



# Executive Director's Recommendation

Commission Meeting: September 4, 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)46076
<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 final site and building plans
	<b>PROPOSED ACTION</b> Approve final site and building plans with comments
	<b>ACTION ITEM TYPE</b> Staff Presentation

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## PROJECT SUMMARY

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED) and Monumental Sports & Entertainment (MSE) have submitted final site and building plans for improvements to the Capital One Arena, located in downtown Washington, DC. The existing arena was completed in 1997. As part of a recent agreement with the District of Columbia, MSE will be providing a variety of improvements to the building. These improvements will include both interior and exterior work. The agreement includes six phases of construction that will conclude ahead of the 2027-28 season. The goal of these improvements includes a redesign of the building to visually transform the arena into a dynamic and monumental gathering location; honoring its role as a central meeting space in the District; providing a catalyst for future improvements recommended by the District's Gallery Place/Chinatown Task Force; creating more harmony between the arena and its urban context; enriching the community's connection to the space; and providing extensive interior renovations to bring these spaces in line with players' and visitors' expectations.

The applicant provided an information presentation to the Commission on February 2, 2025. Generally, the Commission was supportive of the project and its goals, but recommended the applicant keep working on the design of the veil and its impact on surrounding historic buildings. At the concept review in May 2025, the Commission provided comments on the building design including the veil and activation with the street and encouraged the applicant to continue the design iteration process. In July 2025, the Commission approved the preliminary design after the applicant improved the veil, 6<sup>th</sup> Street, and the overall lighting and digital signage. The applicant has continued to modify design elements in response to Commission comments.

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*NCPC Review Role*

NCPC has approval authority over the project as it is a District project in the Central Area, pursuant to 40 U.S.C. §8722(e). The Commission previously reviewed and approved the project plans for the arena in 1995. The Commission is the lead agency for compliance with the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA). Staff began consultation with the District of Columbia State Historic Preservation Office (DCSHPO) regarding the Section 106 process in February 2025. While the arena is not historic, it is adjacent to several historic properties, including the Hotel Monaco (former General Post Office), which is under General Services Administration (GSA) ownership, and the Portrait Gallery (Old Patent Office Building), administered by the Smithsonian Institution. Both of these buildings are National Historic Landmarks. In addition, the adjacent streets are all within the L'Enfant Plan, which requires consideration of impacts to these corridors and important viewsheds. These historic resources were evaluated for adverse impacts by the proposed arena modifications and this process, adverse impacts, and associated mitigations were documented in the MOA that was signed by NCPC, the DC SHPO, Monumental Sports & Entertainment (MSE), the District Office of the Deputy Mayor for Planning and Economic Development (DMPED), and the Smithsonian Institution (SI).

**KEY INFORMATION**

- The original arena was constructed in 1997 through a partnership with the District of Columbia and the Pollin Group, the owners of the Washington Capitals and Wizards at that time.
  - The arena building is not historic, but is located near the Downtown Historic District, a central location within the L'Enfant Plan, and is adjacent to two National Historic Landmark buildings.
  - In 2024, the District of Columbia entered into an agreement with Monumental Sports and Entertainment to acquire the site and building, and lease the building back to Monumental with the stipulation that they invest in improvements to the building.
  - The applicant team gave an information presentation to the Commission at the February 2, 2025 meeting, and the Commission provided general support for the project and some design feedback regarding the veil.
  - NCPC is the lead federal agency for compliance with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA).
  - NCPC staff initiated Section 106 of the NHPA on February 4, 2025 and hosted multiple consulting parties meetings. A Memorandum of Agreement has been signed as a result of coordination with the consulting parties.
  - The Commission approved comments on the concept plan for the Arena at the May 2025 meeting and the preliminary plans at the July 2025 meeting.
  - The applicant is planning the construction in six phases to conclude before the start of the 2027-28 season.
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## RECOMMENDATION

The Commission:

**Approves** the final 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.

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

- Updated the metal elements on 6<sup>th</sup> Street to better mimic the internal framing of the veil as it continues on the façade and fades away at the north corner of the building.
- Submitted additional lighting information so that the Commission can fully understand the overall lighting intention.
- Updated the materials on Gallery Place Way which is similar to the previous material and minimally visible from 7<sup>th</sup> Street.
- Completed Section 106 consultation and the Memorandum of Agreement.

**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.

**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 horizontal and diagonal metal bars that relate to the structural skeleton of the veil.

**Supports** the addition of vertical and diagonal metal bars to conceptually extend the veil's structural skeleton on the 6<sup>th</sup> Street façade, noting that it successfully carries the movement and energy of the veil along the remaining length of the building façade.

**Commends** the applicant for their continued coordination and support of the Memorandum of Agreement, as part of the National Historic Preservation Act Section 106 process.

**Encourages** the applicant to continue coordination with the Washington Metropolitan Area Transit Authority regarding the modifications to the 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.

### PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>February 6, 2025</b> – Information Presentation <b>May 1, 2025</b> – Concept Review <b>July 10, 2025</b> – Preliminary Review
<b>Remaining actions (anticipated)</b>	None

### PROJECT ANALYSIS

#### Executive Summary

In 2024, the District of Columbia entered into an agreement with Monumental Sports & Entertainment (MSE) for the District to purchase Capital One Arena with the stipulation that MSE would invest in interior and exterior improvements to the arena. The purpose was to retain the arena venue as host to the Washington Capitals and Wizards, among others, and to reenergize the area around the arena. Capital One Arena, with a seating capacity of approximately 20,000, supports a wide range of event types, including professional sports, concerts, and civic functions. The facility, while operational, exhibits conditions typical of arenas constructed in the late 20th century with circulation spaces constrained, particularly within concourses, limiting the efficient movement of patrons during peak periods. Existing infrastructure, including vertical circulation, accessibility provisions, and building systems do not meet current standards for contemporary sports and entertainment venues.

The applicant team is proposing significant interior and exterior changes to the arena which were initially provided in an information presentation to the Commission on February 2, 2025. Generally, the Commission was supportive of the project and its goals, but recommended the applicant keep working on the design of the veil and its impact on surrounding historic buildings. At the concept review of the updated design in May, the Commission continued to express support for the overall project and recommended additional refinement of veil, lighting and pedestrian experience. The Commission then approved the preliminary design at the July meeting based on the updated veil, lighting, signage and treatment on 6<sup>th</sup> Street, and recommended the applicant

continue to refine 6<sup>th</sup> Street and the overall lighting and coordinate with WMATA on the Metro Station design. Since that time, the applicant has worked to address the Commissions feedback on the design and has been working to complete the Section 106 process. Therefore, staff recommends the **Commission appreciate the responsiveness of the applicant team and coordination with staff to address the Commission's comments and approves the final site and building plans for the Capital One Arena Improvements project at 601 F Street, NW in Washington, DC.**

### Analysis

The arena is located on the block bounded by 7<sup>th</sup>, F and 6<sup>th</sup> Streets, NW with Gallery Place Way to the north. This area is central to the historic L'Enfant City Plan and is partially within the Pennsylvania Avenue Historic District and adjacent to the Downtown Historic District. In addition, the building is adjacent to the Donald W. Reynolds Center for American Art and Portraiture (the Reynolds Building) and to the southwest is the General Post Office (the Hotel Monaco), both of which are National Historic Landmark buildings. The Reynolds Building (originally the Patent Office Building) is considered one of the most significant buildings in Washington with its porticoes modeled after the Parthenon in Athens. It sits prominently within the 8<sup>th</sup> Street axis anchored by the Carnegie Library to the north and the National Archives and the National Gallery Sculpture Garden to the south.

To achieve the project goals of improving operational efficiency, enhancing the guest experience, and reinforcing the arena's civic identity, the applicant proposes a comprehensive, multi-phase modernization of both the building's exterior and interior. Specifically, the improvements focus on expanding entry points, including improving accessible access on 6th Street; upgrading player and fan facilities; and reimagining the arena's façade. In addition, significant interior improvements will be made to circulation and wayfinding, seating and suites, and fan programming, including food and beverage options. On the exterior, new cladding is proposed on the arena's base envelope and increased glazing will improve visual connectivity with the surrounding context. Consistent with the arena's intent to have a modern aesthetic that reflects its function as a sports and entertainment facility, a new sculptural rain screen system with integrated lighting will be installed over portions of the arena's base envelope to re-anchor the building within the context of a rejuvenated neighborhood. Staff recommends the **Commission support 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.**

### Building Design

The main building improvements requested by the Commission at the preliminary review relate to the conceptual extension of the veil on 6<sup>th</sup> Street. The applicant previously evaluated whether the veil could extend along the entire length of the façade, but determined this is not possible because of significant structural requirements and limitations due the Metrorail tunnel which passes below this portion of the building. In particular, the applicant is limited by the structural foundation of the existing arena, and the challenges of strengthening the subgrade foundation in order to

accommodate the additional lateral and wind load of the veil. The presence of the tunnel makes the necessary structural reinforcements complex.

Instead, the applicant proposes a façade element to transition the veil along the façade that mimics the movement and dynamism of the veil. The purpose is to better unify this side of the arena with the F and 7th Street facades. At the preliminary approval, the Commission supported the concept, but recommended the applicant continue to evaluate the new design element to better achieve the goal of visually extending the veil. Since the Commission's preliminary review, the applicant has refined the conceptual extension of veil along 6th Street with the introduction of horizontal and diagonal metal bars that relate to the structural skeleton of the veil. This design refinement conceptually carries the movement and energy of the veil along the remaining length of the 6<sup>th</sup> Street façade. In addition, the applicant stated in the submission that as pedestrians move along the new 6th Street corridor, the proposed refinements will be both noticeable and impactful, enhancing the experience for event attendees and everyday users alike.

The transformation of 6<sup>th</sup> Street from current conditions, starts with a new three-story curtain wall featuring ultra-clear glazing that reveals the interior of the arena and street level retail. The existing aging precast façade will be replaced with limestone brick, introducing a refined pedestrian experience and connecting passersby to a material rooted in the city's cultural identity. Additional enhancements include a new digital board, more ultra-clear glazing at an interior stair, and a dynamic overhead lighting element with the conceptual extension of the veil, that draws pedestrians toward the updated accessible entry. This new fully glazed entry featuring ultra-clear curtain walls, limestone wall panels, and an immersive digital mesh screen that marks a significant upgrade from the current exposed ramp and block walls. These changes have worked to emphasize the veil as an element wrapping and integrating with the building, rather than hanging passively from the envelope. As such, staff recommends the **Commission supports the addition of vertical and diagonal metal bars to conceptually extend the veil's structural skeleton on the 6<sup>th</sup> Street façade, noting that it successfully carries the movement and energy of the veil along the remaining length of the building façade.**

One minor change the applicant made since preliminary review is changing the Composite Wood material introduced on Gallery Place Way to a wood-colored Metal Panel. This change does not change the overall design or character and is minimally visible given its use on Gallery Place Way.

The applicant has maintained minor improvements to the existing Metro entrance at the corner of 7<sup>th</sup> and F Streets. The two openings have been widening and the façade at the corner has been pushed out into the sidewalk as architectural wayfinding. The plans also note that the covered area of the Metro entrance will be brightened and refreshed. Staff supports appropriate modifications to improve access and wayfinding, but recommends the **Commission request the applicant continue coordination with the Washington Metropolitan Area Transit Authority regarding the modifications to the Metrorail Station entrance/exit.**

The applicant made minor changes to the site plan to address the Commissions prior comments including adding additional street trees but has not made any changes to the ground floor activation given the current retail climate and significant vacant retail space the larger Chinatown

neighborhood. Additional opportunities to improve the public realm are possible within the streetscape in the future, and staff recommends the **Commission encourage 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.**

### *Lighting*

In response to the Commission's previous comments, the applicant had made several modifications to the size and location of the project's digital signage program, and to better integrate the signage into the arena's base facades. Specifically, the applicant removed the digital LED band that was located along the length of the canopy along 7th and F Streets. In addition, the digital display boards at the corner of 7th and F Streets have been lowered and reduced in size by approximately two feet in height and twelve feet in width. The digital display board at the intersection of 7th and G Streets was also reduced in size by approximately two feet in height and twelve feet in width. The information board adjacent to the Metrorail entrance on F Street has been reduced in size by approximately four feet in height. The information board is only intended to display information for pedestrians, so the planned brightness of the information board has been significantly reduced to only what is needed for pedestrians to read the information. The applicant has also integrated the digital display boards into the proposed façade so that they are flush with the building and not protruding from the façade. As a result, the boards will appear more integrated with the building facades. More recently, the applicant submitted visualizations that demonstrate the intended illumination levels and aesthetic for the redesigned building, which staff finds appropriate.

As part of the Section 106 process, the applicant has also committed to certain limitations on the illumination of the arena façade and digital display boards, which are included in the Section 106 Memorandum of Agreement (MOA). Specifically, upon issuance of an updated certificate of occupancy for the Arena, Monumental Sports (DCALP) shall impose limitations on the illumination of the Arena façade, as follows:

1. No portion of the exterior digital displays or veil may be illuminated prior to 6:00 am or after midnight or 30 minutes after an event at the Arena is completed ("Shutoff"), whichever is later;
2. From 90 minutes after sundown until Shutoff, neither the exterior digital displays nor the veil shall exceed a luminous intensity level of 500 nits;
3. From 6:00 am until 90 minutes after sundown, the exterior digital displays and veil shall provide the highest contrast ratio at the lowest feasible nit level to achieve the equivalent of the nighttime brightness;
4. All of the Arena's façades, except the exterior digital displays and veil, may be illuminated at all times, subject to any and all applicable codes and regulations related to exterior building lighting; between midnight and 6:00 am, lighting of the Arena's

façades shall be maintained at a level that is capable of meeting all applicable public safety requirements; and

5. Upon completion of the Project and from time to time during the term of this Agreement, DCALP shall schedule meetings with staff from NCPC, the DCSHPO, and SI to discuss and receive input on lighting levels of the Arena which DCALP shall make good faith efforts to address reasonable requests.

