



Executive Director's Recommendation

Commission Meeting: July 10, 2025

PROJECT Capital One Arena Improvements 601 F Street, NW Washington, DC	NCPC FILE NUMBER 8617
	NCPC MAP FILE NUMBER 21.10(38.00)46006
SUBMITTED BY District of Columbia Office of the Deputy Mayor for Planning and Economic Development	APPLICANT'S REQUEST Approval of preliminary site and building plans
REVIEW AUTHORITY District Projects in the Central Area per 40 U.S.C. § 8722(b)(1) and (e)	PROPOSED ACTION Approve preliminary site and building plans
	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED) and Monumental Sports & Entertainment (MSE) have submitted the preliminary site and building plans for improvements to the Capital One Arena, located in downtown Washington, DC. The existing arena was completed in 1997. As part of a recent agreement with the District of Columbia, MSE will be providing a variety of improvements to the building. These improvements will include both interior and exterior work. The agreement includes six phases of construction that will conclude ahead of the 2027-28 season. The goal of these improvements includes a redesign of the building to visually transform the arena into a dynamic and monumental gathering location; honoring its role as a central meeting space in the District; providing a catalyst for future improvements recommended by the District's Gallery Place/Chinatown Task Force; creating more harmony between the arena and its urban context; enriching the community's connection to the space; and providing extensive interior renovations to bring these spaces in line with players' and visitors' expectations.

The applicant provided an information presentation to the Commission on February 2, 2025. Generally, the Commission was supportive of the project and its goals, but recommended the applicant keep working on the design of the veil and its impact on surrounding historic buildings. At the concept review in May 2025, the Commission provided comments on the building design including the veil and activation with the street and encouraged the applicant to continue the design iteration process. The applicant has continued to modify design elements in response to agency and stakeholder feedback.

KEY INFORMATION

- The original arena was constructed in 1997 through a partnership with the District of Columbia and the Pollin Group, the owners of the Washington Capitals and Wizards at that time.
- The arena building is not historic, but is located near the Downtown Historic District, a central location within the L'Enfant Plan, and is adjacent to two National Historic Landmark buildings.
- In 2024, the District of Columbia entered into an agreement with Monumental Sports and Entertainment to acquire the site and building, and lease the building back to Monumental with the stipulation that they invest in improvements to the building.
- The applicant team gave an information presentation to the Commission at the February 2, 2025 meeting, and the Commission provided general support for the project and some design feedback regarding the veil.
- The Commission provided comments on the concept plan at the May 2025 meeting. With a focus on access, street level activation, the veil and its relationship with the building and overall lighting.
- NCPC is the lead federal agency for compliance with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA).
- NCPC staff initiated Section 106 of the NHPA on February 4, 2025 and has hosted multiple consulting parties meetings. A Memorandum of Agreement is being prepared in coordination with the consulting parties.
- The applicant is planning the construction in six phases to conclude before the start of the 2027-28 season.

RECOMMENDATION

The Commission:

Approves the preliminary site and building plans for the Capital One Arena Improvements project at 601 F Street, NW in Washington, DC.

Supports the project objectives to extend the functional life of the arena and reinforce its urban presence within downtown Washington, DC by improving access, enhancing wayfinding and the arrival experience, enlivening the arena exterior to make it a must-see building for residents and visitors, and activating the arena as an entertainment venue in the heart of the city.

Notes that Capital One Arena is in a central location of the historic L'Enfant City Plan; is surrounded by L'Enfant streets including 7th, F, and 6th Streets, NW; adjacent to the Pennsylvania Avenue Historic District, the Downtown Historic District and two National Historic Landmark buildings: the Donald W. Reynolds Center for American Art and Portraiture (the Reynolds Building) and the General Post Office (the Hotel Monaco).

Appreciates the responsiveness of the applicant team and coordination with staff to address the Commission's comments.

Building and Site Design

Finds that since the concept review in May 2025, the applicant has made the following changes to the building design in response to Commission comments:

- Lowered the upper edge of the veil by 10 feet and increased the transparency at the corner of the 7th and F Streets to reduce the perceived scale at the corner.
- Lifted the lower edge of the veil up by 10 feet exposing more of the new glazing area of the façade.
- Updated the lighting plan with details about the type and technical specifications of each type of light fixture.
- Added vertical metal elements on 6th Street that are intended to mimic the internal framing of the veil as it continues on the façade and fades away at the north corner of the building.
- Removed the digital banner, lowered the digital signs, and integrated them to be flush with the building facade.
- Updated the landscape plan to reflect the existing number of trees.

Supports the design changes made to-date, especially the modifications to the veil, the new façade treatment on 6th Street, the updated lighting details, the removal of the digital banner and the integration of the digital screens into the façade.

Finds the updated veil appears to be a more dynamic element moving around the top of the building, rather than a static element which hangs off the building façade.

Notes that due to structural limitations, the applicant determined extending the veil along 6th Street was not feasible. As such, the applicant proposes to extend the idea of the veil through the use of other design elements

Supports conceptually extending the veil on 6th Street through design elements like the framing, and **recommends** the applicant continue to refine the design to reinforce the sense of movement and connection to the veil.

Requests the applicant further evaluate the street level treatment of the façade along 6th Street to also ensure it is engaging for pedestrians.

Recommends the applicant continue to refine the lighting plan to demonstrate the intended illumination levels and aesthetic for the combined lighting on the updated building.

Requests the applicant continue to coordinate with consulting parties in preparation of the Memorandum of Agreement for the project, as part of the National Historic Preservation Act Section 106 process.

Requests the applicant coordinate with the Washington Metropolitan Area Transit Authority regarding the proposed Metrorail Station entrance/exit.

Encourages Monumental Sports and Entertainment to continue collaborating with the District regarding opportunities to enhance the surrounding streetscape and improve the public realm to support both the arena, as well as the neighborhood as a whole.

PROJECT REVIEW TIMELINE

Previous actions	February 6, 2025 – Information Presentation May 1, 2025 – Concept Review
Remaining actions (anticipated)	Final Site and Building Plans

PROJECT ANALYSIS

Executive Summary

In 2024, the District of Columbia entered into an agreement with Monumental Sports & Entertainment (MSE) for the District to purchase Capital One Arena with the stipulation that MSE would invest in interior and exterior improvements to the arena. The purpose was to retain the arena venue as host to the Washington Capitals and Wizards, among others, and to reenergize the area around the arena. Capital One Arena, with a seating capacity of approximately 20,000, supports a wide range of event types, including professional sports, concerts, and civic functions. The facility, while operational, exhibits conditions typical of arenas constructed in the late 20th century with circulation spaces constrained, particularly within concourses, limiting the efficient movement of patrons during peak periods. Existing infrastructure, including vertical circulation, accessibility provisions, and building systems do not meet current standards for contemporary sports and entertainment venues.

The applicant team is proposing significant interior and exterior changes to the arena and provided an information presentation to the Commission on February 2, 2025. Generally, the Commission was supportive of the project and its goals, but recommended the applicant keep working on the design of the veil and its impact on surrounding historic buildings. At the concept review of the updated design in May, the Commission continued to express support for the overall project and recommended additional refinement of veil, lighting and pedestrian experience. Since May, the applicant has worked to address the Commissions feedback on the design and has been working to complete the Section 106 process. Therefore, staff recommends the **Commission appreciate the responsiveness of the applicant team and coordination with staff to address the Commission's comments and approves the preliminary site and building plans for the Capital One Arena Improvements project at 601 F Street, NW in Washington, DC.**

Analysis

The arena is located on the block bounded by 7th, F and 6th Streets, NW with Gallery Place Way to the north. This area is central to the historic L'Enfant City Plan and is partially within the Pennsylvania Avenue Historic District and adjacent to the Downtown Historic District. In addition, the building is adjacent to the Donald W. Reynolds Center for American Art and Portraiture (the Reynolds Building) and to the southwest is the General Post Office (the Hotel Monaco), both of which are National Historic Landmark buildings. The Reynolds Building (originally the Patent Office Building) is considered one of the most significant buildings in Washington with its porticoes modeled after the Parthenon in Athens. It sits prominently within the 8th Street axis anchored by the Carnegie Library to the north and the National Archives and the National Gallery Sculpture Garden to the south.

To achieve the project goals of improving operational efficiency, enhancing the guest experience, and reinforcing the arena's civic identity, the applicant proposes a comprehensive, multi-phase modernization of both the building's exterior and interior. Specifically, the improvements focus on expanding entry points, including improving accessible access on 6th Street; upgrading player and fan facilities; and reimagining the arena's façade. In addition, significant interior improvements will be made to circulation and wayfinding, seating and suites, and fan programming, including food and beverage options. On the exterior, new cladding is proposed on the arena's base envelope and increased glazing will improve visual connectivity with the surrounding context. Consistent with the arena's intent to have a modern aesthetic that reflects its function as a sports and entertainment facility, a new sculptural rain screen system with integrated lighting will be installed over portions of the arena's base envelope to re-anchor the building within the context of a rejuvenated neighborhood. Staff recommends the **Commission support the project objectives to extend the functional life of the arena and reinforce its urban presence within downtown Washington, DC by improving access, enhancing wayfinding and the arrival experience, enlivening the arena exterior to make it a must-see building for residents and visitors, and activating the arena as an entertainment venue in the heart of the city.**

Building and Site Design

Since the Commission's concept review, the applicant has made several notable changes to elements of the project. At the ground level, limestone brick has been added to add texture and interest at the pedestrian level, and to relate to the masonry and stone construction of adjacent historic buildings. In consultation with NCPC staff and Section 106 consulting parties, the applicant has modified the proposed veil to address previous comments. Within the constraints of the existing arena building and the veil material, the lower edge of the veil has been lifted approximately ten feet, exposing more of the new glazing that has been incorporated into the base facades of the arena. The applicant has also lowered the upper edge of the veil at the corner of 7th and F Streets to reduce the scale of the veil to further simplify the combination of elements at this prominent corner. Along Gallery Place Way, the veil has been pulled back to terminate closer to 7th Street in response to the adjacent residents. These changes have worked to emphasize the veil as an element wrapping and integrating with the building, rather than hanging passively from the

envelope. As such, staff recommends the **Commission find the updated veil appears to be a more dynamic element moving around the top of the building, rather than a static element which hangs off the building façade.** Staff finds the changes have been responsive to previous comments, and recommends the **Commission express support for the design changes made to-date, especially the modifications to the veil, the new façade treatment on 6th Street, the updated lighting details, the removal of the digital banner and the integration of the digital screens into the façade.**

On 6th Street, the applicant evaluated whether the veil could extend along the entire length of the façade. The applicant determined this is not possible due to significant structural requirements and limitations due the Metrorail tunnel which passes below this portion of the building. In particular, the applicant is limited by the structural foundation of the existing arena, and the challenges of strengthening the subgrade foundation in order to accommodate the additional lateral and wind load of the veil. The applicant is further constrained by the presence of the Red Line tunnel, which runs diagonal through the arena site and just south of the new entrance proposed on 6th Street. The presence of the tunnel makes the necessary structural reinforcements complex and time consuming. Instead, the applicant is proposing façade embellishment to transition the veil to another façade treatment that mimics the movement and dynamism of the veil to better unify this side of the arena with the F and 7th Street facades. Staff believes this change is an improvement and the applicant should continue to refine the design before final review. As such, staff recommends the **Commission express support for conceptually extending the veil on 6th Street through design elements like the framing, and recommends the applicant continue to refine the design to reinforce the sense of movement and connection to the veil.** In addition, staff recommends the **Commission requests the applicant further evaluate the street level treatment of the façade along 6th Street to also ensure it is engaging for pedestrians.**

In response to the Commission's comments, the applicant has made several modifications to the size and location of the project's digital signage program, and to better integrate the signage into the arena's base facades. Specifically, the applicant has removed the digital LED band that was located along the length of the canopy along 7th and F Streets. In addition, the digital display boards at the corner of 7th and F Streets have been lowered and reduced in size by approximately two feet in height and twelve feet in width. The digital display board at the intersection of 7th and G Streets has also been reduced in size by approximately two feet in height and twelve feet in width. The information board adjacent to the Metrorail entrance on F Street has been reduced in size by approximately four feet in height. The information board is only intended to display information for pedestrians, so the planned brightness of the information board has been significantly reduced to only what is needed for pedestrians to read the information. The applicant has also integrated the digital display boards into the proposed façade so that they are flush with the building and not protruding from the façade. As a result, the boards will appear more integrated with the building facades.

As part of the Section 106 process, the applicant has also committed to certain limitations on the illumination of the arena façade and digital display boards, which will be included in the Section

106 Memorandum of Agreement (MOA). Specifically, no portion of the exterior digital displays or veil will be illuminated prior to 6 am or after midnight or 30 minutes after an event at the arena, whichever is later. Further, the brightness of the digital display boards and veil will be substantially reduced after sundown until the time both are required to be turned off. Finally, during the time when the digital display boards and veil are required to be turned off, any lighting of the arena's building façades will be maintained only at the level that is required to meet applicable public safety requirements. The applicant has also supplied the specific lighting fixtures and technical details of the lighting. As the plans are finalized, staff suggests the **Commission recommend the applicant continue to refine the lighting plan to demonstrate the intended illumination levels and aesthetic for the combined lighting on the updated building.**

The applicant has made some minor changes to improve the existing Metro entrance at the corner of 7th and F Streets. The two openings have been widening and the façade at the corner has been pushed out into the sidewalk as architectural wayfinding. The plans also note that the covered area of the Metro entrance will be brightened and refreshed. Staff supports appropriate modifications to improve access and wayfinding, but recommends the **Commission request the applicant coordinate with the Washington Metropolitan Area Transit Authority regarding the proposed Metrorail Station entrance/exit.**

The applicant made minor changes to the site plan to address the Commissions prior comments including adding additional street trees, but has not made any changes to the ground floor activation given the current retail climate and significant vacant retail space the larger Chinatown neighborhood. Additional opportunities to improve the public realm are possible within the streetscape in the future, and staff recommends the **Commission encourage Monumental Sports and Entertainment to continue collaborating with the District regarding opportunities to enhance the surrounding streetscape and improve the public realm to support both the arena, as well as the neighborhood as a whole.**

Summary

In summary, staff recommends the **Commission finds that since the concept review in May 2025, the applicant has made the following changes to the building design in response to Commission comments:**

- **Lowered the upper edge of the veil by 10 feet and increased the transparency at the corner of the 7th and F Streets to reduce the perceived scale at the corner.**
- **Lifted the lower edge of the veil up by 10 feet exposing more of the new glazing area of the façade.**
- **Updated the lighting plan with details about the type and technical specifications of each type of light fixture.**
- **Added vertical metal elements on 6th Street that are intended to mimic the internal framing of the veil as it continues on the façade and fades away at the north corner of the building.**
- **Removed the digital banner, lowered the digital signs, and integrated them to be flush with the building facade.**

- **Updated the landscape plan to reflect the existing number of trees.**

As described above, the project changes have improved the design since concept review. Further refinement will occur as the plans are finalized. Staff will continue to work with the applicant on these details and the conclusion of the Section 106 process.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The comments provided as part of the analysis are intended to support consistency with policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital*. In particular, staff considered policies related to Urban Design and Historic Preservation.

National Historic Preservation Act

NCPC is the lead federal agency responsible for compliance with Section 106 of the National Historic Preservation Act. NCPC initiated consultation with the District of Columbia State Historic Preservation Office (DC SHPO) in February 2025. As part of the Section 106 process, NCPC hosted consulting parties meetings in March, April, and May. During consultation, the area of potential effect (APE) was determined and includes a section of the National Register of Historic Places listed Downtown Historic District, the Pennsylvania Avenue National Historic Site, and Mount Vernon Square, containing the National Register of Historic Places listed Carnegie Library. The proposed APE boundaries are 3rd Street, NW to the east, New York Avenue and Massachusetts Avenue, NW, including Mount Vernon Square, to the north, the grounds of the Treasury Building to the west, and E Street, NW and parts of Constitution Avenue to the south.

NCPC has been coordinating with the applicant team and the consulting parties on the identification of adverse effects and potential mitigations in anticipation of a Memorandum of Agreement (MOA). The primary adverse effect is to the Patent Office, now home to the Donald W. Reynolds National Portrait Gallery and National Museum of American Art (Reynolds building). The Reynolds building is considered to be one of the finest Greek Revival structures in the nation and was designated as a National Historic Landmark (NHL) in 1965 in recognition of the buildings impact on American history. In addition, there are adverse effects to the General Post Office (the Hotel Monaco), also an NHL. National Historic Landmarks are buildings, sites, districts, structures, and objects that have been determined by the Secretary of the Interior to be nationally significant in American history and culture and illustrate important contributions to the nation's historical development. Projects adjacent to NHL's should be deferential in design so as not to draw attention away from the NHL or its setting. As such, staff recommends the **Commission requests the applicant continue to coordinate with consulting parties in preparation of the Memorandum of Agreement for the project, as part of the National Historic Preservation Act Section 106 process.** The development of the MOA is required in advance of the final review by the Commission, which is anticipated in September 2025.

