



# Executive Director's Recommendation

Commission Meeting: April 5, 2018

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<b>PROJECT</b> <b>Walter E. Washington Convention Center Exterior Alterations and Streetscape Improvements</b> 801 Mount Vernon Place, NW Washington, DC	<b>NCPC FILE NUMBER</b> 7973
<b>SUBMITTED BY</b> Events DC	<b>NCPC MAP FILE NUMBER</b> 31.20(38.00)44727
<b>REVIEW AUTHORITY</b> District Projects in the Central Area per 40 U.S.C. § 8722(b)(1) and (e)	<b>APPLICANT'S REQUEST</b> Approval of comments on concept design
	<b>PROPOSED ACTION</b> Approve comments on concept design
	<b>ACTION ITEM TYPE</b> Staff Presentation

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## PROJECT SUMMARY

Events DC is proposing exterior alterations to the Walter E. Washington Convention Center (Convention Center) and streetscape improvements to the adjacent three blocks that encompass the Convention Center. The Walter E. Washington Convention Center is located at 801 Mount Vernon Place, NW, in Washington, DC, within the Shaw Historic District, and across from Mount Vernon Square (Reservation 8), where the Carnegie Library is located. Events DC, an independent instrumentality of the District of Columbia, is requesting comments on the concept design. The Convention Center has a gross building area and footprint of 2,300,000 square feet. In addition to its function as a convention center, with exhibit space and meeting rooms, the building also houses the administrative offices for Events DC, as well as retail spaces at grade. The building features four main levels above grade, and subgrade exhibit halls and garages.

The concept design presents an opportunity to activate the pedestrian experience around the three blocks that encompass the Convention Center. As proposed in the concept plan, the project is comprised of the following components:

- New exterior alterations to the Convention Center, including retail kiosks, balconies, exterior stairs, and roof top terraces;
- New plaza and canopy at the Mt. Vernon Square/7<sup>th</sup> Street-Convention Center Metro Station;
- New public art installations on the exterior of the Convention Center;
- New wayfinding and signage;
- Streetscape alterations, including new paving, planting beds, and seating;
- New exterior lighting, to emphasis entrances and highlight new retail kiosks.

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## KEY INFORMATION

- The Walter E. Washington Convention Center was completed in 2003, and named for the City's first home-rule mayor.
- The Convention Center is located in the Shaw Historic District which is locally listed and on the National Register of Historic Places (designated in 1999). It is across from Mount Vernon Square (Reservation 8) which is a contributing resource to the Plan of the City of Washington (L'Enfant Plan and McMillian Plan). The Carnegie Library, also locally listed and on the National Register of Historic Places, occupies Mount Vernon Square.
- The Commission is the lead agency for compliance with the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA). The level of Section 106 required is still being determined in consultation with the District of Columbia State Historic Preservation Office (DCSHPO).
- For the initial construction of the Convention Center, a Memorandum of Agreement was executed to complete the Commission's Section 106 responsibilities, with the DCSHPO, and the Advisory Council on Historic Preservation.

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## RECOMMENDATION

The Commission:

**Supports** Events DC's vision for exterior alterations to the Walter E. Washington Convention Center, and the proposed streetscape improvements, to activate the pedestrian experience around the three blocks that encompass the Convention Center.

**Notes** that the Convention Center is located among several historic districts, which together have become one of the District's most successful and active entertainment areas, and the proposed alterations and streetscape improvements should add to this energy, while being sensitive to the surrounding historic context of the adjacent neighborhoods, and in keeping with the stipulations of the Memorandum of Agreement developed in consultation for Section 106, for the Convention Center's construction.

**Finds** the introduction of the retail kiosks along 7<sup>th</sup> and 9<sup>th</sup> Streets, the publically accessible rooftop terrace, the art installations, and new metro entrance/plaza will activate the site with uses that attract people and break up the monotonous building walls.

**Finds** the proposed streetscape improvements introduce landscaping that provide shade, soften the otherwise hardscape environment, and manage stormwater.

**Finds** that while the proposed lighting scheme for each side of the building, the stairs, the underpasses, the metro canopy, and the pylons at the entrance to the Convention Center may better activate the building and the public realm, the cumulative effects of the lighting on adjacent residential areas along 7<sup>th</sup> Street, NW in the Shaw Historic District, and Mount Vernon Square is unknown and needs to be evaluated as the design evolves prior to final submission.

**Notes** that a thoughtful lighting plan was developed for the applicant's Carnegie Library rehabilitation project in Mount Vernon Square, during the Section 106 consultation process, and adopted by the Commission as part of the final approval. The approved lighting plan includes the use of subtle white light to highlight the historic architectural details of the Carnegie Library, in an elegant and sensitive manner. The Carnegie Library is sited towards the north side of Mount Vernon Square, in relatively close proximity to the Convention Center's Mount Vernon Place entrances. Any lighting changes proposed on the Convention Center fronting Mount Vernon Place should relate to the thoughtful approach for lighting the Carnegie Library and not negatively impact Mount Vernon Square or the library.

**Requests** Events DC provide additional information regarding the proposed lighting, including the proposed color selections, brightness, and duration of colored lighting (if any) in addition to an evaluation of the impacts on residential areas along 7<sup>th</sup> Street, NW in the Shaw Historic District and Mount Vernon Square. The lighting evaluation needs to demonstrate how the proposed lighting impacts the views as Massachusetts Avenue intersects with Mount Vernon Place, coming from both directions, as well as an evaluation of the proposed lighting impacts on the residential area in the Shaw Historic District along 7<sup>th</sup> Street, NW.

**Requests** Events DC provide additional information regarding any projections into the public rights-of-way, the materials used for the exterior alterations (such as the stairs and balconies), and wayfinding elements.

**Recommend** the applicant coordinate with WMATA on the proposed alterations to the Mount Vernon Square/7<sup>th</sup> Street-Convention Center Metro entrance.

**Notes** that the Commission through the Section 106 process and in consultation with the District of Columbia State Historic Preservation Office, Events DC, and consulting parties will make a determination as to whether the project has the potential to have direct or indirect adverse effects on the Shaw Historic District and the Carnegie Library in Mount Vernon Square. If so, the Commission will execute a Memorandum of Agreement.

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	
<b>Remaining actions</b> (anticipated)	– Preliminary and Final Review of Site and Building Plans

## PROJECT ANALYSIS

### Executive Summary

In order to activate the pedestrian and visitor experience around the three blocks that encompass the Convention Center and give it a more attractive presence within the developing Shaw Historic District, the concept proposal presents a series of alterations that vary in scale and programs, yet relate through form and design. By introducing the proposed alterations such as the retail kiosks, roof top terraces, and public art installations, the Convention Center will reflect and respond to the dynamic changes that have and continue to occur in the Shaw neighborhood and other adjacent areas of Downtown Washington, DC. As such, staff recommends the **Commission support Events DC's vision for exterior alterations to the Walter E. Washington Convention Center, and the proposed streetscape improvements, to activate the pedestrian experience around the three blocks that encompass the Convention Center.**

The analysis that follows is organized by the proposed exterior alterations to the Walter E. Washington Convention Center and the streetscape improvements to the three blocks encompassing the Convention Center. Staff recommends the **Commission note that the Convention Center is located among several historic districts, which together have become one of the District's most successful and active entertainment areas, and the proposed alterations and streetscape improvements should add to this energy, while being sensitive to the surrounding historic context, and in keeping with the stipulations of the Memorandum of Agreement developed in consultation for Section 106, for the Convention Center's construction** . The concept plan for the exterior alterations to the Convention Center and streetscape improvements is consistent with policies in the Federal Elements of the *Comprehensive Plan for the National Capital*, particularly policies related to Design Review and policies related to Visitor Programs and Special Events.

## **Analysis**

### **Exterior Alterations to the Convention Center**

#### *Retail*

In order to activate the exterior and relate to the retail found on 9<sup>th</sup> Street, NW, the concept plan for the Convention Center proposes to insert retail kiosks into three large existing niches on the west elevation of the Convention Center's south building. Currently, these niches puncture the west elevation on 9<sup>th</sup> Street, NW, and provide pedestrians with a glimpse into the concourse below, but do not provide physical access into the Convention Center. These spaces also collect debris. The three kiosks will consist of chromatic glass capsules, with the intent of serving retail "pops," drawing pedestrians up 9<sup>th</sup> Street, NW into direct engagement with the building.

A similar treatment is proposed further along 9<sup>th</sup> Street, NW, for six alcoves in the Convention Center's middle building. These kiosks will also feature chromatic glass inserts through the existing alcove spaces and project into the concourse within the building. Four of these kiosks will take advantage of the extra space and offer multi-seasonal retail zones, allowing for enclosed occupation during cold months. On the 7<sup>th</sup> Street, NW side of the Convention Center, an existing retail space in the south building is hidden under a subdued awning, offering little indication of its

presence to pedestrians. Similar to the approach on 9<sup>th</sup> Street, NW, contrastive frames and chromatic operable awnings are proposed to be inserted into the existing retail nooks, transforming the existing retail into a more inviting and visible retail treatment.

The concept plan also proposes alterations to the 9<sup>th</sup> and N Street, NW, corner of the Convention Center. Currently at this corner, the existing street level retail spaces blend in with the massive, continuous presence of the Center. In addition, over half of this portion's elevation is comprised of translucent fenestration, meant to disguise the active truck ramp on the second level. The concept removes the translucent fenestration on the second level and replaces with undulating balconies, which are components of new roof top terraces, accessed from the street level by new exterior stairs. The new balconies are carried around the corner to N Street, NW on the upper level of the building, intended to serve as an animated series of public art frames, to assist in activating this corner.

#### *Metro Plaza*

Currently, the Mt. Vernon Square/7<sup>th</sup> Street-Convention Center Metro Station on 7<sup>th</sup> Street, NW, is shrouded in a bulky pavilion, creating a dark and uninviting space at the most public entry to the Convention Center. In order to give more exposure to the Metro entrance, a tall chromatic glass volume is proposed to be extruded from the escalator void. Around this extrusion, three blackened steel frames with chromatic inner linings cantilever above a fully free Metro plaza. This design is intended to activate the ground plane, with shadows cast by the clerestories as the sun advances in the sky during the day.

#### *Public Art*

Currently, a series of hanging lamps span over L Street, NW but offer little to signify the location as a major entrance nor to define any character to the two-block long passage. The concept proposes that the large span between the two L Street, NW facing elevations of the Convention Center offers an opportunity for a site-specific hanging urban art installation to provide excitement to the passage and signify the location as a point of arrival. The current passage through the M Street, NW tunnel is dark, long, and claustrophobic, and offers little to the pedestrian experience except for the circulation of service vehicles entering and exiting the truck ramp feeding the street. As proposed, the long ceiling of the tunnel offers an opportunity for a large-scale light installation, as it is shielded from natural daylight. Frames containing rotating artwork could line the previously dead wall surface along the sidewalks.

Along 9<sup>th</sup> Street, NW, between M and N Streets, NW, is a sixty-five foot span of bare brick wall. This now empty wall is a favorable site for an elevation sculpture or mural, as well as an opportunity to connect the Convention Center to the vibrant mural culture of the Shaw Historic District. Similarly, the edge of the Convention Center along N Street, NW is currently devoid of interest, especially at a fully opaque span. This offers an additional opportunity for a public art piece, such as a wall sculpture, in the N Street Plaza, adjacent to the proposed exterior stairs to the new rooftop terrace.

In respect to the new retail and related alterations, staff recommends that the **Commission find the introduction of the retail kiosks along 7<sup>th</sup> and 9<sup>th</sup> Streets, the publically accessible rooftop**

**terrace, the art installations, and new metro entrance/plaza will activate the site with uses that attract people and break up the monotonous building walls.** Further, staff suggests the **Commission recommend that the applicant coordinate with WMATA on the proposed alterations to the Mount Vernon Square Metro entrance.**

#### *Wayfinding*

The concept plan recognizes that the current wayfinding system does not adequately assist pedestrians unfamiliar with the six streets surrounding and cutting through the Convention Center's three-block area. The new wayfinding proposed consists of inserting at the six heavily trafficked corners of the Convention Center, new signs that provide orientation from far away through super graphics, from closer through directional signs to surrounding landmarks, and up close through a more detailed map listing amenities and retail around the area. The actual material and graphics of the wayfinding will need to be developed as the concept plan evolves and returns for Commission review. As such, staff recommends the **Commission request Events DC provide additional information regarding any projections into the public rights-of-way, the materials used for the exterior alterations (such as the stairs and balconies), and wayfinding elements.**

#### **Streetscape Improvements**

##### *Paving, Planting, and Seating*

The concept plan proposed to remove some of the current paving found within the three blocks encompassing the Convention Center, and replacing these areas of existing paving with a pattern that is meant to reference wave forms of music and the musical history of the Shaw neighborhood. The areas of new paving are concentrated around areas of high activity or to signify retail programs. The majority of the existing patterns will remain. Along the intersection of 9<sup>th</sup> and M Streets, NW, colored pavers will be introduced.

New street trees will be planted along the streets, with a palette consisting of sycamores, willow oaks, honey locusts and serviceberry. In planting beds, vegetation will be installed, including an herbaceous palette of black eyed Susans, coneflowers, and Russian Sage.

New above grade planters are proposed, including some with seating, around the streets of the Convention Center. The concept plan does not provide details as the material of the planters, but staff notes this should be provided as the streetscape improvement plan evolves, prior to the next Commission review. Overall the proposed changes will improve the streetscape, and therefore, staff recommends the **Commission find the proposed streetscape improvements introduce landscaping that provide shade, soften the otherwise hardscape environment, and manage stormwater.**

#### **Lighting**

Currently, the pylons framing the Mt. Vernon Place entrance are not light emitting, and must be projected onto in order to light up at night. The concept proposes to replace the current pylon

inserts with translucent glass and inserting it with strip lighting, which would allow for multiple lighting effects.

In regards to the proposed exterior alterations of the retail kiosk and the projecting balconies, the concept plan suggests the use of linear lensed LED strips to outline these features, with color lighting. The new roof top terraces are proposed to have steplighting, garden uplighting, and floor mounted lights. Washington Globe streetlamps will be used along the streets encompassing the Convention Center, with additional lighting for the new wayfinding and street planters (linear sidewalk downlighting).

The applicant has indicated that the lighting plan for the Convention Center will be developed as the design process evolves. However, the added light as indicated in the concept plan has the potential to impact the residential areas along 7<sup>th</sup> Street and N Street, NW, across from the Convention Center, as well as the character of historic Mount Vernon Square. It is unclear how the strip lights, which can change colors, in the pylons framing the Mount Vernon Place entrances will impact the setting of Mount Vernon Square and the National Register listed Carnegie Library. Currently, the Carnegie Library is under rehabilitation to house a new Apple flagship store. A thoughtful lighting plan was developed for the applicant's Carnegie Library rehabilitation project in Mount Vernon Square, during the Section 106 consultation process, and adopted by the Commission as part of the final approval. The approved lighting plan includes the use of subtle white light to highlight the historic architectural details of the Carnegie Library, in an elegant and sensitive manner. The Carnegie Library is sited towards the north side of Mount Vernon Square, in relatively close proximity to the Convention Center's Mount Vernon Place entrances. Any lighting changes proposed on the Convention Center fronting Mount Vernon Place should relate to the thoughtful approach for lighting the Carnegie Library and not negatively impact Mount Vernon Square or the library

Therefore staff recommends that the **Commission find that while the proposed lighting scheme for each side of the building, the stairs, the underpasses, the metro canopy, and the pylons at the entrance to the Convention Center may better activate the building and the public realm, the cumulative effects of the lighting on adjacent residential areas along 7<sup>th</sup> Street, NW in the Shaw Historic District, and Mount Vernon Square is unknown and needs to be evaluated as the design evolves prior to final submission.**

Staff also recommends that the **Commission request Events DC provide additional information regarding the proposed lighting, including the proposed color selections, brightness, and duration of colored lighting (if any) in addition to an evaluation of the impacts on residential areas along 7<sup>th</sup> Street, NW in the Shaw Historic District and Mount Vernon Square. The lighting evaluation needs to demonstrate how the proposed lighting impacts the views as Massachusetts Avenue intersects with Mount Vernon Place, coming from both directions, as well as an evaluation of the proposed lighting impacts on the residential area in the Shaw Historic District along 7<sup>th</sup> Street, NW.**

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## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

The concept plan for the exterior alterations to the Walter E. Washington Convention Center and streetscape improvements is consistent with policies in the Federal Elements of the *Comprehensive Plan for the National Capital*, particularly policies related to Design Review and policies related to Visitor Programs and Special Events.

### **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 March 2018. The level of Section 106 to be required is still being determined in consultation with the DC SHPO.

### **National Environmental Policy Act**

NCPC is the lead agency responsible for compliance with the National Environmental Policy Act (NEPA). For the proposed concept plan, NCPC staff is recommending the use of a categorical exclusion, namely 601.12 (6) which pertains public which pertains to the “Approval of federal and District agency proposals for new construction, building expansion, or improvements to existing facilities...” with the understanding the improvements would not significantly increase traffic congestion in the area, based on the additional retail uses envisioned. A final determination regarding NEPA compliance will be made prior to final approval.