In summary, staff recommends the **Commission 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 and finds that since the preliminary review in July 2025, the applicant has made the following changes to the building design in response to Commission comments:**

- **Updated the metal elements on 6<sup>th</sup> Street to better mimic the internal framing of the veil as it continues on the façade and fades away at the north corner of the building.**
- **Submitted additional lighting information so that the Commission can fully understand the overall lighting intention.**
- **Updated the materials on Gallery Place Way which is similar to the previous material and minimally visible from 7<sup>th</sup> Street.**
- **Completed Section 106 consultation and the Memorandum of Agreement.**

## CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

### Comprehensive Plan for the National Capital

The comments provided as part of the analysis are intended to support consistency with policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital*. The Federal Elements address current and future needs of federal employees, visitors, and residents through policies that, among other things, guide urban design features that contribute to the image and function of the nation's capital, protect historic and cultural resources, and support access into, out of, and around the nation's capital that is as efficient as possible for federal and non-federal workers. The various policies of the Federal Elements are organized according to eight distinct elements. Of these elements, the policies within the Urban Design, Historic Preservation, and Visitor and Commemoration Elements are most relevant to the project. As discussed below, the project is generally not inconsistent with the policies of these elements when read as a whole.

### Urban Design Element

The Urban Design Element “promotes quality design and development in the National Capital Region that reinforces its unique role as the nation’s capital and creates a welcoming and livable environment for people.” A key goal of the Urban Design Element is to preserve and enhance the defining characteristics of the capital city that were established by the L’Enfant Plan, McMillan Plan, and the 1910 Height Act. “These qualities are important in areas such as the monumental core, where federal properties and national cultural institutions predominate, and along primary

streets within the L'Enfant City that establish the city's basic spatial organization." The area around the arena is one such area.

As discussed in the Urban Design Element, the federal and District governments have a long and successful history of "planning together," and share a vision to further Washington, DC as a great capital city that continues to evolve by building upon its extraordinary planning legacy with a renewed focus on elevating the way people experience the city. As joint stewards of the city, the federal and District governments recognize the importance of balancing federal and local interests. The policies of the Urban Design Element not only help guide development on federal property. They also guide NCPD's reviews of projects on non-federal property, such as District buildings in the central area like the Arena.

The project is not inconsistent with several policies of the Urban Design Element. The proposed exterior design will strengthen the civic/cultural node that is anchored by the arena and includes the Smithsonian Reynolds Center (Portrait Gallery), the Shakespeare Theater (both the Harmon Center and Klein Theater), and the Chinatown neighborhood. The project's lighting strategy will both mark the arena as a major civic building while respecting the Reynolds Center across 7th Street. The digital signage proposed in the new arena design is consistent with what is already installed on the arena today, with adjustments made to signage locations and to consolidate certain signage. Despite these adjustments, the digital signage is not anticipated to detract from the setting of the National Mall, capital gateway views of the monumental core, or skyline views to important symbols and civic buildings. The newly renovated arena will enhance the user experience, both inside and outside the arena, and lead the renewed vitality of the civic and local uses in the surrounding area. The proposed ETFE façade of the arena will elevate the architectural expression of the arena, and better reflect its function as a major sports, entertainment, and civic venue. While the new façade will be visible along surrounding L'Enfant streets, the depth of its projection is consistent with existing projections on the arena building and maintains important viewsheds. The design of the ETFE façade has been refined in response to comments received during the agency and Section 106 consultation processes, particularly the portion of the façade at the corner of 7th and F Street. The refinements to this portion of the façade were made in order to minimize the impact on the view of the Reynolds Center (Portrait Gallery) along F Street. As a result of the refinements made to the façade design, the south portico of the Reynolds Center (Portrait Gallery) will continue to be the predominate element within this viewshed. Finally, the portion of the proposed ETFE façade that wraps the corner of the arena at 6th Street will not detract from the view along 6th Street looking toward the National Gallery of Art because the façade does not project into the historic L'Enfant right-of-way.

### Historic Preservation Element

The Historic Preservation Element seeks to "preserve, protect, and rehabilitate historic properties in the National Capital Region and promote design and development that is respectful of the guiding principles established by the Plan of the City of Washington and the symbolic character of the capital's setting." As related to the project, examples of key challenges that are addressed through the policies of the Historic Preservation Element include: (i) protecting and strengthening historic urban design features of the Plan of the City of Washington, and (ii) ensuring that new

construction is responsive to the character of well-established built environments and reflects a commensurate level of design excellence. The project successfully balances these two historic preservation challenges. The project respects the design principle established by the L'Enfant Plan related to vistas by respecting the tangential vista of the Reynolds Center (Portrait Gallery) along F Street, and the vista along 6th Street toward the National Mall and National Gallery of Art. While the arena will continue to have exterior digital signage, the amount of digital signage will remain generally consistent with what already exists on the arena building, and its placement and orientation will not be overly obtrusive to the character of the right-of-way or associate viewsheds. The façade projections and signage strike an appropriate balance between the need to adhere to L'Enfant Plan principles and respect nearby historic resources with the urban design and neighborhood vitality interests in creating a dynamic entertainment environment that is fitting for a downtown neighborhood.

### Visitor and Commemoration Element

The Visitor and Commemoration Element seeks to “provide a positive and memorable experience for all visitors to the National Capital Region in a way that showcases the institutions of American culture and democracy, supports planning goals, and enhances activities that are unique to visiting the nation’s capital.” The Visitor and Commemoration Element sets policies for visitor destinations that include federal and cultural institutions; attractions including memorials, monuments, and national landmarks; as well as spaces for national events and public gatherings. In addition to promoting visitor and commemorative attractions on the National Mall, the Visitor and Commemoration Element supports and promotes other cultural and commemorative destinations, including local destinations like Capital One Arena, that can draw visitors off of the National Mall and into other parts of the monumental core and other neighborhoods. Regarding visitor programs and special events, the Visitor and Commemoration Element states that “many of these special programs and events are located in downtown Washington. Special events that take place at central downtown locations...and nearby activity nodes (e g , Washington Convention Center, [Capital One Arena]), are ideally located to allow visitors and residents to enjoy special programs and events. However, special events require adequate support services, such as restrooms, safety services, and accessible public transportation.” The project is consistent with the policies of the Visitor and Commemoration Element that pertain to visitor programs and special events. The project will make several substantial improvements to the arena’s access and circulation, and major upgrades to interior amenities that will allow the arena to provide state-of-the-art support services and meet modern day patron expectations during events and programs that will enrich the visitor experience.

### 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 February 2025. As part of the Section 106 process, NCPC hosted consulting parties meetings in March, April, and May. During consultation, the area of potential effect (APE) was determined and includes a section of the National Register of Historic Places listed Downtown Historic District, the Pennsylvania Avenue National Historic Site, and

Mount Vernon Square, containing the National Register of Historic Places listed Carnegie Library. The proposed APE boundaries are 3<sup>rd</sup> Street, NW to the east, New York Avenue and Massachusetts Avenue, NW, including Mount Vernon Square, to the north, the grounds of the Treasury Building to the west, and E Street, NW and parts of Constitution Avenue to the south.

NCPC coordinated with the applicant team and the consulting parties on the identification of adverse effects and potential mitigations in anticipation of a Memorandum of Agreement (MOA) since February 2025. The primary adverse effect is to the Patent Office, now home to the Donald W. Reynolds National Portrait Gallery and National Museum of American Art (Reynolds building). The Reynolds building is considered to be one of the finest Greek Revival structures in the nation and was designated as a National Historic Landmark (NHL) in 1965 in recognition of the buildings impact on American history. In addition, there are adverse effects to the General Post Office (the Hotel Monaco), also an NHL. National Historic Landmarks are buildings, sites, districts, structures, and objects that have been determined by the Secretary of the Interior to be nationally significant in American history and culture and illustrate important contributions to the nation's historical development. Projects adjacent to NHL's should be deferential in design so as not to draw attention away from the NHL or its setting. The consulting parties in coordination with the participating entities determined a set of mitigations that are commensurate with the identified adverse effects. The mitigations are outlined in the MOA and include a contribution to the Smithsonian Institution from Monumental Sports & Entertainment toward the restoration of the south portico stairs for the Reynolds Center that was removed with the widening of F Street. Additionally, the applicant team will be contributing to a historic fund in support of businesses in the immediate area. The completed and signed MOA was delivered to the Advisory Council on Historic Preservation ahead of the Commission Meeting as is required by Section 106. As such, staff recommends the **Commission commends the applicant for their continued coordination and support of the Memorandum of Agreement, as part of the National Historic Preservation Act Section 106 process.**

### **National Environmental Policy Act**

NCPC is the lead agency responsible for compliance with the National Environmental Policy Act (NEPA). For the proposed final site and building plan, NCPC staff is recommending the use of a categorical exclusion, namely 601.12 (6) Approval of Federal and District government agency proposals for new construction, building expansion, or improvements to existing facilities, when all of the following apply:

- (i) The new structure and proposed use are in compliance with local planning and zoning and any applicable District of Columbia, state, or Federal requirements.
- (ii) The site and the scale of construction are consistent with those of existing adjacent or nearby buildings.
- (iii) The proposed use will not substantially increase the number of motor vehicles in the vicinity of the facility.
- (iv) There is little to no evidence of unresolved resource conflicts or community controversy related to environmental concerns or other environmental issues.

As noted in the staff report, the project includes improvements to an existing facility within downtown Washington, DC. The proposal does not alter the footprint of the building or the use of the facility. No additional parking is proposed, and the building modifications are intended to support enhanced access and functionality for users. A Memorandum of Agreement was prepared subject to the National Historic Preservation Act Section 106 process to address adverse effects to historic properties. No other resource issues were identified through the review process that would be impacted by the project. Prior to applying this categorical exclusion, staff determined that no extraordinary circumstances were present.

## **CONSULTATION**

### **Coordinating Committee**

The Coordinating Committee reviewed the proposal at its August 13, 2025 meeting. The Committee forwarded the proposed final building plans to the Commission with the statement that the proposal was coordinated with some, but not all, participating agencies. DOEE's coordination is ongoing. SHPO's coordination is conditioned upon completion of the Section 106 review process, including the finalization, execution and implementation of the project's Section 106 memorandum of agreement, which has not been completed. CFA noted that DMPED did not submit the project for CFA concept or final approval and asked about the status of the Section 106 process. NCPC said that the MOA is in the process of being finalized and sent for signatures which has to be done before NCPC can approve the project at its September meeting. Once it is signed and executed with the Advisory Council on Historic Preservation, NCPC will send it to all the consulting parties. CFA staff indicated disappointment that DMPED never brought the project back for its review. NCPC staff will share this feedback with DMPED. The design team is coordinating with WMATA on the design of the Metrorail station entrance and WMATA is confident that it will be worked out and is coordinating based upon this and will share any concerns with NCPC. The participating agencies were: NCPC; the District Office of Planning; the District Department of Transportation; the District Department of Energy and Environment; the General Services Administration; the District State Historic Preservation Office; the U.S. Commission of Fine Arts; the National Park Service; and WMATA.

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

The applicant gave an information presentation to the Commission at the February 20, 2025 meeting. In their discussion, the Commission members found that the proposed modifications to the existing arena may not achieve the stated urban design and architectural goals for the project.

Subsequently, the applicant presented the concept plan for the improvements to the Commission at their April 17, 2025 meeting. The Commission did not take an action, and provided a series of comments regarding aspects of the design, including the veil, the street level retail, the overall lighting, the scale, and the Metro entrance treatment. A copy of the comment letter is attached.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Package
- Project Synopsis
- Memorandum of Agreement

Prepared by Jamie Herr  
08/27/2025

**POWERPOINT (ATTACHED)**

# Capital One Arena Improvements

601 F Street, NW, Washington DC

Approval of Final Site and Building Plans

District of Columbia Office of the Deputy Mayor for Planning and Economic Development

# Project Summary

**Commission Meeting Date:** September 4, 2025

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

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

**Session:** Consent Calendar

**NCPC Review Officer:** Jamie Herr

**NCPC File Number:** 8617

## Project Summary:

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED) in partnership with Monumental Sports & Entertainment (MSE) have submitted final site and building plans for the Capital One Arena Improvements project at 601 F Street, NW for Commission review and approval. The renovation of Capital One Arena entails a comprehensive, multi-phase modernization of both the building's exterior and interior. The primary objectives of the exterior portion of the renovation are to improve access, enhance wayfinding and the arrival experience, enliven the arena exterior to make it a must-see building for residents and visitors alike to appreciate and activate the arena as an entertainment venue in the heart of the city. The Commission previously approved the preliminary design at the July 10, meeting, provided comments on the concept plan at the May 1, 2025 meeting and the applicant provided an information presentation to the Commission at the February 6, 2025 Commission Meeting. Since the July meeting the applicant has continued to refine the conceptual extension of the veil on 6<sup>th</sup> Street, continued refinement of the lighting plan to demonstrate the intended illumination levels, coordinated with WMATA, and continued consultation in preparation of the Memorandum of Agreement.