National Environmental Policy Act

NCPC is the lead agency responsible for compliance with the National Environmental Policy Act (NEPA). For the proposed preliminary site and building plan, NCPC staff is recommending the use of a categorical exclusion, namely 601.12 (6) Approval of Federal and District government agency proposals for new construction, building expansion, or improvements to existing facilities, when all of the following apply: (i) The new structure and proposed use are in compliance with local planning and zoning and any applicable District of Columbia, state, or Federal requirements. (ii) The site and the scale of construction are consistent with those of existing adjacent or nearby buildings. (iii) The proposed use will not substantially increase the number of motor vehicles in the vicinity of the facility. (iv) There is little to no evidence of unresolved resource conflicts or community controversy related to environmental concerns or other environmental issues. A final determination regarding NEPA compliance will be made prior to final approval.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal at its June 18, 2025 meeting. The Committee forwarded the proposed preliminary building plans to the Commission with the statement that the proposal was coordinated with some, but not all participating agencies. SHPO's coordination is conditioned upon completion of the Section 106 review process, including the development and implementation of a Memorandum of Agreement to resolve the adverse effects that have been identified. DOEE noted that its coordination is ongoing. The Washington Metropolitan Area Transit Authority (WMATA) is not coordinated and noted that they did meet with the design team initially, but further consultation is needed to review more detailed design information, particularly related to the Metro entrance and Metro signage. NCPC staff will discuss with further with WMATA and coordinate with the applicant so additional discussion can occur prior to final review. The District of Columbia Office of Planning (DCOP) noted that they did share WMATA's comments with the design team previously and will convey WMATA's issues with the design team. The participating agencies were: NCPC; DCOP; the District of Columbia Department of Transportation; the District Department of Energy and Environment; the General Services Administration; the District of Columbia State Historic Preservation Office; the National Park Service; and WMATA.

U.S. Commission of Fine Arts

The applicant gave an information presentation to the Commission at the February 20, 2025 meeting. In their discussion, the Commission members found that the proposed modifications to the existing arena may not achieve the stated urban design and architectural goals for the project. A copy of the comment letter is attached.

Subsequently, the applicant presented the concept plan for the improvements to the Commission at their April 17, 2025 meeting. The Commission did not take an action, and provided a series of comments regarding aspects of the design, including the veil, the street level retail, the overall lighting, the scale, and the Metro entrance treatment.

ONLINE REFERENCE

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

- Submission Package
- Project Synopsis

Prepared by Jamie Herr
06/25/2025

POWERPOINT (ATTACHED)

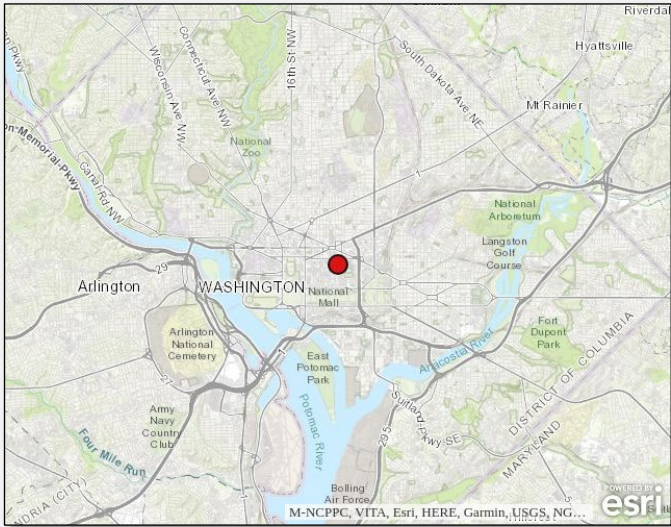
Capital One Arena Improvements

601 F Street, NW, Washington DC

Approval of Preliminary Site and Building Plans

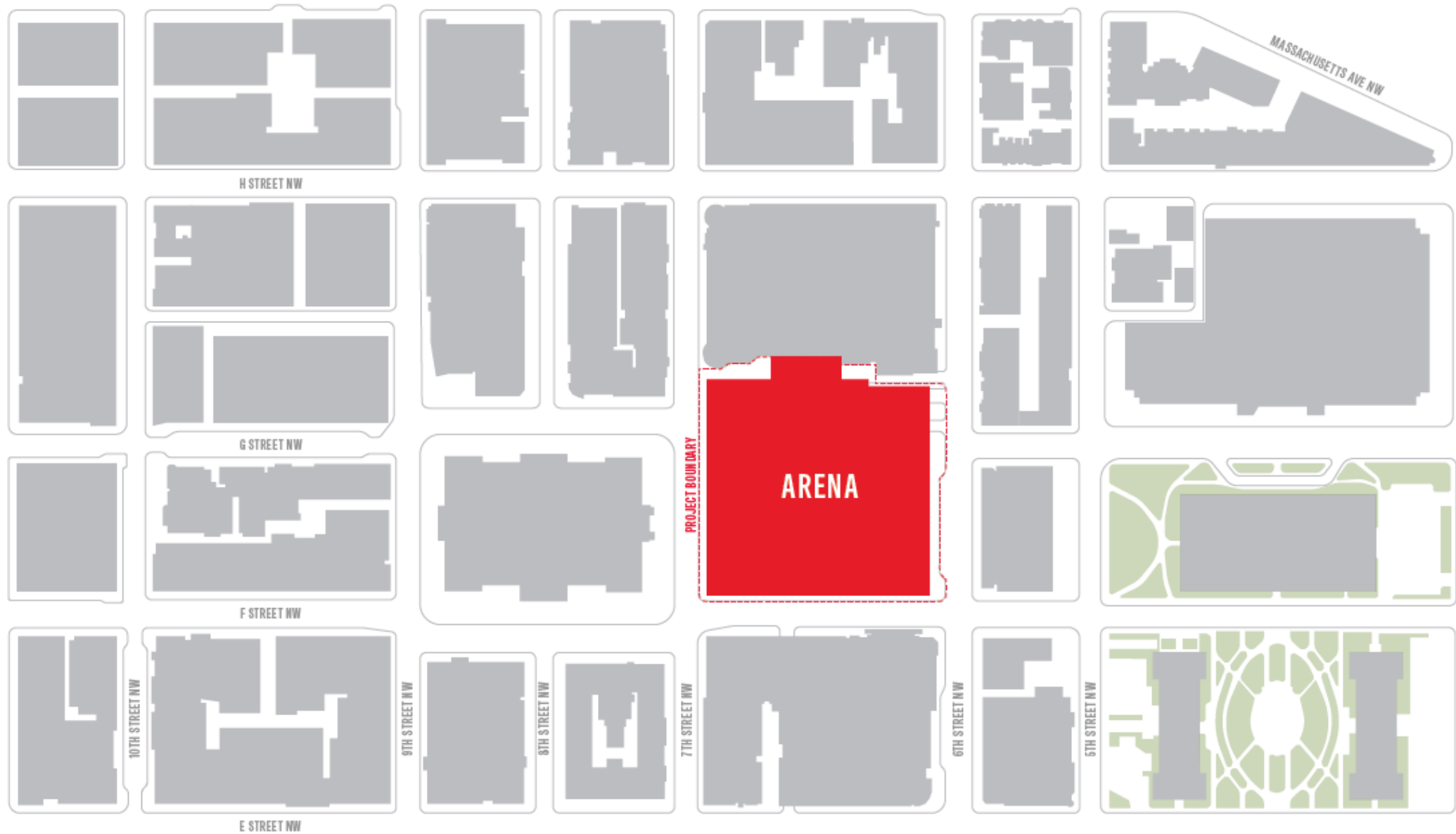
District of Columbia Office of the Deputy Mayor for Planning and Economic Development

Site Location



Location Map

Site Location



Existing Conditions



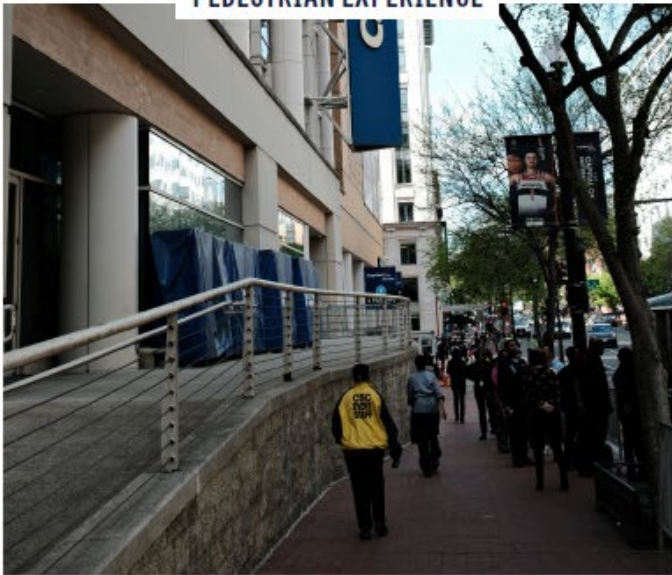
ENTRY EXPERIENCE



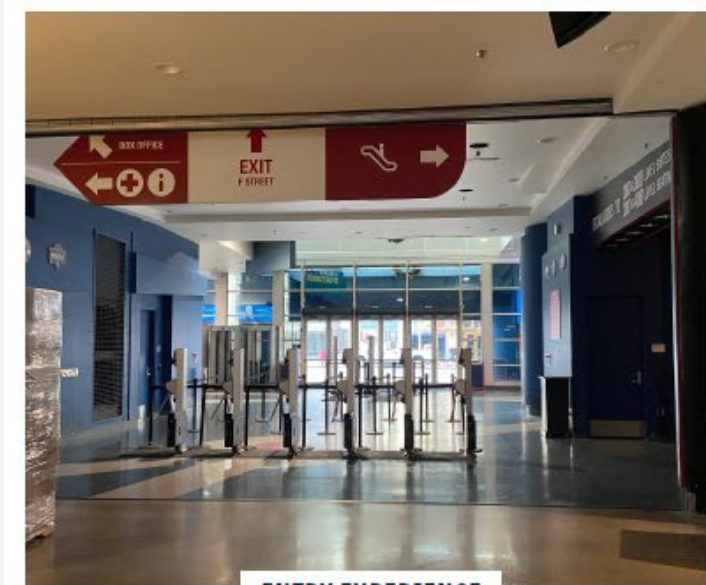
PEDESTRIAN EXPERIENCE



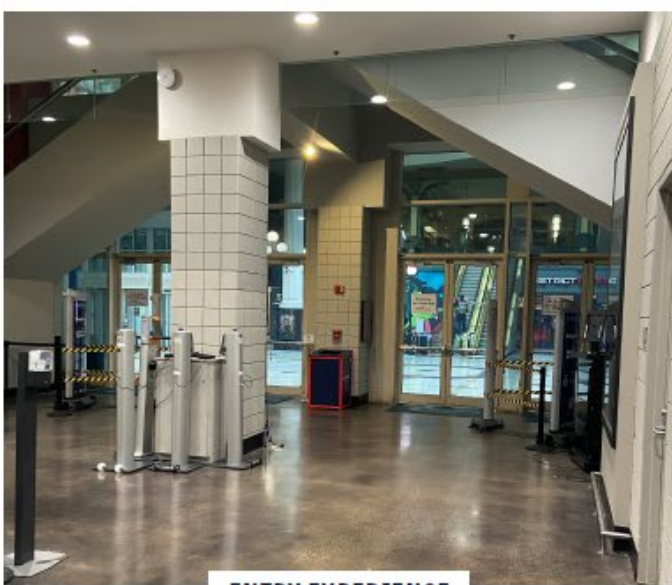
TRANSPARENCY



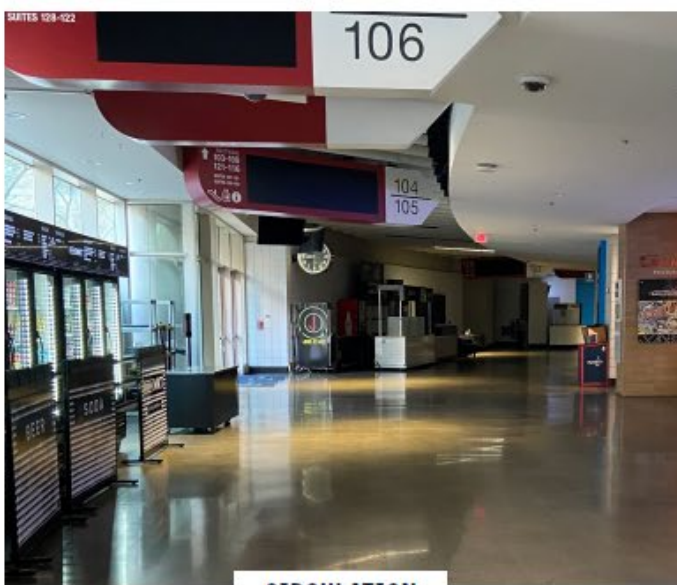
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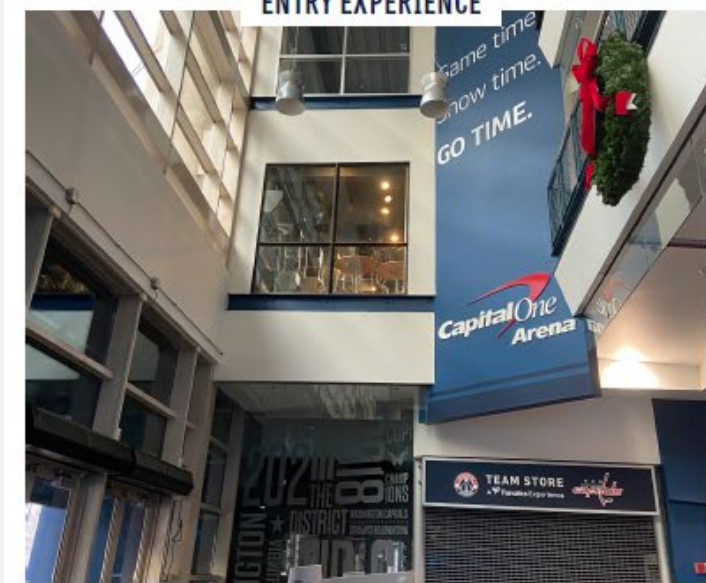
ENTRY EXPERIENCE



