



Executive Director's Recommendation

Commission Meeting: April 4, 2019

PROJECT Walter E. Washington Convention Center - Exterior Alterations and Streetscape Improvements 801 Mount Vernon Place, NW Washington, DC	NCPC FILE NUMBER 7973
SUBMITTED BY Events DC	NCPC MAP FILE NUMBER 31.20(38.00)44899
REVIEW AUTHORITY District Projects in the Central Area per 40 U.S.C. § 8722(b)(1) and (e)	APPLICANT'S REQUEST Approval of preliminary and final site and building plans
	PROPOSED ACTION Approve preliminary and final site and building plans
	ACTION ITEM TYPE Staff Presentation

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 preliminary and final site and building plan approval. 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 final project presents an opportunity to activate the pedestrian experience around the three blocks that encompass the Convention Center. As proposed in the final 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 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.

KEY INFORMATION

- The Commission approved the concept proposal for the project on April 5, 2018.
- 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 project was determined to not result in adverse effects to historic resources, for Section 106 purposes.
- For the initial construction of the Convention Center, a Memorandum of Agreement was executed to complete the Commission's Section 106 responsibilities, with the District of Columbia State Historic Preservation Officer (DC SHPO), and the Advisory Council on Historic Preservation (ACHP).

RECOMMENDATION

The Commission:

Approves Events DC's preliminary and final site and building plans for exterior alterations and streetscape improvements at the Walter E. Washington Convention Center.

Commends Events DC's vision for developing a project that activates 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.

Finds that 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 9th Street, the publicly accessible rooftop terrace, and the art installations will activate the site with uses that attract people and break up the monotonous building walls.

Finds the proposed streetscape landscaping provide shades, softens the otherwise hardscape environment, and manages stormwater.

Finds that the proposed lighting scheme for each side of the building, the stairs, the underpasses, and the pylons at the entrance to the Convention Center better activates the building and the public realm, and is compatible with the adjacent residential areas along 7th Street, NW in the Shaw Historic District, and Mount Vernon Square.

Finds that the proposed lighting plan does not result in adverse effects, either direct or indirect, to historic resources, namely the Shaw Historic District and the Carnegie Library in Mount Vernon Square.

Recommends that the development of minor design components, such as material colors and planting bed location and dimensions be delegated to staff for review and approval.

Notes that any improvements in public space will require a public space permit and coordination with the District of Columbia Department of Transportation Office of Public Space.

Notes that while included in the concept plan, proposed changes to the Mt. Vernon Square/7th Street-Convention Center Metro Station on 7th Street, NW, are not included in the preliminary and final site and building plans, but will be part of a future application, as the applicant and WMATA continue to coordinate.

Recommends the applicant continue to coordinate with WMATA on the proposed alterations to the Mount Vernon Square/7th Street-Convention Center Metro entrance and plaza area.

PROJECT REVIEW TIMELINE

Previous actions	April 5, 2018 – Comments on concept design
Remaining actions (anticipated)	None

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 preliminary and final site and building development plans present 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 approves Events DC's preliminary and final site and building plans for exterior alterations and streetscape improvements at the Walter E. Washington Convention Center, 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 finds that 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 preliminary and final plans for the exterior alterations to the Convention Center and streetscape improvements are 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 9th Street, NW, the plans for the Convention Center propose 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 9th 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 red tinted, chromatic glass capsules, with the intent of serving retail "pop-ups," drawing pedestrians up 9th Street, NW into direct engagement with the building.

A similar treatment is proposed further along 9th Street, NW, for six alcoves in the Convention Center's middle building, to transform into a more inviting retail area. These kiosks will also feature red tinted, 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.

The final plan also proposes alterations to the 9th 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 translucent fenestration on the second level will be removed and replaced 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

While included in the concept plan, proposed changes to the Mt. Vernon Square/7th Street-Convention Center Metro Station on 7th Street, NW, are not included in the preliminary and final site and building plans, but will be part of a future application, as the applicant and WMATA continue to coordinate.

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 applicant 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. As proposed, the long ceiling of the tunnel offers an opportunity for a light installation, as it is shielded from natural daylight. Frames containing rotating artwork could line the previously dead wall surface along the sidewalks.

Along 9th 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 9th Streets, the publicly accessible rooftop terrace, and the art installations 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 continue to coordinate with WMATA on the proposed alterations to the Mount Vernon Square Metro entrance and plaza.**

Wayfinding

The final 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 new orientation signs at the six heavily trafficked corners of the Convention Center. The signs will include super graphics to orient people from far away, and more detailed maps listing amenities and landmarks for people to view up close. The signage will be in red tones, to compliment the color used for the kiosks.

Streetscape Improvements

Paving, Planting, and Seating

As in the concept plan, the preliminary and final plan proposes to remove some of the current paving within the three blocks encompassing the Convention Center and replace the 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 color of the new pavers is lighter than what was shown in the concept plans, and the pattern has been simplified, yet retains its inspiration from music sound waves.

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 Susan's, coneflowers, and Russian Sage.

New above grade planters are proposed, including some with seating, around the streets of the Convention Center. Most of the planters are two tiered, the lower tier being at 18" (seat height) and the upper tier at 3'. The planters themselves are steel with folded edges and powder coated finishes, a gray color. The seating will consist of IPE wood boards and stainless-steel spacers. Overall the proposed changes will improve the streetscape, and therefore, staff recommends the **Commission finds the proposed streetscape landscaping provide shades, softens the otherwise hardscape environment, and manages stormwater. Staff also recommends that the development of minor design components such as material colors and planting bed location and dimensions, be delegated to staff for review and approval.**

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 plan proposes to replace the current pylon inserts with translucent glass and inserting it with strip lighting, which would allow for multiple lighting effects.

Regarding the proposed exterior alterations of the retail kiosk and the projecting balconies, the plan suggests the use of linear lensed LED strips to outline these features, with color lighting. Red will be used for the kiosks and yellow strips for the balconies. The new roof top terraces are proposed to have step lighting, 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).

Since the concept review, the applicant has provided a robust lighting plan for the Convention Center to address the recommendations of the Commission. At the concept review, the Commission was concerned that the added light as indicated in the concept plan had the potential to impact the residential areas along 7th Street and N Street, NW, across from the Convention Center, as well as the character of historic Mount Vernon Square. It was unclear how the strip lights, which can change colors, in the pylons framing the Mount Vernon Place entrances would 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. As mentioned in the concept review EDR, 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.

In reviewing the thorough lighting plan provided by the applicant, staff has determined that there are no adverse effects, direct or indirect, to historic resources, and that the lighting plan is compatible to the adjacent neighborhood. The DC SHPO concurred with the determination of no adverse effects to historic resources, either directly or indirectly. The proposed lighting plan proposed for the south side of the Convention Center fronting Mount Vernon Place relates to the thoughtful approach for lighting the Carnegie Library and does not negatively impact Mount Vernon Square or the library. Therefore, staff **recommends the Commission finds that the proposed lighting scheme for each side of the building, the stairs, the underpasses, and the pylons at the entrance to the Convention Center better activates the building and the public realm, and is compatible with the adjacent residential areas along 7th Street, NW in the Shaw Historic District, and Mount Vernon Square. In addition, staff recommends the Commission finds that the proposed lighting plan does not result in adverse effects, either direct or indirect, to historic resources, namely the Shaw Historic District and the Carnegie Library in Mount Vernon Square.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The preliminary and final 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. Based on the requested information on the proposed lighting plan for the project, NCPC made the determination that no historic resources would be adversely impacted, either direct or indirectly, by the new exterior lighting. The DC

SHPO concurred in writing with this determination of no adverse effect on historic properties on March 28, 2019.

National Environmental Policy Act

NCPC is the lead agency responsible for compliance with the National Environmental Policy Act (NEPA). For the proposed preliminary and final plans, 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.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal at its March 13, 2019 meeting. The Committee forwarded the proposed final site and building plans to the Commission with the statement that the proposal was coordinated with all participating agencies, with one exception. WMATA noted that it does not coordinate. Proposed changes to the Metro station entrance are not part of this review but they were still shown in the presentation. WMATA noted that nothing has been sent to them and that they need to be contacted for coordinating purposes. DDOT noted that a proposed metal staircase would be on public space and would like it to be more transparent. OP expressed continued concerns with the height of the new raised planting beds and the color of the material, which will be addressed when the project is reviewed at the District's Public Space Committee. The participating agencies were: NPCP; the District of Columbia Office of Planning; the District of Columbia Department of Transportation; the U.S. 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 approved the final application at its March 21, 2019 meeting. Please see attached letter.

ONLINE REFERENCE

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

- Submission Package

ATTACHMENTS

- PowerPoint
- Commission of Fine Arts Letter

Walter E. Washington Convention Center Exterior Alterations and Streetscape Improvements

801 Mount Vernon Place, NW, Washington DC

Approval of Preliminary and Final Site and Building Plans

Events DC

Project Summary

Commission Meeting Date: April 4, 2019

NCPC Review Authority: 40 U.S.C. § 8722(b)(1) and (e)

Applicant Request: Approval of Preliminary and Final Site and Building Plans

Session: Staff Presentation

NCPC Review Officer: Lee Webb

NCPC File Number: 7973

Project Summary:

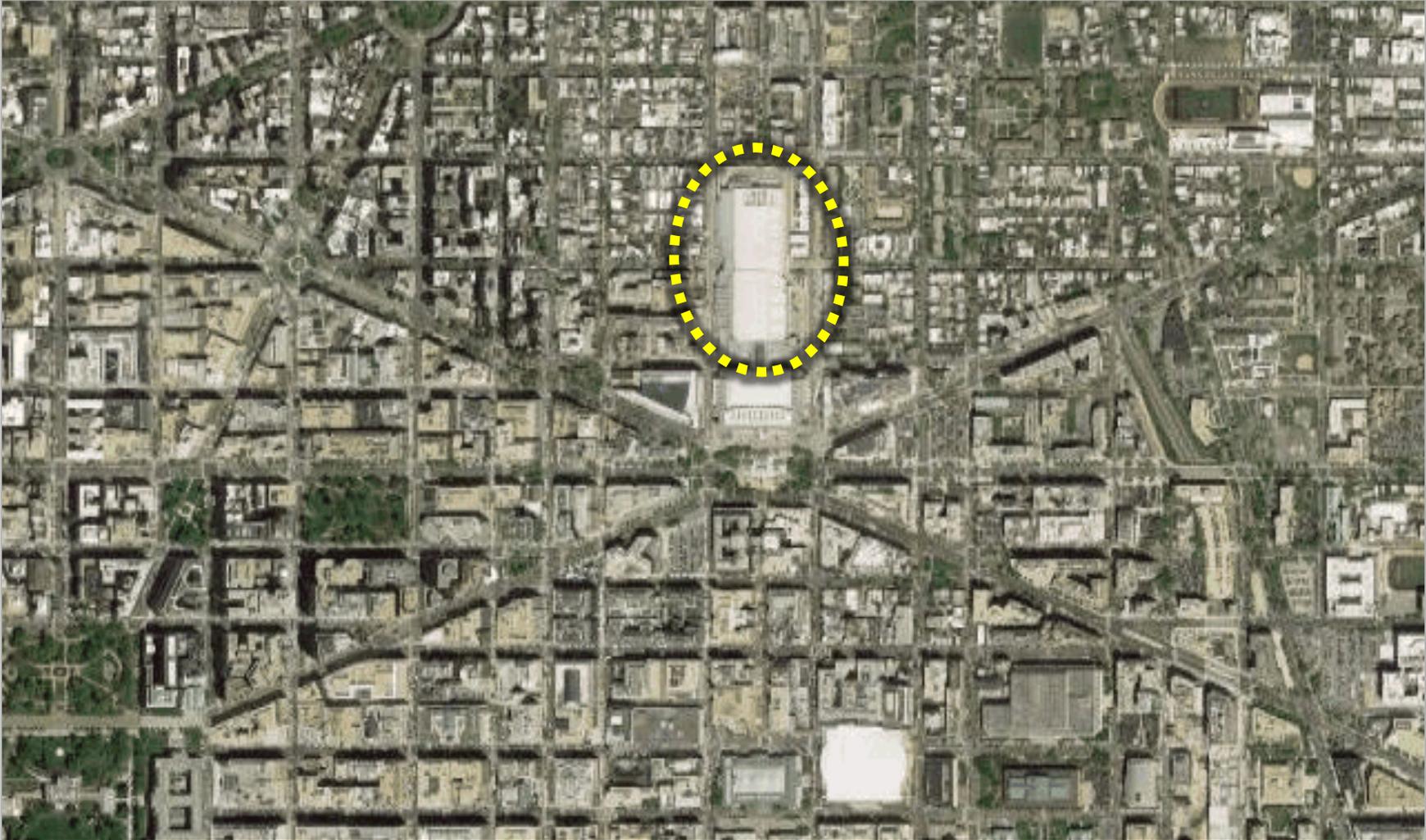
Events DC, the official convention and sports authority for the District of Columbia, is requesting preliminary and final site and building plan approval for exterior alterations to the Walter E. Washington Convention Center, as well as streetscape improvements. The Walter E. Washington Convention Center is located at 801 Mount Vernon Place, NW, in Washington, DC. The three block site is located to the north of Mount Vernon Square (Reservation 8), between 7th and 9th Street, 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 features four main levels above grade and subgrade exhibit halls and garages. The Walter E. Washington center is located adjacent to the Shaw Historic District.

The Commission approved the concept design for the exterior alteration and streetscape improvements at the Walter E. Washington Convention Center on April 4, 2018. The primary goals for the project is to activate the pedestrian experience in the area surrounding the three blocks by introductions alterations to the Convention Center building itself with new retail kiosks, roof top terrace with balconies and exterior stairs, lighting, and alterations to the surrounding streetscape including new wayfinding, planting beds and seating, and public art. The proposed alterations to the Mount Vernon Square Metro entrance included in the concept has now been removed for this component of the project review, and will be

Project Summary

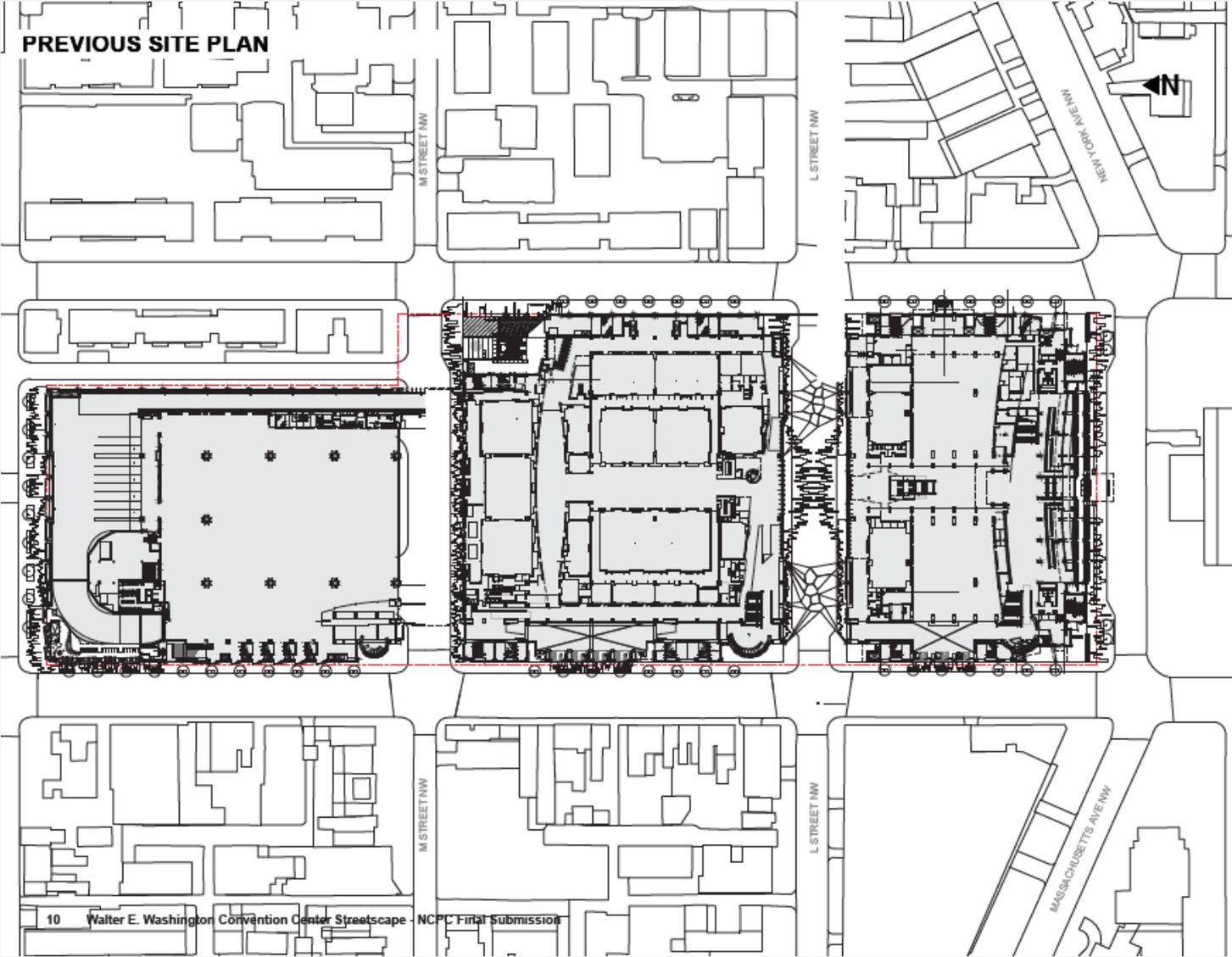
at a future date as a separate project.

