

# Capital One Arena Transformation (COAT)

Section 106 Consulting Parties Meeting

March 13, 2025



# Agenda

- ▶ **Welcome and Introductions – Lee Webb, NCPC**
- ▶ **Section 106 Overview – Lee Webb, NCPC**
- ▶ **Overview of Project – Andrew Jacobs, Gensler and Brandon Mermelstein, Gensler**
- ▶ **Area of Potential Effect – Daria Gasparini, Robinson & Associates**
- ▶ **Historic Properties – Daria Gasparini, Robinson & Associates**
- ▶ **Preliminary Assessment of Effects – Lee Webb, NCPC**
- ▶ **Open Discussion – Lee Webb, NCPC**
- ▶ **Next Steps – Lee Webb, NCPC**
- ▶ **Closing – Lee Webb, NCPC**

# Welcome and Introductions

*Lee Webb, NCPC*

# Section 106 Overview

*Lee Webb, NCPC*

# Section 106 Overview

## ▶ **What is Section 106?**

- ▶ Section 106 of 36 CFR Part 800 (Protection of Historic Properties) of the National Historic Preservation (NHPA) Act of 1966 requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve throughout the country. If a federal or federally-assisted project has the potential to affect historic properties, a Section 106 review will take place (Advisory council on historic preservation [ACHP] 2025).

## ▶ **Process:**

- ▶ Initiate the process
  - ▶ *What is the project and who is interested in historic properties in the project area?*
- ▶ Identify historic resources
  - ▶ *What historic properties are present in the “Area of Potential effect” (APE)?*
- ▶ Assess for adverse effects
  - ▶ *Are historic properties in the APE affected by the project?*
- ▶ Resolve adverse effects (if needed)
  - ▶ *Is there agreement or is further discussion needed?*

## **National Historic Preservation Act (NHPA)**

- Section 106 of the NHPA and its implementing regulations (36 C.F.R. Part 800) require federal agencies to consider the effects of their actions (“undertakings”) on historic properties.
- Historic properties are any buildings, structures, objects, sites (including archaeological sites), and districts listed in or eligible for listing in the National Register of Historic Places.

## **Section 106 Consultation**

- Consultation is the process of seeking, discussing, and considering the views of other “consulting parties,” who are invited to participate in the process.
- Consulting Parties include the State Historic Preservation Office (SHPO), Indian tribes and Native Hawaiian organizations (THPO), the Advisory Council on Historic Preservation (ACHP), local elected representatives, other interested parties, and the public.
- The purpose of consultation is to identify historic properties, assess adverse effects, and resolve those adverse effects through avoidance, minimization, and mitigation strategies.

## Consultation

### Step #1

#### Initiate Section 106 Process

- Define the Undertaking
- Initiate Section 106
- Identify Consulting Parties
- Involve the Public

### Step #2

#### Identify Historic Properties

- Define Area of Potential Effects (APE)
- Identify Historic Properties

### Step #3

#### Determine Effects on Historic Properties

- Assess Effects on Historic Properties
- Apply Criteria of Adverse Effect

### Step #4

#### Resolve Adverse Effects

- Avoid, Minimize, and/or Mitigate Adverse Effects
- Create Resolution Document (MOA/PA)

The background features a series of overlapping, semi-transparent red geometric shapes, primarily triangles and polygons, creating a dynamic, layered effect. The colors range from a deep, dark red to a lighter, more translucent red. The shapes are positioned primarily on the right side of the frame, with some extending towards the center.

# Overview of Project

*Andrew Jacobs, Gensler*  
*Brandon Mermelstein, Gensler*



Gensler

# EXISTING CONDITIONS



# EXISTING CONDITIONS OVERVIEW

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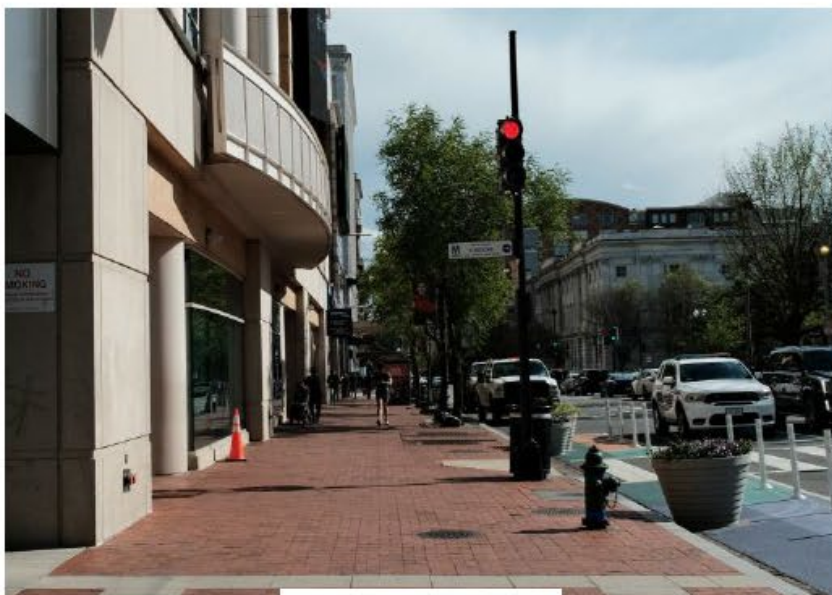


# EXISTING CONDITIONS EXTERIOR COMPONENTS

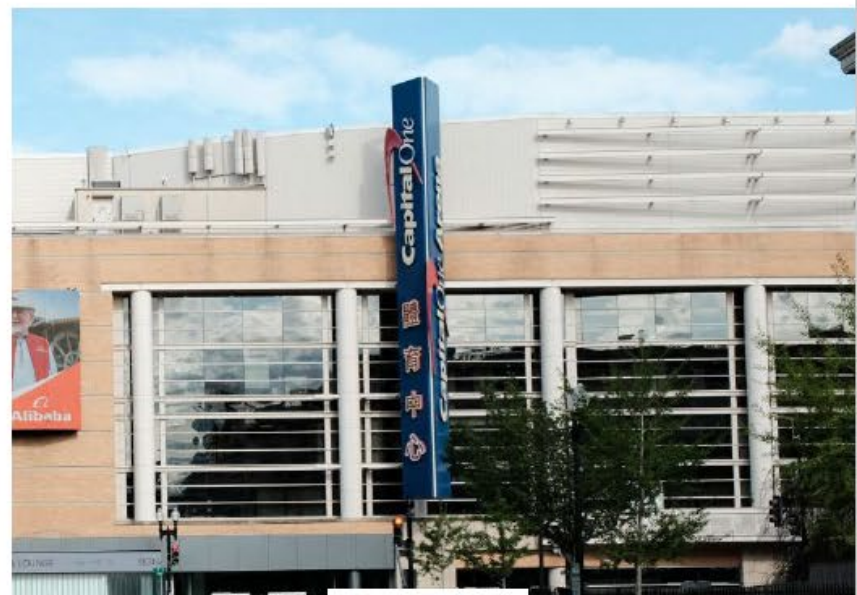
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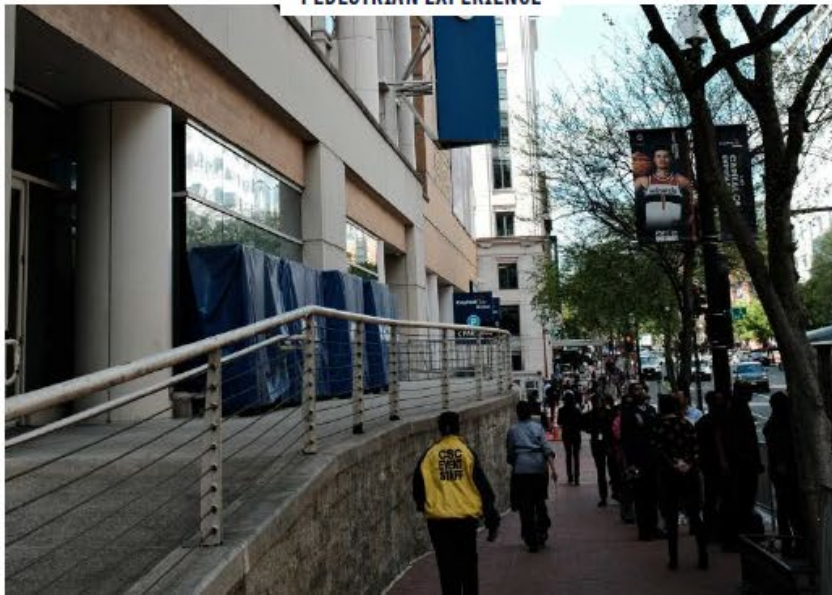
ENTRY EXPERIENCE