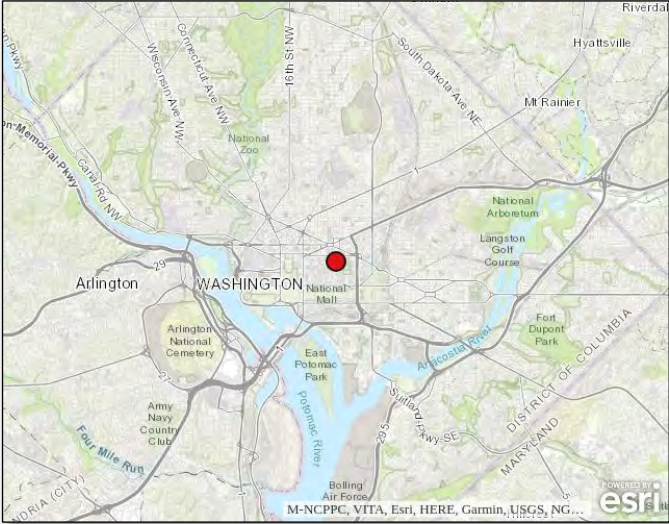
# Project Summary

In 2024, the District assumed ownership of the arena building and entered into a joint development agreement with MSE for a multi-year renovation project that will transform the exterior and parts of the interior of the arena. Generally, improvements will focus on expanding entry points, including introducing an accessible entry on 6th Street; upgrading player and fan facilities; and reimagining the arena's façade. Significant interior upgrades will be made to rigging and A/V capacity, and improvements will be made to circulation and wayfinding, seating and suites, and fan programming (including food and beverage options). On the exterior, new cladding will be installed on the arena's base envelope and increased glazing will be introduced to improve visual connectivity with the surrounding context. Consistent with the arena's original intent to have a modern aesthetic that reflects its function as a sports and entertainment facility, a new sculptural rain screen system with integrated lighting will be installed over portions of the arena's envelope to re-anchor the building within the context of a rejuvenated "Gallery Square" neighborhood.

A major component of the renovation includes the relocation and expansion of the current primary public entrance and the establishment of a second primary entrance. The current main entrance will shift westward along F Street NW, closer to the intersection of 7th Street NW, and will be expressed through a multi-story glass volume. A new multi-story entry pavilion will be created at Gallery Place and push footfall up 7th Street NW. Both entries will streamline ingress and egress, reduce crowd congestion during events, and provide improved visibility from key pedestrian corridors. The scale and transparency are calibrated to reinforce the arena's role as a civic destination and to improve its legibility as a public and entertainment building. To unify the building's varied façades and establish a singular architectural identity, the design introduces an ETFE (ethylene tetrafluoroethylene) veil that will wrap the upper portions of the arena. The veil will create a cohesive exterior expression touching all elevations, replacing the fragmented and visually inconsistent façade treatments that currently exist. The ETFE system will feature strategically placed openings to preserve existing views and access points while signaling primary entrances and areas of activity.

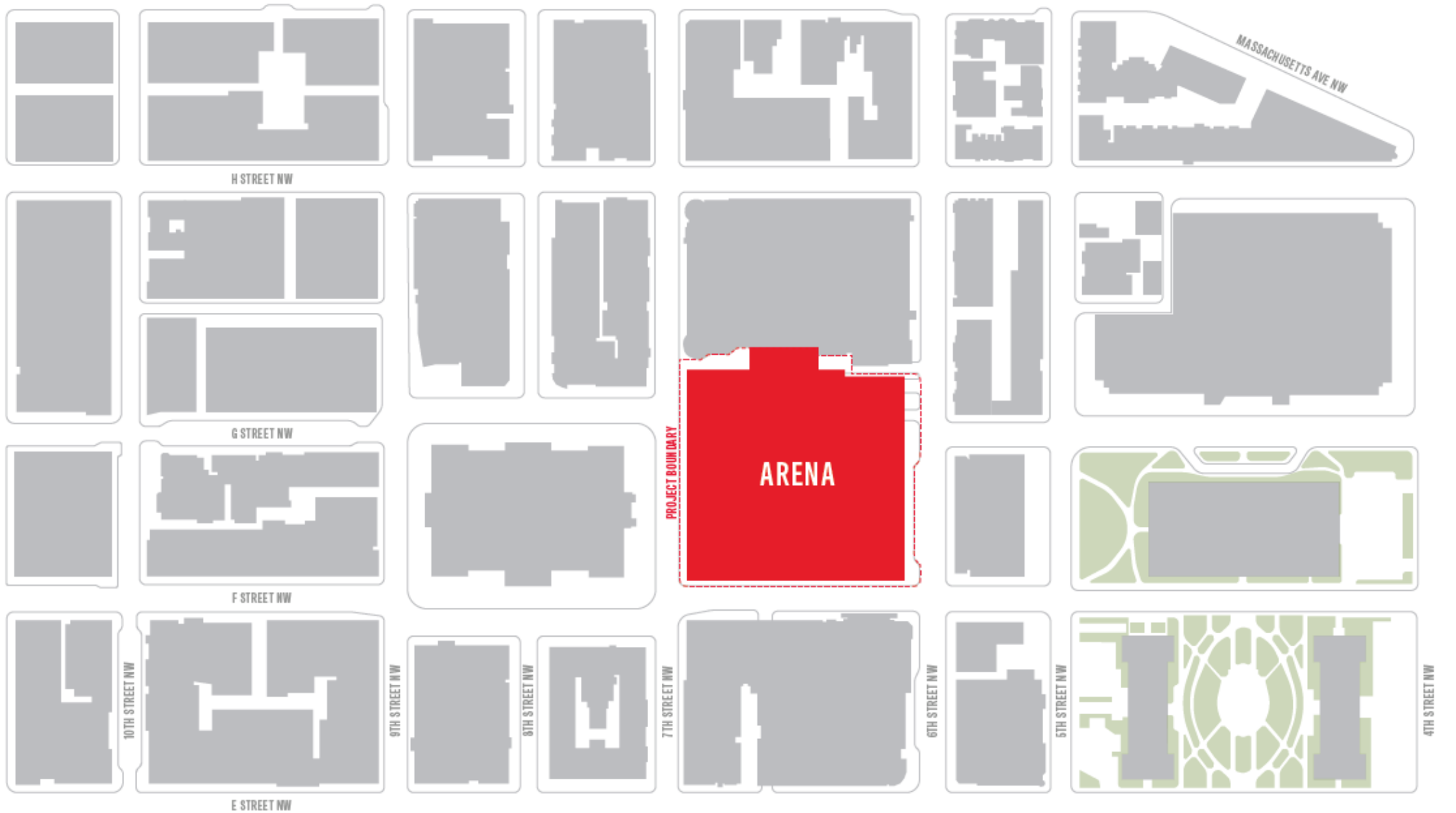
The re-cladding effort seeks to re-establish the visual clarity and presence of Capital One Arena as a standalone arena structure, rather than a composite of appended office-like components. The veil serves both an aesthetic and performative function, providing improved daylight modulation, building envelope consistency, and a recognizable identity for the arena within the city's architectural landscape. Other visible portions of the façade will utilize contextual materials for buildings in the area, such as limestone bricks and textured metal panels. As part of the broader public-private agreement, these exterior improvements support the long-term viability of the Arena as a civic and economic anchor at 7th and F in the downtown core, reinforcing its position as a central component of the city's ongoing revitalization strategy.

