

Capital One Arena Transformation (COAT)

Section 106 Consulting Parties Meeting #3

May 21st, 2025



Agenda

- ▶ Welcome and Introductions - Lee Webb, NCPC
- ▶ Design Updates and Minimization - Andrew Jacobs and Brandon Mermelstein, Gensler
- ▶ Review of Assessment of Effects- Lee Webb, NCPC
- ▶ Mitigation - Lee Webb, NCPC
- ▶ Next Steps and Schedule - Lee Webb, NCPC
- ▶ Closing - Lee Webb, NCPC

Welcome and Introductions

Lee Webb, NCPC

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

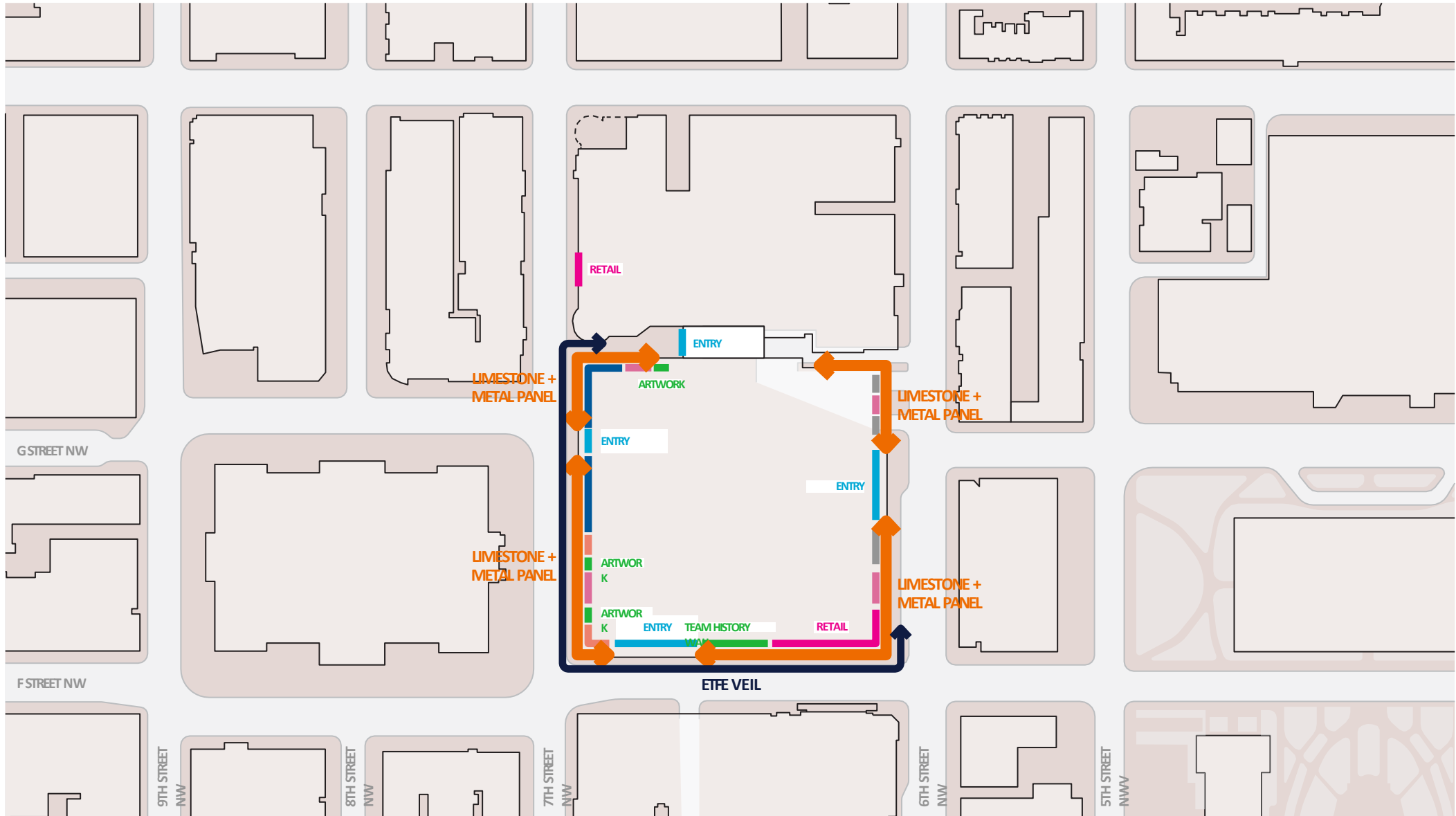
- Avoid, Minimize, and/or Mitigate Adverse Effects
- Create Resolution Document (MOA/PA)

Design Updates and Minimization

Andrew Jacobs, Gensler

Brandon Mermelstein, Gensler

FAÇADE OVERVIEW





FAÇADE OVERVIEW

VIEW AT 6TH AND G ST NW (EXISTING)