PEDESTRIAN EXPERIENCE



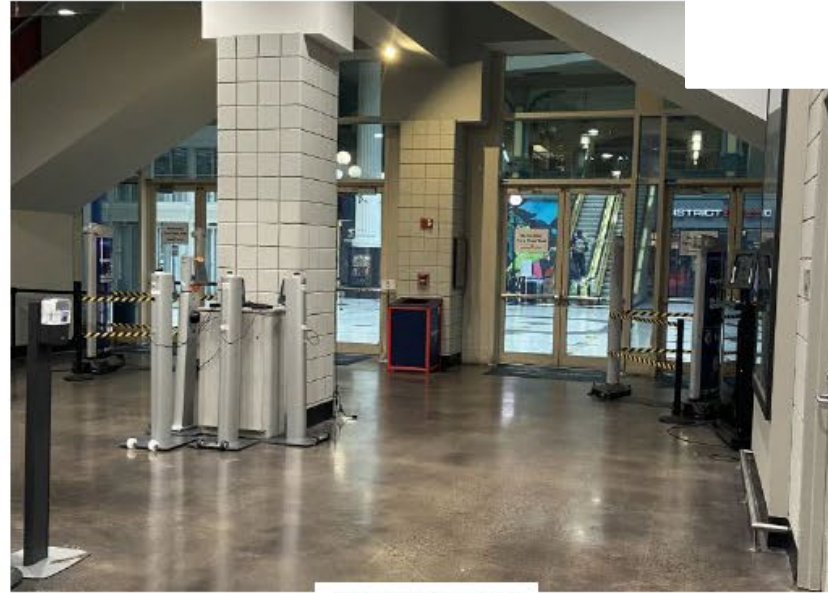
TRANSPARENCY



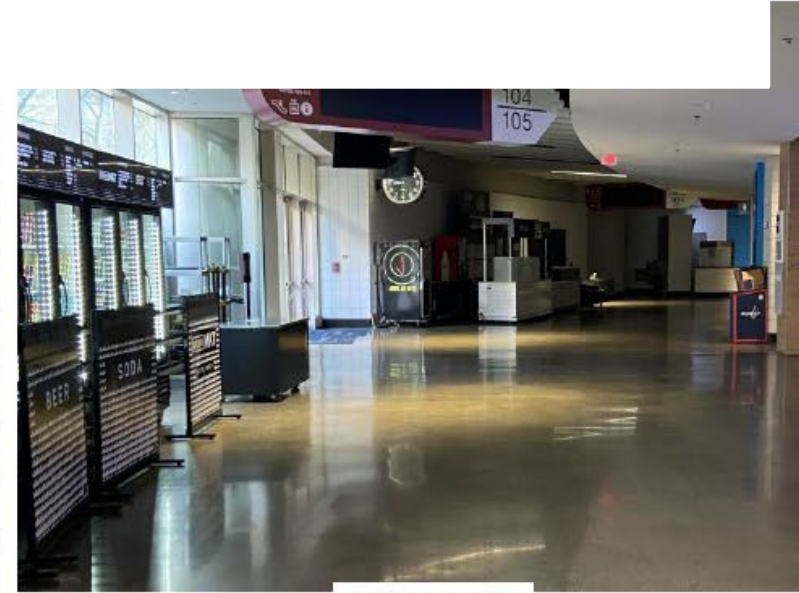
# INTERIOR COMPONENTS



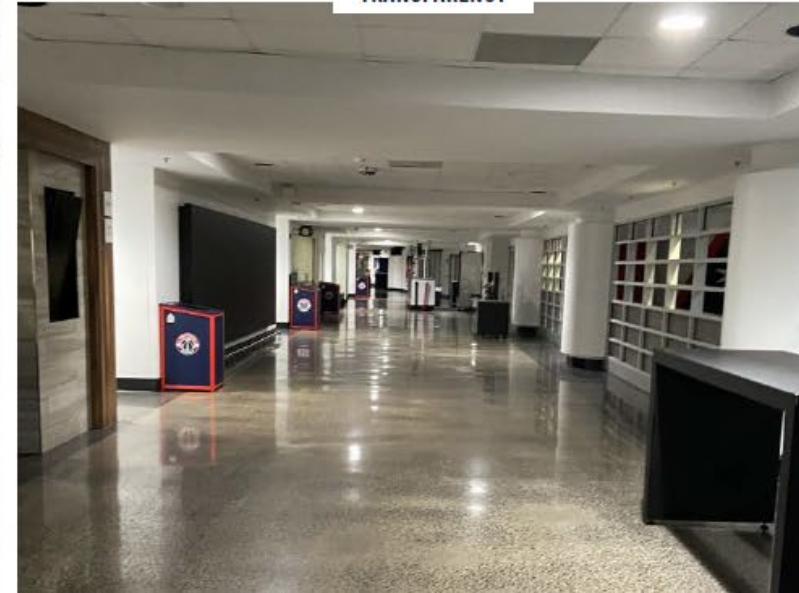
ENTRY EXPERIENCE



ENTRY EXPERIENCE



TRANSPARENCY





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# EXTERIOR TRANSFORMATION



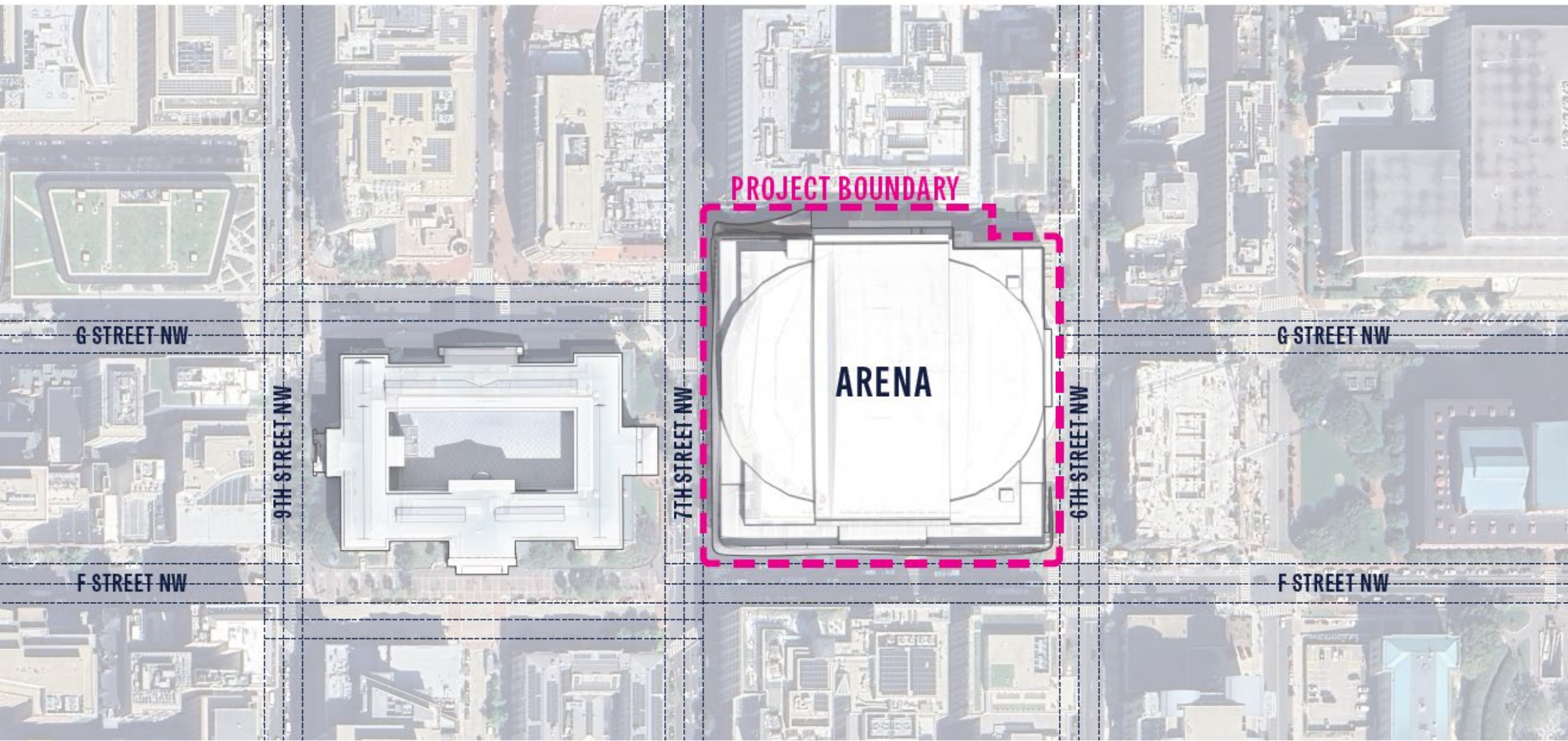
# EXTERIOR TRANSFORMATION OVERVIEW

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PROJECT BOUNDARY

ARENA

G STREET NW

G STREET NW

F STREET NW

F STREET NW

9TH STREET NW

7TH STREET NW

6TH STREET NW



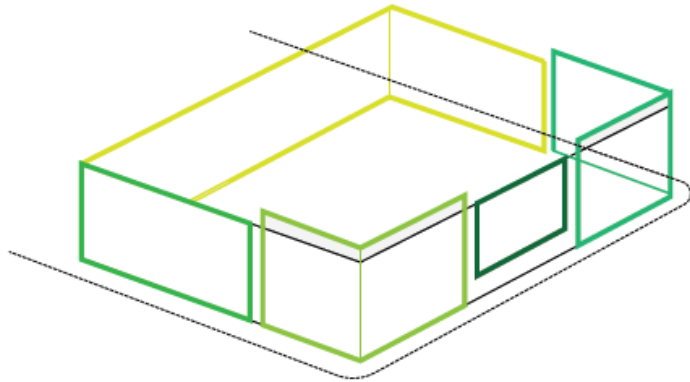
# EXTERIOR TRANSFORMATION

## EXTERIOR STRATEGIES

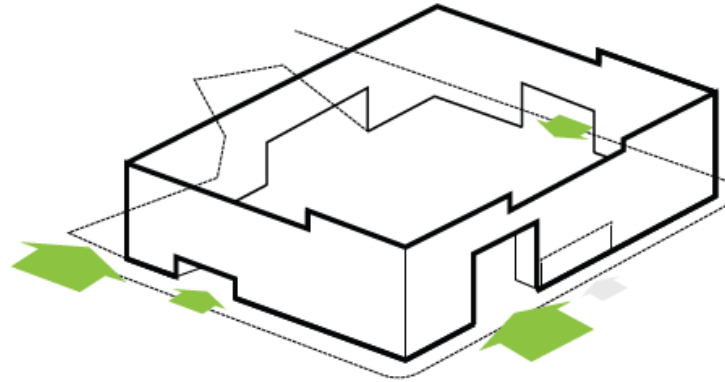
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# confluence noun

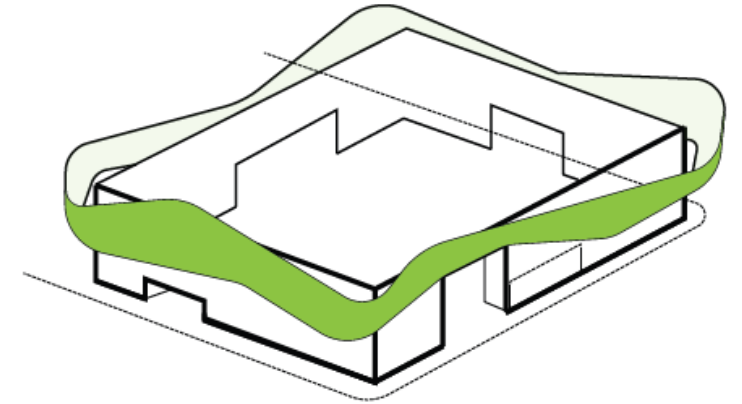
a coming together or flowing together, meeting, or gathering at one point.



The existing venue is a collection of facades intended to blend into the surrounding context by breaking down its scale. The resulting architecture downplays its monumentality and is not planned for the people.



The building's entry and arrival spaces are activated nodes that connect the building to the District. Our intention is to reinforce and enhance these elements through the relocating the flow of the people using the building.



The unifying skin that wraps the building is an inversion of the Portrait Gallery across the street. Inspired by the modern, undulating canopy covering its courtyard, the arena's vertical wrapper celebrates this public space adjacent to the building.