## **CONSULTATION**

### **Coordinating Committee**

The Coordinating Committee reviewed the proposal at its March 14, 2018 meeting. The Committee forwarded the proposed comments on concept design to the Commission with the statement that the proposal has been coordinated with all participating agencies, with the exception of the Washington Metropolitan Area Transit Authority (WMATA). WMATA noted that they have not been contacted by the applicant, and the proposed alterations near the Metro station entrance must be reviewed by the Joint Development and Adjacent Construction Department. The SHPO is coordinating subject to Section 106 review. The District Department of Transportation (DDOT) noted that there are some projections into public space that they are reviewing with the applicant. In discussion, the group noted that the lighting should be reviewed in the context of impacts to adjacent residential and historic areas, and the new use at the Carnegie Library, which has its own lighting strategy. Also, properly sized tree pits should be encouraged to promote long term tree

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viability. The participating agencies were: NCPC; the District of Columbia Office of Planning; the District of Columbia Department of Transportation, the General Services Administration; the District of Columbia State Historic Preservation Office; the National Park Service and the Washington Metropolitan Area Transit Authority.

### **U.S. Commission of Fine Arts**

The U.S. Commission of Fine Arts (CFA) reviewed the project and approved the concept design at their March 15, 2018 meeting, noting that additional curation and coordination of the many elements would help support the broader vision of the project. In addition, they requested that a phasing plan be prepared to understand how the proposal might be implemented. The Commission also expressed support for the improved streetscape and planting conditions for the trees.

### **ONLINE REFERENCE**

The following supporting documents for this project are available online:

- Submission Package

Prepared by Lee Webb  
03/29/2018

### **POWERPOINT (ATTACHED)**

**NCPC File #: 7973**  
**Walter E. Washington Convention Center**  
**Exterior Alterations and Streetscape Improvements**

801 Mount Vernon Place, NW  
City and State

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Washington, DC

Concept

**Commission meeting date:** April 5, 2018

**NCPC review authority:** 40 U.S.C. § 8722(b)(1) and (e)

**Applicant request:** Approval of comments on concept design

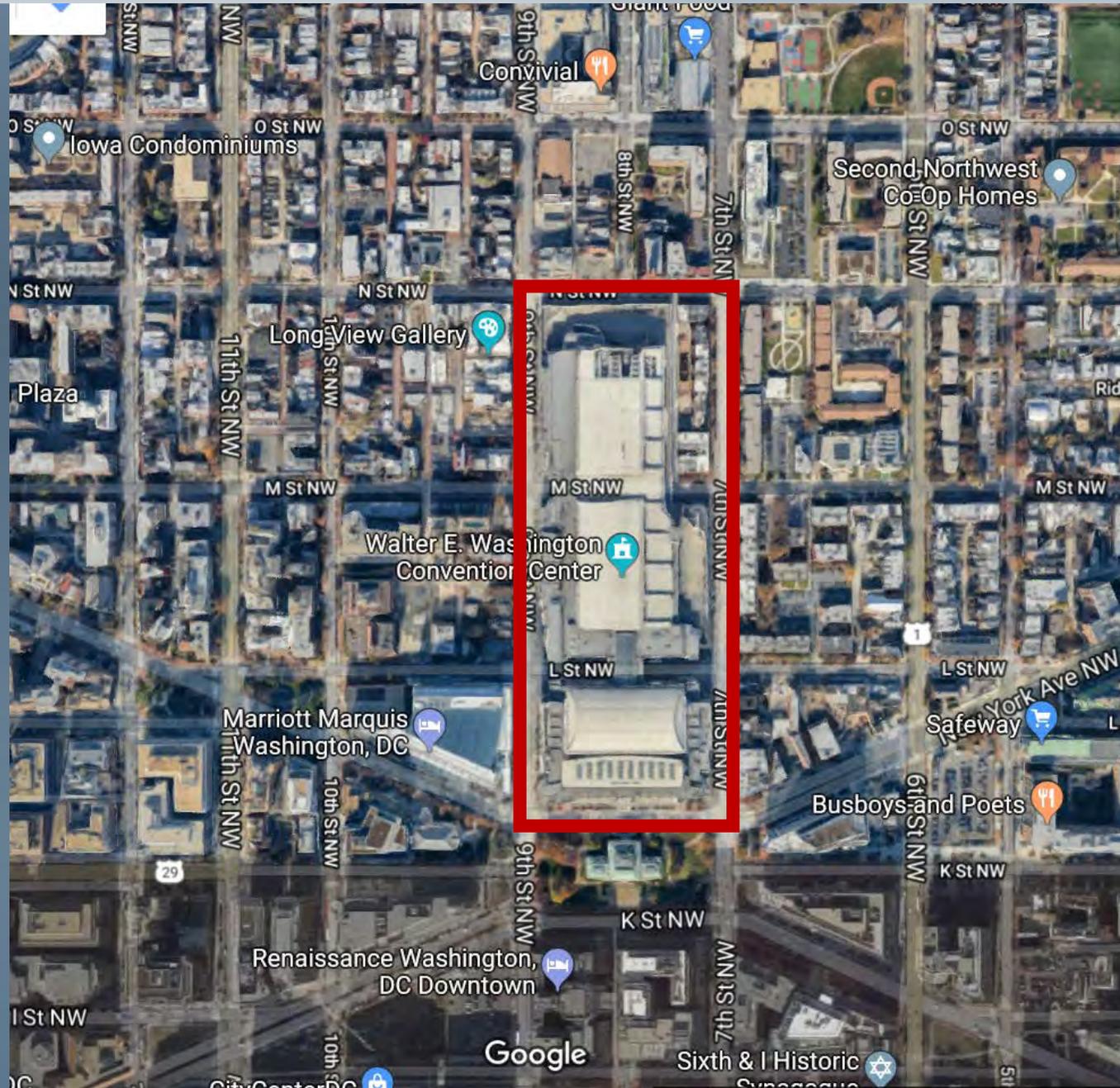
**Delegated / consent / open / executive session:** Open

**NCPC Review Officer:** L. Webb

**NCPC File number:** 7973

**Project summary:** Events DC, the official convention and sports authority for the District of Columbia, is proposing a exterior alterations to the Walter E. Washington Convention Center, as well as streetscape improvements. Events DC is requesting comments on a concept design. The Walter E. Washington Convention Center is located at 801 Mount Vernon Place, NW, in Washington, DC. The three block site located to the north of Mount Vernon Square (Reservation 8), between 7<sup>th</sup> and 9<sup>th</sup> Streets, NW, and south of N Street. The Convention Center is owned by the District of Columbia and administered by Events DC. In addition to its function as a convention center, with exhibit space and meeting rooms, the building also houses the administrative offices for Events DC, as well as retail space at the street level. Completed in 2003, the building feature four main levels above grade and subgrade exhibit halls and garages. The Walter E. Washington Convention Center is located in the Shaw Historic District.

The primary goal of the concept design for the alterations to and around the Convention Center is to activate the pedestrian experience in the area surrounding the three blocks by introducing alterations to the Convention Center building itself with new retail kiosks installed within bays, roof top terraces, exterior stairs to access the roof top terraces, and alterations to the surrounding streetscape including new paving patterns, new wayfinding, planting beds and seating, public art, and also alterations to the entrance to the Mount Vernon Square Metro entrance. Lighting will also be included in the alterations, in a variety of forms.



## OBSERVATIONS

Underutilized Sidewalk w/o Seating



9th Street - South Building

Unhealthy Trees



9th Street - South Building

Inadequate Lighting



9th Street - South Building

Empty Windows



9th Street - South Building



9th Street - Middle Building



9th Street - Middle Building



9th Street - Middle Building



9th Street - Middle Building



N Street - North Building



N Street - North Building



N Street - North Building



N Street - North Building



7th Street - Middle Building



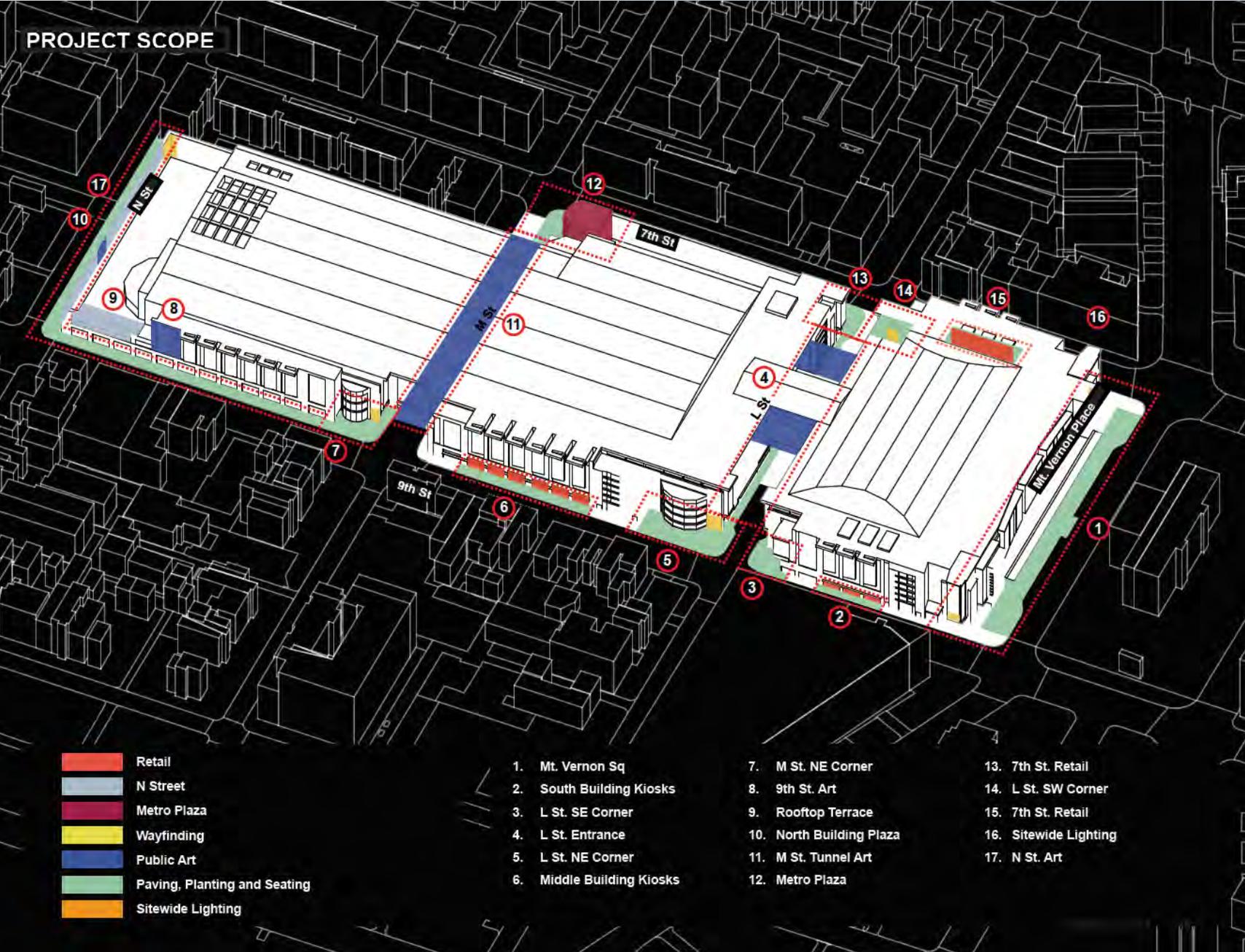
7th Street - Middle Building

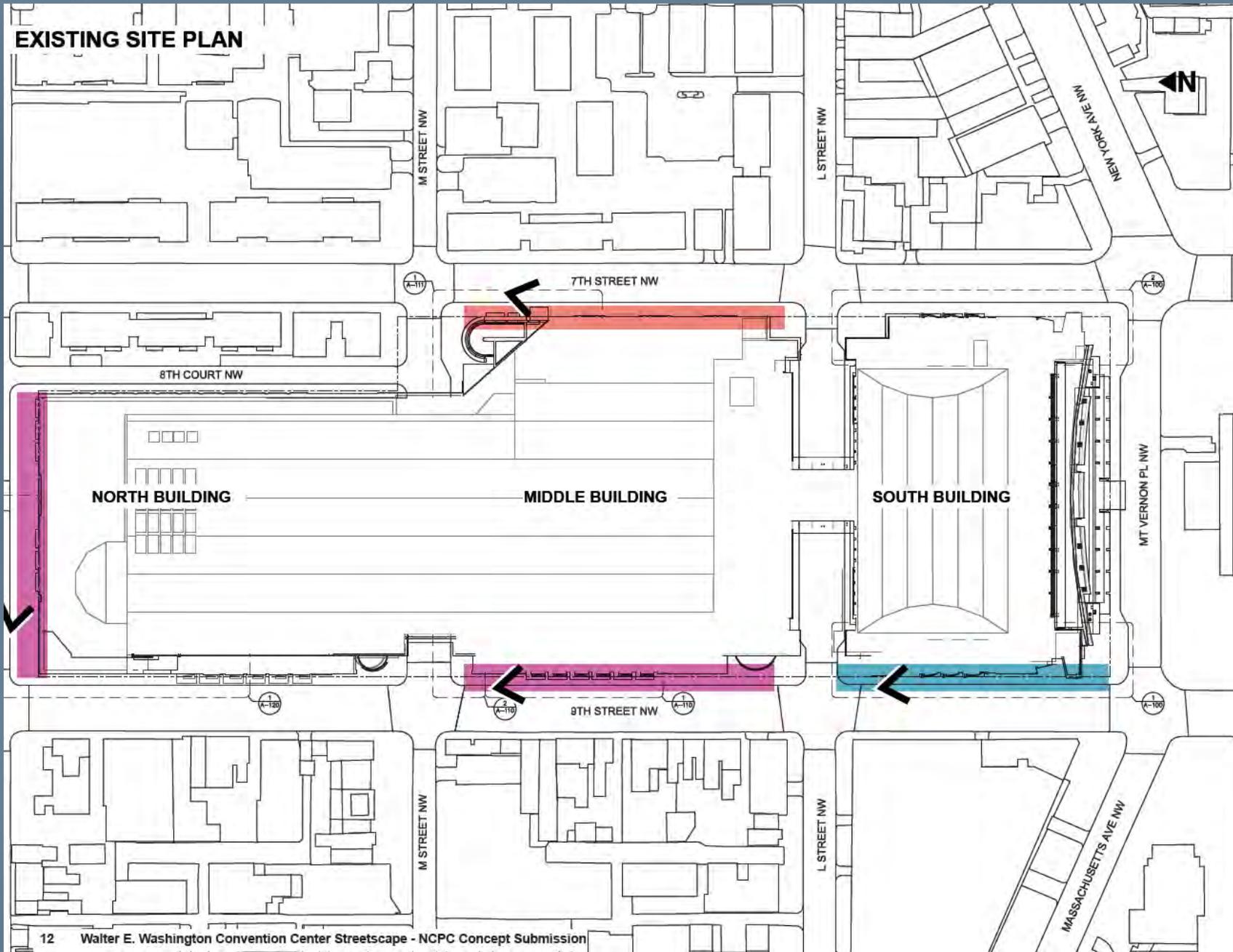


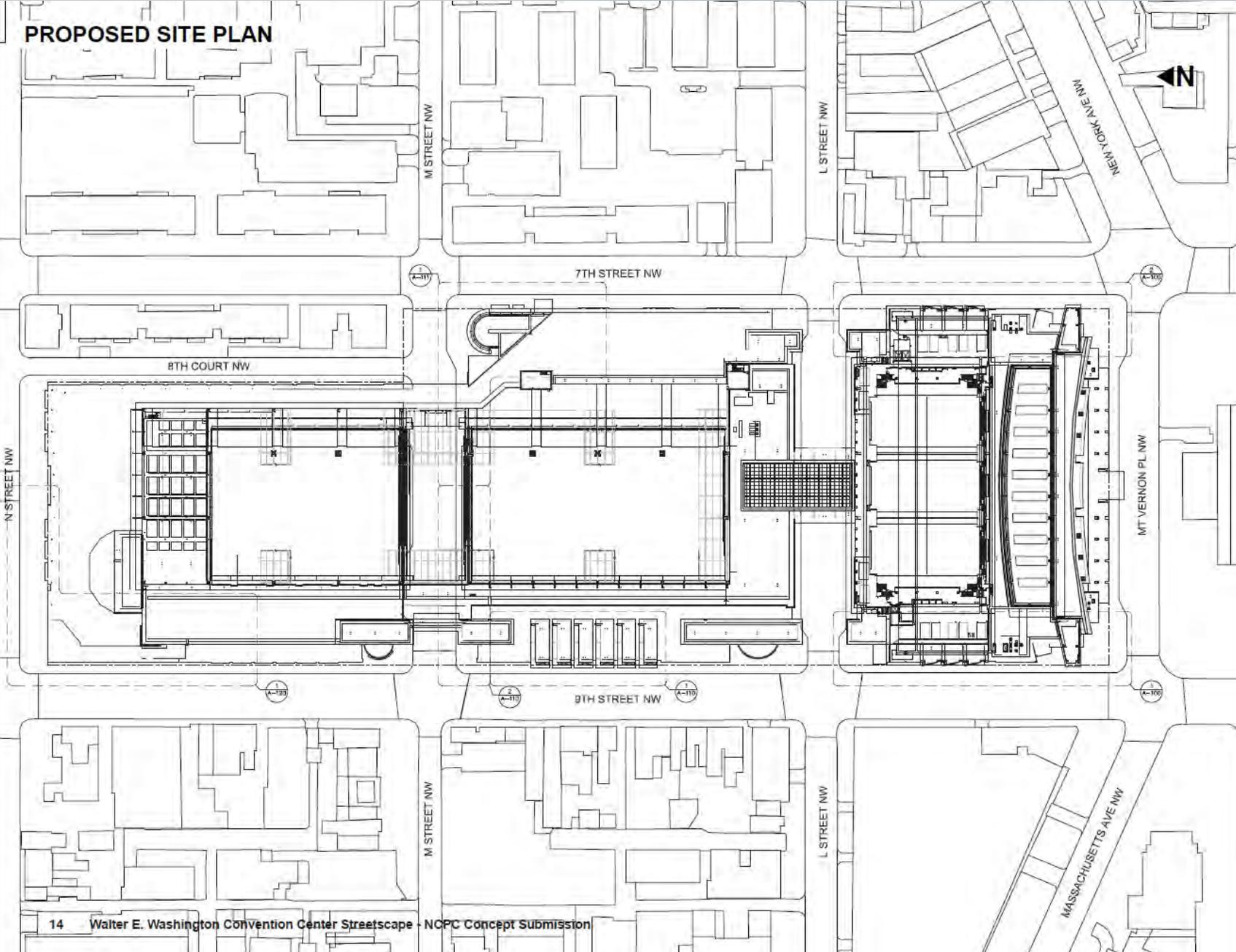
7th Street - Middle Building



7th Street - Middle Building

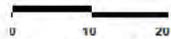






## PROPOSED SITE PLAN

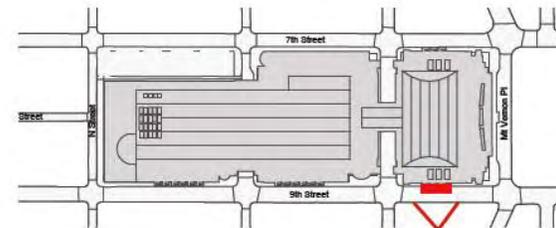
## SOUTH BUILDING RETAIL KIOSKS EXISTING



