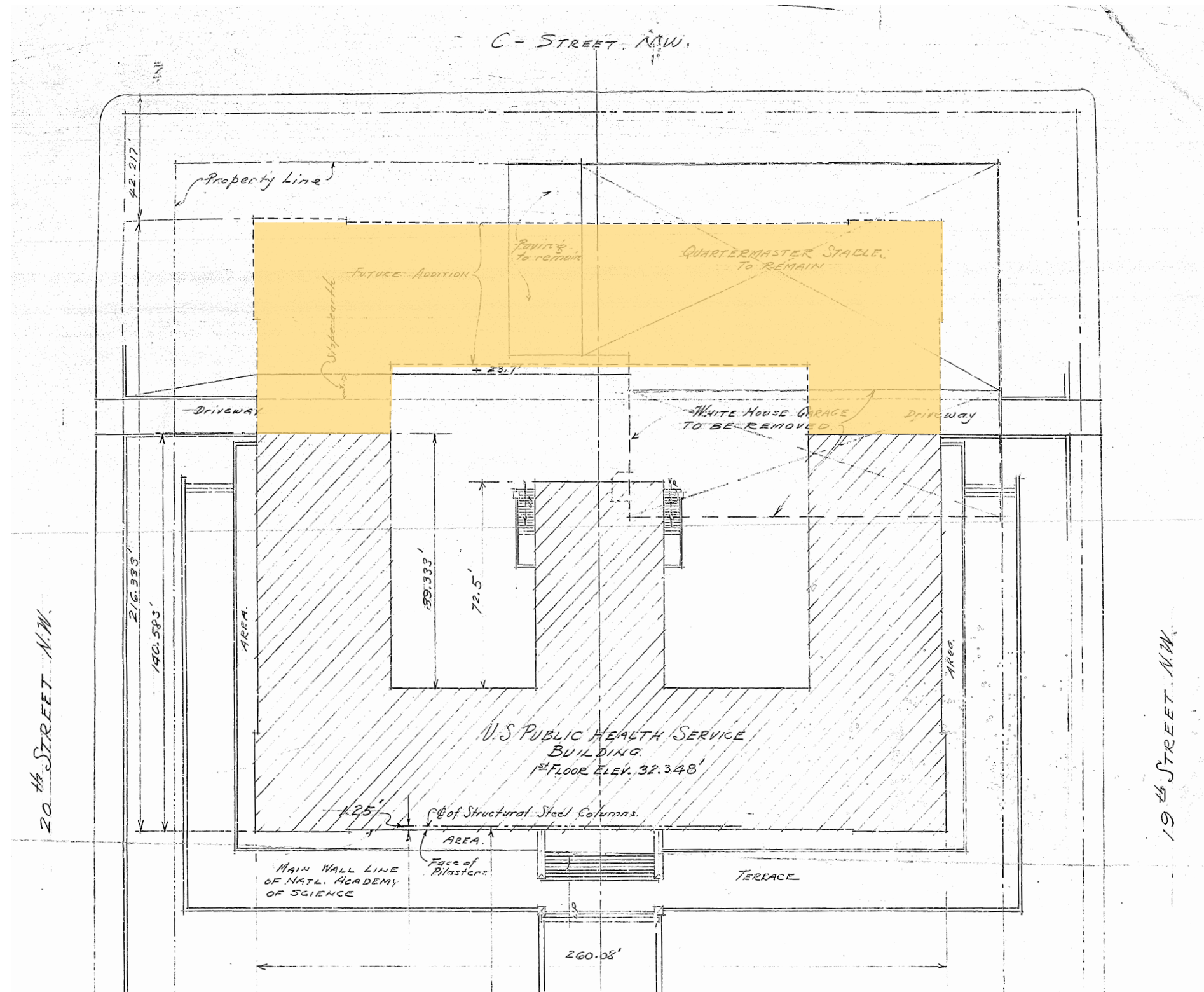
RENDERING OF VIEW FROM 20TH STREET AS CONSTRUCTED



RENDERING OF VIEW FROM 20TH STREET WITH PROPOSED "INFILL"



FRB-EAST BUILDING, CA. 1933



FRB-EAST BUILDING WITH PROPOSED ADDITION, CA 1931.