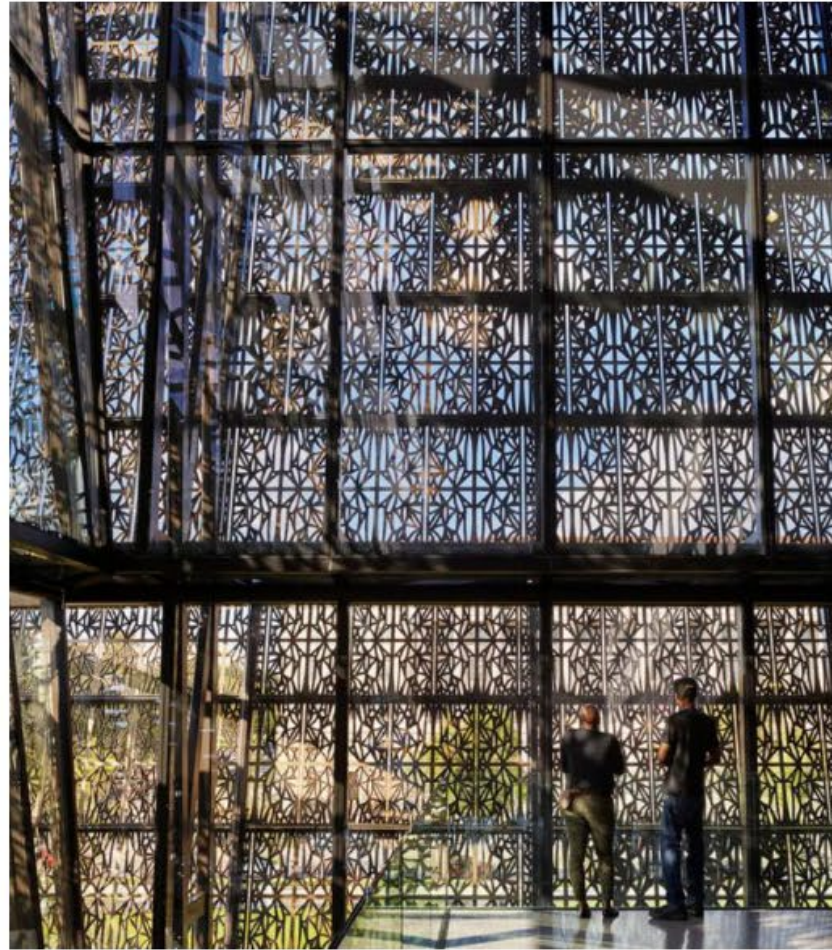


# EXTERIOR TRANSFORMATION PRECEDENTS

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NATIONAL PORTRAIT GALLERY



NATIONAL MUSEUM OF  
AFRICAN AMERICAN HISTORY & CULTURE



UNITED STATES  
INSTITUTE OF PEACE





# EXTERIOR TRANSFORMATION MATERIALITY



## EXISTING FACADE

Glazing

Precast

Yellow Brick

Red Brick

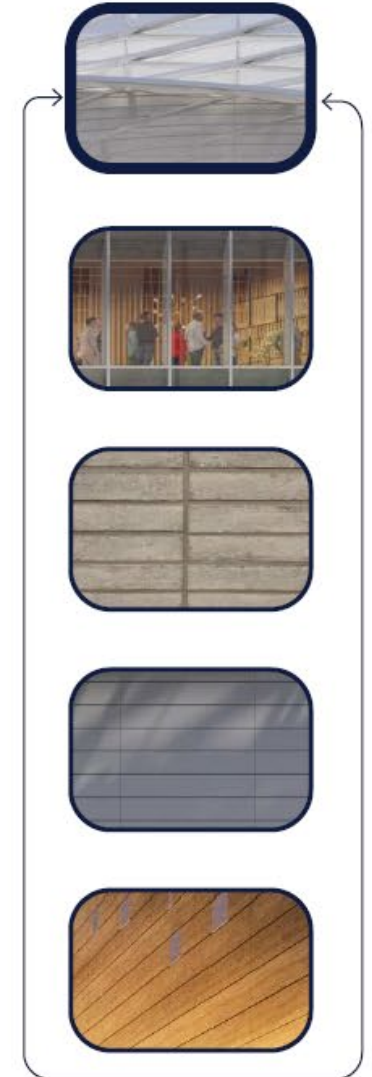
Metal Panel

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## PROPOSED UPDATES

- ETFE Panels
- Glazing (Ultraclear)
- Limestone Brick
- Metal Panel
- Wood Panels

Unifying Element





# EXTERIOR TRANSFORMATION EXISTING CONDITIONS

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# EXTERIOR TRANSFORMATION

## 7TH AND F ST NW LOOKING NORTHEAST

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# EXTERIOR TRANSFORMATION SOUTH ENTRY AT F ST

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# EXTERIOR TRANSFORMATION 6TH AND F ST NW LOOKING WEST

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# EXTERIOR TRANSFORMATION 7TH AND G ST NW LOOKING EAST

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# EXTERIOR TRANSFORMATION GALLERY PLACE WAY LOOKING EAST

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# EXTERIOR TRANSFORMATION 6TH ST NW LOOKING SOUTH

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# EXTERIOR TRANSFORMATION 7TH AND F ST NW-LOOKING NORTHEAST

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# EXTERIOR TRANSFORMATION

## PRIMARY COMMENTS PROVIDED BY NCPC + CFA

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Evaluate opportunities for increased transparency and visual connectivity between the arena interior and surrounding context.

Activate and add architectural interest at the pedestrian level.

Improve the relationship between the ETFE and the other materials of the arena.





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# LIGHTING STRATEGIES



# LIGHTING STRATEGIES EXISTING CONDITIONS

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# LIGHTING STRATEGIES

## 7TH AND F ST NW LOOKING NORTHEAST

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SOFT BLUE  
SOFT WHITE





# LIGHTING STRATEGIES PRECEDENTS

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ALLIANZ ARENA



THE JOHN F. KENNEDY CENTER FOR THE PERFORMING ARTS



DONALD W. REYNOLDS CENTER FOR AMERICAN ART AND PORTRAITURE





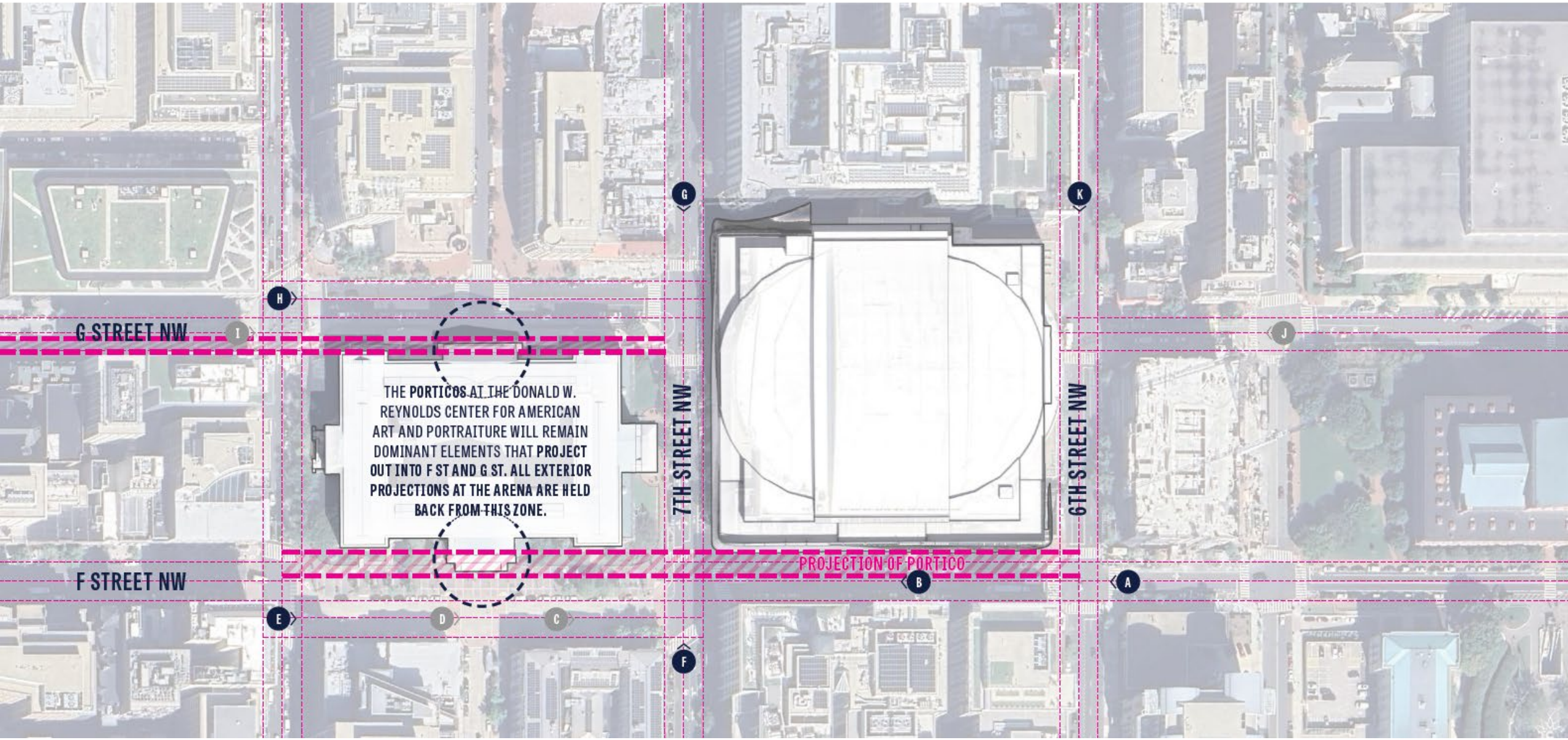
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# VIEWSHED STUDIES



# VIEWSHED STUDIES OVERVIEW

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# VIEWSHED STUDIES EXISTING PROJECTIONS