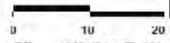
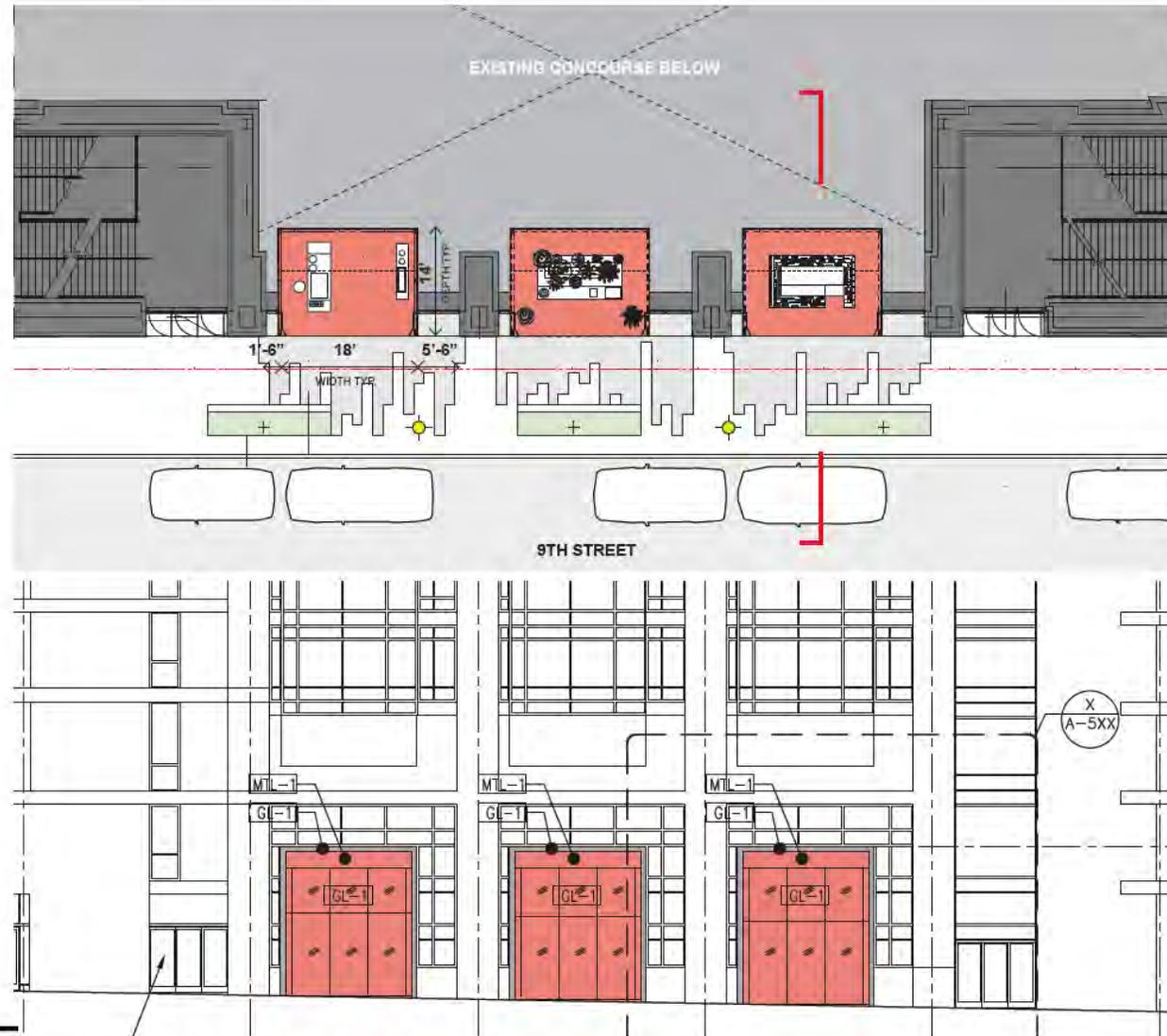


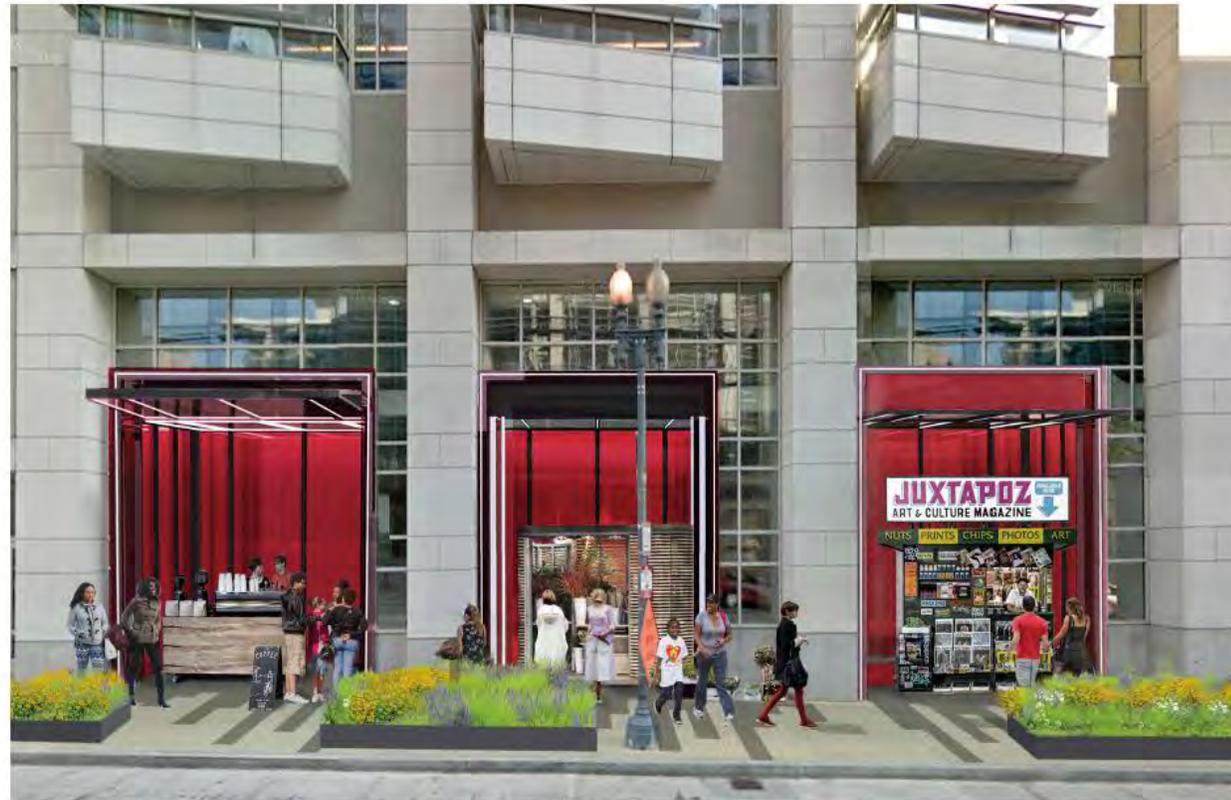
### 1. Existing Condition

Three large niches puncture the west facade of the Convention Center. They provide passersby with a glimpse into the concourse below, but also serve as non-functional corners where debris can collect.



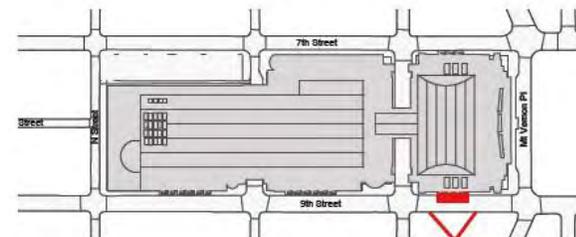
## SOUTH BUILDING RETAIL KIOSKS PROPOSED



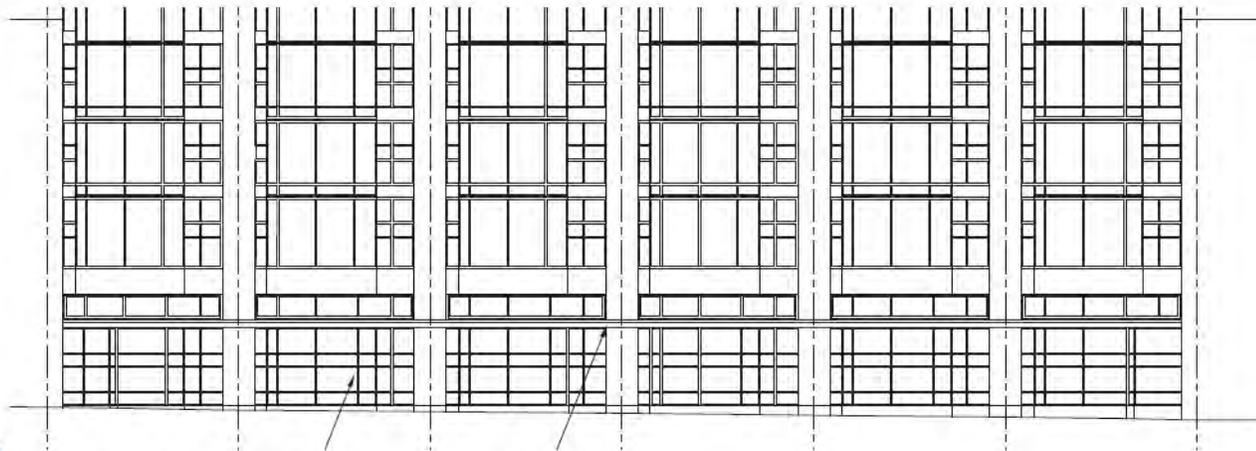
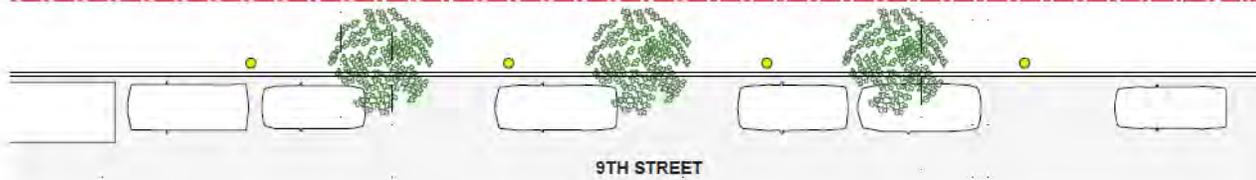
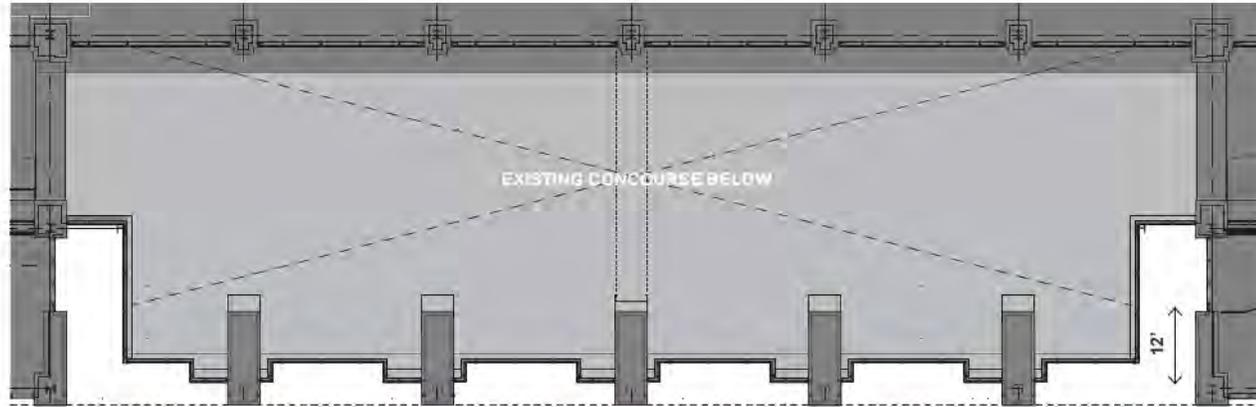


## 2. Proposed

By inserting chromatic glass capsules into the existing three niches, the facade transforms into an attractive realm of pop-ups, and draws pedestrians up 9th street into direct engagement with the building.



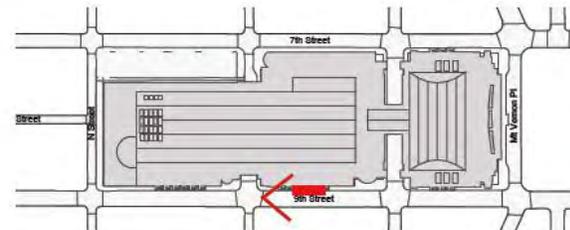
## MIDDLE BUILDING RETAIL KIOSKS EXISTING



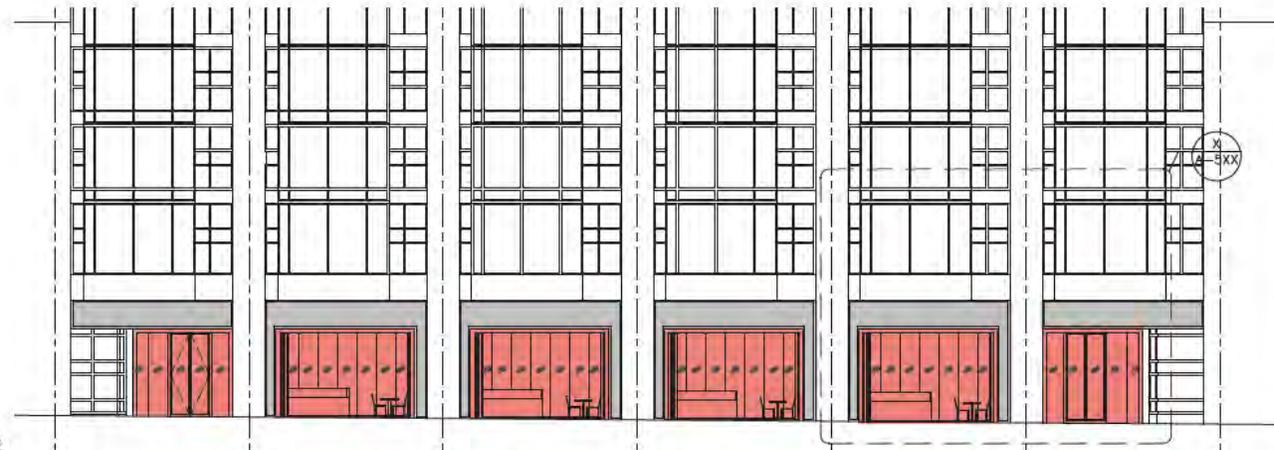


### 1. Existing Condition

Similar to the condition south, the Convention Center's Middle Building features six alcoves with little purpose, except to break up the massive scale of the facade.



