



## Commission Action

July 10, 2025

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<b>PROJECT</b> <b>Capital One Arena Improvements</b> 601 F Street, NW Washington, DC	<b>NCPC FILE NUMBER</b> 8617
<b>SUBMITTED BY</b> District of Columbia Office of the Deputy Mayor for Planning and Economic Development	<b>NCPC MAP FILE NUMBER</b> 21.10(38.00)46058
<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 preliminary site and building plans
	<b>ACTION TAKEN</b> Approved preliminary site and building plans

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The Commission:

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

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

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

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

### *Building and Site Design*

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

- Lowered the upper edge of the veil by 10 feet and increased the transparency at the corner of the 7<sup>th</sup> and F Streets to reduce the perceived scale at the corner.
- Lifted the lower edge of the veil up by 10 feet exposing more of the new glazing area of the façade.
- Updated the lighting plan with details about the type and technical specifications of each type of light fixture.

- Added vertical metal elements on 6<sup>th</sup> Street that are intended to mimic the internal framing of the veil as it continues on the façade and fades away at the north corner of the building.
- Removed the digital banner, lowered the digital signs, and integrated them to be flush with the building facade.
- Updated the landscape plan to reflect the existing number of trees.

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

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

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

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


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

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

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

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

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

  
7/11/25  
Meghan Hottel-Cox  
Secretary to the National Capital Planning Commission