Site Location

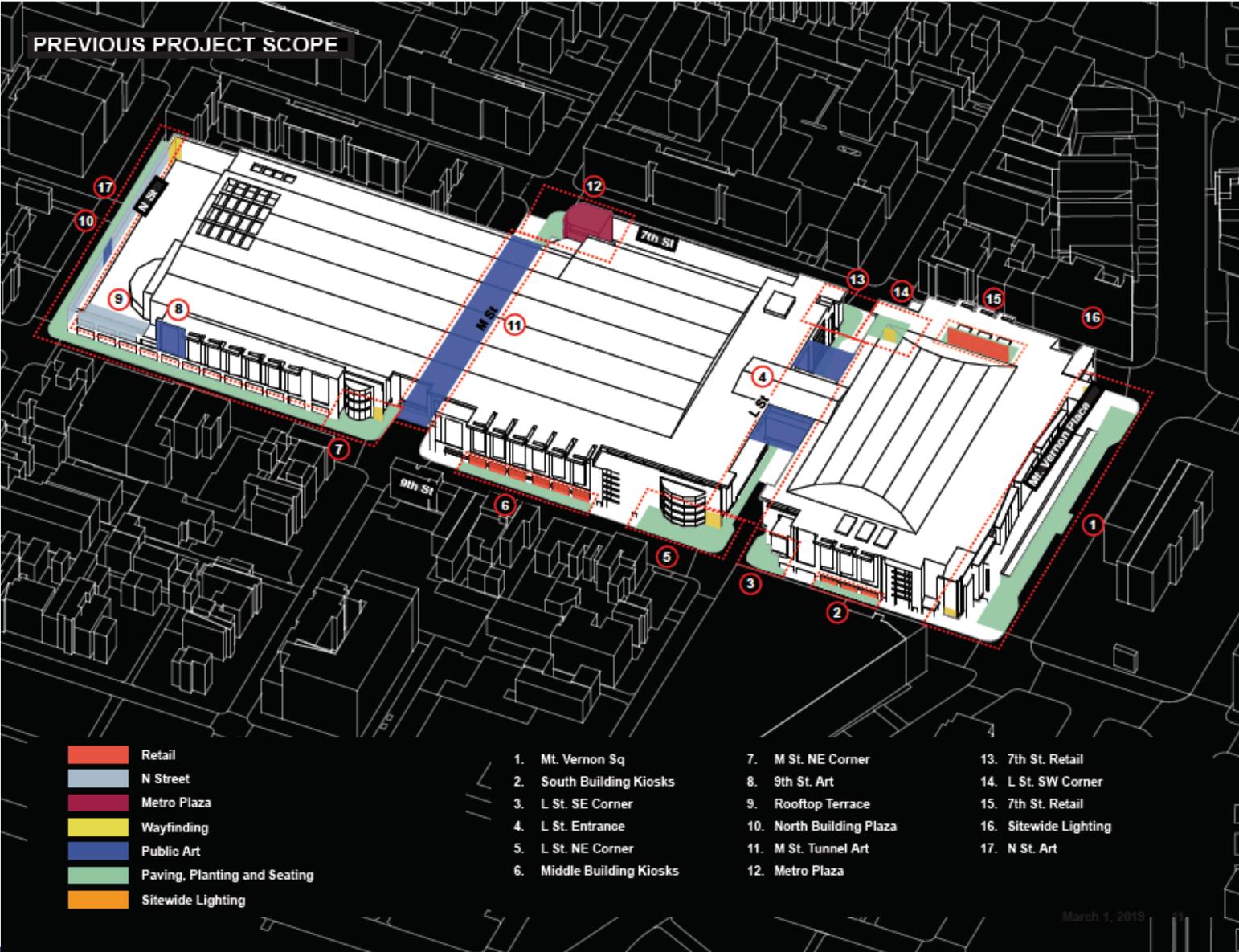


Location Map

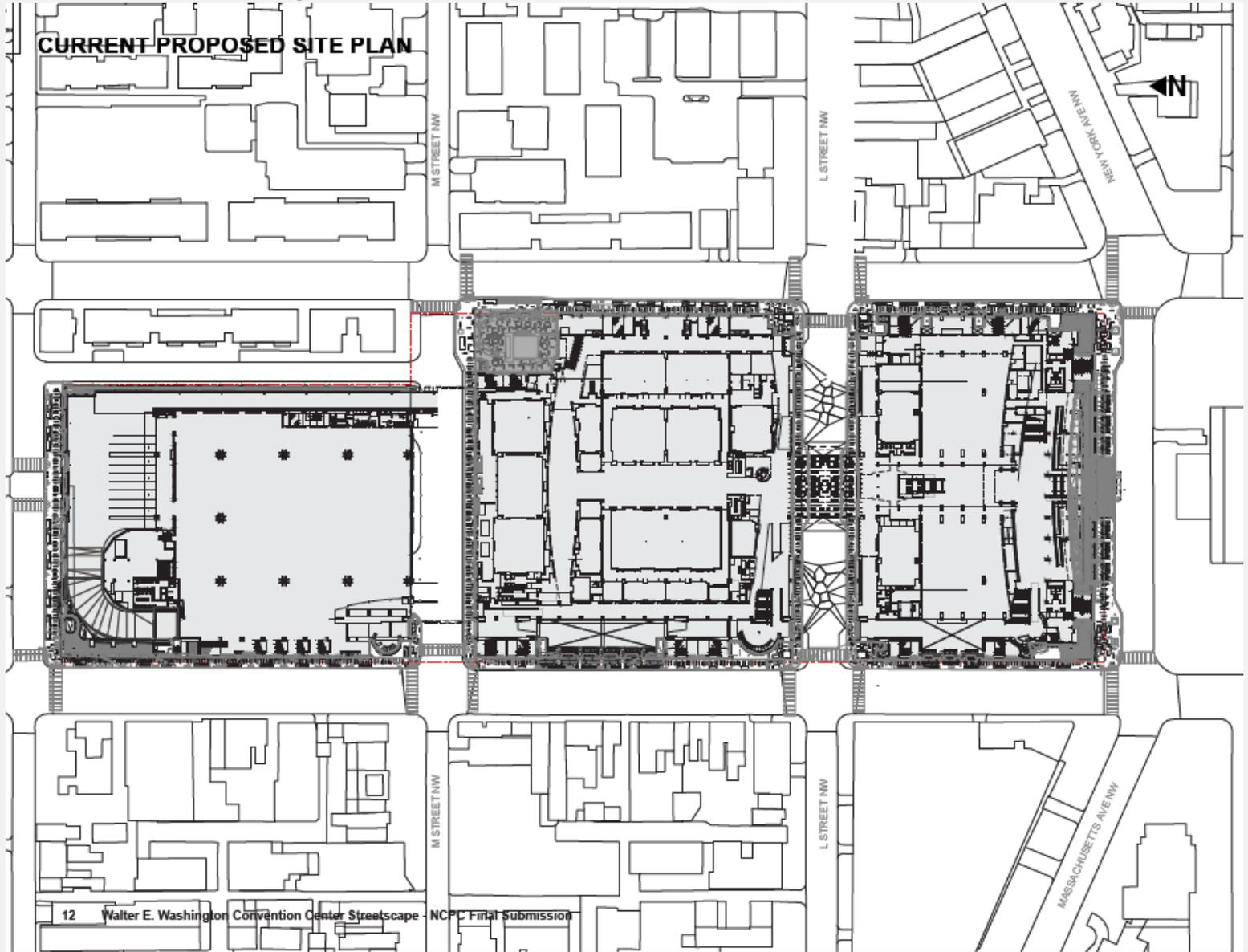
Proposed Site Plan at Concept Review



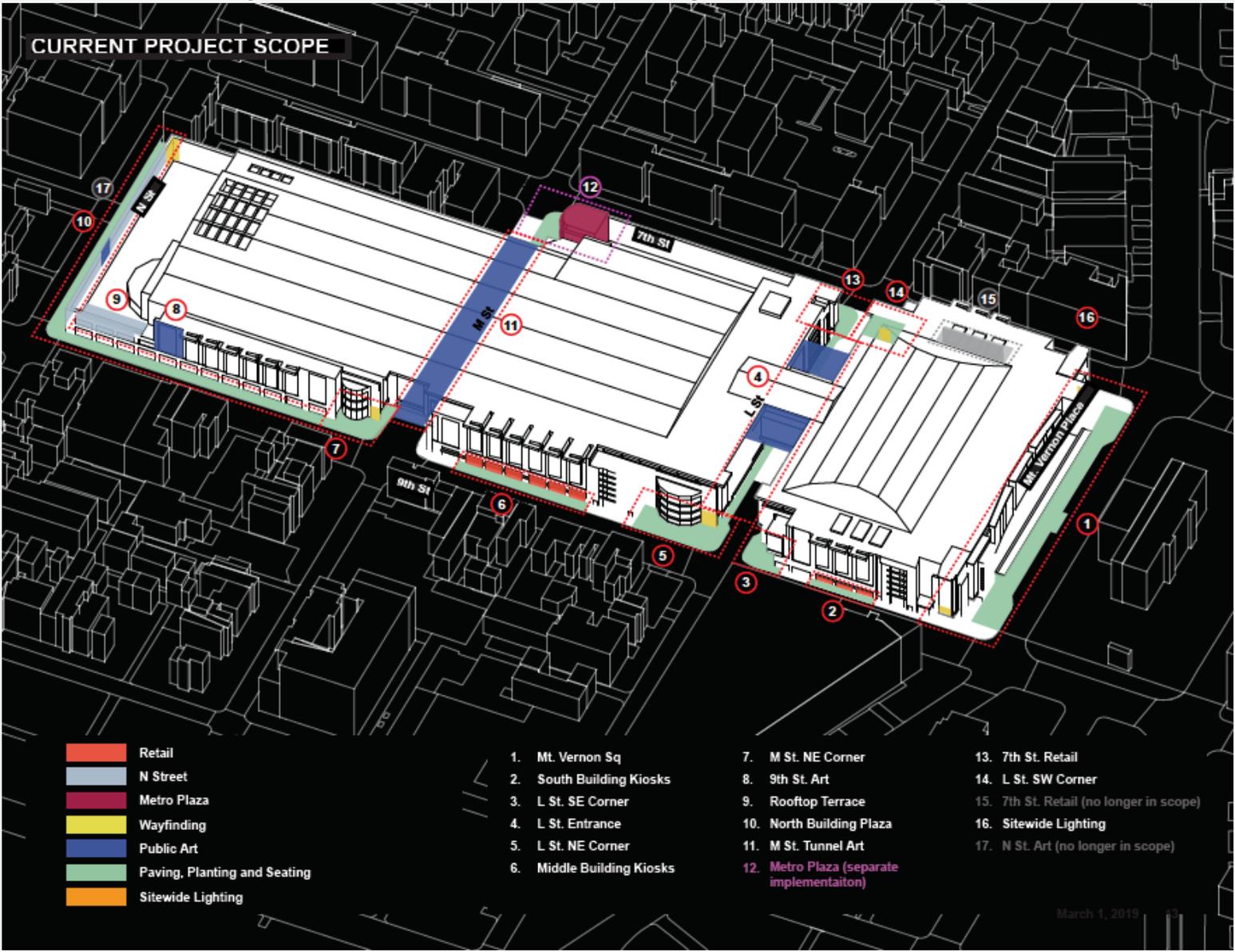
Previous Project Scope for Concept Review



Proposed Preliminary and Final Site Plan



Proposed Preliminary and Final Project Scope



Phasing for Project

PRIORITY PHASING OPTION

Phase 1

N STREET TERRACE

9TH & N ST ART INSTALL

M TUNNEL ART INSTALL

9TH STREET MIDDLE BLDG. RETAIL

L STREET SUSPENDED ART

9TH STREET SOUTH BLDG. RETAIL

SIGNAGE

- Construction of the streetscape project will be sequenced to minimize disruptions to Convention Center operations. Events DC anticipates engaging a construction manager in the coming months. Together, we will develop a detailed phasing plan to execute the work. We anticipate commencing construction activities this summer, except for the Metro entrance/plaza which will be on a separate design, regulatory, and implementation schedule. The entire scope of work is expected to be complete in 2021.

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PRIORITY PHASING OPTION

Phase 2 - Metro Canopy

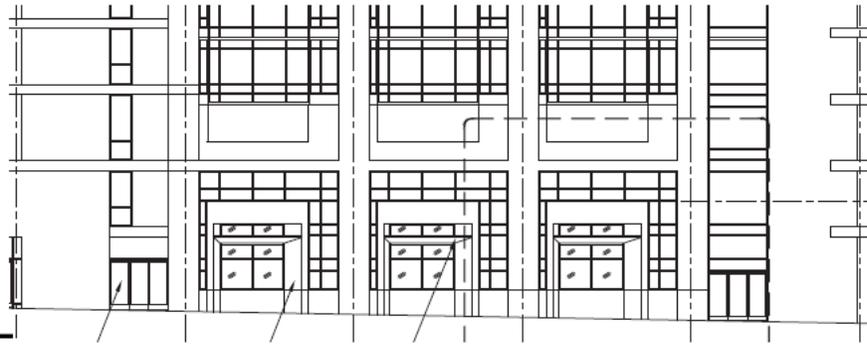
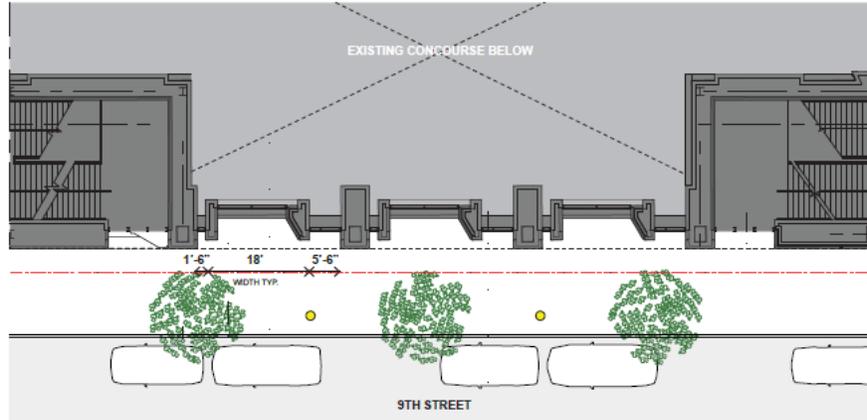
METRO CANOPY

- The metro Canopy will be carried out as a separate design, regulatory and implementation schedule

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Existing South Building Retail Kiosks

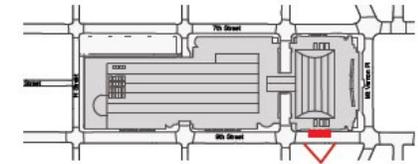
SOUTH BUILDING RETAIL KIOSKS EXISTING



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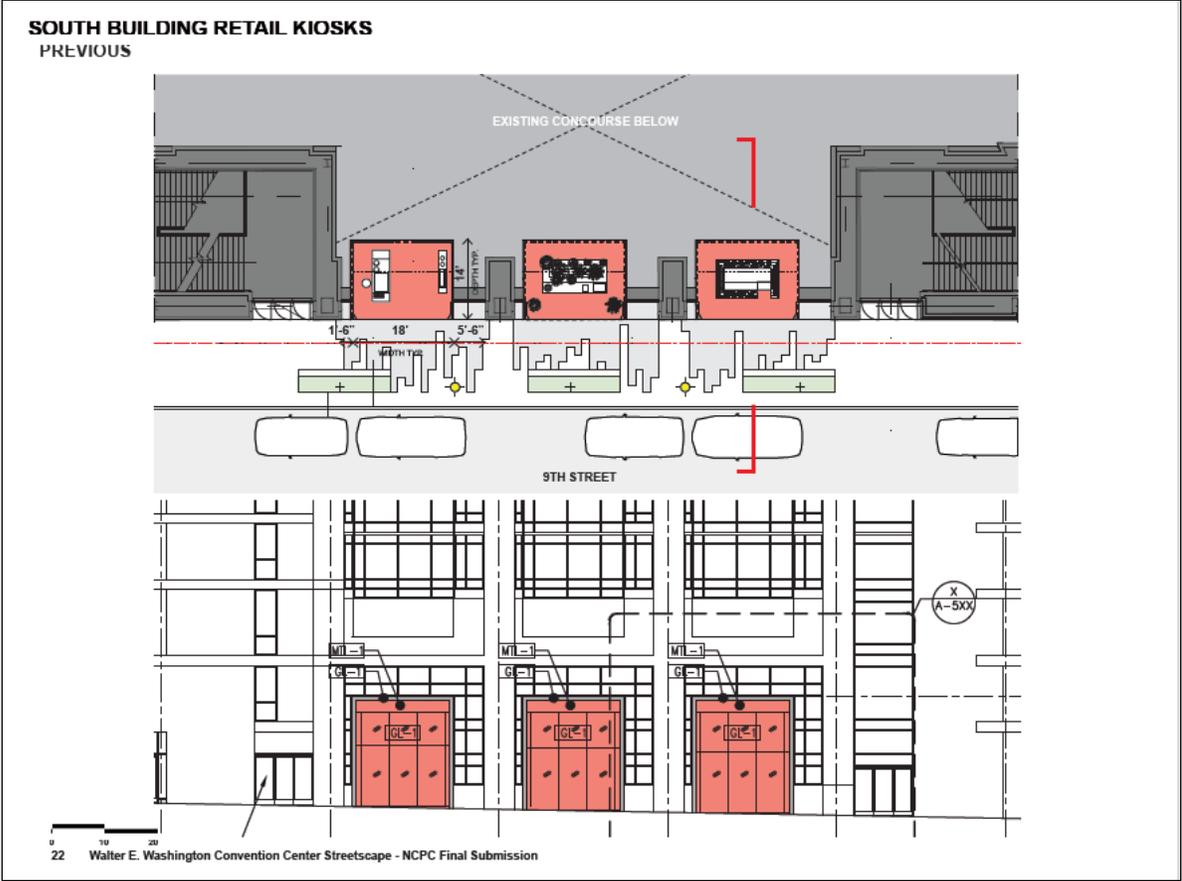


1. Existing Condition
Three large niches puncture the west facade of the Convention Center. They provide passersby with a glimpse into the concourse below, but also serve as non-functional corners where debris can collect.

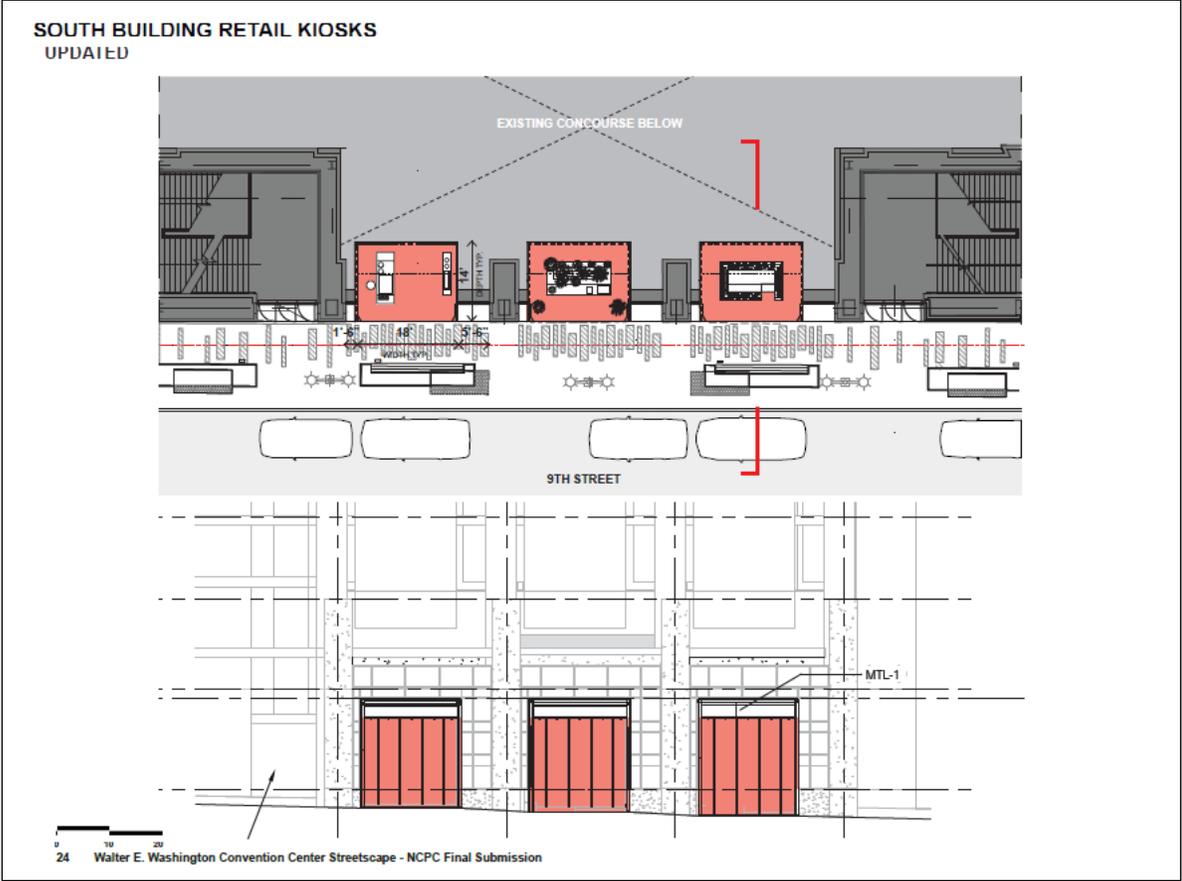


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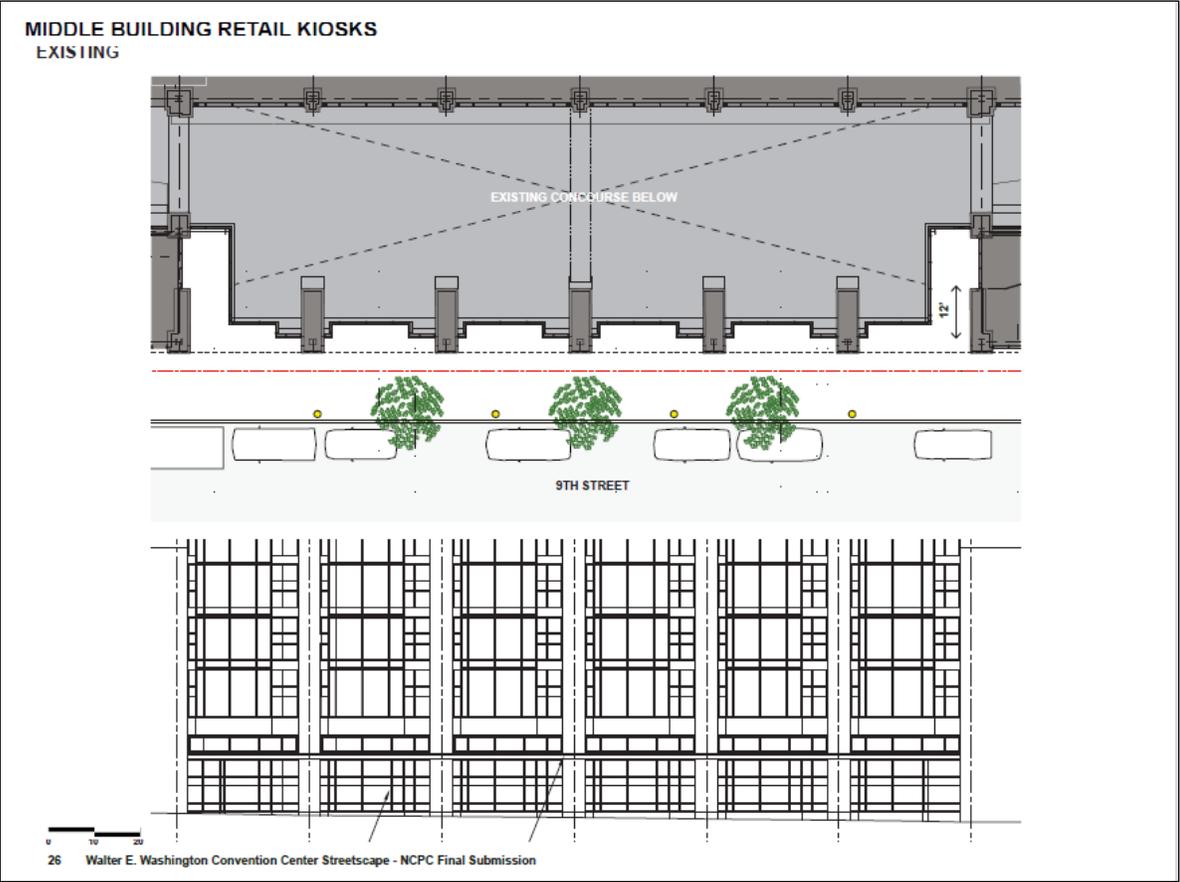
South Building Retail Kiosks for Concept Review



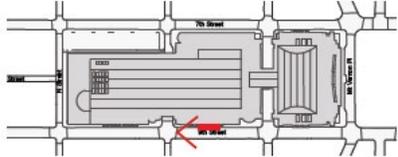
South Building Retail Kiosks for Preliminary and Final Review



Existing Middle Building Retail Kiosks



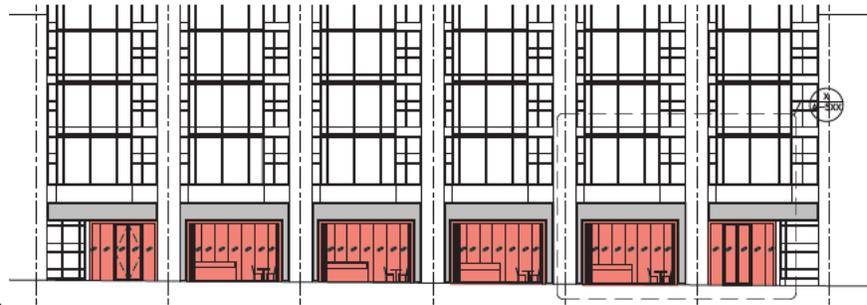
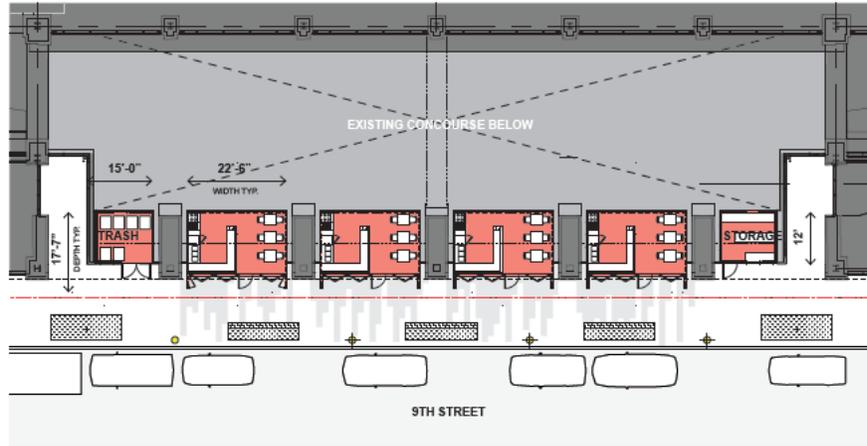
1. Existing Condition
Similar to the condition south, the Convention Center's Middle Building features six alcoves with little purpose, except to break up the massive scale of the facade.