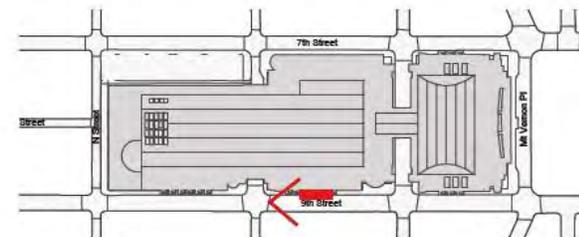
## MIDDLE BUILDING RETAIL KIOSKS PROPOSED



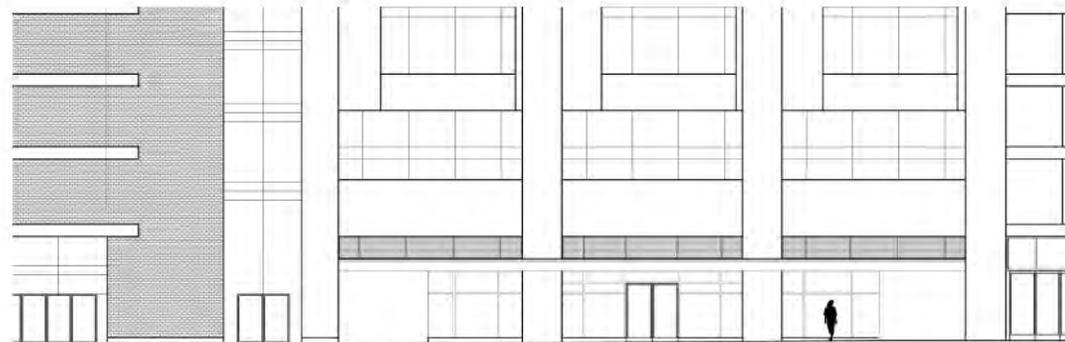
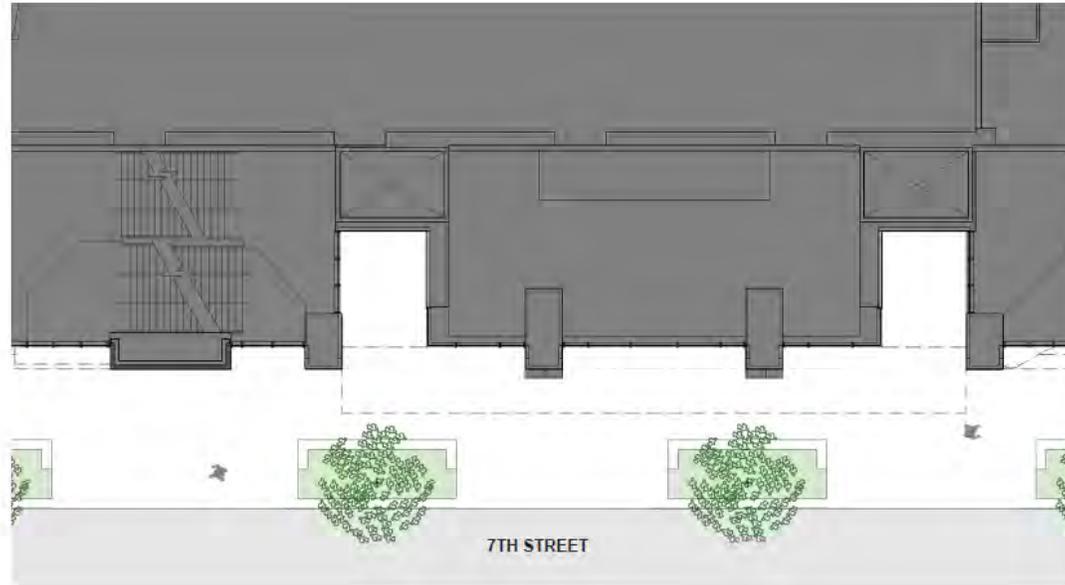


## 2. Proposed

Six chromatic glass kiosks are inserted through the existing alcove spaces and project into the concourse within the building. Four of these kiosks take advantage of the extra space and offer multi-seasonal retail zones, allowing for enclosed occupation when cold, and interactive streetside habitation when warm.



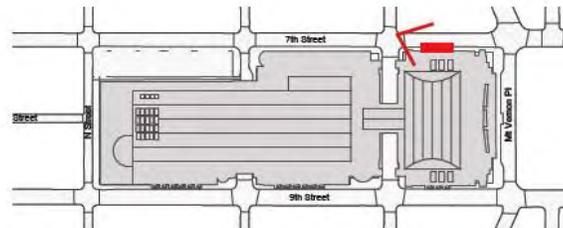
## 7TH RETAIL EXISTING





### 1. Existing Condition

An existing retail space is hidden under a subdued awning, offering little signal of its presence.



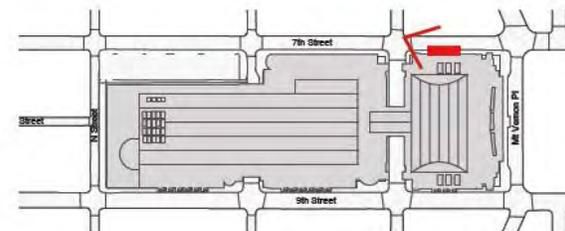
## 7TH RETAIL PROPOSED



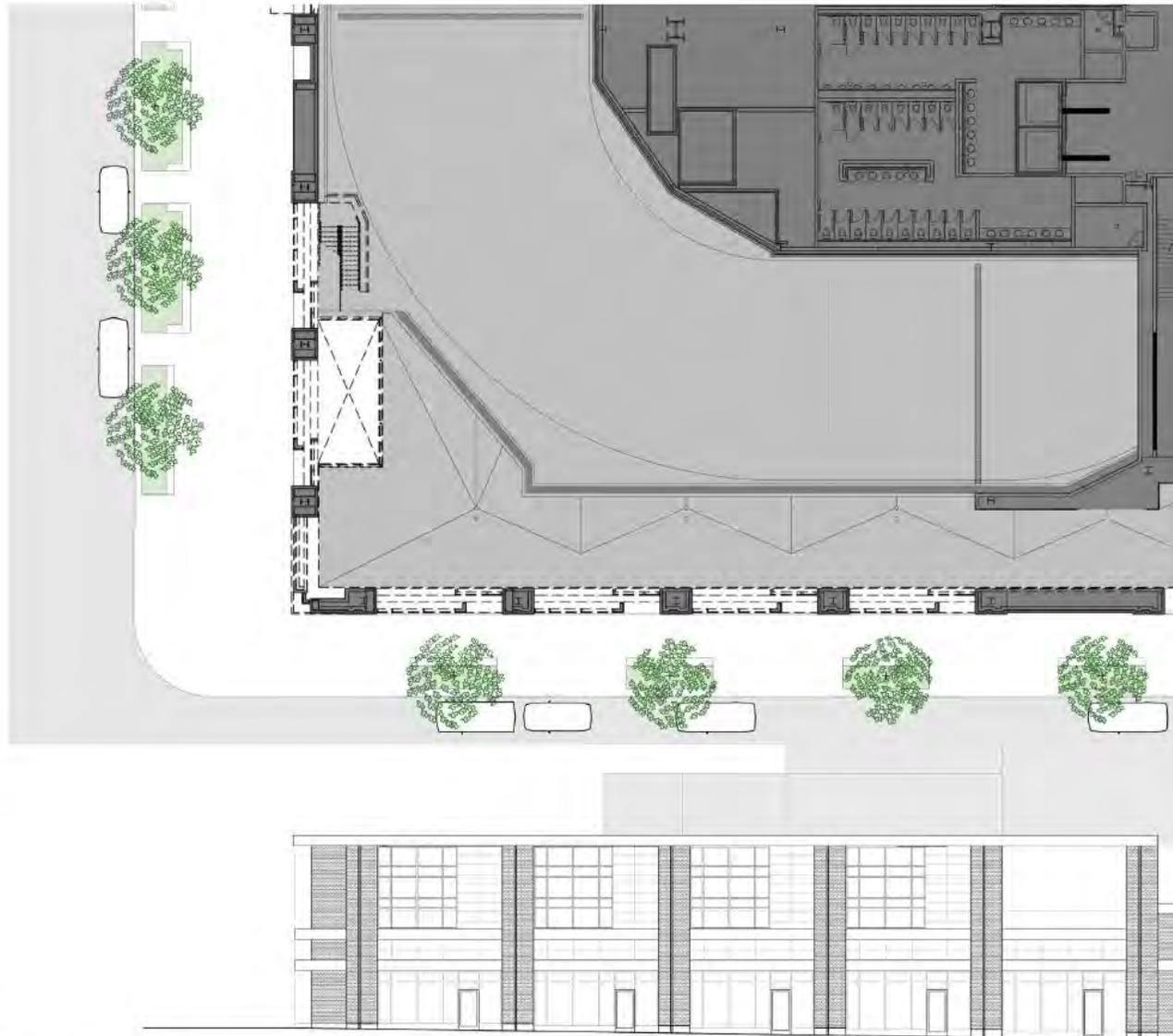


## 2. Proposed

Through a similar strategy to the Retail Kiosks on 9th St, contrastive frames and a chromatic operable awning are inserted into the existing retail nooks, transforming the existing retail into a more alluring and visible scenario.



## 9TH AND N ST TERRACE EXISTING

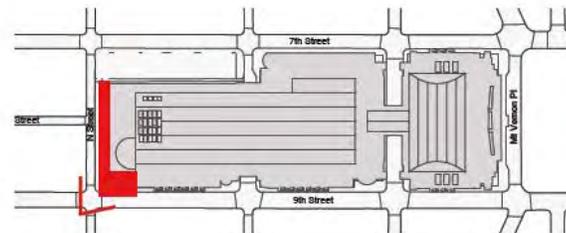


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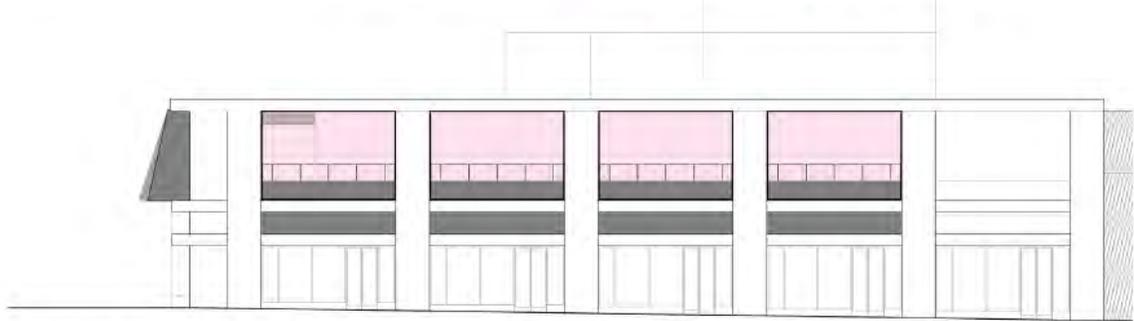
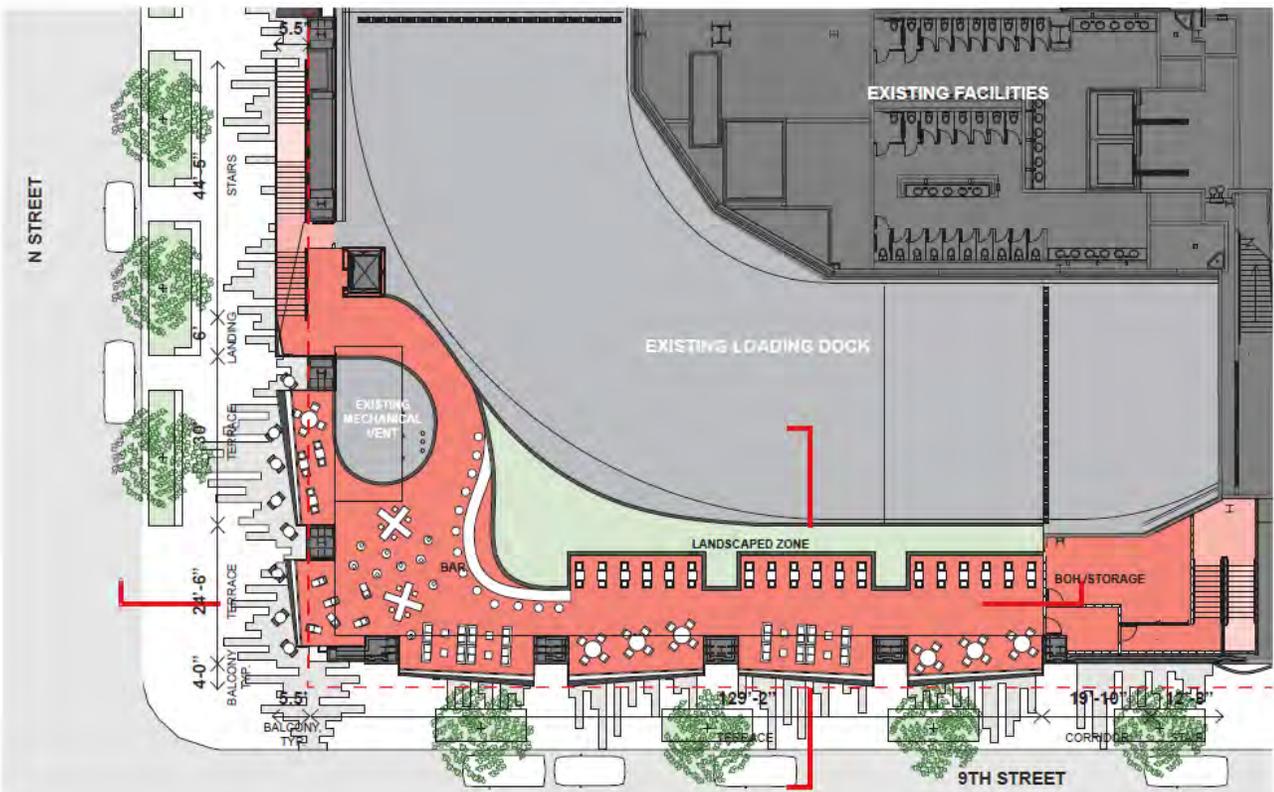


### 1. Existing Condition

Street level retail spaces blend in with the massive, continuous presence of the convention center. Furthermore, over half of this portion's facade is comprised of translucent fenestration, meant to disguise the active truck ramp on the second level.



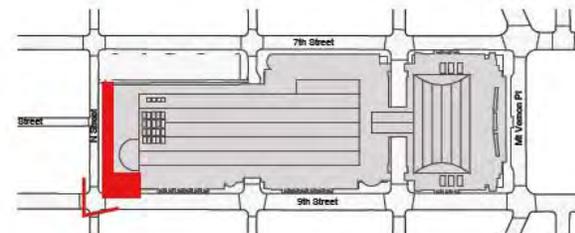
## 9TH AND N ST TERRACE PROPOSED



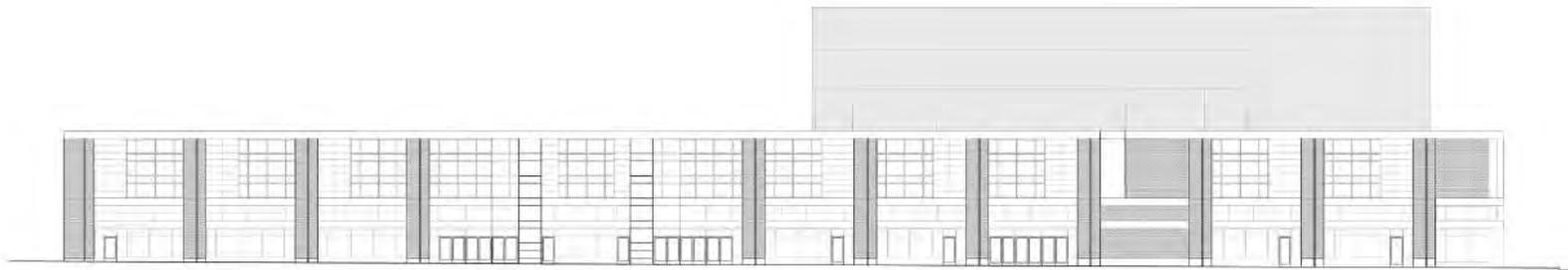


**2. Proposed**

Dynamically undulating balconies replace the second level's fenestration, and invite pedestrians to ascend the building and enjoy the Convention Center's Roof Terrace, a unique opportunity to enjoy public life from above street level. As the balconies attract attention from all sides of the intersection, they also draw passersby to street level amenities.



## N ST PLAZA EXISTING

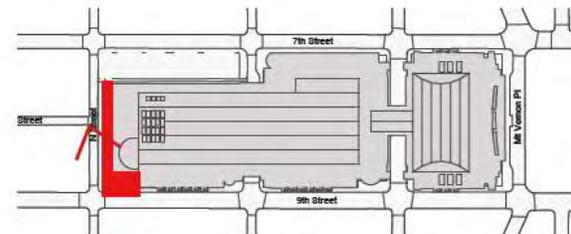


0 10 20

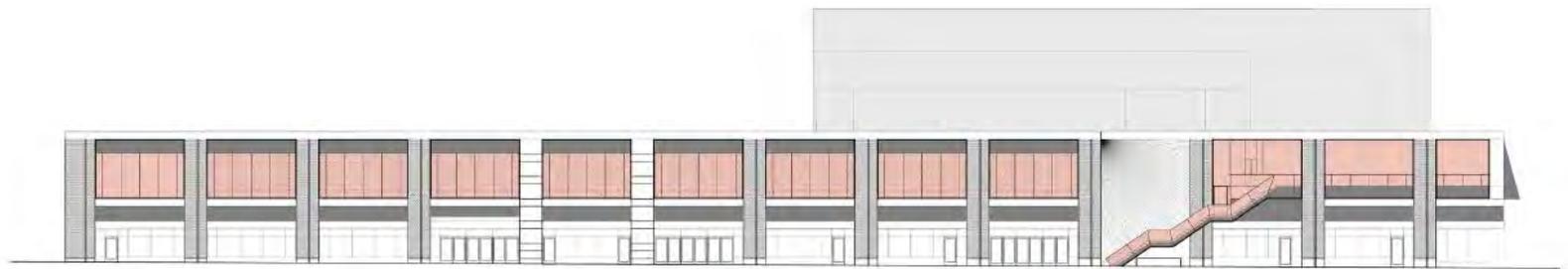


### 1. Existing Condition

Anonymity and repetition plague the current N St face of the Convention Center, engendering an alienating character to the streetscape, and reducing the allure of retail spaces.