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SIGNAGE PROJECTION

AWNING PROJECTION

AWNING PROJECTION

SIGNAGE PROJECTION

SIGNAGE PROJECTION

AWNING PROJECTION

AWNING PROJECTION

AWNING PROJECTION

AWNING PROJECTION

WELCOME TO CHINATOWN  
Chinese Outreach  
欢迎您来到中国城

WELCOME TO CHINATOWN  
Chinese Outreach  
欢迎您来到中国城

Yeh bn Center

VIDA

VIDA

VIDA

VIDA

VIDA

M  
Library Professional Building

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# VIEWSHED STUDIES

## (A) F ST LOOKING WEST FROM 6TH ST NW

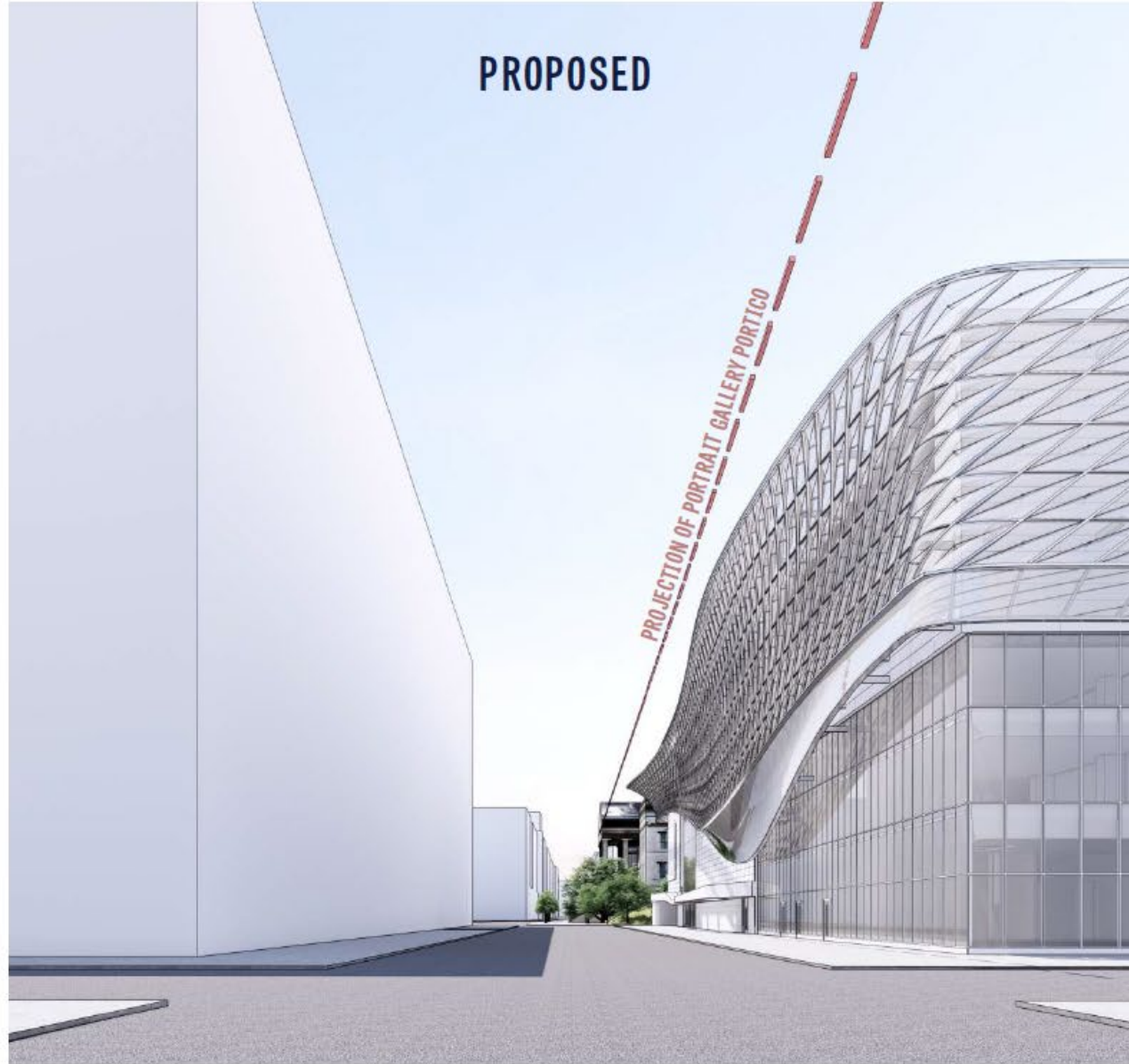
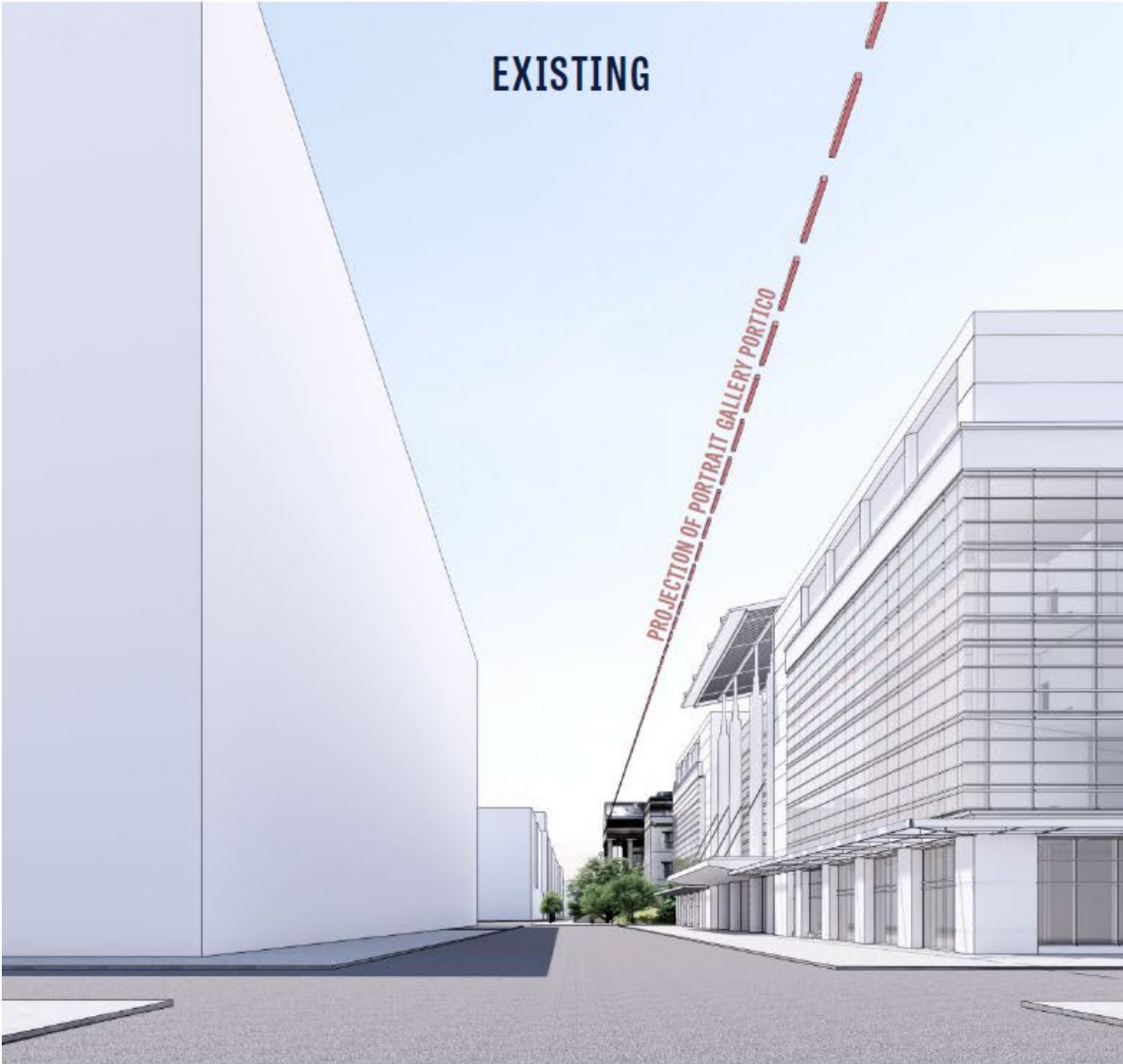
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EXISTING