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Middle Building Retail Kiosks at Concept Review

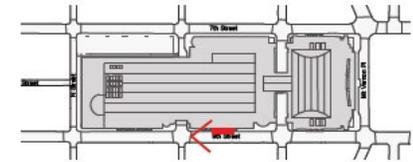
MIDDLE BUILDING RETAIL KIOSKS PREVIOUS



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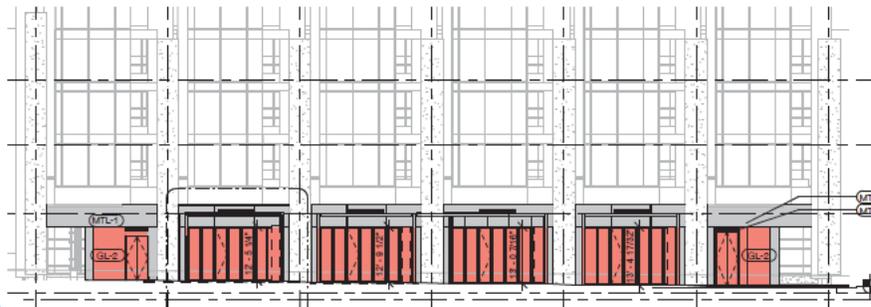
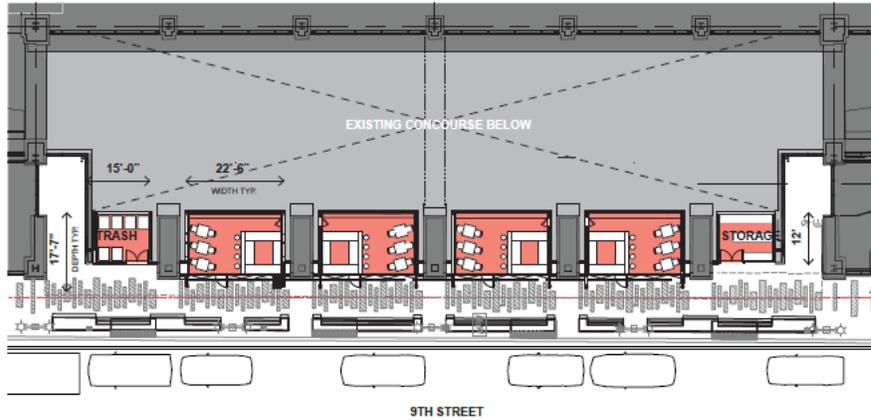
2. Previous
Six chromatic glass kiosks are inserted through the existing alcove spaces and project into the concourse within the building. Four of these kiosks take advantage of the extra space and offer multi-seasonal retail zones, allowing for enclosed occupation when cold, and interactive streetside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



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Middle Building Retail Kiosks for Preliminary and Final

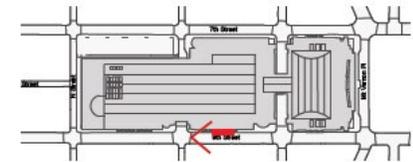
MIDDLE BUILDING RETAIL KIOSKS UPDATED



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3. Updated
Details and Landscape elements have been further developed



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Interior for Middle Building Retail Kiosks

MIDDLE BUILDING RETAIL KIOSKS
EXISTING



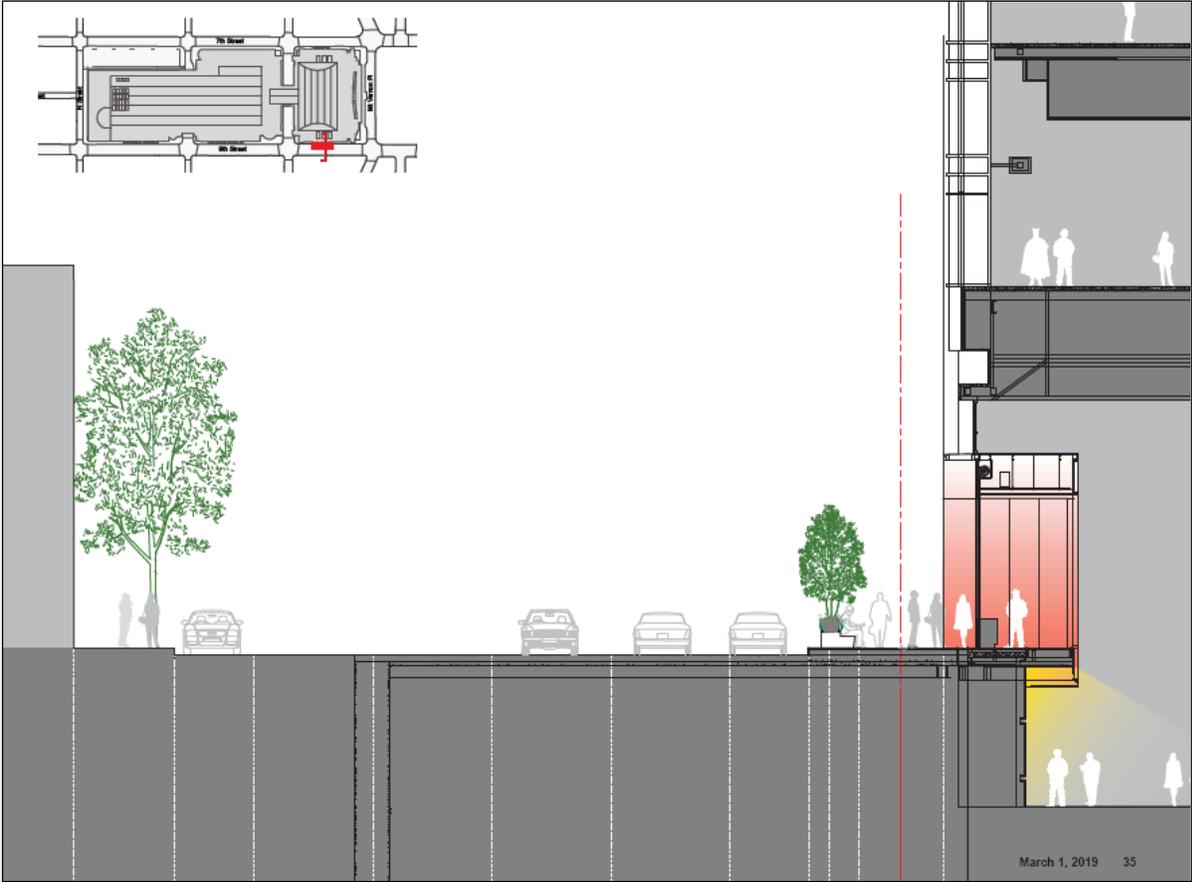
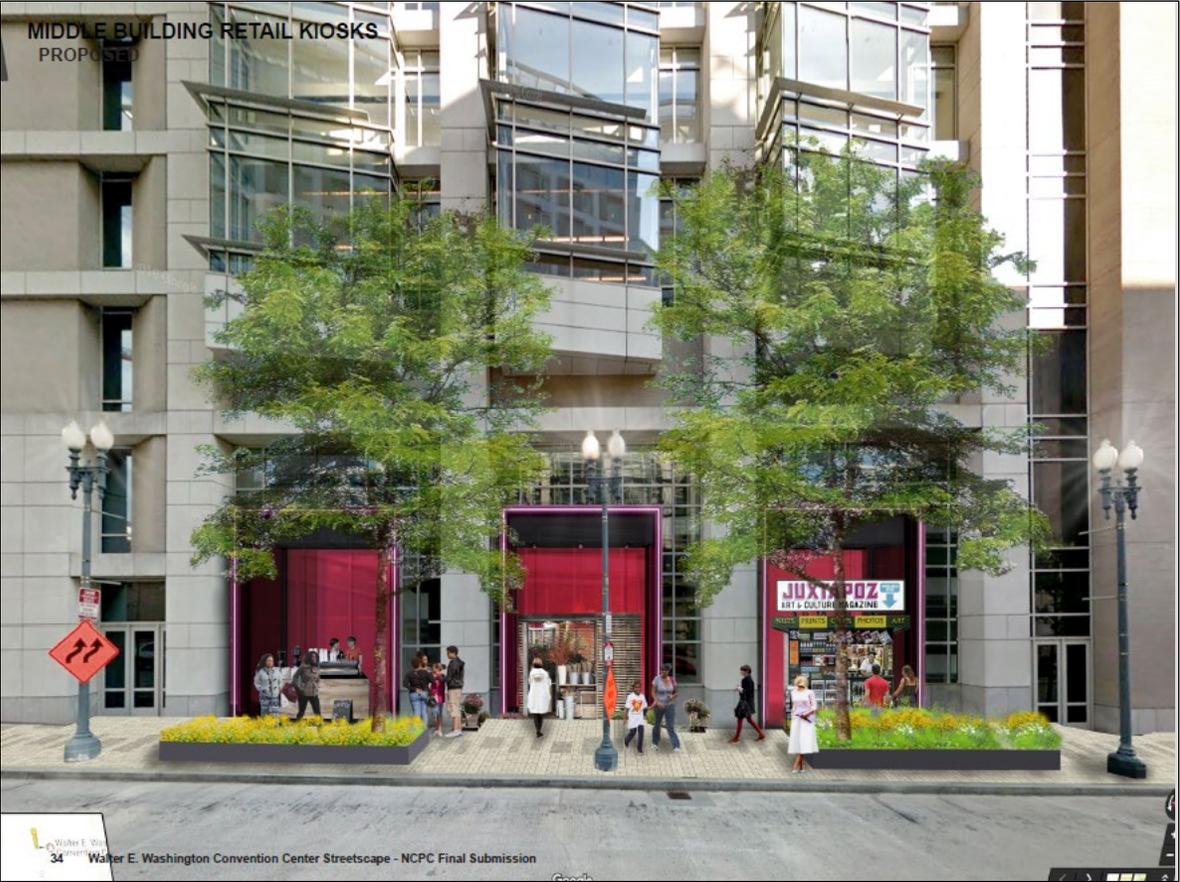
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PROPOSED

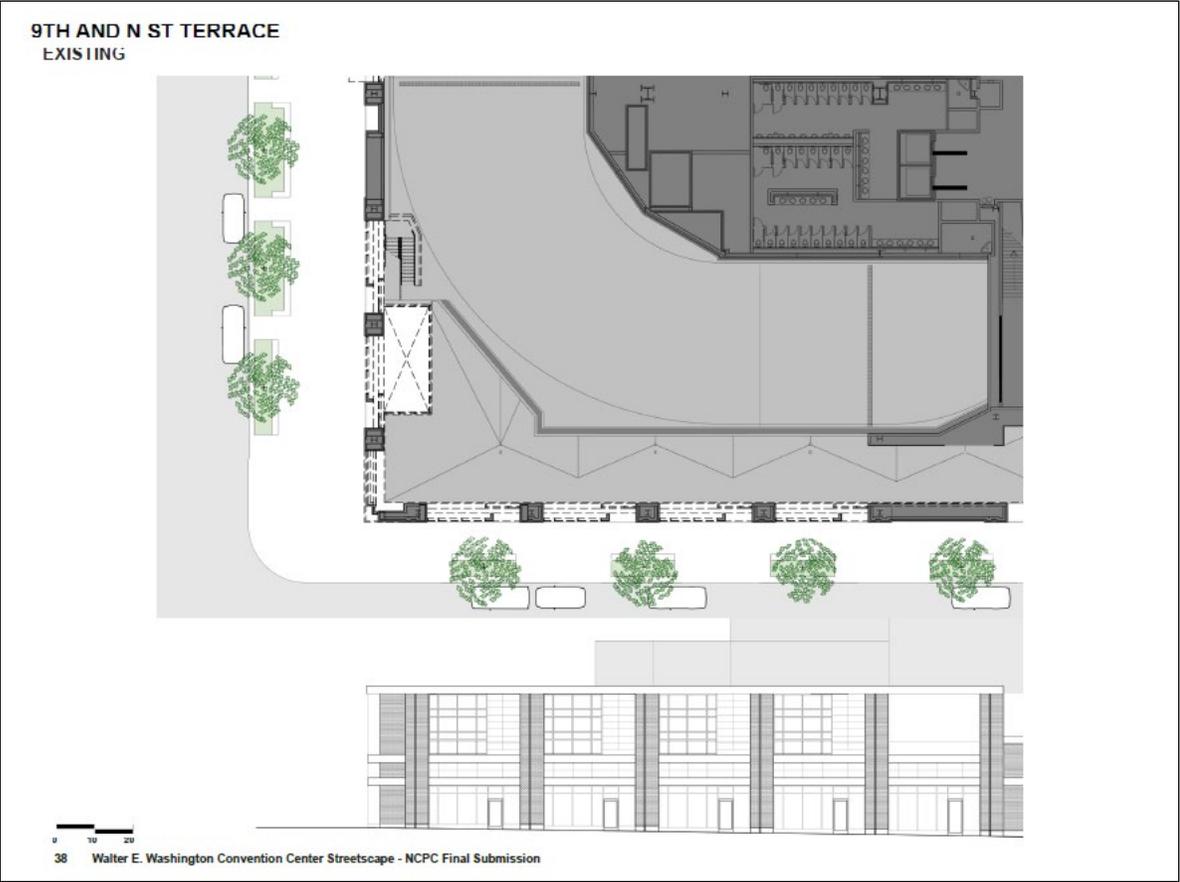


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Middle Building Retail Kiosks for Preliminary and Final

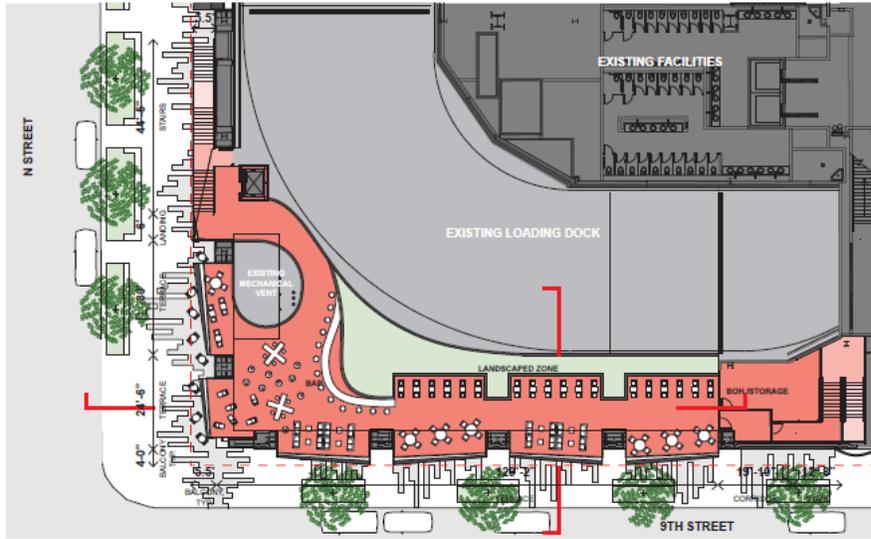


Existing 9th and N Streets



9th and N Streets Proposed at Concept Review

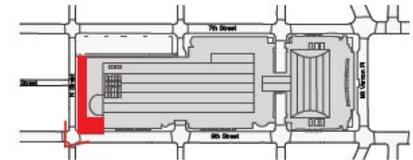
9TH AND N ST TERRACE
PREVIOUS



40 Walter E. Washington Convention Center Streetscape - NCPD Final Submission

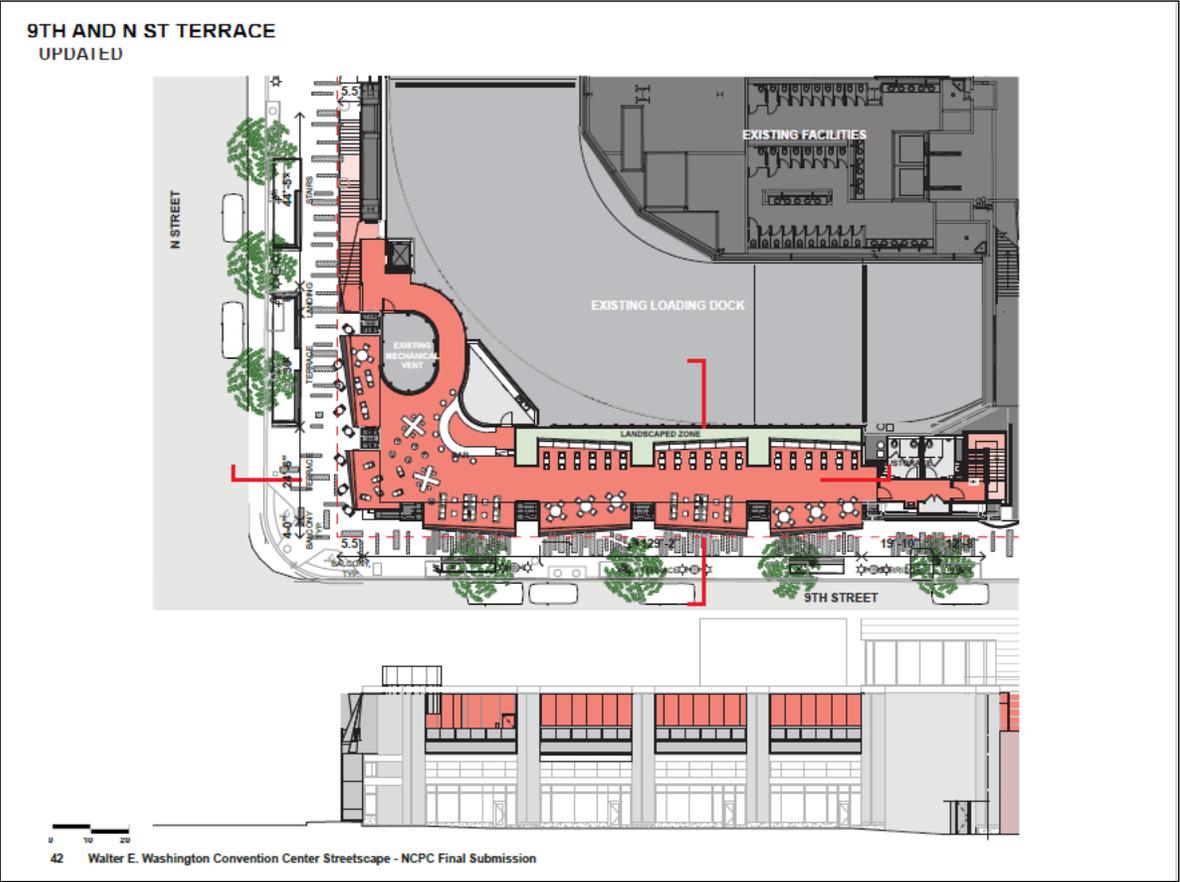


2. Previous
Dynamically undulating balconies replace the second level's fenestration, and invite pedestrians to ascend the building and enjoy the Convention Center's Roof Terrace, a unique opportunity to enjoy public life from above street level. As the balconies attract attention from all sides of the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