ENTRY EXPERIENCE



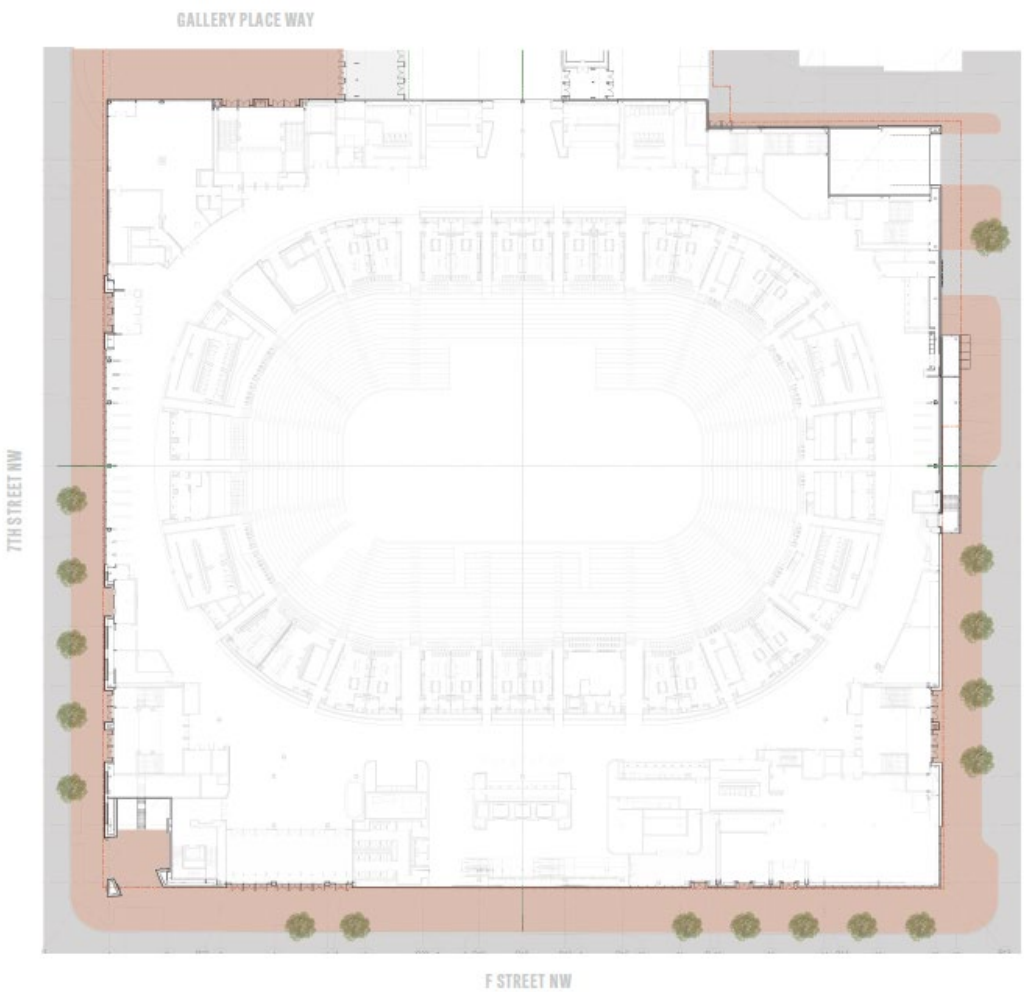
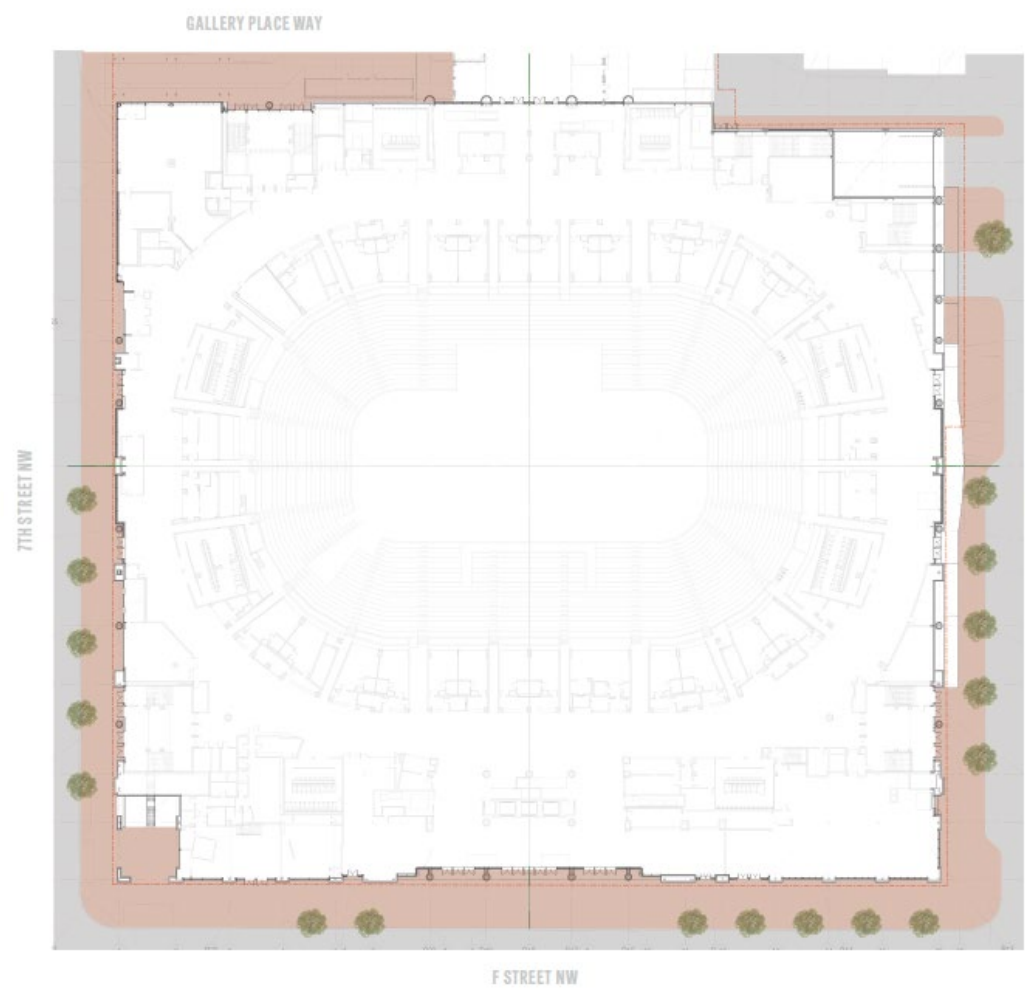
CIRCULATION