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3 EXISTING CONDITIONS

ECCLES EXISTING CONDITION PHOTOGRAPHS



South Facade



East Courtyard Entry



Courtyard Fountain



East Courtyard

EXISTING CONDITIONS

ECCLES EXISTING CONDITION PHOTOGRAPHS



East Facade



Vaulted Corridor, Level 2



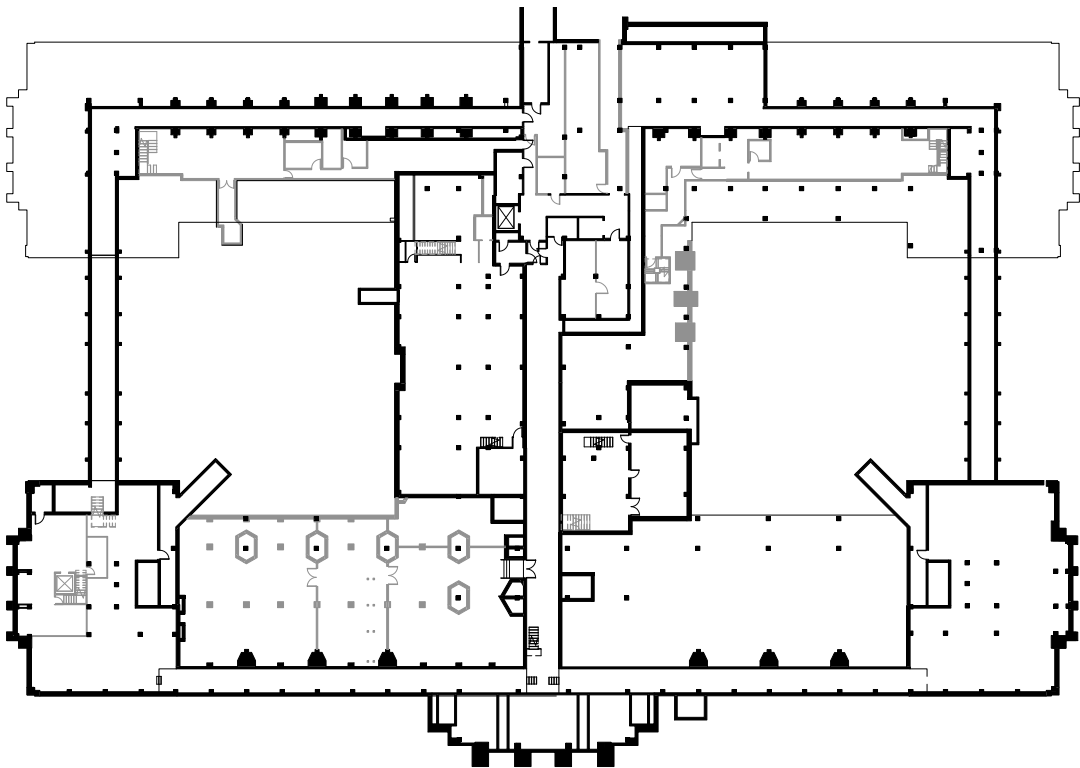
Board Room



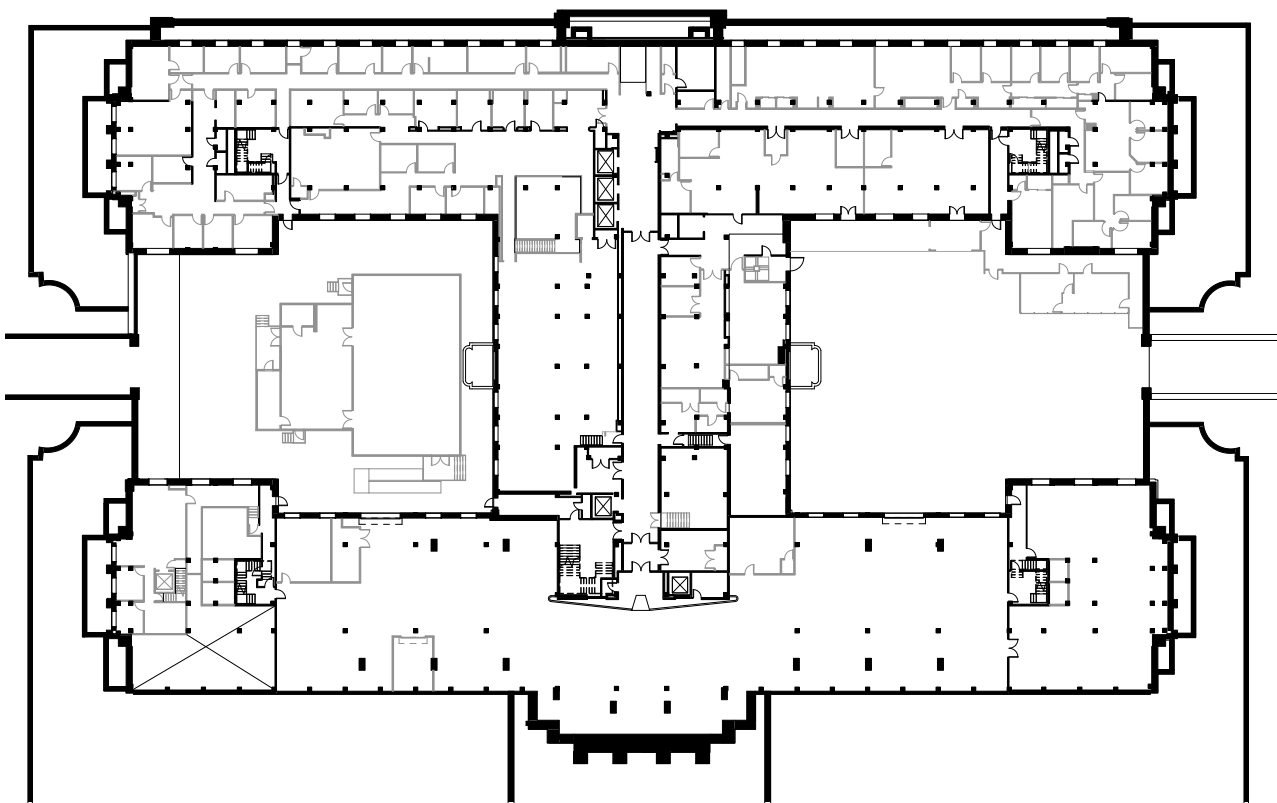
Monumental Stair Hall

EXISTING CONDITIONS

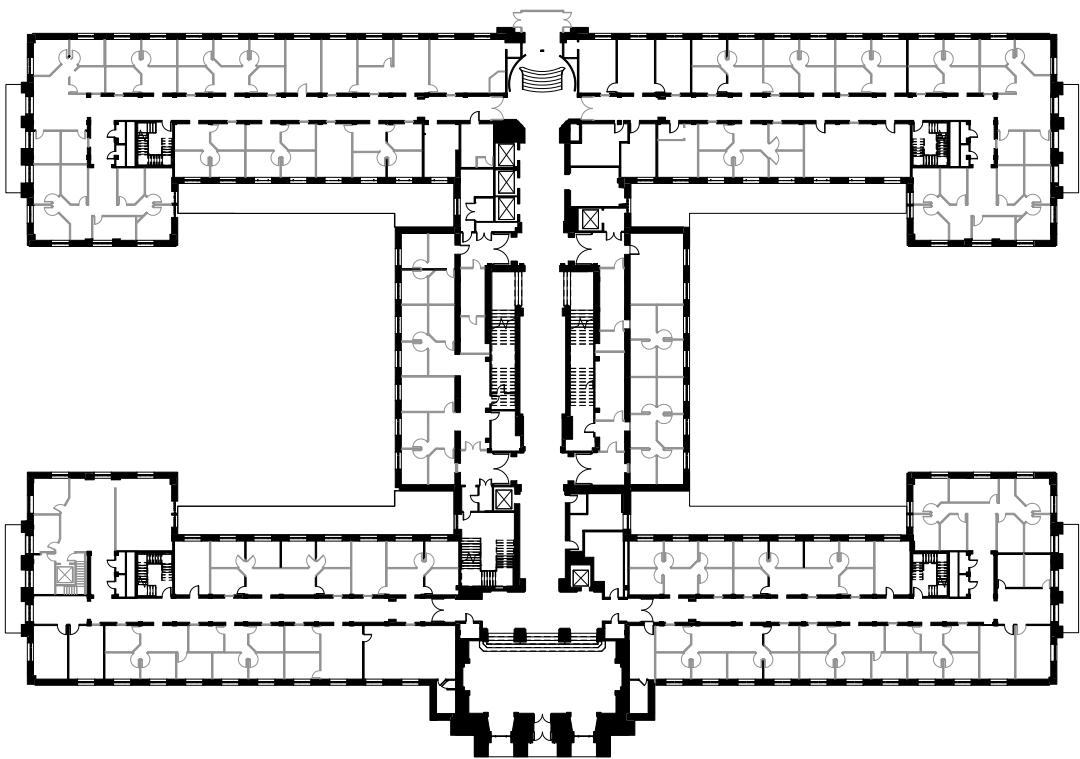
ECCLES EXISTING FLOOR PLANS



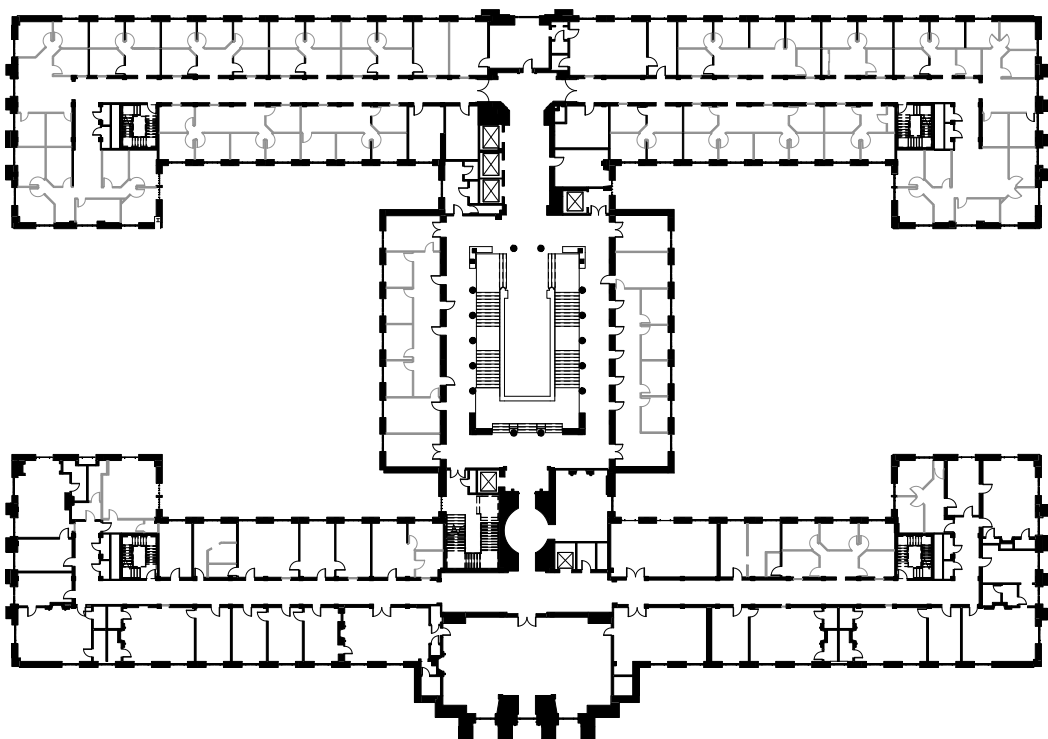
LEVEL C2



LEVEL C1



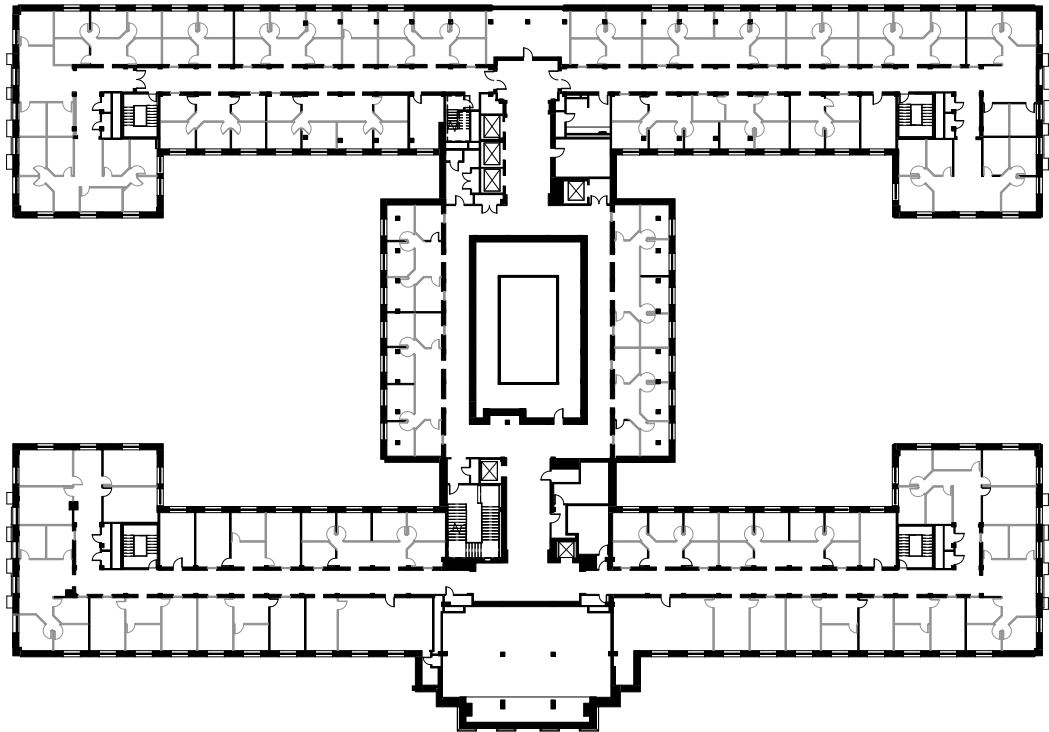
LEVEL 1



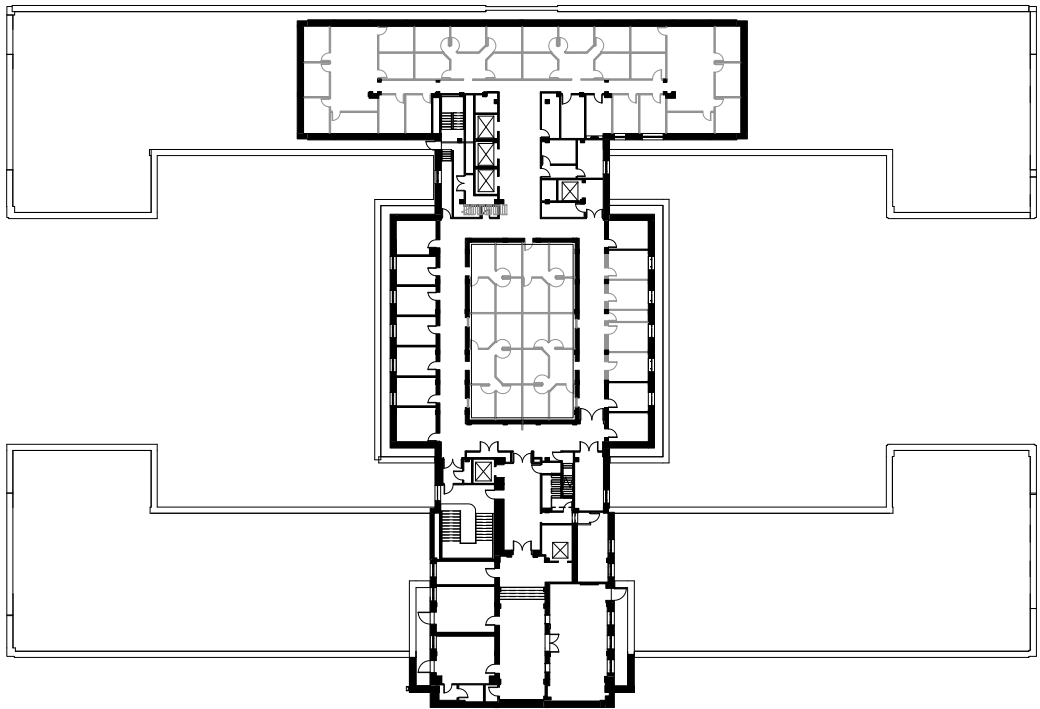
LEVEL 2

EXISTING CONDITIONS

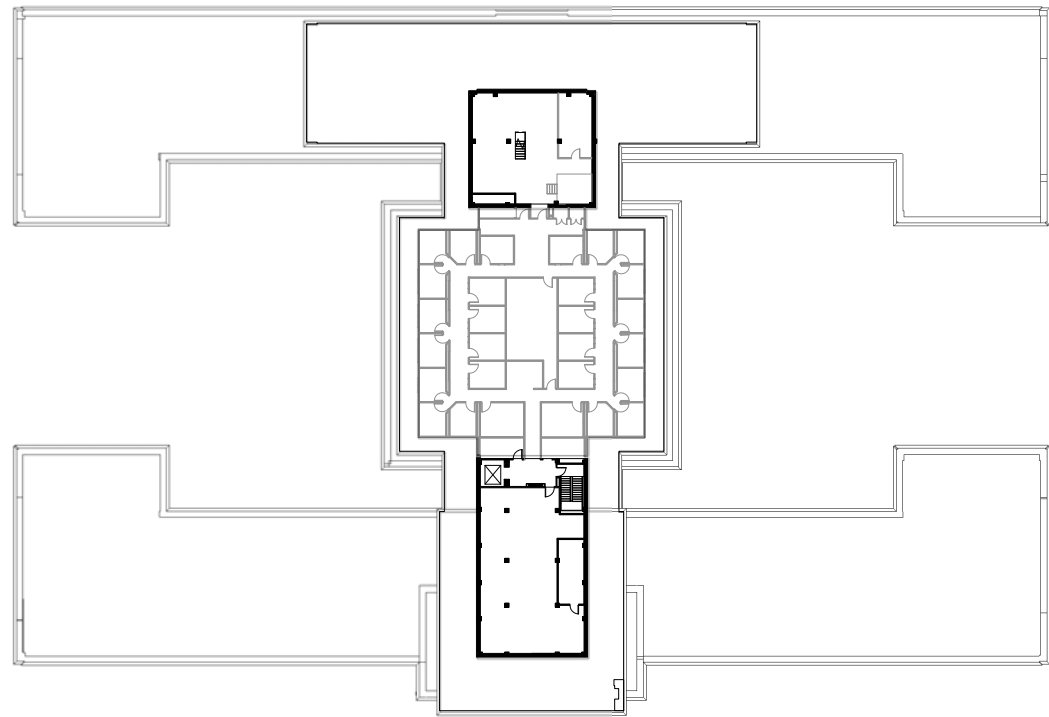
ECCLES EXISTING FLOOR PLANS



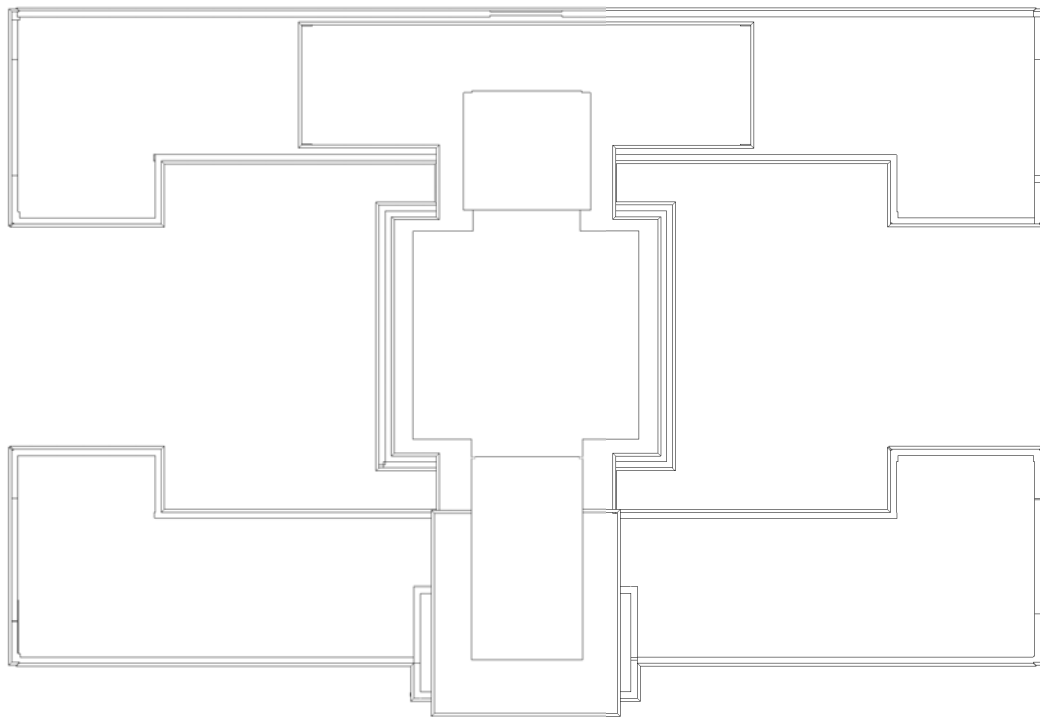
LEVEL 3



LEVEL 4



LEVEL 5



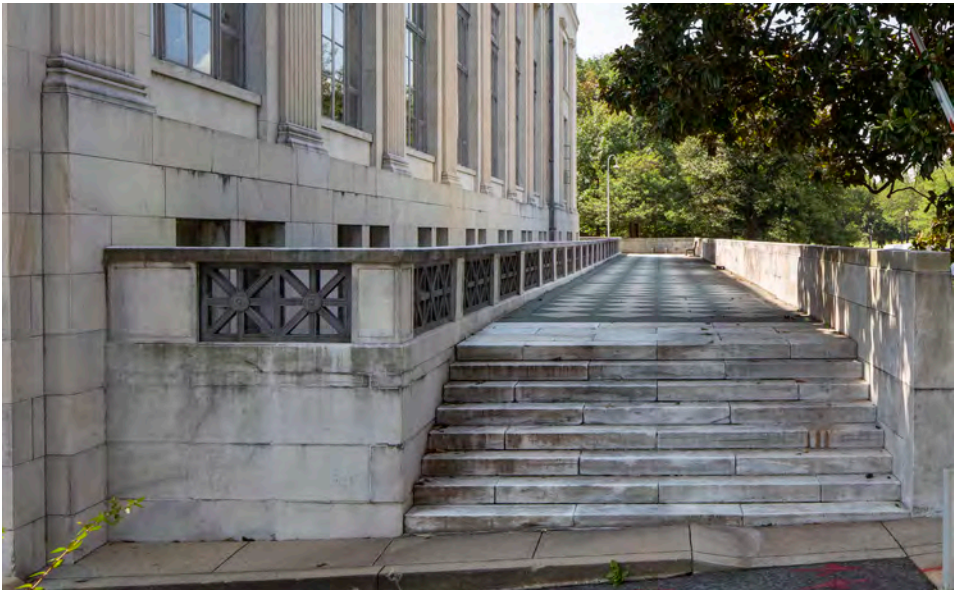
ROOF PLAN

EXISTING CONDITIONS

FRB-EAST EXISTING CONDITION PHOTOGRAPHS



South Facade



East Terrace



NE Corner View



North Facade

EXISTING CONDITIONS

FRB-EAST EXISTING CONDITION PHOTOGRAPHS



North Facade



Typical Office Corridor



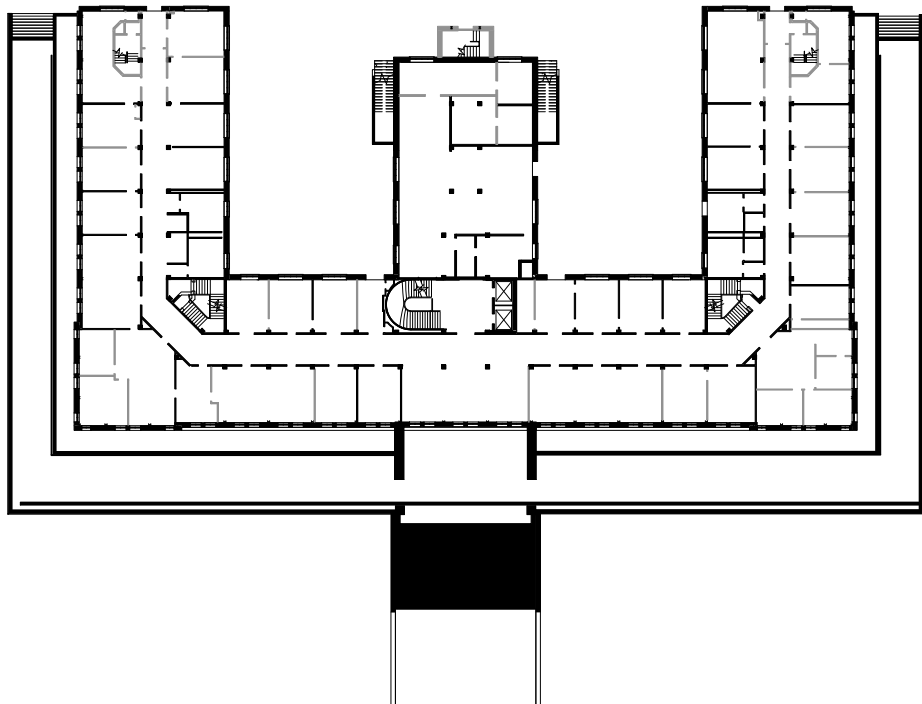
Surgeon General's Office



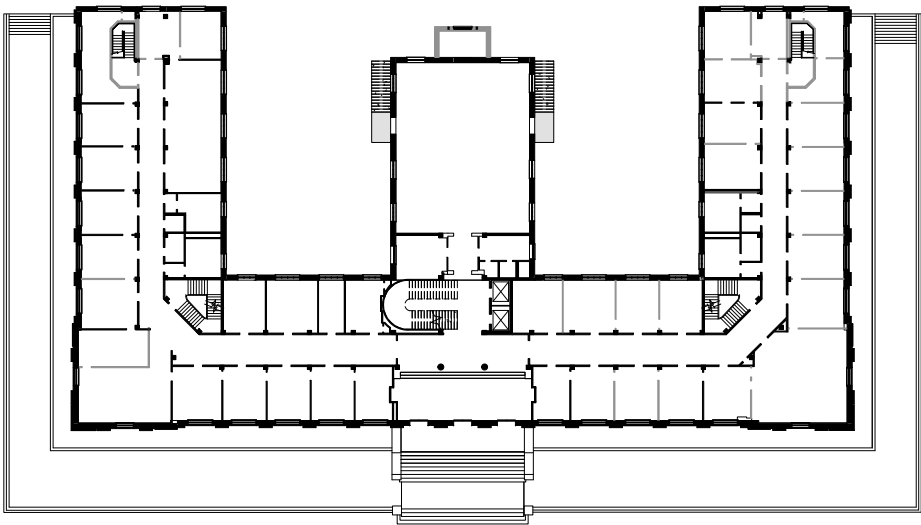
Main Stair

EXISTING CONDITIONS

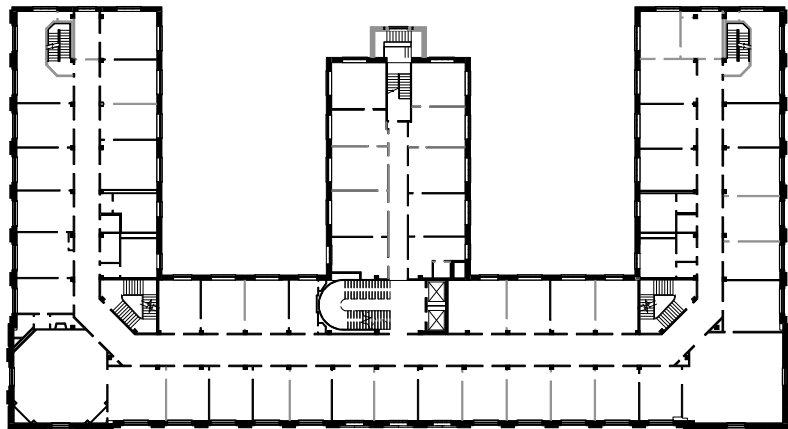
FRB-EAST EXISTING FLOOR PLANS



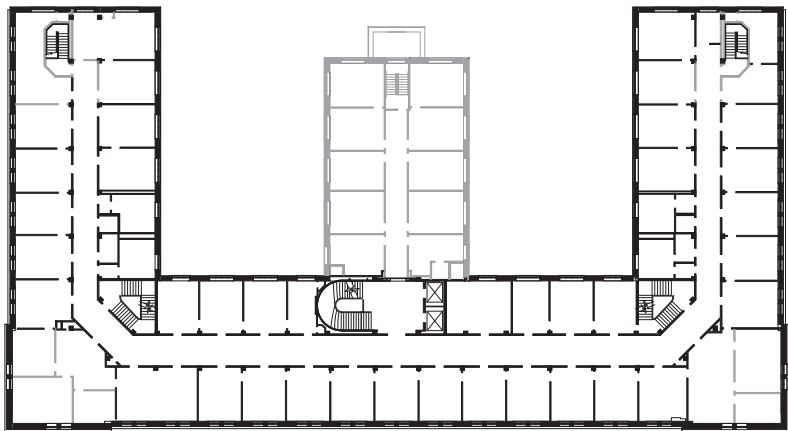
LEVEL CI



LEVEL I

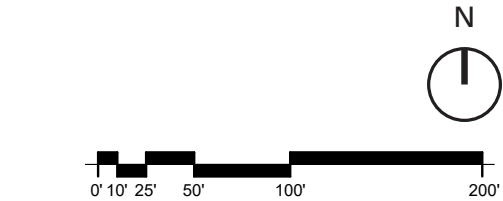


LEVEL 2

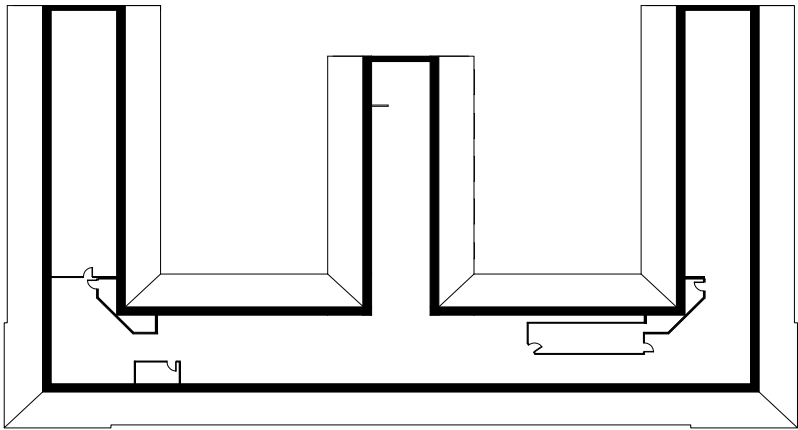


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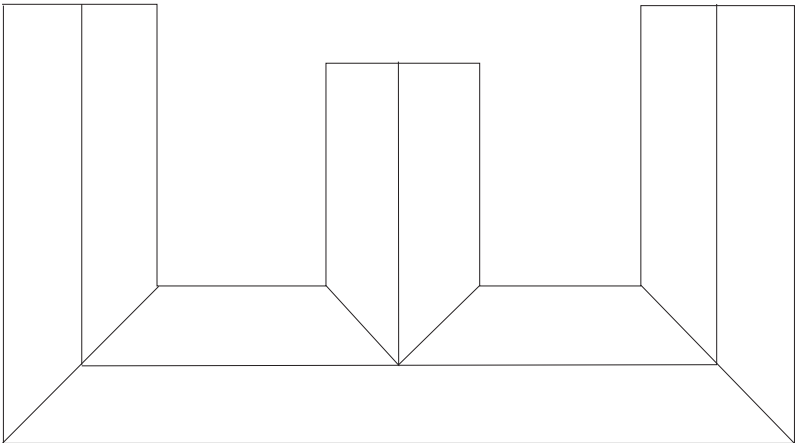
EXISTING CONDITIONS



FRB-EAST EXISTING FLOOR PLANS

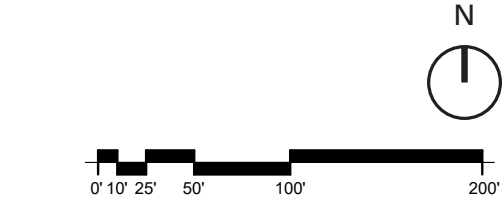


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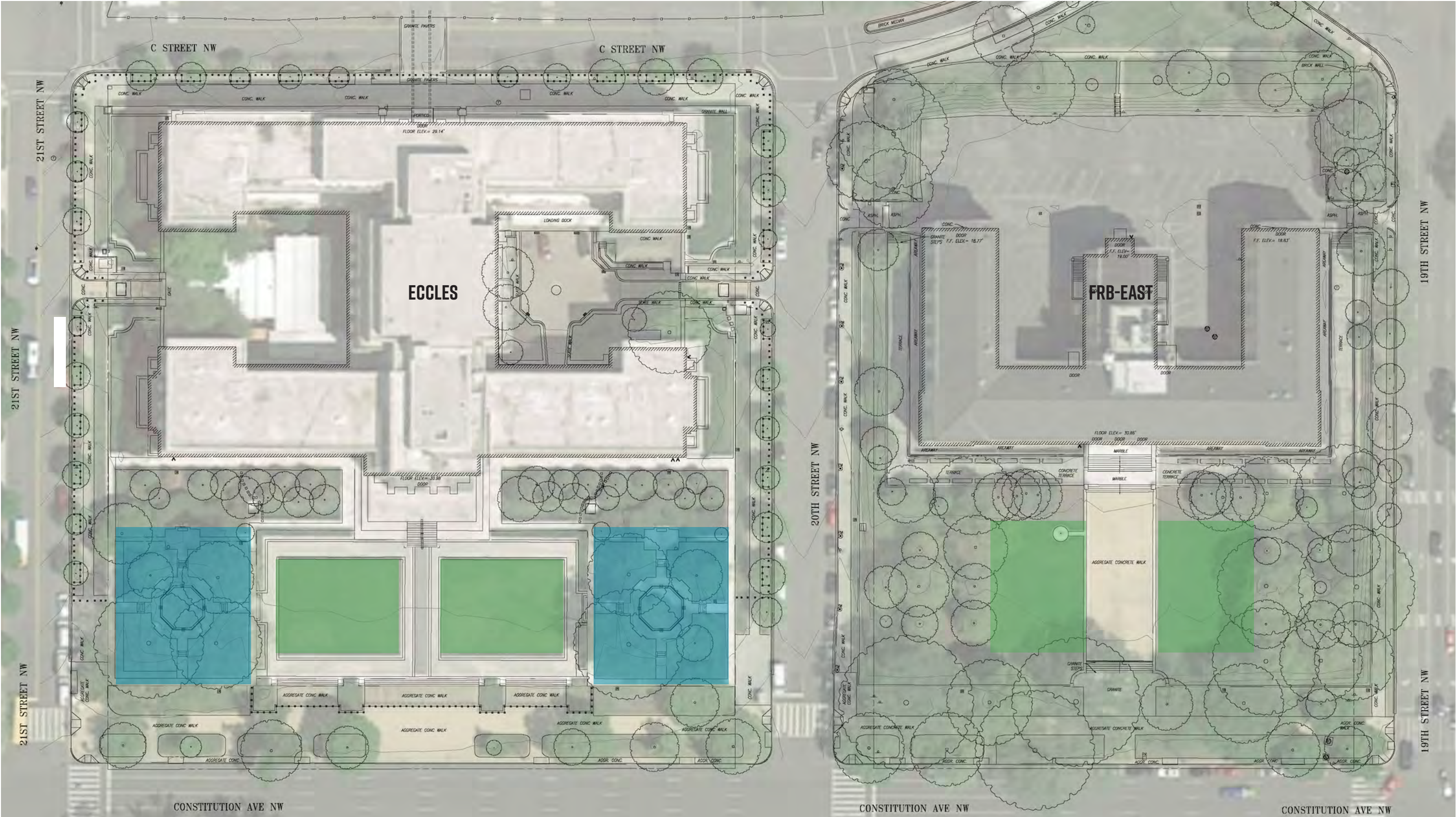


ROOF

EXISTING CONDITIONS



EXISTING SITE PLAN



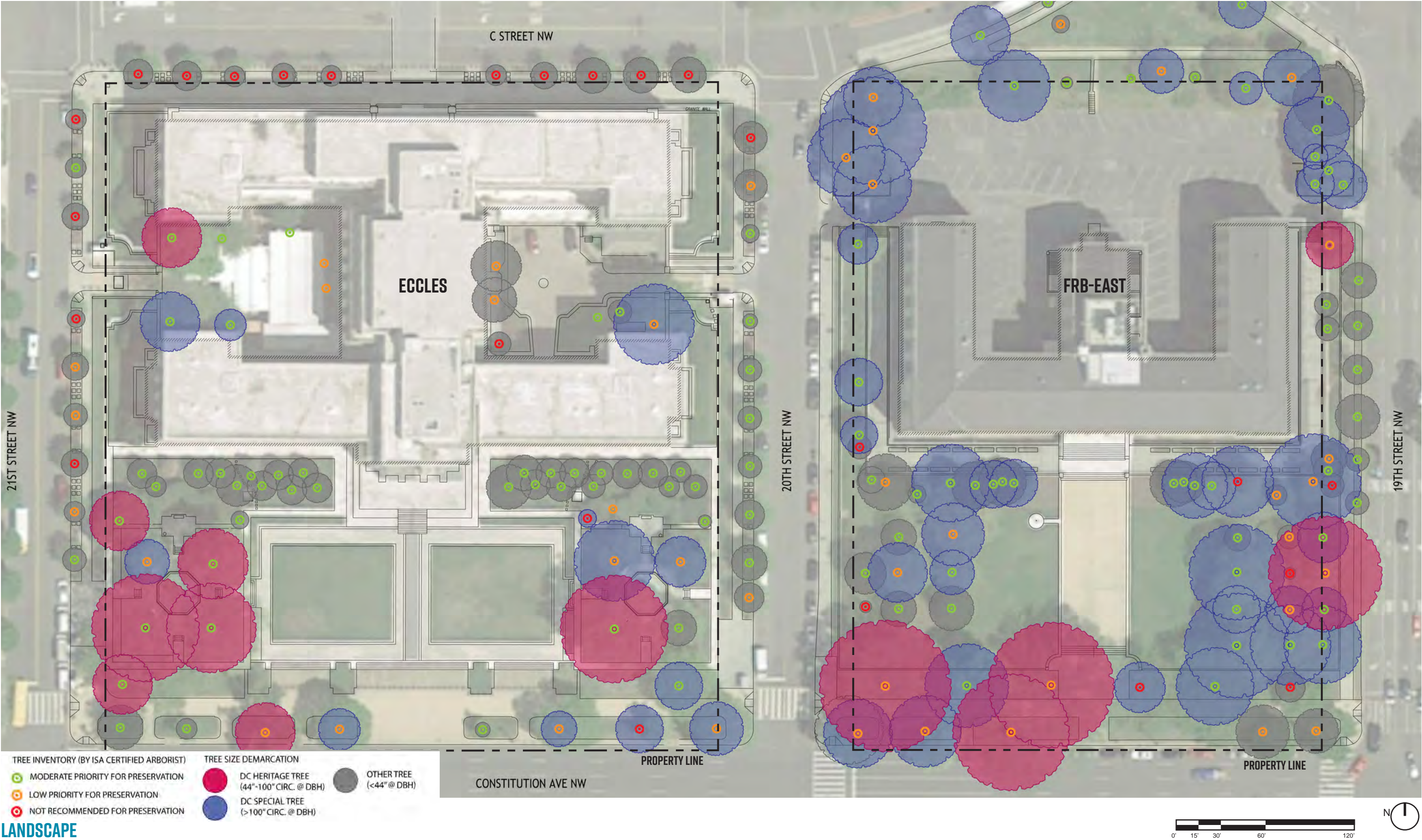
LANDSCAPE

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ECCLES / FRB-EAST DESIGN | CFA MEETING

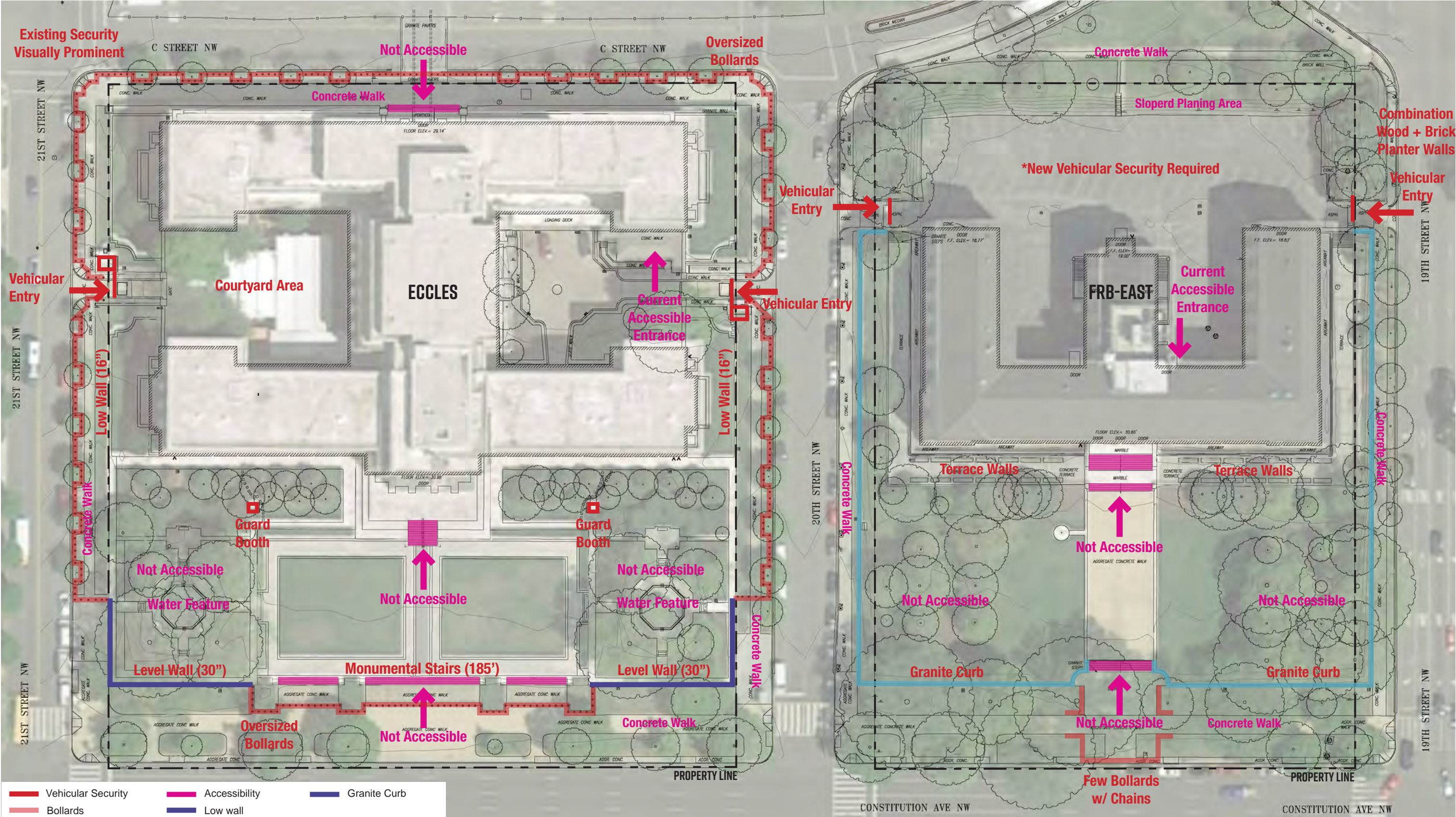
FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM

EXISTING TREE ANALYSIS

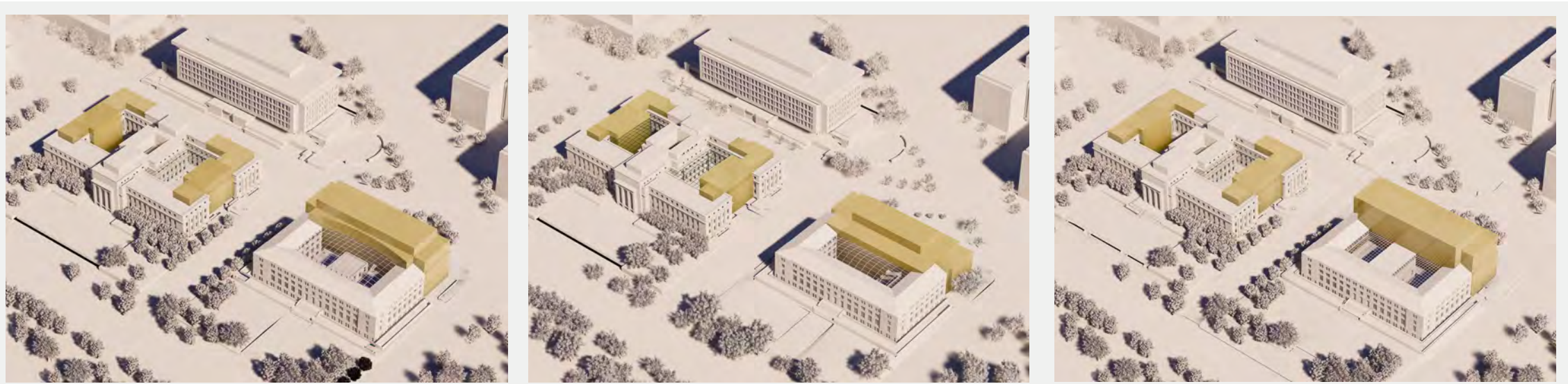


LANDSCAPE

EXISTING SITE ANALYSIS - ACCESSIBILITY & SECURITY



5 MASSING STUDIES & DIAGRAMS



	OPTION A	OPTION B	OPTION C
ECCLES			
EAST COURTYARD	CONVERTED TO ATRIUM	CONVERTED TO ATRIUM	CONVERTED TO ATRIUM
WEST COURTYARD	MAINTAINED AS COURTYARD	CONVERTED TO ATRIUM	MAINTAINED AS COURTYARD
INFILL SETBACK - FEET	5 FEET	18 FEET	5 FEET
COURTYARD WALLS	REMOVED	MODIFIED	REMOVED
GOVERNORS PARKING	MAINTAINED IN LOCATION	RELOCATED	MAINTAINED IN LOCATION
FRB-EAST			
HEIGHT OF ADDITION	6 LEVELS PLUS PENTHOUSE	5 LEVELS PLUS PENTHOUSE	7 LEVELS PLUS PENTHOUSE
CENTER WING	MAINTAINED	REMOVED	MAINTAINED
POPULATION			
PROGRAM - 1,750 SEATS	-183	-46	-217
PARKING			
LOCATION	FRB-EAST SOUTH LAWN	FRB-EAST SOUTH LAWN	FRB-EAST ADDITION
PARKING ENTRANCE	19TH ST - TERRACE END	19TH ST - TERRACE END	19TH ST - UNDER ADDITION
PARKING EXIT	20TH ST - TERRACE END	20TH ST - MID TERRACE	20TH ST - UNDER ADDITION