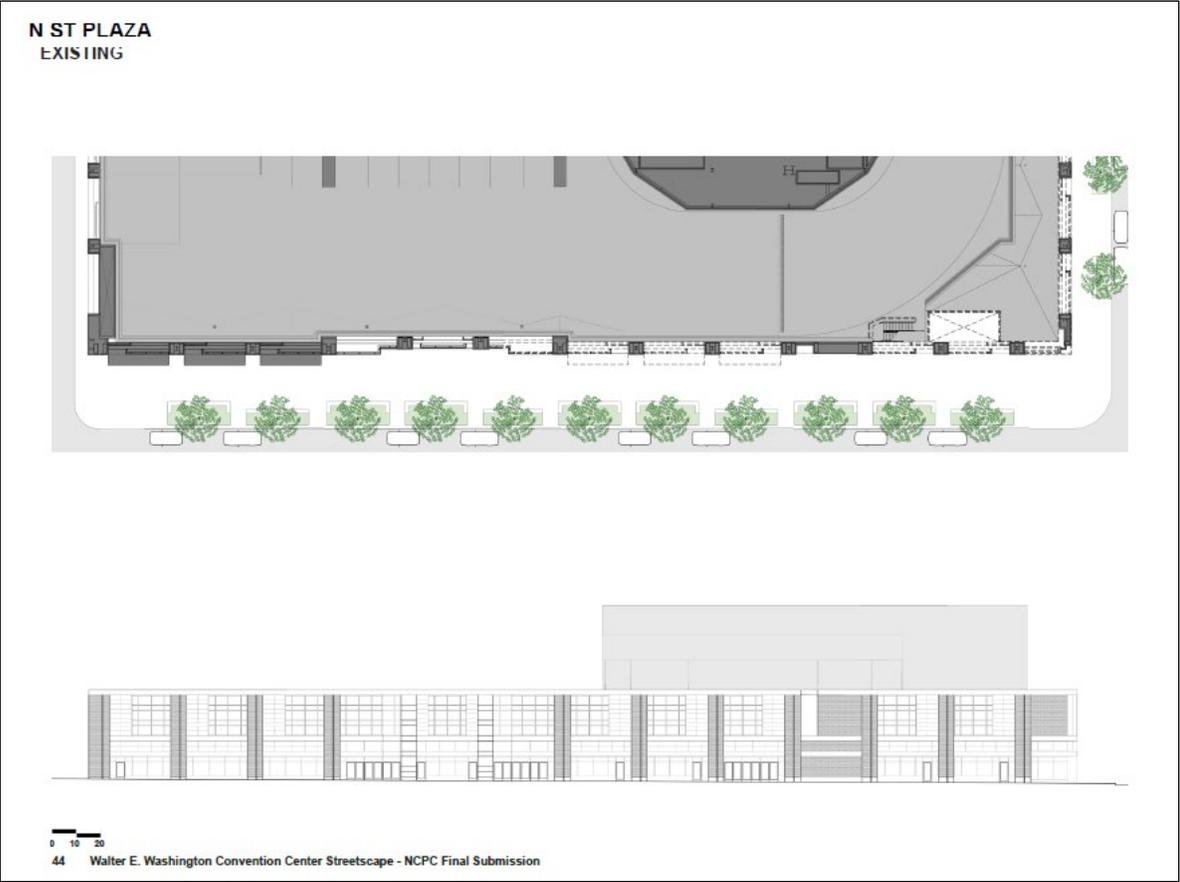


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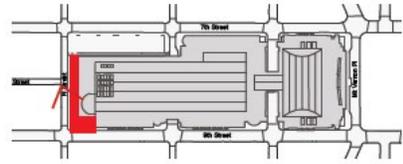
9th and N Streets for Preliminary and Final Review



Existing N Street Plaza

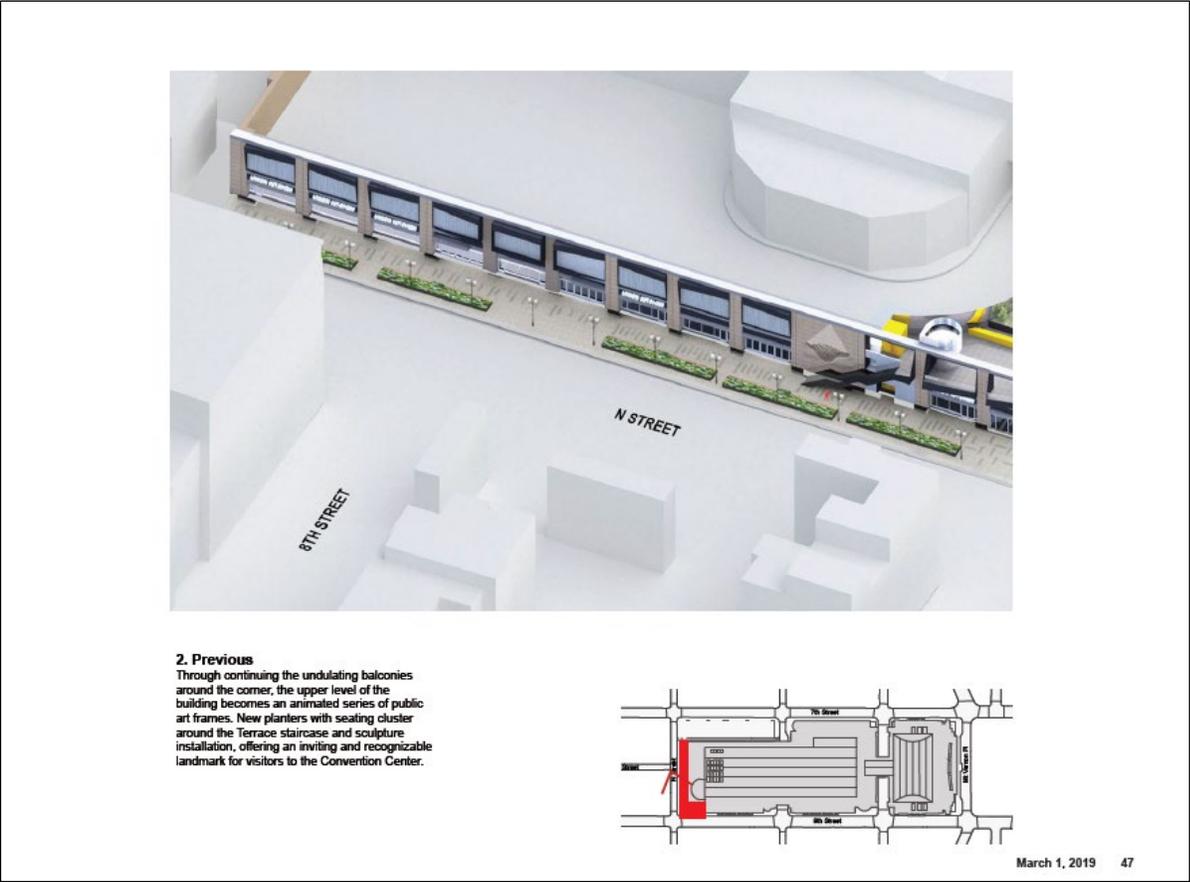


1. Existing Condition
Anonymity and repetition plague the current N St face of the Convention Center, engendering and alienating character to the streetscape, and reducing the allure of retail spaces.

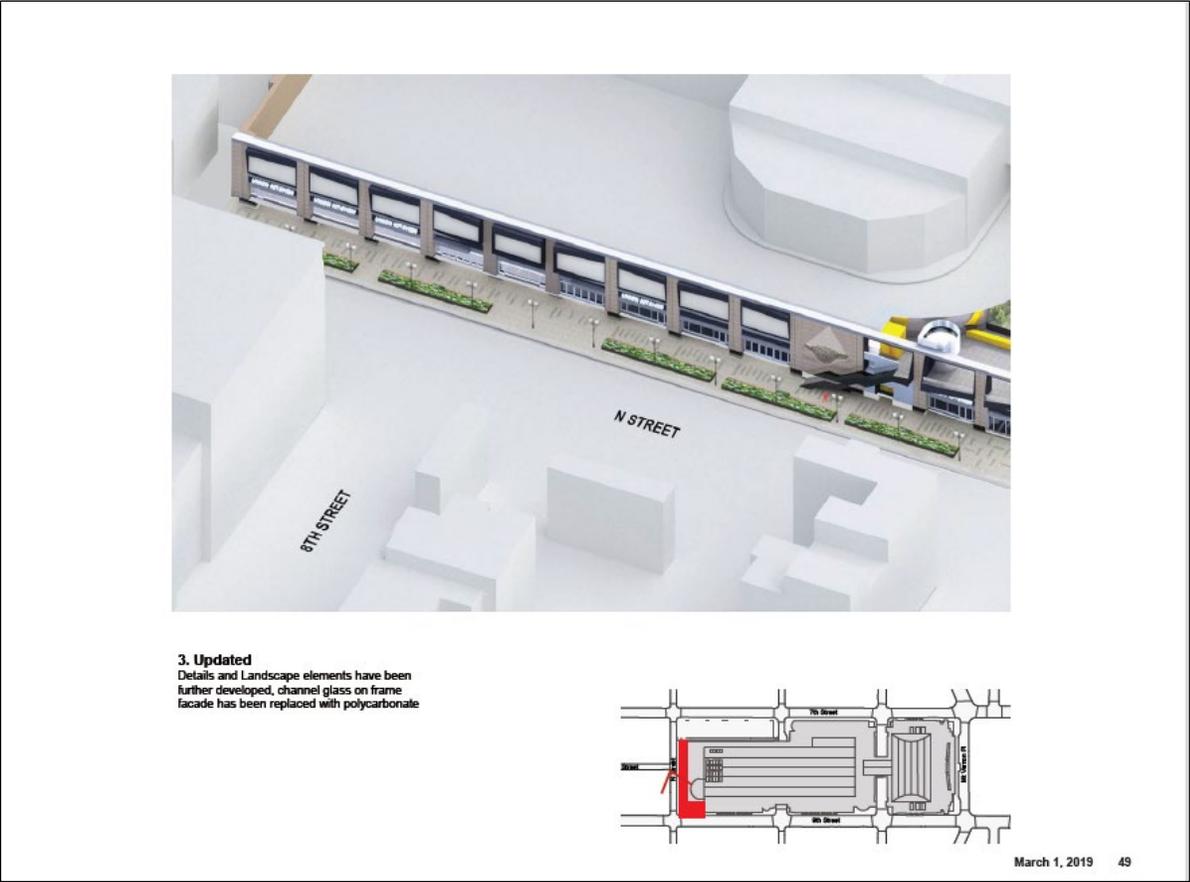
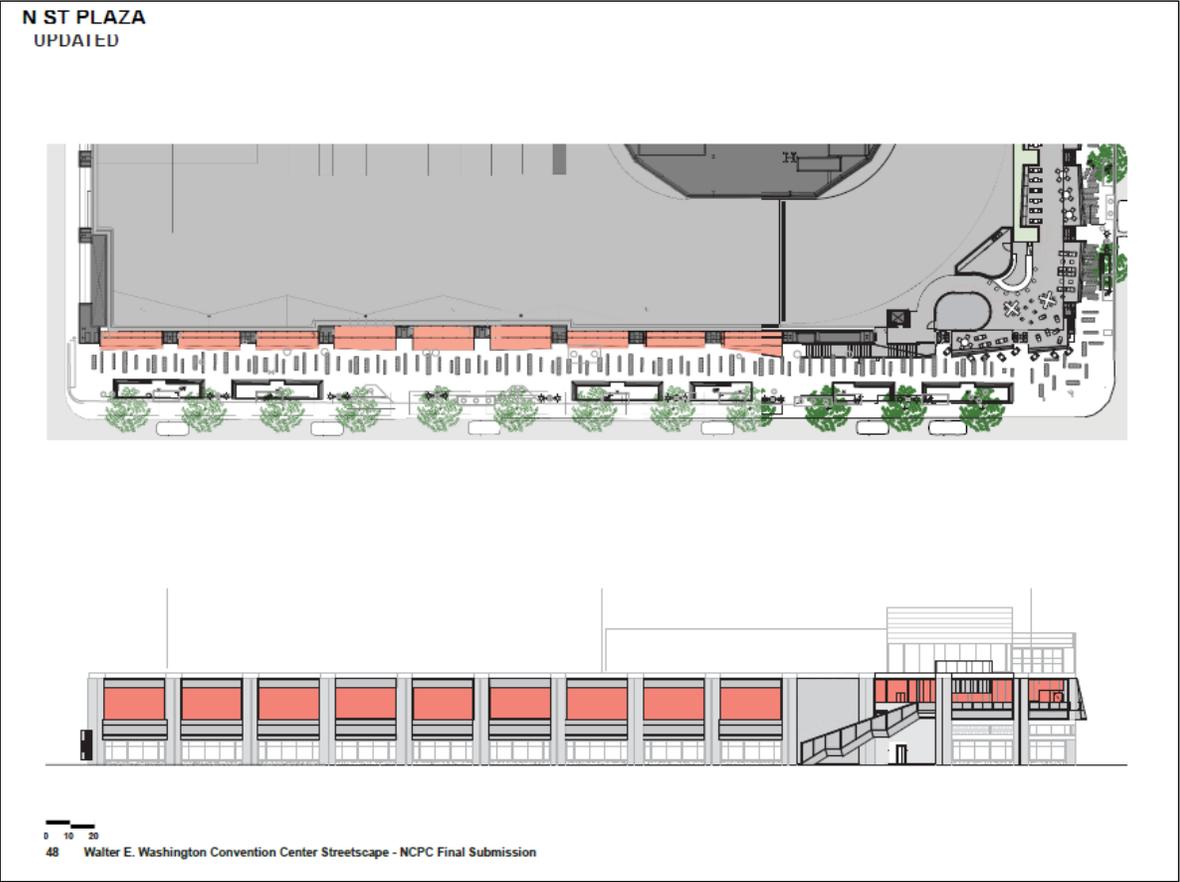


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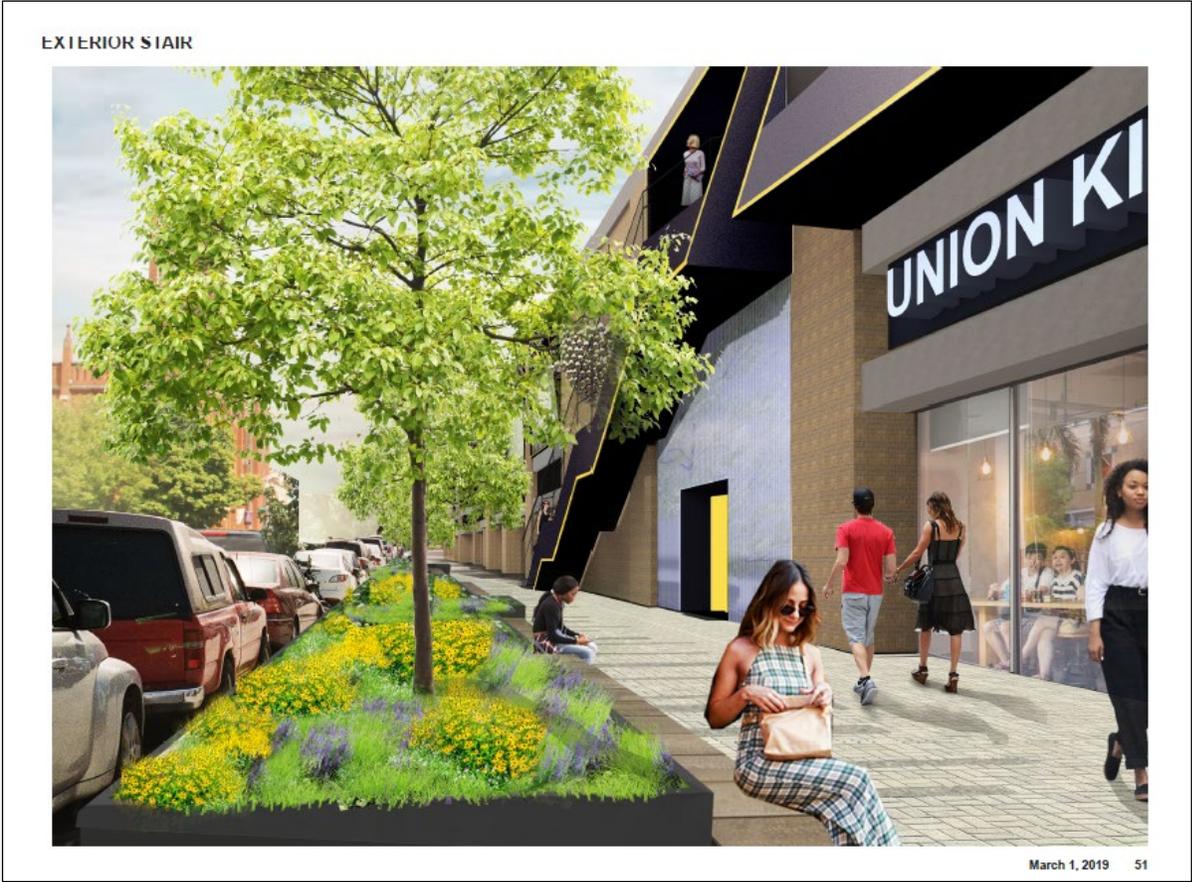
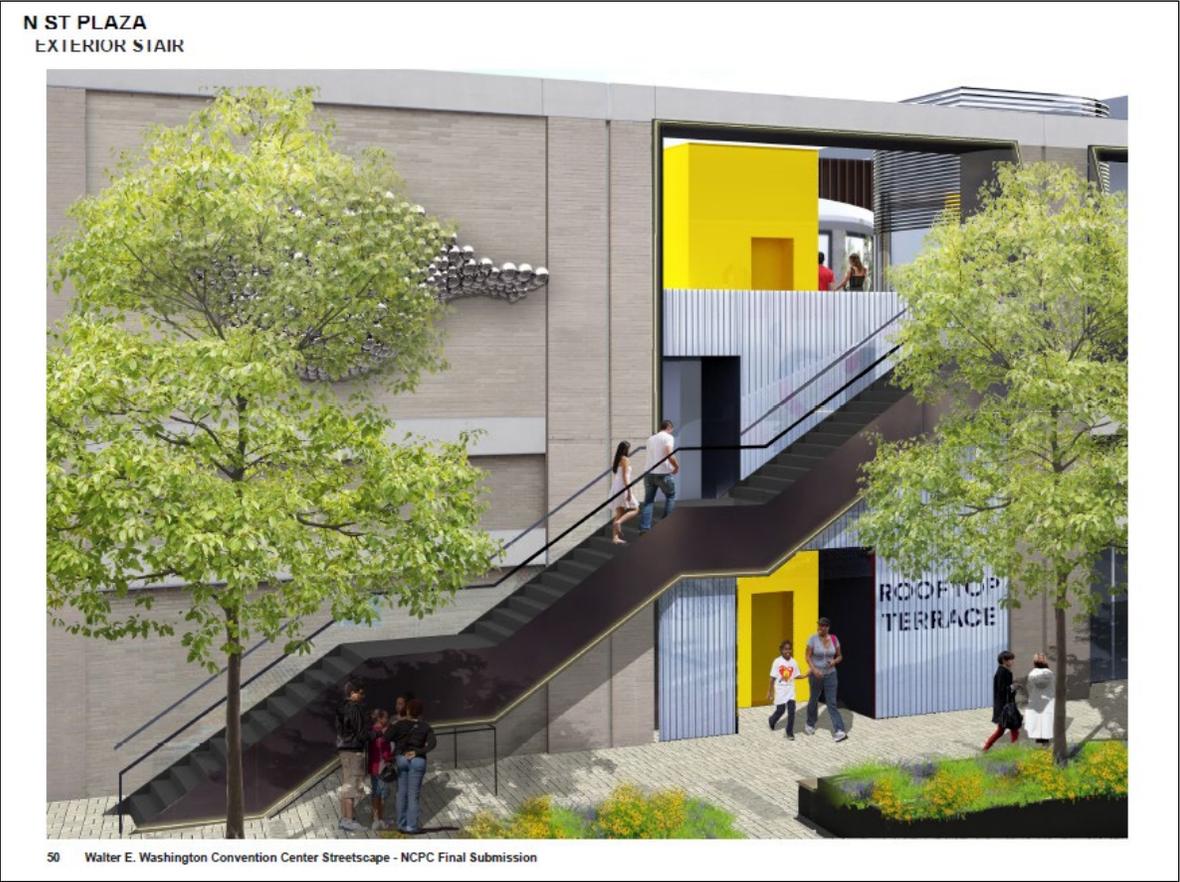
N Street Plaza Proposed at Concept Review



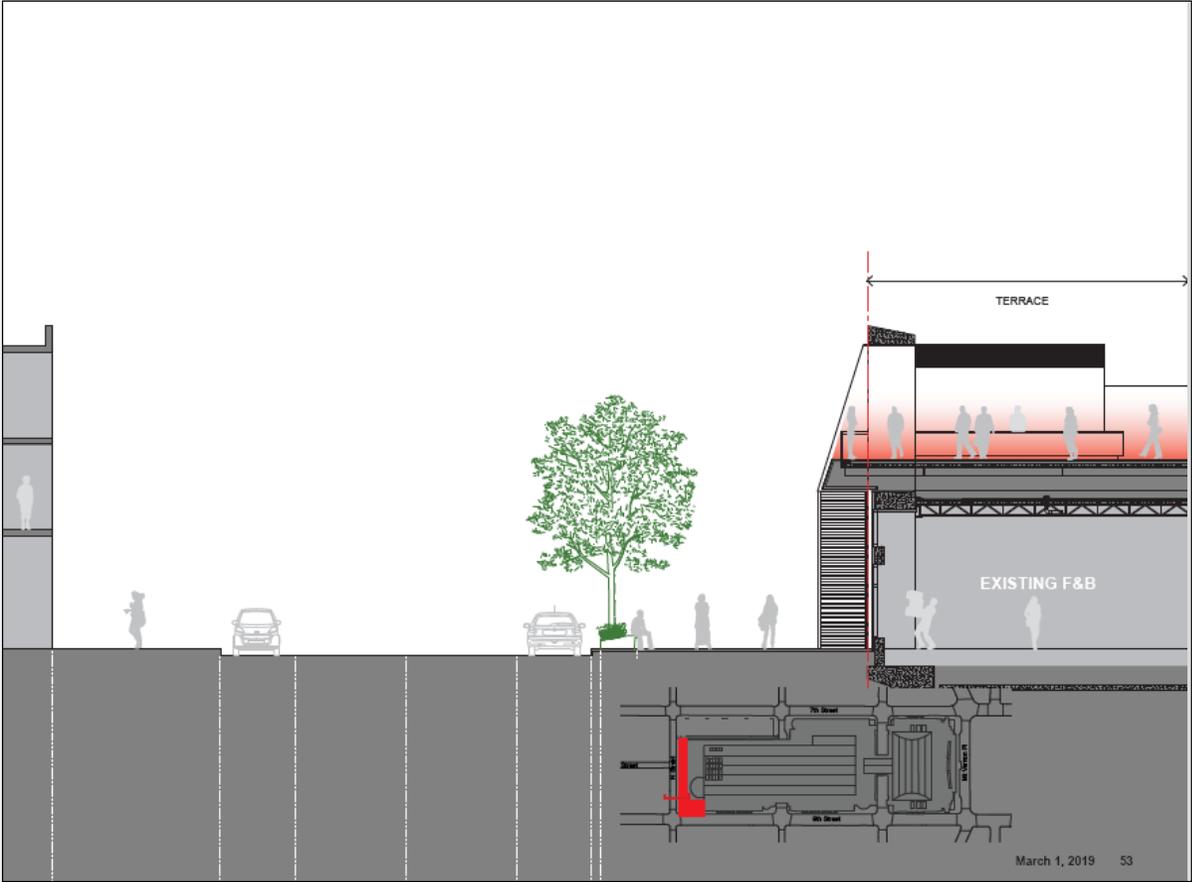
N Street Plaza for Preliminary and Final Review