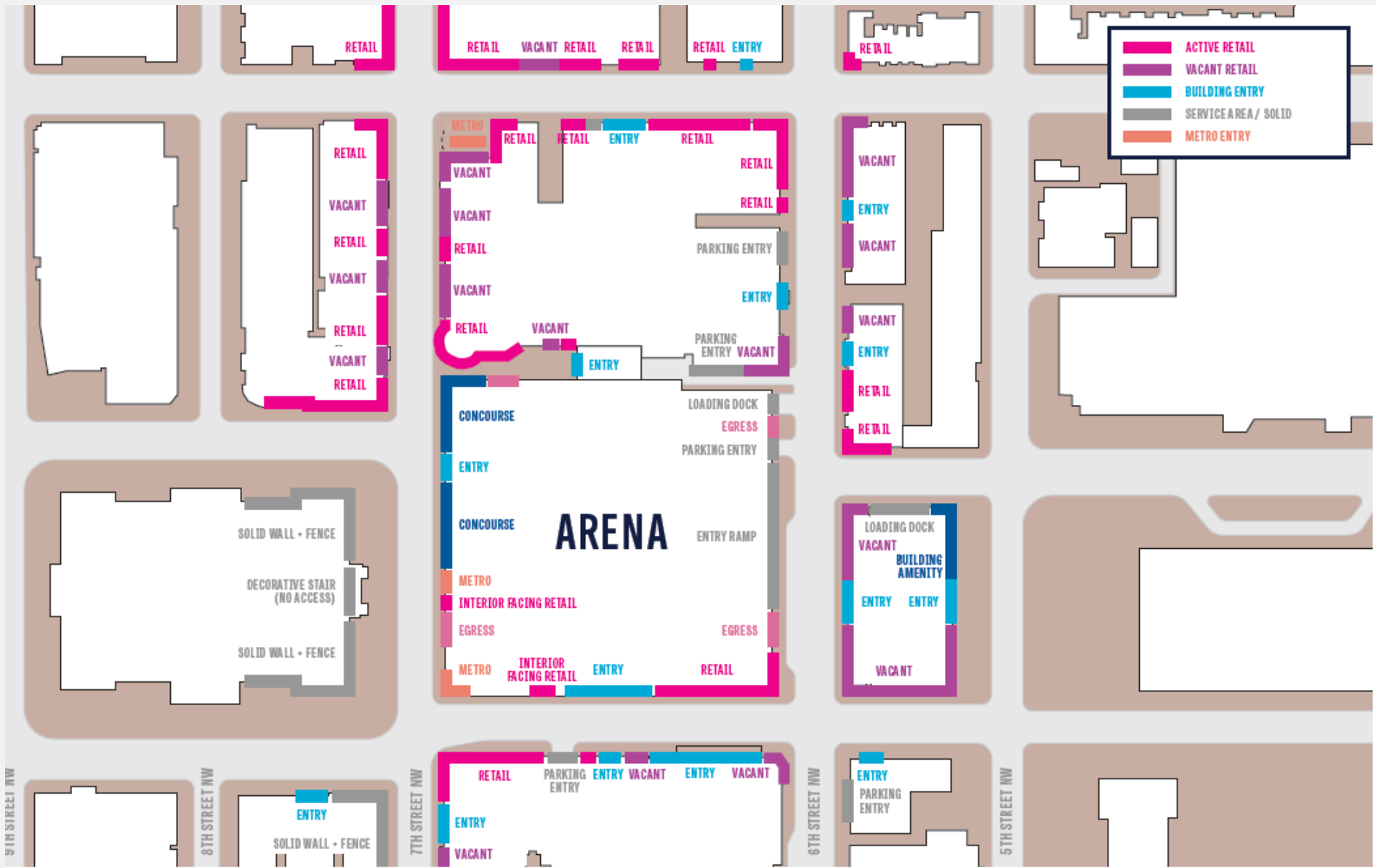
Site Plan

Existing

Proposed

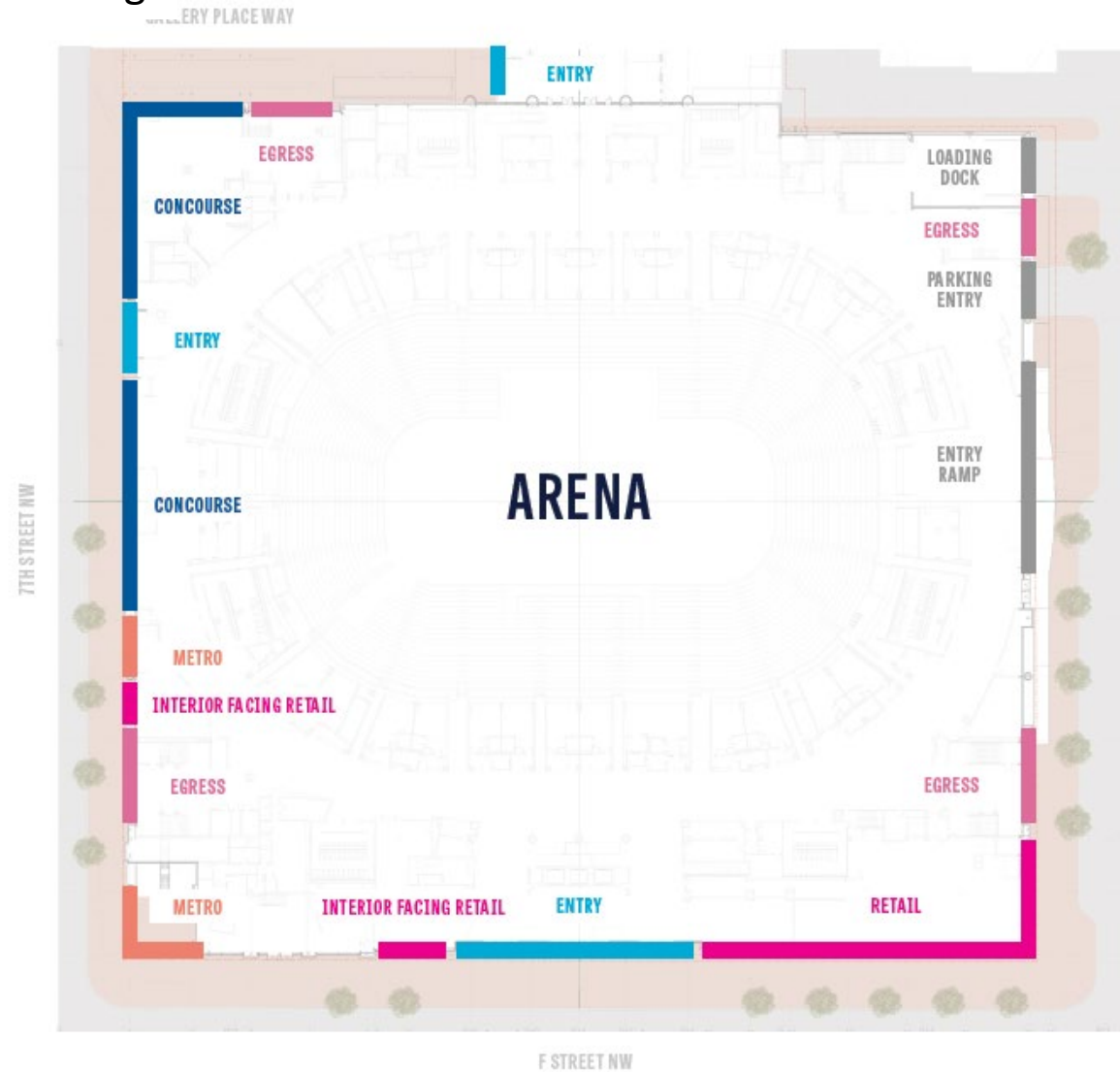


Neighborhood Level Activation

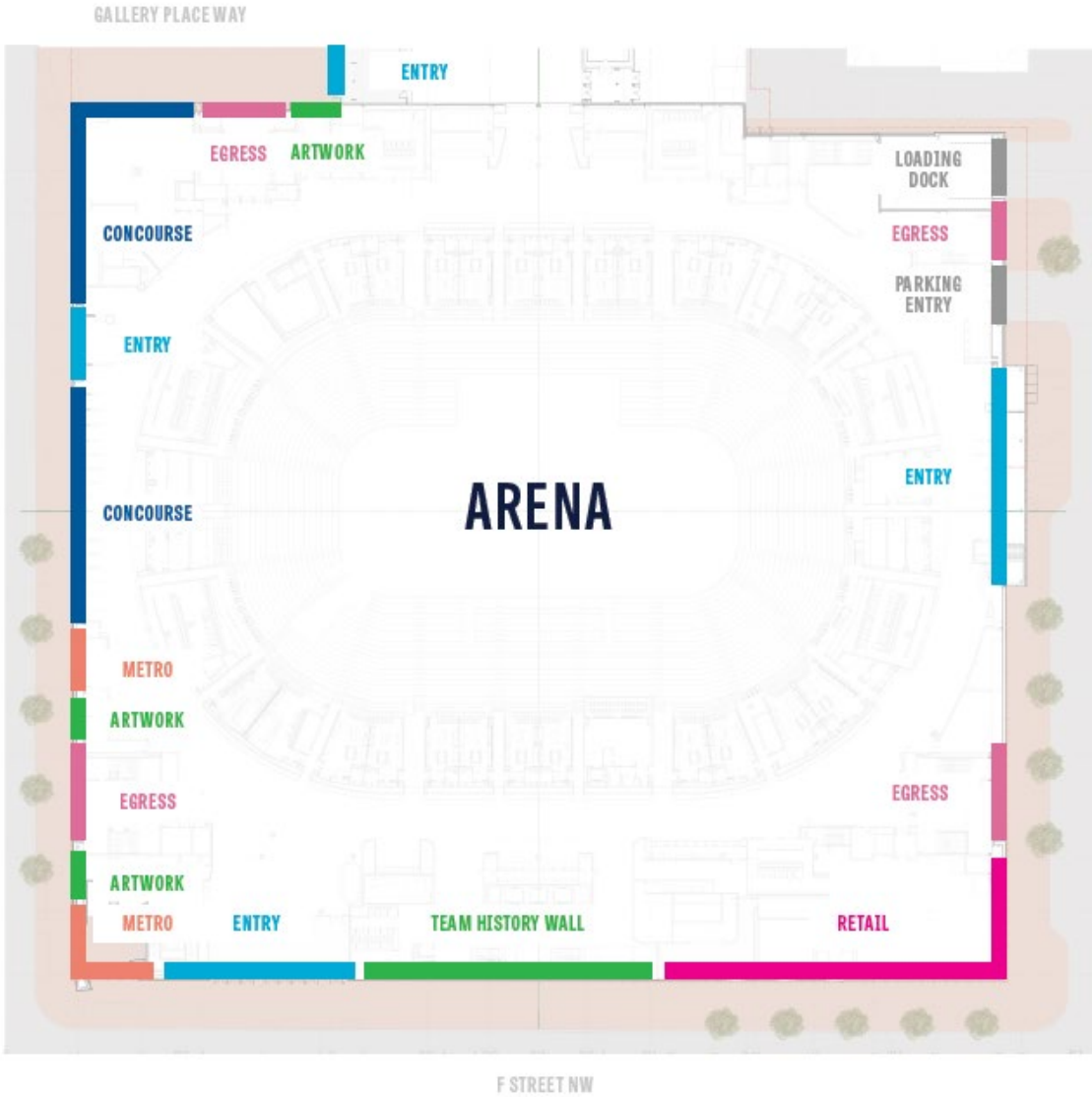


Street Level Activation

Existing

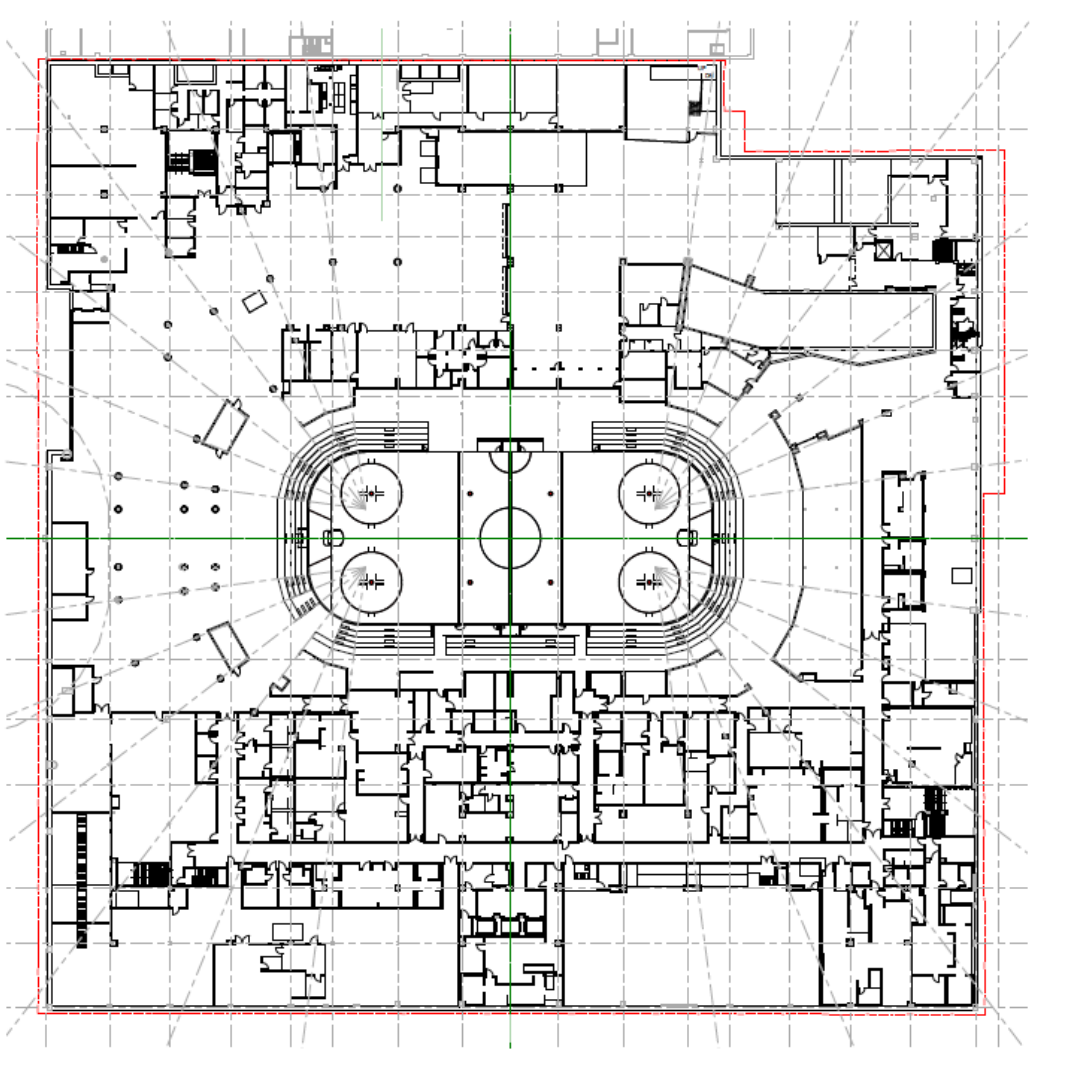


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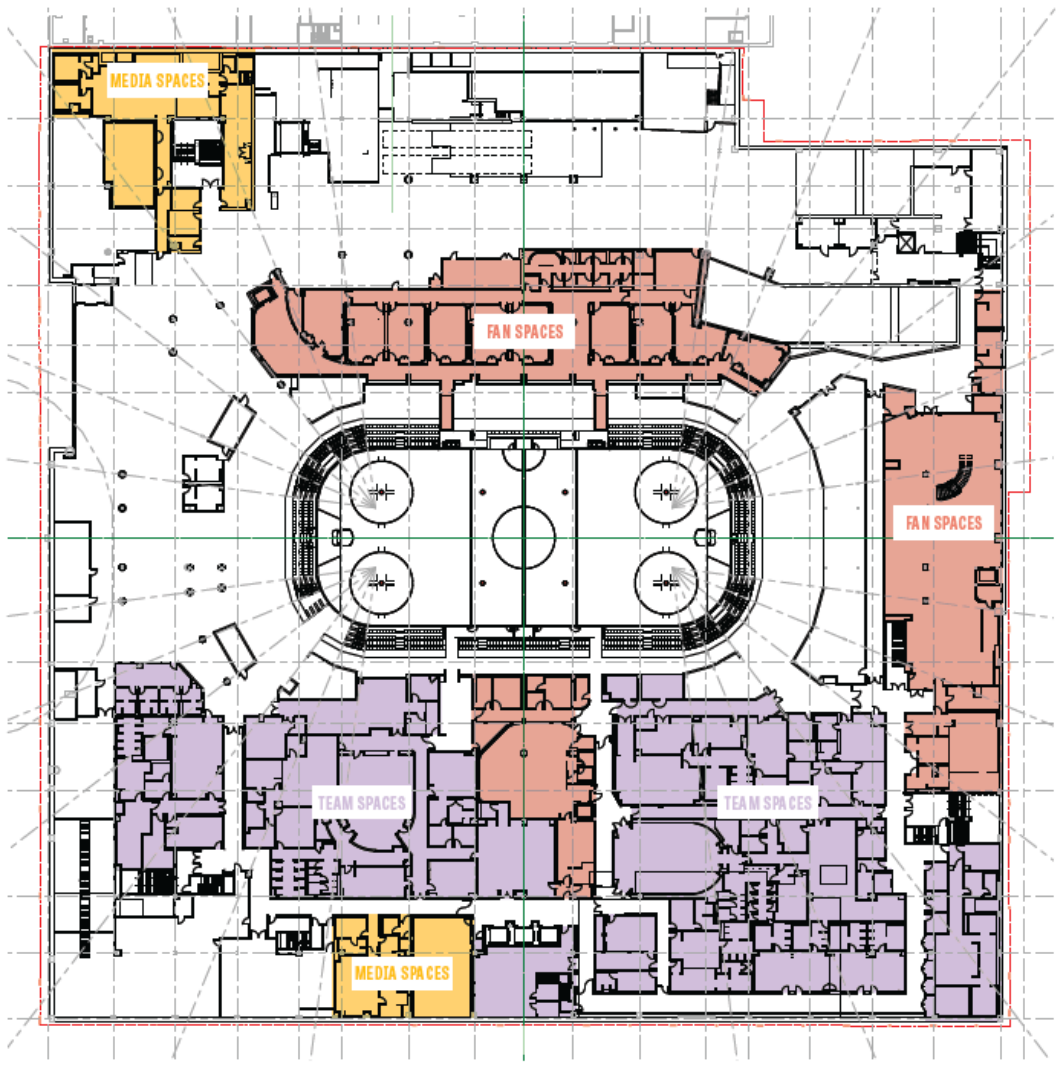


Interior Plans – Event Level

Existing

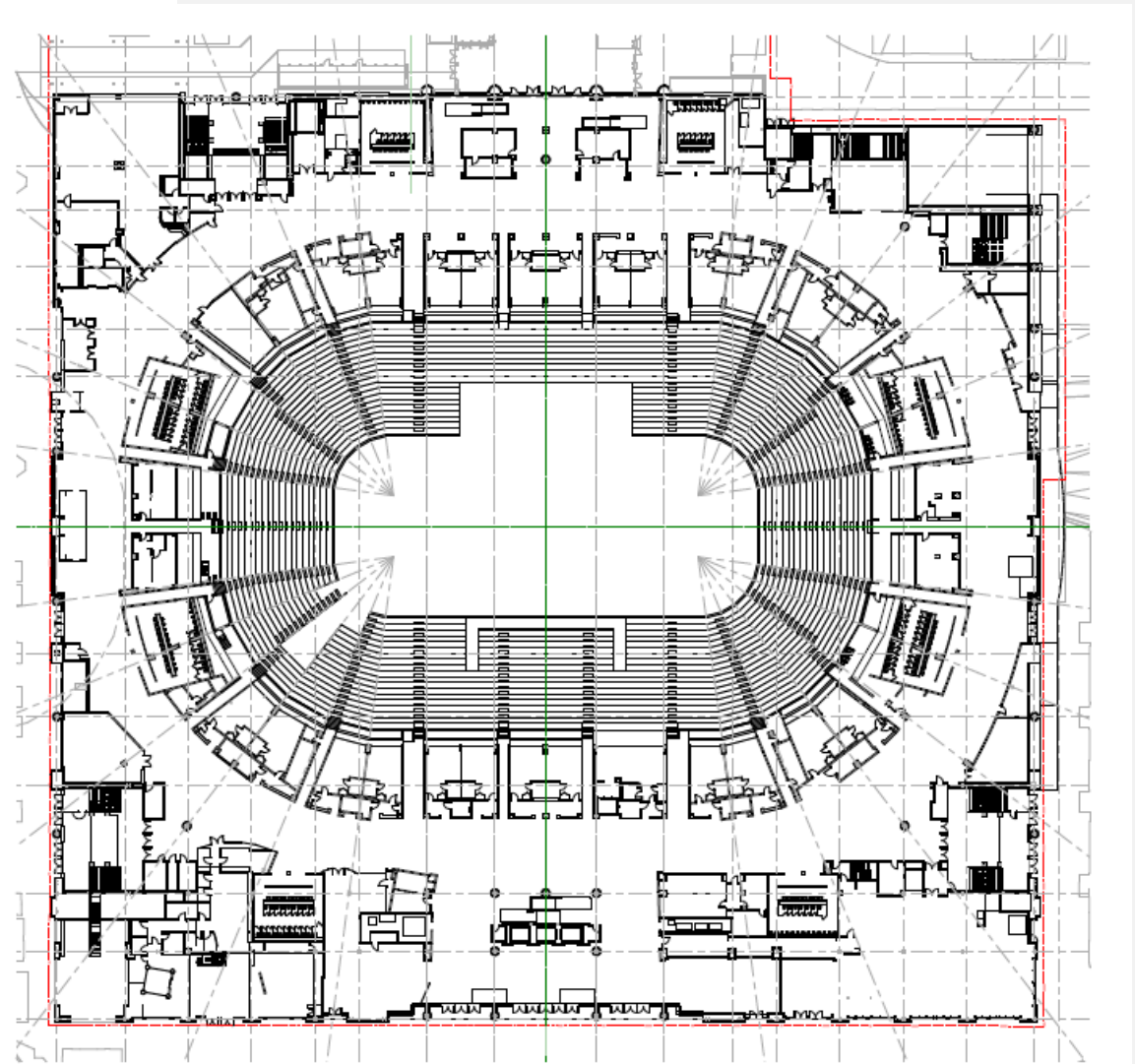


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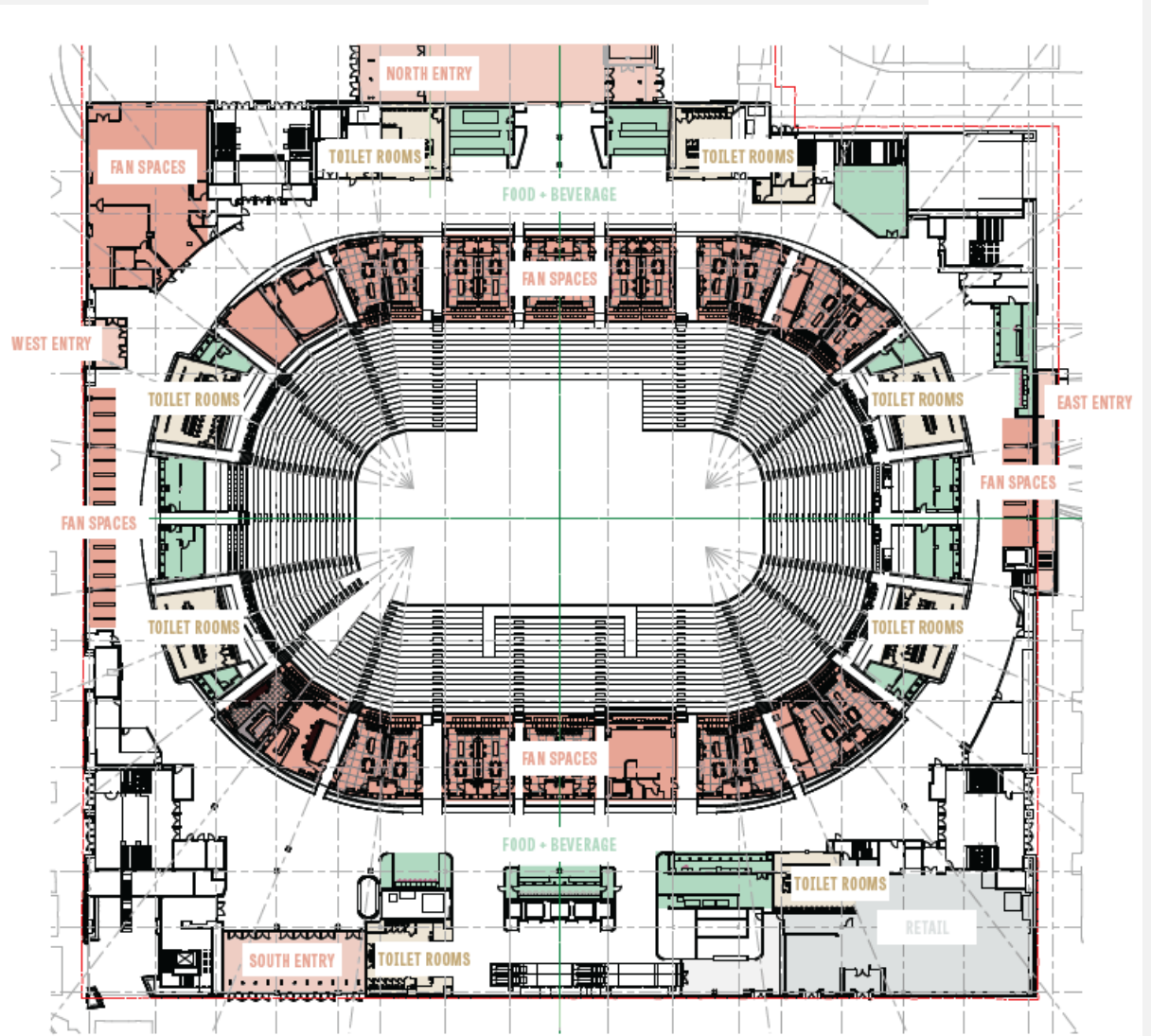