# Site Location



Location Map

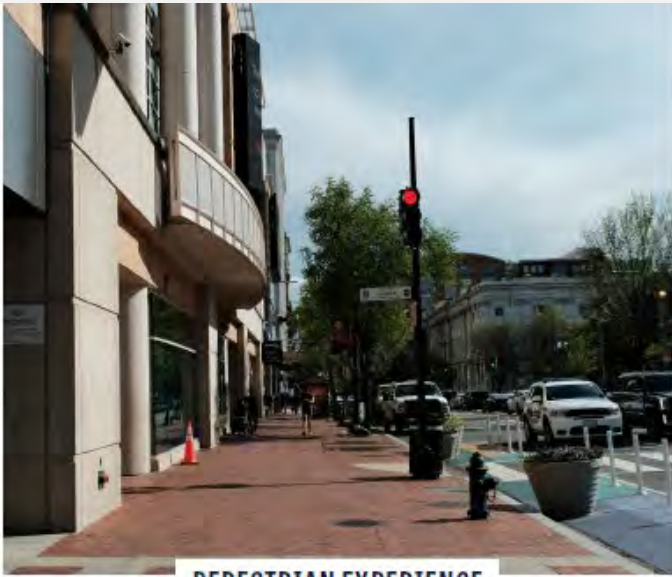
# Site Location



# Existing Conditions



ENTRY EXPERIENCE



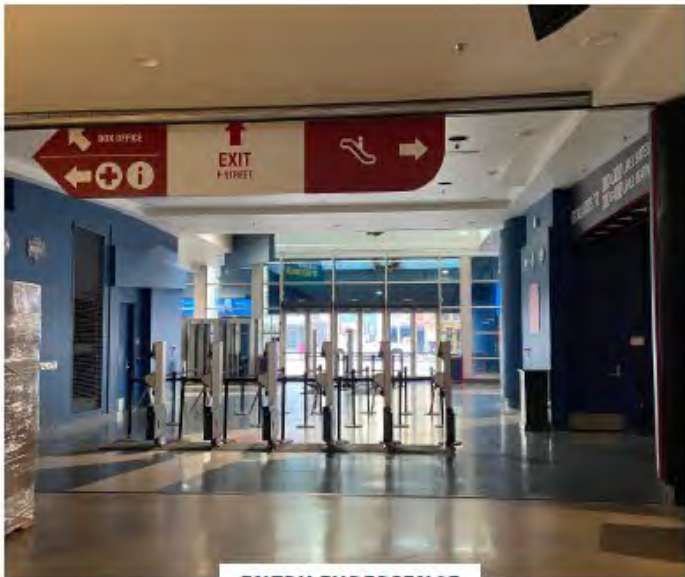
PEDESTRIAN EXPERIENCE



TRANSPARENCY



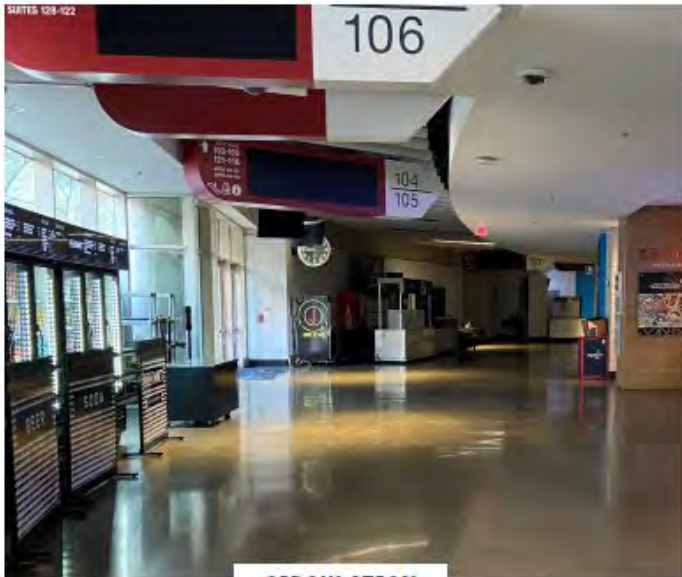
# Existing Conditions



ENTRY EXPERIENCE



ENTRY EXPERIENCE



CIRCULATION





# Street Level Activation

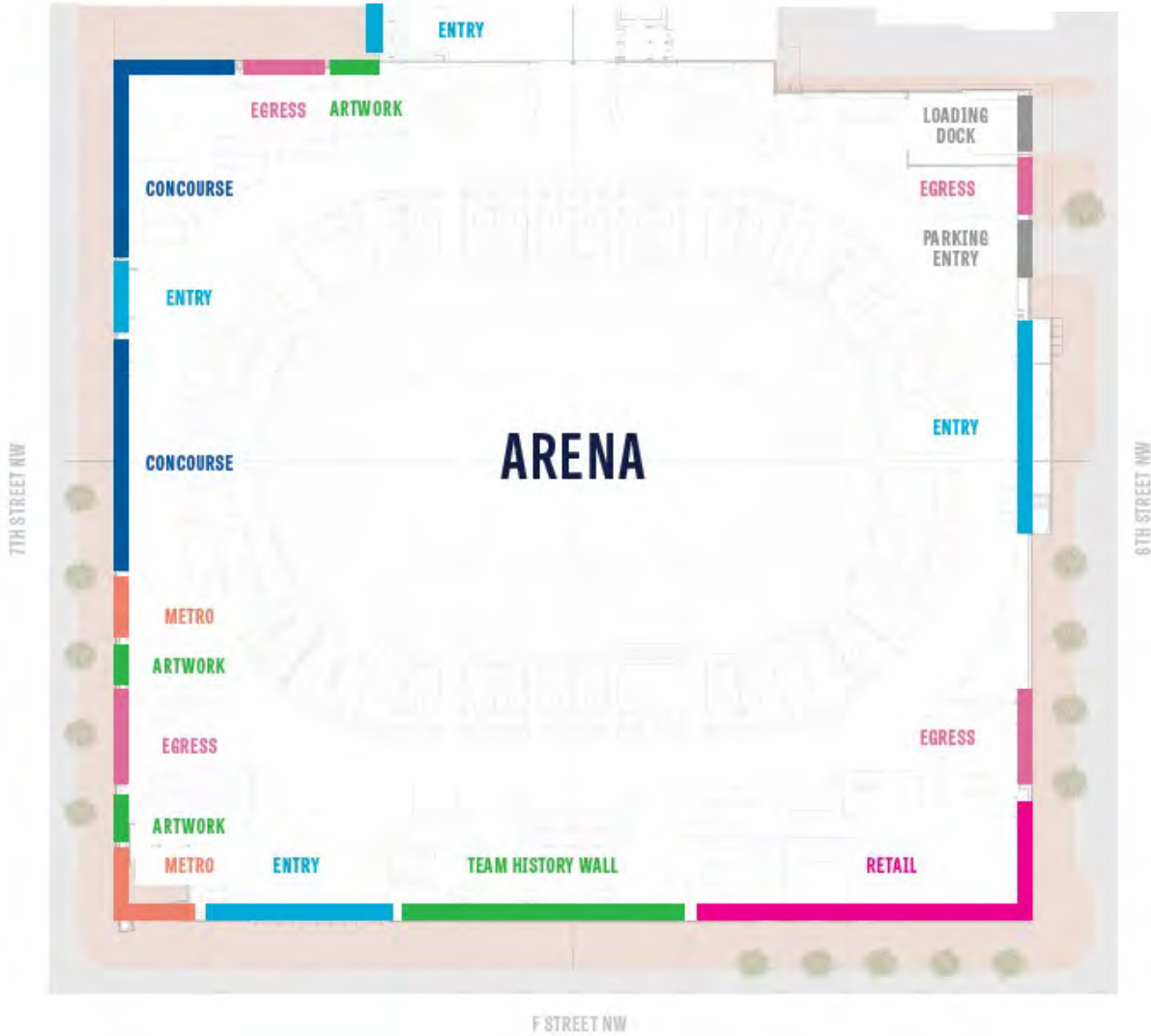
Existing

GALLERY PLACEWAY