OPTION COMPARISON

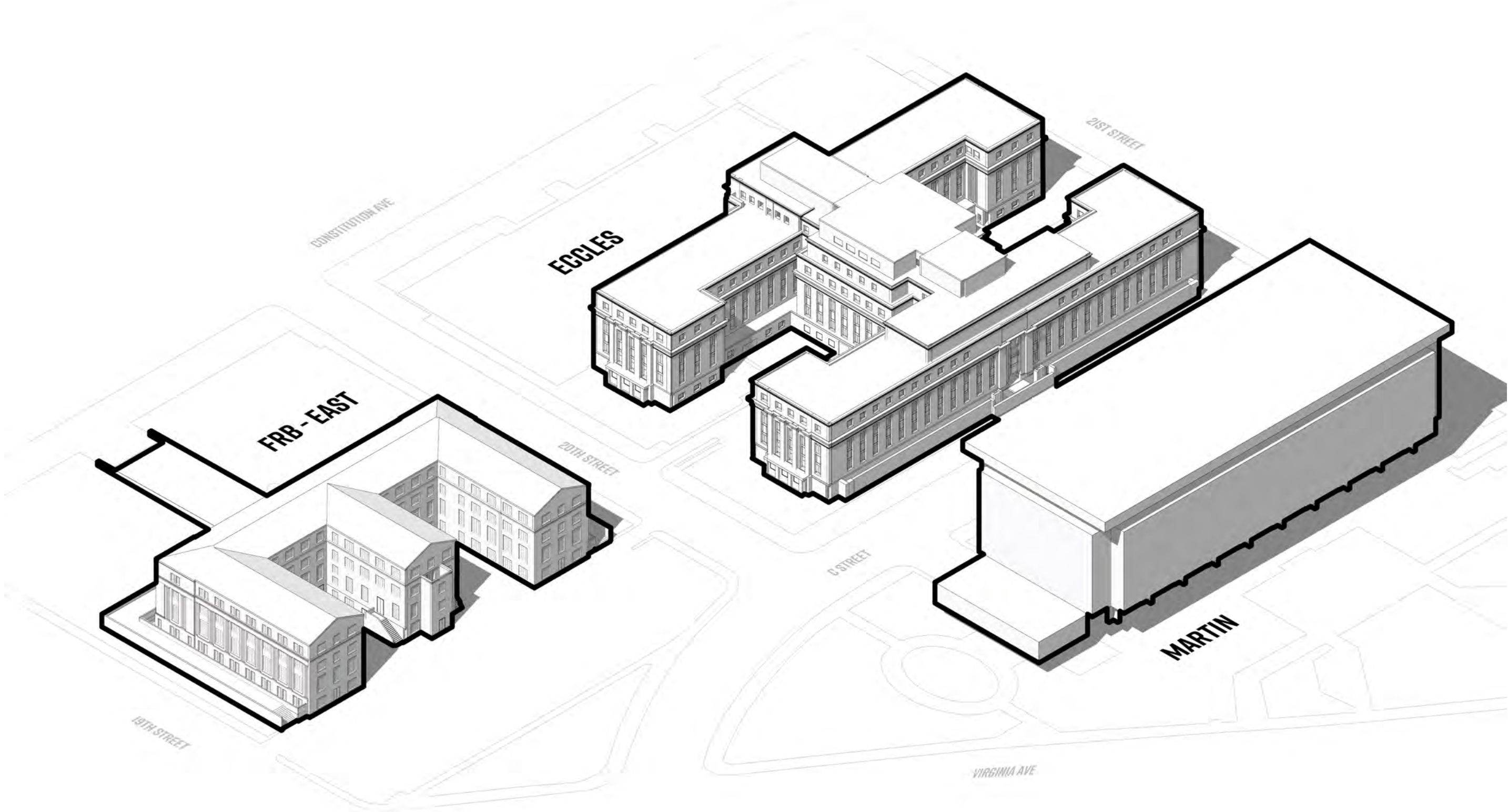


DIAGRAM 2 REMOVAL OF THE CENTER WING AND SKYLIGHT RESTORATION

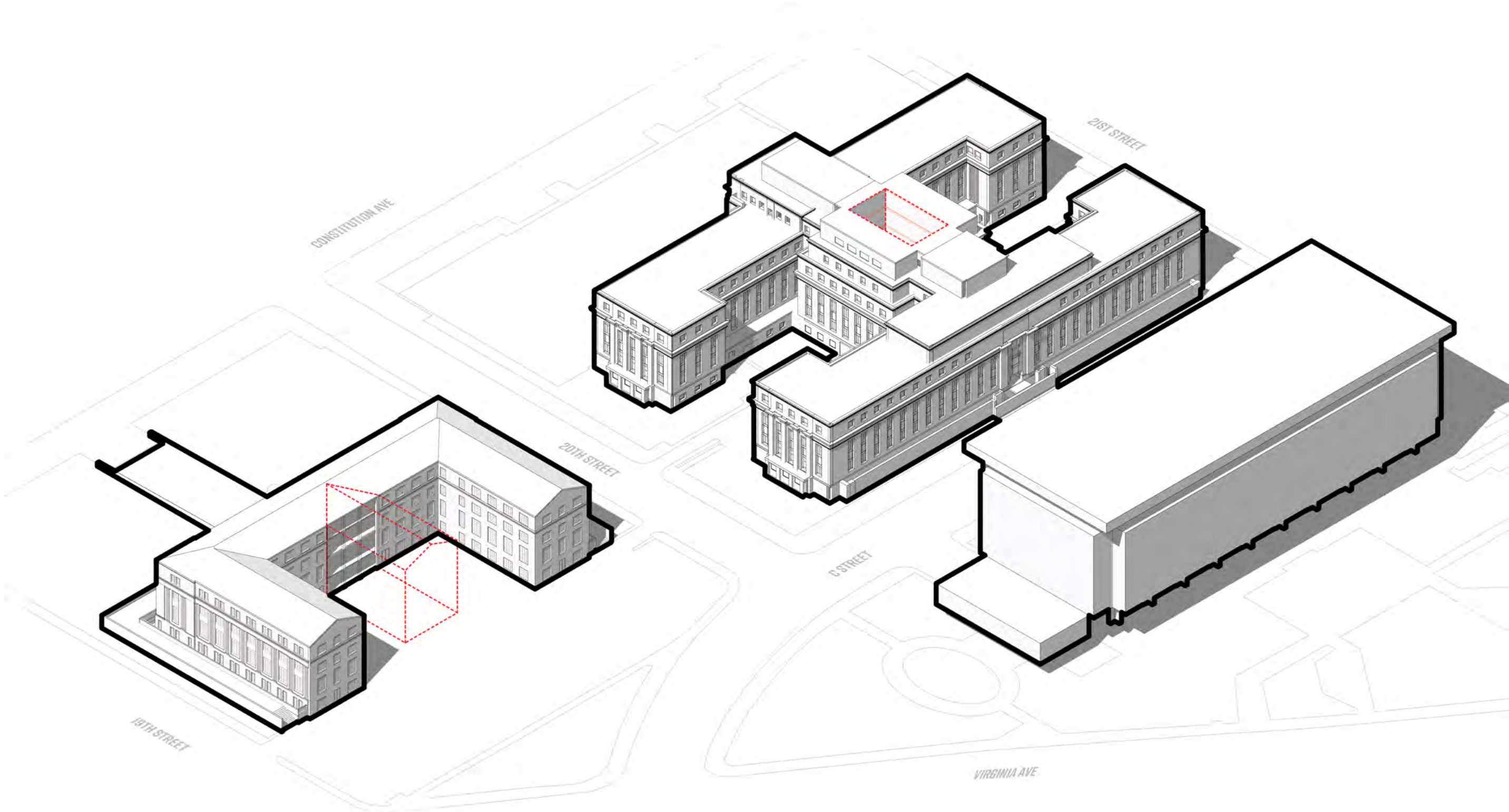
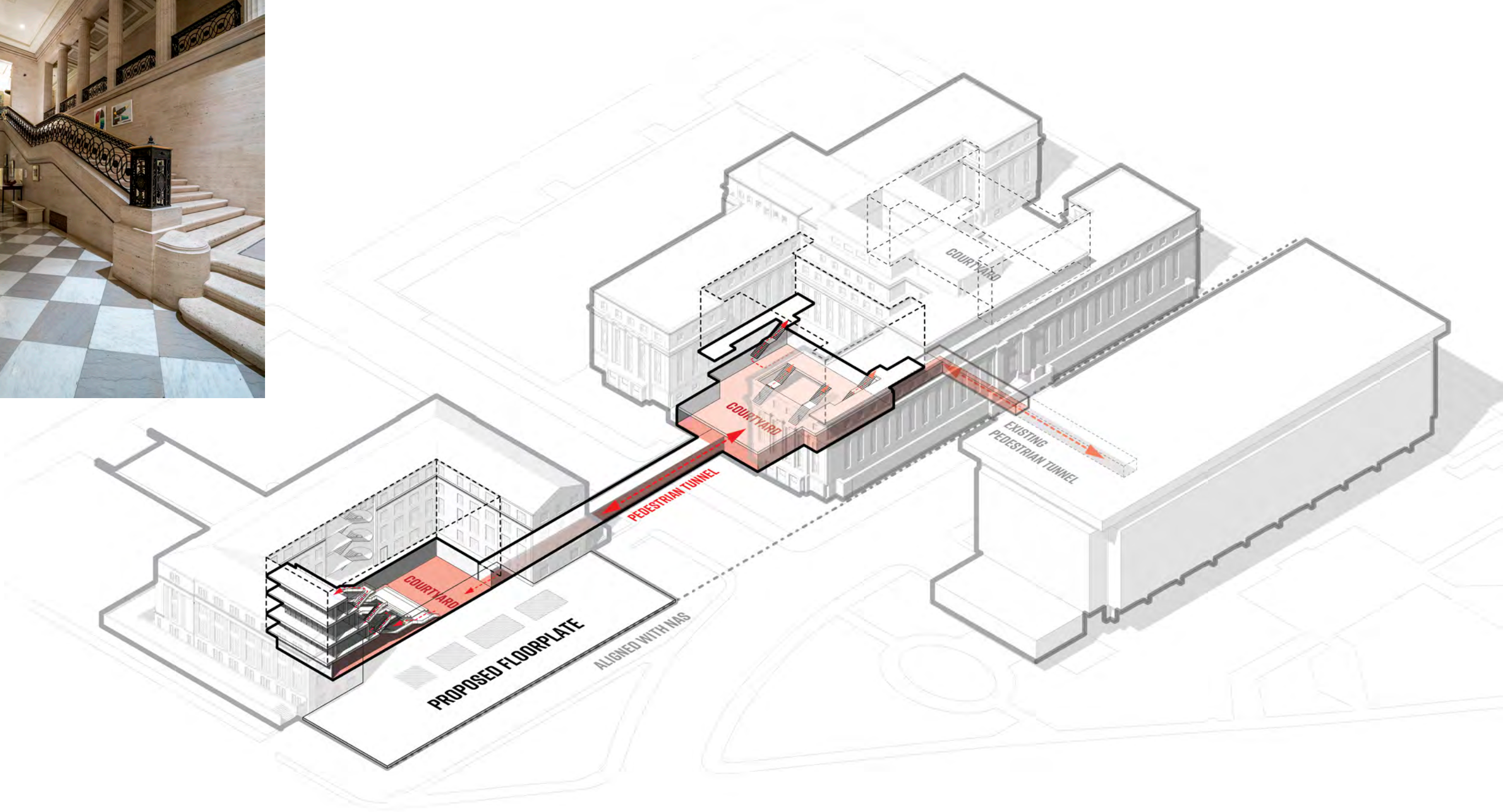
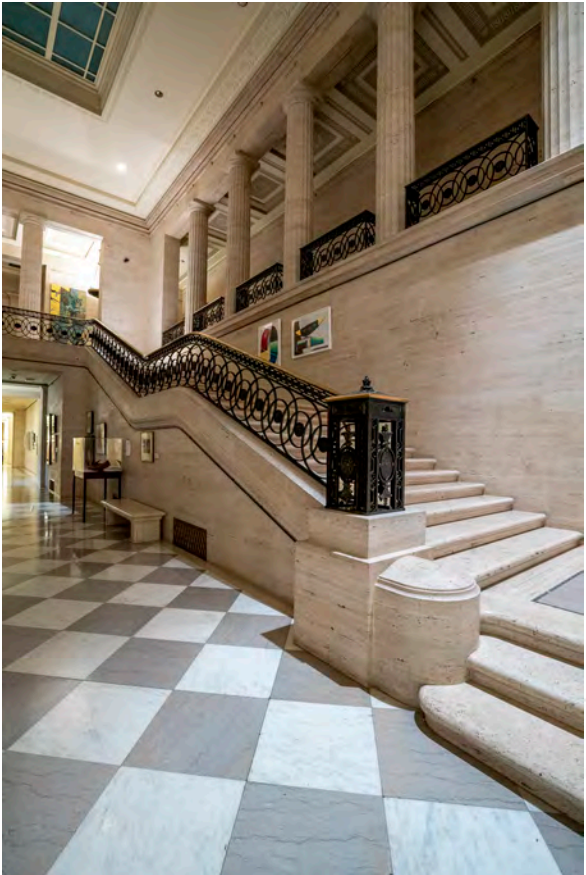
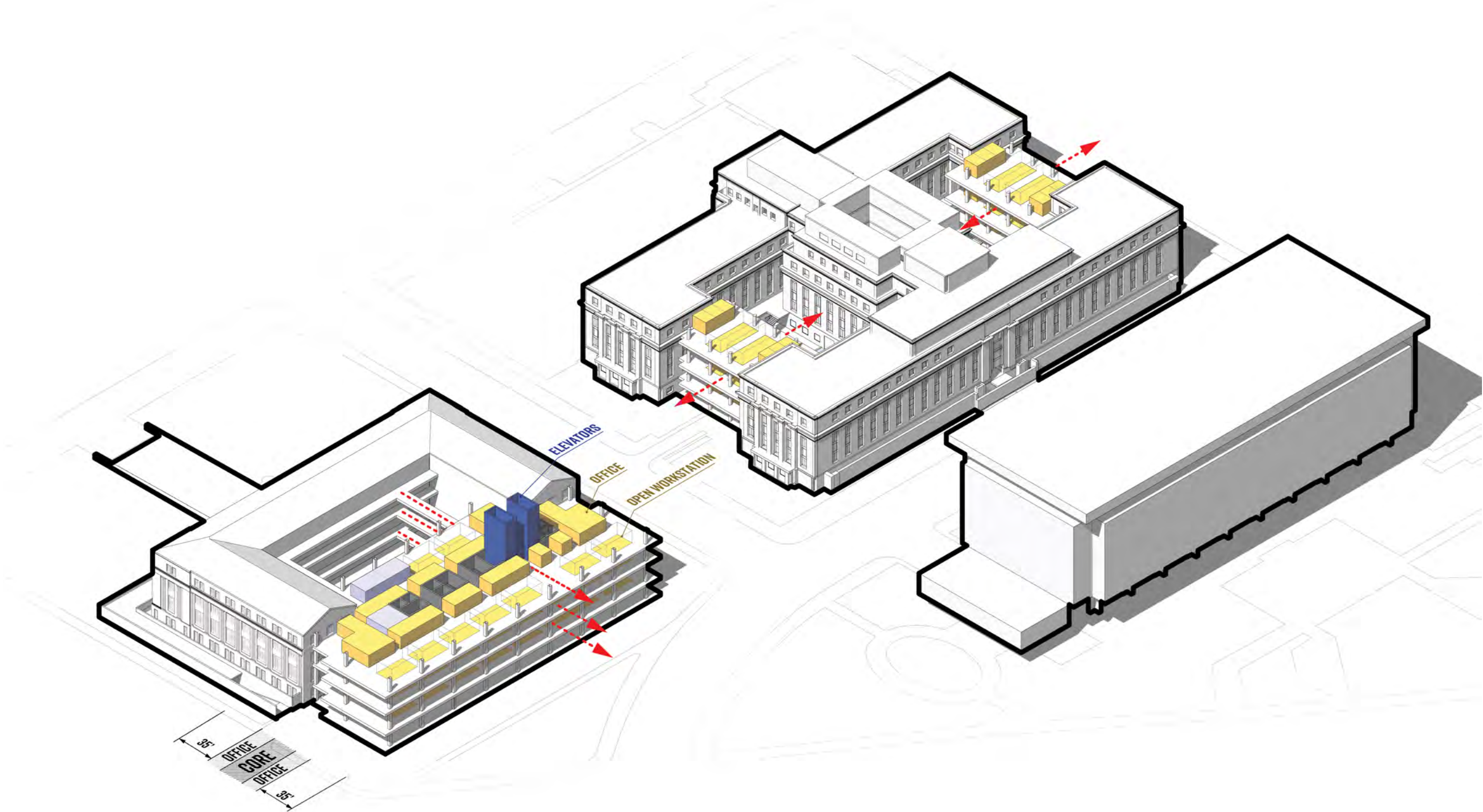
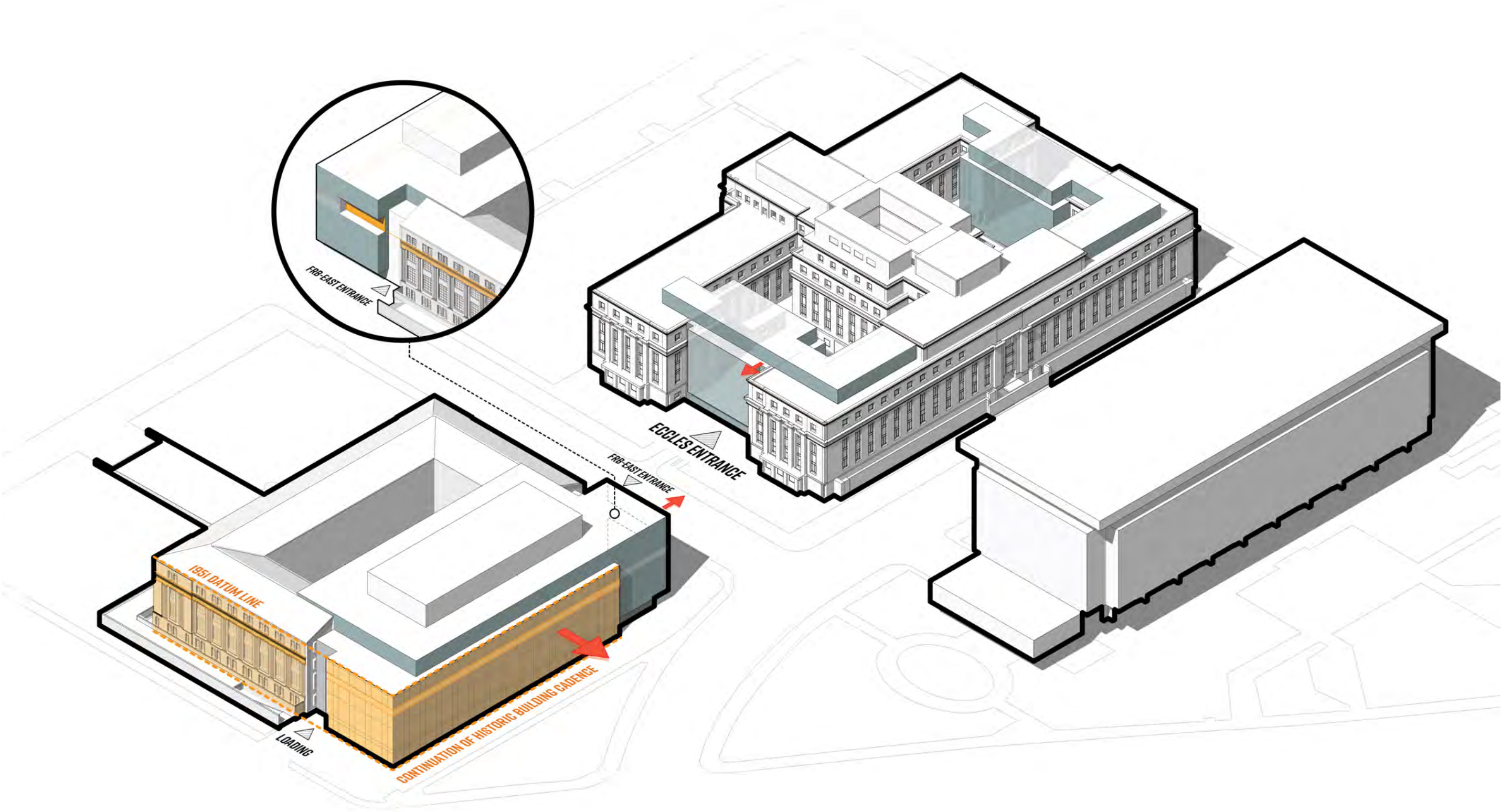
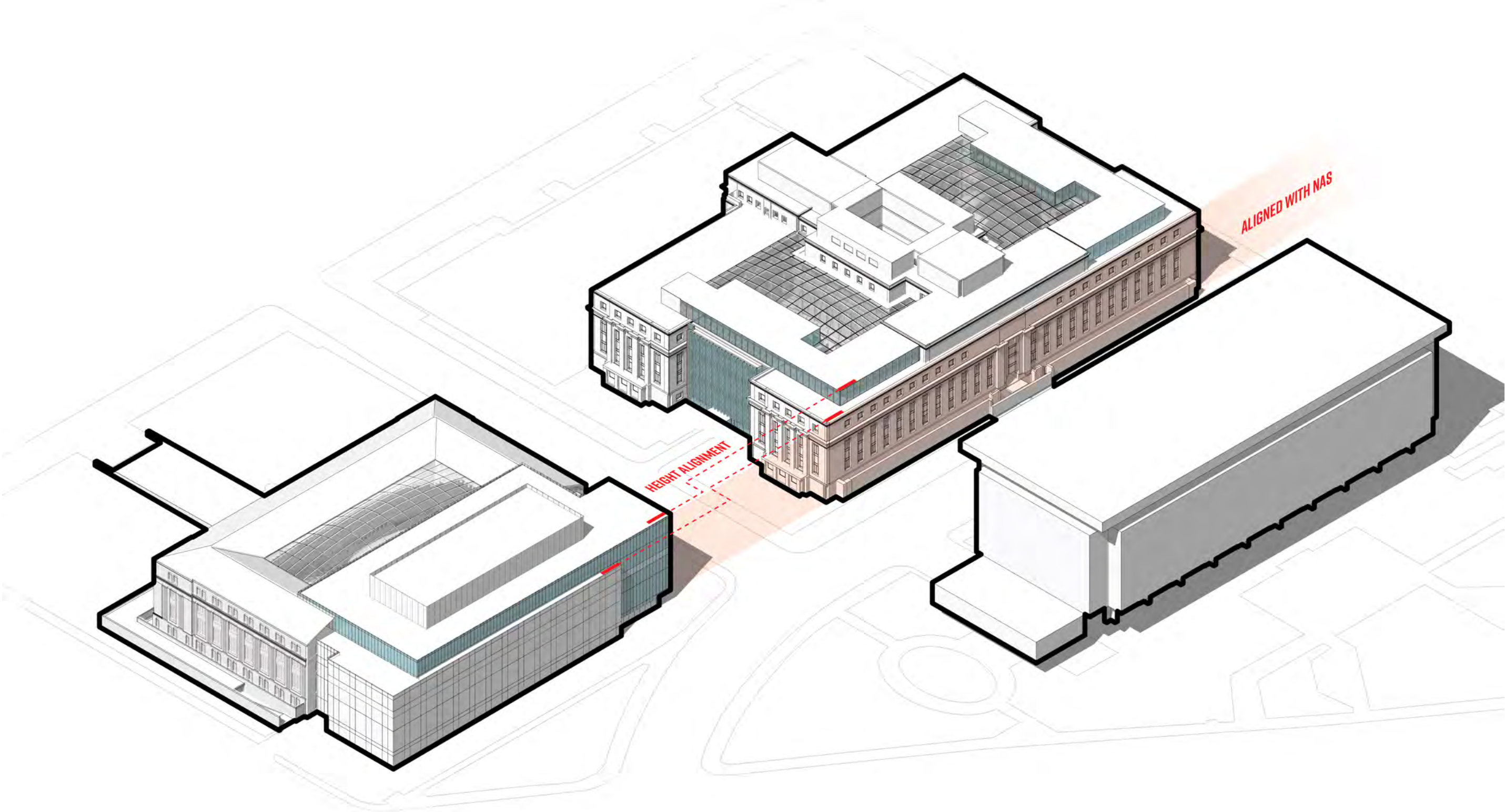