Interior Plans – Concourse Level

Existing

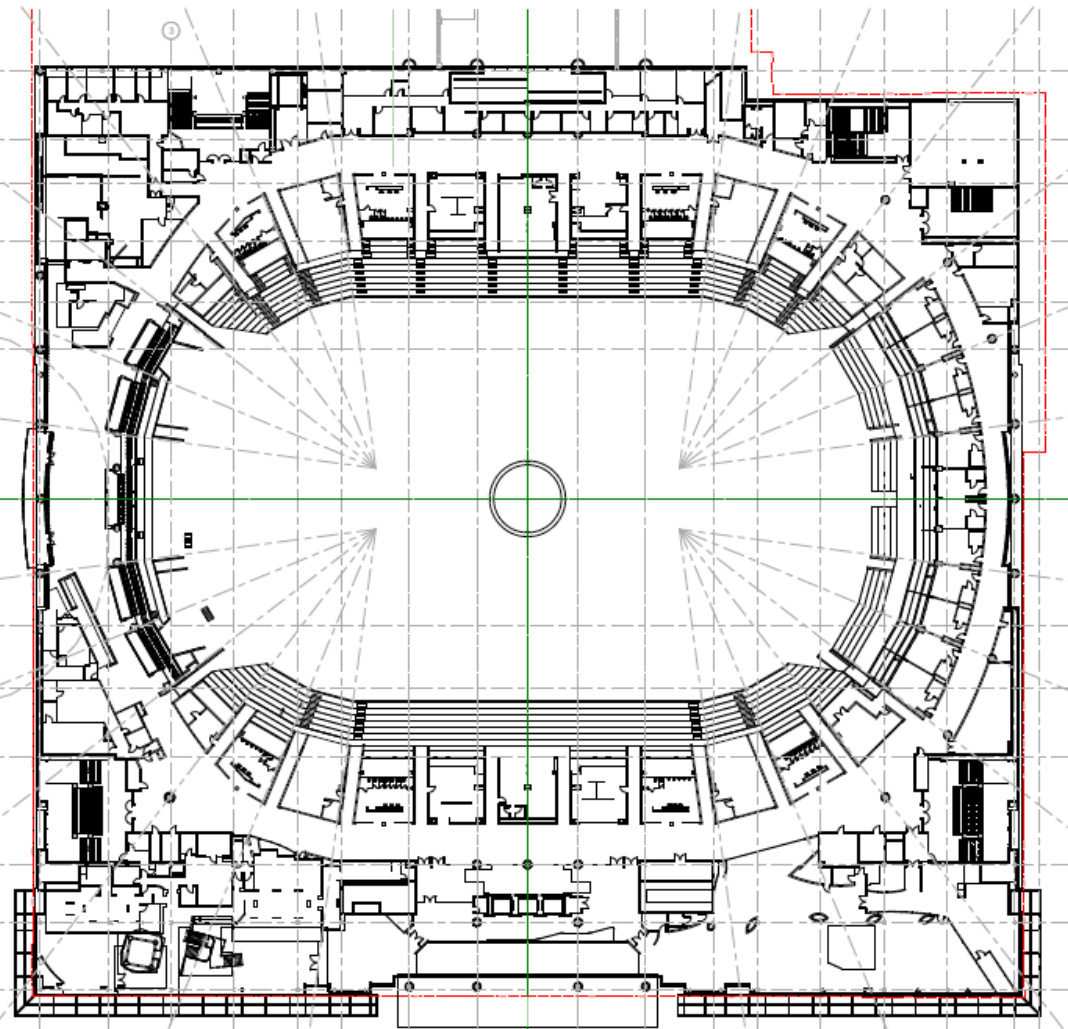


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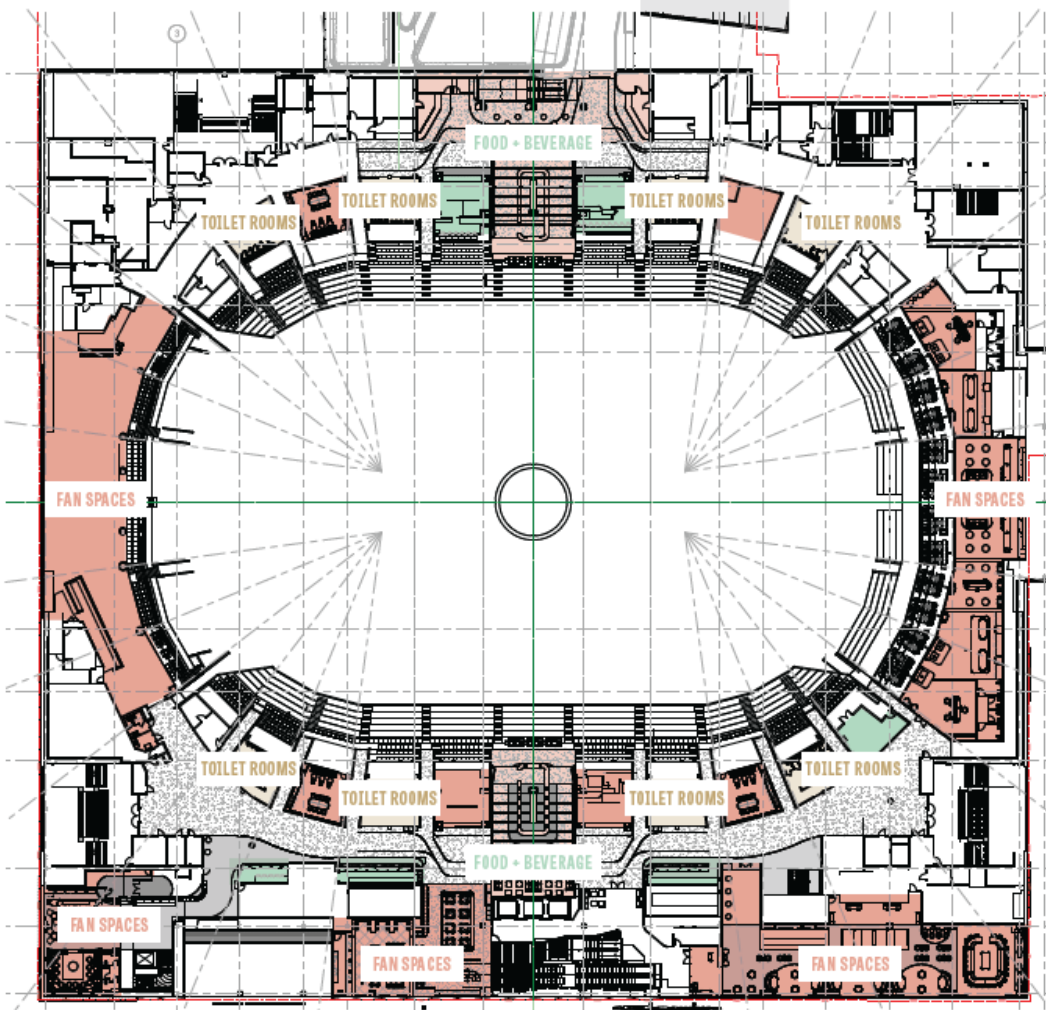


Interior Plans – Club Concourse Level

Existing

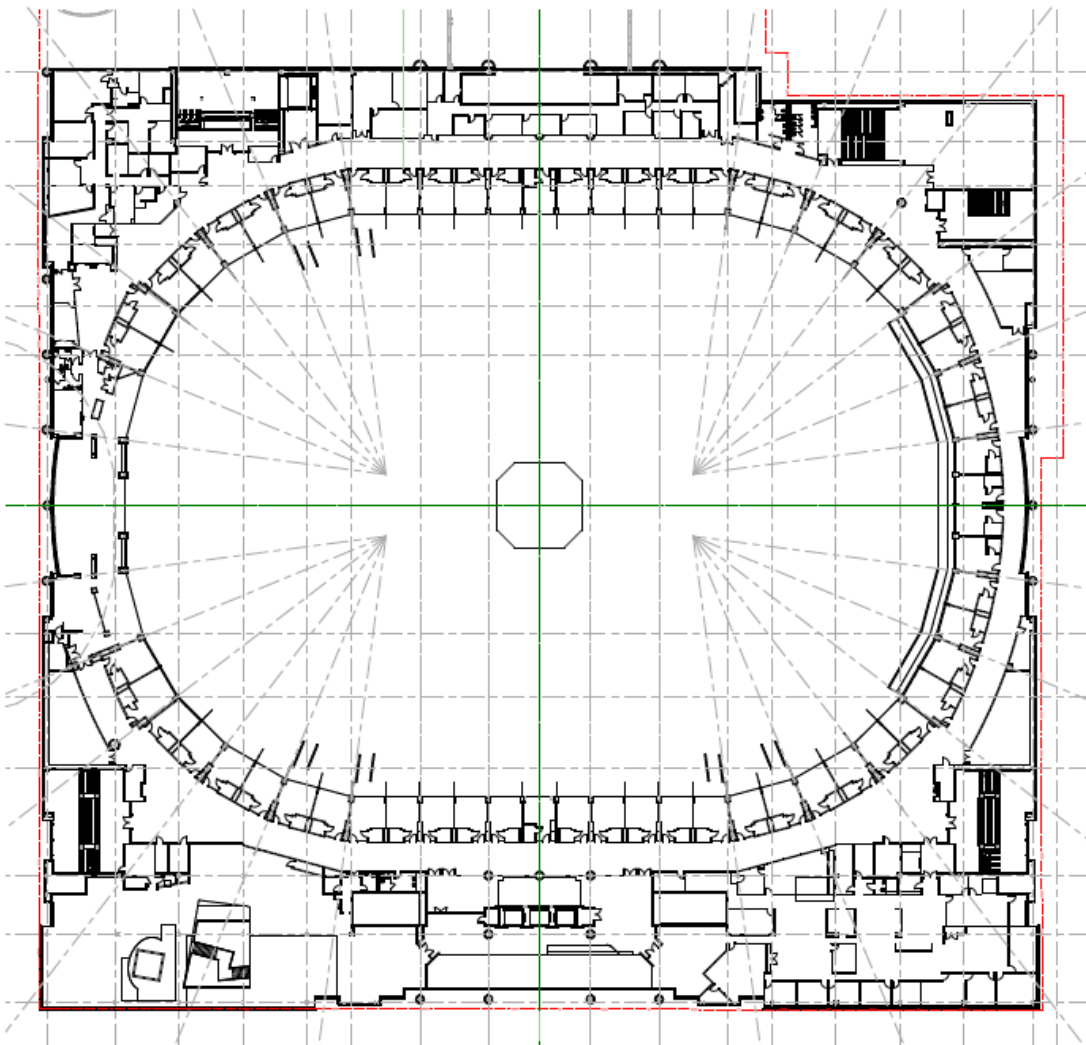


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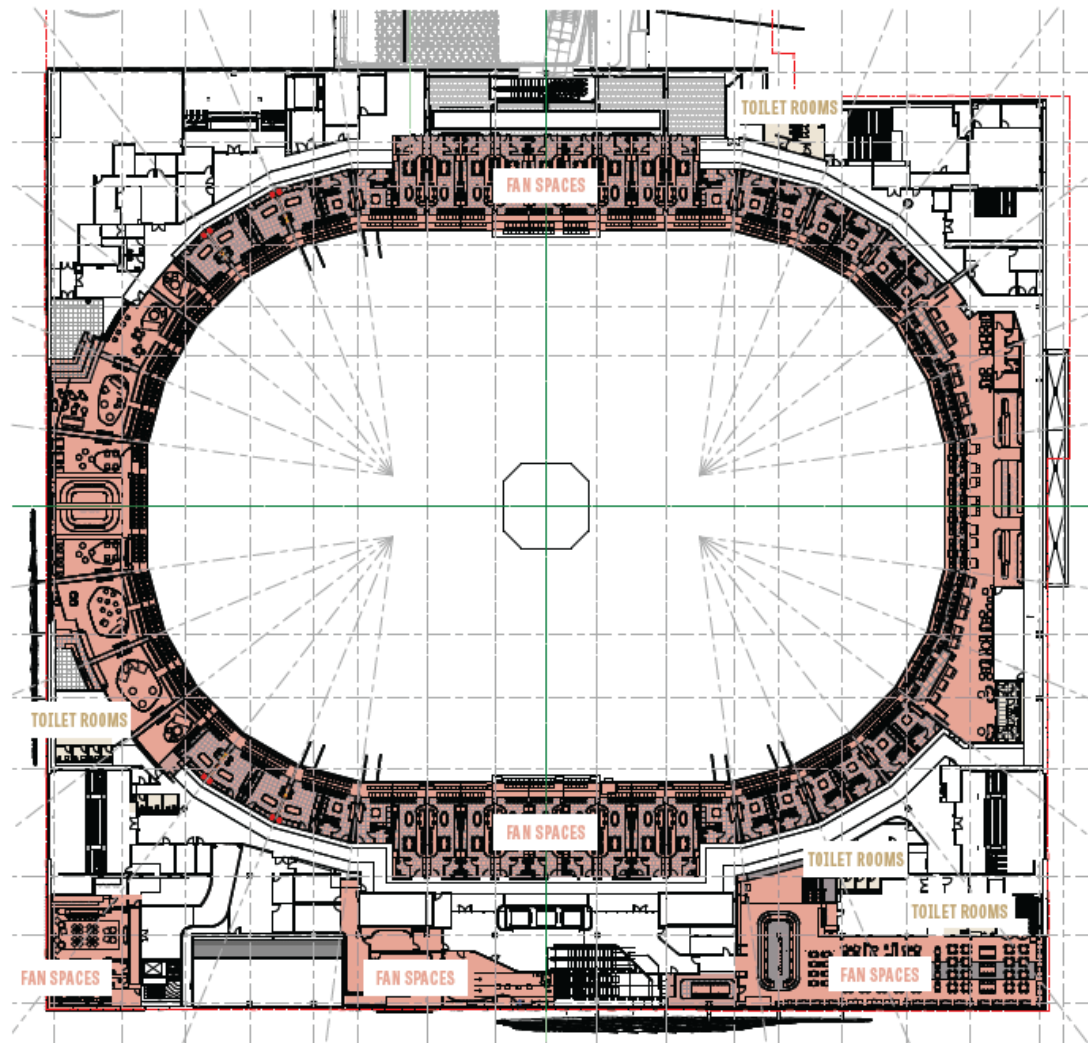


Interior Plans – Suite Concourse Level

Existing

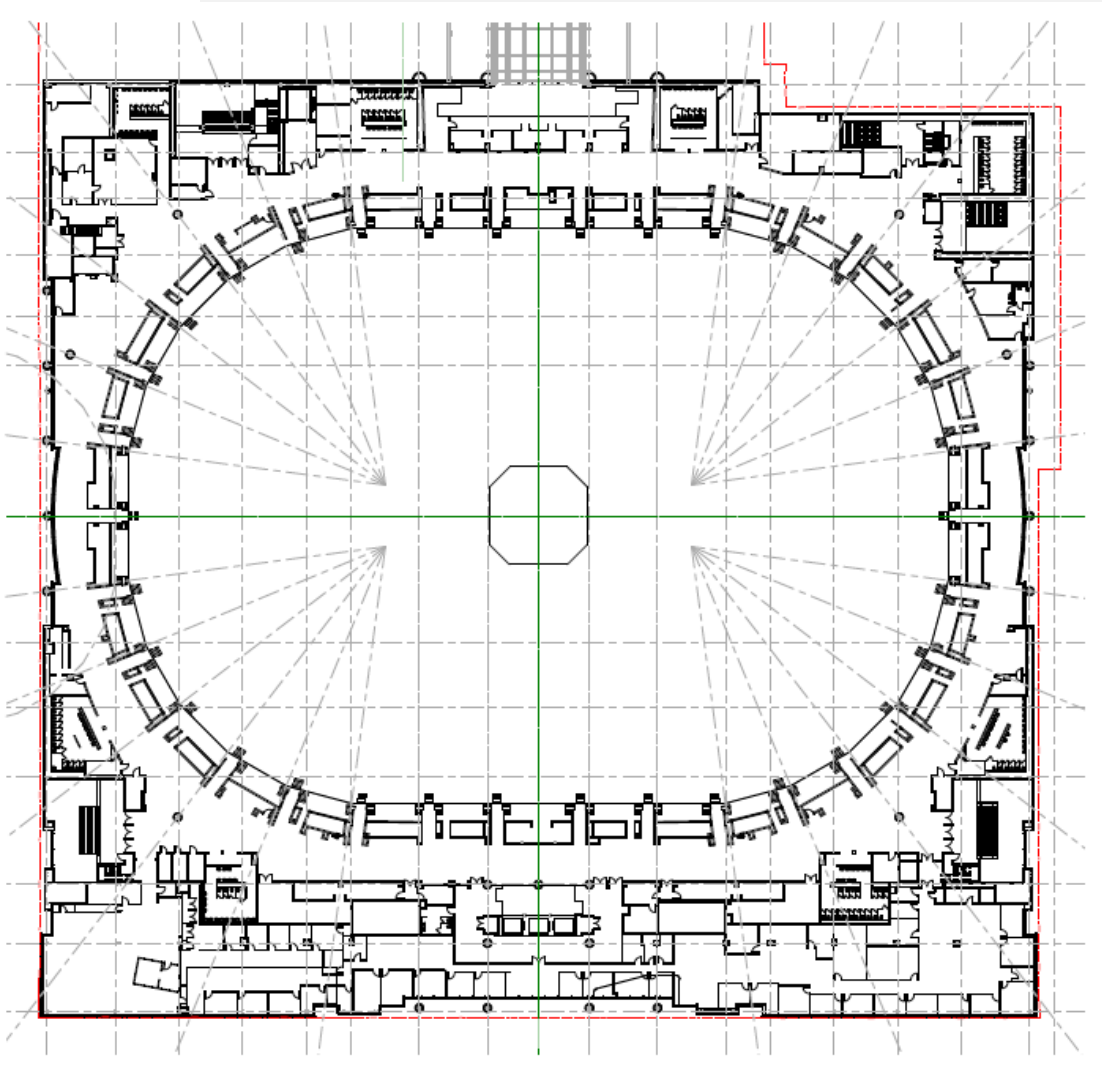


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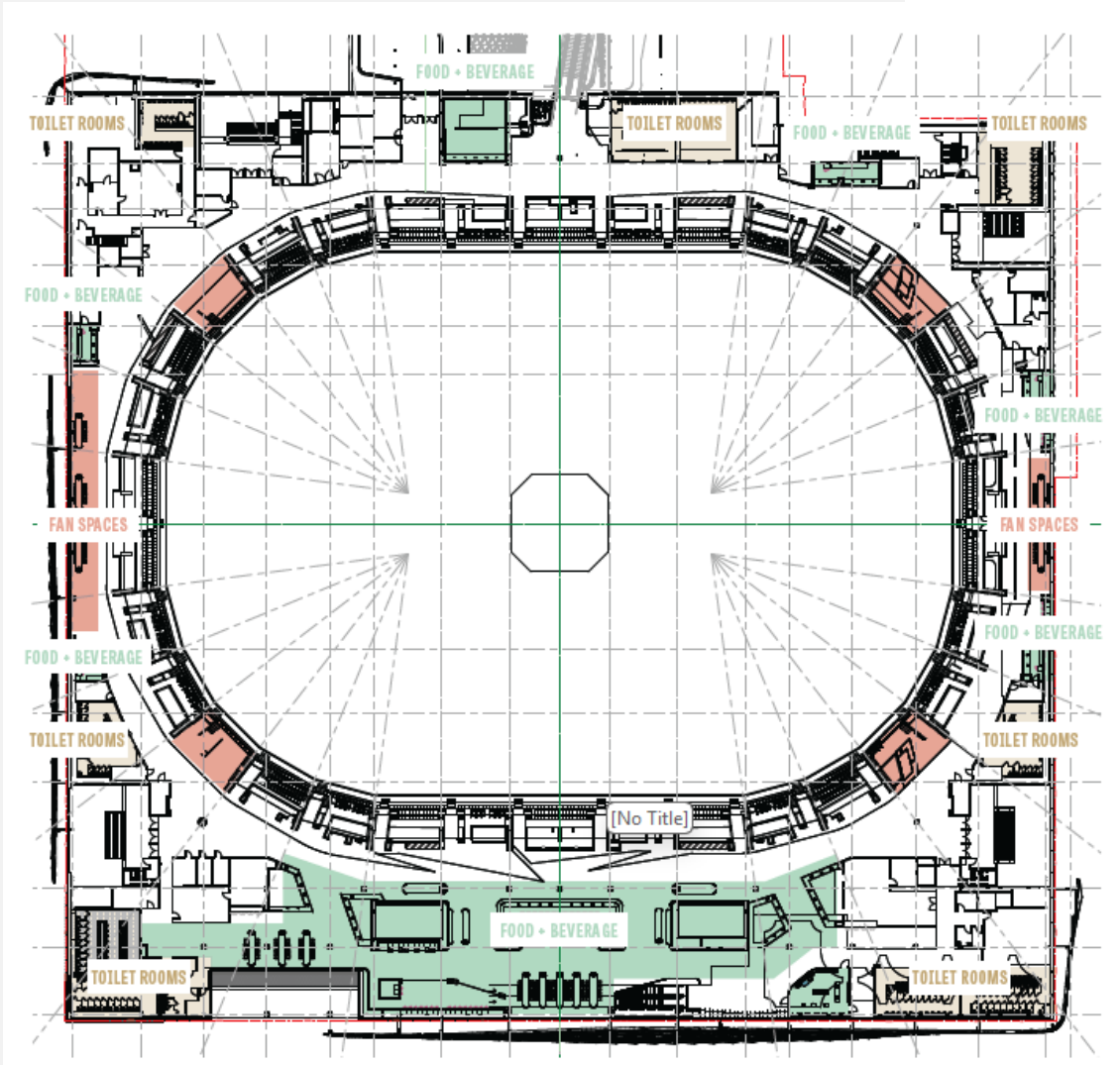