N Street Plaza for Preliminary and Final Review



N Street Plaza Proposed Roof Terrace



Existing Convention Center Wayfinding

WAYFINDING
EXISTING

VARIES GROUND LEVEL

64 Walter E. Washington Convention Center Streetscape - NCPC Final Submission

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

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Wayfinding Proposed for Concept Review

WAYFINDING PREVIOUS

OBLIQUE - SEE PLAN

11'-7"

2'-0"

VARIES GROUND LEVEL

5'-1"

5'-1"

66 Walter E. Washington Convention Center Streetscape - NCPC Final Submission

2. Previous
 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.

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Wayfinding for Preliminary and Final Review

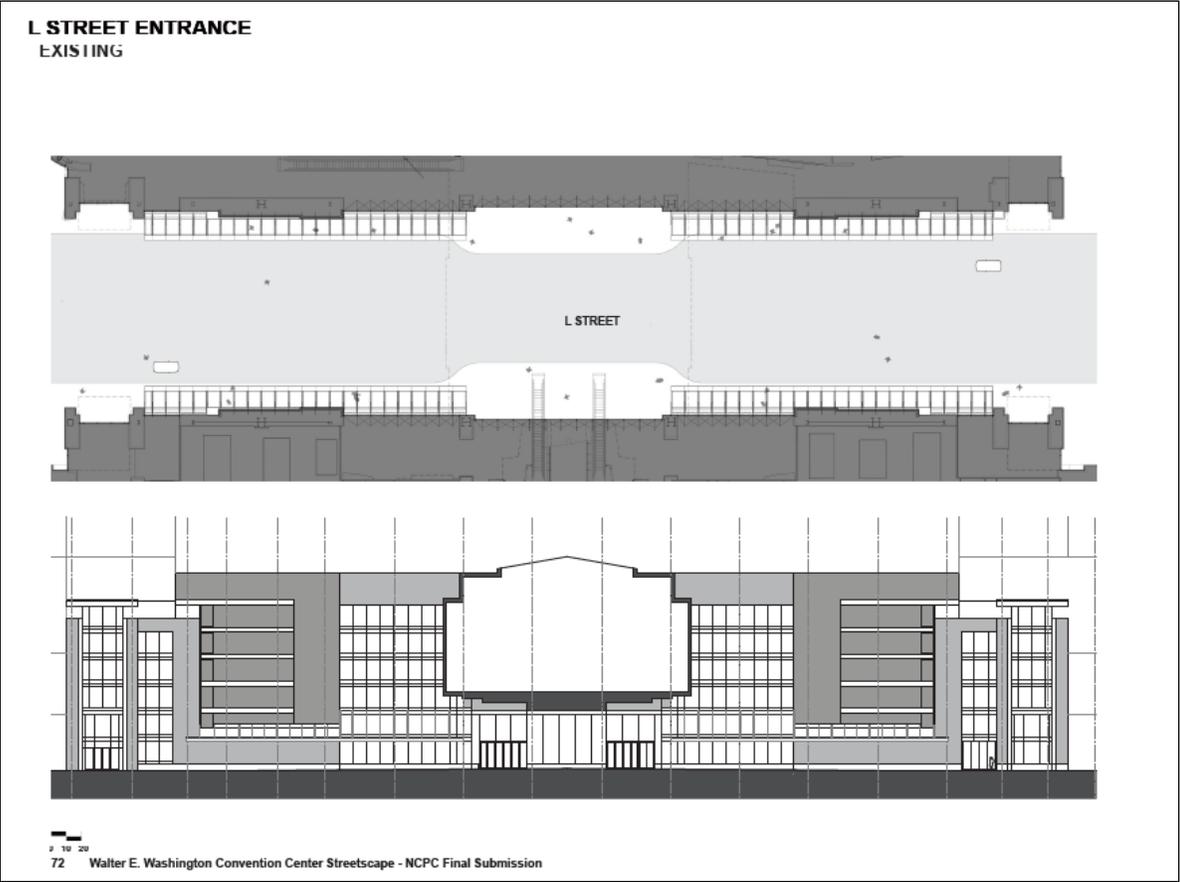
WAYFINDING
UPDATED

68 Walter E. Washington Convention Center Streetscape - NCPD Final Submission

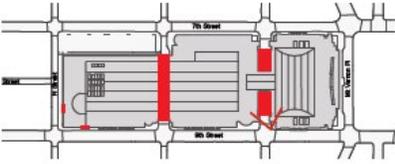
3. Updated
Color of the signage has been changed to a red which corresponds more closely to the materiality used throughout the project

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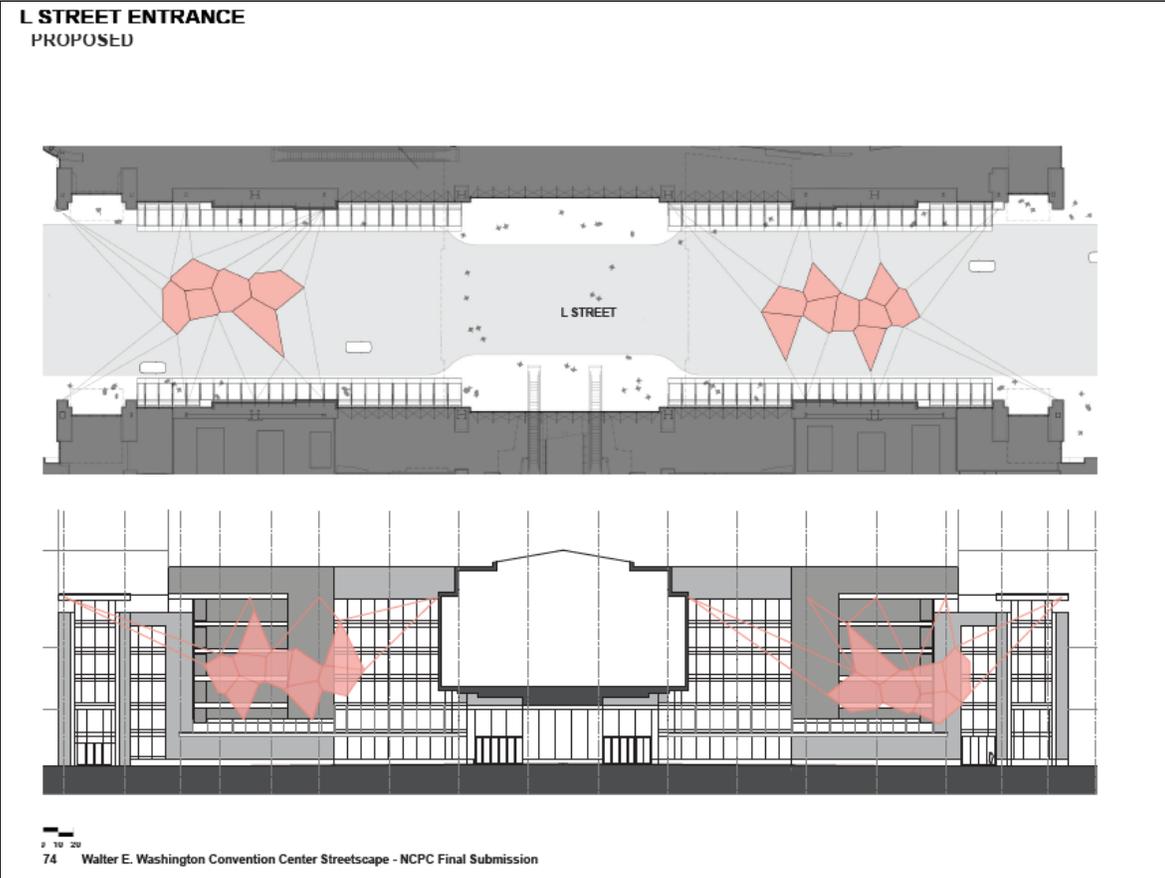
Existing L Street Entrance



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.

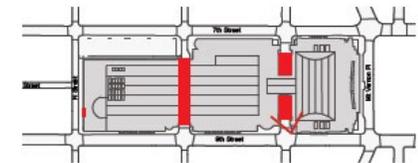


L Street Entrance Proposed for Preliminary and Final Review



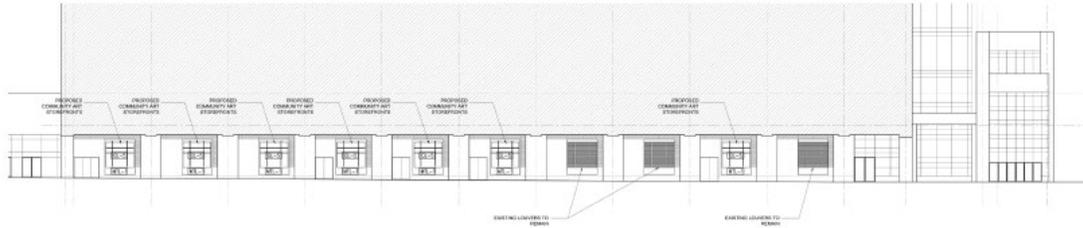
Work of Janet Scherman shown as reference only

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.



Existing M Street Tunnel

M STREET TUNNEL
EXISTING

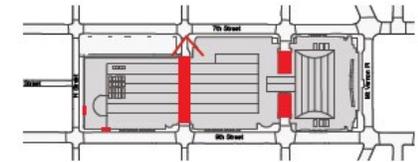


1 M STREET TUNNEL - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Walter E. Washington Convention Center Streetscape - NCPC Final Submission

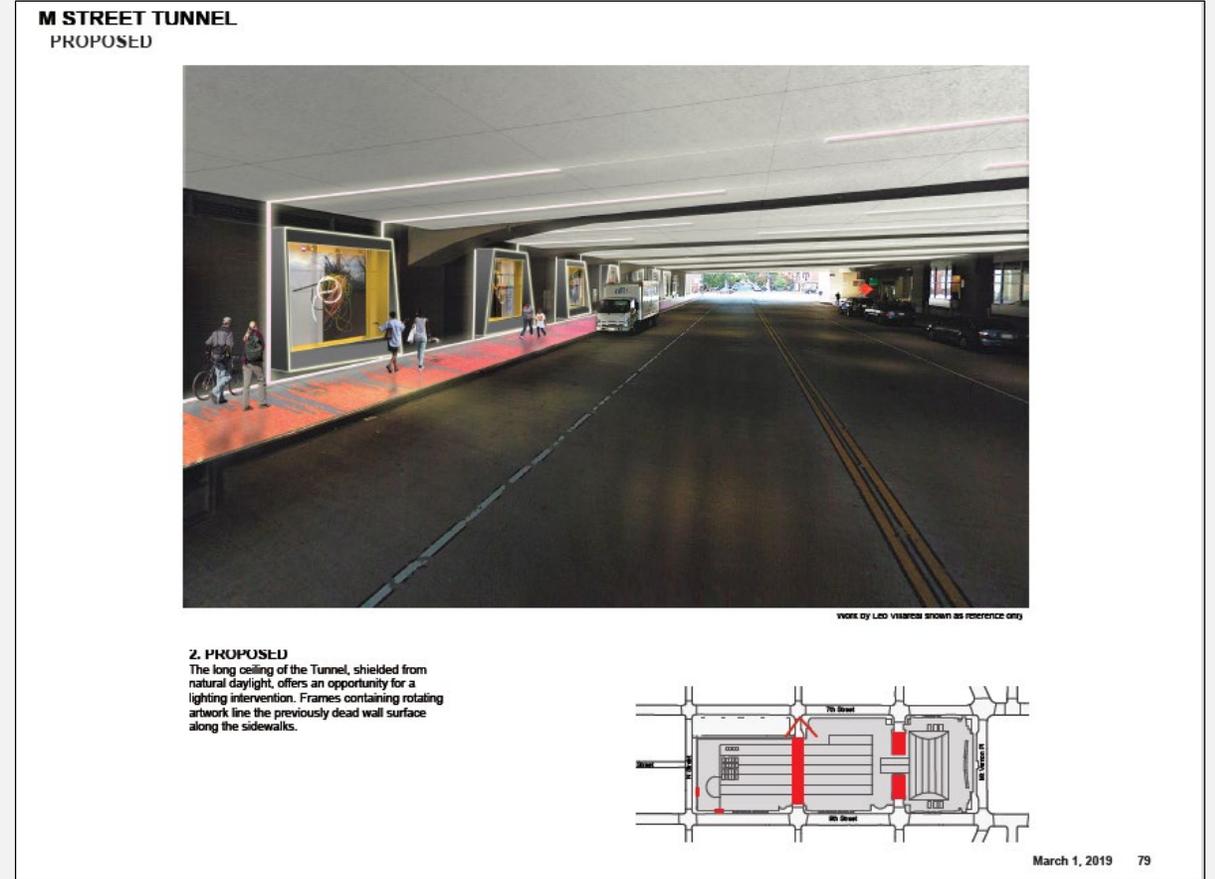
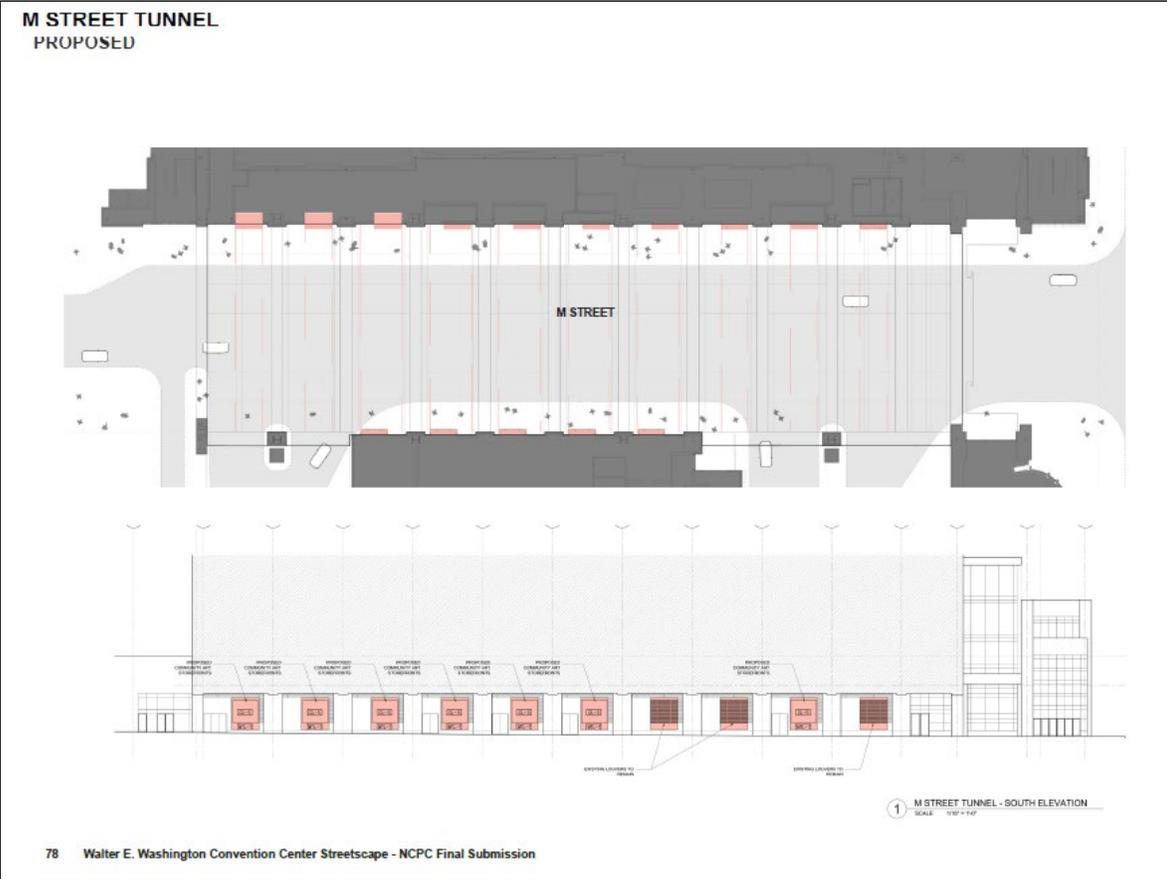


1. Existing Condition
The current passage through the M St Tunnel is dark, claustrophobic and long. There is little to experience except for the circulation of service vehicles entering and exiting the truck ramp feeding into the street.