DIAGRAM 3 INTERCONNECTIVITY

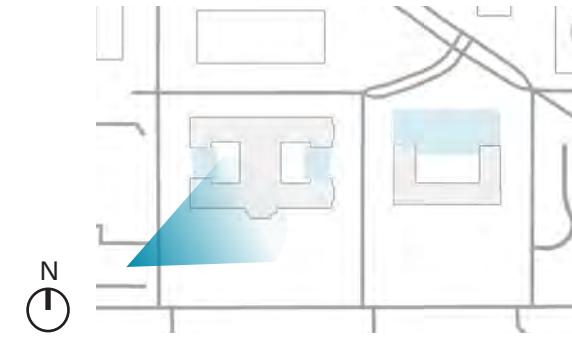








6 PROPOSED DESIGN

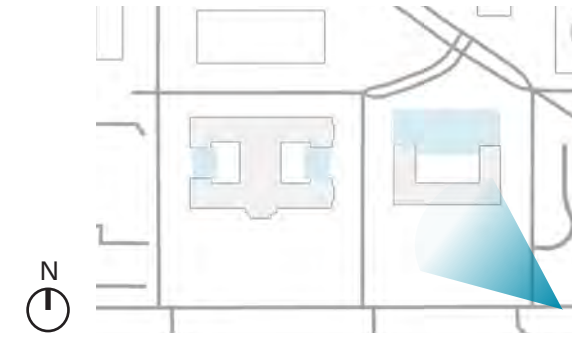


PERSPECTIVE FROM 21ST STREET AND CONSTITUTION AVENUE

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ECCLES / FRB-EAST DESIGN | CFA MEETING

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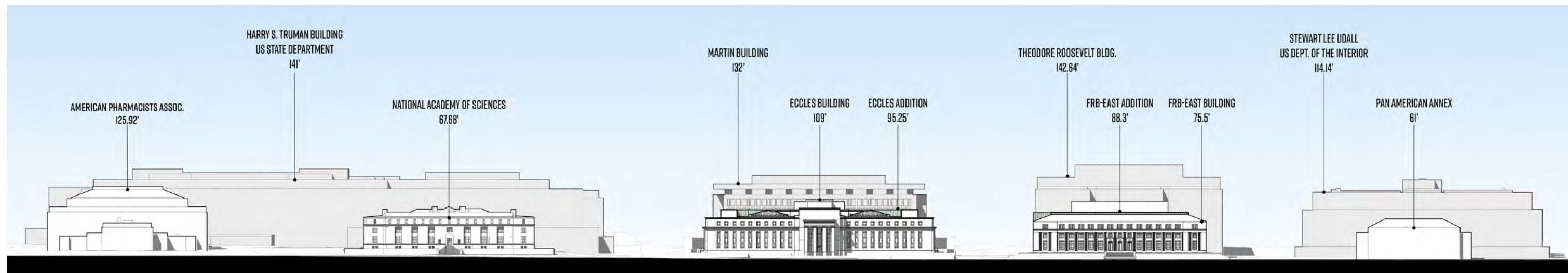


PERSPECTIVE FROM CONSTITUTION AVENUE AND 19TH STREET

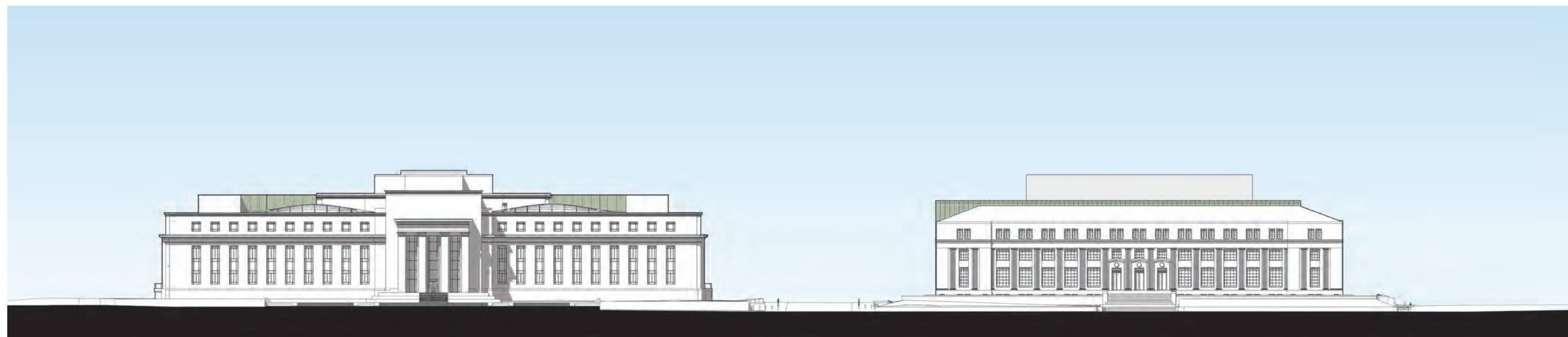
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ECCLES / FRB-EAST DESIGN | CFA MEETING

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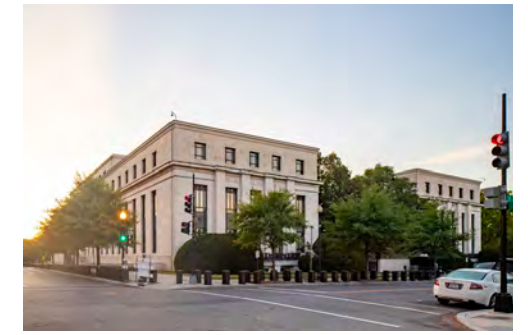
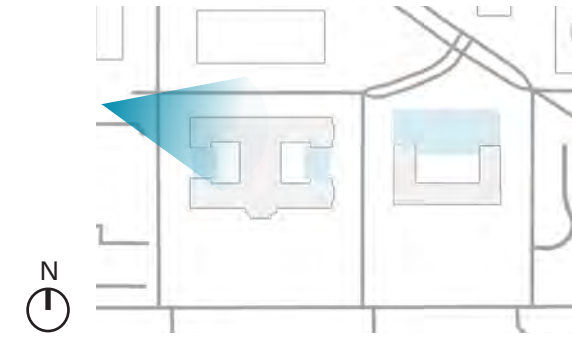


SOUTH ELEVATION FROM 18TH TO 23RD STREET



SOUTH ELEVATION FROM 21ST TO 19TH STREET

CONSTITUTION AVENUE ELEVATIONS

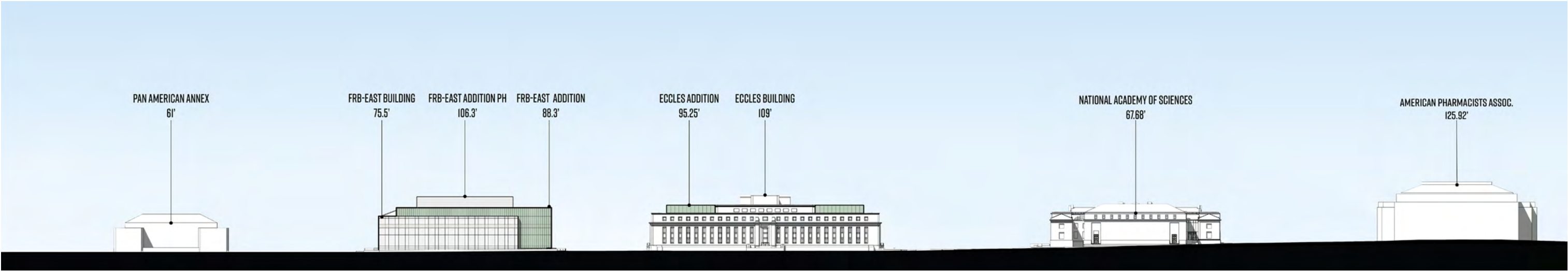


PERSPECTIVE FROM 21ST STREET AND C STREET LOOKING EAST

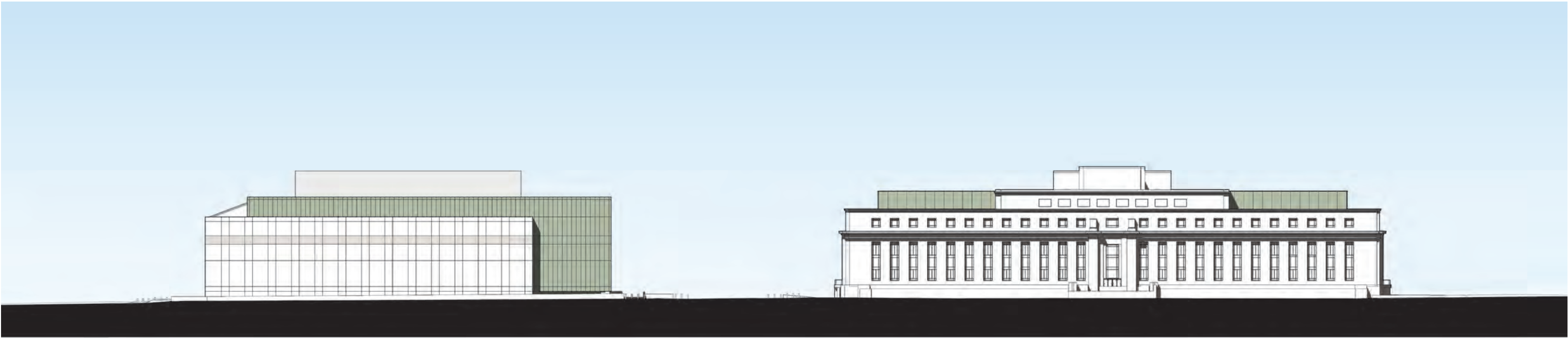
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ECCLES / FRB-EAST DESIGN | CFA MEETING

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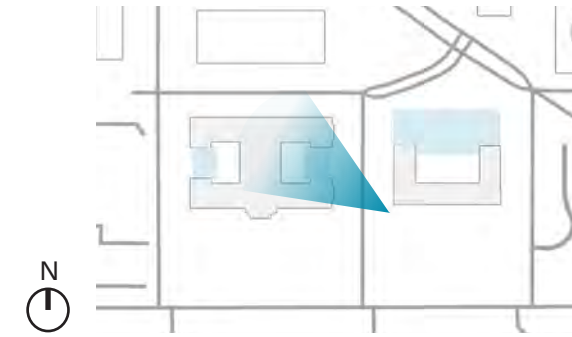


NORTH ELEVATION FROM 18TH TO 23RD STREET



NORTH ELEVATION FROM 21ST TO 19TH STREET

C STREET ELEVATIONS



PERSPECTIVE OF ECCLES ENTRANCE ON 20TH STREET

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ECCLES / FRB-EAST DESIGN | CFA MEETING

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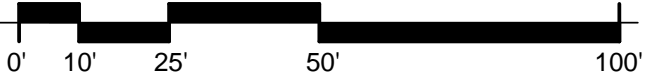
EAST ELEVATION

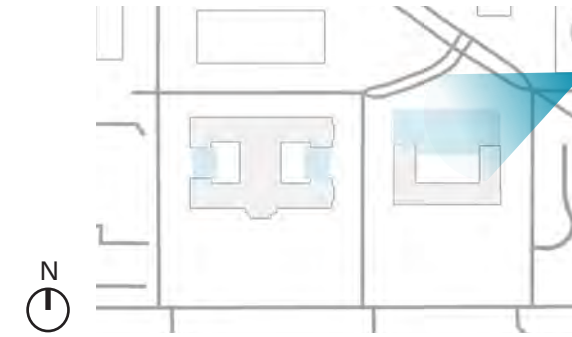


WEST ELEVATION



ECCLES ELEVATIONS



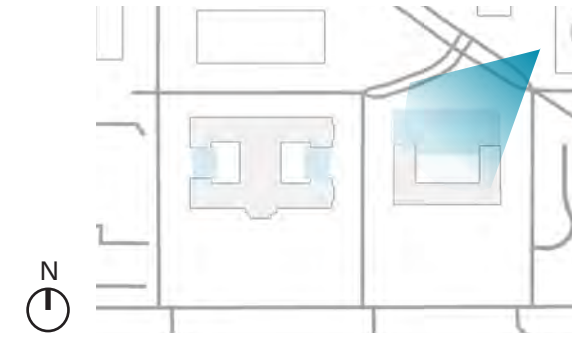


PERSPECTIVE FROM C STREET AND VIRGINIA AVENUE

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ECCLES / FRB-EAST DESIGN | CFA MEETING

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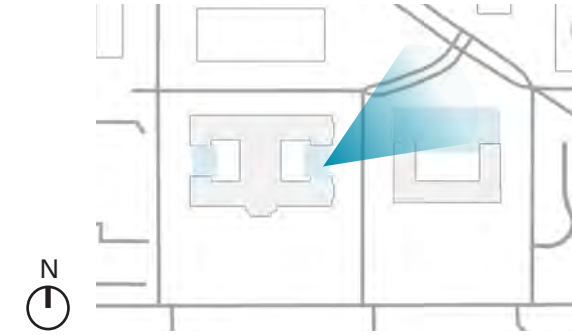


PERSPECTIVE FROM C ST AND 20TH STREET

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PERSPECTIVE FROM 20TH STREET

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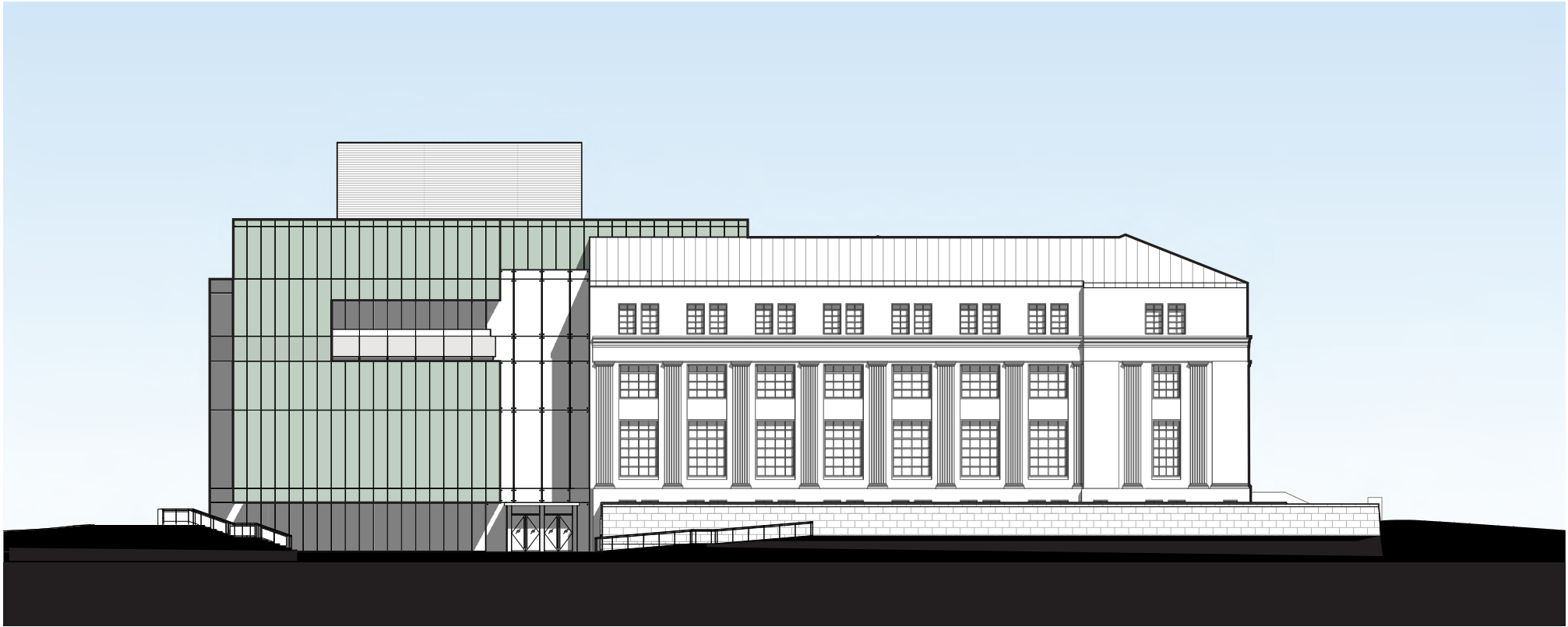
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EAST ELEVATION



WEST ELEVATION



FRB-EAST ELEVATIONS

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ECCLES / FRB-EAST DESIGN | CFA MEETING

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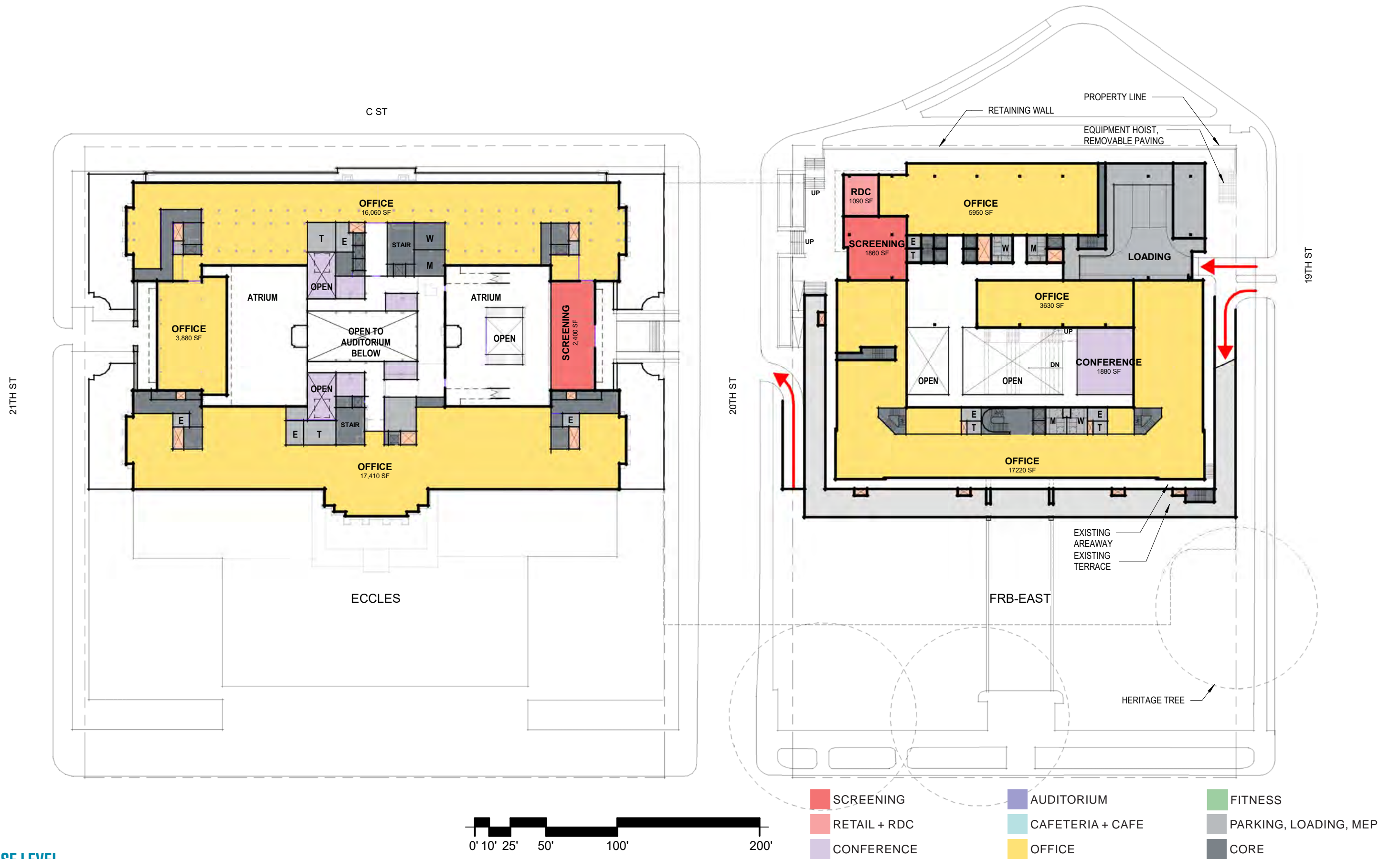
FLOOR PLANS

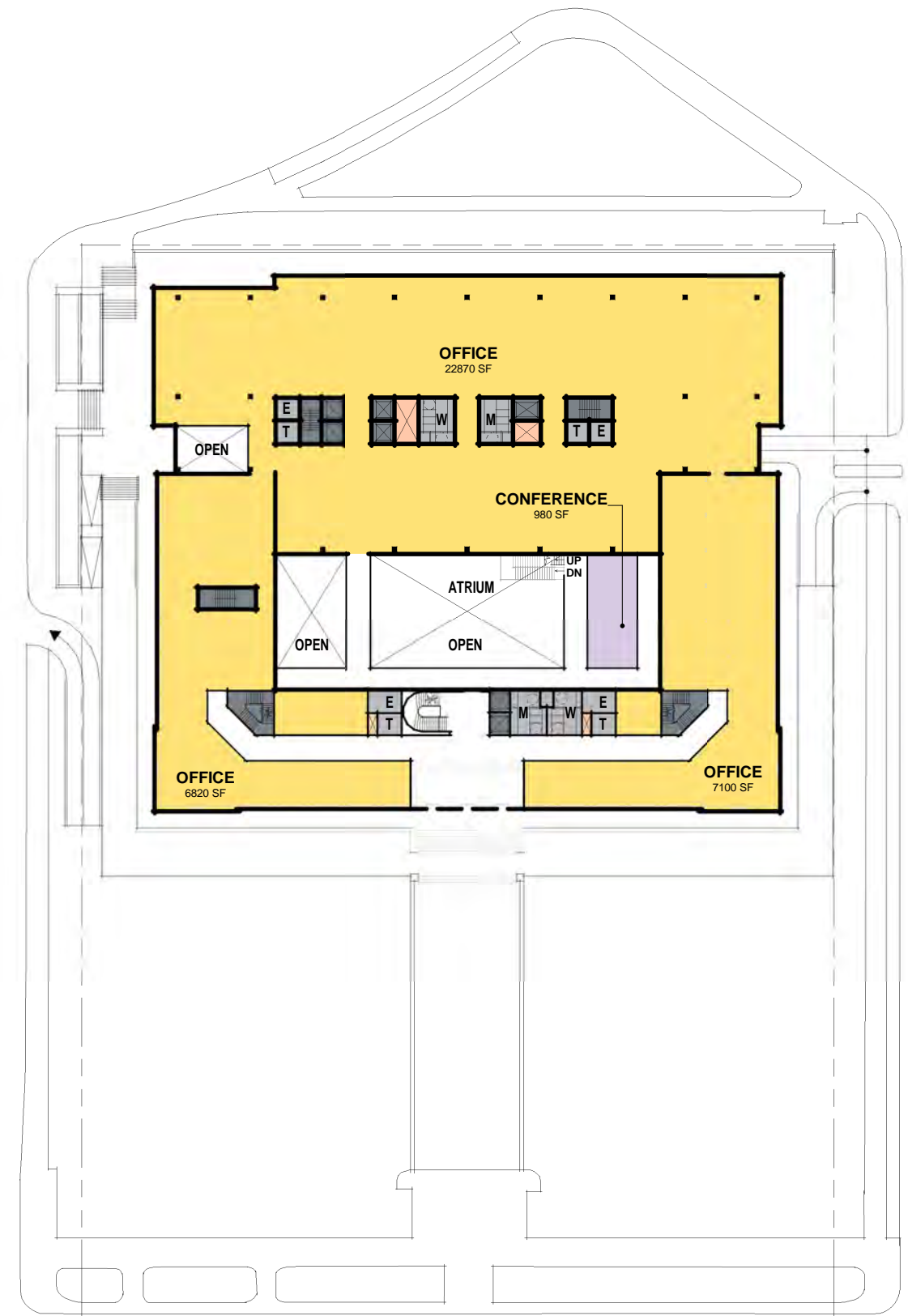
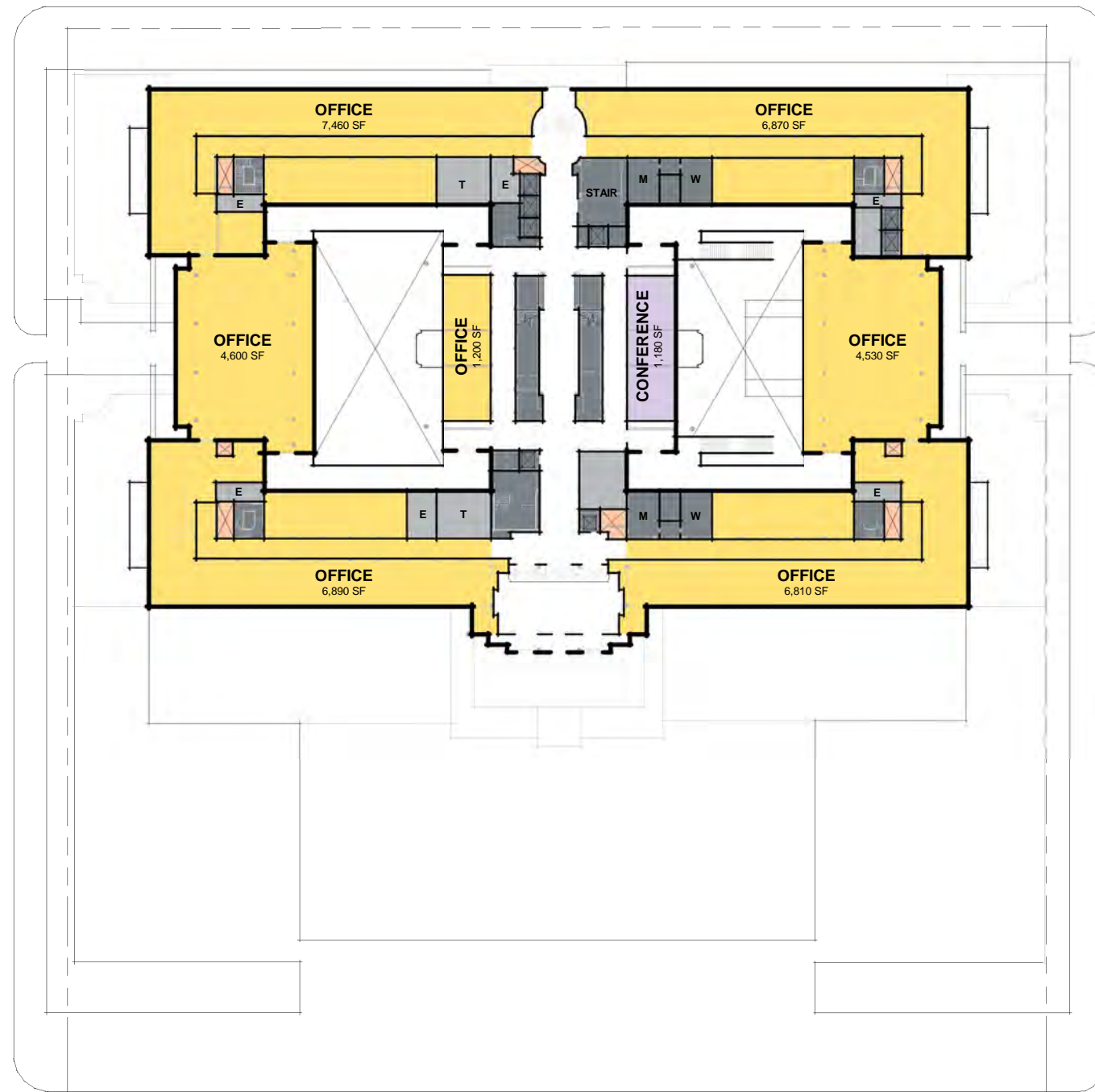
CONCOURSE LEVEL