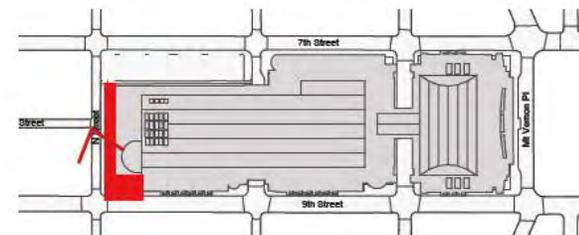
## N ST PLAZA PROPOSED



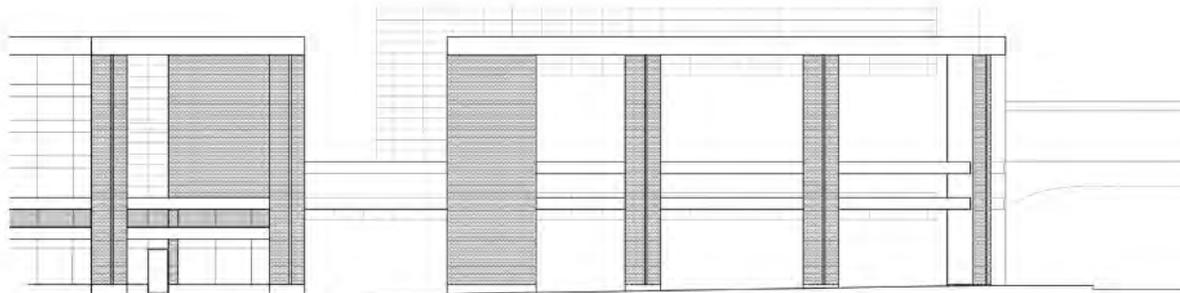


## 2. Proposed

Through continuing the undulating balconies around the corner, the upper level of the building becomes an animated series of public art frames. New planters with seating cluster around the Terrace staircase and sculpture installation, offering an inviting and recognizable landmark for visitors to the Convention Center.



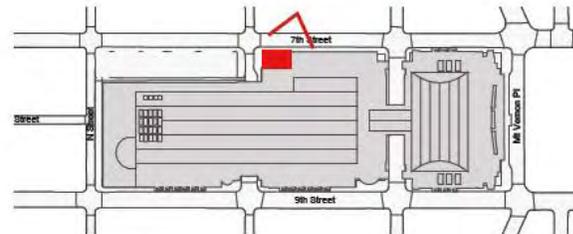
## METRO PLAZA EXISTING



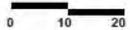


## 1. Existing Condition

The Mt Vernon Square Metro Station is currently shrouded in a bulky pavilion, creating a dark and uninviting space at the most public entry to the Convention Center.



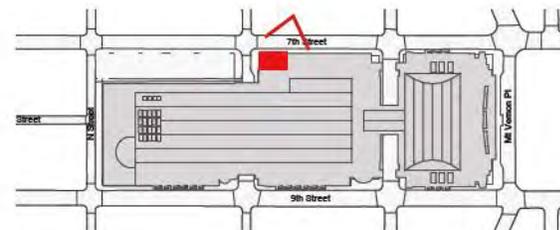
## METRO PLAZA PROPOSED





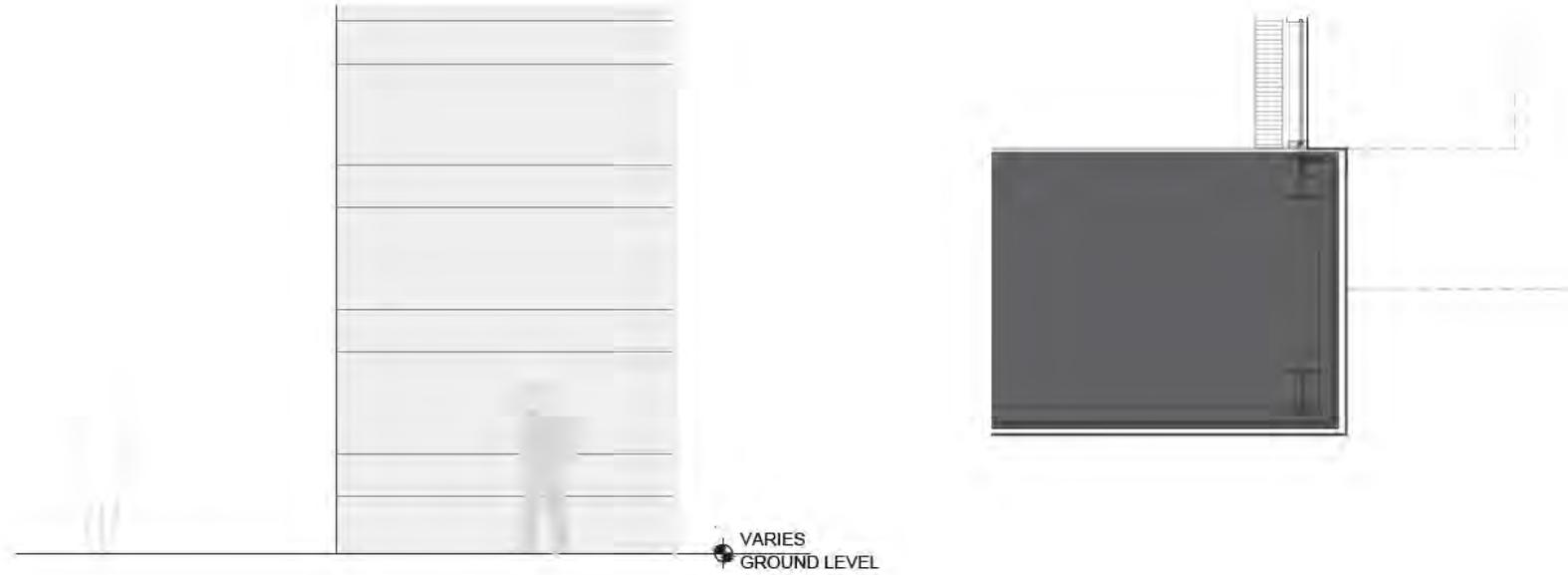
**2. Proposed**

In order to give more exposure to the Metro Entrance, a tall chromatic glass volume is extruded from the escalator void. Around this extrusion, three blackened steel frames with chromatic inner linings cantilever above a fully freed Metro Plaza. As the sun advances in the sky, shadows cast by the clerestories animate the ground plane.





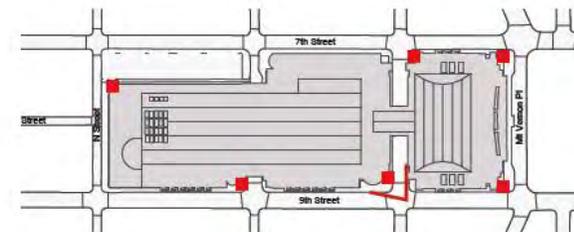
## WAYFINDING EXISTING



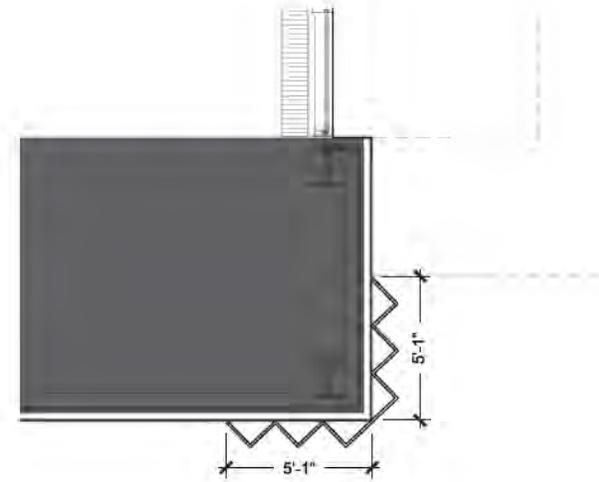
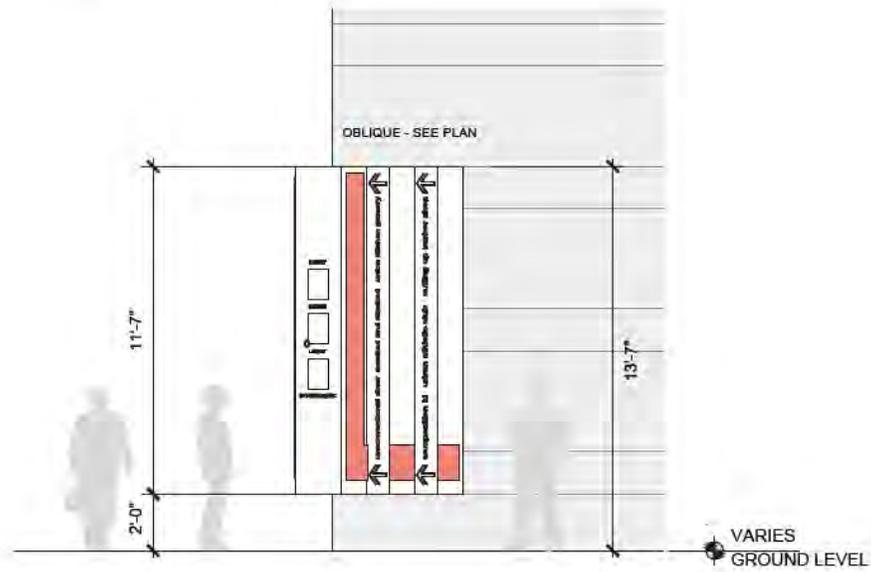


### 1. Existing Condition

Visitors unfamiliar with the six streets surrounding and cutting through the massive Convention Center complex are easily turned around.



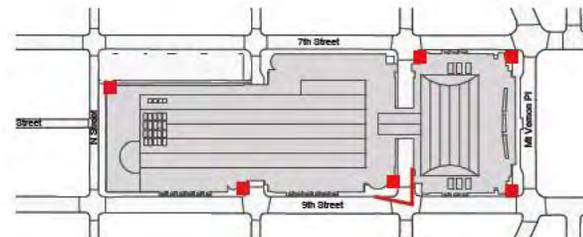
## WAYFINDING PROPOSED



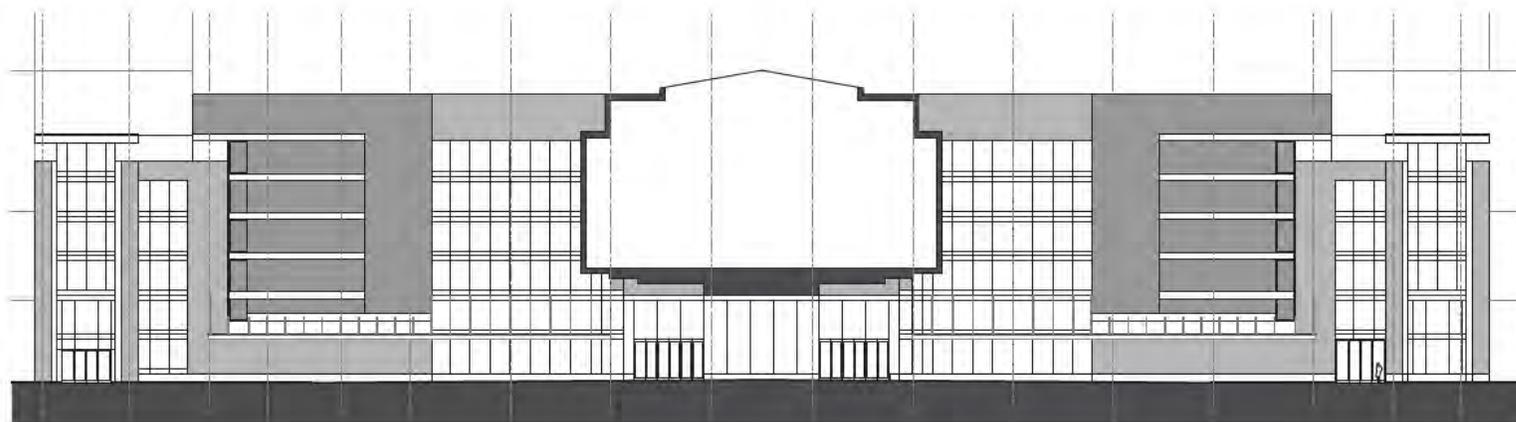
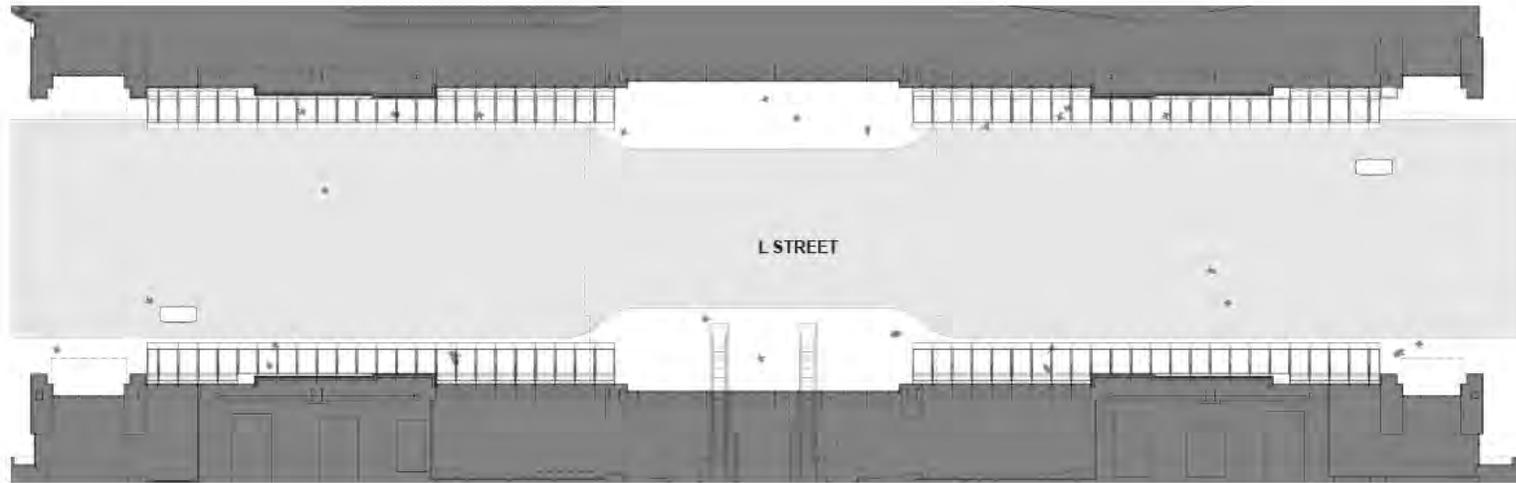


## 2. Proposed

Inserted at six heavily trafficked corners of the Convention Center, new Wayfinding signs provide orientation from far away through super graphics, from closer through directional signs to surrounding landmarks, and up close through a more detailed map listing amenities and retail around the area.



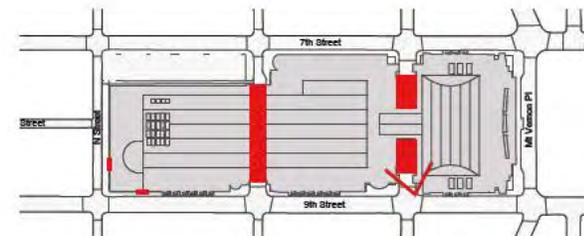
## L STREET ENTRANCE EXISTING



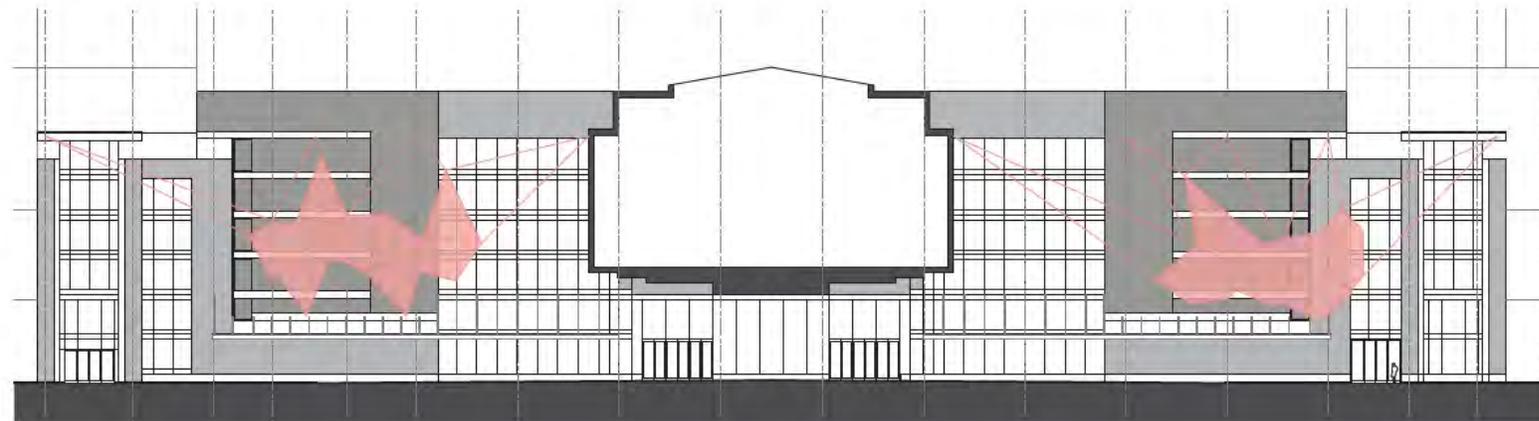
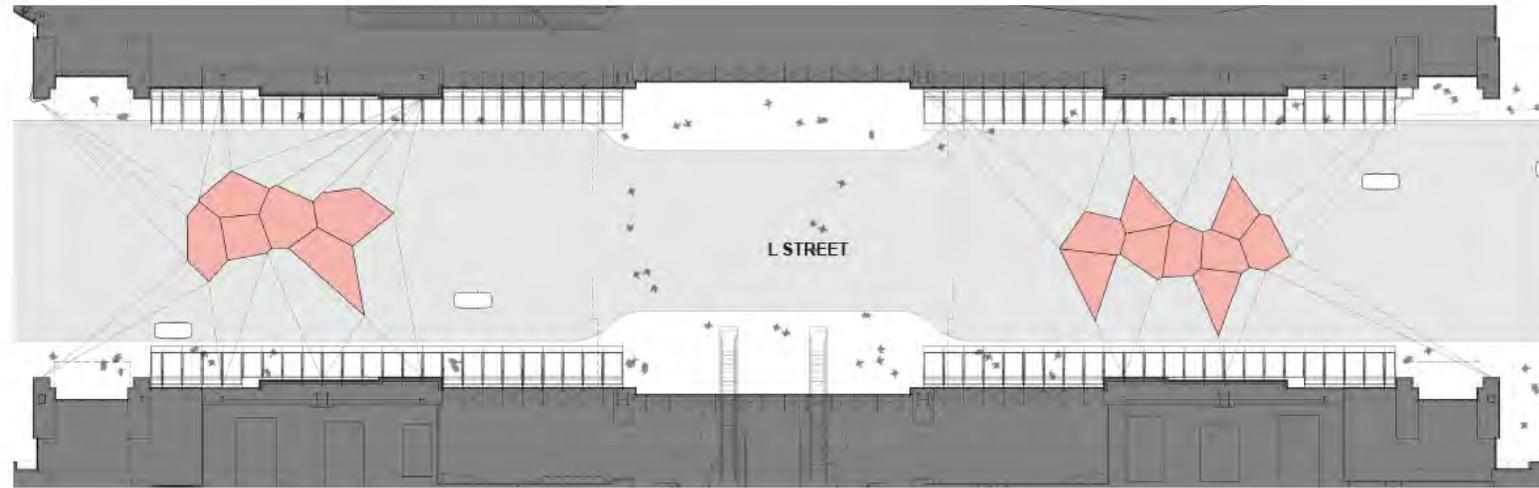


### 1. Existing Condition

A series of hanging lamps span over L Street, but offer little to signify the location as a major entrance nor to define any character to the two-block long passage.