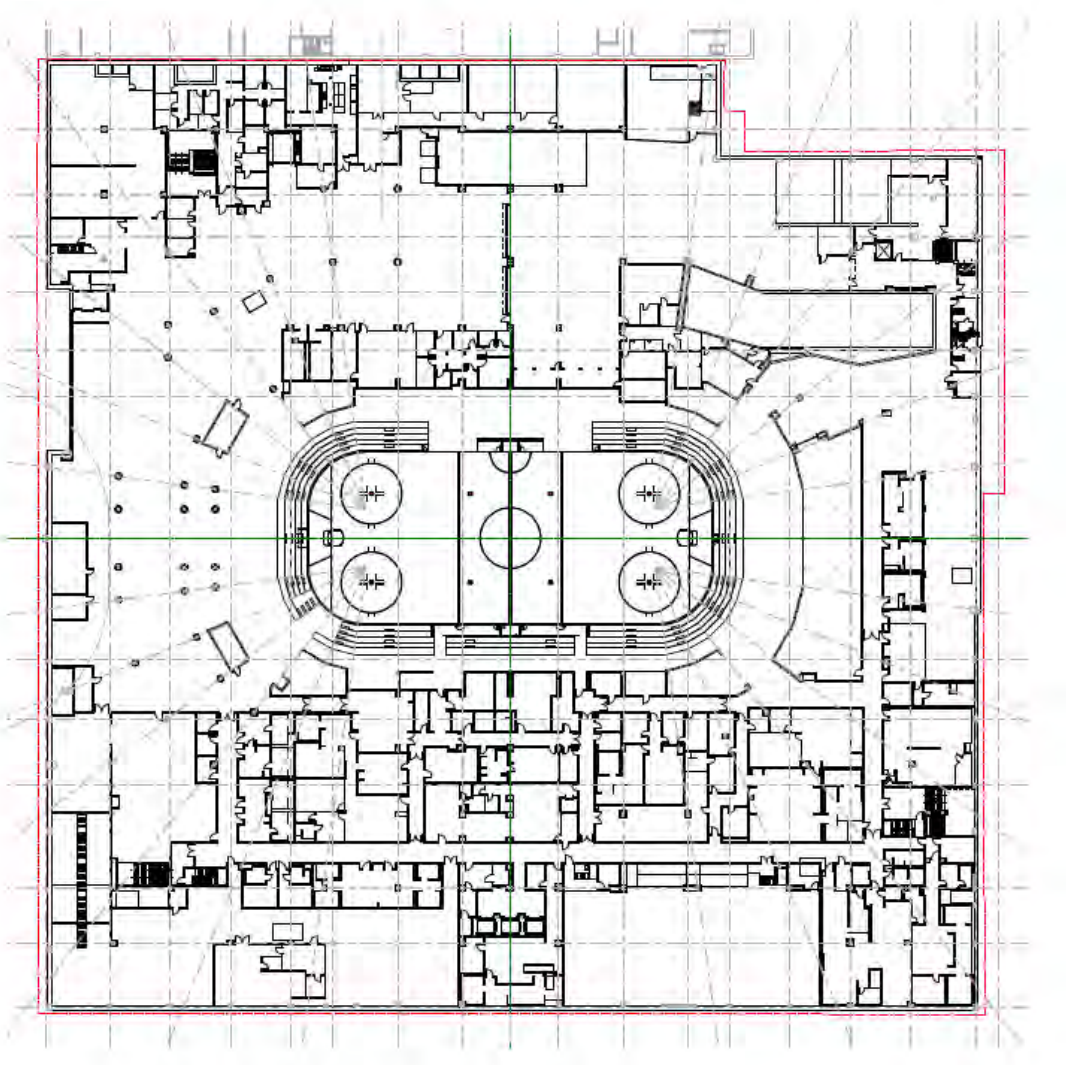
Proposed

GALLERY PLACEWAY

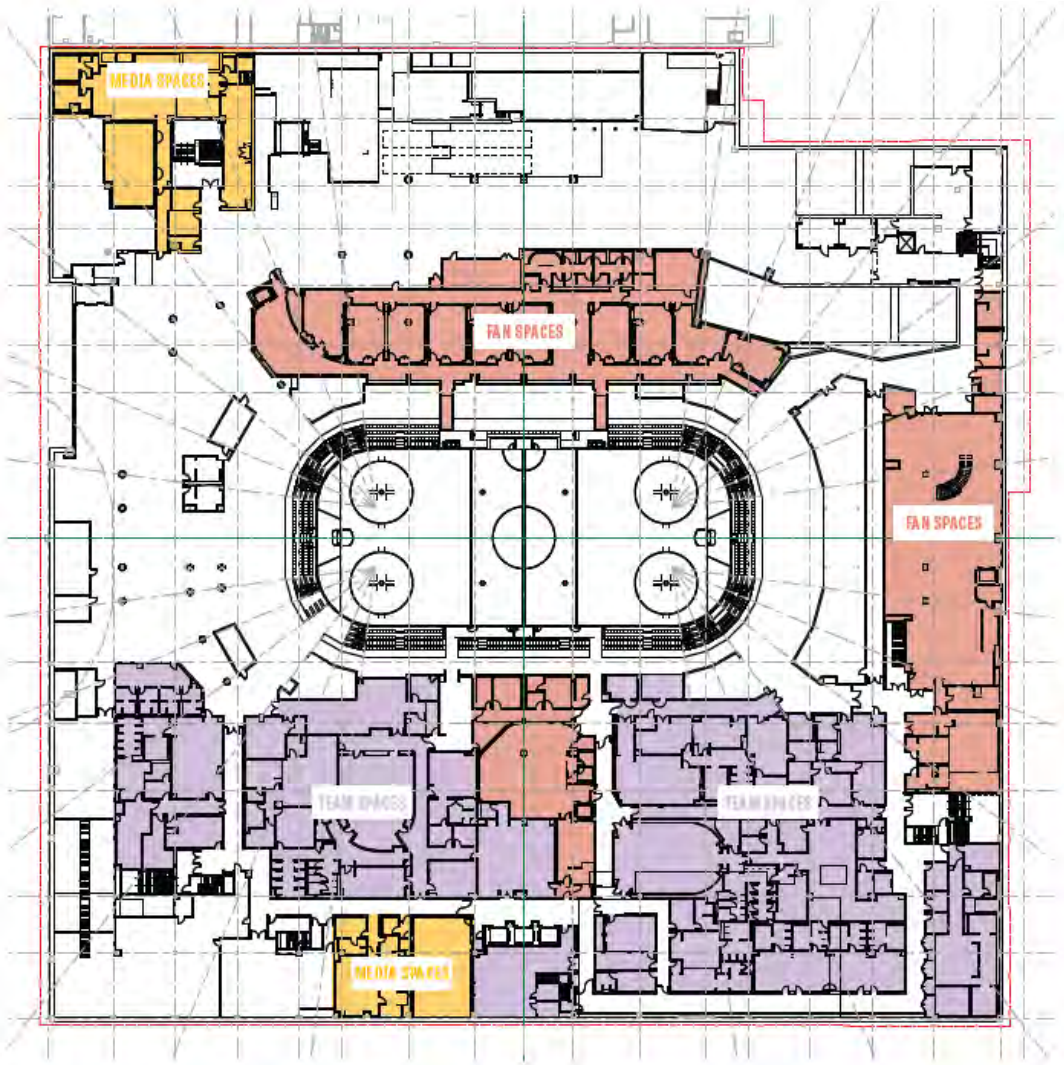


# Interior Plans – Event Level

Existing

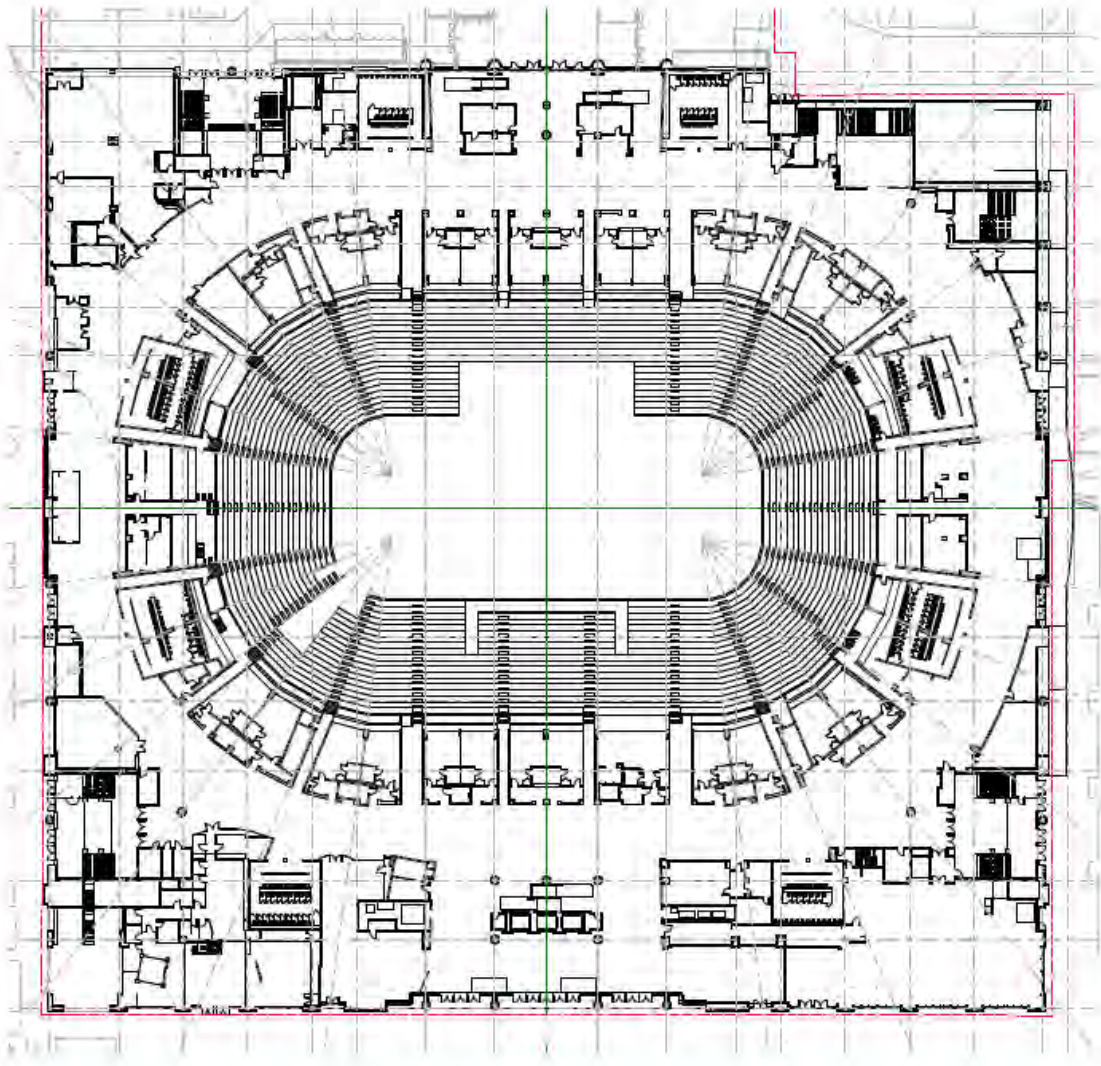


Proposed

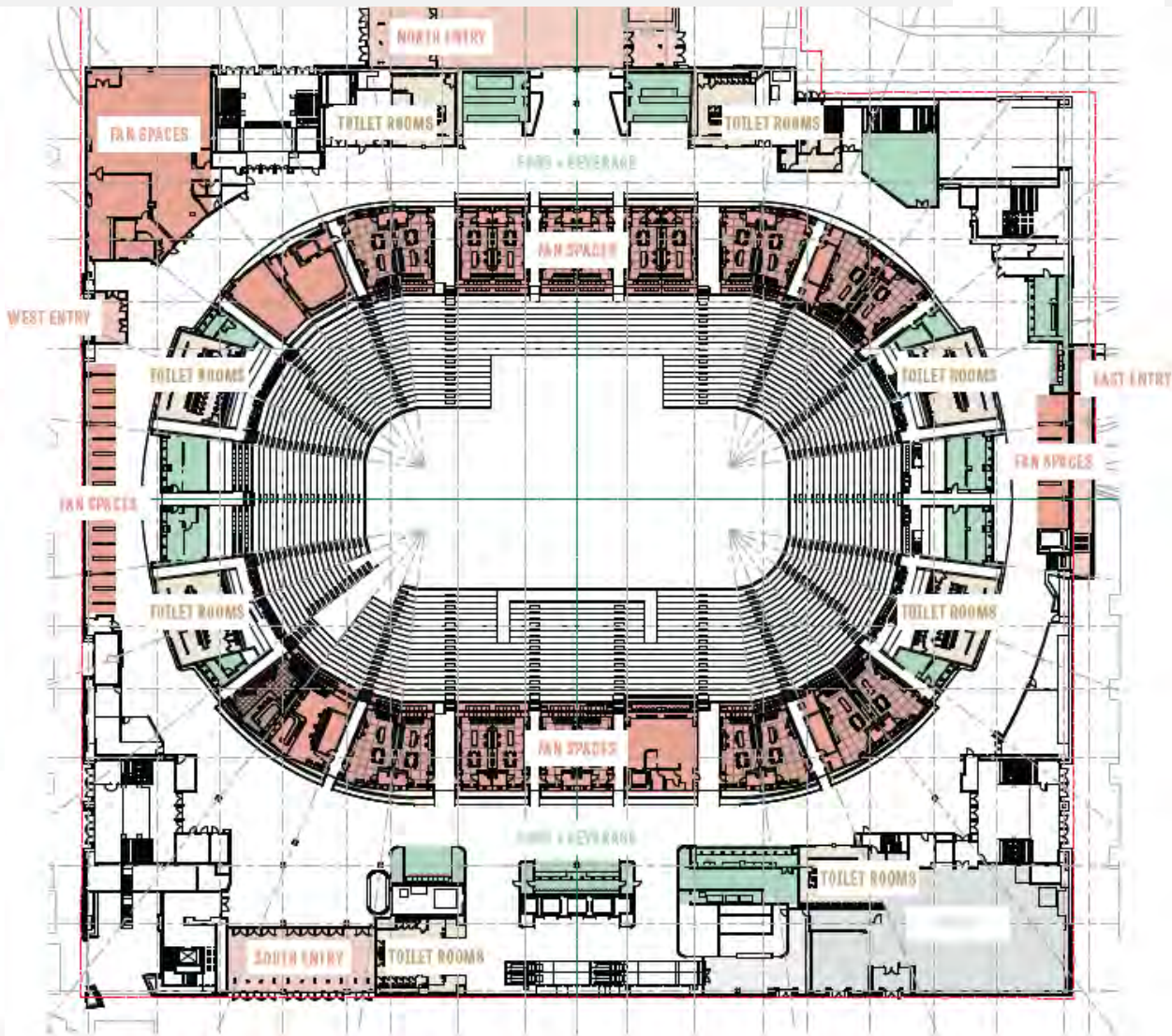


# Interior Plans – Concourse Level

Existing

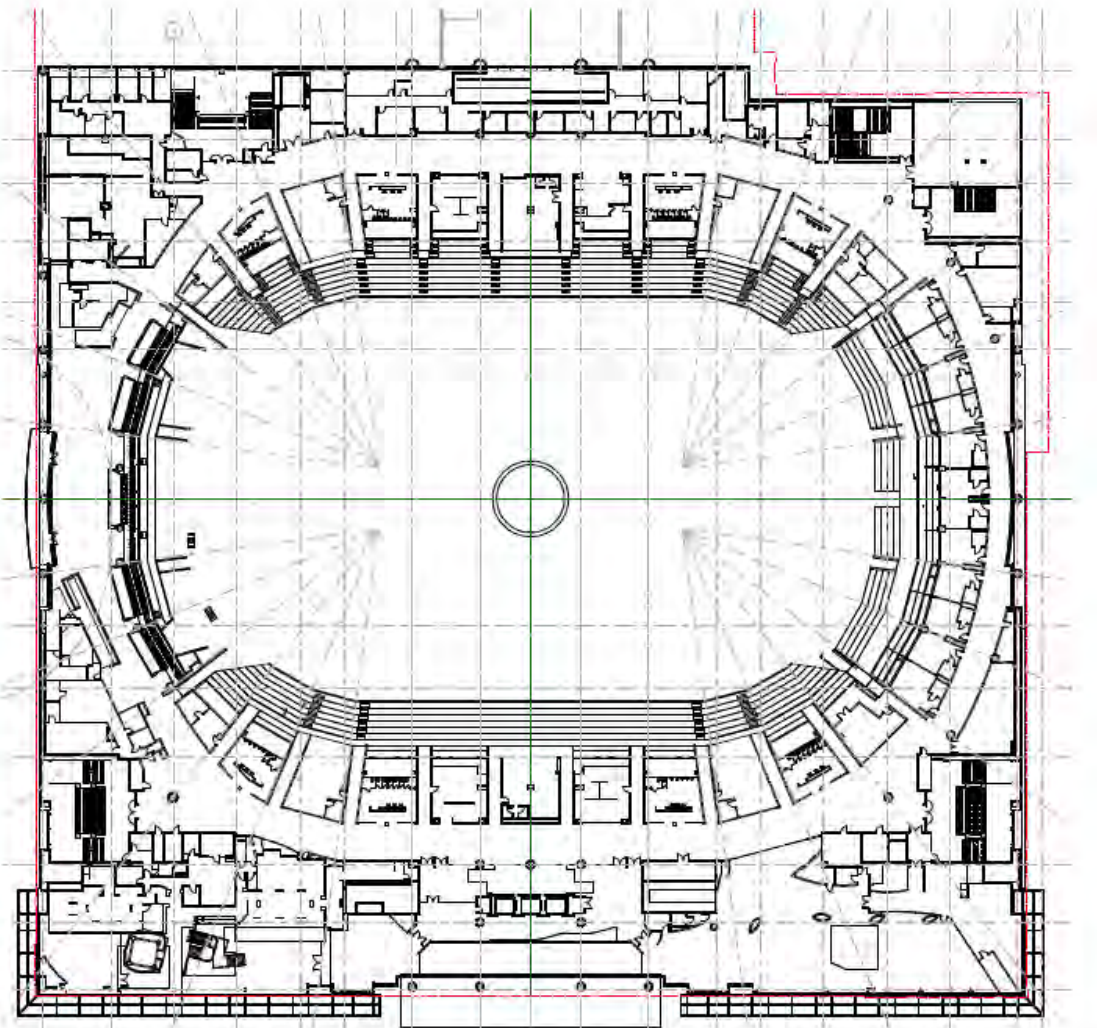


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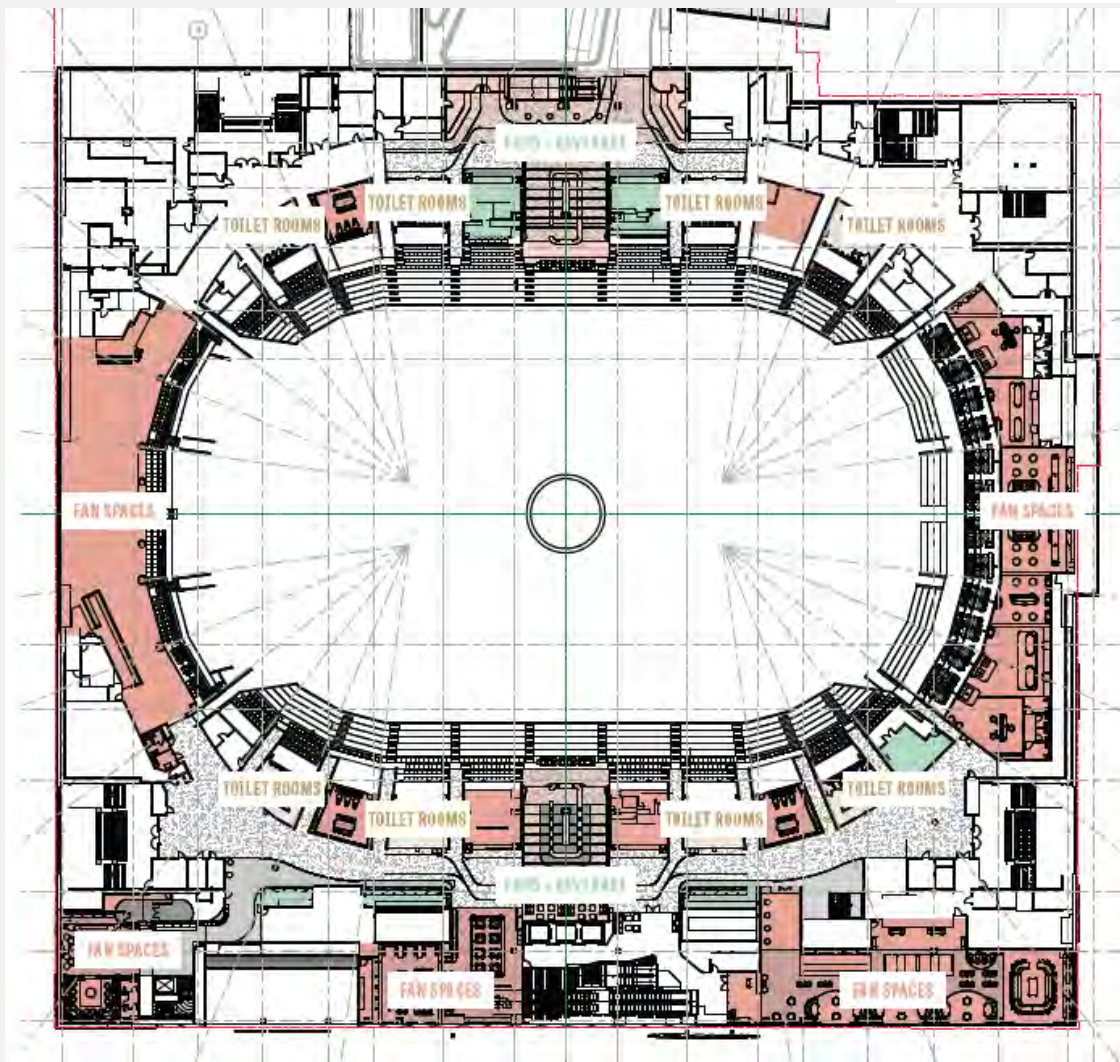