PROJECTION OF PORTRAIT GALLERY PORTICO

PROPOSED

PROJECTION OF PORTRAIT GALLERY PORTICO

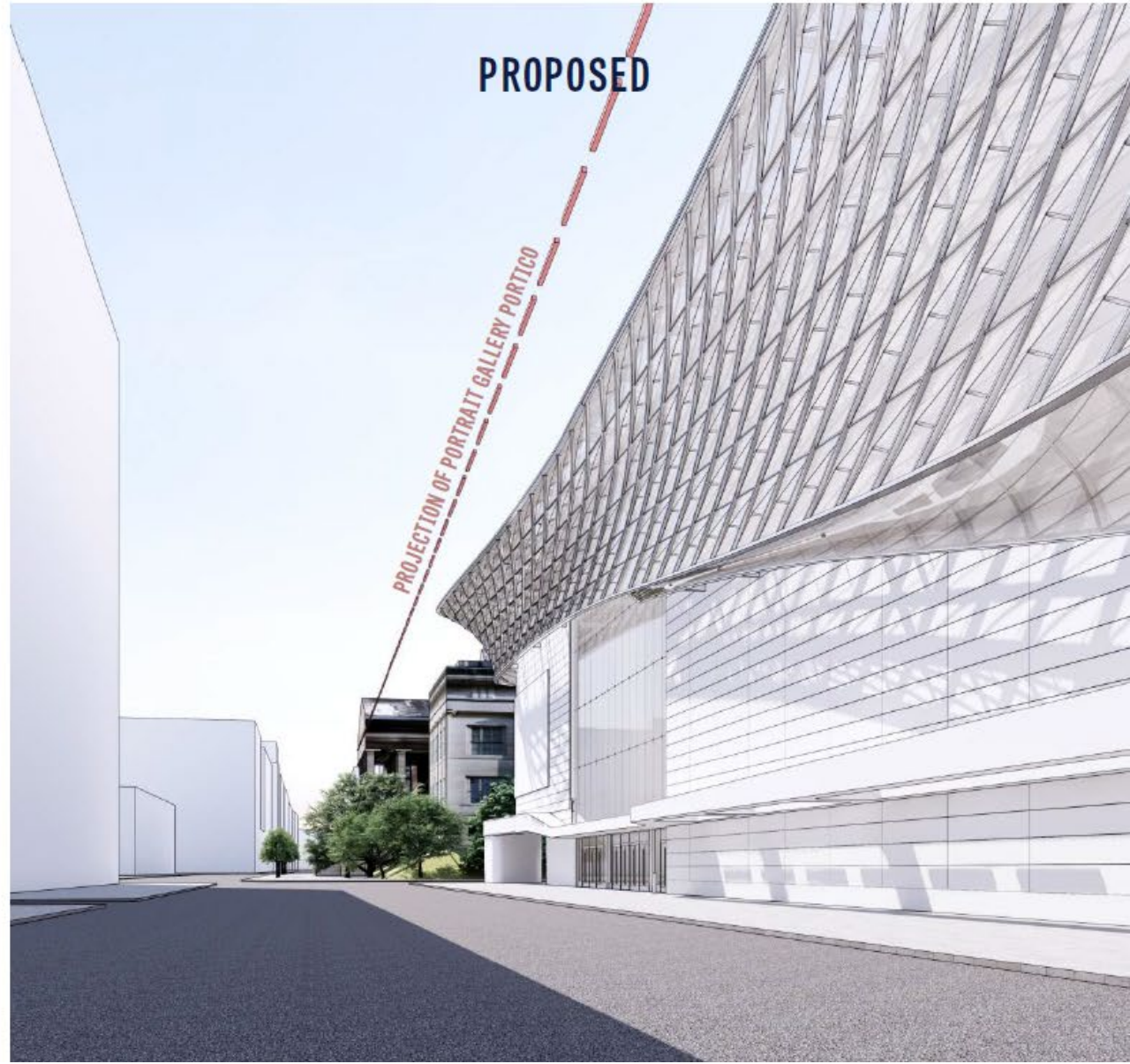
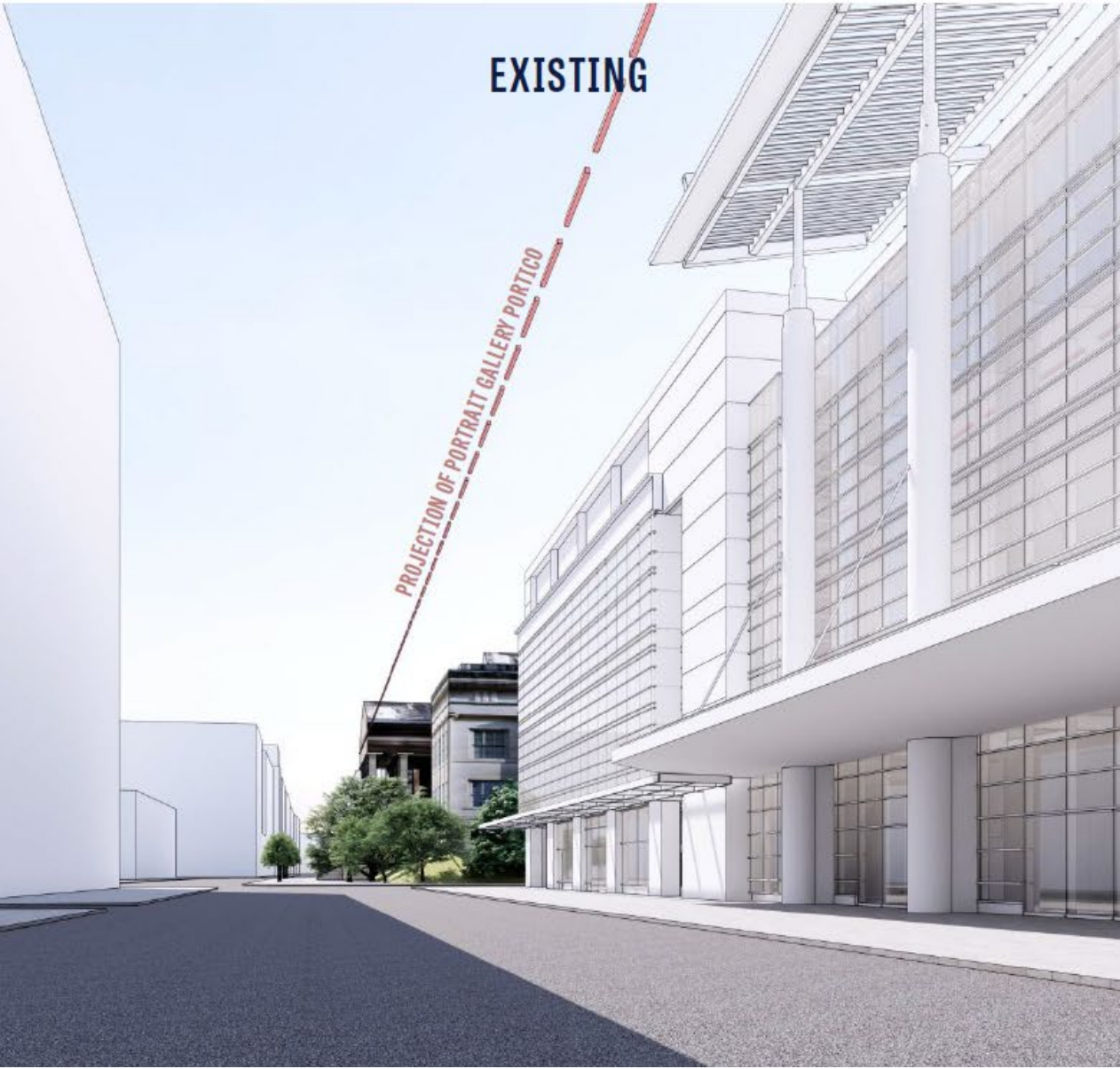




# VIEWSHED STUDIES

## (B) F ST LOOKING WEST TOWARDS 7TH ST NW

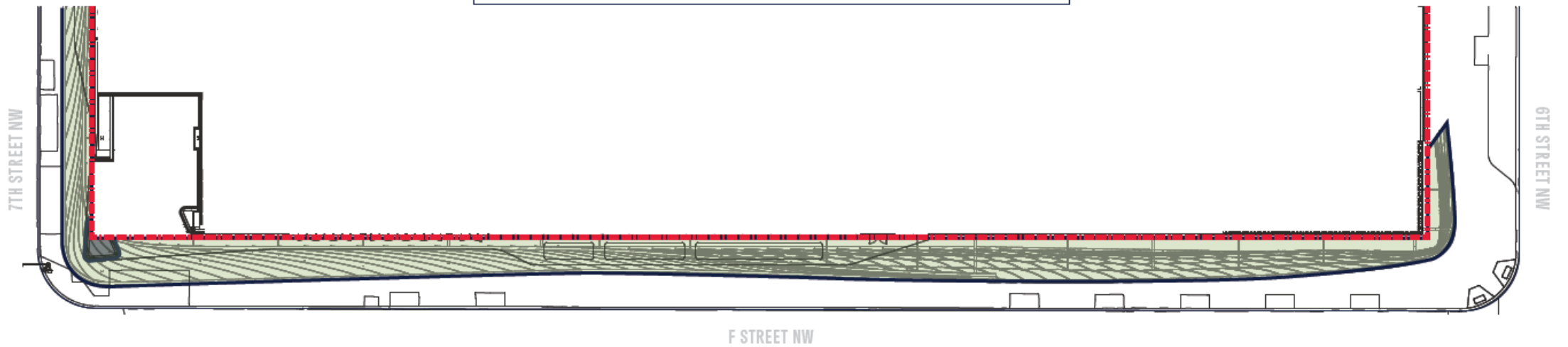
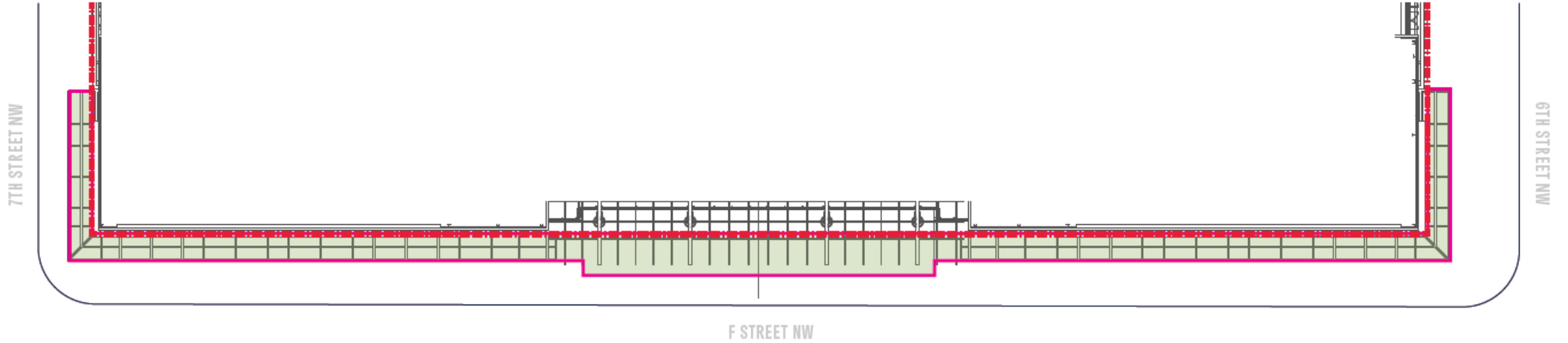
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# PROJECTIONS F STREET NW

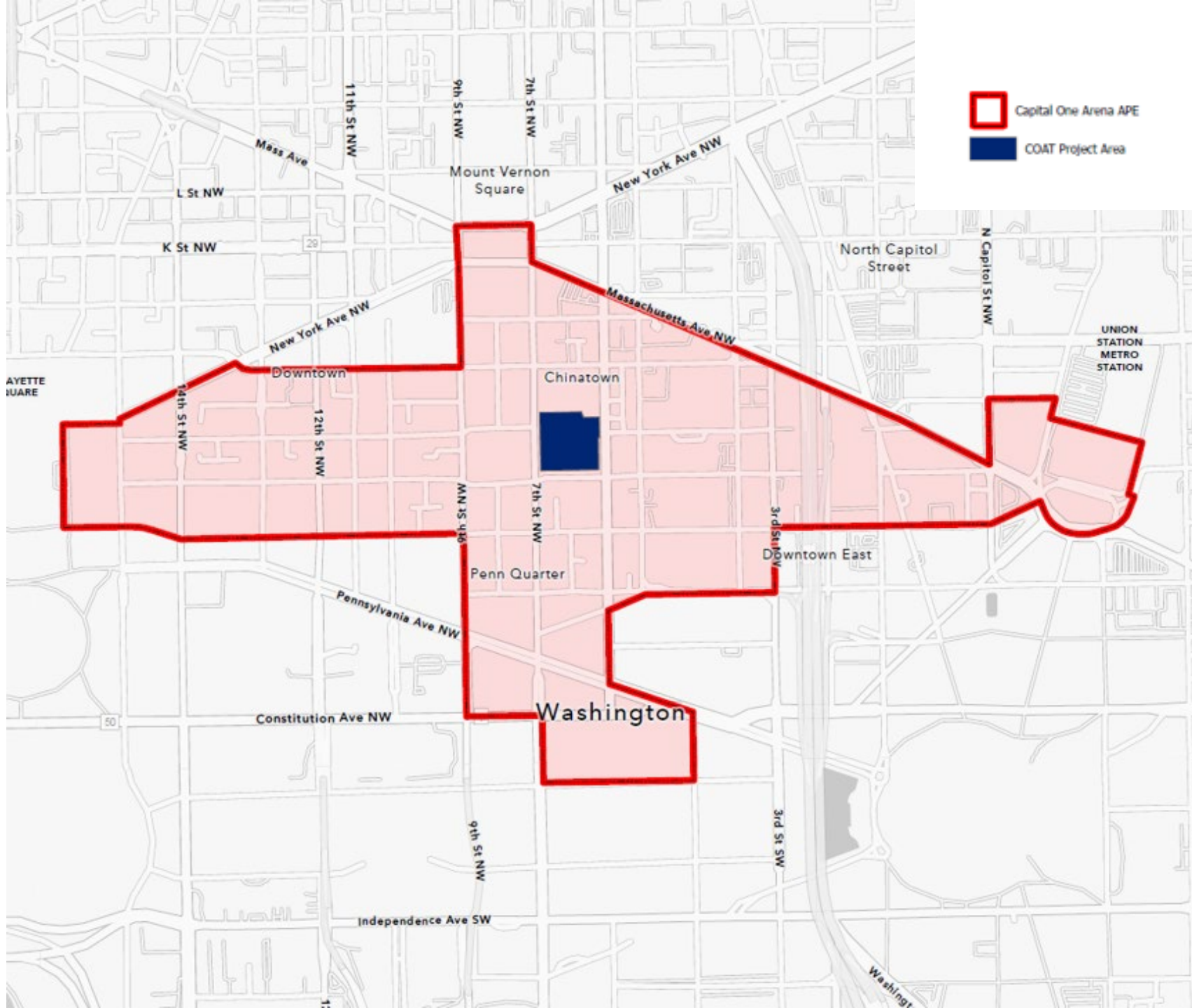
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# Project Overview Questions?