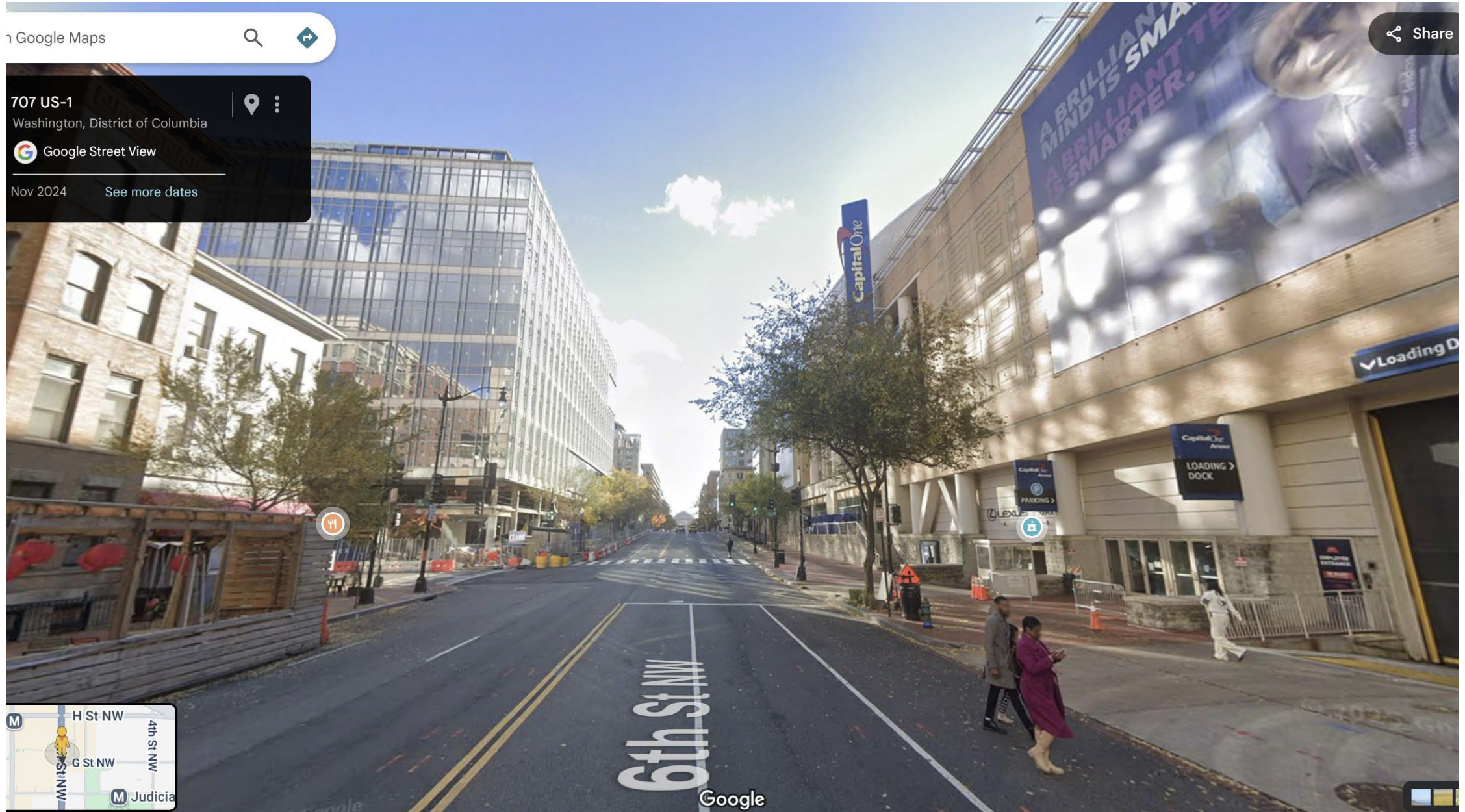
Gensler

MAY. 21
20 25

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MEETING # 3

WASHINGTON
D.C.

4



FAÇADE OVERVIEW

VIEW AT 6TH AND G ST NW (PREVIOUS)



FAÇADE OVERVIEW

VIEW AT 6TH AND G ST NW (PROPOSED)





FAÇADE OVERVIEW

VIEW AT 6TH AND G ST NW (EXISTING)