## L STREET ENTRANCE PROPOSED

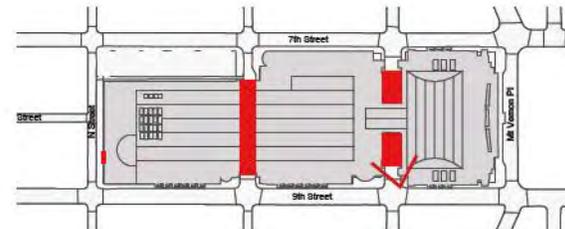




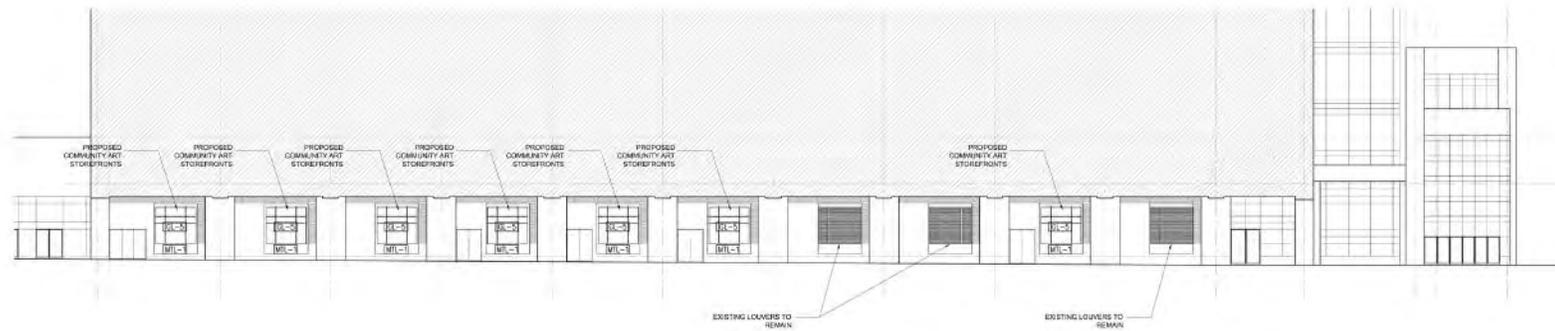
Work by Janet Echelman shown as reference only

## 2. PROPOSED

The large span between the two L St facing facades of the Convention Center offers an opportunity for a site-specific hanging urban art installation to provide excitement to the passage and signify the location as a point of arrival.



## M STREET TUNNEL EXISTING



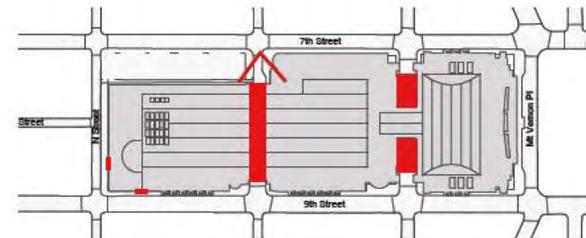
1 M STREET TUNNEL - SOUTH ELEVATION  
SCALE 1/16" = 1'-0"

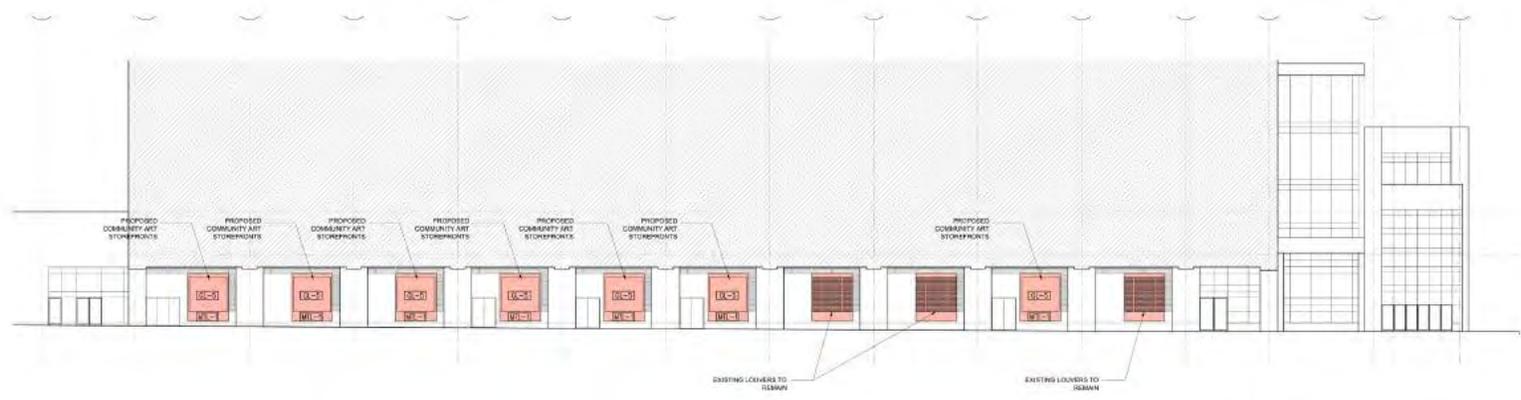
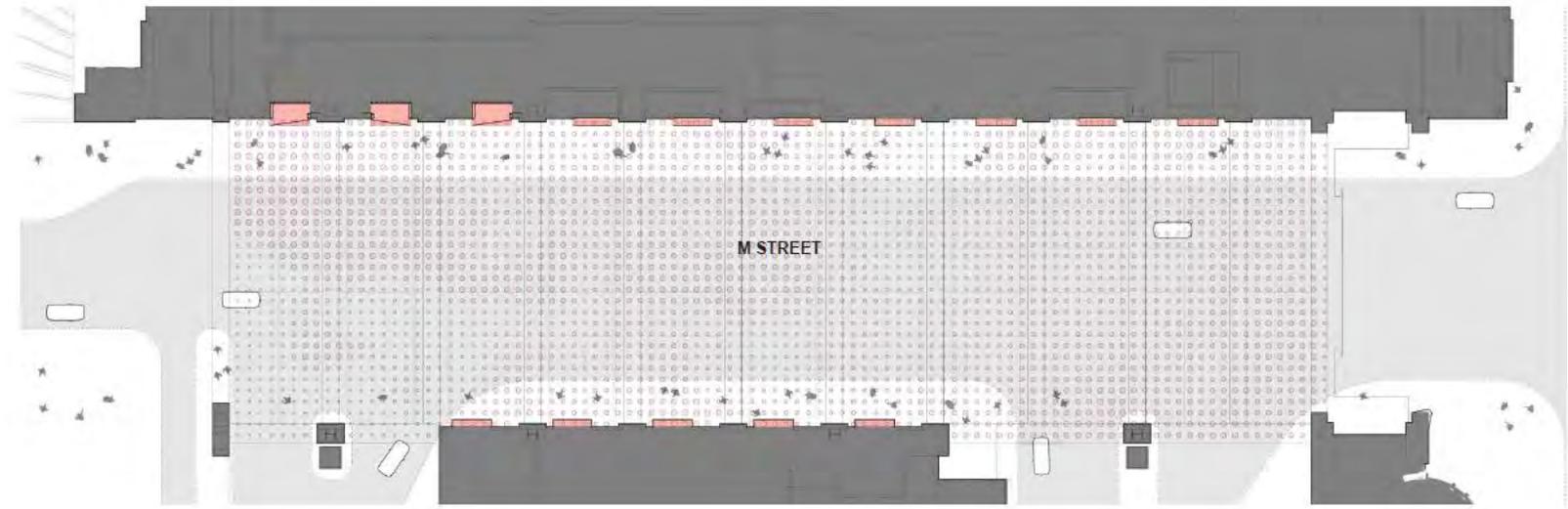
0 10 20



## 1. Existing Condition

The current passage through the M St Tunnel is dark, claustrophobic and long. There is little to experience except for the circulation of service vehicles entering and exiting the truck ramp feeding into the street.





1 M STREET TUNNEL - SOUTH ELEVATION  
SCALE 1/16" = 1'-0"

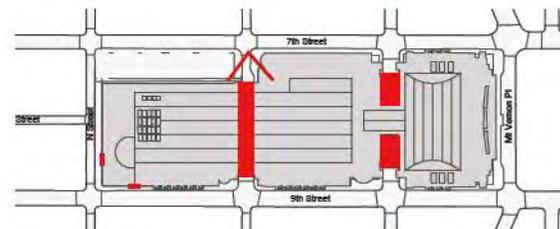
## M STREET TUNNEL PROPOSED



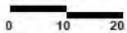
Work by Leo Villareal shown as reference only

### 2. PROPOSED

The long ceiling of the Tunnel, shielded from natural daylight, offers an opportunity for a large scale light installation. Frames containing rotating artwork line the previously dead wall surface along the sidewalks.



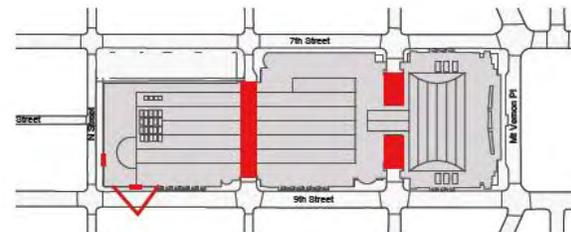
## 9TH ST NORTH BUILDING EXISTING





**1. Existing Condition**

Along 9th St between M and N Streets is a 65' span of bare brick wall.



## 9TH ST NORTH BUILDING PROPOSED

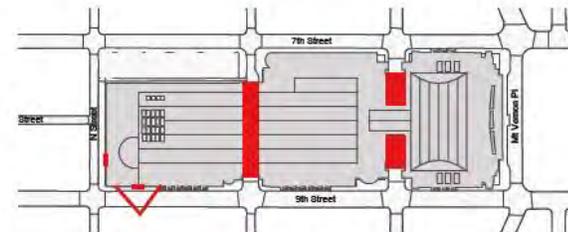




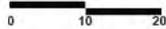
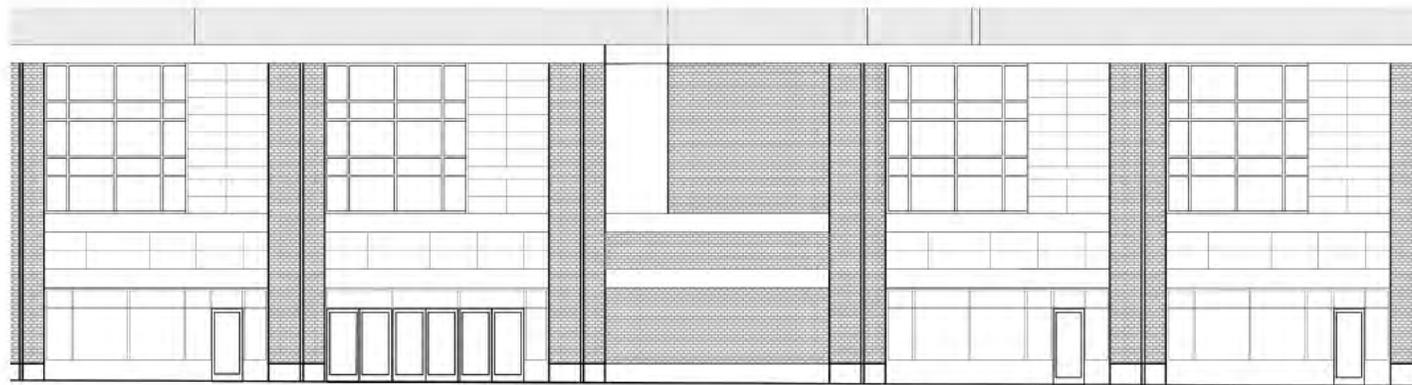
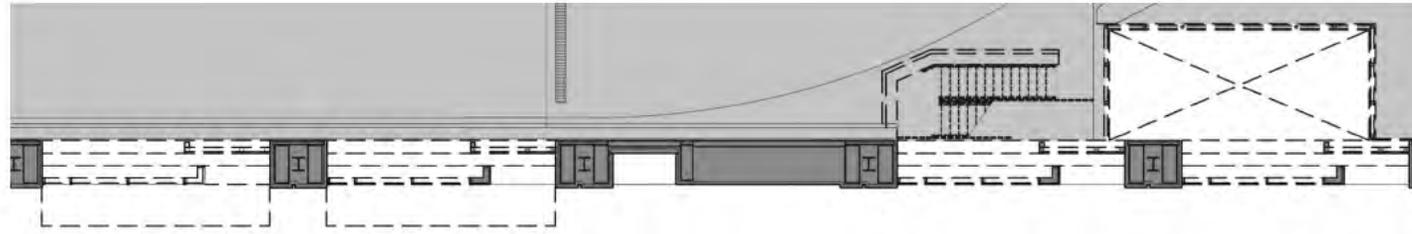
Work bySten Lex shown as reference only

## 2. Proposed

The now empty wall is an favorable site for a facade sculpture or mural, as well as an opportunity to connect the Convention Center to the vibrant mural culture of Shaw.



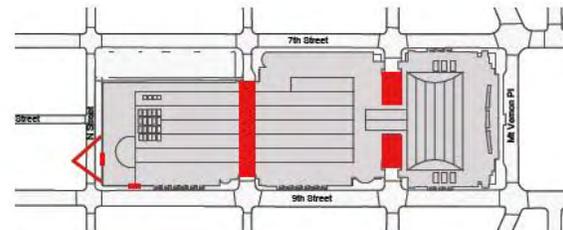
## N ST PLAZA EXISTING



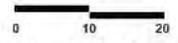
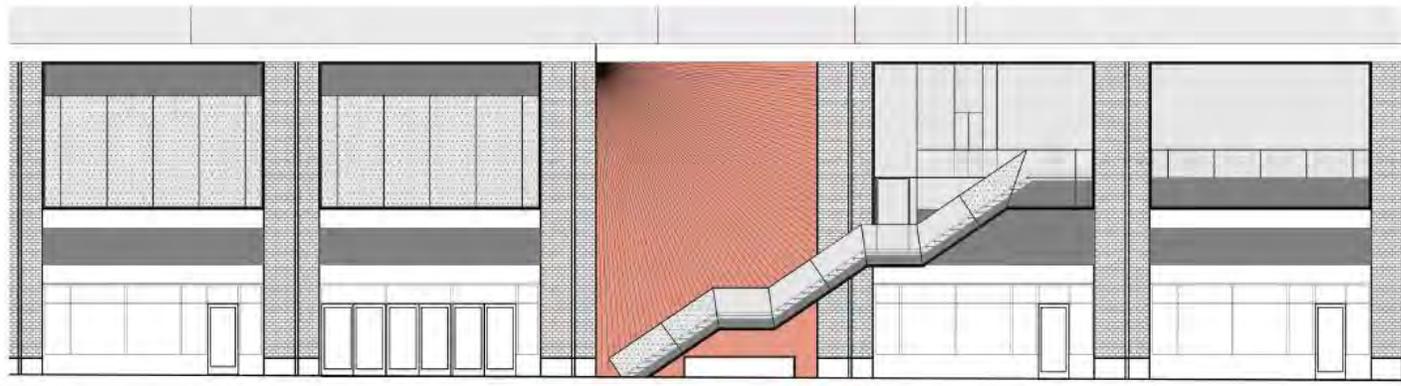
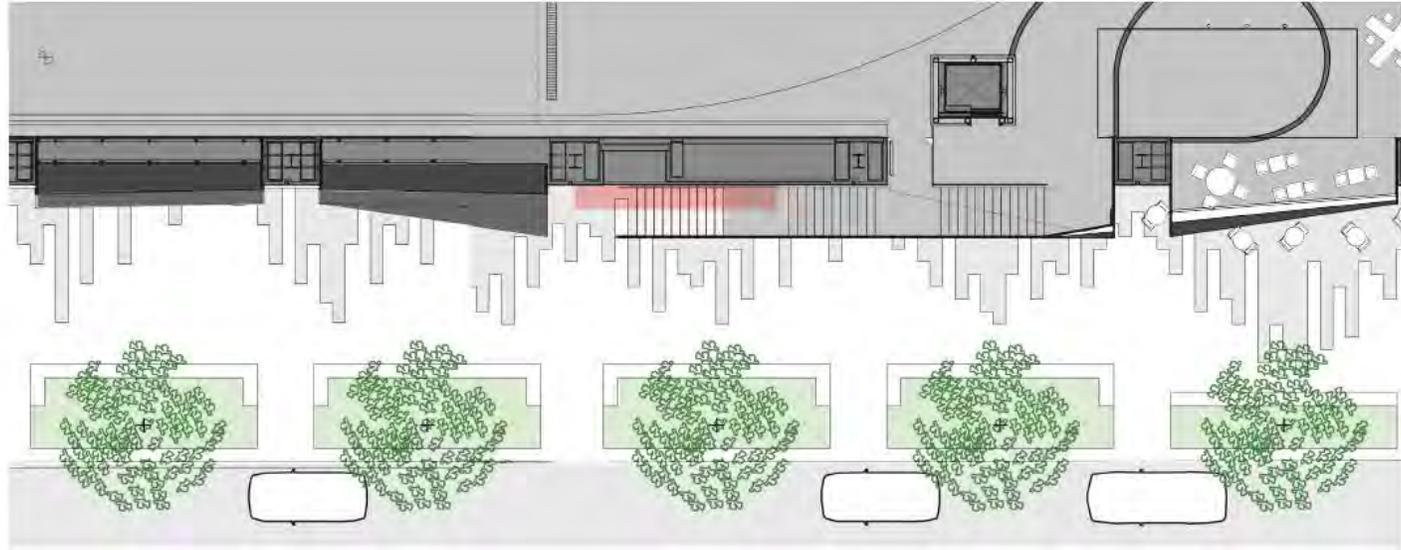


### 1. Existing Condition

The edge of the Convention Center along N St is currently devoid of interest, especially at this fully opaque span.