# Interior Plans – Club Concourse Level

Existing

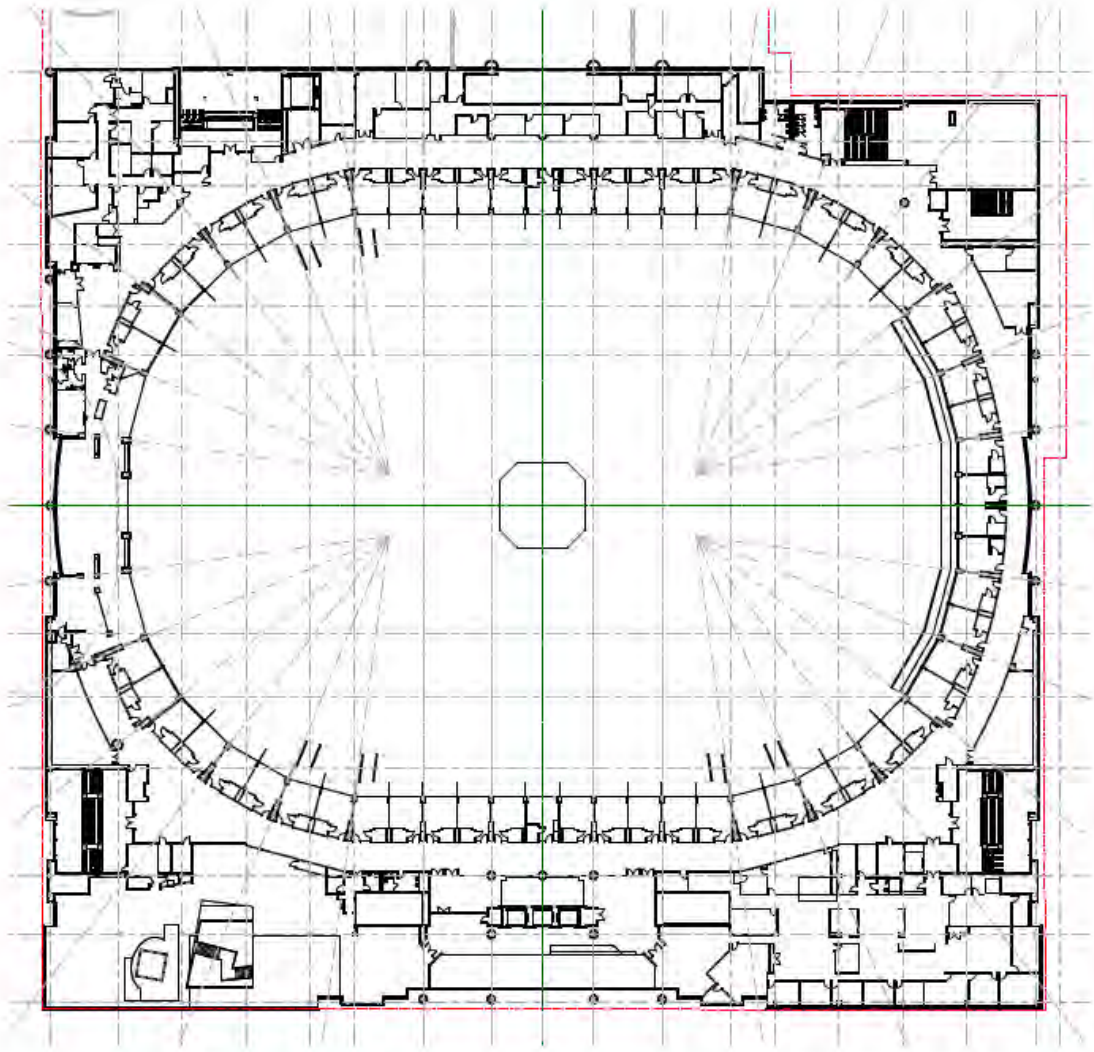


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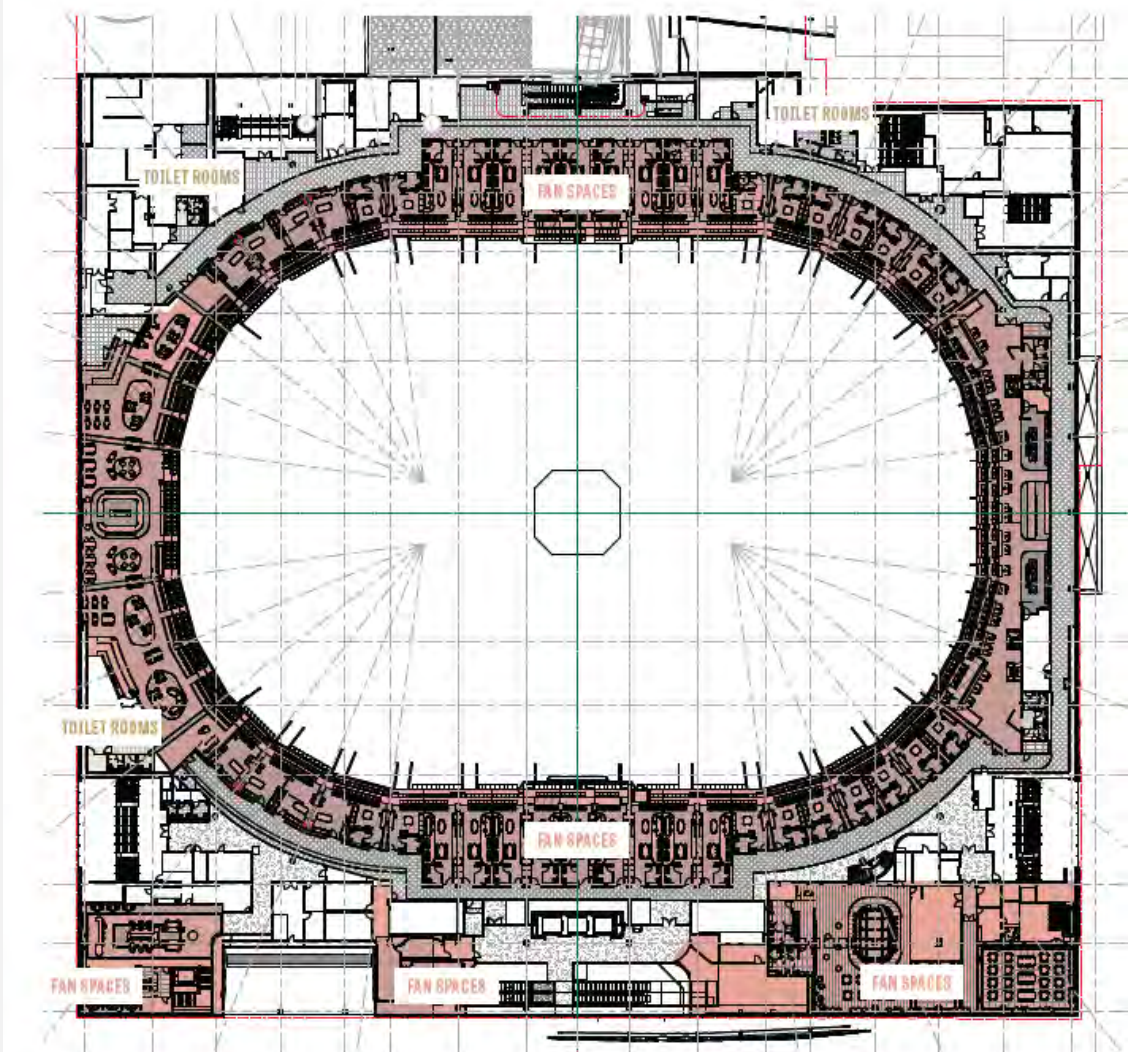


# Interior Plans – Suite Concourse Level

Existing

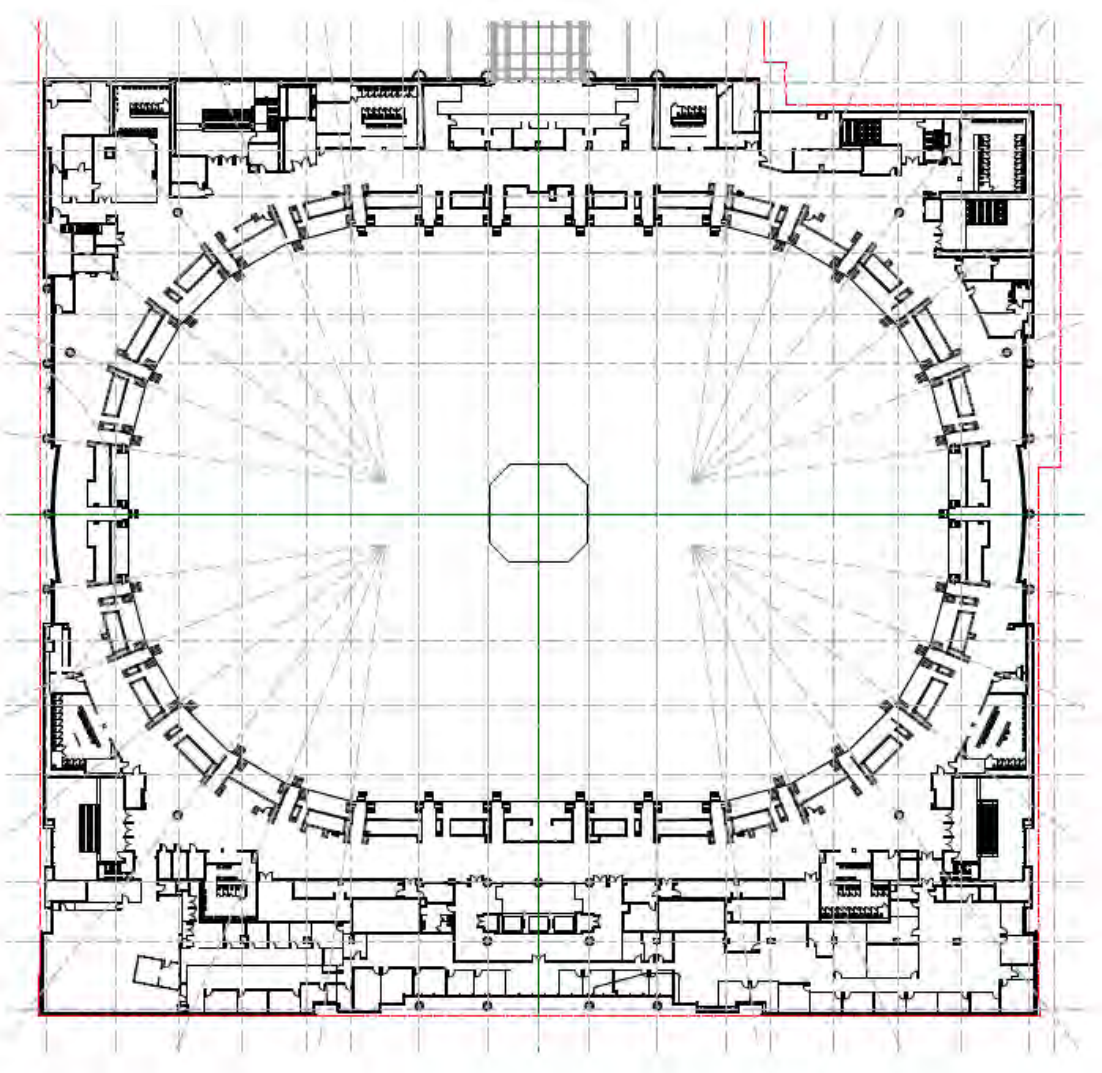


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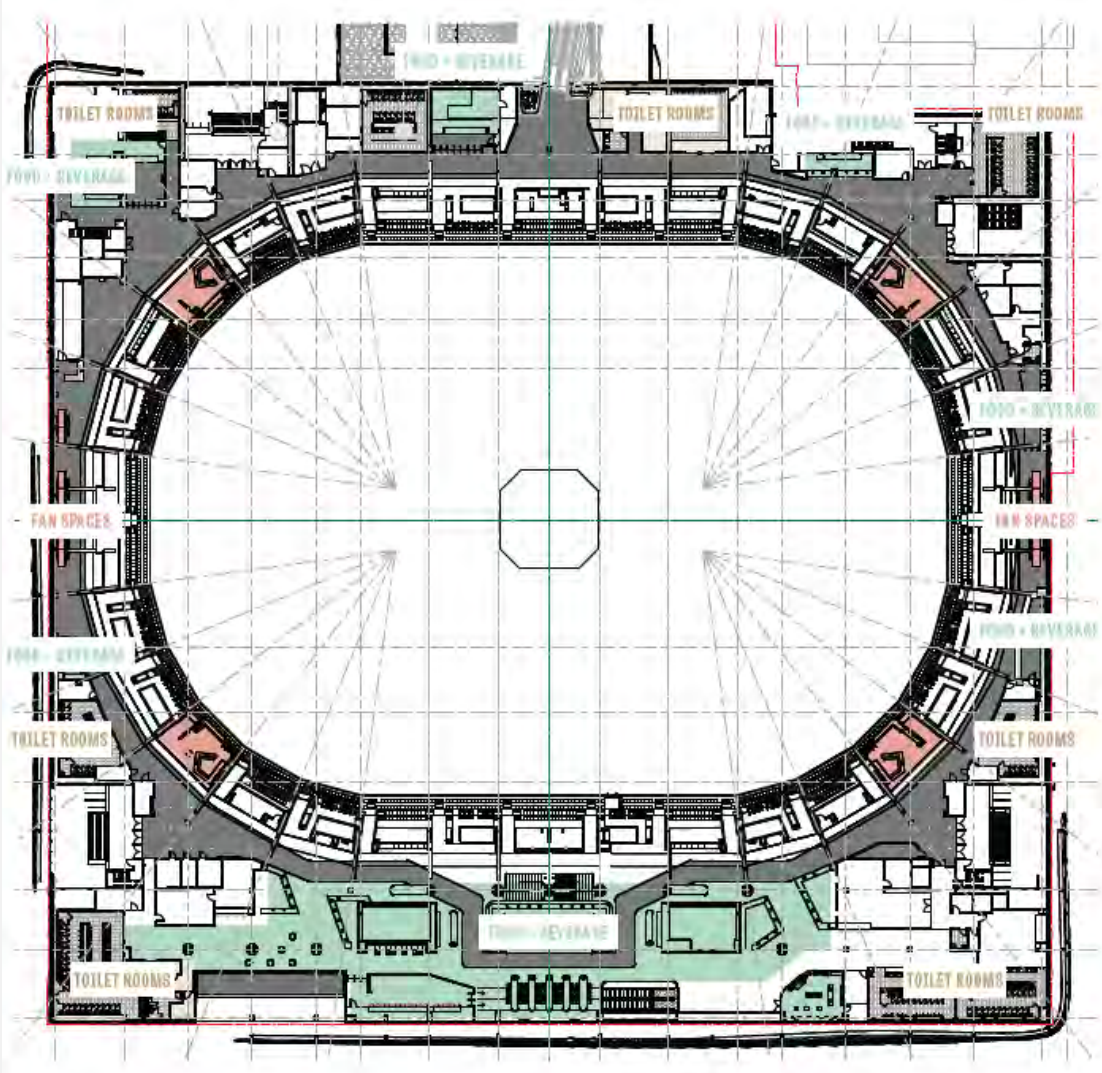