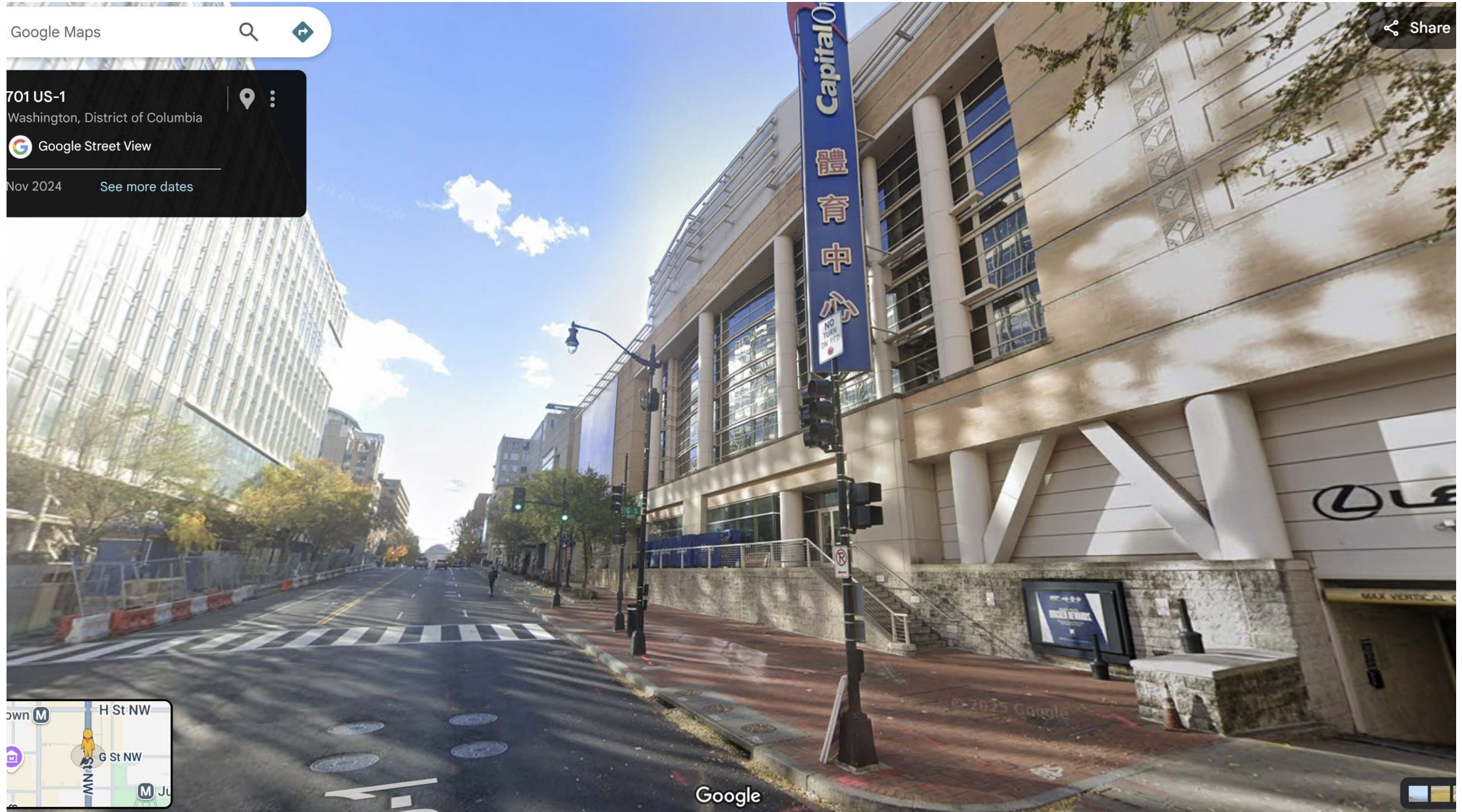
Gensler

MAY. 21
20 25

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FAÇADE OVERVIEW

VIEW AT 6TH AND G ST NW (PREVIOUS)



FAÇADE OVERVIEW

VIEW AT 6TH AND G ST NW (PROPOSED)



FAÇADE OVERVIEW

VIEW AT 6TH AND F ST NW (EXISTING)



FAÇADE OVERVIEW

VIEW AT 6TH AND F ST NW (PROPOSED)



FAÇADE OVERVIEW

VIEW AT 6TH AND F ST NW (EXISTING)



FAÇADE OVERVIEW

VIEW AT 6TH AND F ST NW (PREVIOUS)



FAÇADE OVERVIEW

VIEW AT 6TH AND F ST NW (PROPOSED)



FAÇADE OVERVIEW

VIEW AT F ST NW (EXISTING)



Google Maps



02 F St NW

Washington, District of Columbia

Google Street View

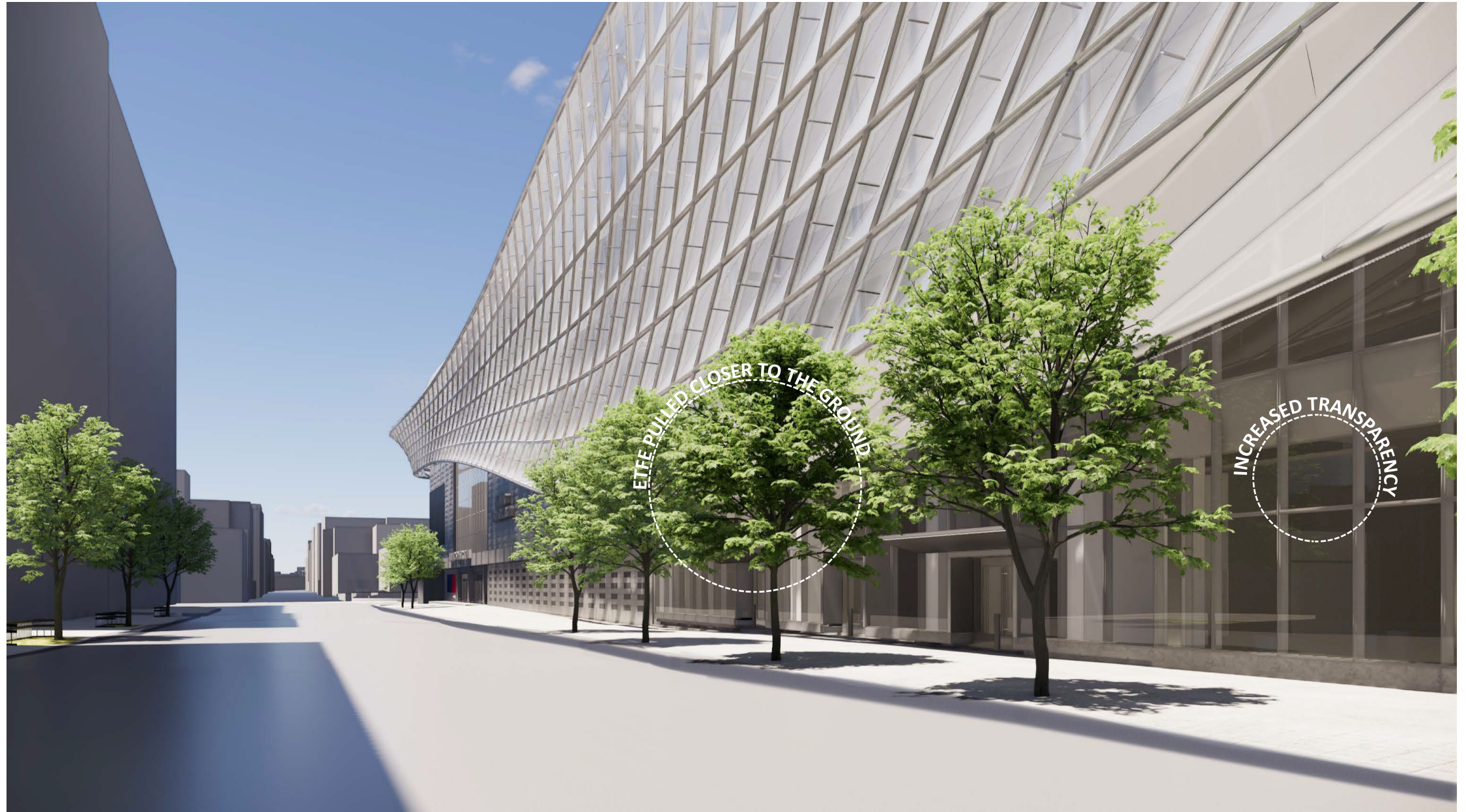
Nov 2024

See more dates

Share

FAÇADE OVERVIEW

VIEW AT F ST NW (PROPOSED)