## N ST PLAZA PROPOSED

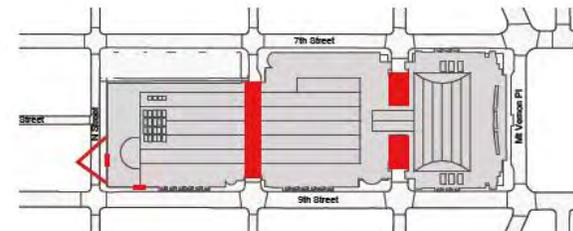




Work by Ball Noguees shown as reference only

## 2. Proposed

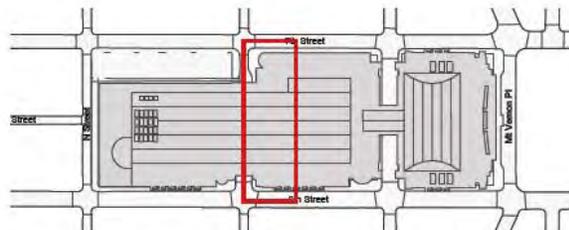
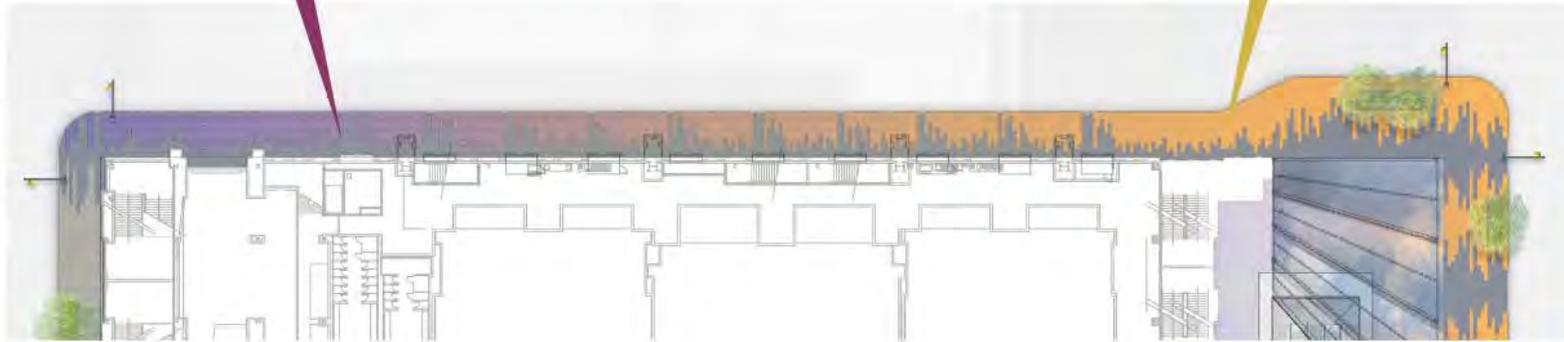
N St Plaza is invigorated by a site-specific sculpture, providing increased visibility to the Terrace Stairs and offering a legible landmark quality to the public space.



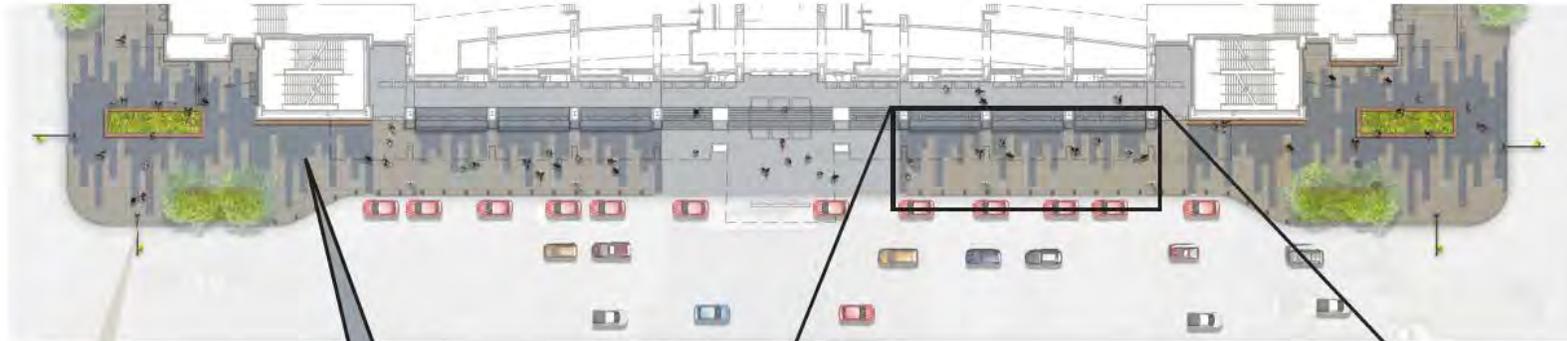
## PAVING STRATEGY COLOR GRADIENT PAVERS



Crystal Pave Glass Aggregate Unit Pavers



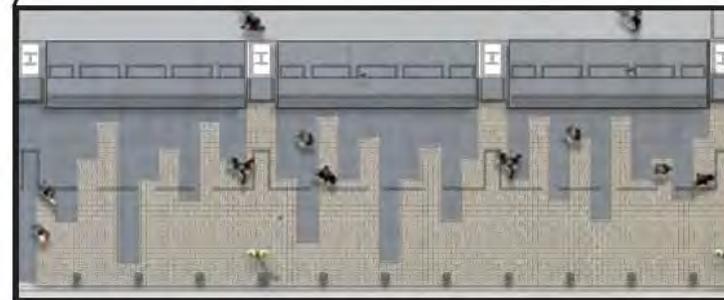
GRANITE PAVERS



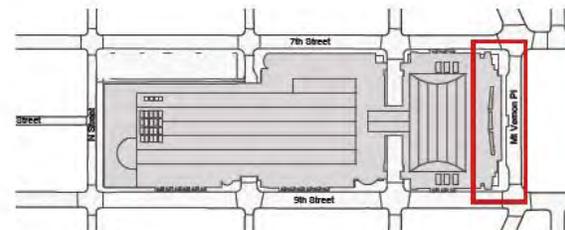
Existing Concrete  
Unit Pavers



Granite Options  
(Jet Mist Preference)



Paving pattern is meant to reference wave forms of music and the musical history of Shaw. The areas of new paving are concentrated around areas of high activity or to signify retail program. This selective insertion provides a strategic approach to introducing new materials and design as the majority of existing pavers will stay in place.



## PLANTING STRATEGY PRELIMINARY PALETTE - TREES



Sycamore



Willow Oak



Honey Locust



Red Map



Styrax



Serviceberry

## PRELIMINARY PALETTE - HERBACEOUS LAYER



Black Eyed Susan



Salvia



Russian Sage



Molinia

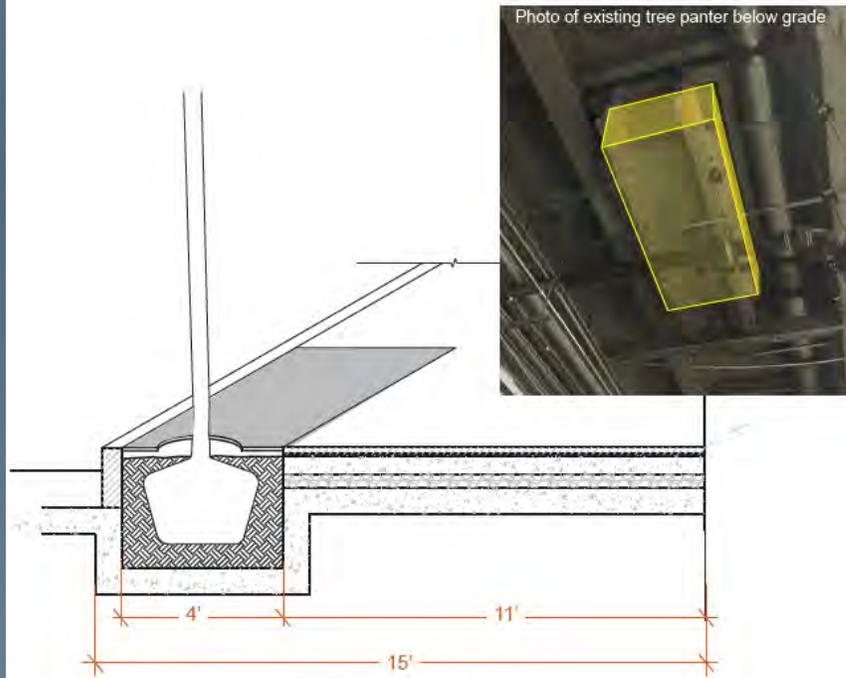


Coneflower

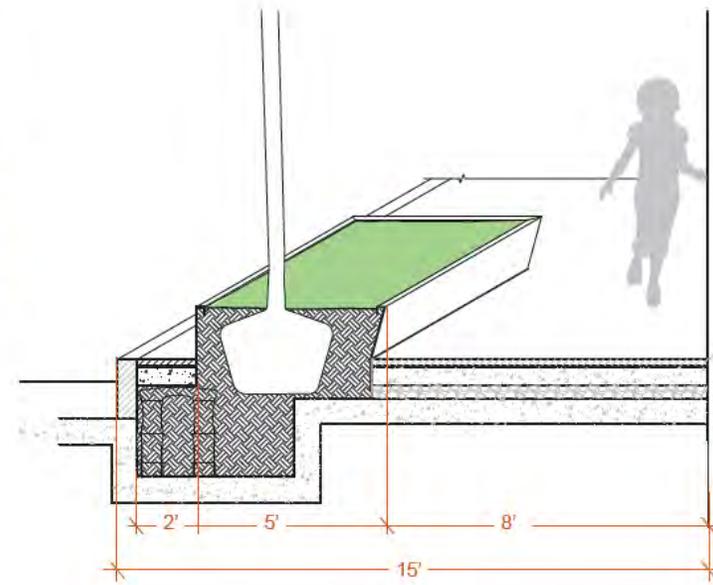


Blue Grama

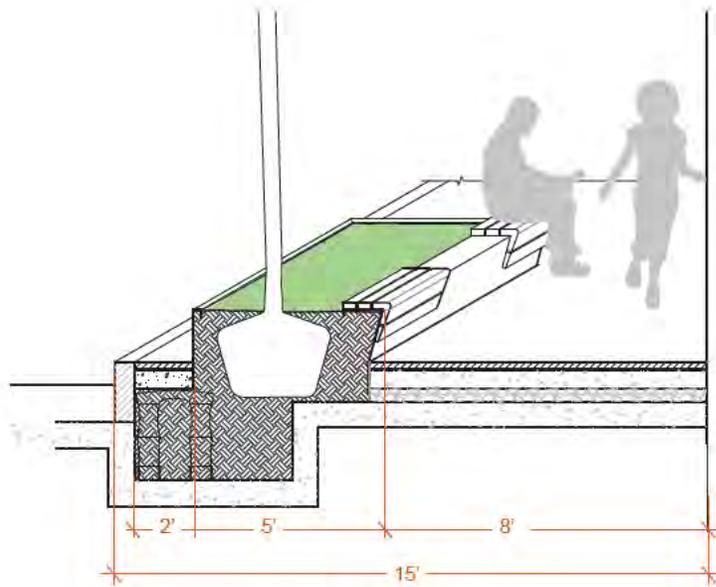
## PLANTING STRATEGY PLANTERS AND SEATING



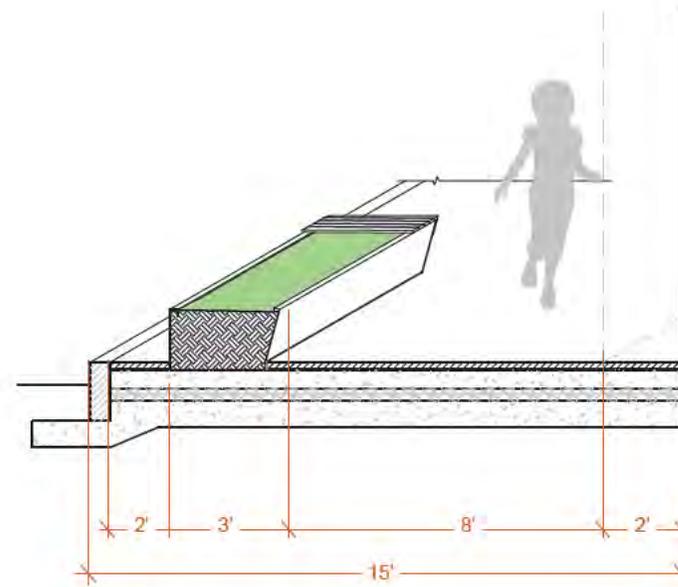
Existing Planter on 9th St



Planter Replacement

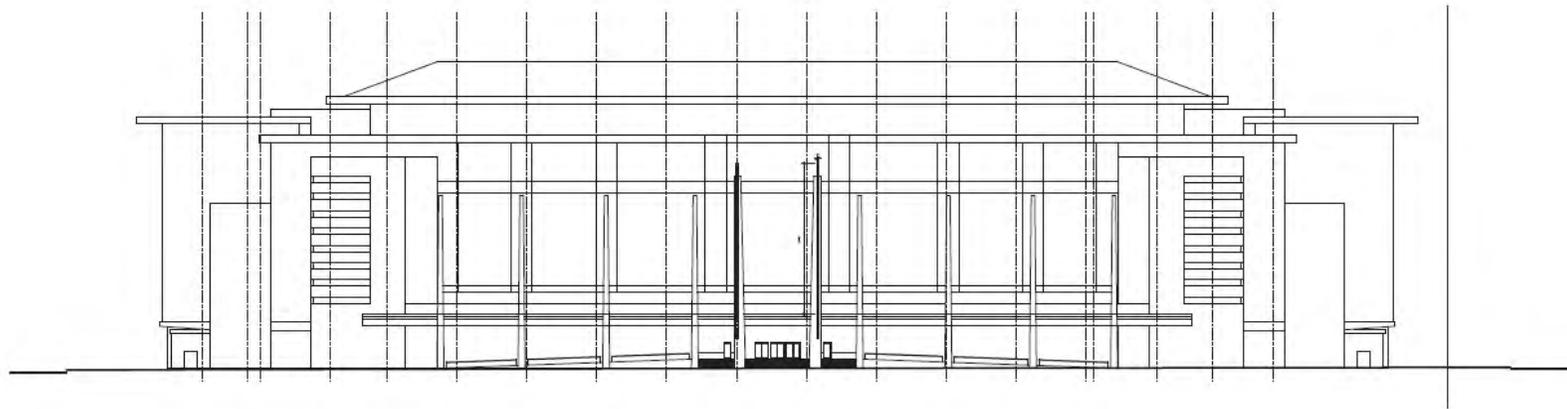
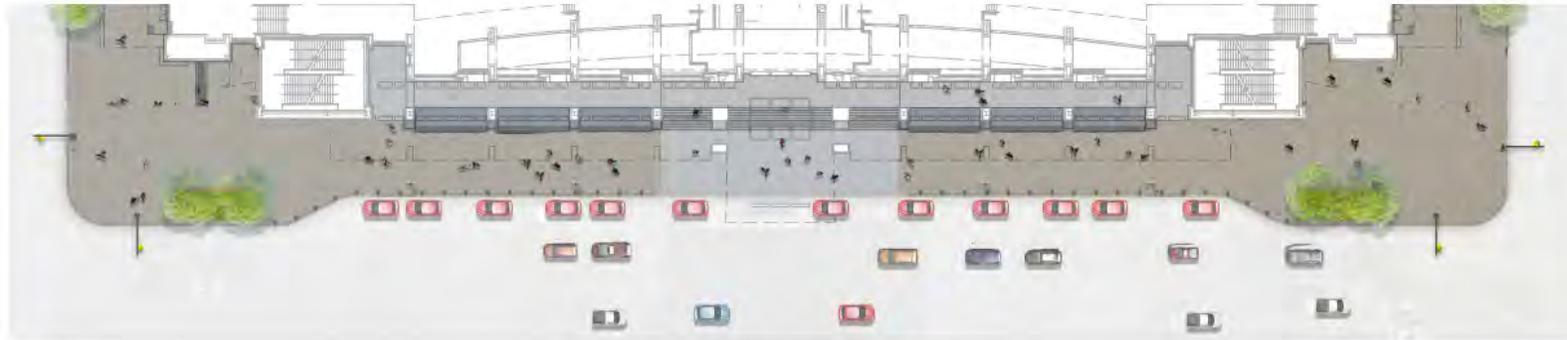