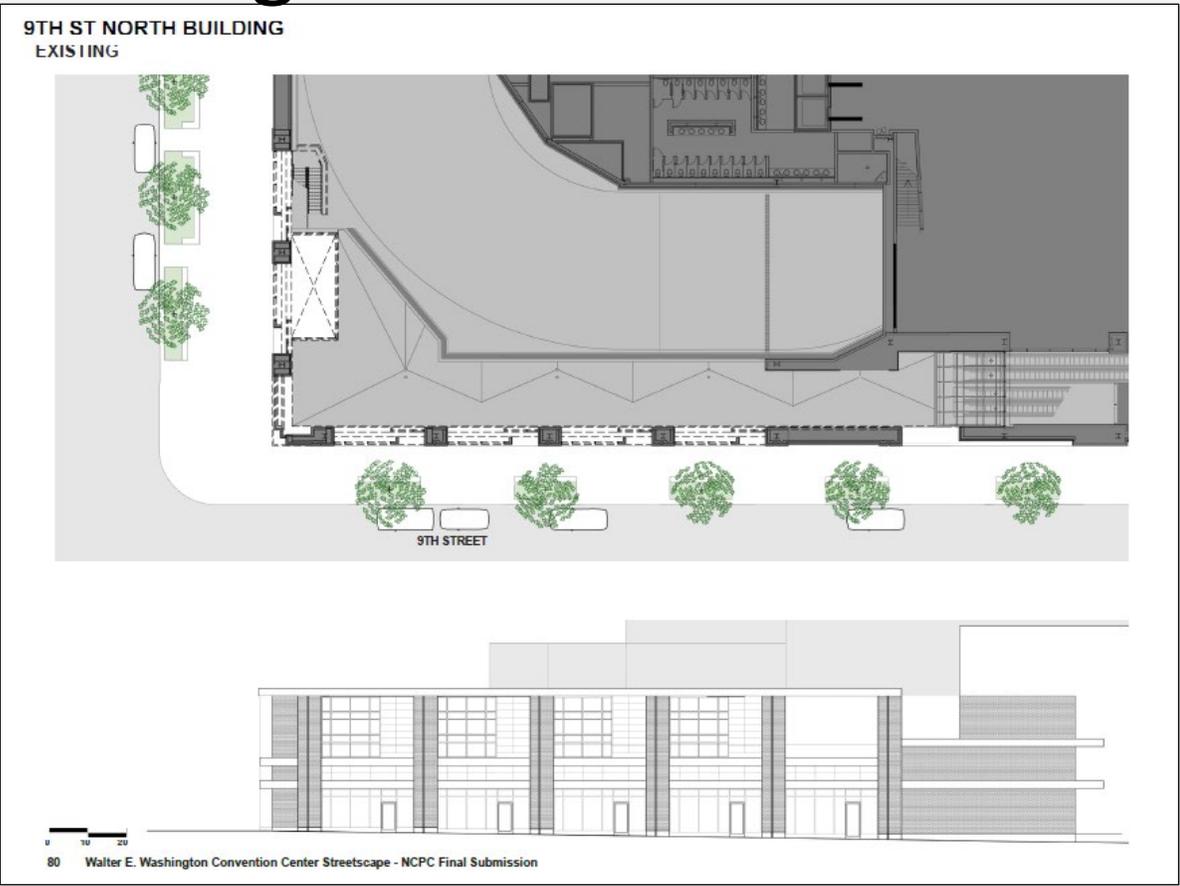


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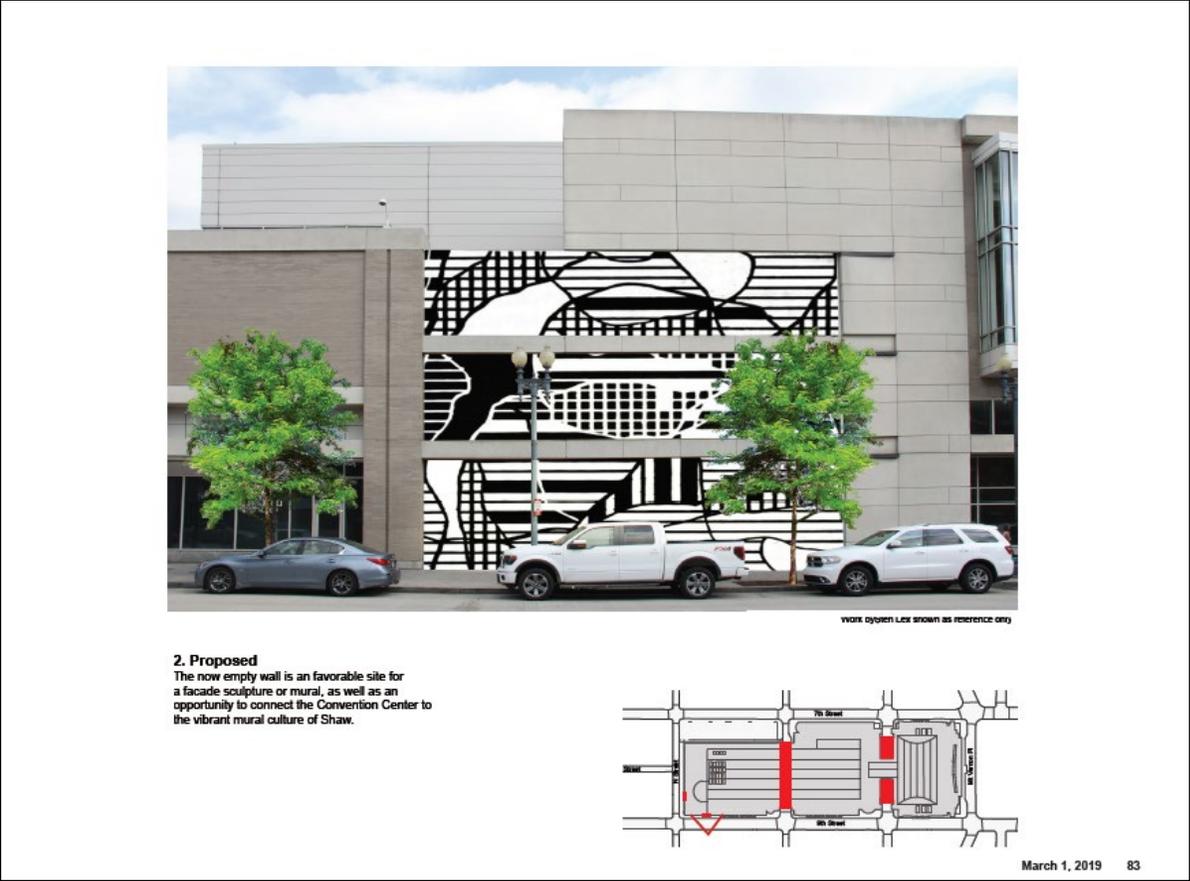
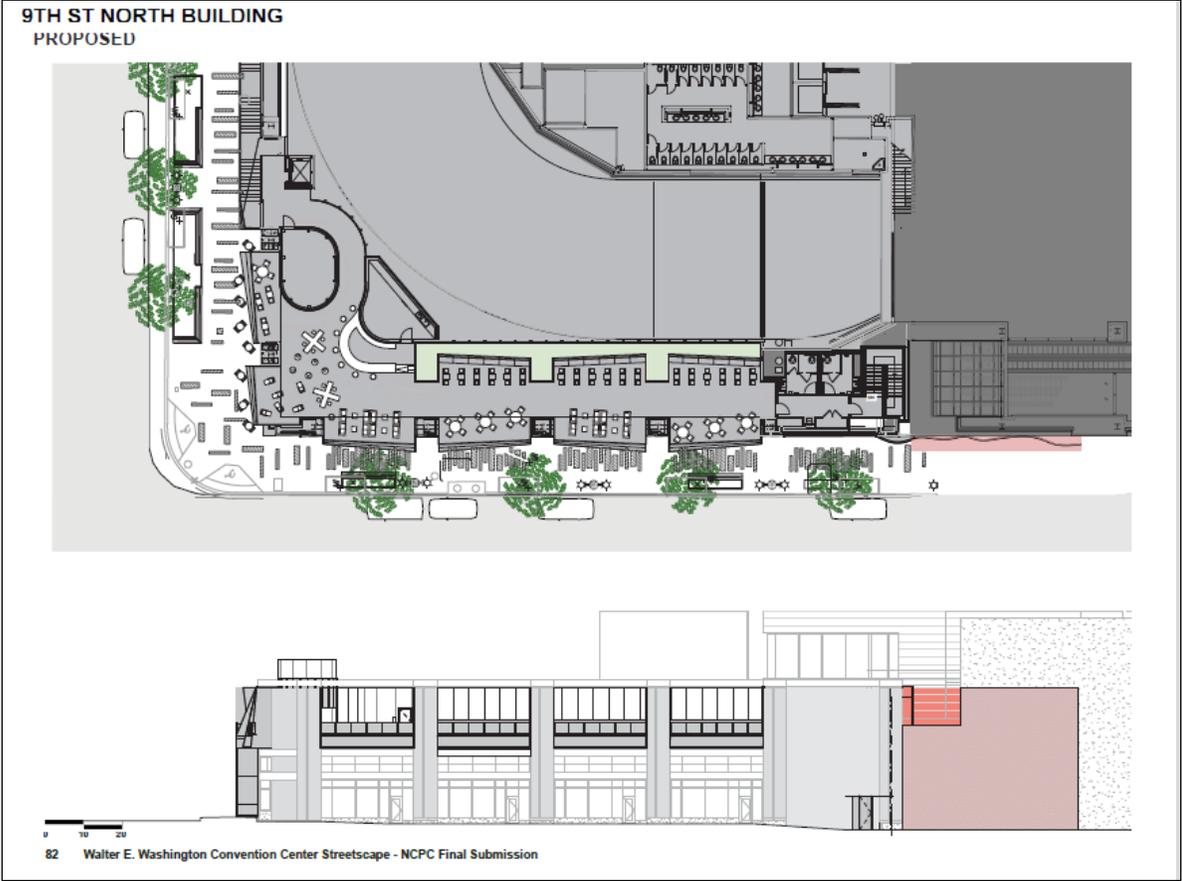
M Street Tunnel Proposed for Preliminary and Final Review



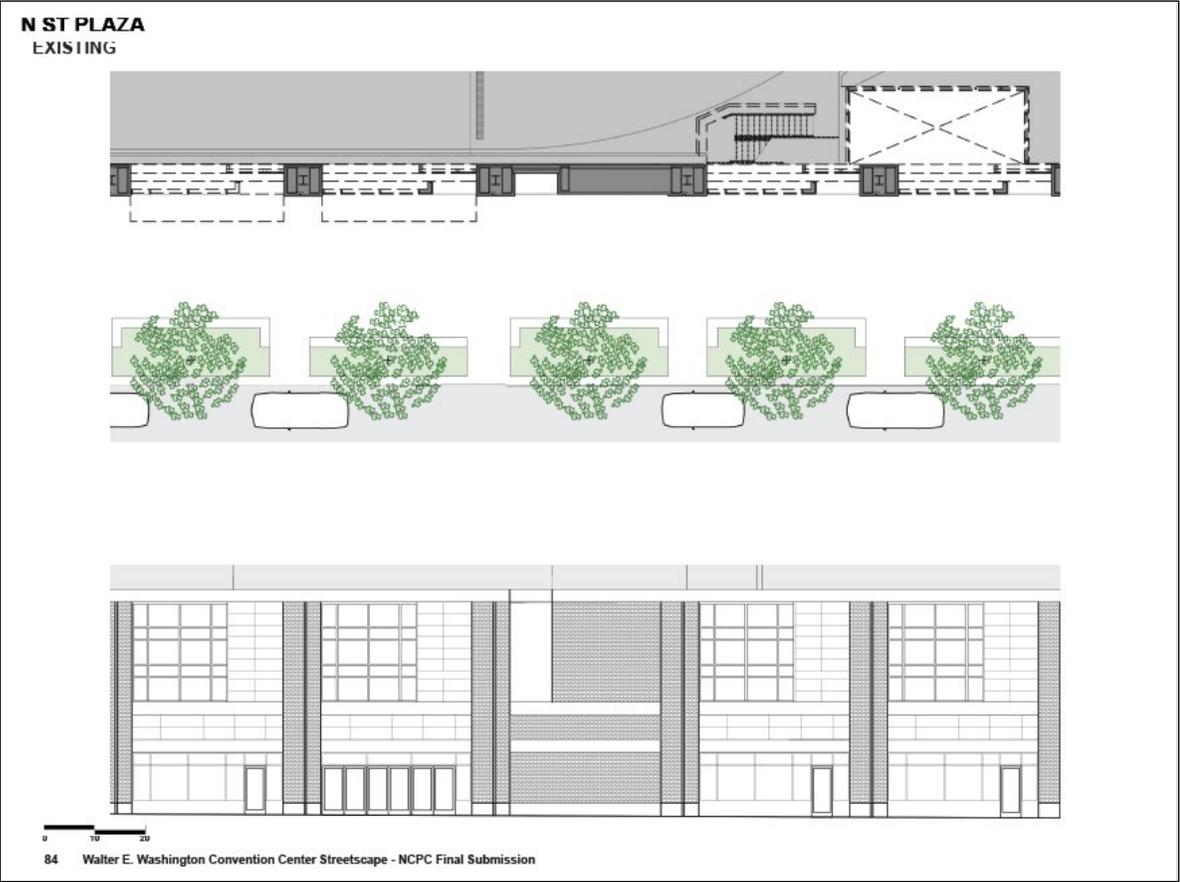
Existing 9th Street North Building



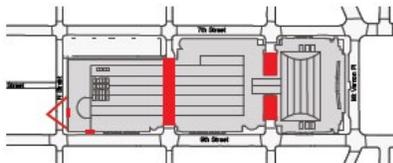
9th Street North Building Proposed for Preliminary and Final



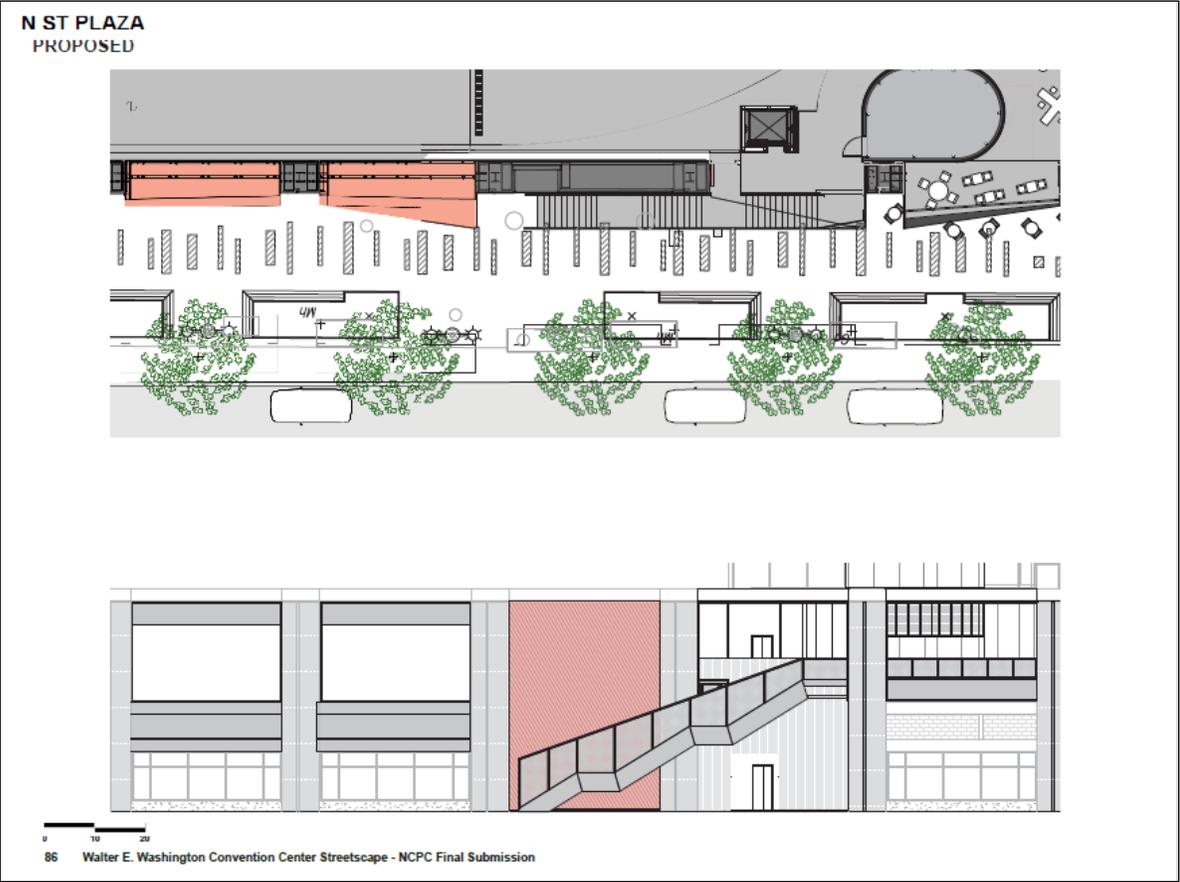
Existing N Street Plaza



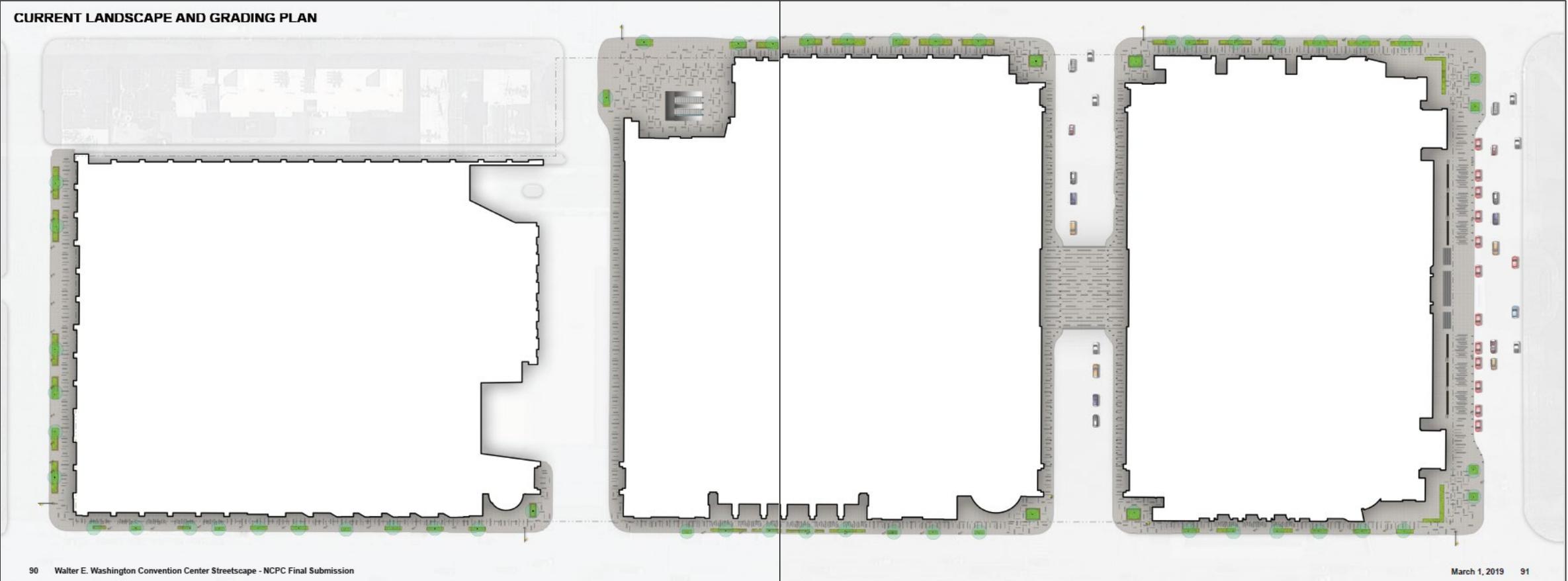
1. Existing Condition
The edge of the Convention Center along N St is currently devoid of interest, especially at this fully opaque span.



N Street Plaza Proposed for Preliminary and Final Review



Proposed Landscape and Grading Plan for Review



Planting Strategy

PLANTING STRATEGY
PRELIMINARY PALETTE - TREES



Sycamore



Willow Oak



Honey Locust



Red Map



Styrax



Serviceberry

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PRELIMINARY PALETTE - HERBACEOUS LAYER