FAÇADE OVERVIEW

VIEW AT F ST NW (EXISTING)

Google Maps

620 F St NW
Washington, District of Columbia

Google Street View

Nov 2024 See more dates



FAÇADE OVERVIEW

VIEW AT F ST NW (PREVIOUS)



FAÇADE OVERVIEW

VIEW AT F ST NW (PROPOSED)





FAÇADE OVERVIEW

VIEW AT F ST NW (PROPOSED)

Gensler

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20 25

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FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (EXISTING)

Google Maps



500 7th St NW

Washington, District of Columbia

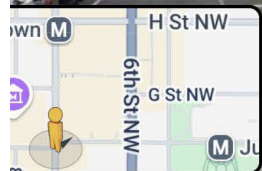
Google Street View

Nov 2024

See more dates



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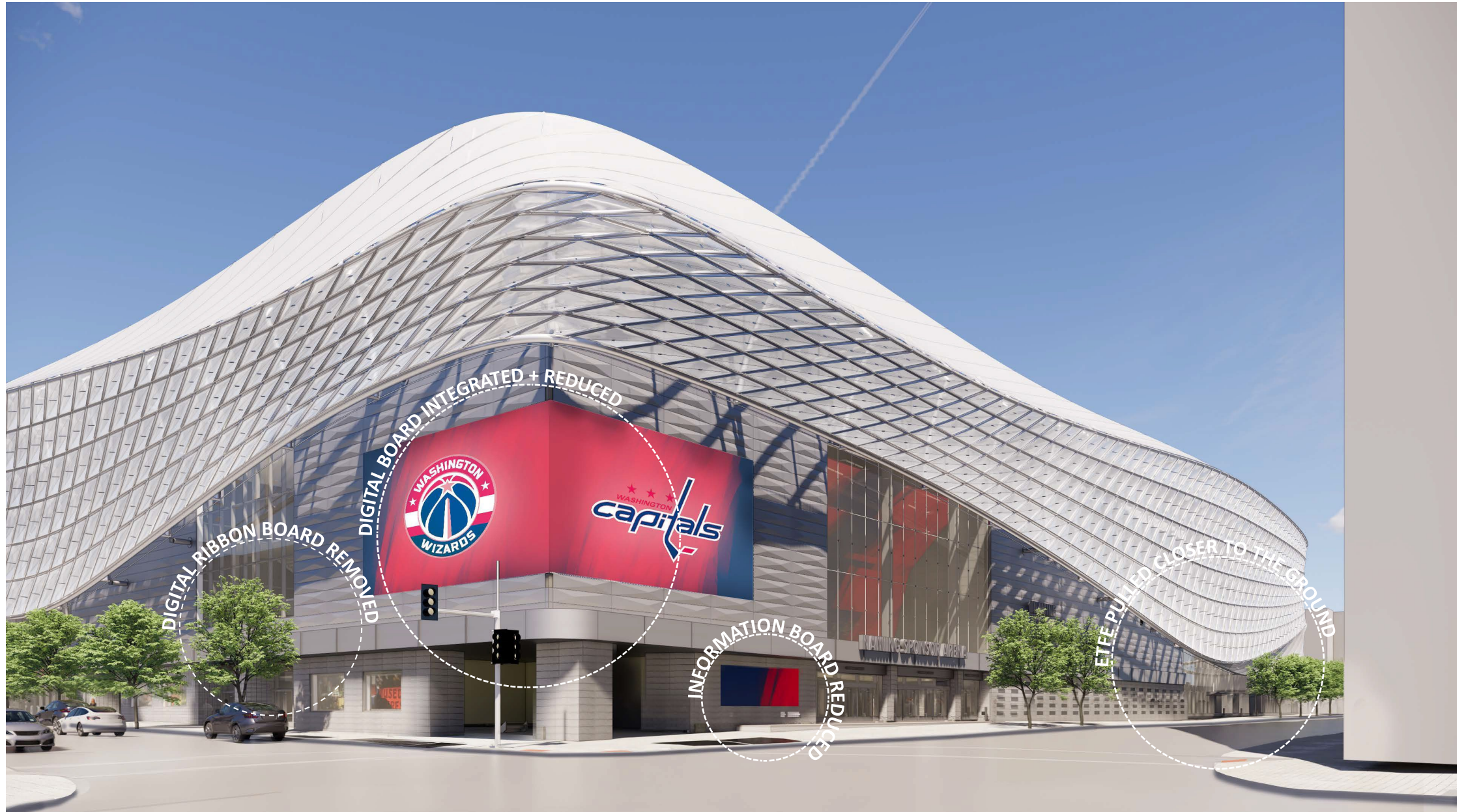
FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (PREVIOUS)



FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (PROPOSED)



FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (EXISTING)



Google Maps

670 7th St NW
Washington, District of Columbia

Google Street View

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FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (PREVIOUS)



FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (PROPOSED)



FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (PROPOSED)



EXPERIENCE MULTIPLIERS + INSTAGRAMMABLE MOMENTS AT STREETSCAPE

FAÇADE OVERVIEW

VIEW AT 7TH AND G ST NW (EXISTING)