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ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM





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

LEVEL I

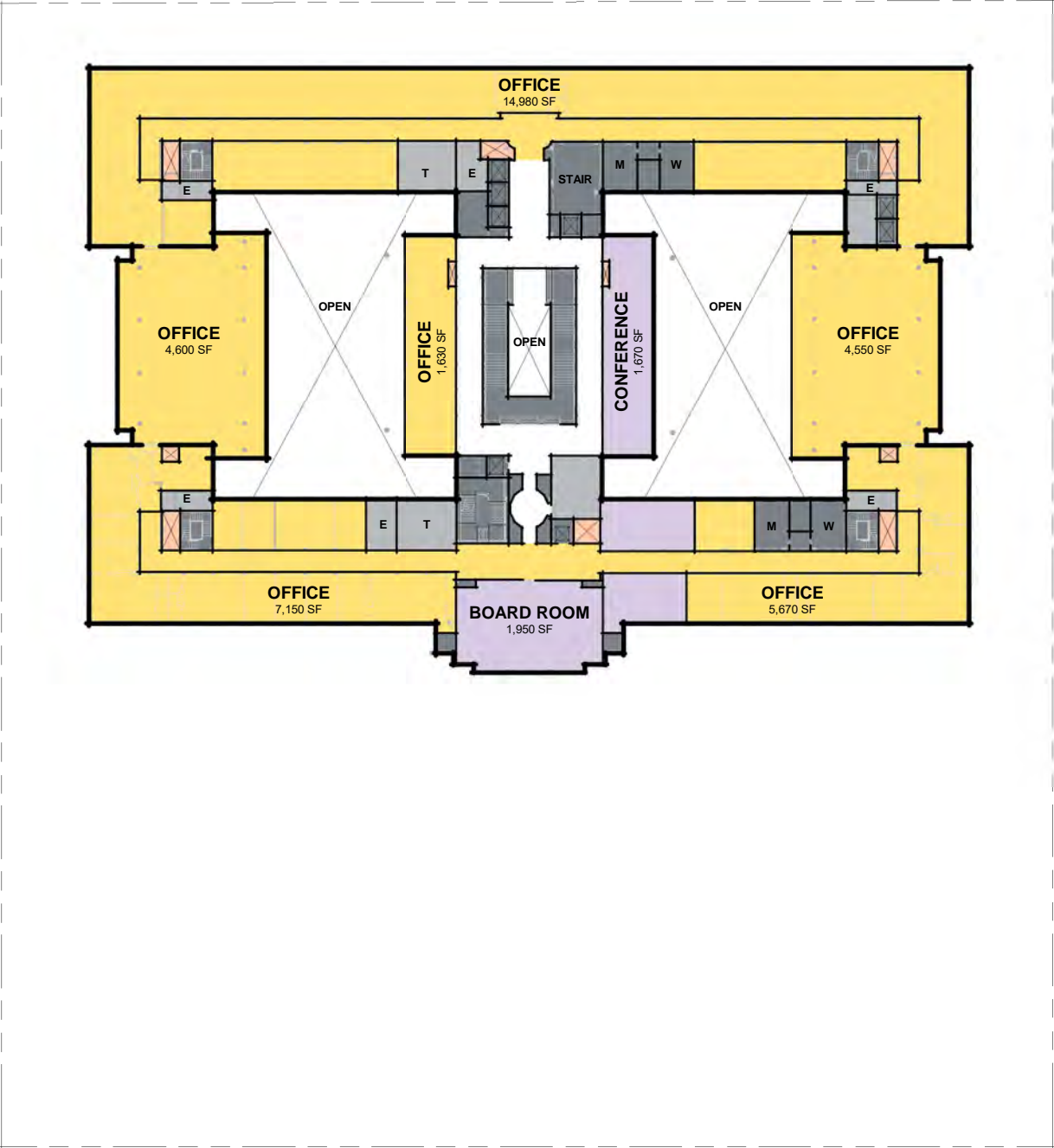
JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

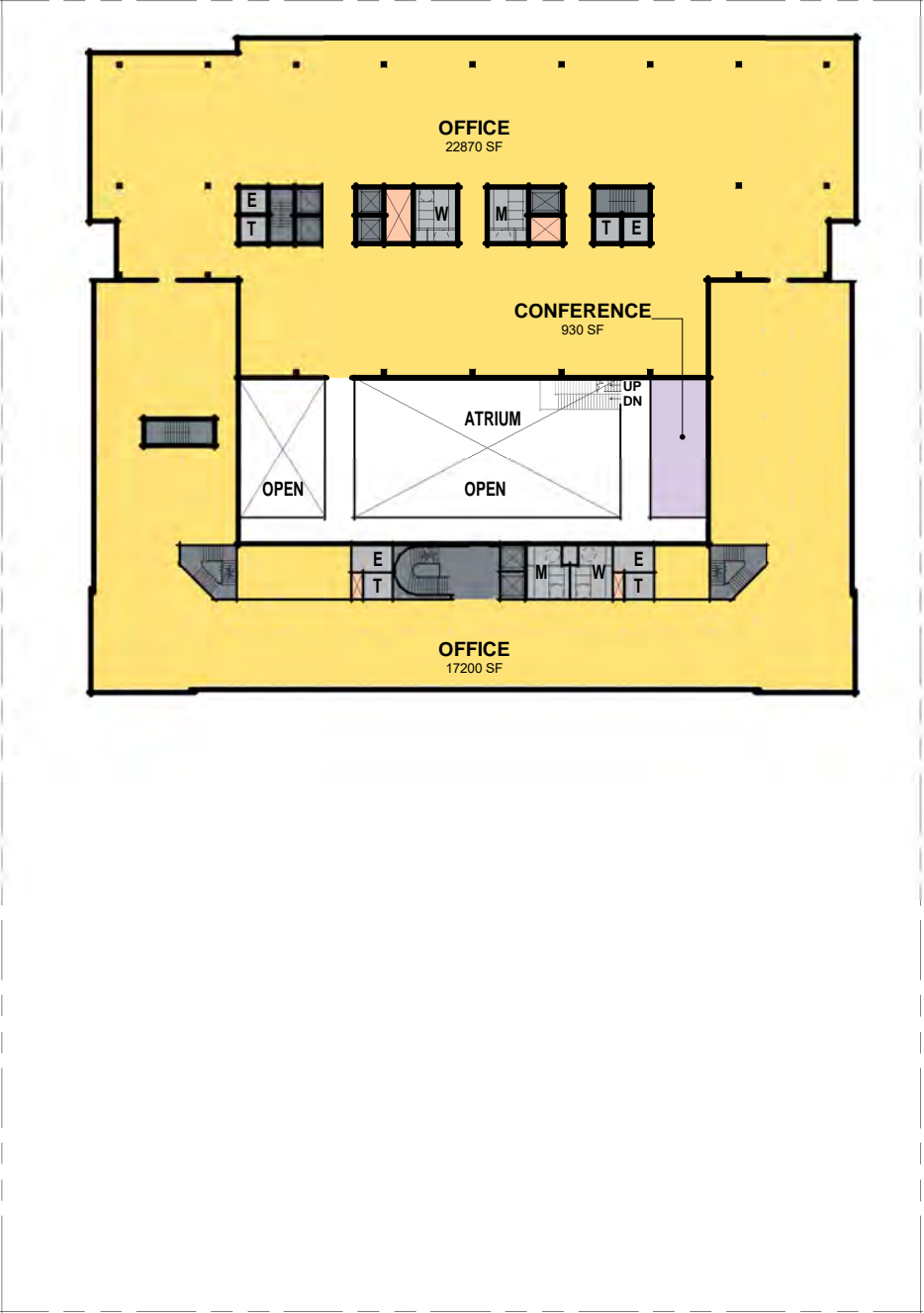
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LEVEL 2

JANUARY 16, 2020

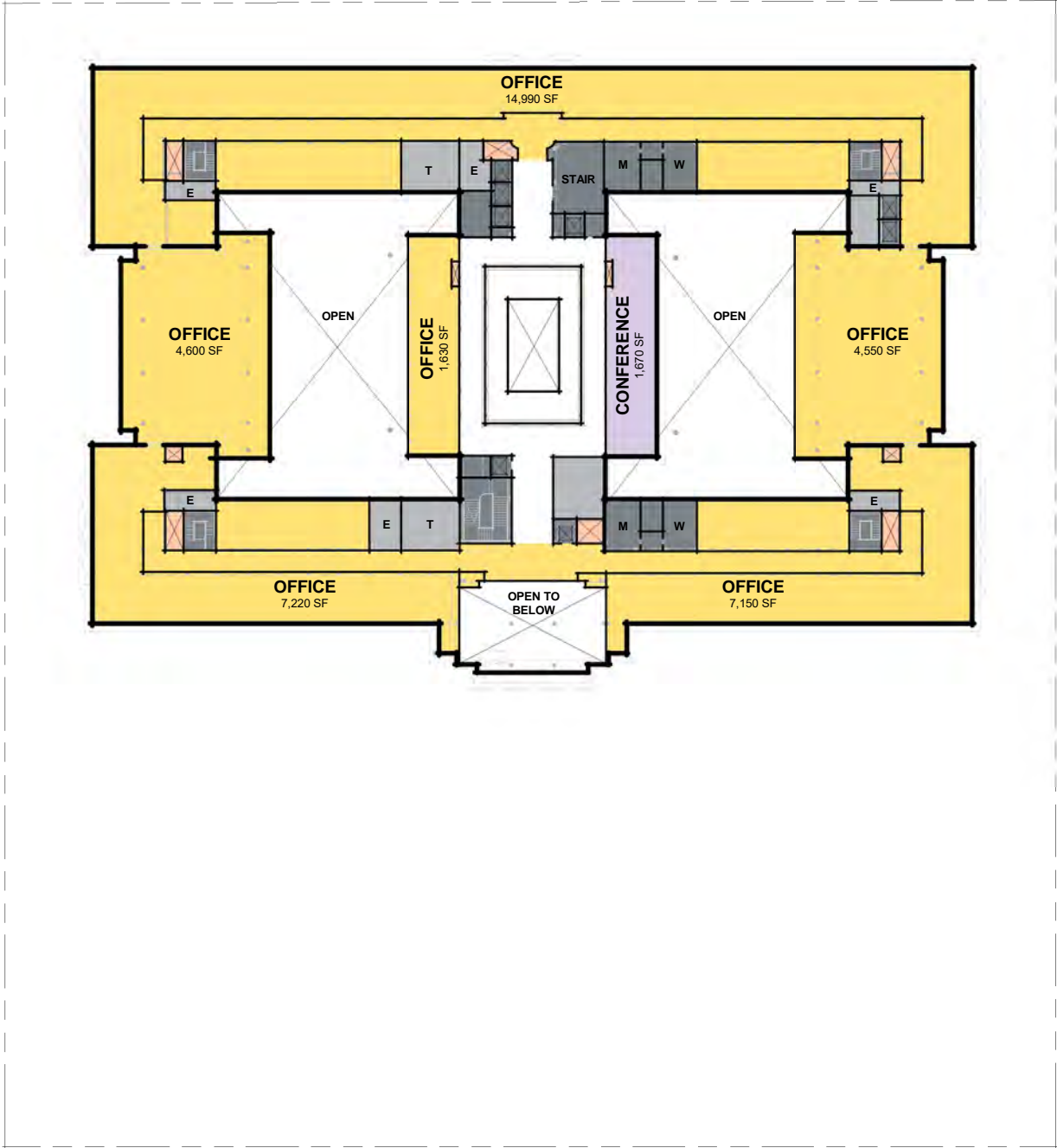


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|--------------|------------------|-----------------------|
| SCREENING | AUDITORIUM | FITNESS |
| RETAIL + RDC | CAFETERIA + CAFE | PARKING, LOADING, MEP |
| CONFERENCE | OFFICE | CORE |

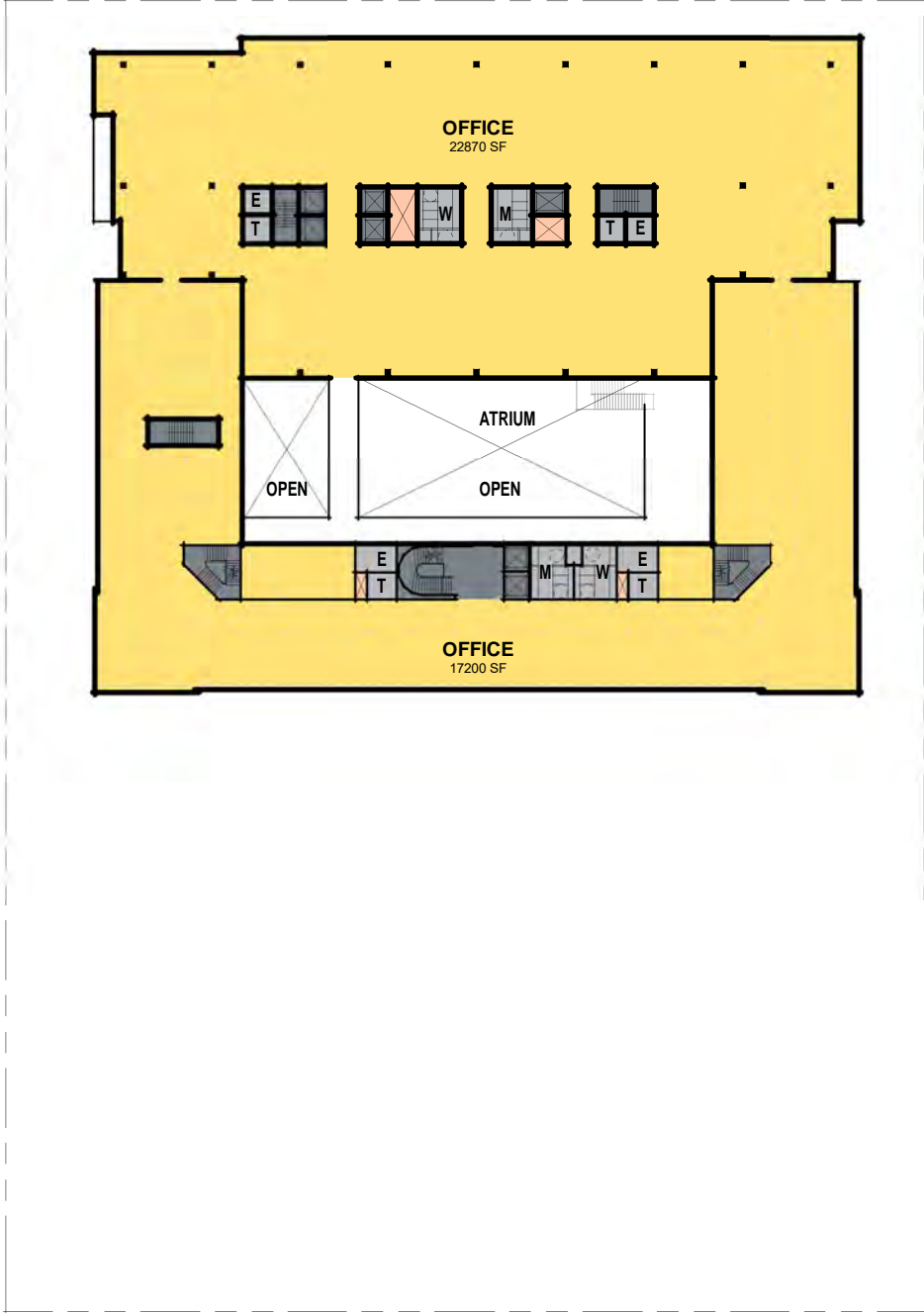


LEVEL 3

JANUARY 16, 2020



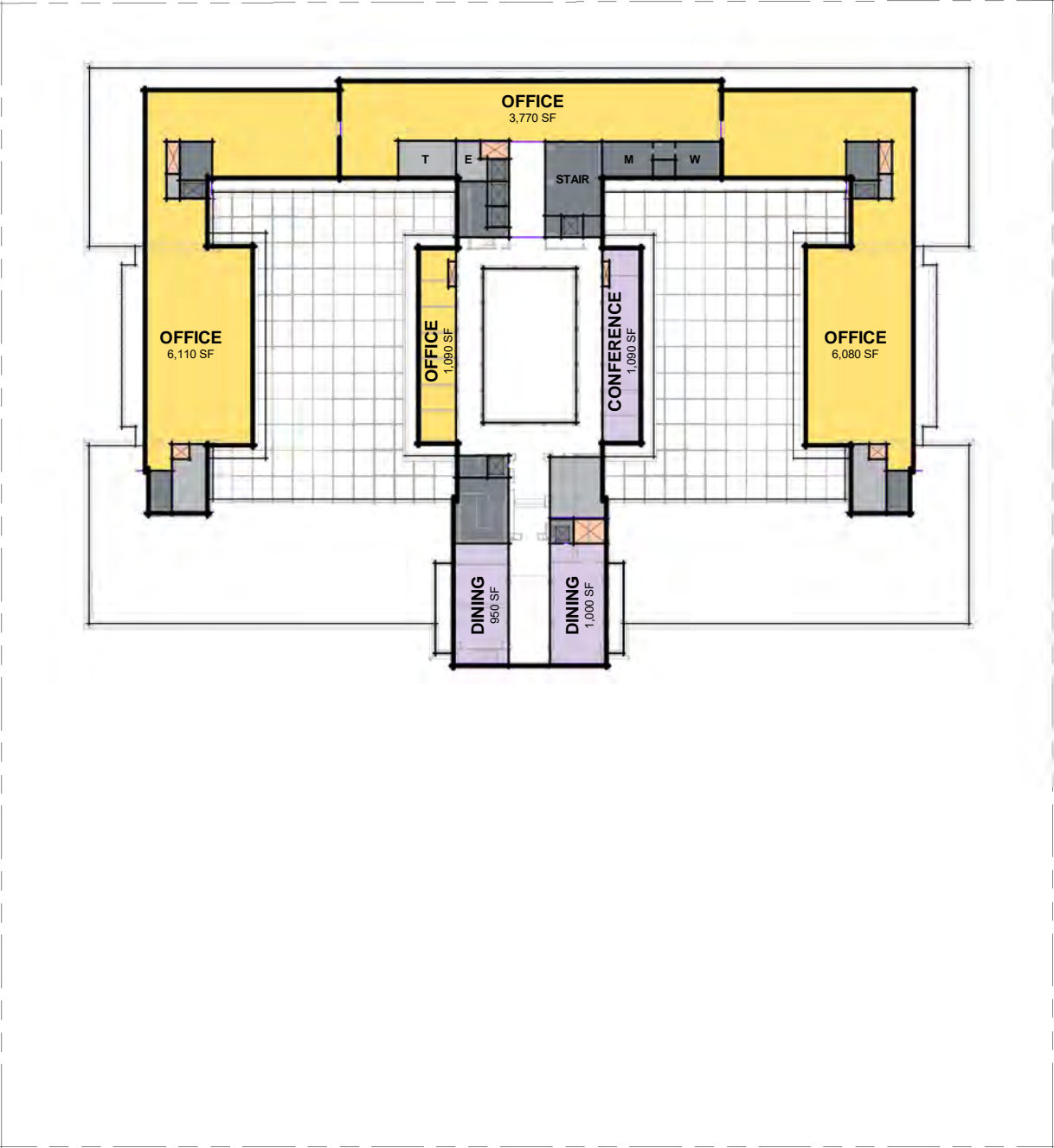
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| SCREENING | AUDITORIUM | FITNESS |
| RETAIL + RDC | CAFETERIA + CAFE | PARKING, LOADING, MEP |
| CONFERENCE | OFFICE | CORE |