Interior Plans – Upper Concourse Level

Existing

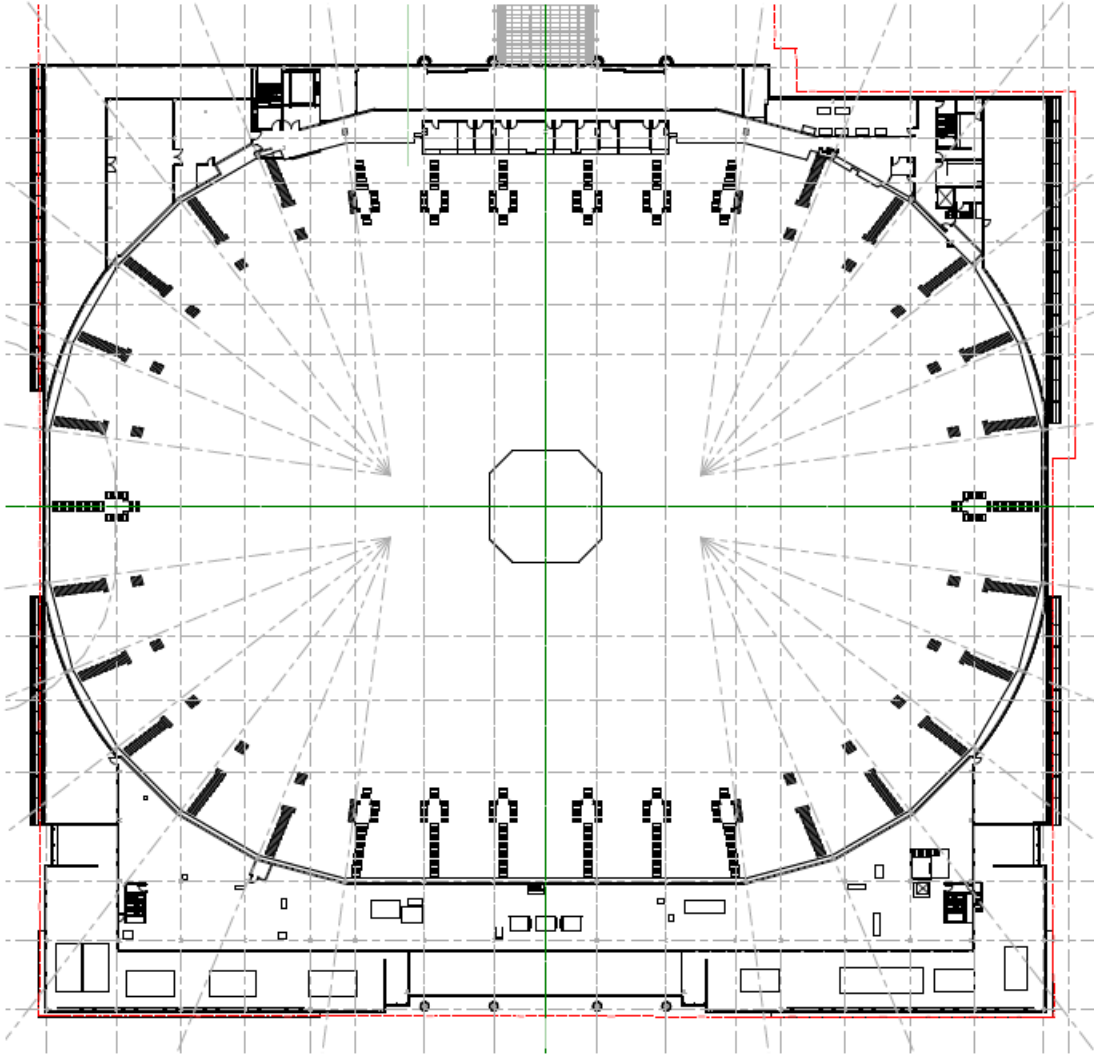


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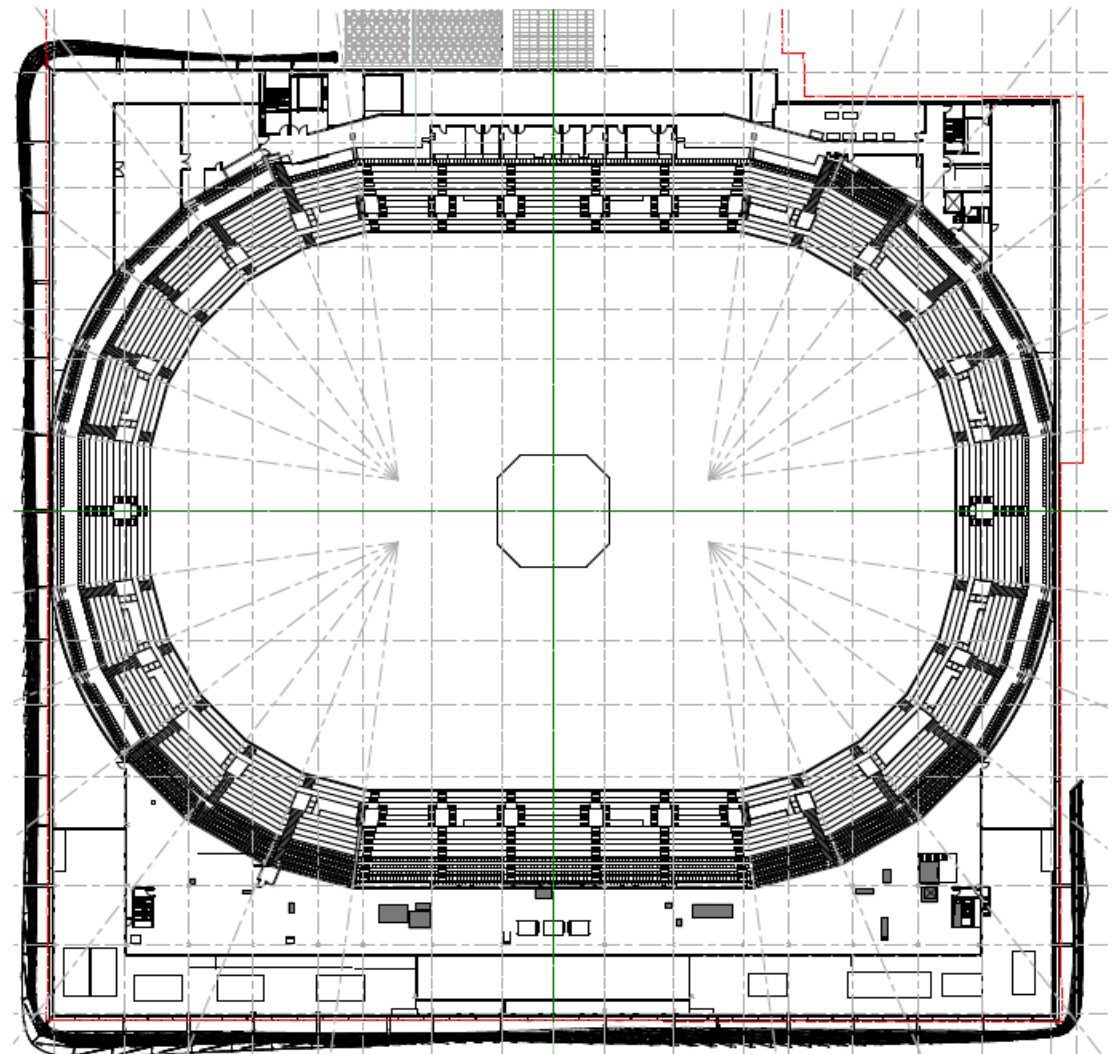


Interior Plans – Roof Level

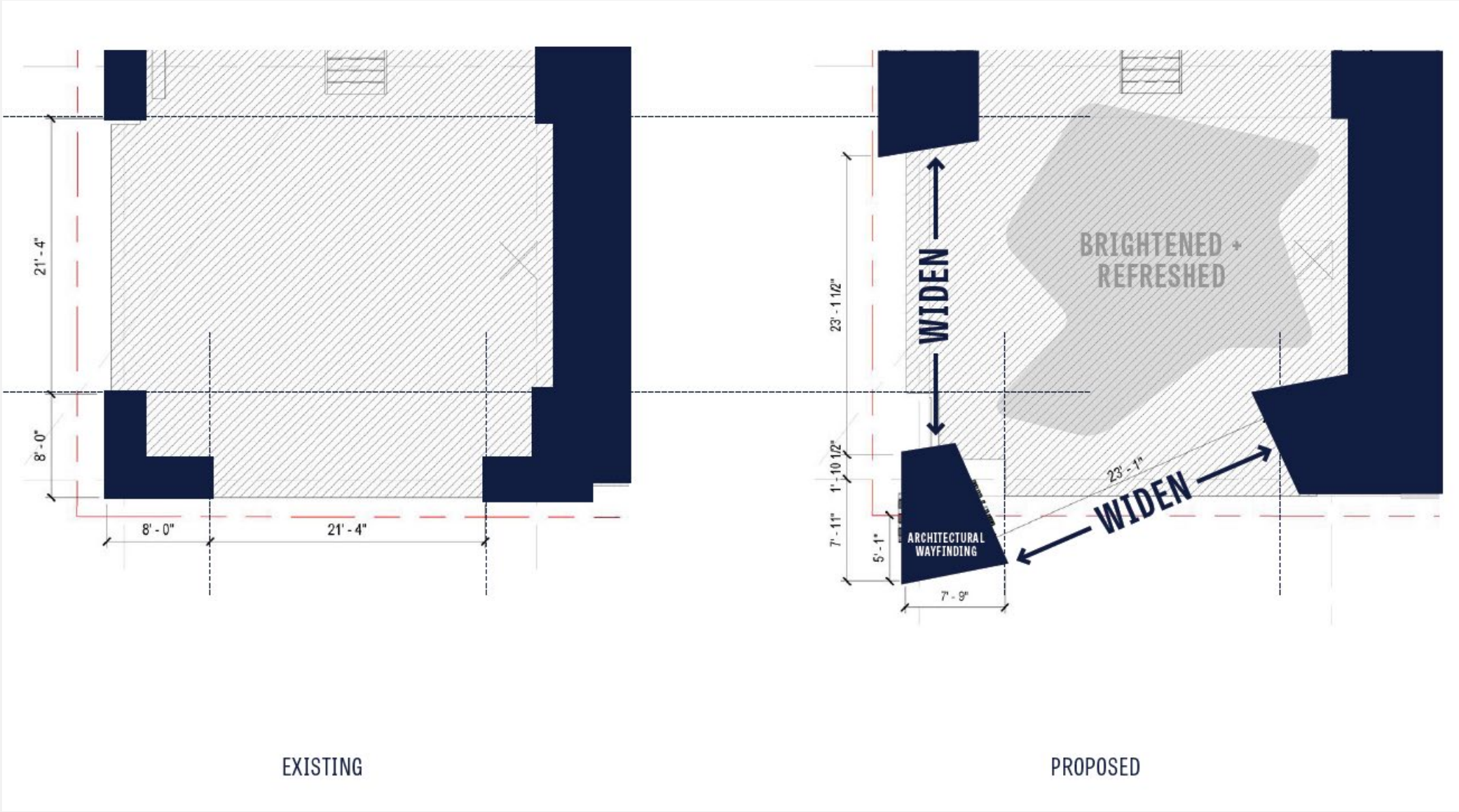
Existing



Proposed



Proposed Metro Entrance Changes



Proposed Materials



ETFE

- » Ethylene tetrafluoroethylene rain screen
 - » Integrated LED lighting
 - » Smooth and textured expressions
- » Custom frit with a slightly reflective appearance and approximate 50% transparency



METAL PANEL

- » Dimensional metal panel rainscreen system
- » Thermally-broken structural connections will penetrate this system to support ETFE



GLAZING

- » Aluminum Curtainwall Systems (ACWS) with integrated steel for blast requirements
- » Point supported structural glazing at South Entry



LIMESTONE

- » Limestone (large panels) with a mixture of honed and textured finishes at the pedestrian level
- » Integrated artwork, information boards, and team history walls at the pedestrian level
- » Limestone (brick) changes scale at east facade

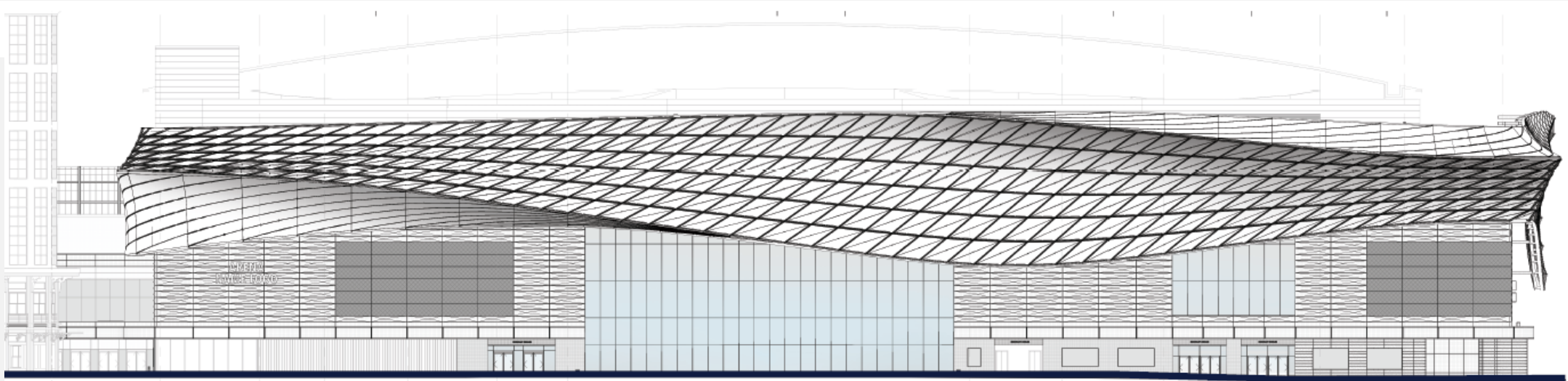


COMPOSITE WOOD

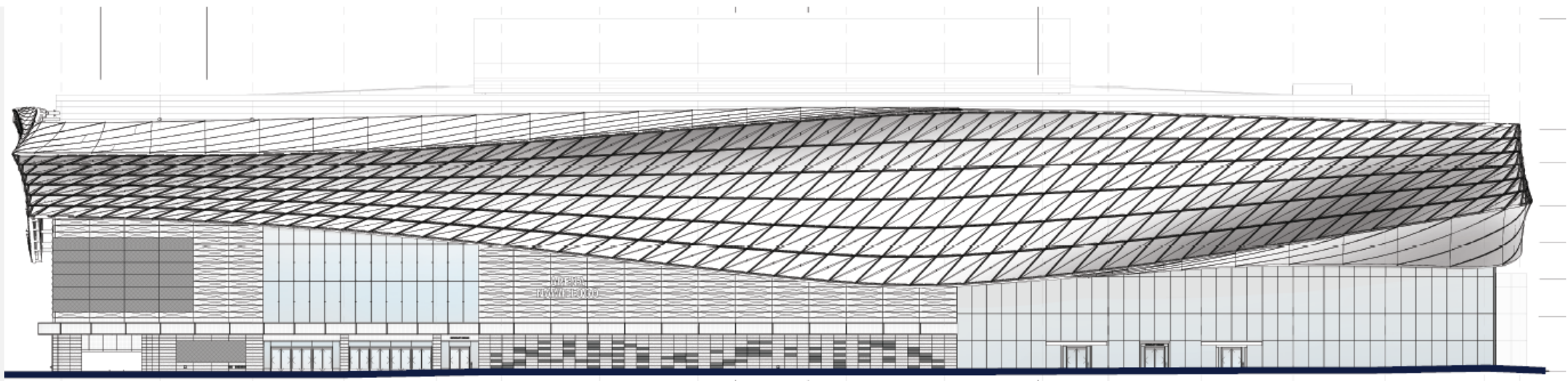
- » Resin panel with wood veneer and coating
- » Matches interior wood at atrium to continue expression into Gallery Place Way.