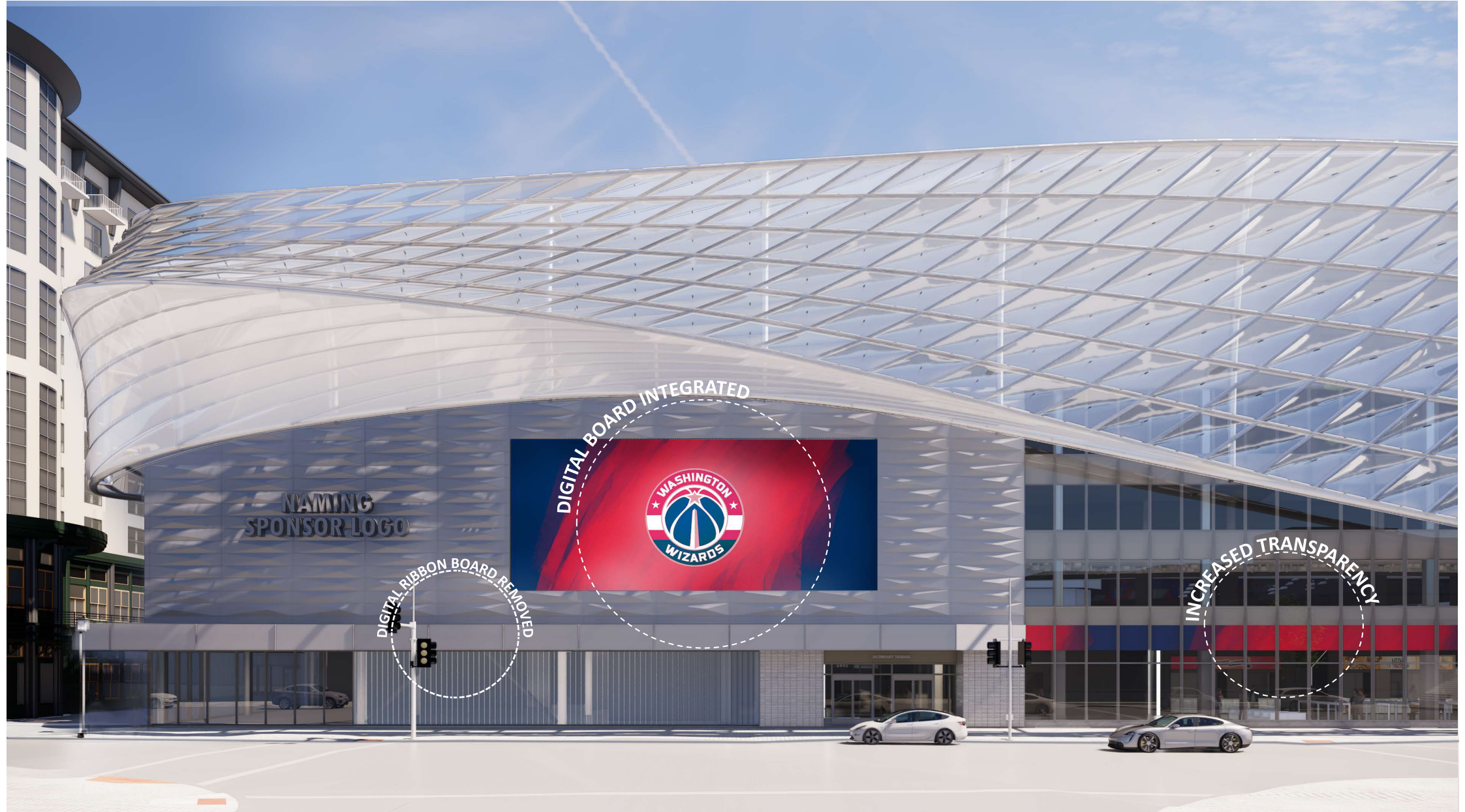
FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (PREVIOUS)



FAÇADE OVERVIEW

VIEW AT 7TH AND G ST NW (PROPOSED)



FAÇADE OVERVIEW

VIEW AT 7TH AND G ST NW (EXISTING)



FAÇADE OVERVIEW

VIEW AT 7TH AND F ST NW (PREVIOUS)