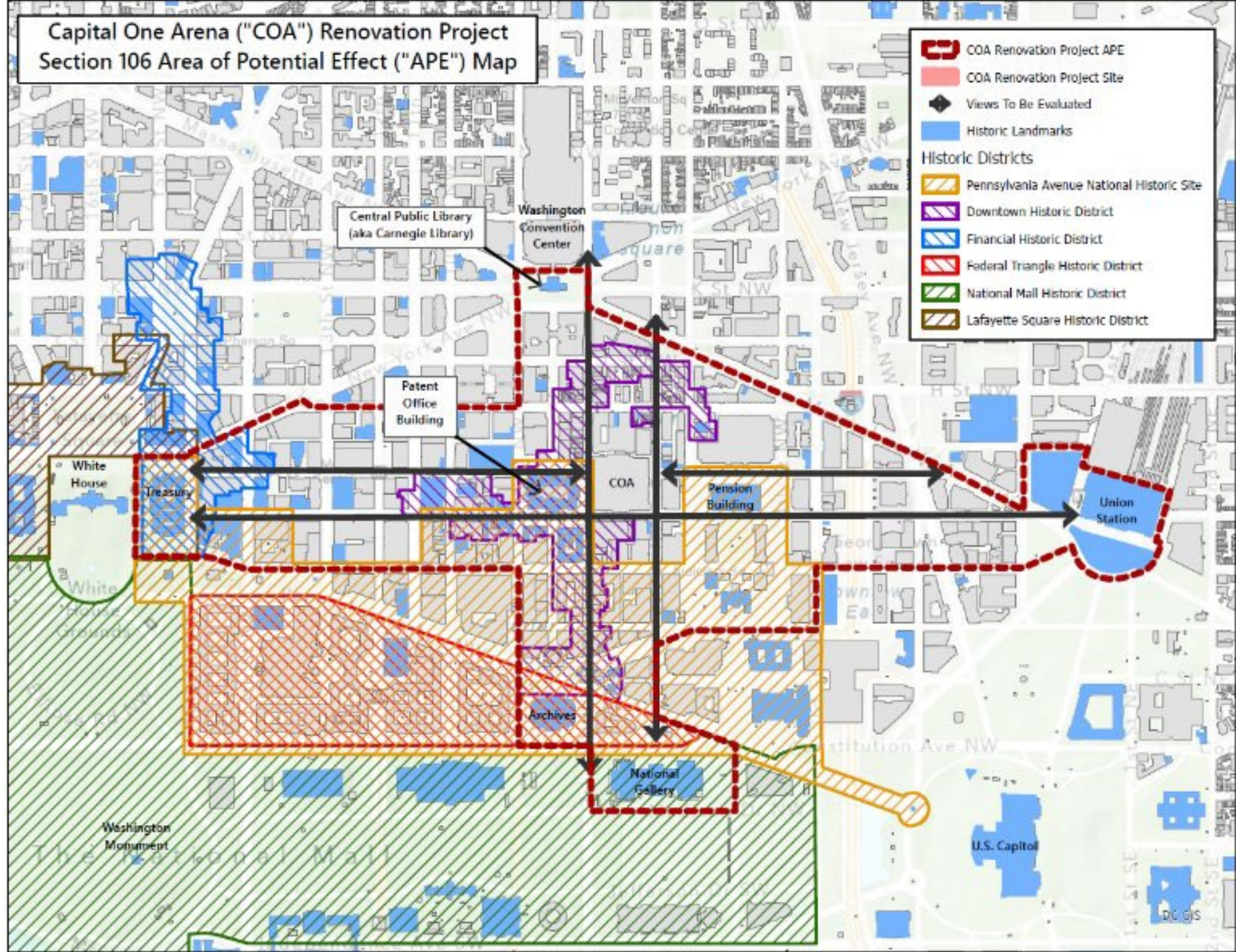
# Area of Potential Effect

*Daria Gasparini, Robinson & Associates*



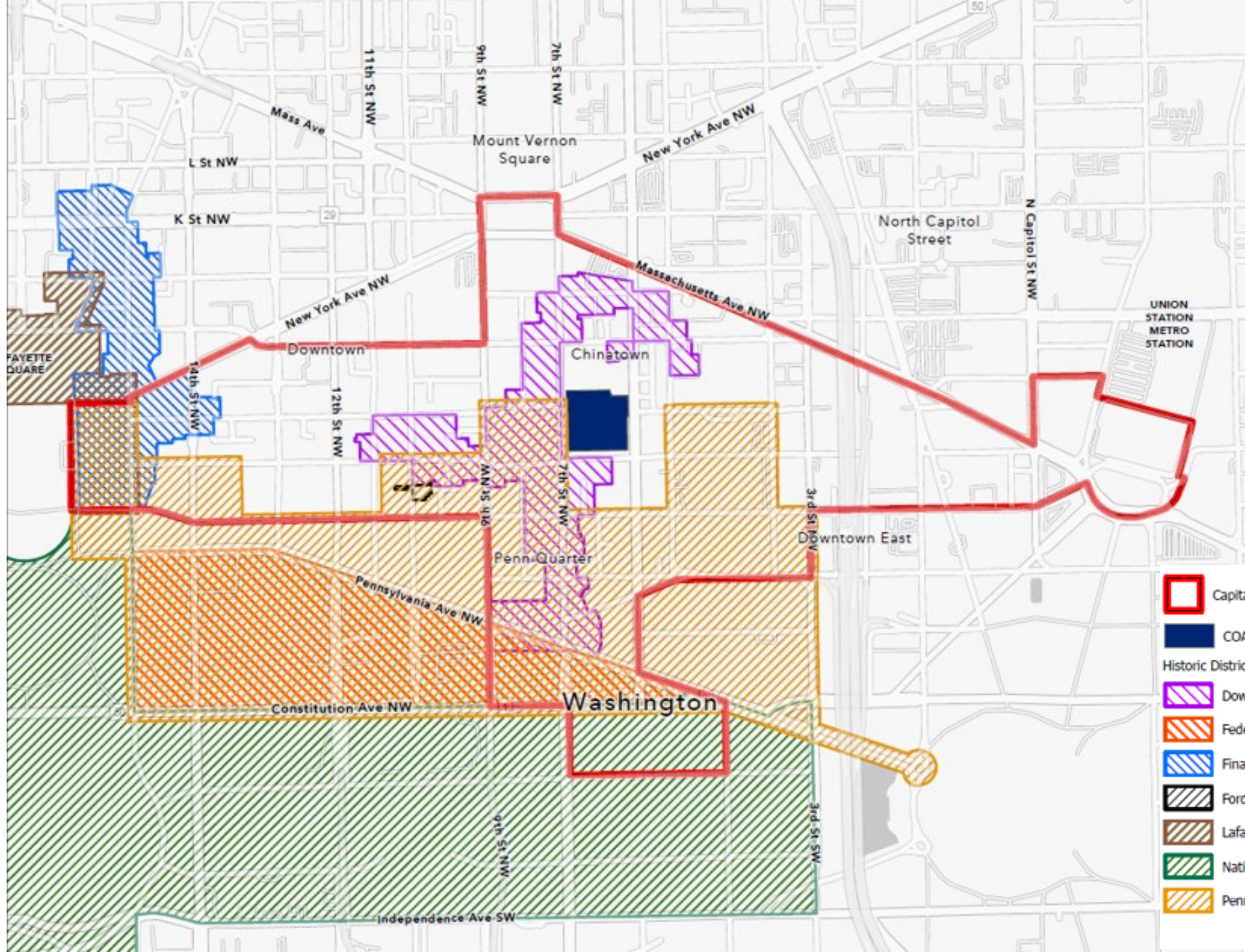
**Capital One Arena ("COA") Renovation Project  
Section 106 Area of Potential Effect ("APE") Map**

-  COA Renovation Project APE
-  COA Renovation Project Site
-  Views To Be Evaluated
-  Historic Landmarks
- Historic Districts**
-  Pennsylvania Avenue National Historic Site
-  Downtown Historic District
-  Financial Historic District
-  Federal Triangle Historic District
-  National Mall Historic District
-  Lafayette Square Historic District