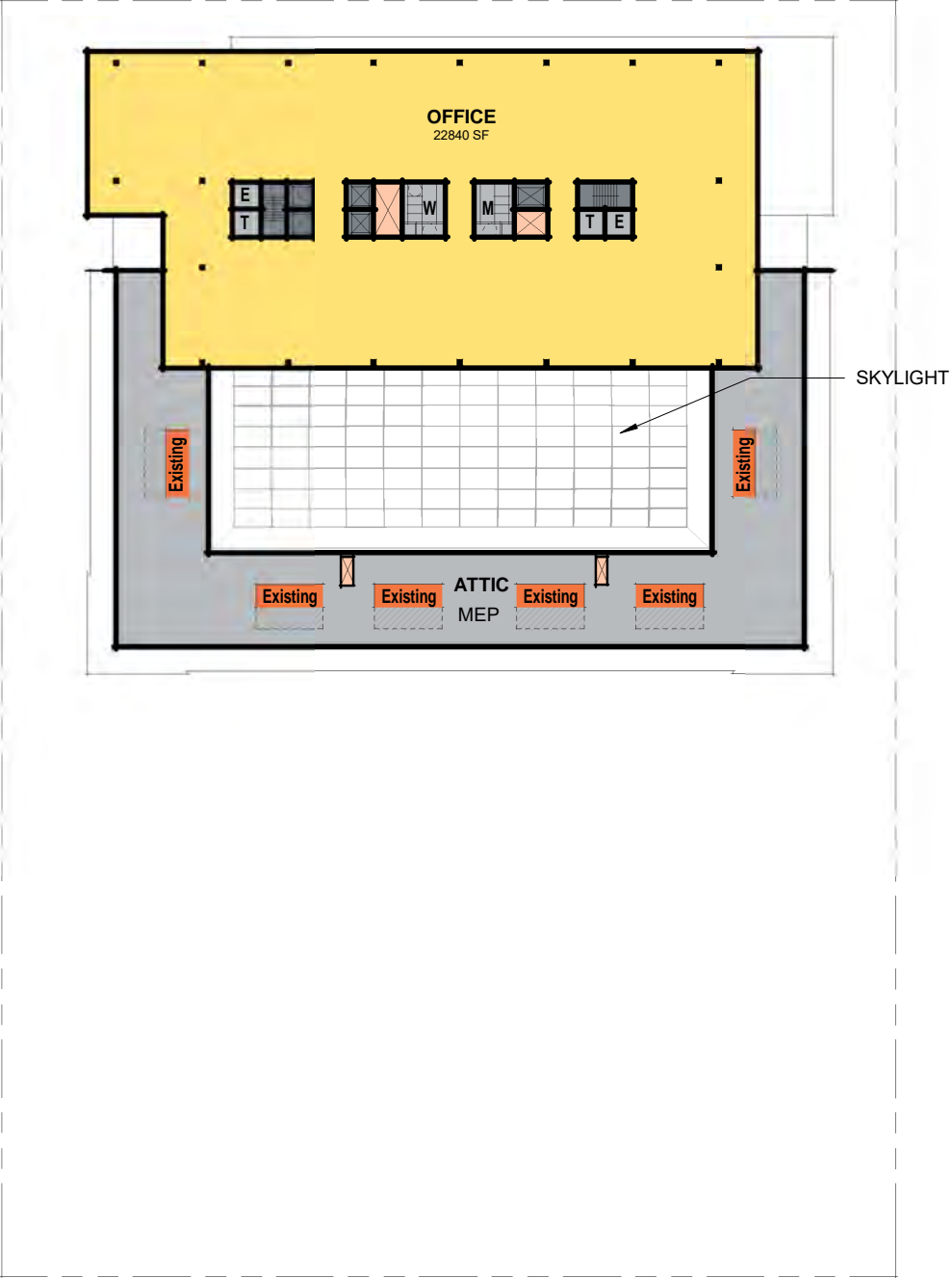
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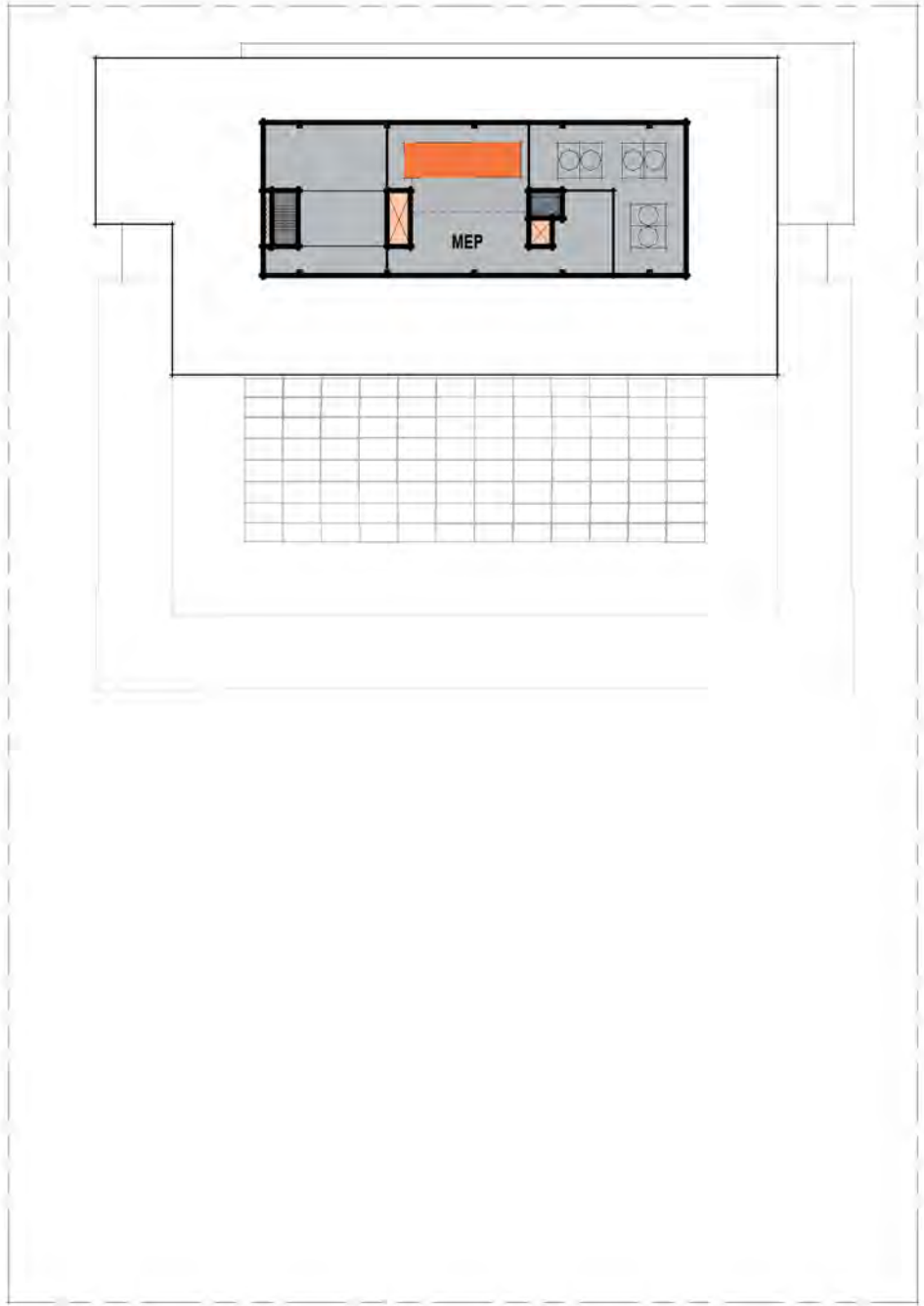
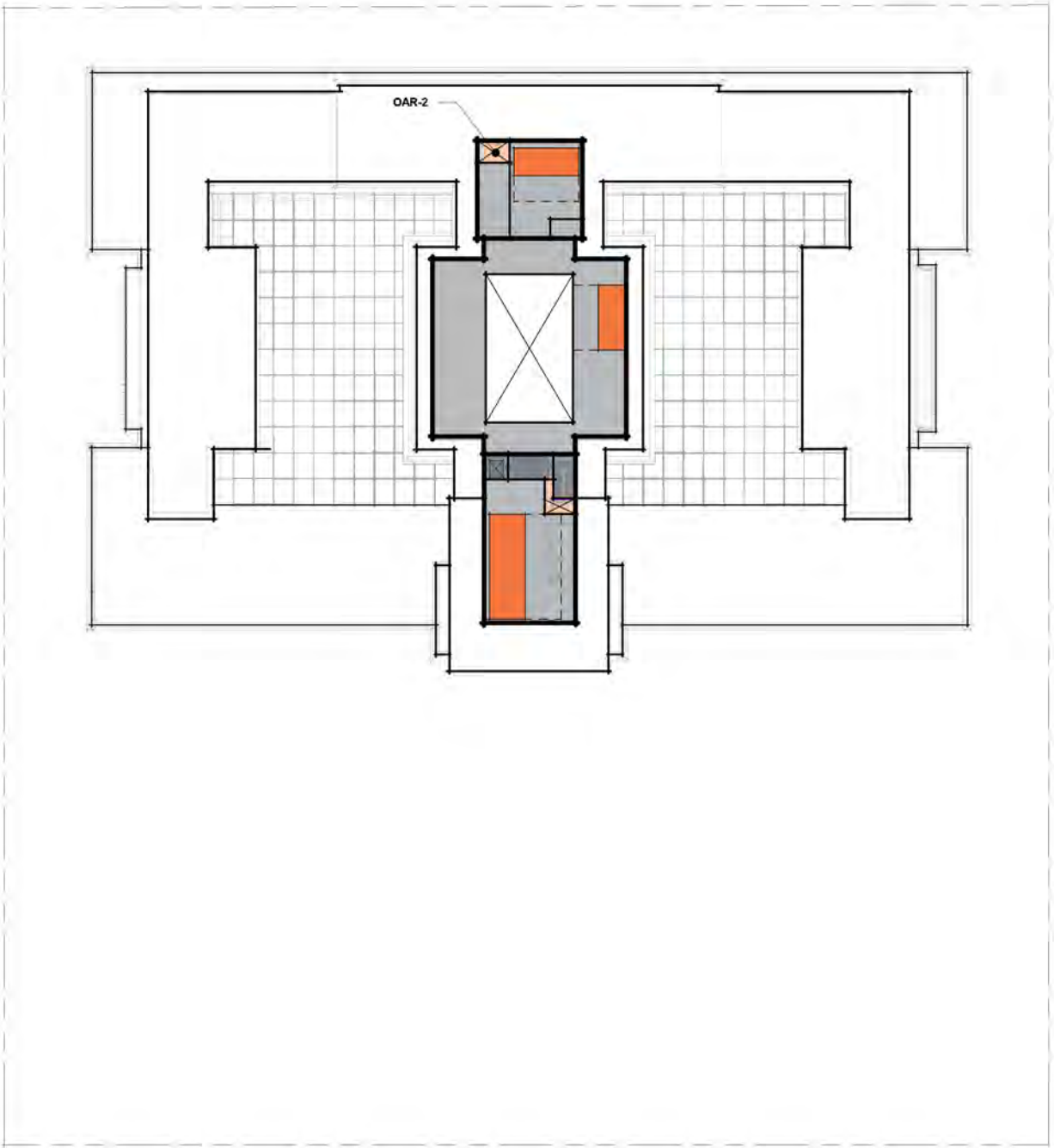
LEVEL 4

JANUARY 16, 2020



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

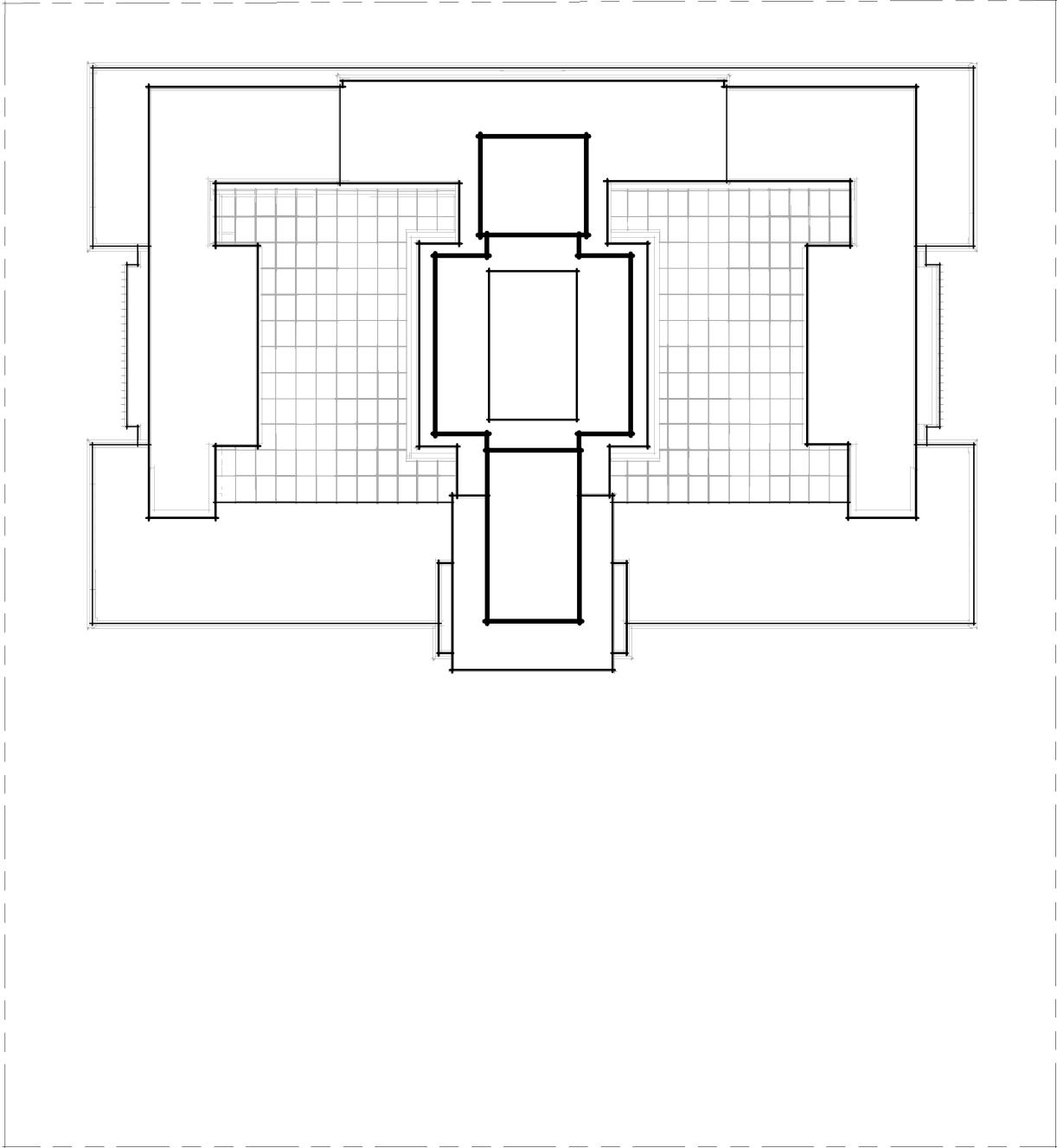




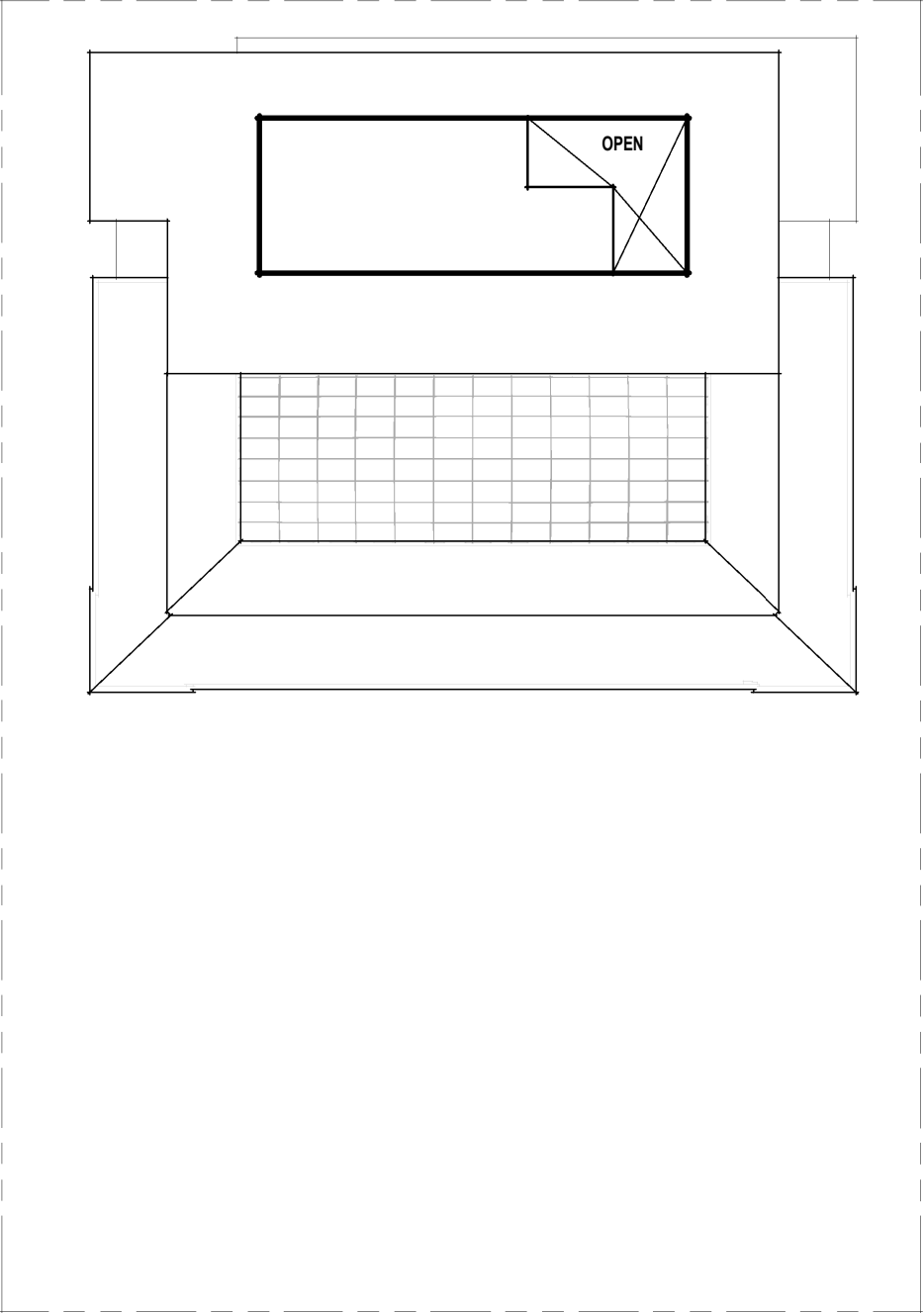
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|--|--|---|
| SCREENING | AUDITORIUM | FITNESS |
| RETAIL + RDC | CAFETERIA + CAFE | PARKING, LOADING, MEP |
| CONFERENCE | OFFICE | CORE |

ROOF PLAN

JANUARY 16, 2020



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





CONCOURSE LEVEL 2 - PARKING LEVEL I

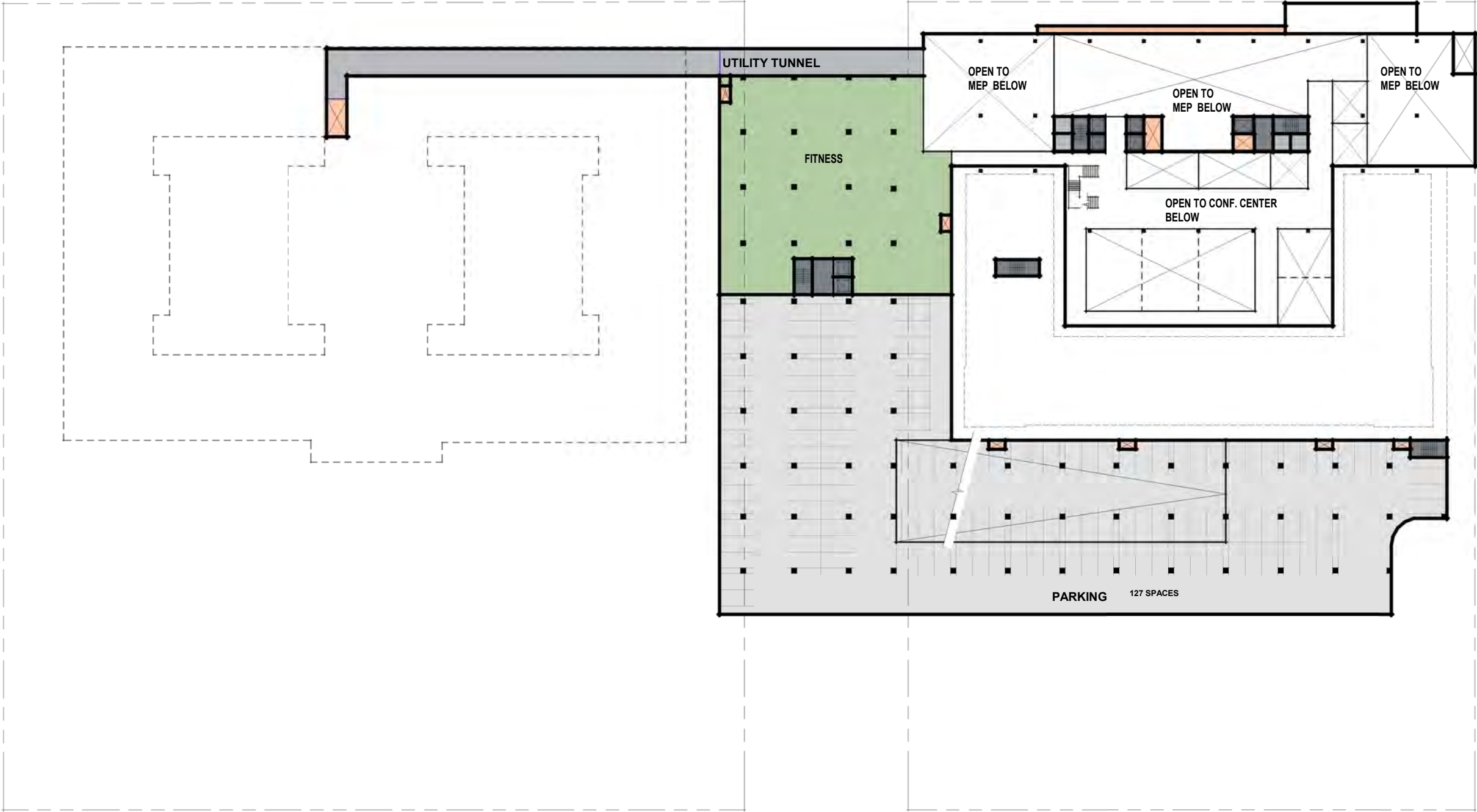
JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM

PARKING LEVEL 2

JANUARY 16, 2020



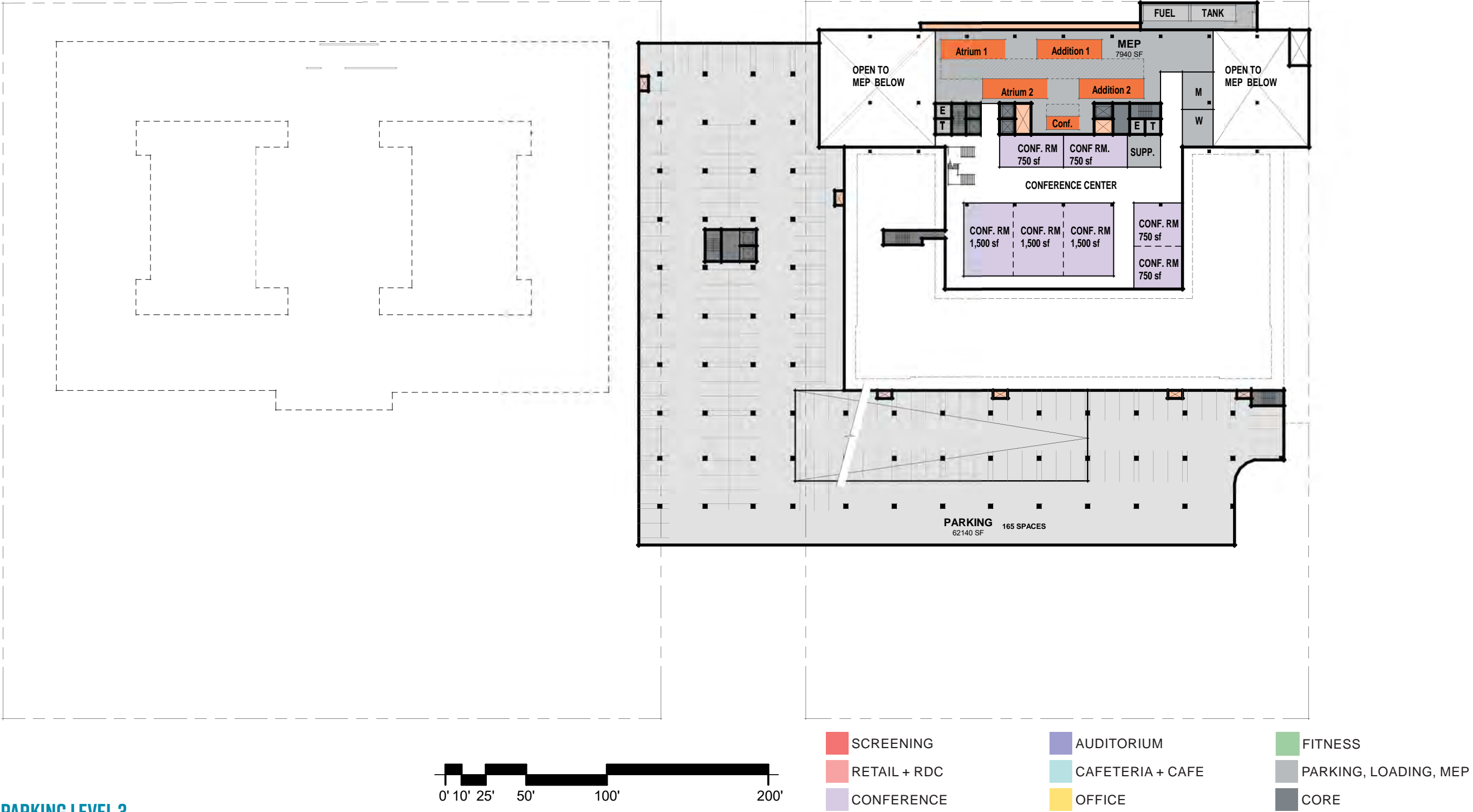
- | | | |
|--------------|------------------|-----------------------|
| SCREENING | AUDITORIUM | FITNESS |
| RETAIL + RDC | CAFETERIA + CAFE | PARKING, LOADING, MEP |
| CONFERENCE | OFFICE | CORE |

CONCOURSE LEVEL 3 - PARKING LEVEL 3

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM

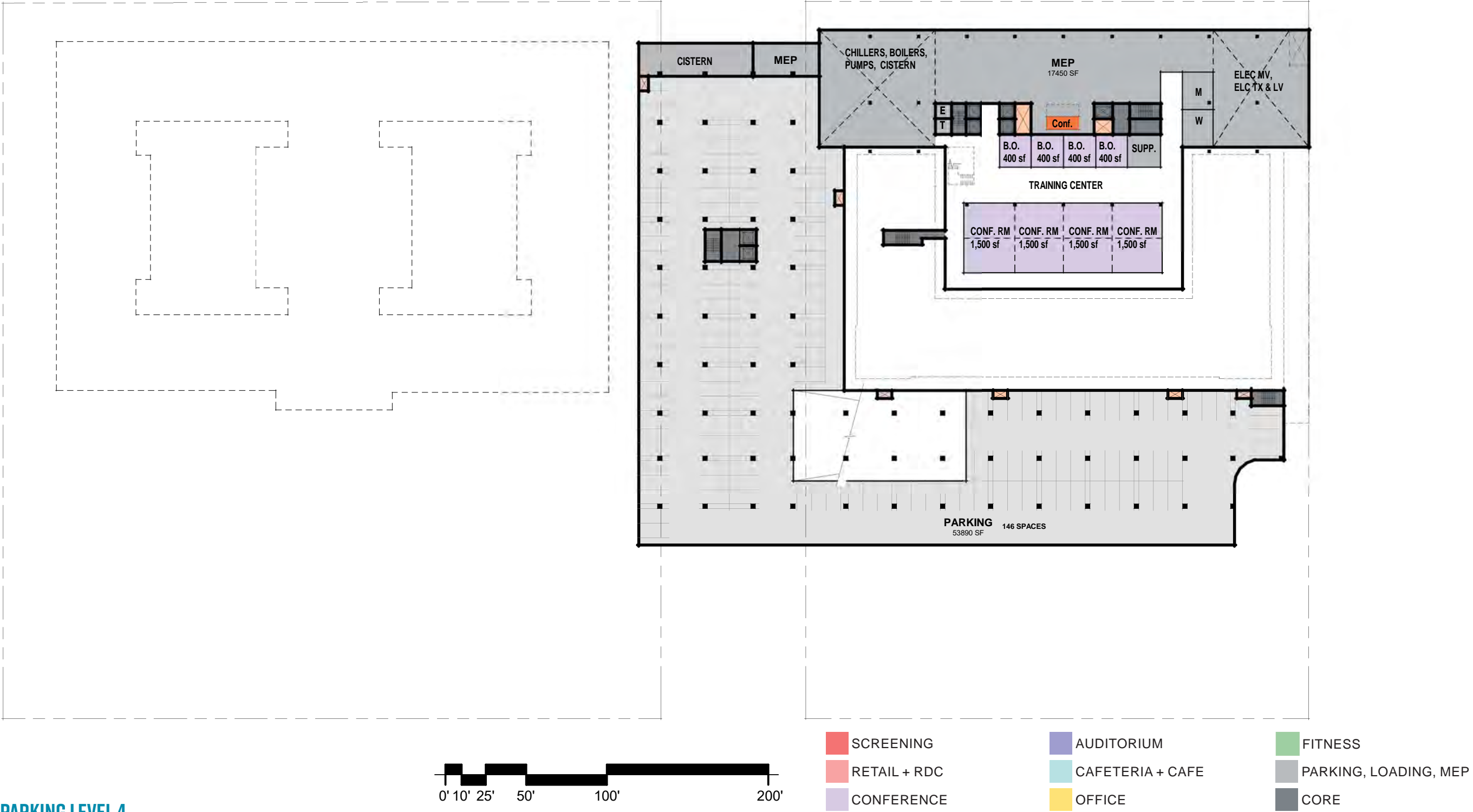


CONCOURSE LEVEL 4 - PARKING LEVEL 4

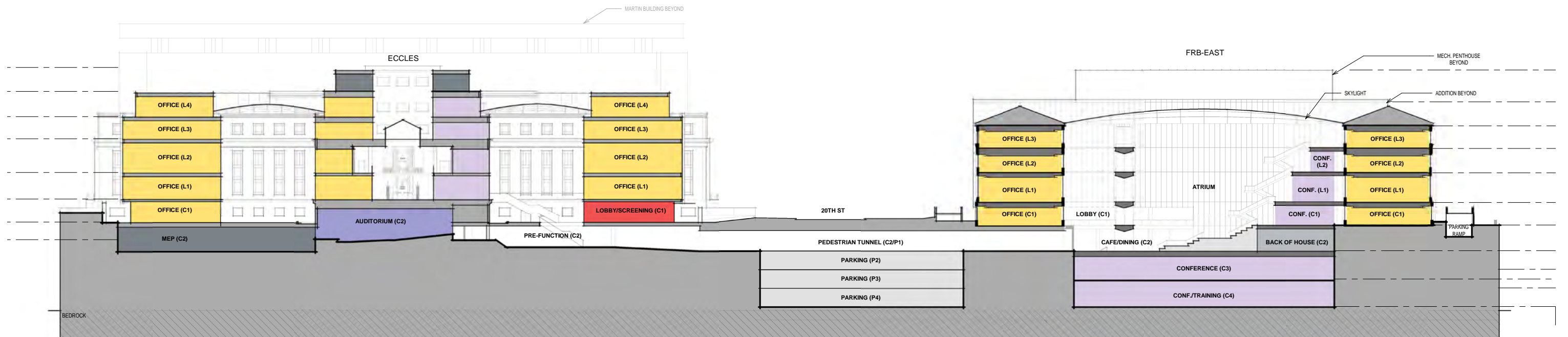
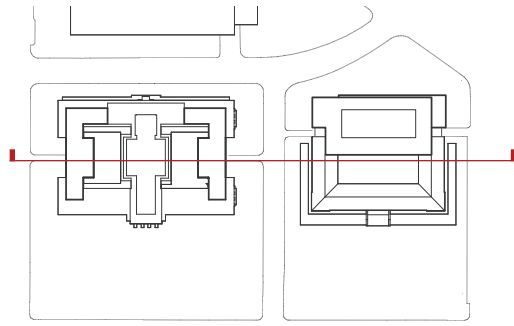
JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM



SECTIONS

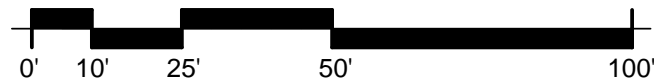
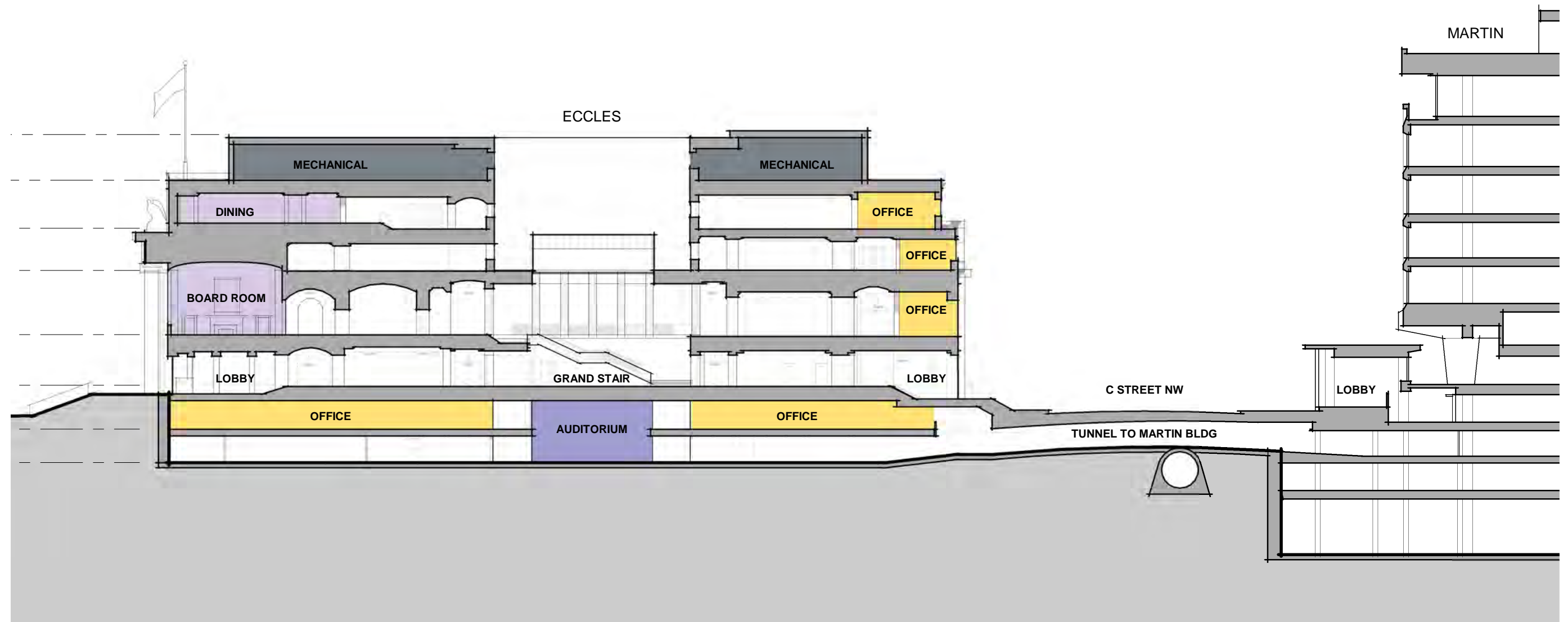
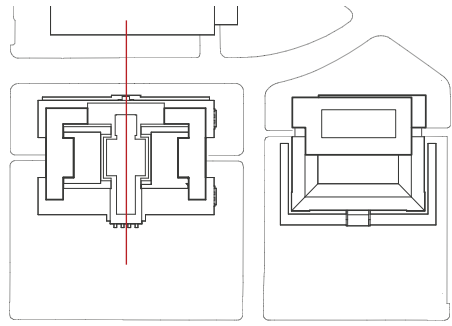


LONGITUDINAL SECTION

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM



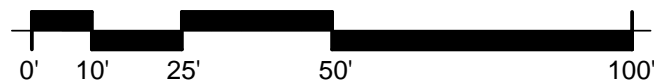
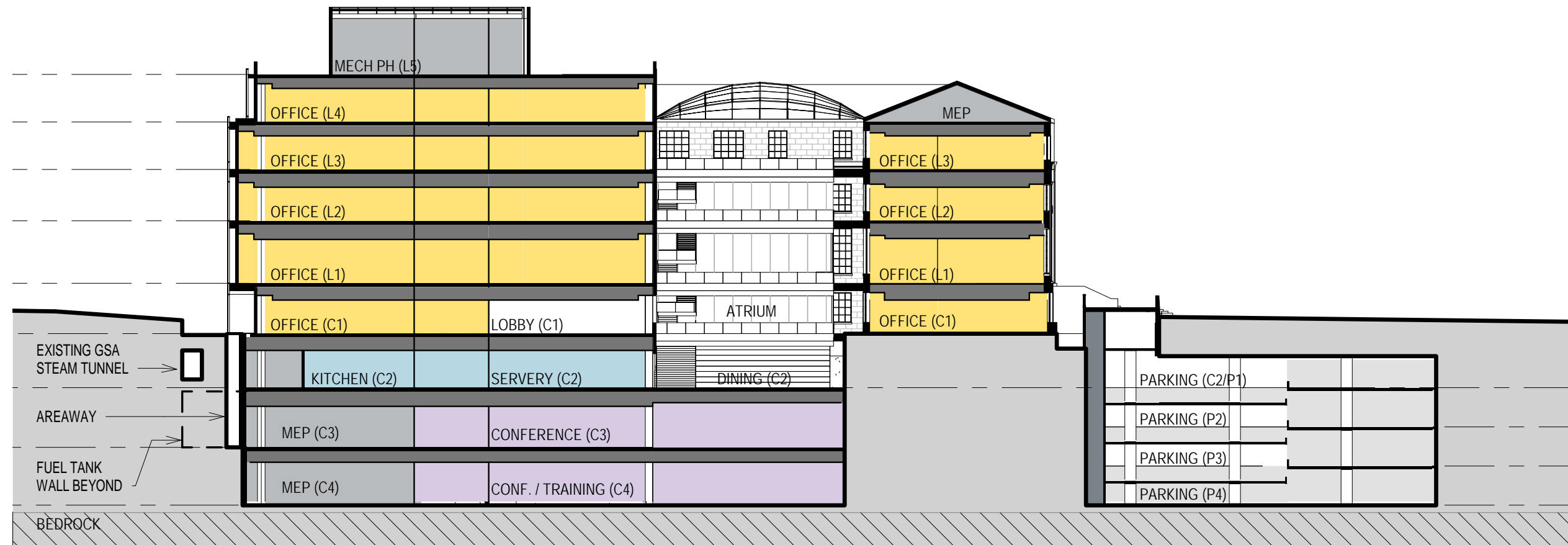
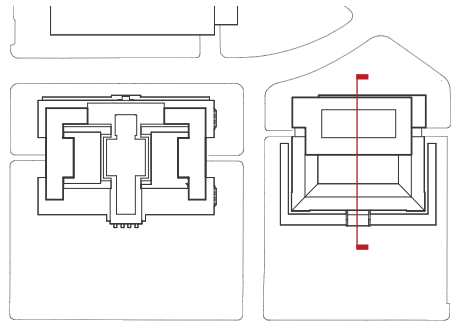
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|--|--|---|
| SCREENING | AUDITORIUM | FITNESS |
| RETAIL + RDC | CAFETERIA + CAFE | PARKING, LOADING, MEP |
| CONFERENCE | OFFICE | CORE |

ECCLES SECTION

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM



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

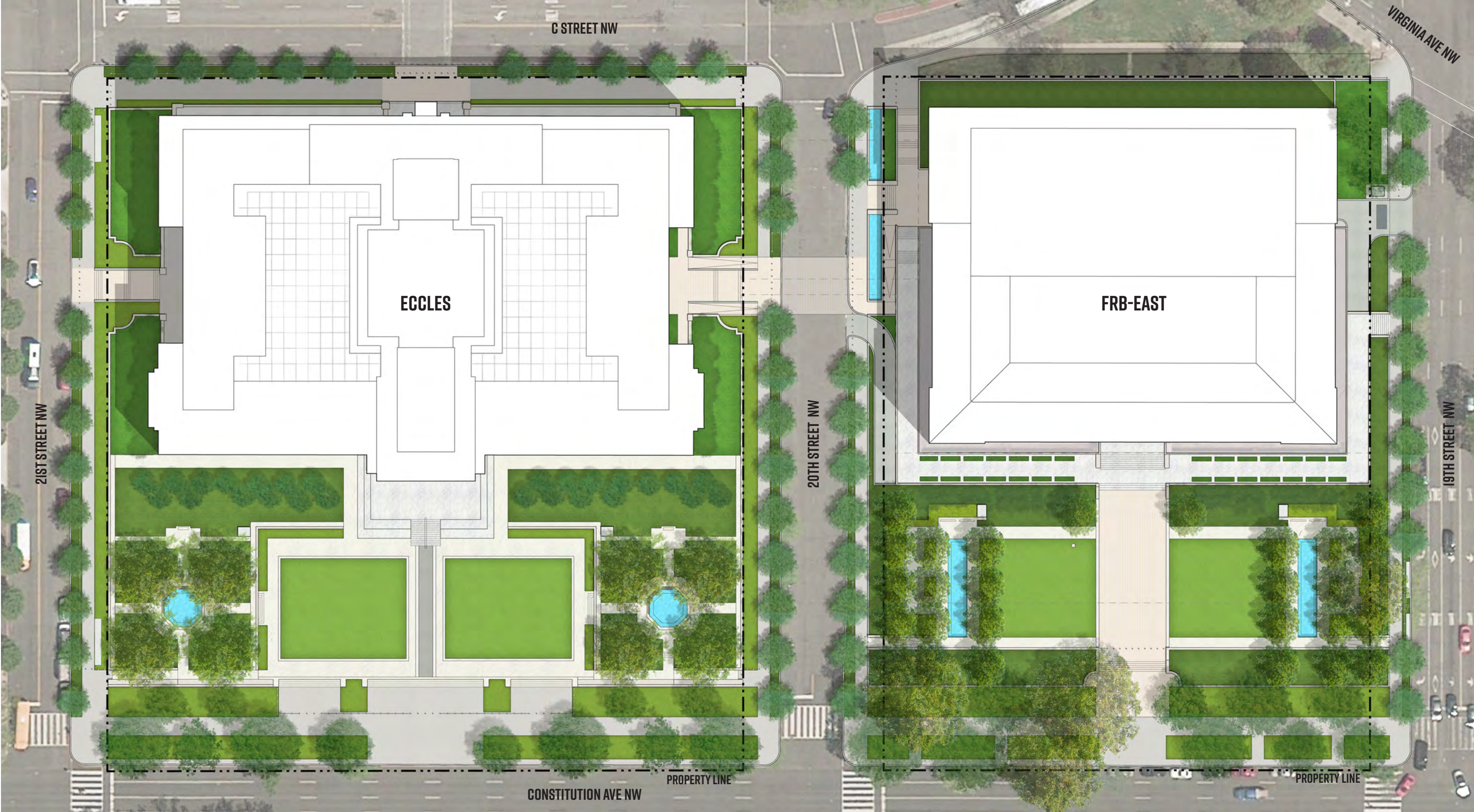
FRB-EAST SECTION

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM

LANDSCAPE DESIGN



LANDSCAPE CONCEPT

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM

- Bollard:

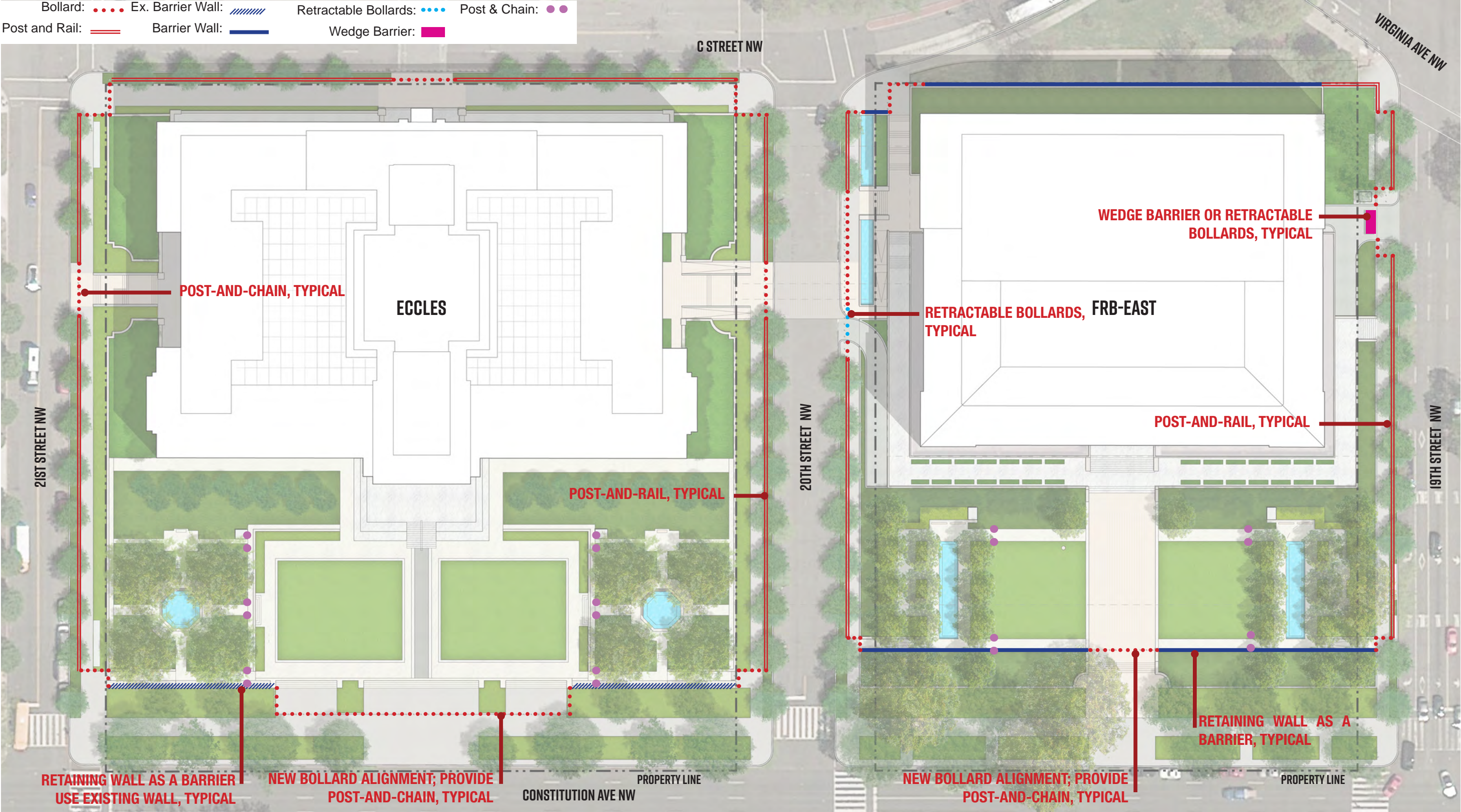
Ex. Barrier Wall: ////

Retractable Bollards:

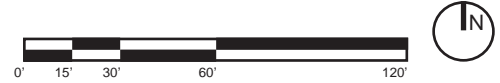
Post & Chain: ●●
- Post and Rail: =====

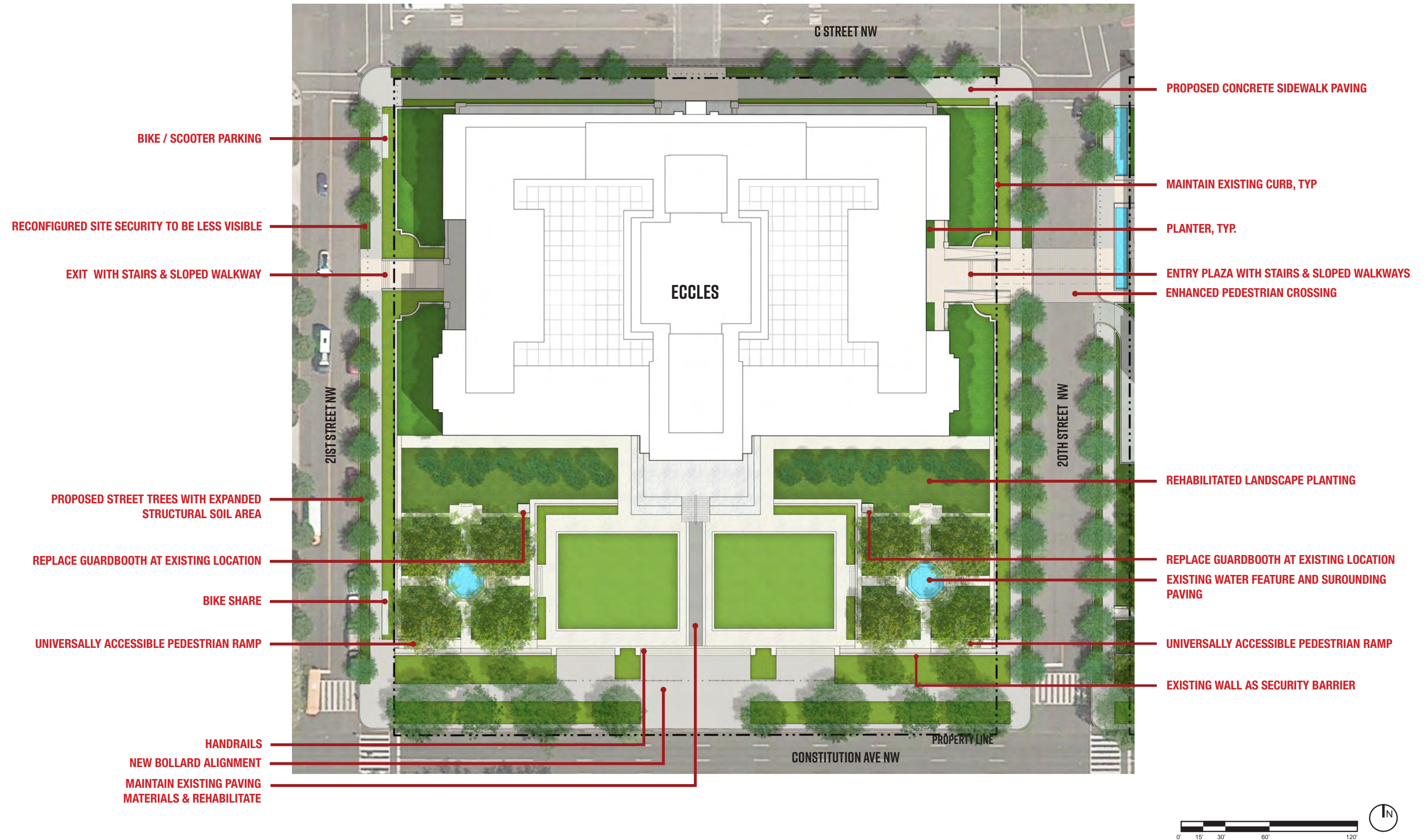
Barrier Wall: =====

Wedge Barrier: ■



SITE SECURITY DIAGRAM



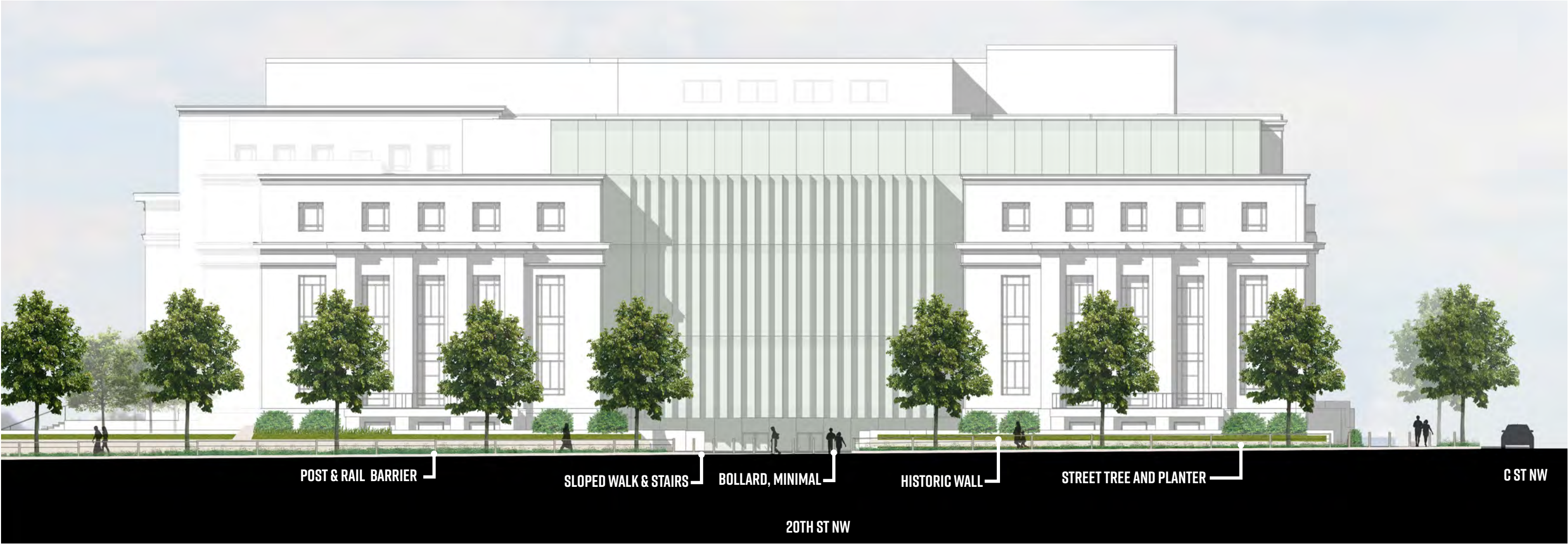
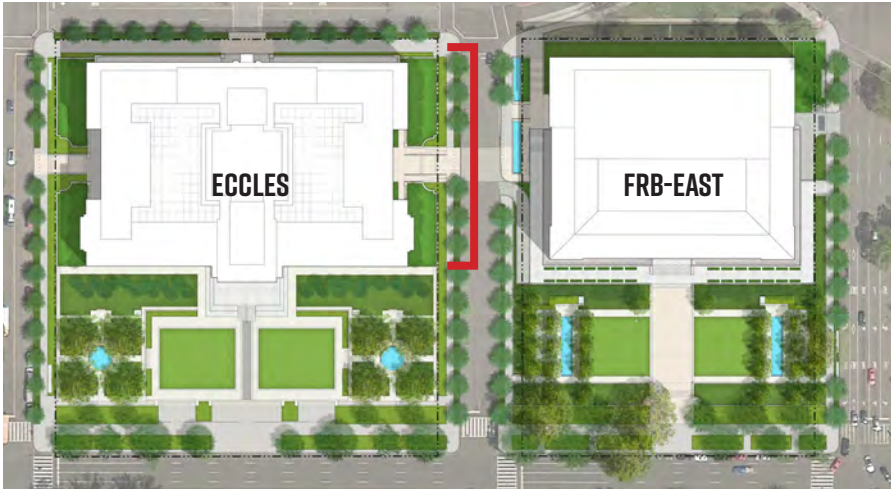