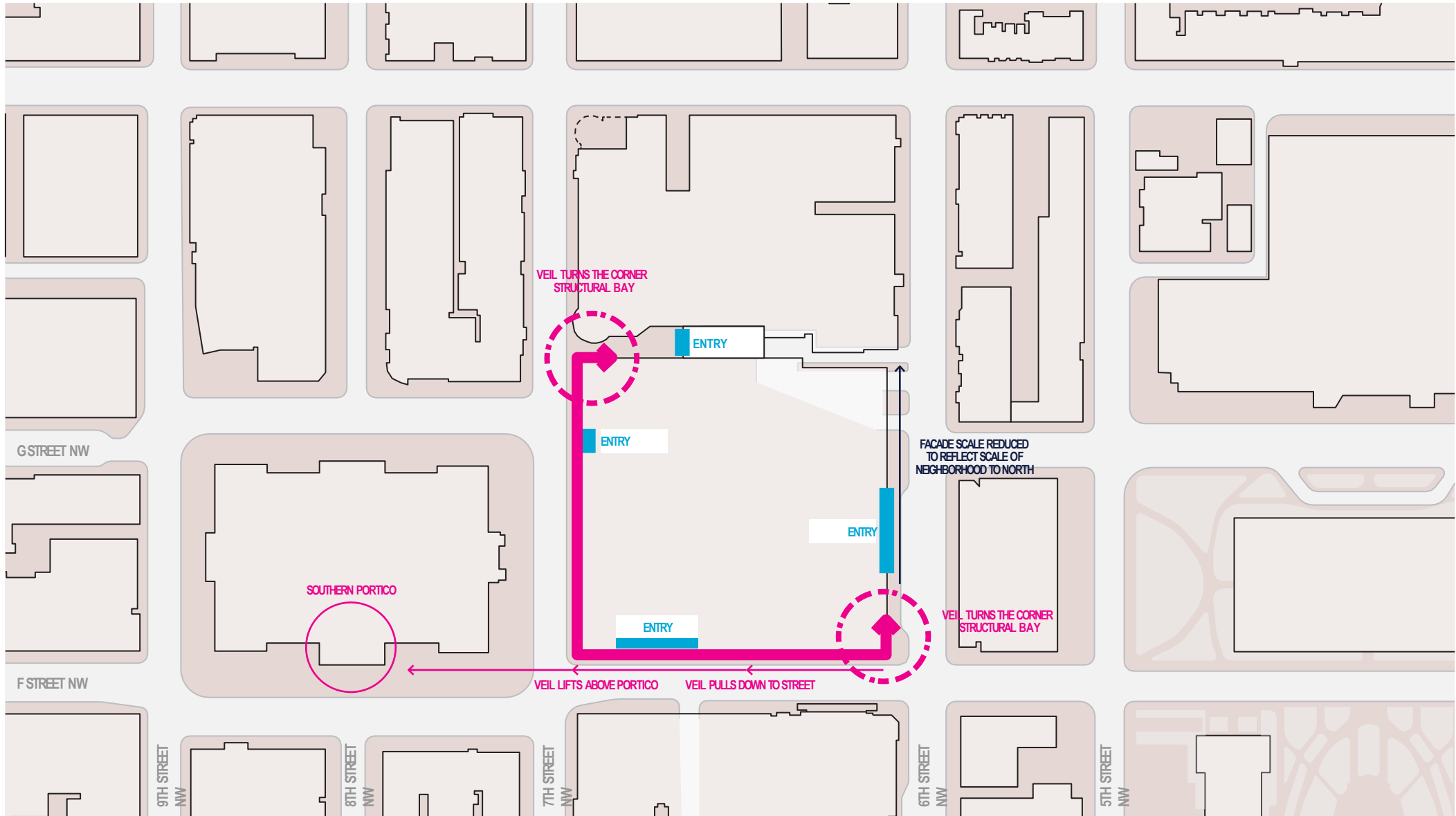


FAÇADE OVERVIEW

VIEW AT 7TH AND G ST NW (PROPOSED)