# Interior Plans – Upper Concourse Level

Existing

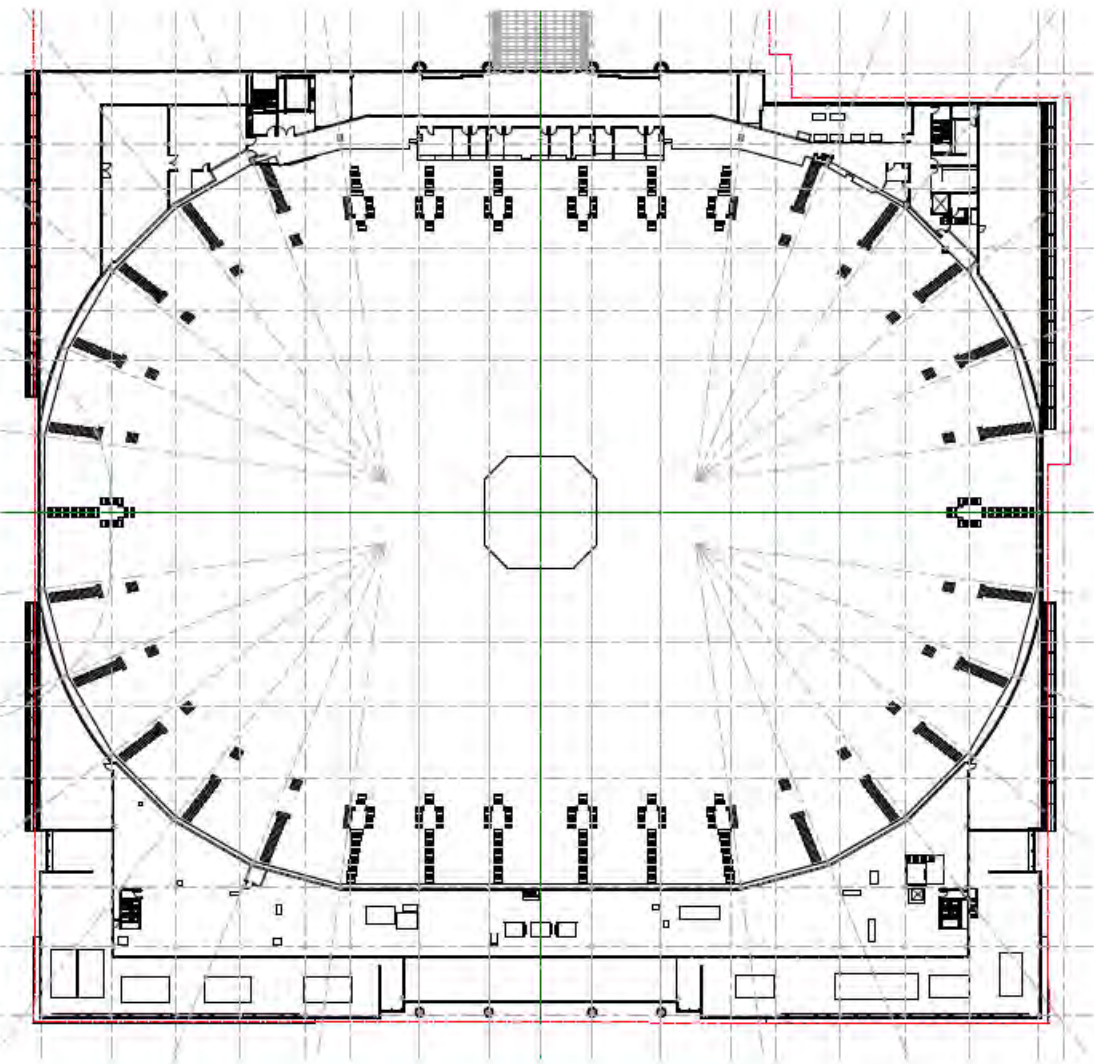


Proposed

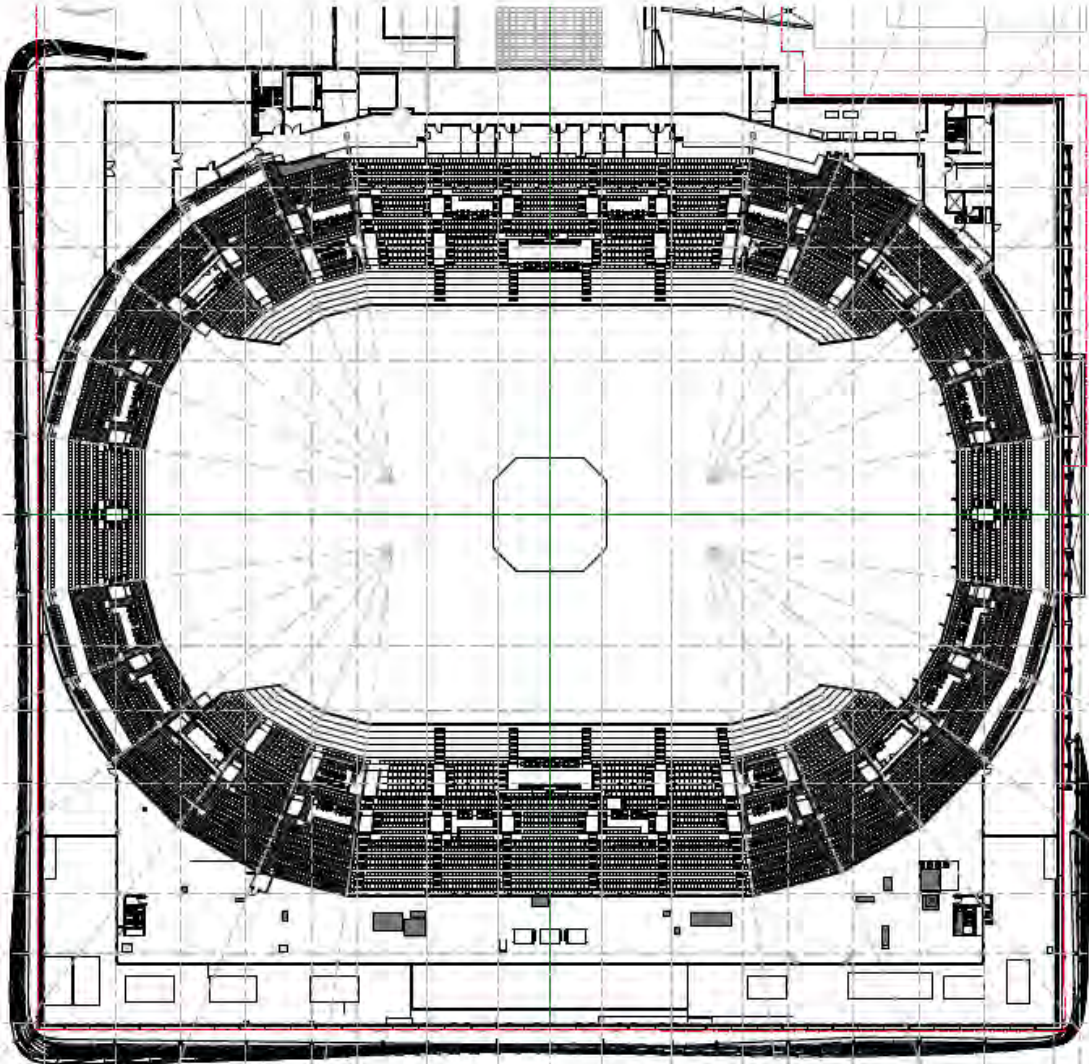


# Interior Plans – Roof Level

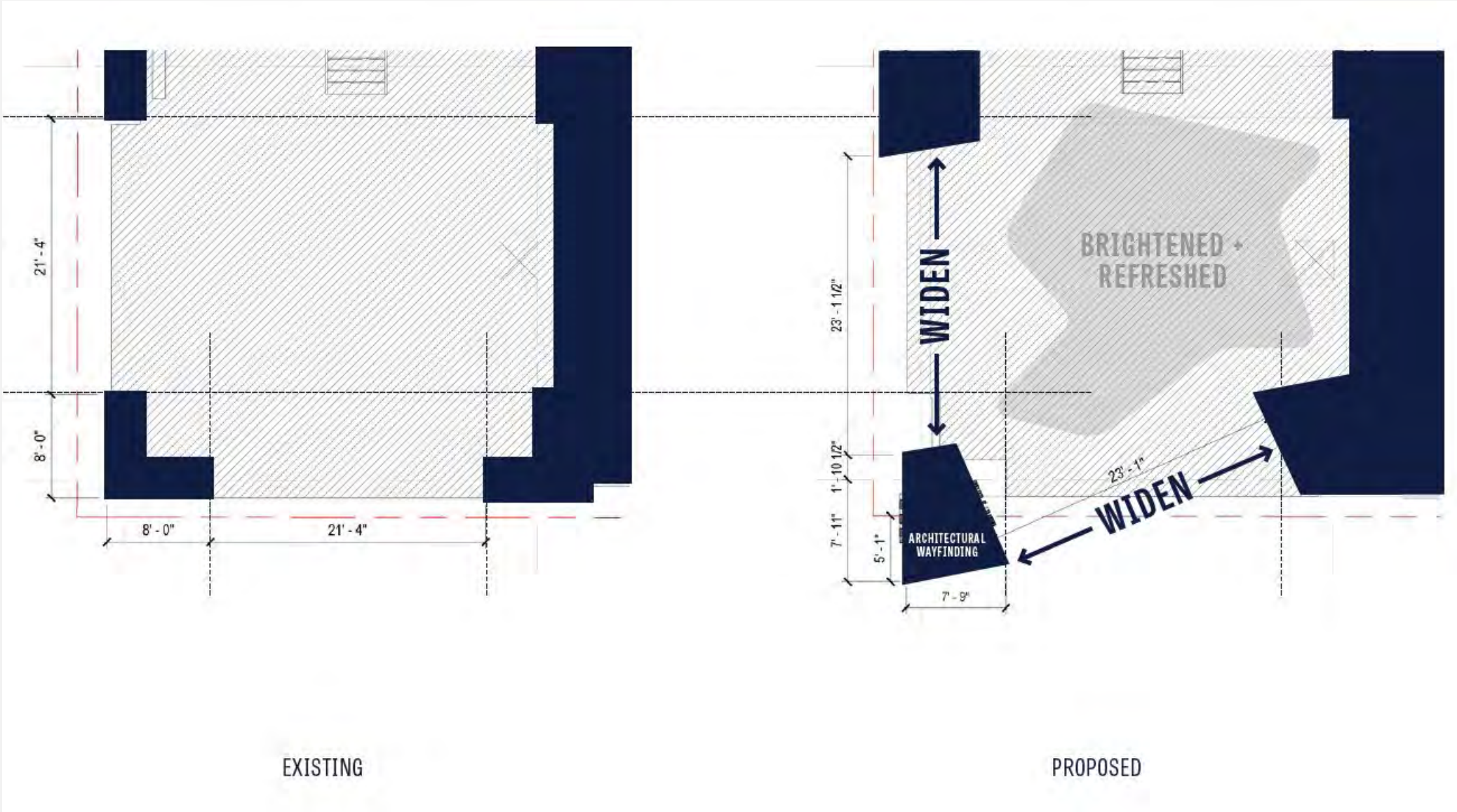
Existing



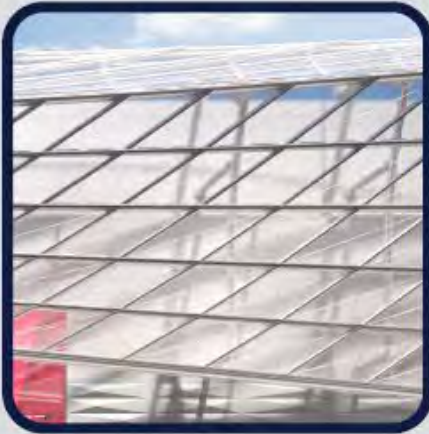
Proposed



# Proposed Metro Entrance Changes



# Proposed Materials



## ETFE

- » Ethylene tetrafluoroethylene rain screen
  - » Integrated LED lighting
  - » Smooth and textured expressions
- » Custom frit with a slightly reflective appearance and approximate 50% transparency



## METAL PANEL A

- » Dimensional metal panel rainscreen system
- » Thermally-broken structural connections will penetrate this system to support ETFE



## GLAZING

- » Aluminum Curtainwall Systems (ACWS) with integrated steel for blast requirements
- » Point supported structural glazing at South Entry



## LIMESTONE

- » Limestone (large panels) with a mixture of honed and textured finishes at the pedestrian level
- » Integrated artwork, information boards, and team history walls at the pedestrian level
- » Limestone (brick) changes scale at east and west facades



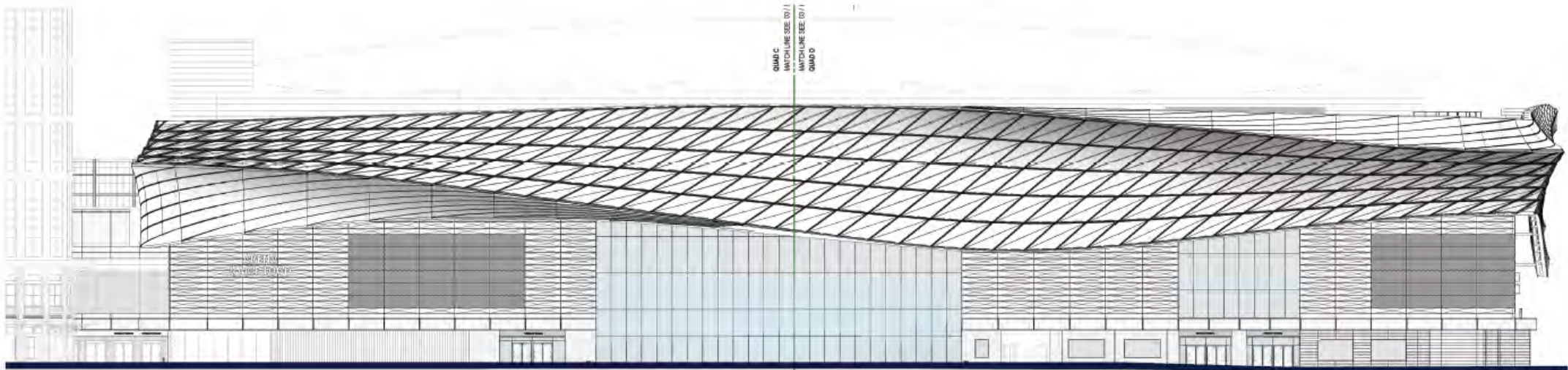
## METAL PANEL B

- » Metal panel rainscreen system
- » Matches interior wood at atrium in tone to continue expression into Gallery Place Way.