Black Eyed Susan



Salvia



Russian Sage



Molinia



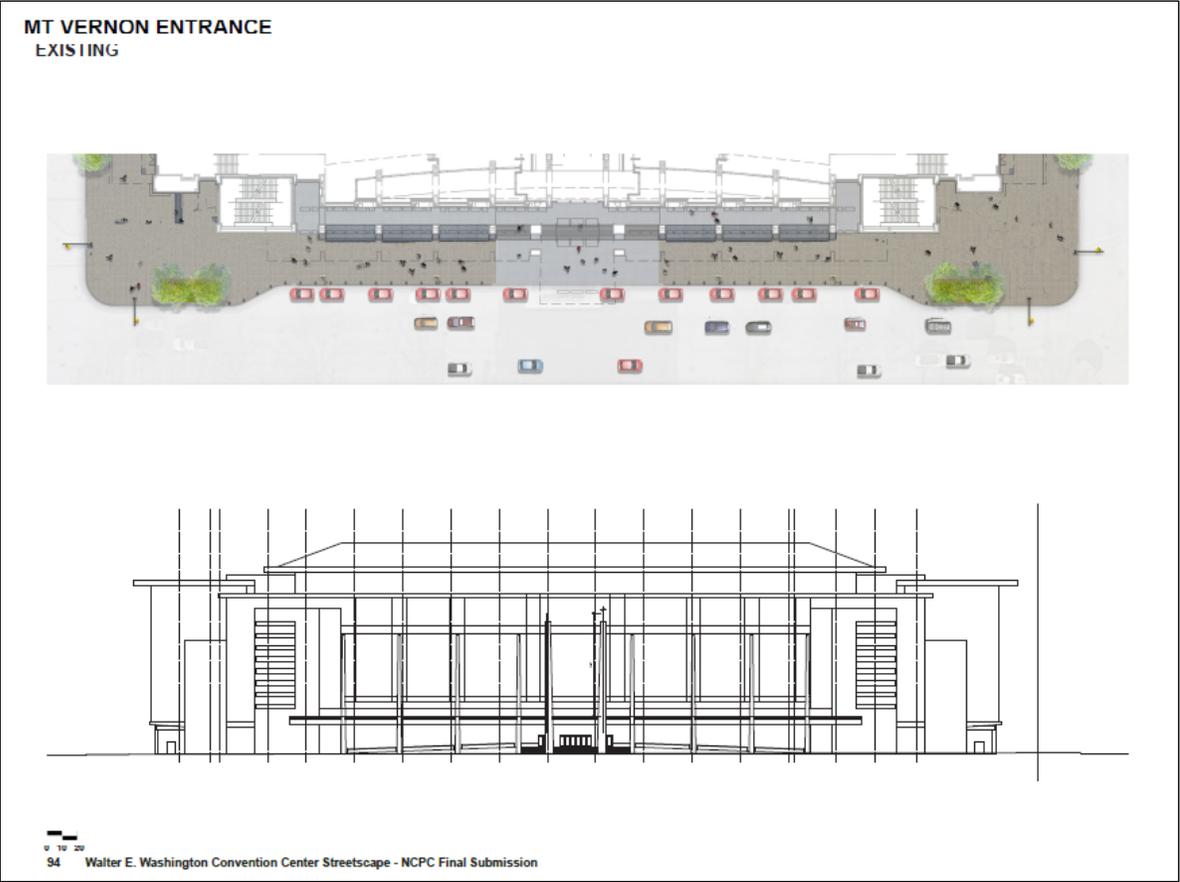
Coneflower



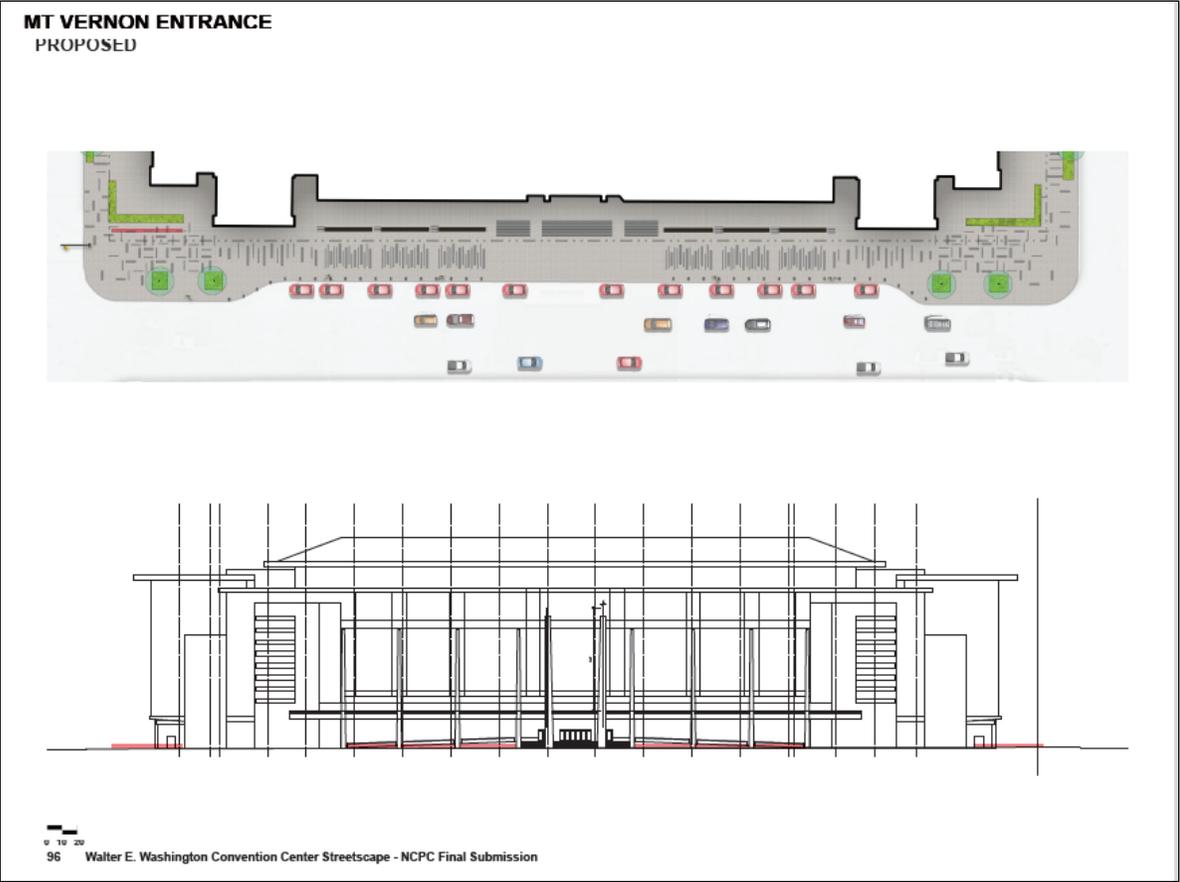
BlueGrama

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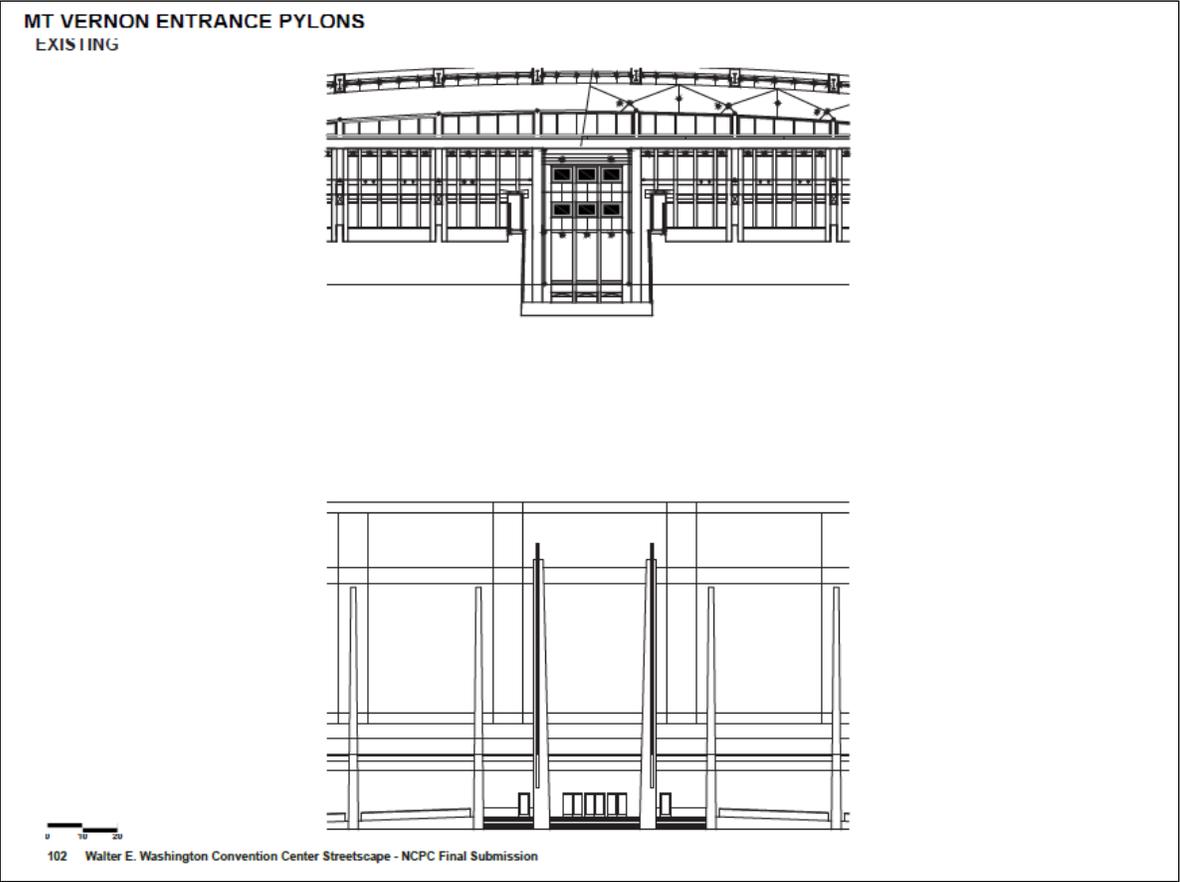
Existing Mt. Vernon Place Entrance



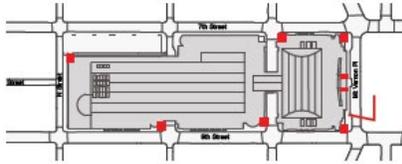
Mt. Vernon Place Entrance Proposed for Review



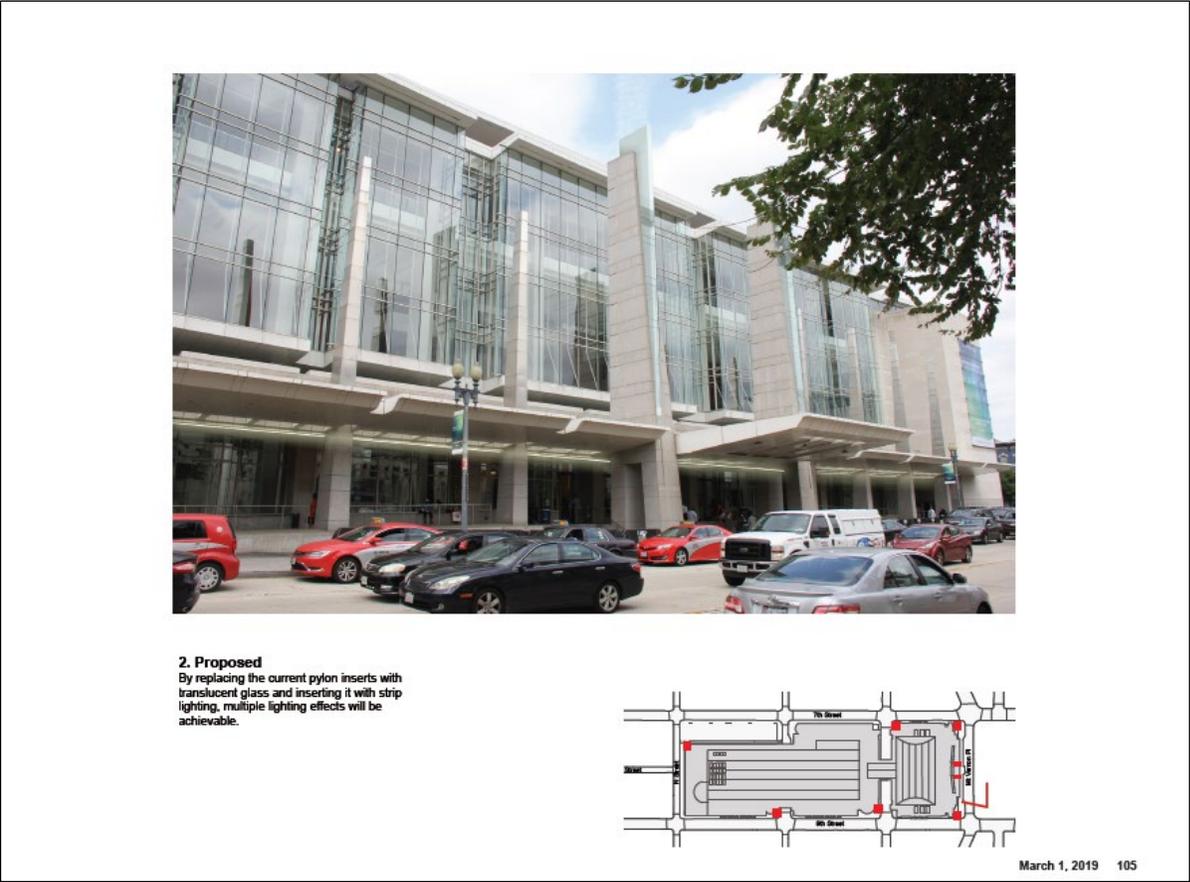
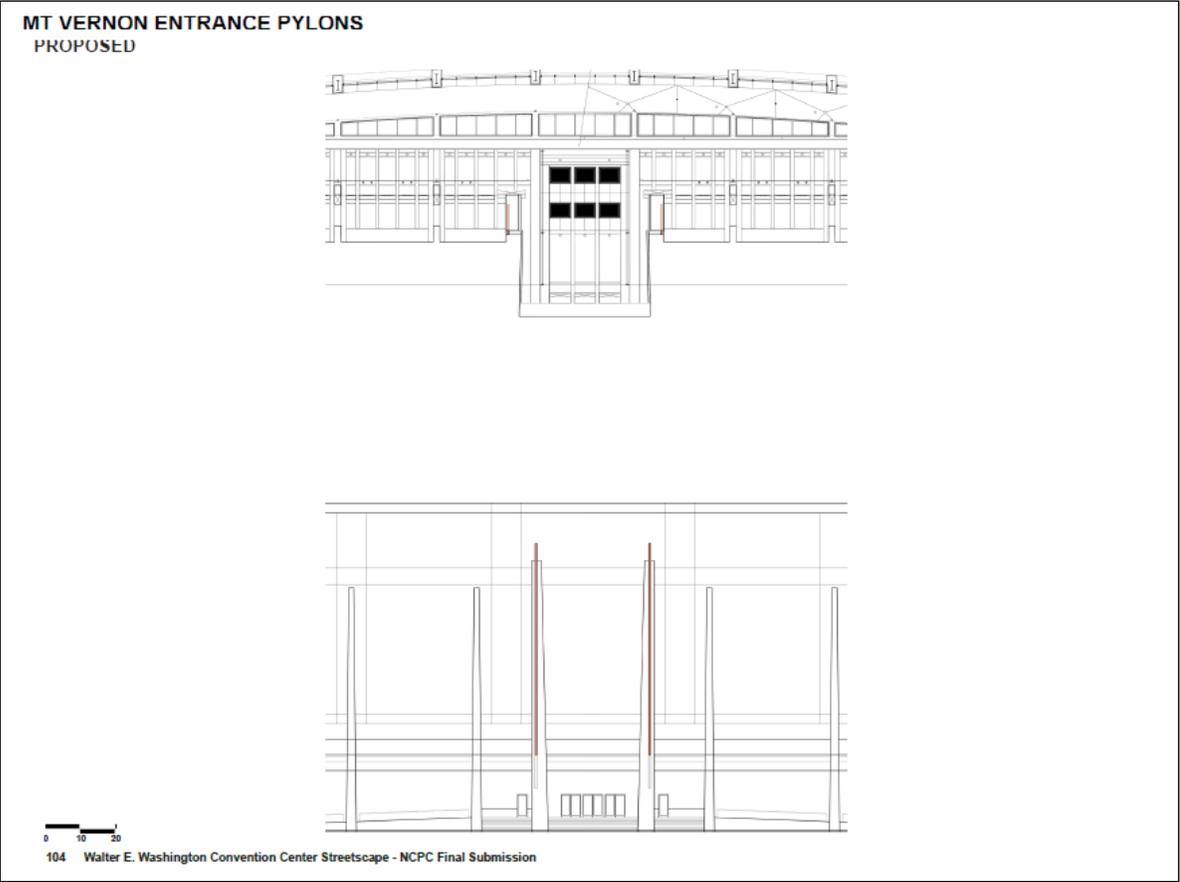
Existing Mt. Vernon Place Entrance Pylons



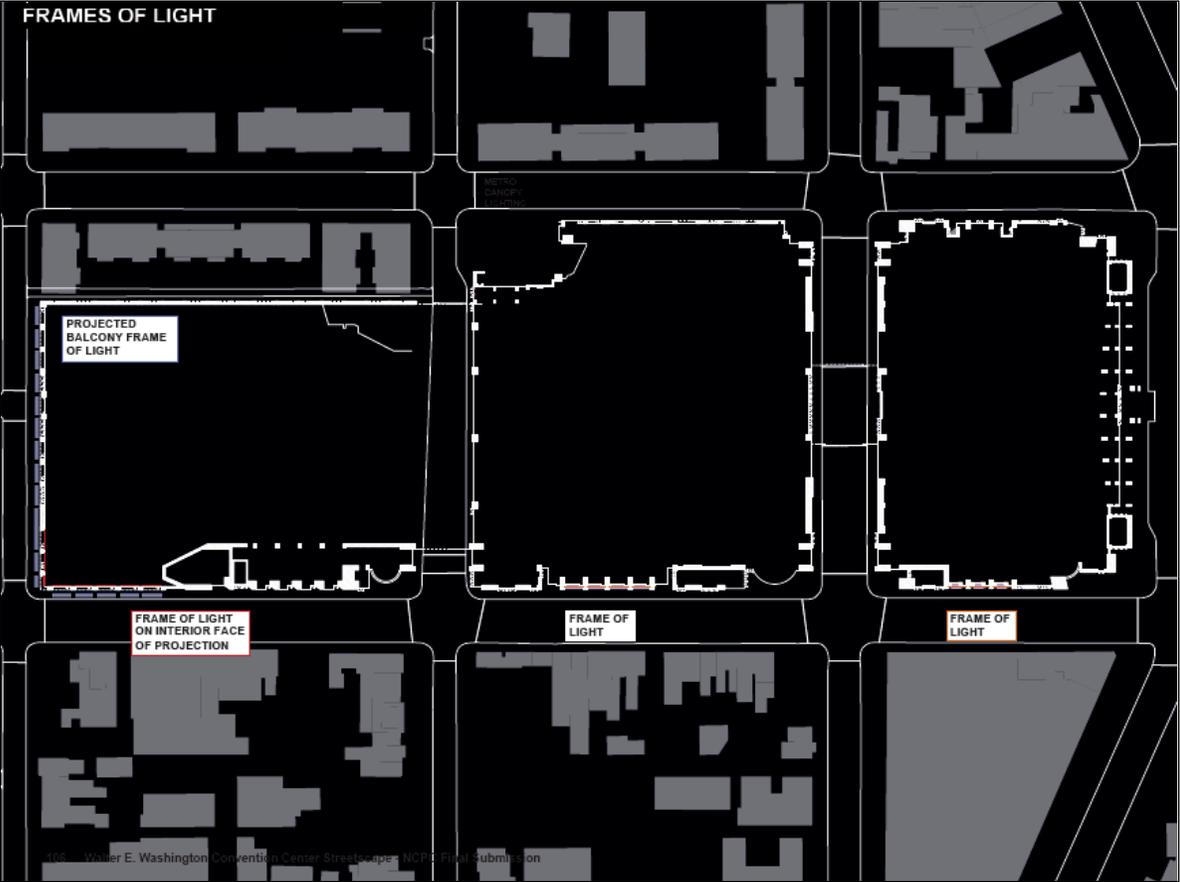
1. Existing Condition
The current pylons framing the Mt. Vernon Entrance are not light emitting, and must be projected onto in order to light up at night.