VEIL UPDATES





VEIL UPDATES NORTH FACADE

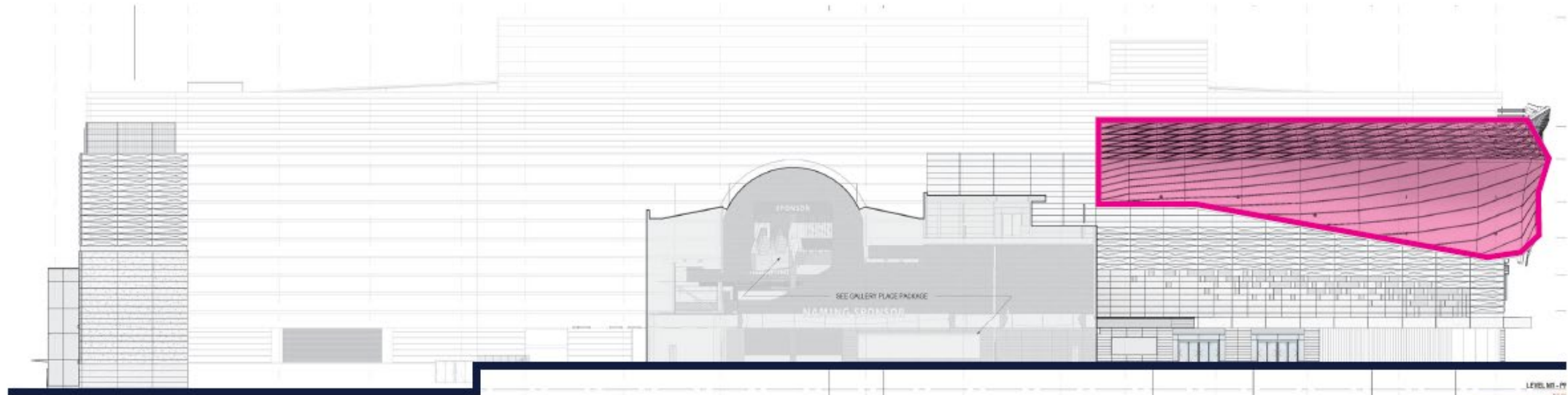
Gensler

MAY. 21
2025

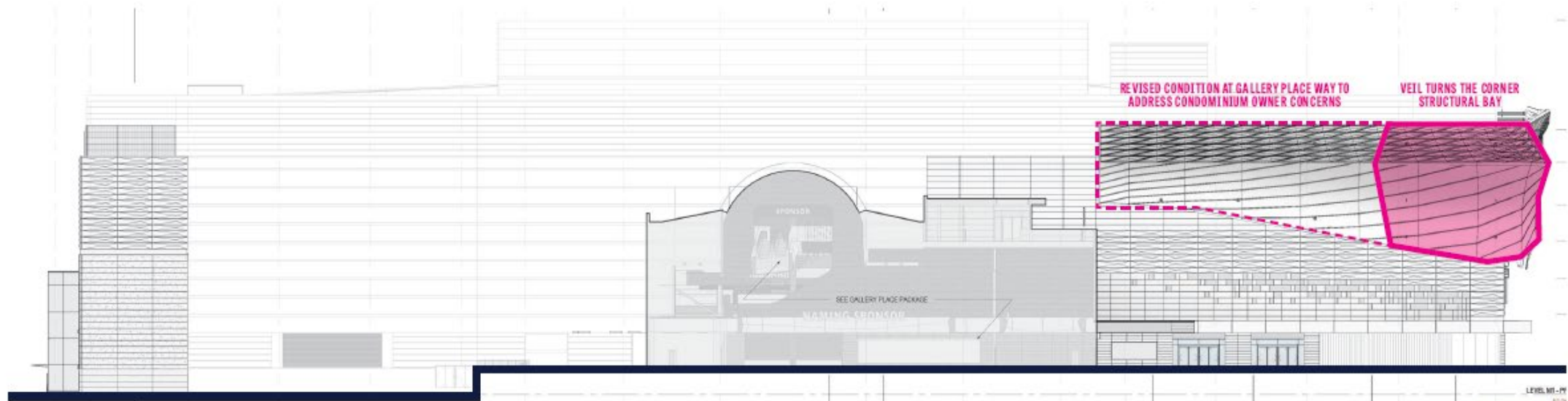
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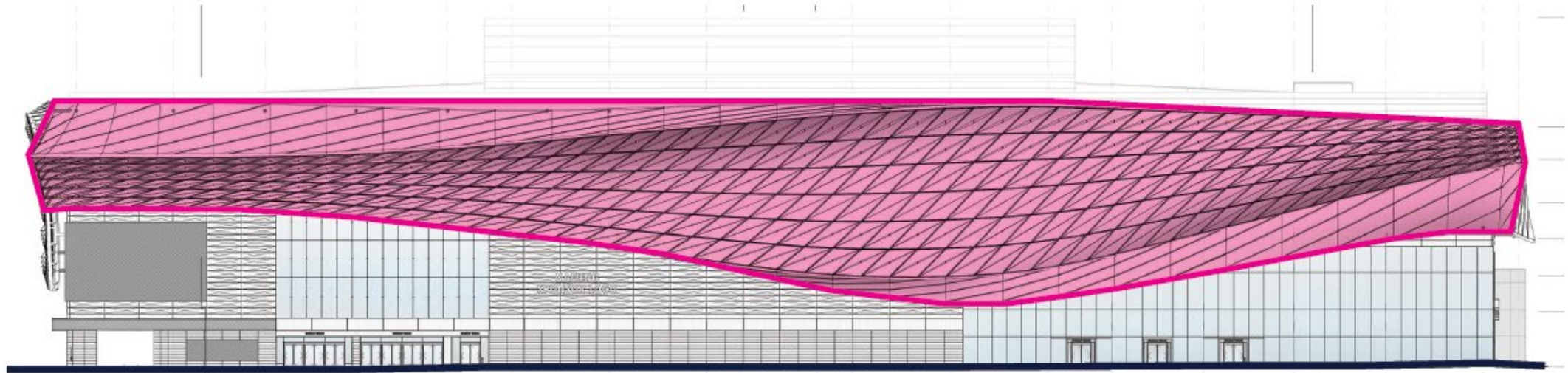
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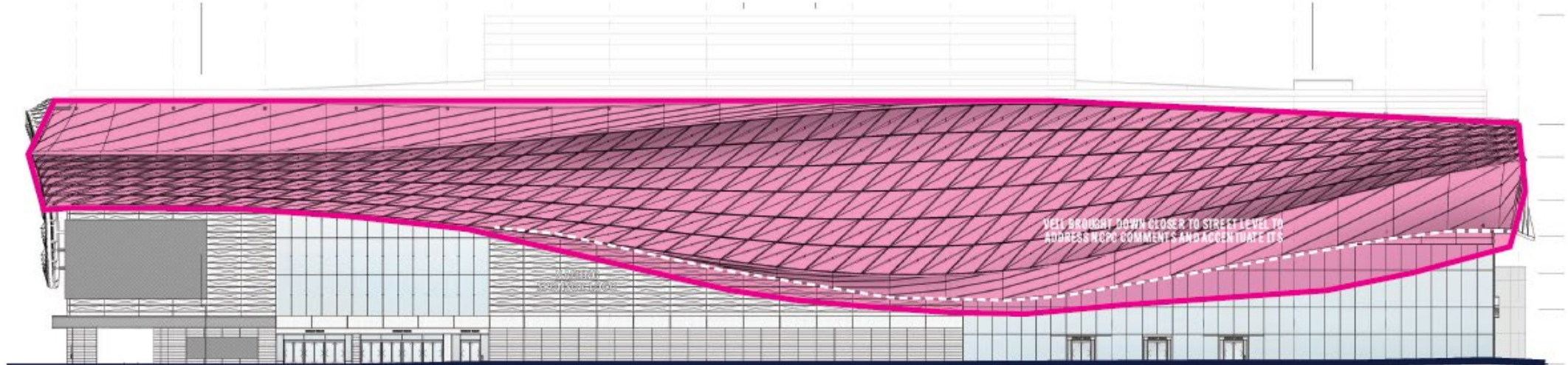
LEVEL M1-P1
PREVIOUS