Proposed Elevations

West

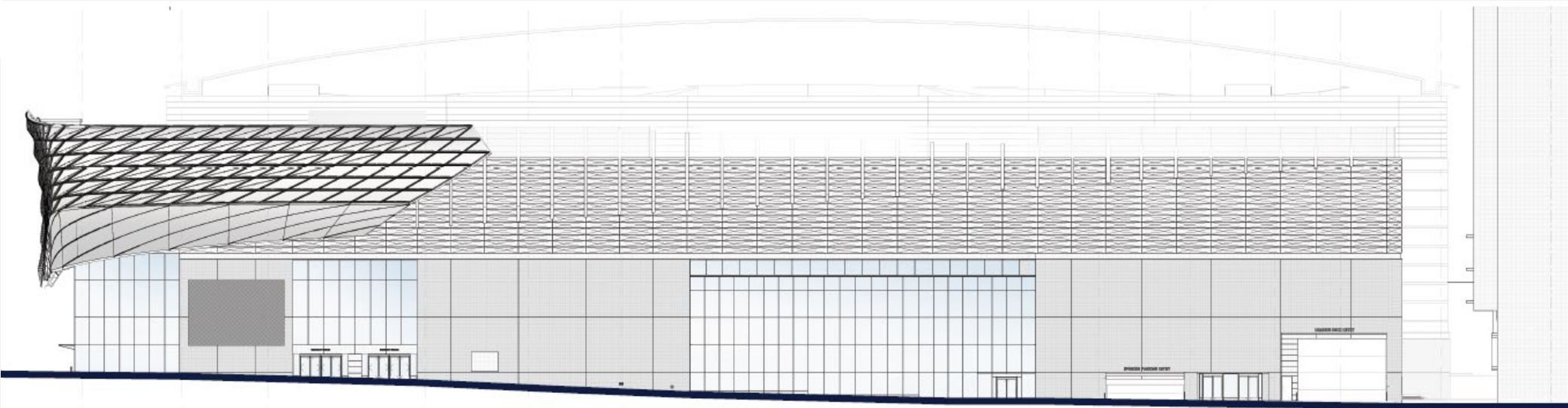


East

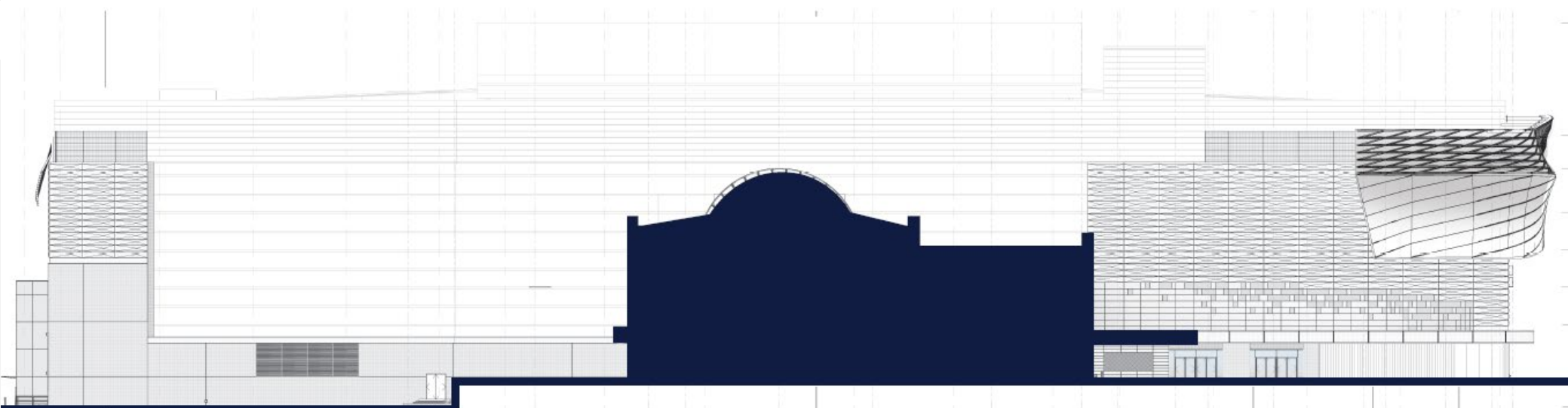


Proposed Elevations

East



North



Previous Rendered View

F Street looking northeast



Proposed View

F Street looking northeast



Previous Rendered View

F Street looking east



Proposed View

F Street looking east



Previous Rendered View

F Street looking north



Proposed View

F Street looking north



Previous Rendered View

F Street looking west



Proposed View

F Street looking west



Previous Rendered View

F Street looking west



Proposed View

F Street looking west



Previous Rendered View

6th Street looking south



Proposed View

6th Street looking south



Previous Rendered View

6th Street looking south



Proposed View

6th Street looking south



Previous Rendered View

F Street looking west



Proposed View

F Street looking west



Previous Rendered View

7th Street looking north



Proposed View

7th Street looking north



Previous Rendered View

7th Street at G Street



Proposed View

7th Street at G Street



Previous Rendered View

G Street Entrance



Proposed View

G Street Entrance



Lighting Plan



ARGO PRO

PERFORMANCE (IN4E) | COLOR (SPRING) + TUNABLE WVT

PROJECT

TYPE

FUTURE CATEGORIES

PROFILE

OUTPUT

OPTICAL DISTRIBUTIONS

LED CONFIGURATION S

PERFORMANCE

VOLTAGE

CONTROL

FIXTURE LENGTHS

HOUSING

LENS

FINISH

OPERATING TEMP.

WARRANTY

LUMEN MAINTENANCE

CERTIFICATION

10 (5 W/17), MO (10 W/17), HO (15 W/17), VO (20 W/17)

10°, 20°, 30°, 40°, 60°, 80°, 90°, 120° SEE PAGE 2 FOR DETAILS

PAIANTED QUAD PERFECT™ TECHNOLOGY

POWERED BY NITRO CORE™ TECHNOLOGY

K9GA, K9J2K-4K, K9P1830K-4K

TUNABLE WHITE (200K-500K)

UP TO: 4,375 LUMENS, 47,764 PEAK CANDELA

120VAC, 577WAC

3-DRIVE, REMOTE DRIVE, POWERED BY ARABATION TECHNOLOGY

DMX / RDM

2' / 3', 3' / 3", 4' / 3", 4' / 6" (NOMINAL LENGTHS)

PRECISION EXTRUDED ALUMINUM

HIGH DENSITY FLUORESC QUAS

HIGH DURABILITY POWDER COATING

20° C TO 10° C

5 YEAR LIMITED

75,000 HOURS

ETL AND CUL FOR IP67, IP67 3G, COMPLIES WITH BUY AMERICAN ACT

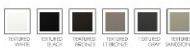


QUAD PERFECT™





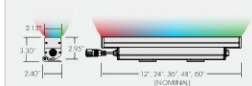
STANDARD FINISHES



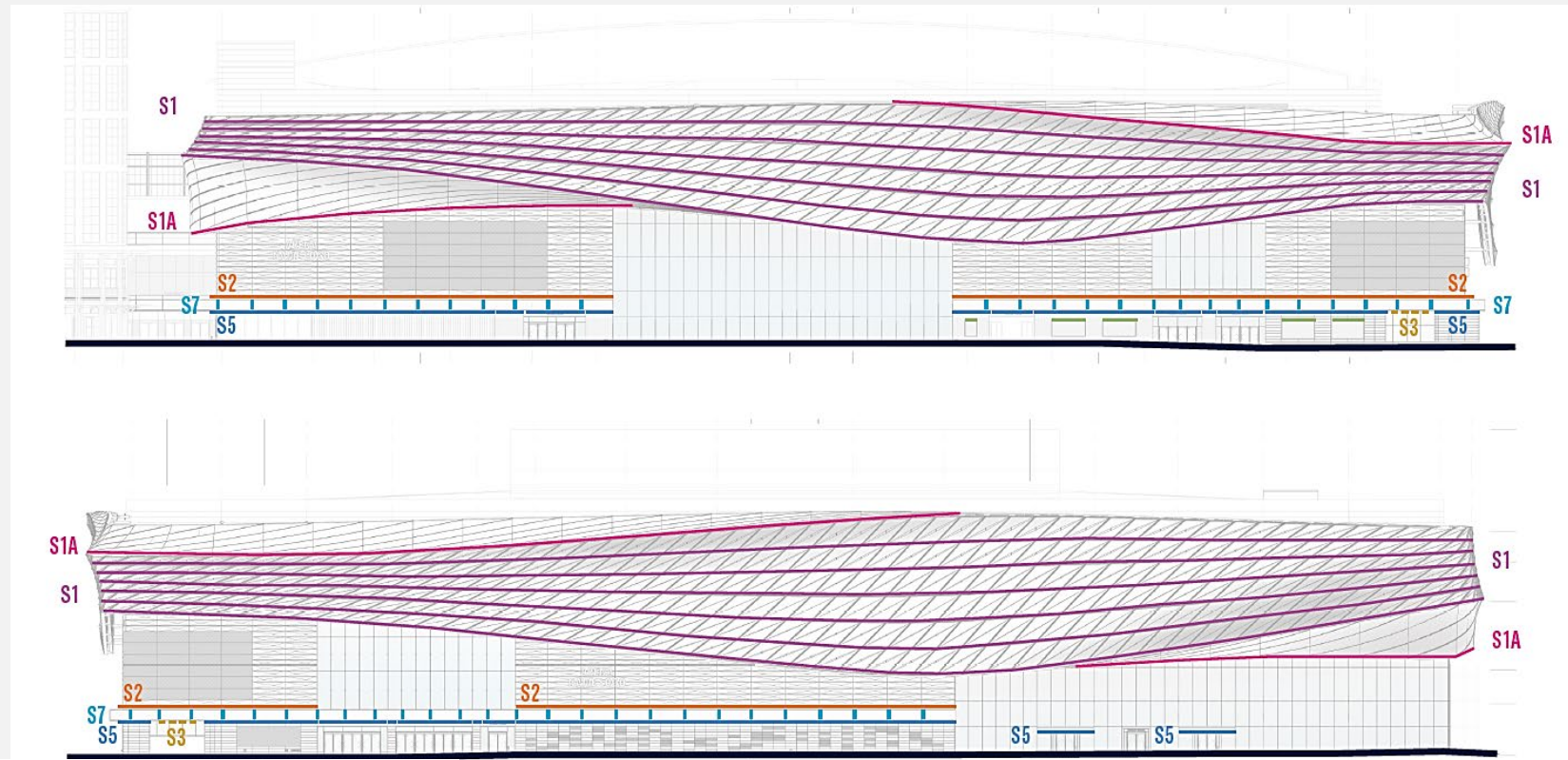
OPTIONS



PROFILE



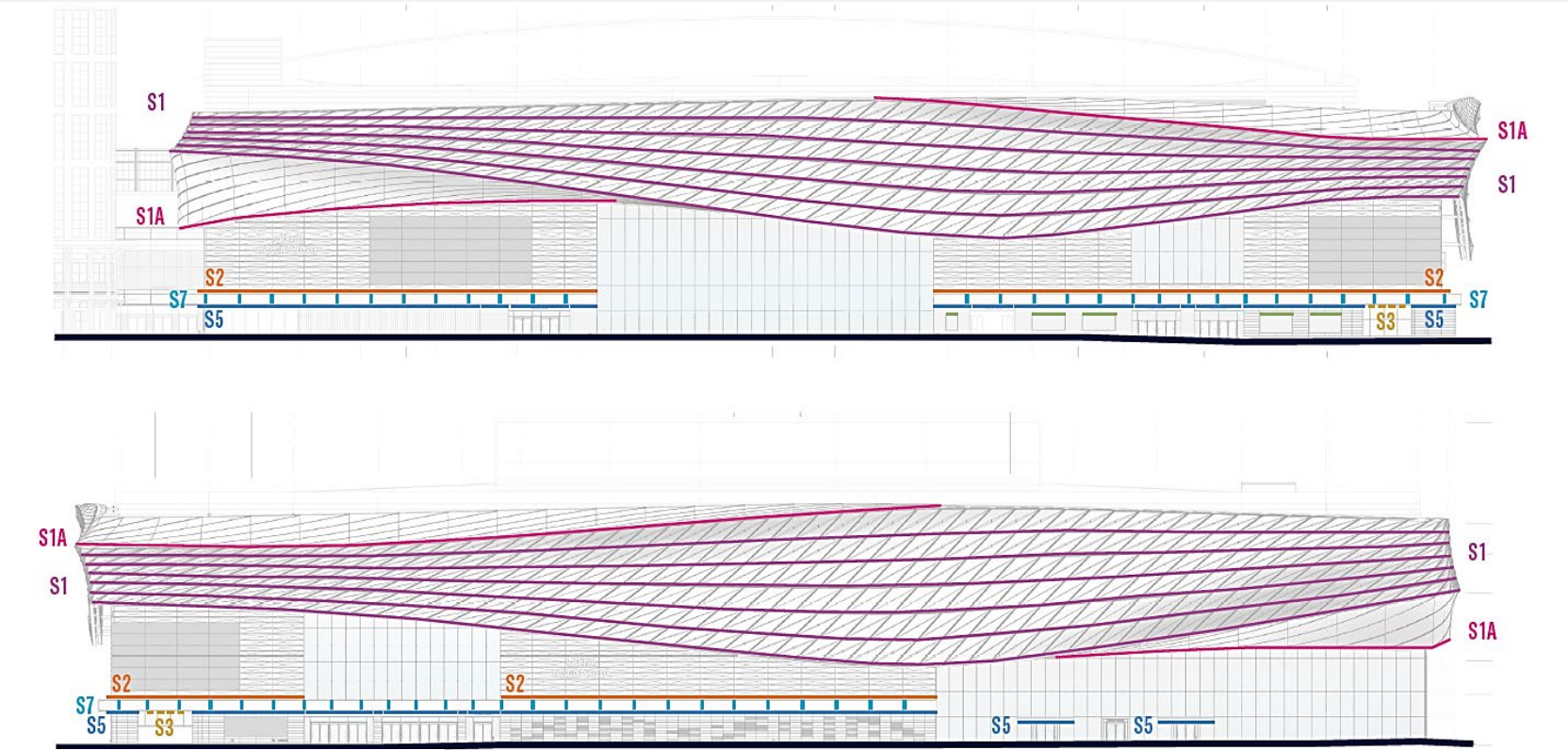
S1 / S1A / S2



LED		
Type	Lamp	Description
L10	7.2W / FT LED, 563 LUMENS / FT	RECESSED ASYMMETRIC WALLWASH WITH SHIELDED, LOW-GLARE OPTICS. HOUSING IS 2 13/16" TALL X 1 7/16" WIDE, SEE PLANS FOR EXACT LENGTHS.