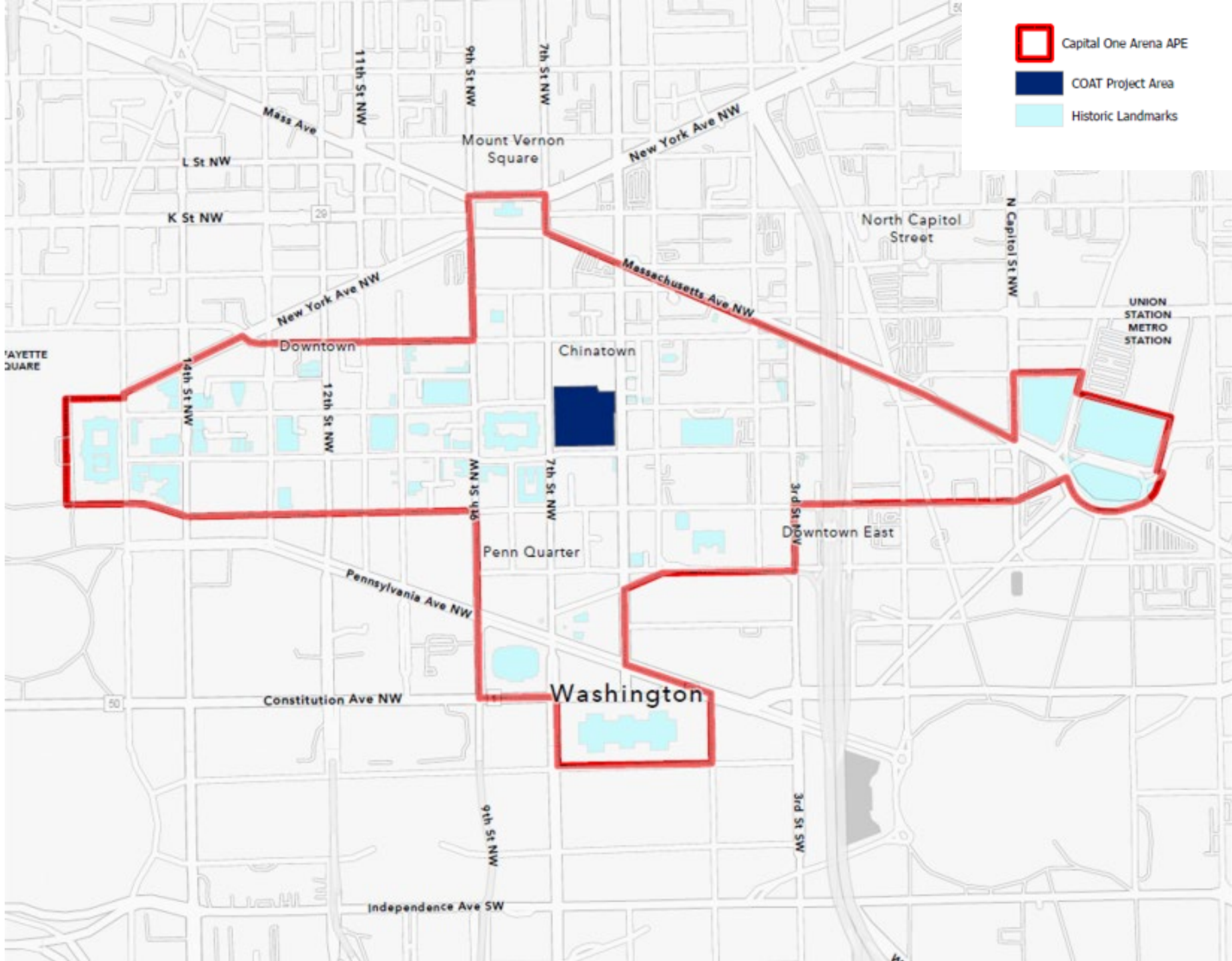


# Historic Properties

*Daria Gasparini, Robinson & Associates*



- Capital One Arena APE
- COAT Project Area
- Historic Districts
- Downtown Historic District
- Federal Triangle Historic District
- Financial Historic District
- Ford's Theatre National Historic Site
- Lafayette Square Historic District
- National Mall
- Pennsylvania Avenue National Historic Site



# Identification of Historic Properties

## Historic Landmarks:

- ▶ Federal-American National Bank (and Interiors)
- ▶ Pension Building (National Building Museum)
- ▶ Equitable Cooperative Building Association (and Interior)
- ▶ Baltimore Sun Building (American Bank Building)
- ▶ Harris & Ewing Photographic Studio
- ▶ National Union Building
- ▶ **General Post Office (General Land Office)**
- ▶ Petersen, William, House
- ▶ Court of Appeals (U.S. Court of Military Appeals)
- ▶ Old City Hall (District of Columbia Court of Appeals)
- ▶ Central Public Library (Carnegie Library)
- ▶ Moran Building
- ▶ Old Engine Company No. 6
- ▶ Webster, Daniel School
- ▶ Saint Mary's Catholic Church (Saint Mary Mother of God)
- ▶ Chesapeake and Potomac Telephone Company, Dial Exchange
- ▶ Bond Building
- ▶ Church of the Epiphany
- ▶ Harrison Apartments (The Canterbury)
- ▶ City Post Office
- ▶ Colorado Building
- ▶ Commercial National Bank
- ▶ Second National Bank
- ▶ Adas Israel Synagogue
- ▶ **The Myrene**
- ▶ Treasury Department
- ▶ **Patent Office (National Portrait Gallery & National Museum of**
- ▶ **American Art)**
- ▶ Homer Building
- ▶ Brownley Building
- ▶ On Leong Chinese Merchants Association
- ▶ National Gallery of Art
- ▶ Hancock, Major General Winfield Scott, Statue
- ▶ Atlantic Building
- ▶ Washington Hebrew Congregation (Greater New Hope Baptist Church)
- ▶ Grand Army of the Republic Memorial (Dr. Benjamin Stephenson Memorial)
- ▶ Victor Building
- ▶ McLachlen Building
- ▶ Riggs Building (Albee Building)
- ▶ National Metropolitan Bank
- ▶ Mercantile Savings Bank
- ▶ Woodward & Lothrop
- ▶ Garfinckel's (Julius Garfinckel & Co.)
- ▶ Warner Theatre Building (and Interior)
- ▶ Hotel Washington
- ▶ Willard Hotel
- ▶ National Bank of Washington
- ▶ Central National Bank (Apex Building)
- ▶ National Archives
- ▶ Ford's Theatre
- ▶ Ford's Theatre NHS-Star Saloon (south addition)
- ▶ Surratt, Mary House
- ▶ Saint Patrick's Church
- ▶ Old Masonic Temple
- ▶ LeDroit Block (F St, NW, South Side of 800 Block)
- ▶ Germailler Row
- ▶ **Oriental Building Association**
- ▶ Washington Loan and Trust Company
- ▶ Chesapeake and Potomac Telephone Company, Old Main Building
- ▶ **Bulletin Building**
- ▶ Martin Luther King Jr. Memorial Library (and interiors)
- ▶ Temperance Fountain
- ▶ Union Station, Columbus Fountain & Plaza (and interiors)
- ▶ Waffle Shop (and interior)
- ▶ Interstate Building
- ▶ Westory Building
- ▶ Recorder of Deeds (and lobby and murals)
- ▶ **Suter Properties**

# Identification of Historic Properties (con't)

## Historic Districts:

- ▶ Pennsylvania Avenue National Historic Site
- ▶ Downtown Historic District
- ▶ Federal Triangle Historic District
- ▶ National Mall Historic District
- ▶ Financial Historic District
- ▶ Lafayette Square Historic District

## Contributing Elements of the Plan of the City of Washington NHL:

- ▶ *Original Appropriations and Reservations*
- ▶ President's Park (Original Appropriation No. 1)
- ▶ Center Market (Original Appropriation No. 7)
- ▶ Patent Office Square (Original Appropriation No. 8)
- ▶ Judiciary Square (Original Appropriation No. 9, Reservation No. 7)
- ▶ Mount Vernon Square (Reservation No. 8)
- ▶ U.S. Navy Memorial (Reservation No. 36)
- ▶ Columbus Plaza (Reservation No. 334)
- ▶ Indiana Plaza (Reservation No. 36A)
- ▶ Reservation Nos. 4-5 (part of National Mall)
- ▶ Reservation No. 35
- ▶ Reservation No. 72
- ▶ Reservation No. 75
- ▶ Reservation No. 77B
- ▶ Reservation No. 78
- ▶ Reservation No. 187
- ▶ Reservation No. 546

## Avenues:

- ▶ Indiana Avenue
- ▶ Massachusetts Avenue
- ▶ New Jersey Avenue
- ▶ Pennsylvania Avenue

## Major Streets:

- ▶ 4 1/2 Street, NW (John Marshall Park)
- ▶ 8th Street, NW
- ▶ Constitution Avenue, NW
- ▶ North Capitol Street

## East-West Streets:

- ▶ 1st Street through 15th Street, NW

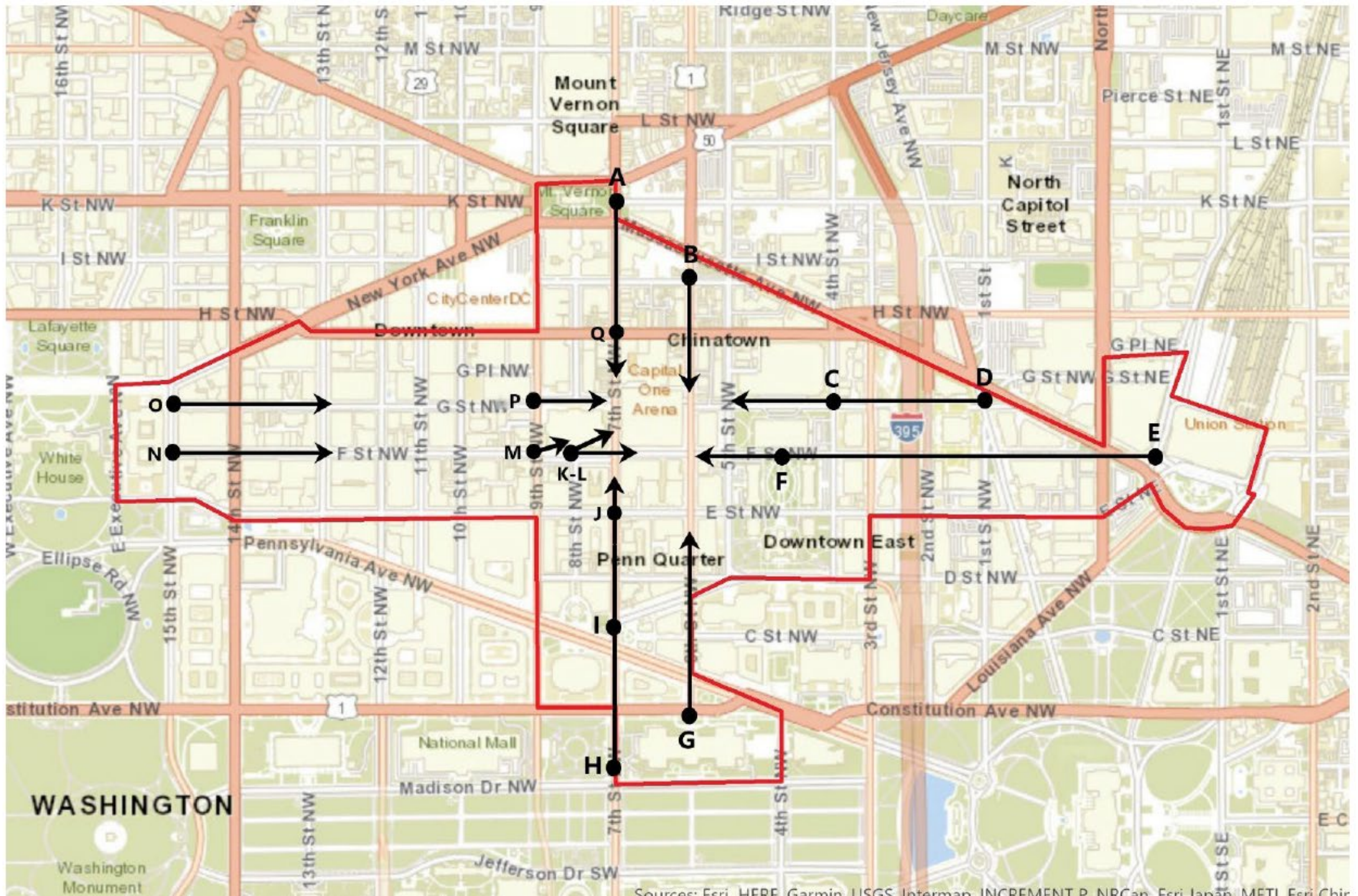
## North-South Streets:

- ▶ C Street through K Street, NW

# Preliminary Assessment of Effects

*Lee Webb, NCPC*

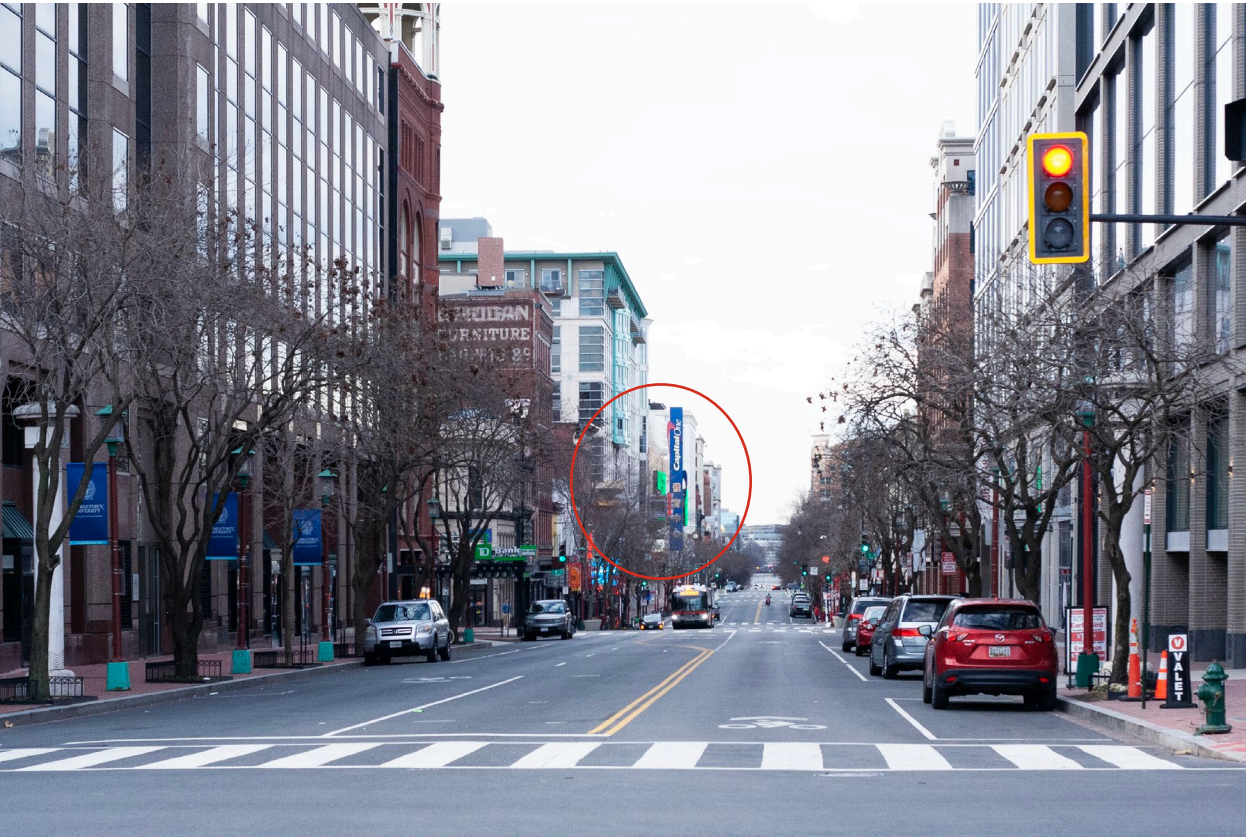
- An **ADVERSE EFFECT** is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic resource that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the resource's location, design, setting, materials, workmanship, feeling, or association.
- A **DIRECT EFFECT** to a historic resource would include the physical destruction of, or damage to, all or part of a historic resource; alteration of a historic resource in a way that is not consistent with the Secretary of the Interior's Standards; or the removal of the resource from its historic location.
- An **INDIRECT EFFECT** may change the character of the resource's use or physical features within the resource's setting that contribute to its historic significance, or introduce visual, atmospheric, or audible elements that diminish the integrity of the resource's significant historic features.



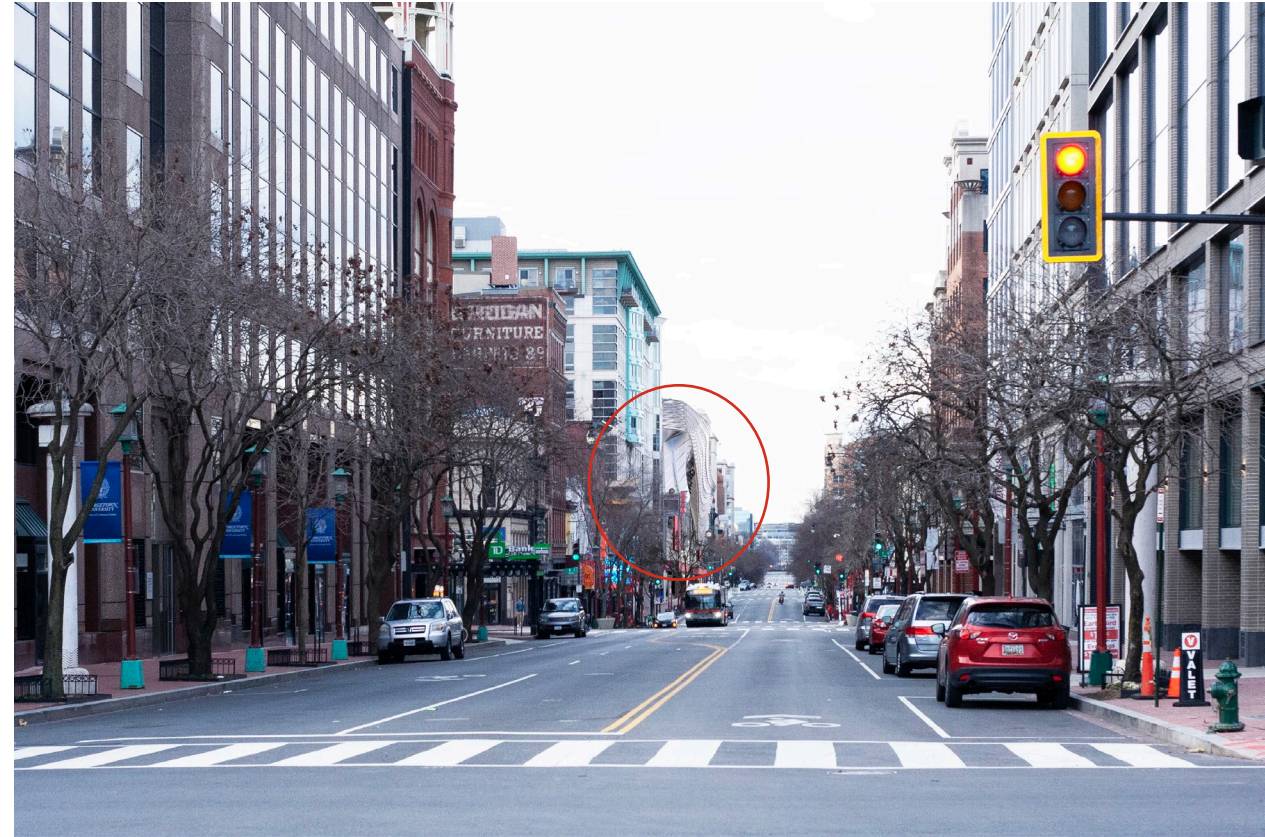
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri Chir

## Viewshed Studies

(A) View looking south along 7<sup>th</sup> Street from Mt. Vernon Square



Existing



Proposed

# Viewshed Studies

(Q) View looking south from the intersection of 7<sup>th</sup> and H Streets, NW



Existing



Proposed

## Viewshed Studies

(B) View looking south along 6<sup>th</sup> Street toward the National Gallery of Art (West Wing) on the Mall



Existing



Proposed

## Viewshed Studies

(C) View looking west along G Street NW from 4<sup>th</sup> Street



Existing



Proposed

## Viewshed Studies

(D) View looking west along G Street NW from intersection of New Jersey Avenue and 1<sup>st</sup> Street



Existing



Proposed

## Viewshed Studies

(E) View looking west along F Street from Union Station/ Columbus Circle



Existing



Proposed

## Viewshed Studies

(F) View looking west along F Street from Judiciary Square



Existing



Proposed

## Viewshed Studies

(G) View looking north along 6<sup>th</sup> Street from National Gallery of Art on the Mall



Existing



Proposed

## Viewshed Studies

(H) View looking north along 7<sup>th</sup> Street from the Mall



Existing



Proposed

## Viewshed Studies

(I) View looking north along 7<sup>th</sup> Street from Navy Memorial/Indiana Plaza



Existing



Proposed

## Viewshed Studies

(J) View looking north from the intersection of 7th and E Streets, NW



Existing



Proposed

## Viewshed Studies

(K) View looking east along F Street from sidewalk/plaza in front of the Reynolds Center (Patent Office Building) toward Union Station/Columbus Circle



Existing



Proposed

# Viewshed Studies

(L) View looking northeast from intersection of 8<sup>th</sup> and F Streets with Reynolds Center (Patent Office Building) façade in foreground



Existing



Proposed

## Viewshed Studies

(M) View looking northeast from intersection of 9<sup>th</sup> and F Streets



Existing



Proposed

## Viewshed Studies

(N) View looking east along F Street from Treasury Building/ White House Grounds



Existing



Proposed

## Viewshed Studies

(O) View looking east along G Street from Treasury Building/ Lafayette Square



Existing



Proposed

# Viewshed Studies

(P) View looking east along G Street from 9<sup>th</sup> Street



Existing



Proposed

# Proposed Summary of Effects

- ▶ Indirect Adverse Effect on L'Enfant Plan
  - ▶ Indirect adverse effect on F Street
- ▶ Indirect Adverse Effect on the setting of the Reynolds Center (Patent Office Building)

# Open Discussion

Lee Webb, NCPC

# Next Steps

*Lee Webb, NCPC*

# ACHP Section 106 Process

## 1. Initiating Section 106

1. The federal agency identifies who should be involved in consultation and plans to involve the public.

## 2. Identifying Historic Properties

1. The federal agency identifies historic properties in the area where the project could have effects.

## 3. Assessing Effects



**WE ARE HERE**

1. The federal agency consults to assess the effects of the project on historic properties.

## 4. Achieving a Resolution

1. The federal agency explores alternatives to avoid, minimize, or mitigate adverse effects.

# Closing

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