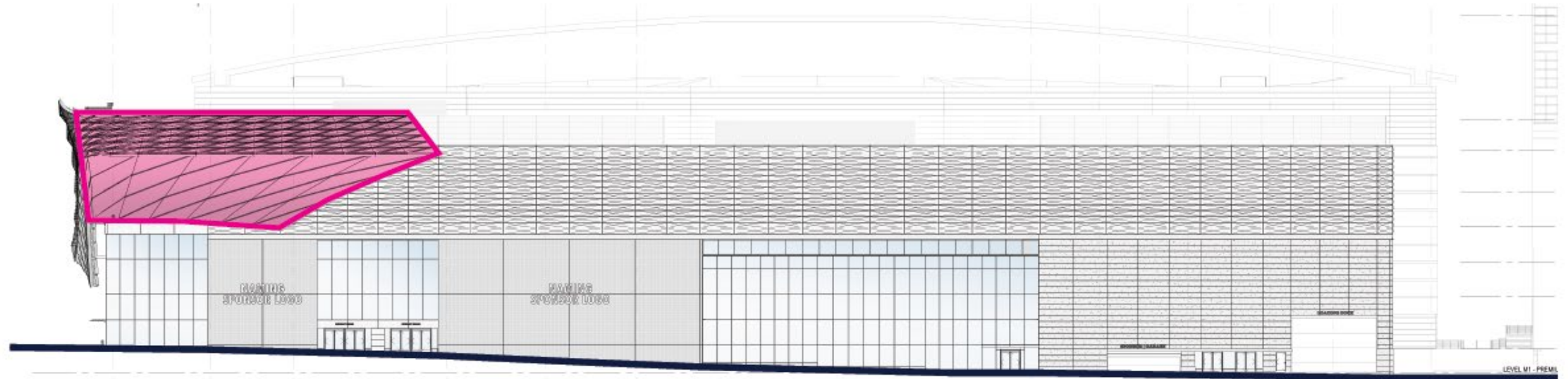
LEVEL M1-P1
PROPOSED



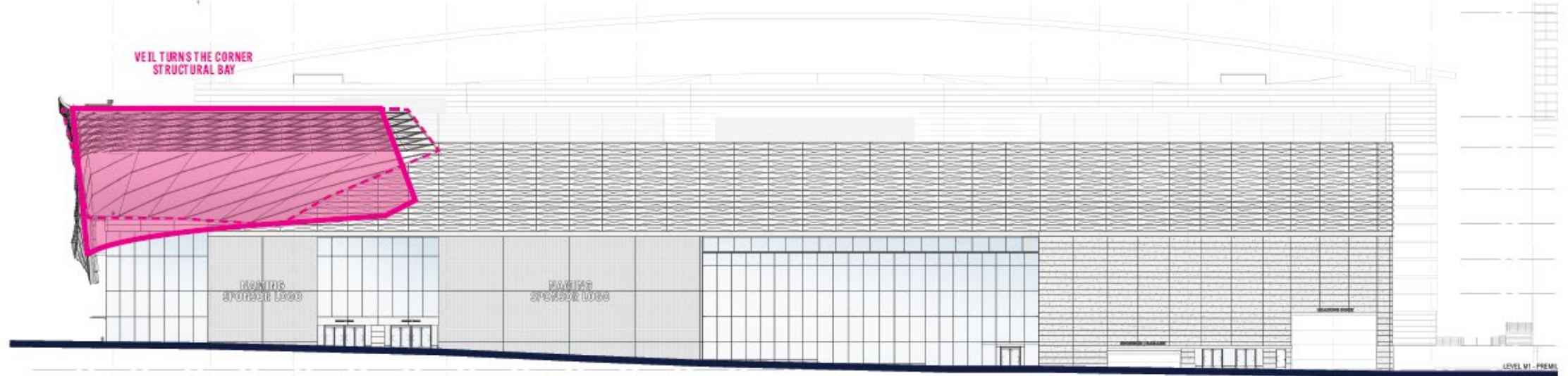
PREVIOUS



PROPOSED



PREVIOUS



PROPOSED

VEIL UPDATES

VIEW AT F STREET NW



Review of Assessment of Effects

Lee Webb, NCPC

Summary of Adverse Effects

- ▶ Adverse Effects on the following resources:
 - ▶ Plan of the City of Washington (L'Enfant and MacMillan Plans)
 - ▶ Patent Office (Reynolds Center)
 - ▶ General Post Office (Hotel Monaco)
 - ▶ Downtown Historic District
 - ▶ Pennsylvania Avenue NHS

Mitigation

Lee Webb, NCPC

Rotating Interpretive Exhibit

- ▶ MSE, in consultation with the District of Columbia, including DMPED, and the SI, will develop a rotating public art program
- ▶ The public art program shall be displayed in pedestrian-level integrated artwork panels along the Arena's façade

Interpretive Exhibit

- ▶ MSE, in consultation with the District of Columbia, including DMPED and the DCSHPO, will prepare an interpretive program on the history of the Downtown Historic District, the Reynolds Center, or closely related topics based upon existing documentation
- ▶ The interpretive program will be installed in pedestrian-level integrated artwork panels along the Arena's façade
- ▶ The program may be updated periodically by MSE, in consultation with DMPED and the DCSHPO

Establishment of a Preservation Fund

- ▶ MSE will establish a preservation fund in the amount of \$50,000.00 to carry out historic preservation-related projects directly related to properties listed or eligible for listing within the Undertaking's APE
- ▶ The preservation fund will be administered by a third-party entity selected by the DCSHPO
- ▶ Eligible projects may include “bricks and mortar” work, survey, evaluation, historical research, archaeological investigations, public outreach, interpretation, or other closely related topic

Collaboration with SI on the Restoration of the Reynolds Center South Portico Stairs

- ▶ MSE will provide a monetary contribution for the restoration of the Reynolds Center South Portico Stairs







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

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

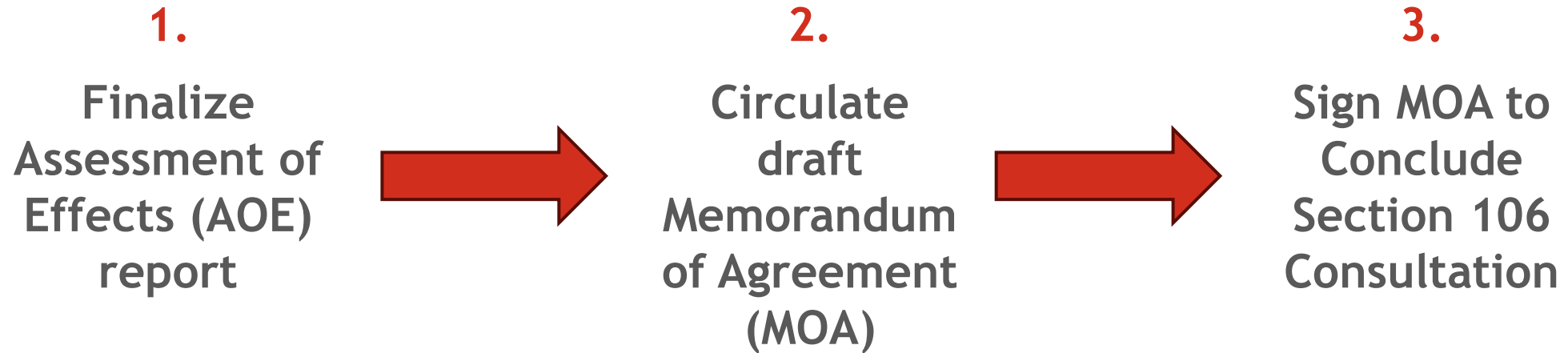
4. Achieving a Resolution

1. The federal agency explores strategies to avoid, minimize, or mitigate adverse effects.
2. Create resolution document



WE ARE HERE

Next Steps and Schedule



Closing

Lee Webb, NCPC

Email: lee.webb@ncpc.gov