SITE FAÇADE		
Type	Lamp	Description
S1	15W / FT LED, ~500 LUMENS / FT	SURFACE / CHANNEL MOUNTED LINEAR GRAZE FOR FAÇADE WRAP. 2.40"W X 3.30"H EXTRUDED ALUMINUM PROFILE, CUSTOM MODIFIED 30X30 LENS FOR ANGLED BEAM DISTRIBUTION, WET RATED
S1A	15W / FT LED, ~500 LUMENS / FT	SIMILAR TO TYPE S1 EXCEPT MOUNTING AND NO MODIFIED LENSING, 30X0 BEAM OPTICS, WET RATED
S2	15W / FT LED, ~500 LUMENS / FT	SURFACE FLOOR MOUNTED RGBW UPLIGHT GRAZE, 10X30 OPTICS, 2.40"W X 3.30"H EXTRUDED ALUMINUM PROFILE, WET RATED
S3	12.3W LED, 1211 LUMENS	RECESSED DOWNLIGHT, 4-3/8"Ø APERTURE, WET RATED
S4	30W LED, 1800 LUMENS	WALL MOUNTED LED SLOT DOWNLIGHT, 4-1/8"W X 5"H EXTRUDED MARINE GRADE ALUMINUM ALLOY, TO BE ENCASED IN ARCHITECTURAL DETAIL THAT MATCHES SURROUNDING WALL MATERIAL, WET RATED
S5	10W / FT LED, 445 LUMENS / FT	SURFACE MOUNTED LED SLOT PERIMETER, 2.7"W X 5"H OVERALL PROFILE, TO BE MOUNTED AND REGRESSED WITHIN ARCHITECTURAL POCKET TO CREATE A PERIMETER SYSTEM, WET RATED
S6	10W / FT LED, 445 LUMENS / FT	SIMILAR TO TYPE S5 EXCEPT SURFACE MOUNTED ON CANOPY STRUCTURE
S7	4.4 W / FT LED, ~200 LUMENS / FT	SURFACE MOUNTED RGBW DIRECT-VIEW ACCENT LINEAR, 0.93"W X 0.90"H 3-SIDED LUMINOUS LENS AND ALUMINUM CHANNEL, RGBW CONTINUOUS LED TAPE, WET RATED

Lighting Plan



LED		
Type	Lamp	Description
L10	7.2W / FT LED, 563 LUMENS / FT	RECESSED ASYMMETRIC WALLWASH WITH SHIELDED, LOW-GLARE OPTICS. HOUSING IS 2 13/16" TALL X 1 7/16" WIDE, SEE PLANS FOR EXACT LENGTHS.
SITE FAÇADE		
Type	Lamp	Description
S1	15W / FT LED, ~500 LUMENS / FT	SURFACE / CHANNEL MOUNTED LINEAR GRAZE FOR FAÇADE WRAP, 2.40"W X 3.30"H EXTRUDED ALUMINUM PROFILE, CUSTOM MODIFIED 30X30 LENS FOR ANGLED BEAM DISTRIBUTION, WET RATED
S1A	15W / FT LED, ~500 LUMENS / FT	SIMILAR TO TYPE S1 EXCEPT MOUNTING AND NO MODIFIED LENSING, 30X0 BEAM OPTICS, WET RATED
S2	15W / FT LED, ~500 LUMENS / FT	SURFACE FLOOR MOUNTED RGBW UPLIGHT GRAZE, 10X30 OPTICS, 2.40"W X 3.30"H EXTRUDED ALUMINUM PROFILE, WET RATED
S3	12.3W LED, 1211 LUMENS	RECESSED DOWNLIGHT, 4-3/8"Ø APERTURE, WET RATED
S4	30W LED, 1800 LUMENS	WALL MOUNTED LED SLOT DOWNLIGHT, 4-1/8"W X 5"H EXTRUDED MARINE GRADE ALUMINUM ALLOY, TO BE ENCASED IN ARCHITECTURAL DETAIL THAT MATCHES SURROUNDING WALL MATERIAL, WET RATED
S5	10W / FT LED, 445 LUMENS / FT	SURFACE MOUNTED LED SLOT PERIMETER, 2.7"W X 5"H OVERALL PROFILE, TO BE MOUNTED AND REGRESSED WITHIN ARCHITECTURAL POCKET TO CREATE A PERIMETER SYSTEM, WET RATED
S6	10W / FT LED, 445 LUMENS / FT	SIMILAR TO TYPE S5 EXCEPT SURFACE MOUNTED ON CANOPY STRUCTURE
S7	4.4 W / FT LED, ~200 LUMENS / FT	SURFACE MOUNTED RGBW DIRECT-VIEW ACCENT LINEAR, 0.93"W X 0.90"H 3-SIDED LUMINOUS LENS AND ALUMINUM CHANNEL, RGBW CONTINUOUS LED TAPE, WET RATED

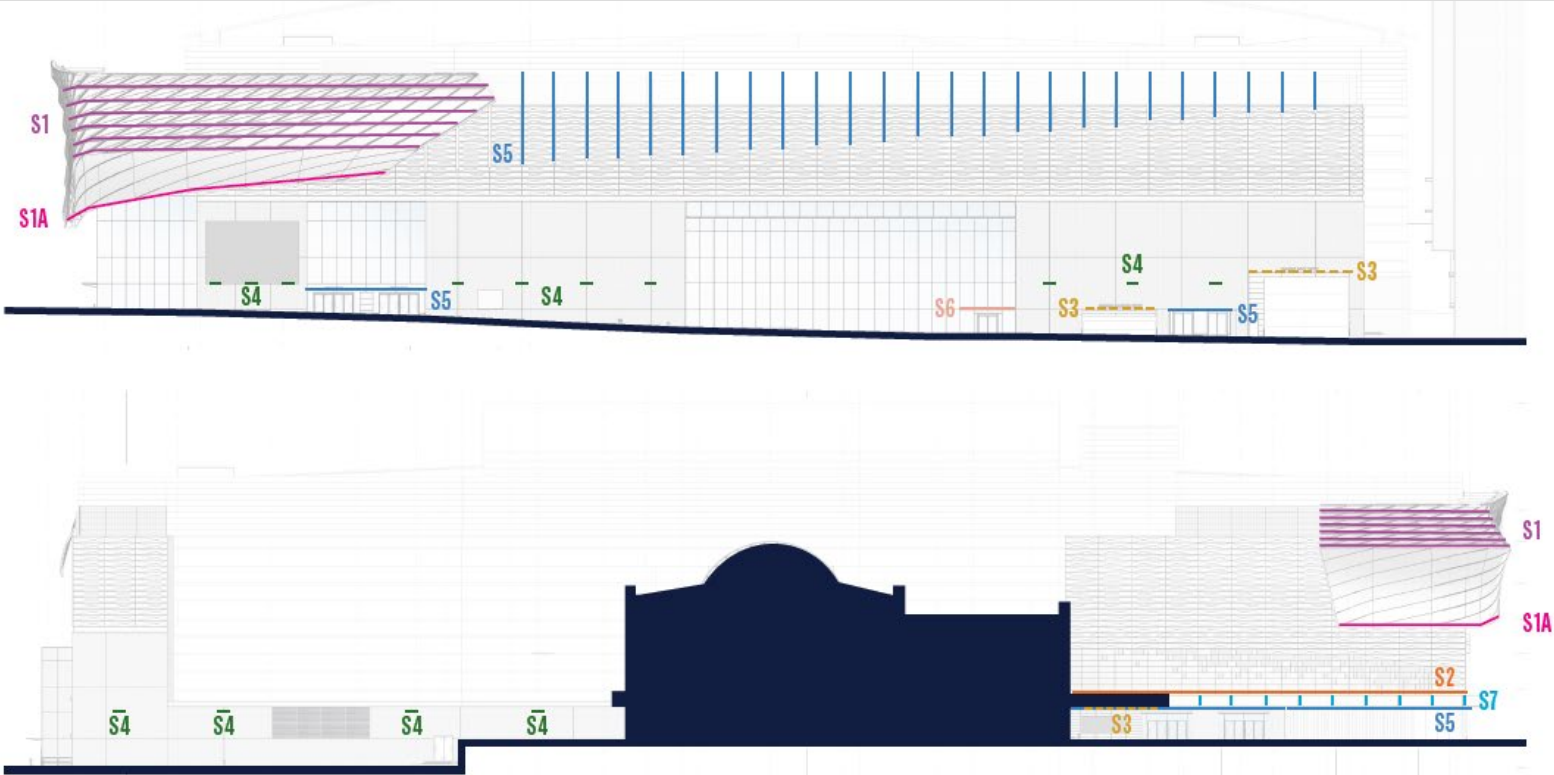
Lighting Plan



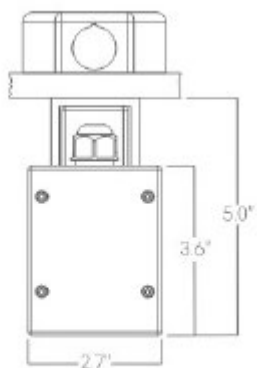
S4

LED		
Type	Lamp	Description
L10	7.2W / FT LED, 563 LUMENS / FT	RECESSED ASYMMETRIC WALLWASH WITH SHIELD SEE PLANS FOR EXACT LENGTHS.

SITE FAÇADE		
Type	Lamp	Description
S1	15W / FT LED, ~500 LUMENS / FT	SURFACE / CHANNEL MOUNTED LINEAR GRAZE FOR FAÇADE WRAP, 2.40"W X 3.30"H EXTRUDED ALUMINUM PROFILE, CUSTOM MODIFIED 30X30 LENS FOR ANGLED BEAM DISTRIBUTION, WET RATED
S1A	15W / FT LED, ~500 LUMENS / FT	SIMILAR TO TYPE S1 EXCEPT MOUNTING AND NO MODIFIED LENSING, 30X0 BEAM OPTICS, WET RATED
S2	15W / FT LED, ~500 LUMENS / FT	SURFACE FLOOR MOUNTED RGBW UPLIGHT GRAZE, 10X30 OPTICS, 2.40"W X 3.30"H EXTRUDED ALUMINUM PROFILE, WET RATED
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S5	10W / FT LED, 445 LUMENS / FT	SURFACE MOUNTED LED SLOT PERIMETER, 2.7"W X 5"H OVERALL PROFILE, TO BE MOUNTED AND REGRESSED WITHIN ARCHITECTURAL POCKET TO CREATE A PERIMETER SYSTEM, WET RATED
S6	10W / FT LED, 445 LUMENS / FT	SIMILAR TO TYPE S5 EXCEPT SURFACE MOUNTED ON CANOPY STRUCTURE
S7	4.4 W / FT LED, ~200 LUMENS / FT	SURFACE MOUNTED RGBW DIRECT-VIEW ACCENT LINEAR, 0.93"W X 0.90"H 3-SIDED LUMINOUS LENS AND ALUMINUM CHANNEL, RGBW CONTINUOUS LED TAPE, WET RATED



Lighting Plan

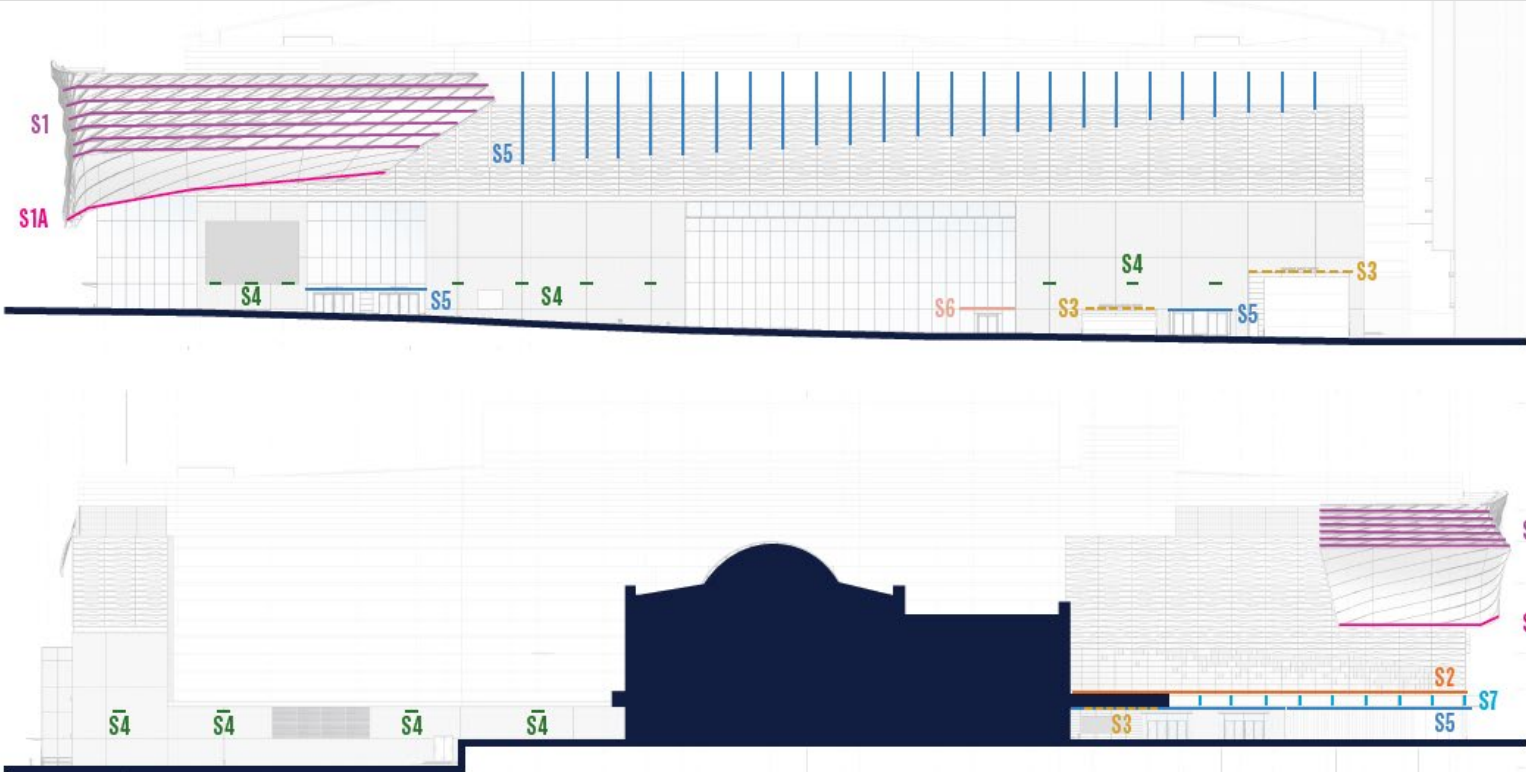


Surface mount

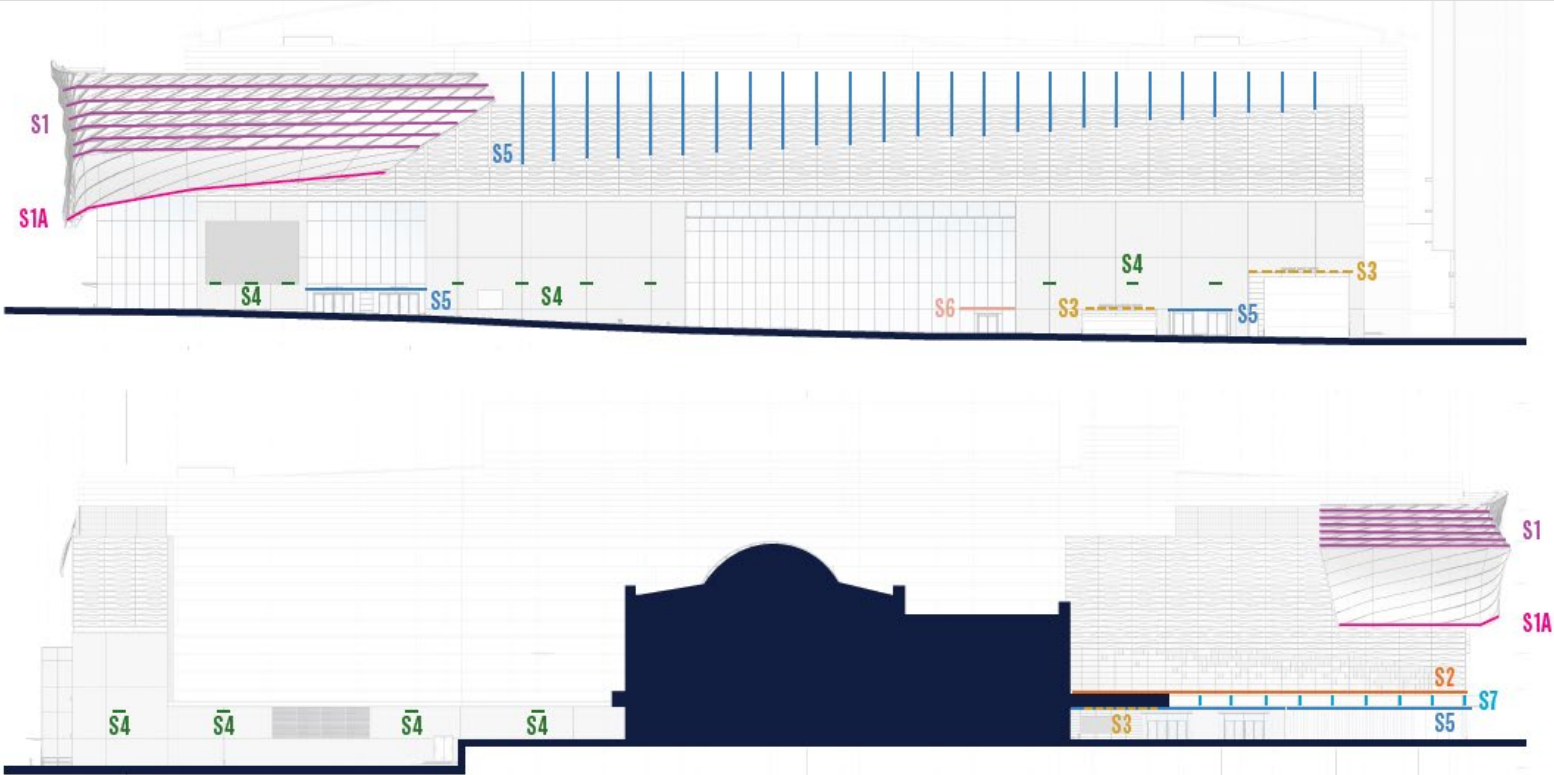
S5 / S6

LED		
Type	Lamp	Description
L10	7.2W / FT LED, 563 LUMENS / FT	RECESSED ASYMMETRIC WALLWASH WITH SHIELD SEE PLANS FOR EXACT LENGTHS.

SITE FAÇADE		
Type	Lamp	Description
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S6	10W / FT LED, 445 LUMENS / FT	SIMILAR TO TYPE S5 EXCEPT SURFACE MOUNTED ON CANOPY STRUCTURE
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Lighting Plan



LED		
Type	Lamp	Description
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Viewshed Diagram - Existing

F Street Looking west



Viewshed Diagram – Proposed

F Street Looking west



Viewshed Diagram – Existing

F Street Looking northeast



Viewshed Diagram – Proposed

F Street Looking northeast



Viewshed Diagram – Existing

G Street Looking east



Viewshed Diagram – Proposed

G Street Looking east