Proposed Mt. Vernon Place Entrance Pylons



Proposed Exterior Lighting Scheme



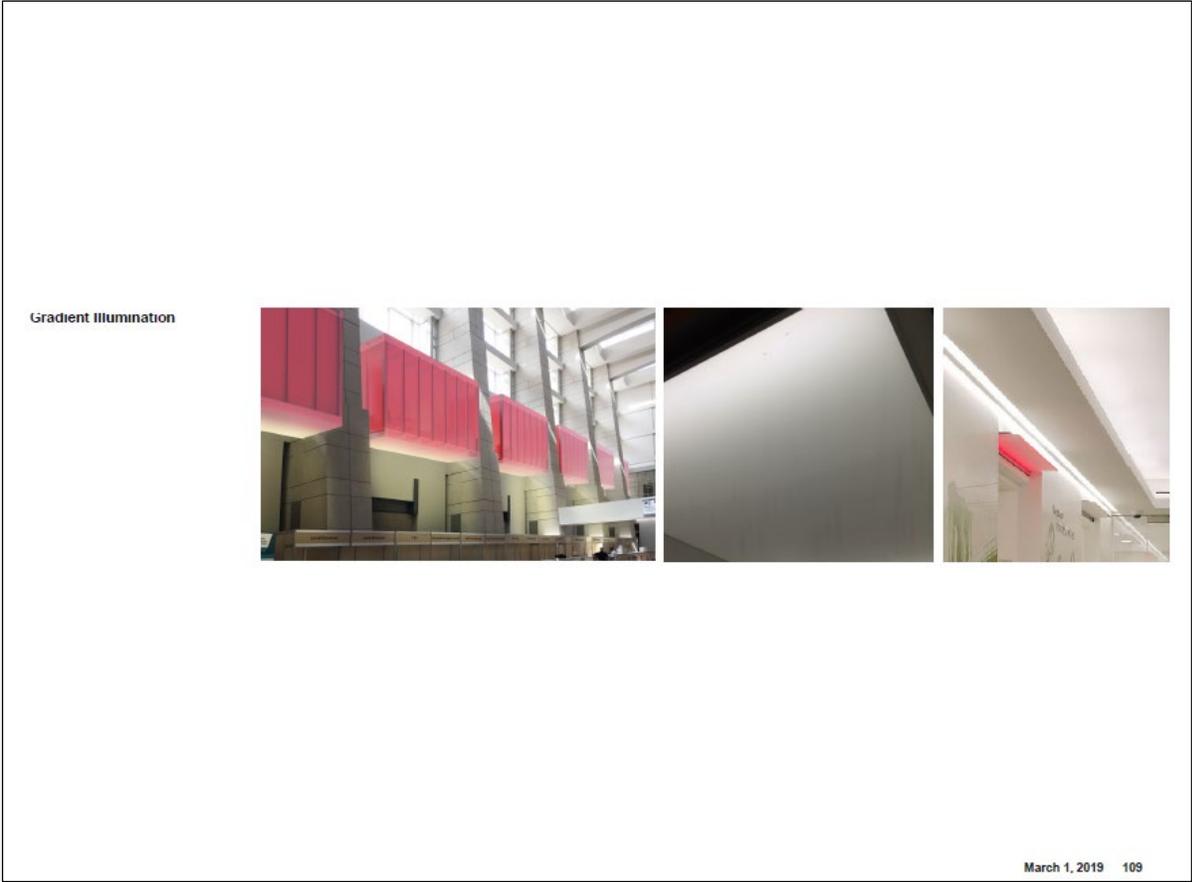
Kiosk Frame Lighting

Projected Balconies

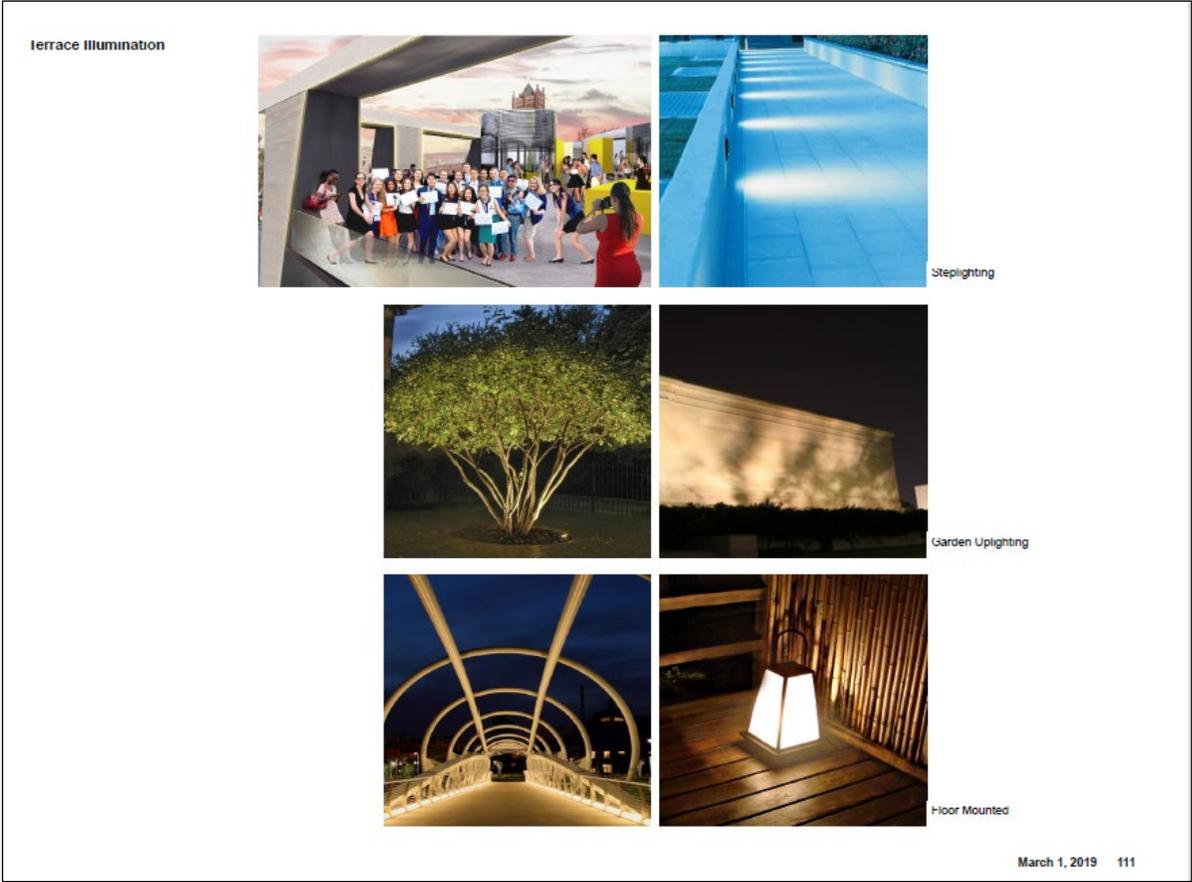
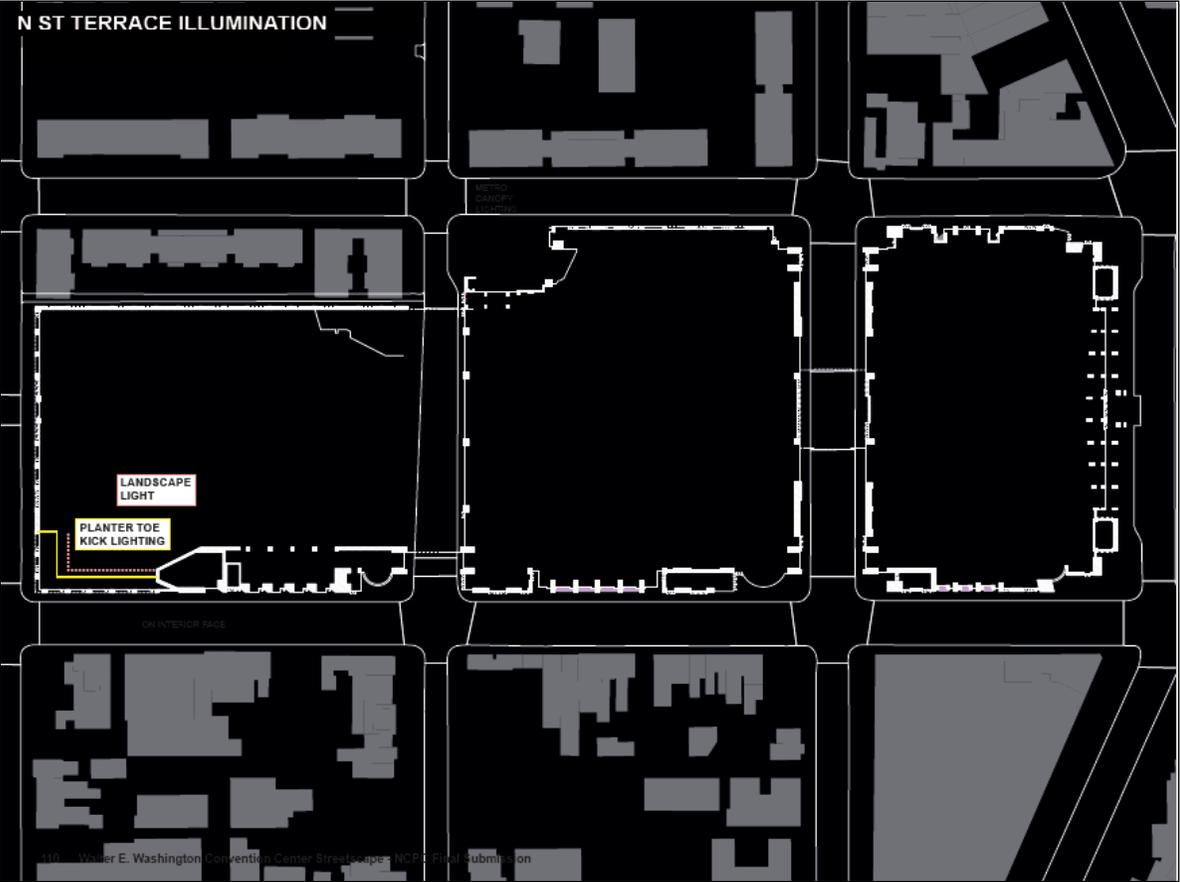
Projected Balconies

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Lighting Information



N Street Roof Top Terrace Lighting Scheme



Public Art Lighting

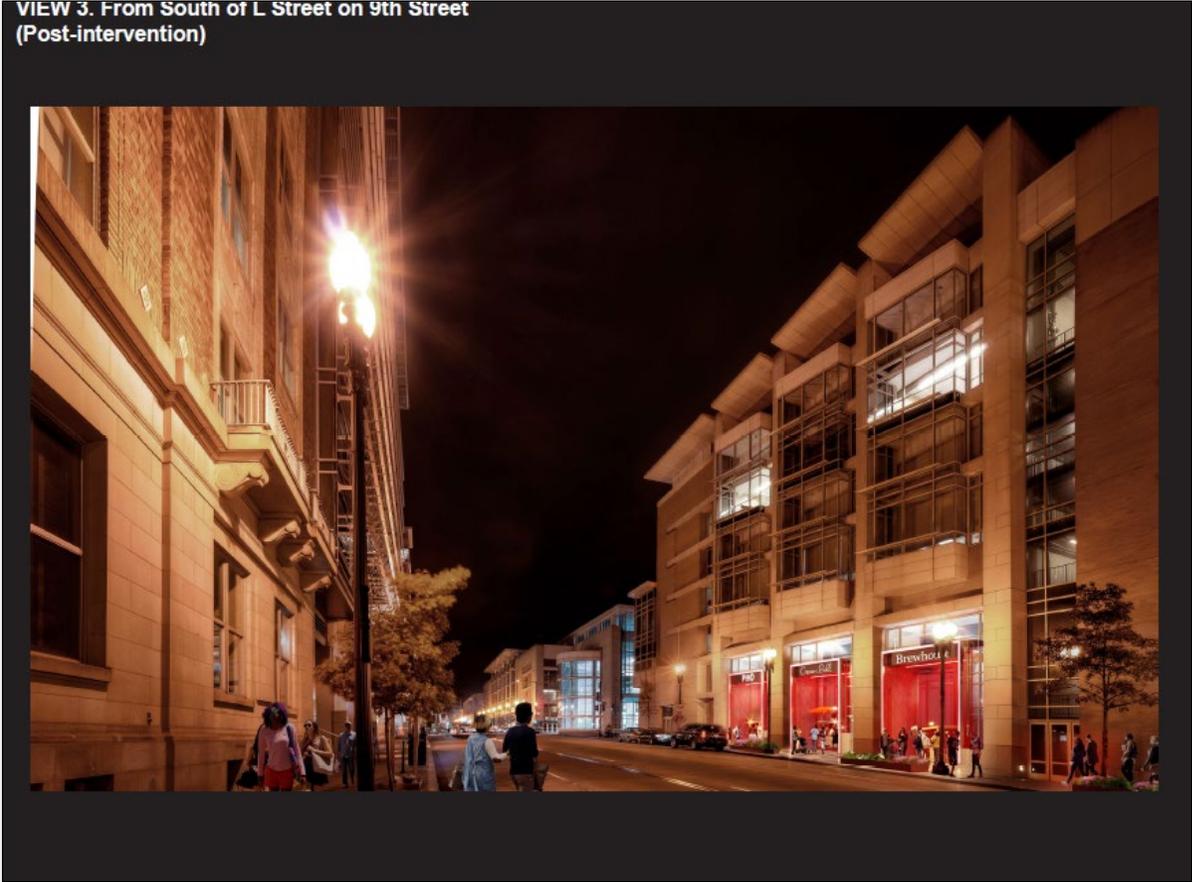
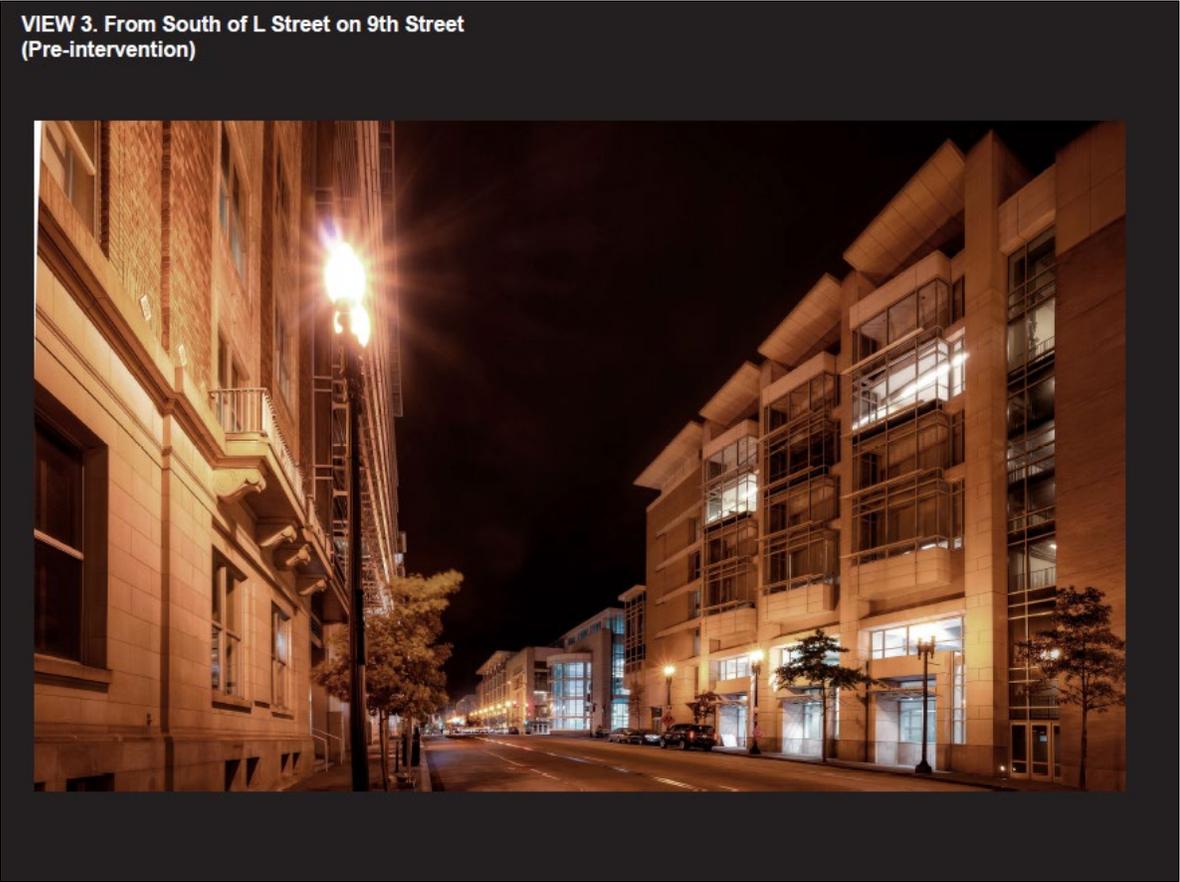


Upward Spotlight

Grazing vs Direct Illumination

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Lighting From South of L Street on 9th Street



Lighting from East of Massachusetts and Mt Vernon Place

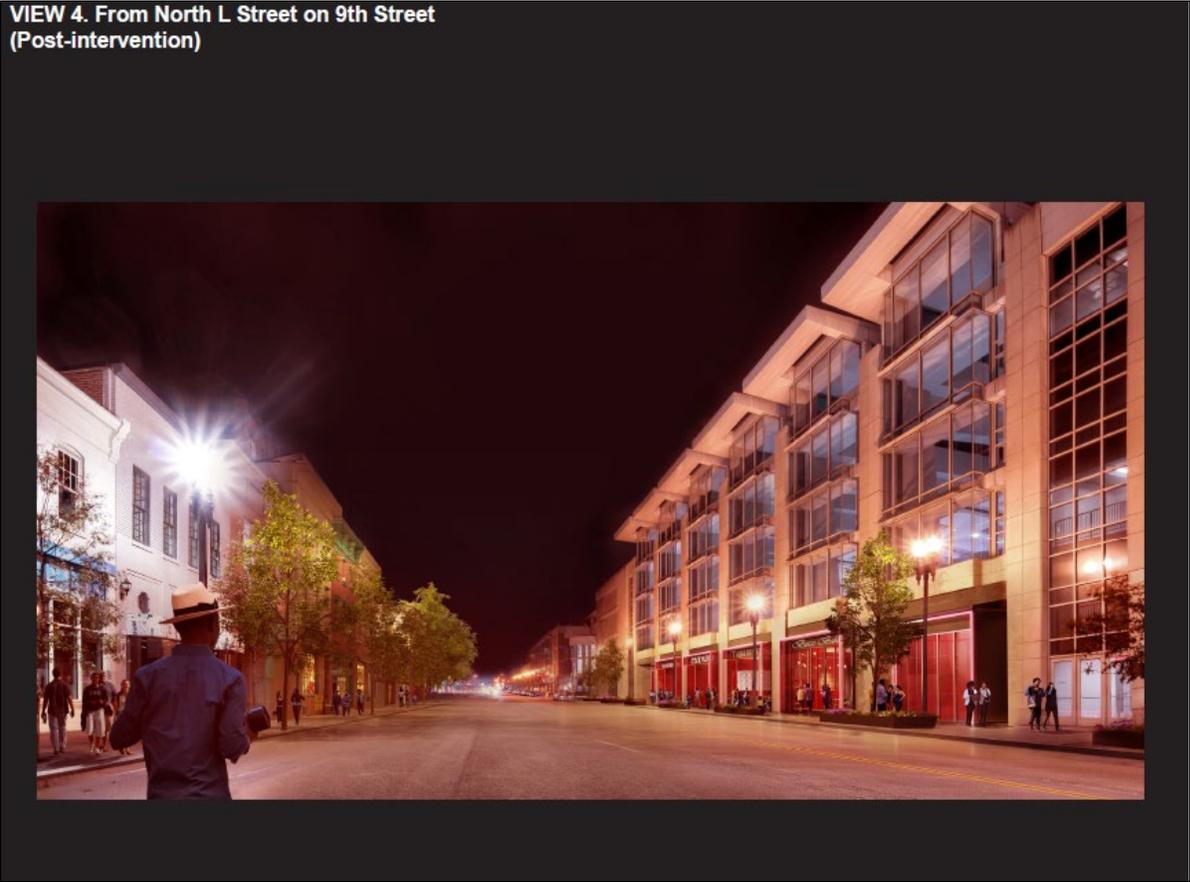
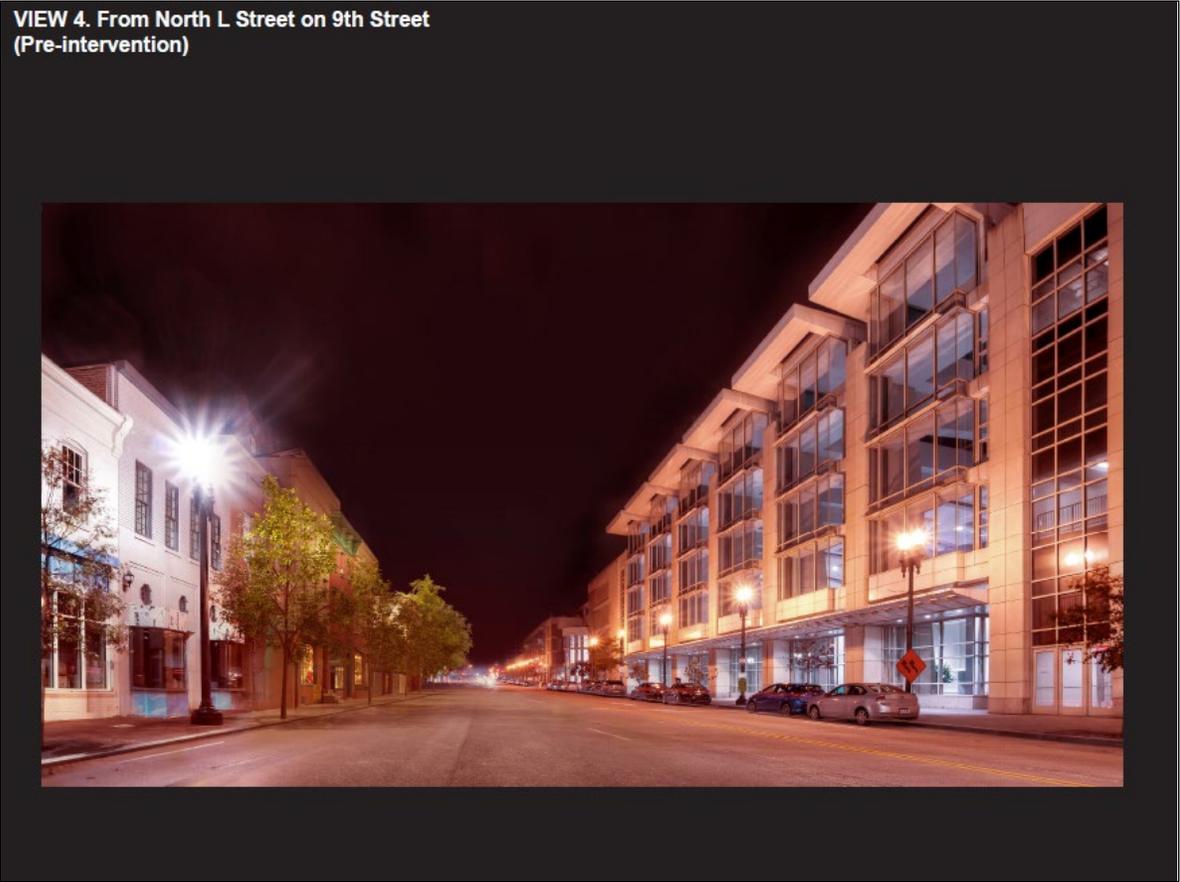
VIEW 2. From East of Massachussets and Mt. Vernon PL
(Pre-intervention)



VIEW 2. From East of Massachussets and Mt. Vernon PL
(Post-intervention)



Lighting from North L Street on 9th Street



Lighting from North of N Street on 9th Street

VIEW 5. From North of N Street on 9th Street
(Pre-intervention)



VIEW 5. From North of N Street on 9th Street
(Post-intervention)



Lighting from NE Corner of M and 7th Street

VIEW 6. From NE corner of M and 7th Streets
(Pre-intervention)



VIEW 6. From NE corner of M and 7th Streets
(Post-intervention)



Materials

MATERIAL PALETTE PROPOSED



COLOR TINTED GLASS



BAKED ENAMEL METAL PANELS



POLISHED STAINLESS STEEL



CORRUGATED STAINLESS STEEL



LED STRIP LIGHTING IN FRAMES



BLACKENED METAL



EXTERIOR ROLLER SHUTTER



TENANT FIT-OUT WALL ON GWB



ROUGH TEXTURED GRANITE

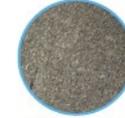
RETAIL KIOSKS



EXTERIOR ROLLER SHUTTER



TENANT FIT-OUT WALL ON GWB



ROUGH TEXTURED GRANITE



COLOR TINTED GLASS



BAKED ENAMEL METAL PANELS



BLACKENED METAL

Materials

N ST. TERRACE AND PLAZA



BAKED ENAMEL METAL PANELS



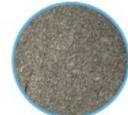
CORRUGATED STAINLESS STEEL



LED STRIP LIGHTING



BLACKENED METAL



ROUGH TEXTURED GRANITE



POLISHED STAINLESS STEEL

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U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

28 March 2019

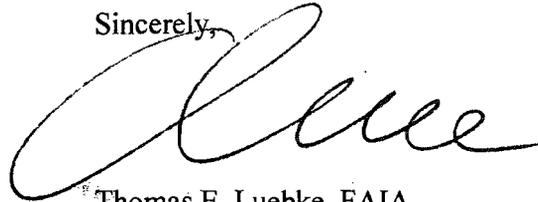
Dear Mr. O'Dell:

In its meeting of 21 March, the Commission of Fine Arts reviewed a final design submission for alterations to the streetscape and building exterior of the Walter E. Washington Convention Center, occupying the blocks to the north of Mount Vernon Square. The Commission approved the design, conditional on the resolution of the issues identified below.

The Commission members commended the design of the site and building modifications as inventive and artistic, while noting that the proposed interventions will require a substantial ongoing investment in maintenance and programming. They advised that the design should anticipate the possibility that long-term tenants will not be found for all the proposed retail spaces, and they strongly recommended that these spaces be designed to be attractive and useful contributors to street life even when not occupied by lease tenants. They supported public access to the proposed roof terrace and suggested that the wall-mounted sculpture to be located above the terrace access stair could incorporate light. They recommended that the signage and wayfinding program be more clear, and they requested the submission of comprehensive information about this program for final review by the staff.

The Commission looks forward to review of the Metro station entrance—the second phase of the proposed work—and to the completion of this ambitious program of improvements to the public experience of the convention center. Please coordinate with the staff in the resolution of the design details for the completion of the final review.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Gregory O'Dell, Chief Executive Officer
Events DC
801 Mount Vernon Place, NW
Washington, DC 20001

cc: Yuval Zohar, OMA
Hallie Boyce, OLIN