**Planter at New Retail**



**Planter at Existing Retail**

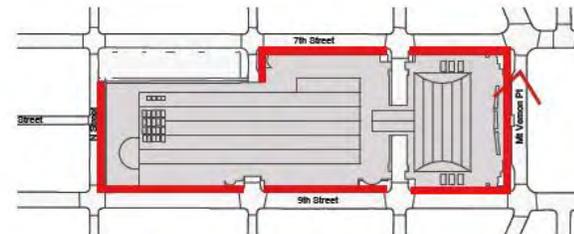
## MT VERNON ENTRANCE EXISTING



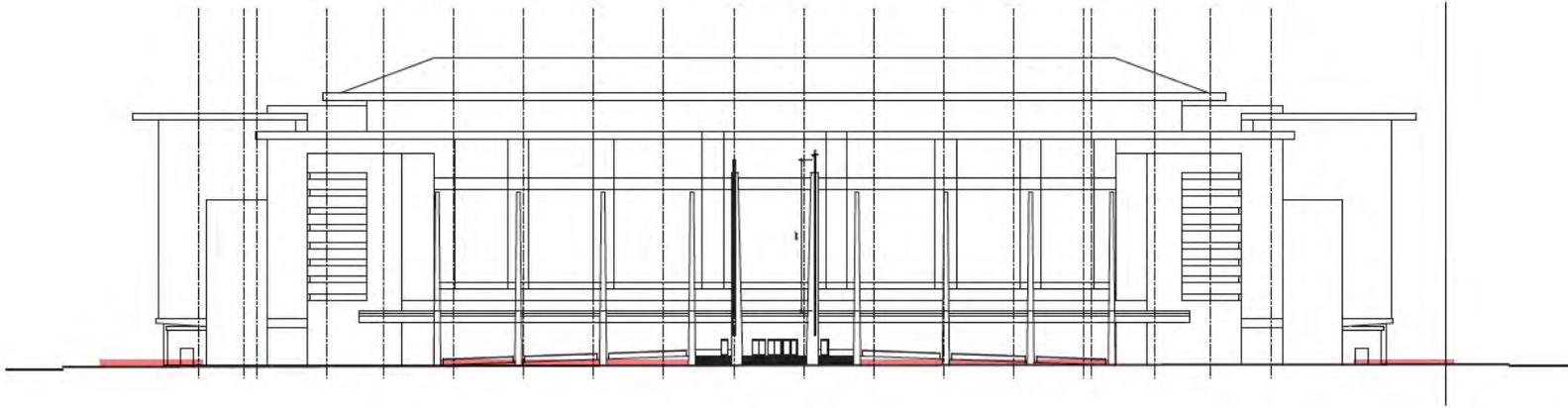
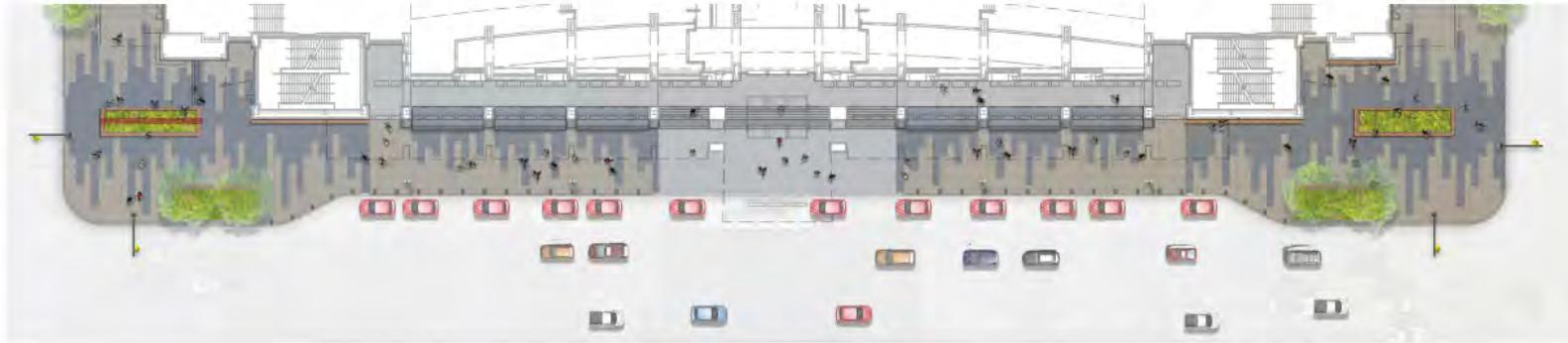


## 1. Existing Condition

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce vestibulum ultricies mi et lobortis. Phasellus pretium lectus orci, sed scelerisque leo molestie nec. Donec tristique



## MT VERNON ENTRANCE PROPOSED

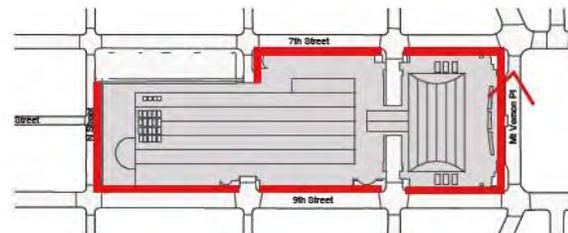


0 10 20

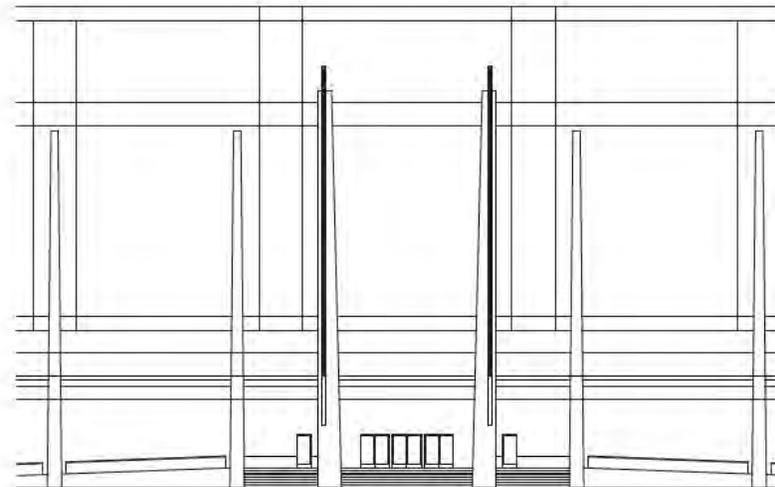
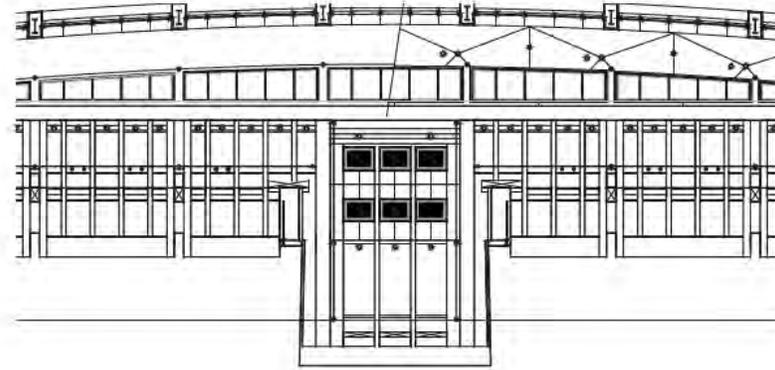


## 1. Existing Condition

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce vestibulum ultricies mi et lobortis. Phasellus pretium lectus orci, sed scelerisque leo molestie nec. Donec tristique



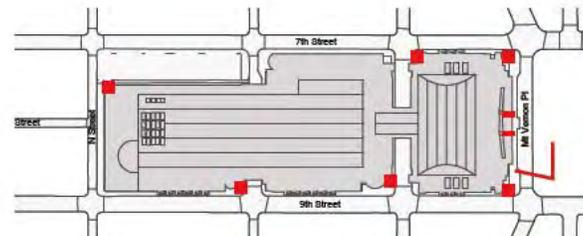
## MT VERNON ENTRANCE PYLONS EXISTING



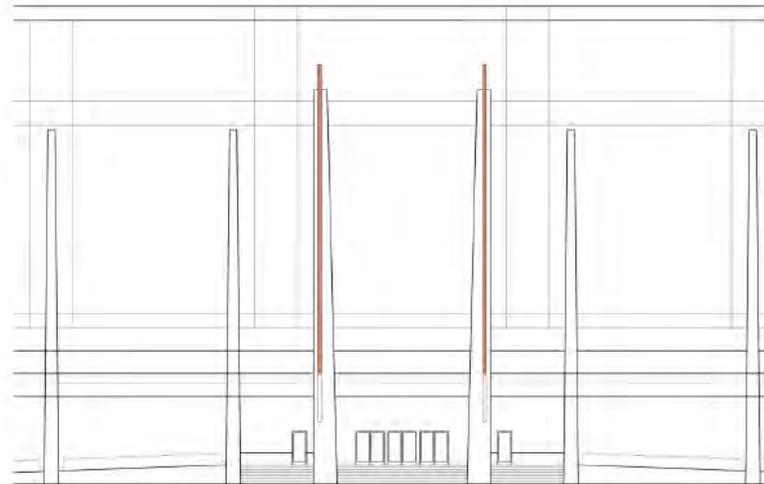
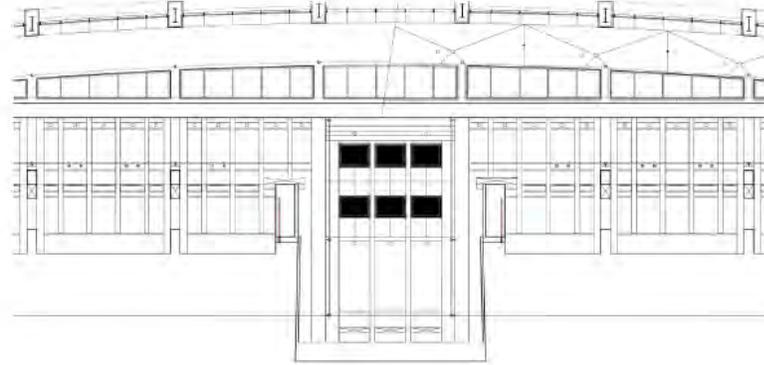


## 1. Existing Condition

The current pylons framing the Mt. Vernon Entrance are not light emitting, and must be projected onto in order to light up at night.

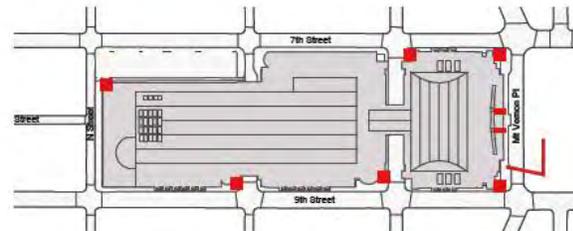


## MT VERNON ENTRANCE PYLONS PROPOSED



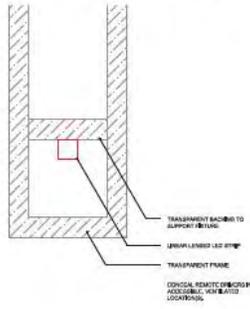


**2. Proposed**  
By replacing the current pylon inserts with translucent glass and inserting it with strip lighting, multiple lighting effects will be achievable.

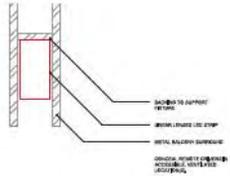




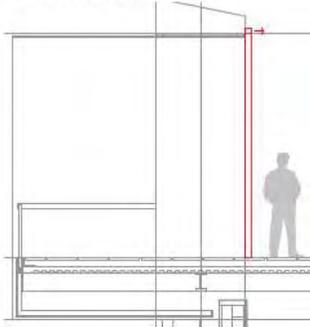
Kiosk Frame Lighting



Projected Balconies



Projected Balconies





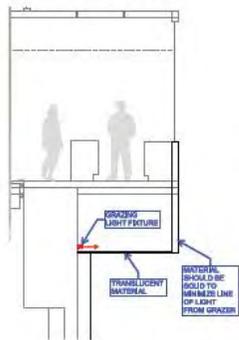
Edge Illumination



Gradient Illumination



Uniform Illumination



N ST TERRACE ILLUMINATION



## Terrace Illumination



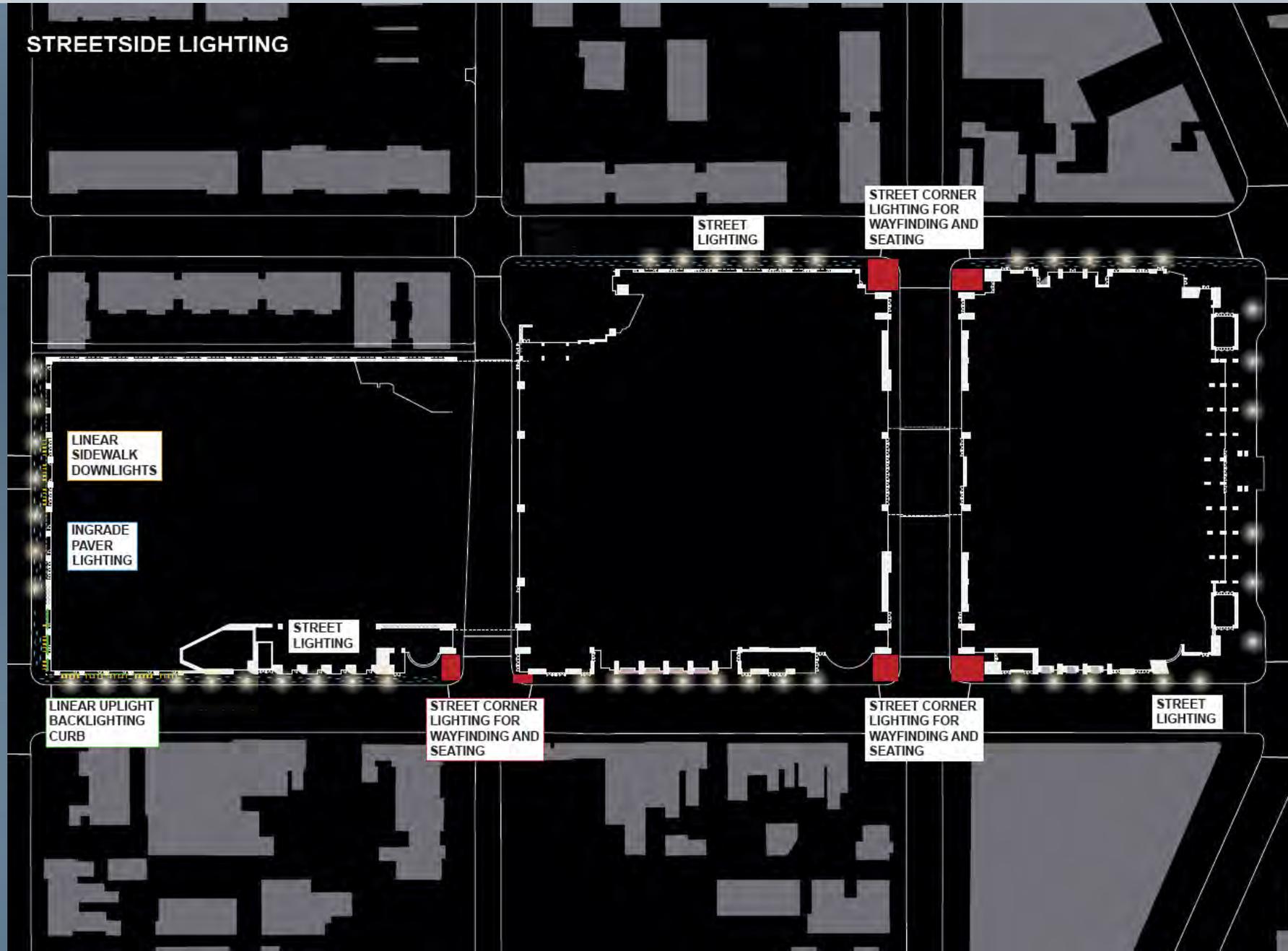
Step lighting



Garden Uplighting



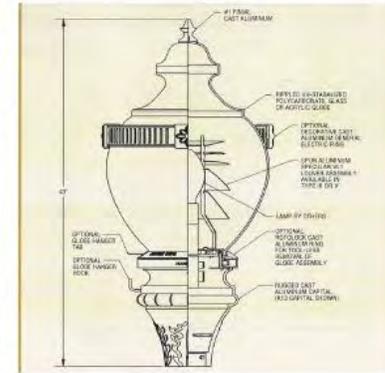
Floor Mounted



**Linear Sidewalk  
Downlighting**



**Streetlight Shield**



**Wayfinding and Seating**