ECCLES LANDSCAPE CONCEPT

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM



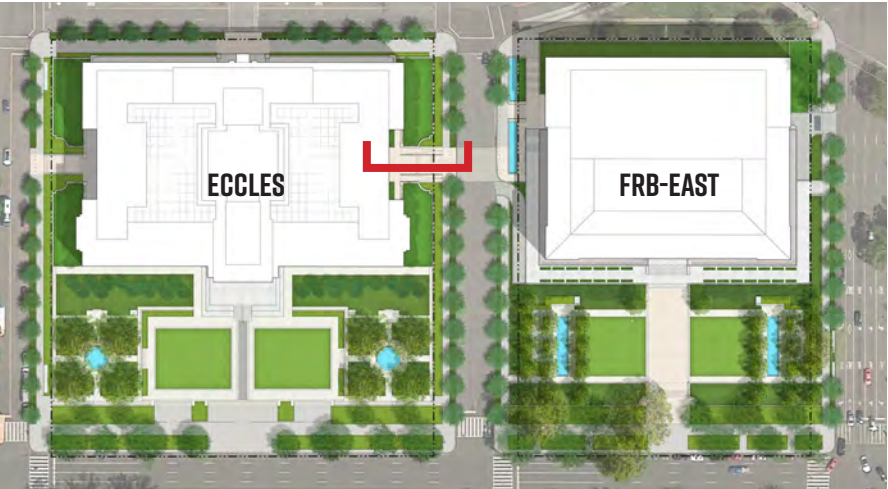
ECCLES ENTRY ELEVATION

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING



FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM

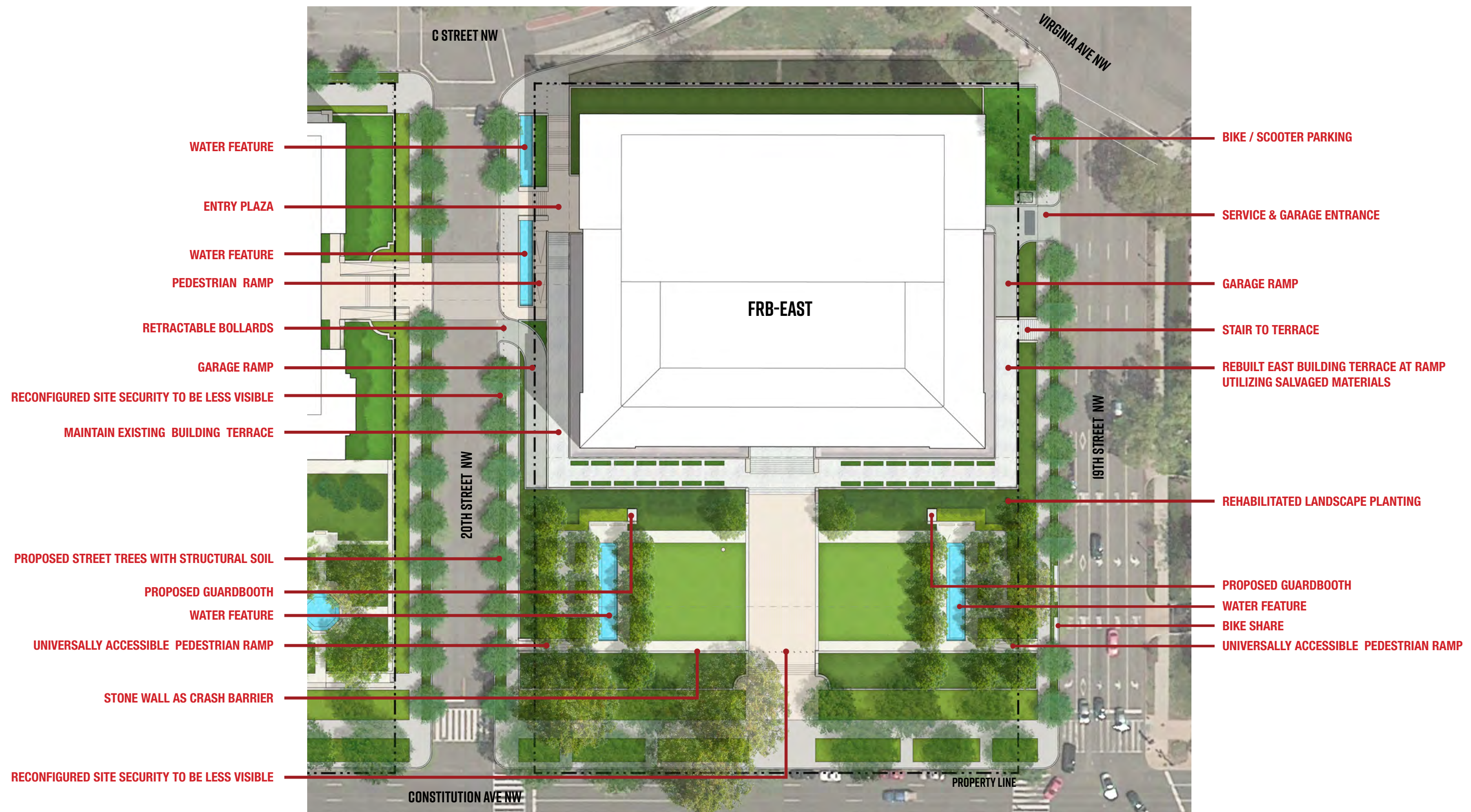


ECCLES MAIN ENTRANCE SECTION

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

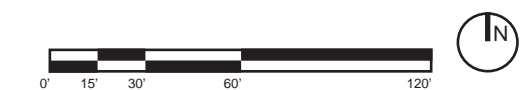




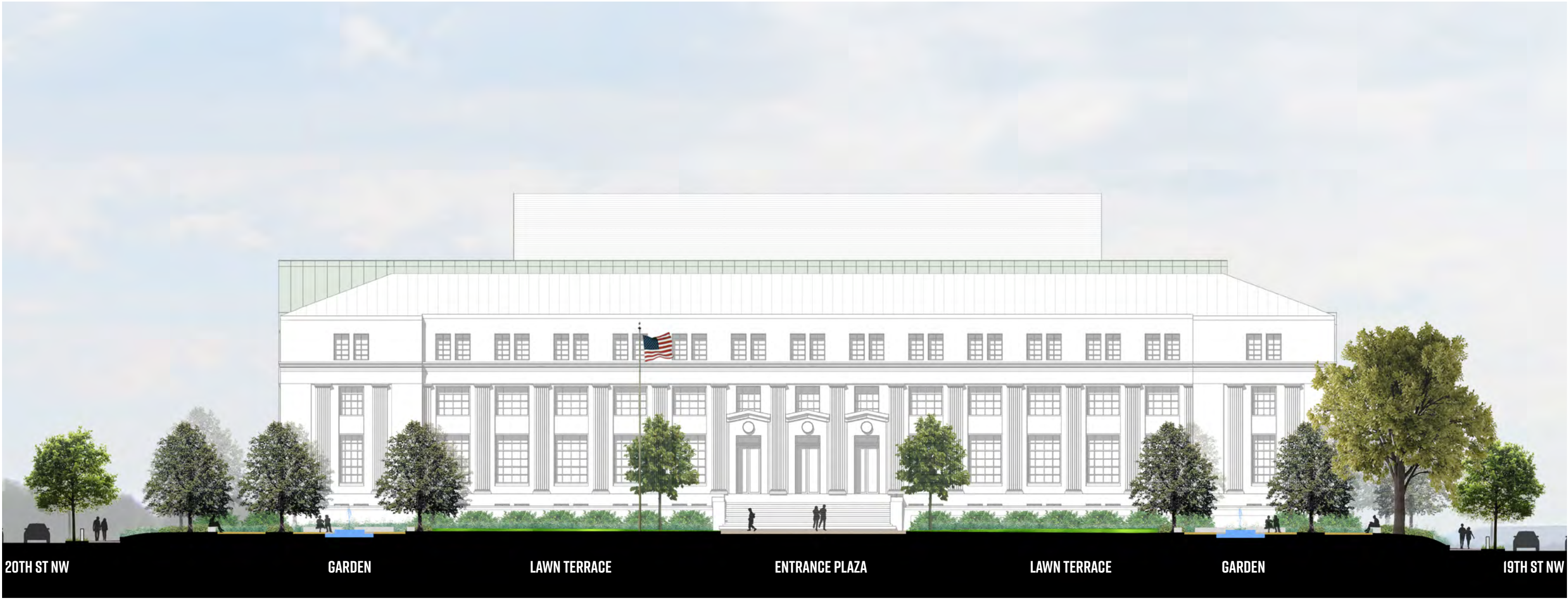
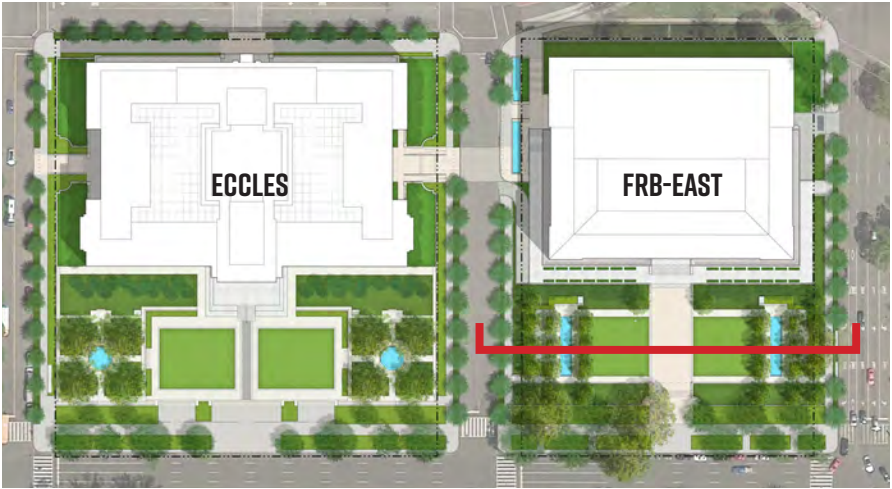
FRB-EAST LANDSCAPE CONCEPT

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING



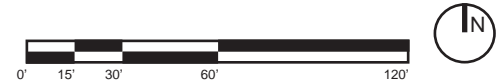
FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM



FRB-EAST SOUTH ELEVATION

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ECCLES / FRB-EAST DESIGN | CFA MEETING



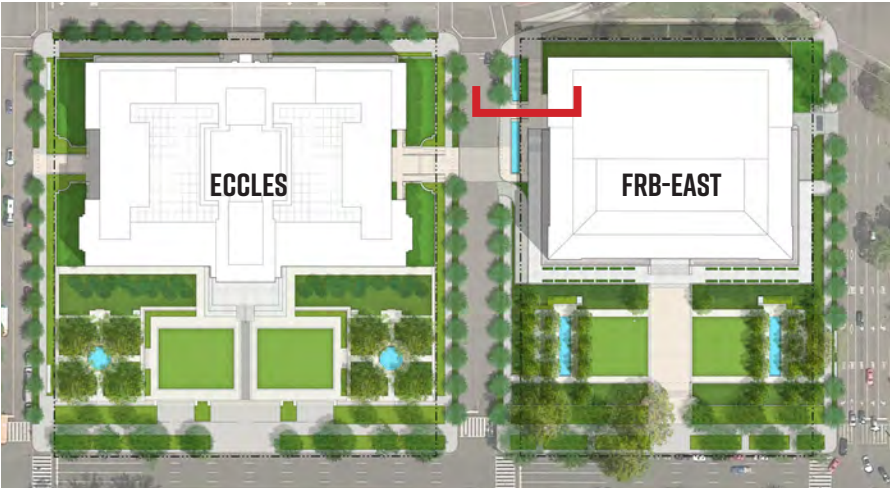
FORTUS | BOARD OF GOVERNORS - THE FEDERAL RESERVE SYSTEM

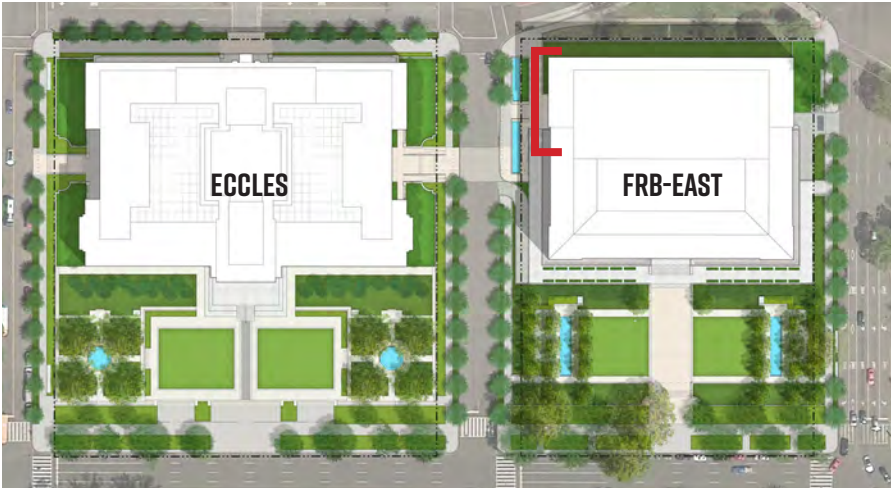
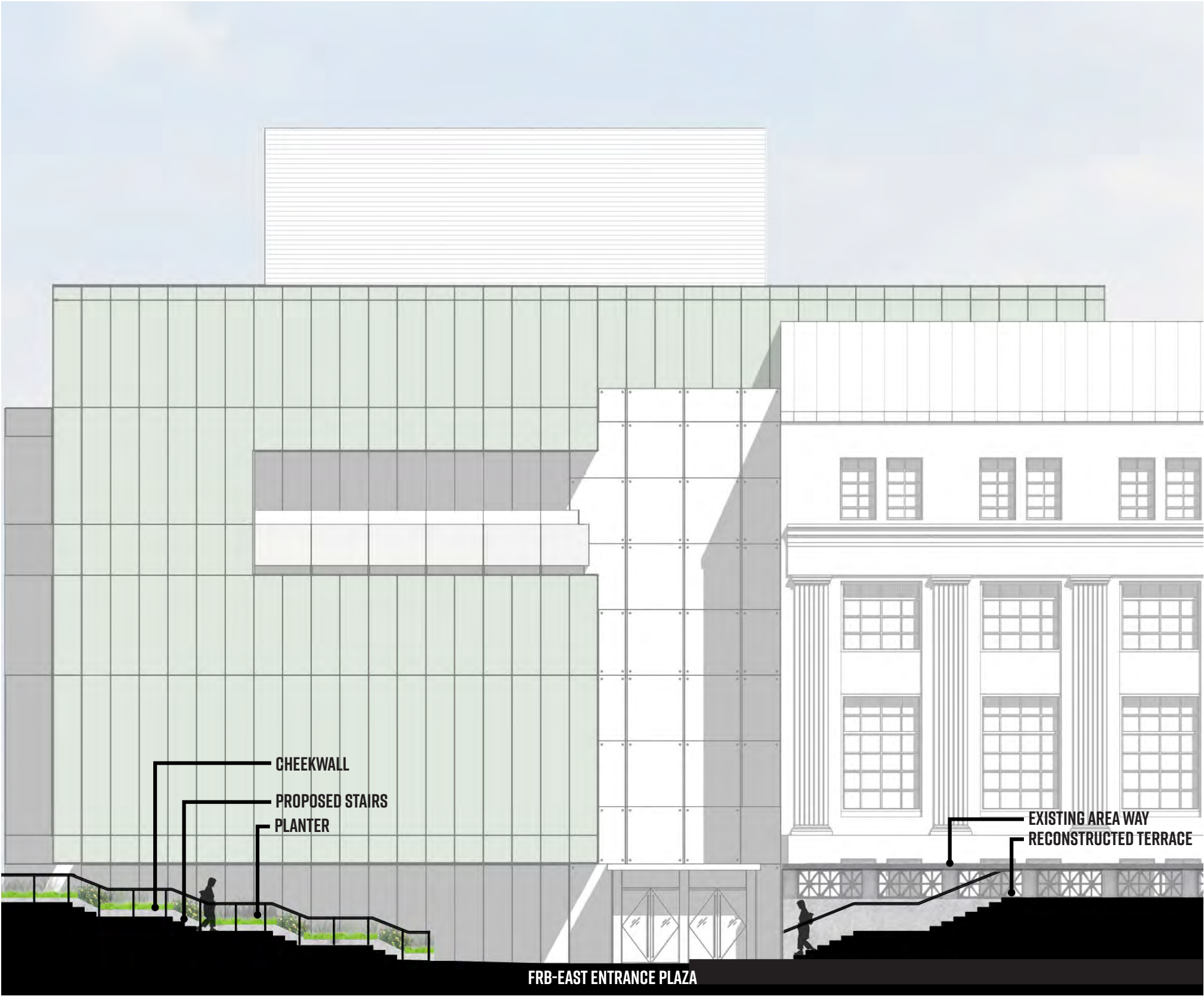


FRB-EAST MAIN ENTRANCE SECTION

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING





FRB-EAST MAIN ENTRANCE ELEVATION

JANUARY 16, 2020

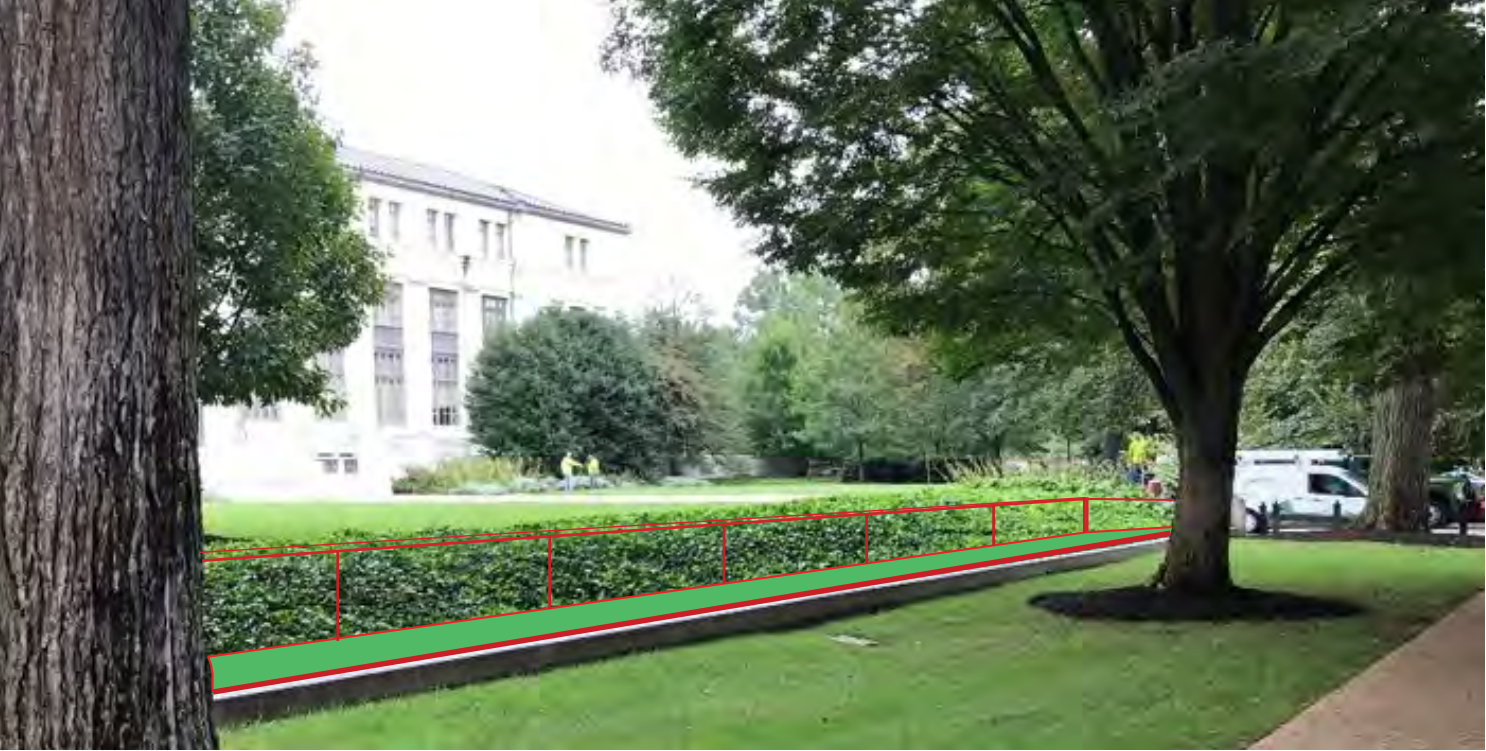
ECCLES / FRB-EAST DESIGN | CFA MEETING



POST-AND-CHAIN APPROACH



PROPOSED RETAINING WALL AS BARRIER AT FRB-EAST



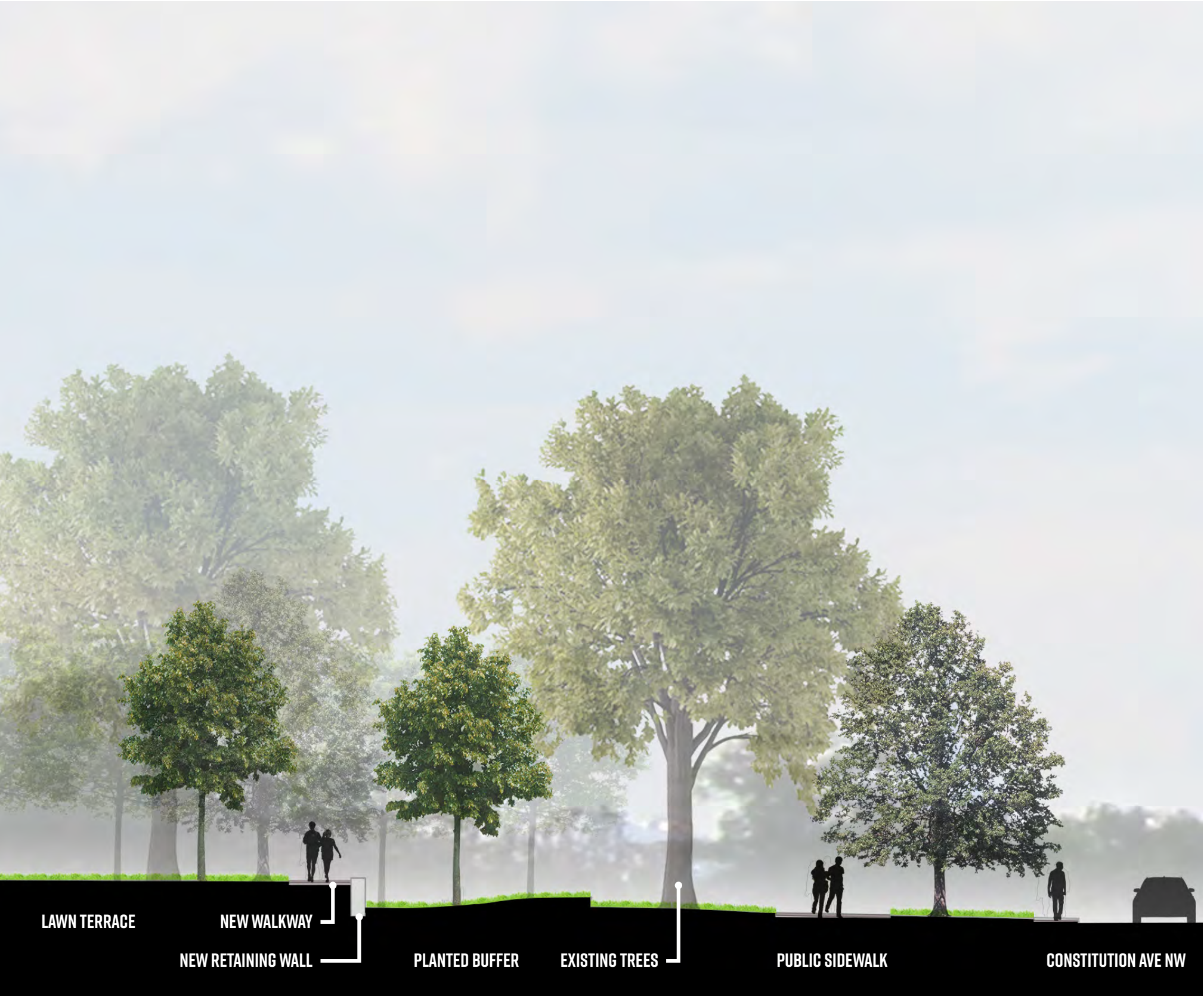
POST-AND-RAIL PRECEDENT



RETAINING WALL AS A BARRIER - USE EXISTING WALL



GARDEN ACCESSIBILITY CONCEPT WALL ALTERATION



FRB-EAST CONSTITUTION AVE SECTION - LOOKING EAST

JANUARY 16, 2020

ECCLES / FRB-EAST DESIGN | CFA MEETING