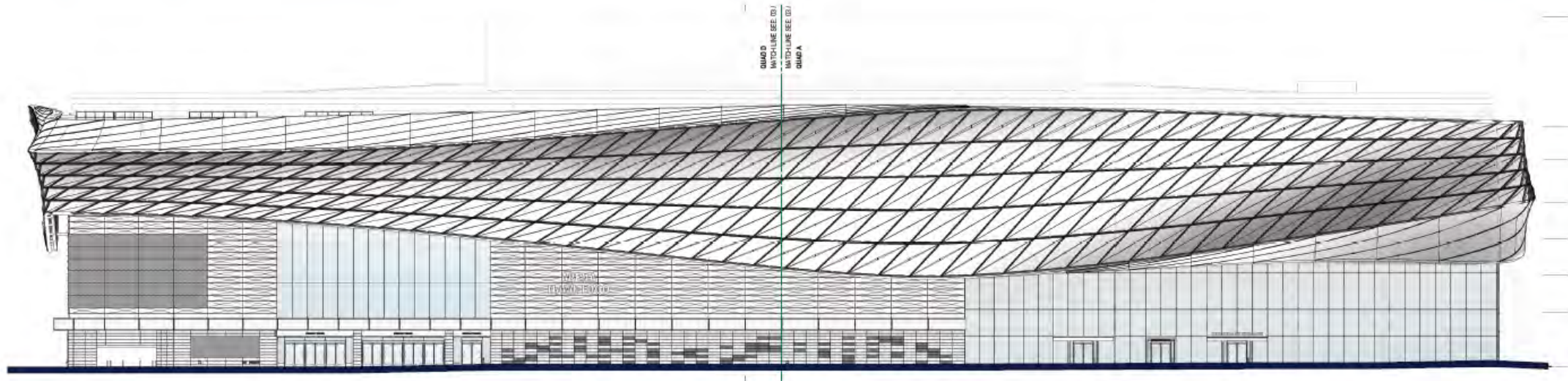
**UPDATED**

# Proposed Elevations

West

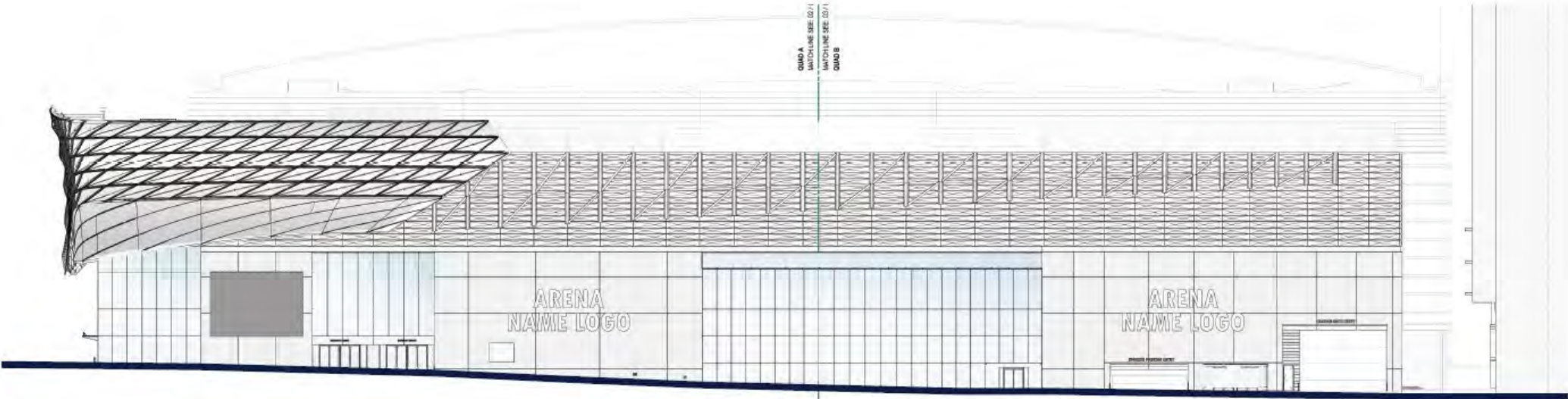


South

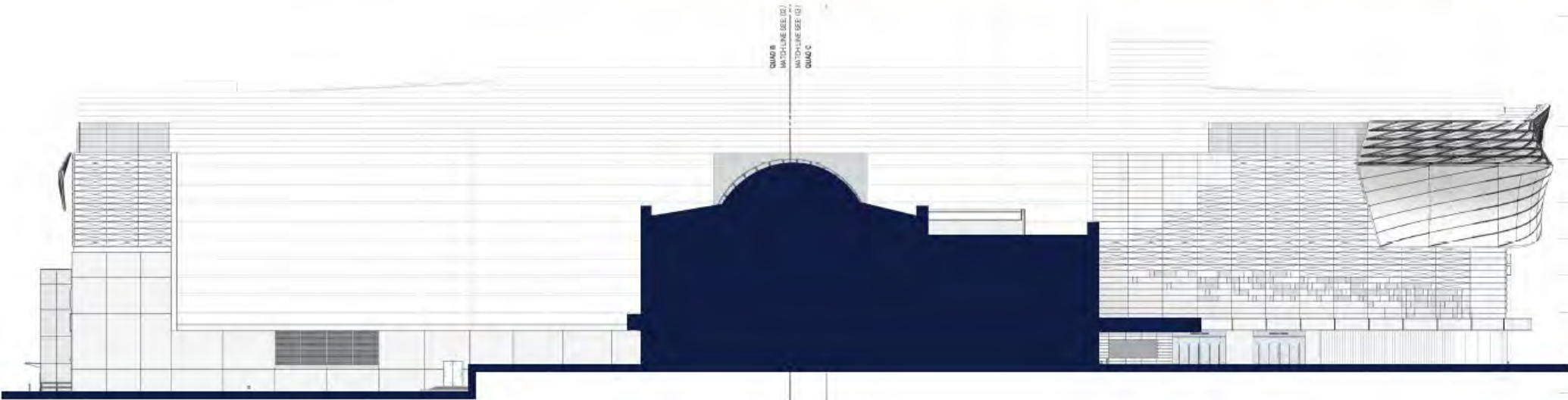


# Proposed Elevations

East



North



# Existing View

F Street looking northeast



# Proposed View

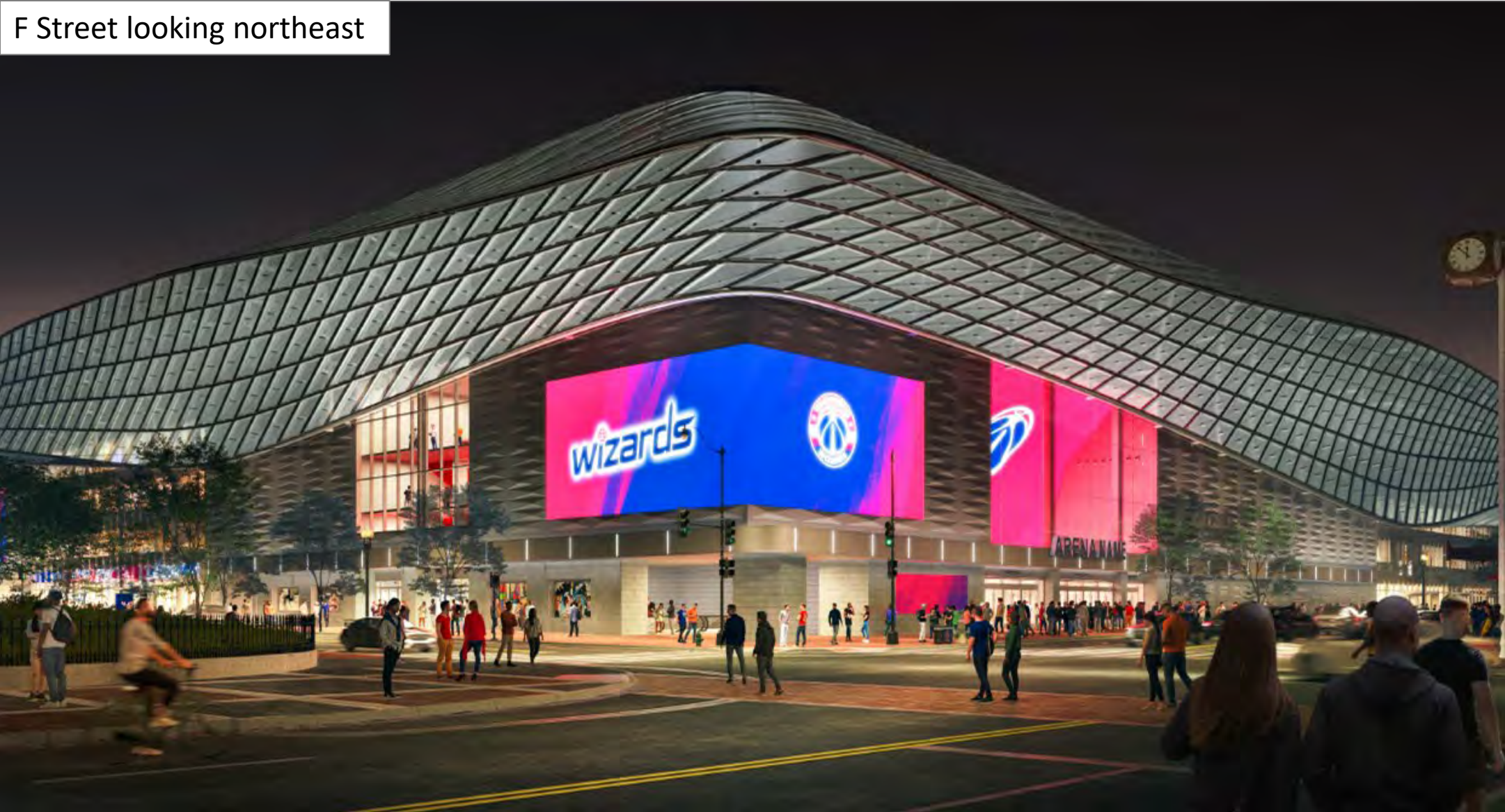
F Street looking northeast



Unchanged since Preliminary Review

# Proposed Rendered View at Night

F Street looking northeast



# Proposed Rendered View at Night

F Street looking northeast



# Existing View

F Street looking east



# Proposed View

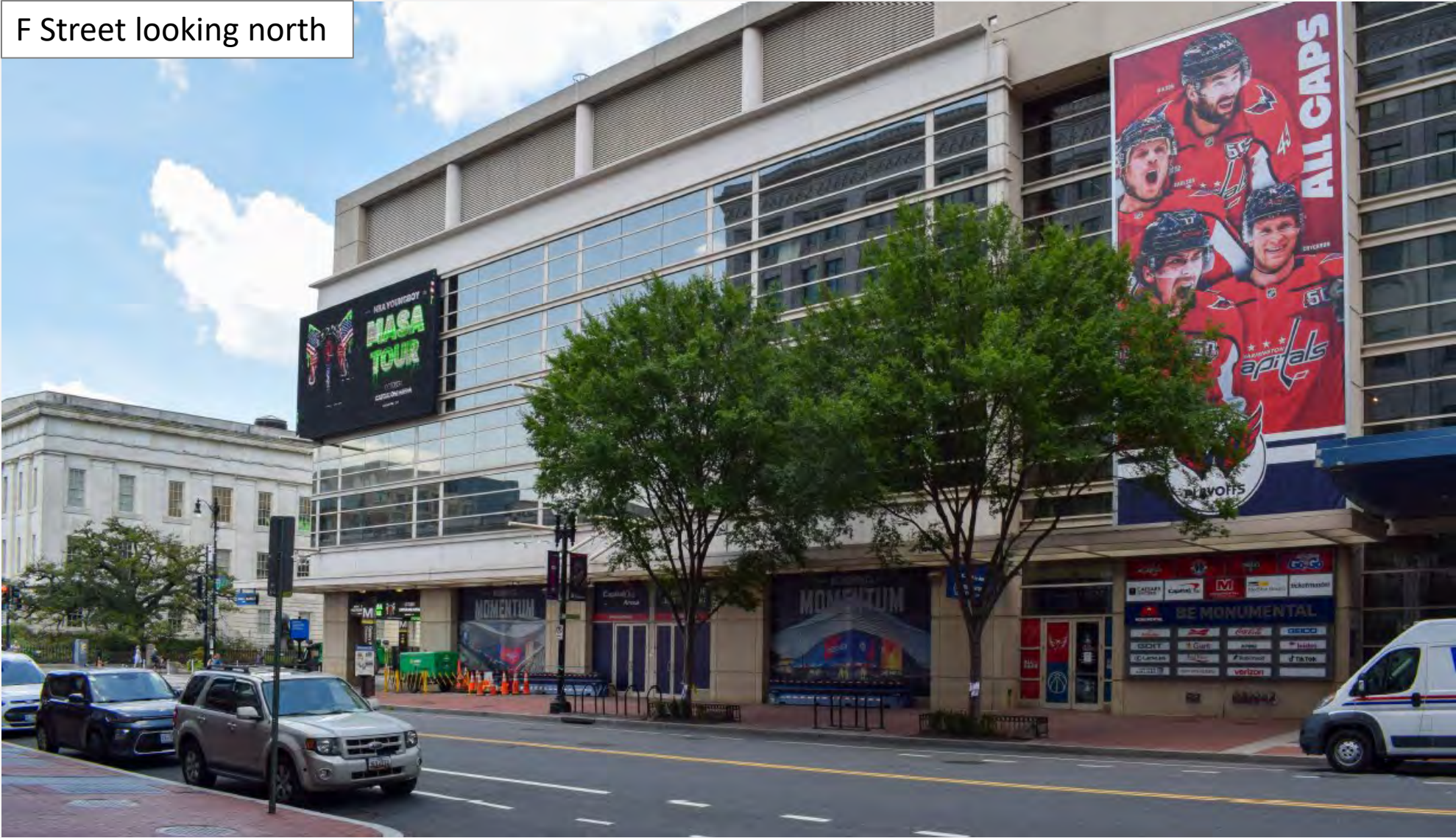
F Street looking east



Unchanged since Preliminary Review

# Existing View

F Street looking north



# Proposed View

F Street looking north



Unchanged since Preliminary Review

# Existing View

F Street looking west



# Proposed View

F Street looking west



Unchanged since Preliminary Review

# Existing View

F Street looking west



# Previous Rendered View

F Street looking west



# Proposed View

F Street looking west



# Existing View

6<sup>th</sup> Street looking south



# Previous Rendered View

6<sup>th</sup> Street looking south



# Proposed View

6<sup>th</sup> Street looking south



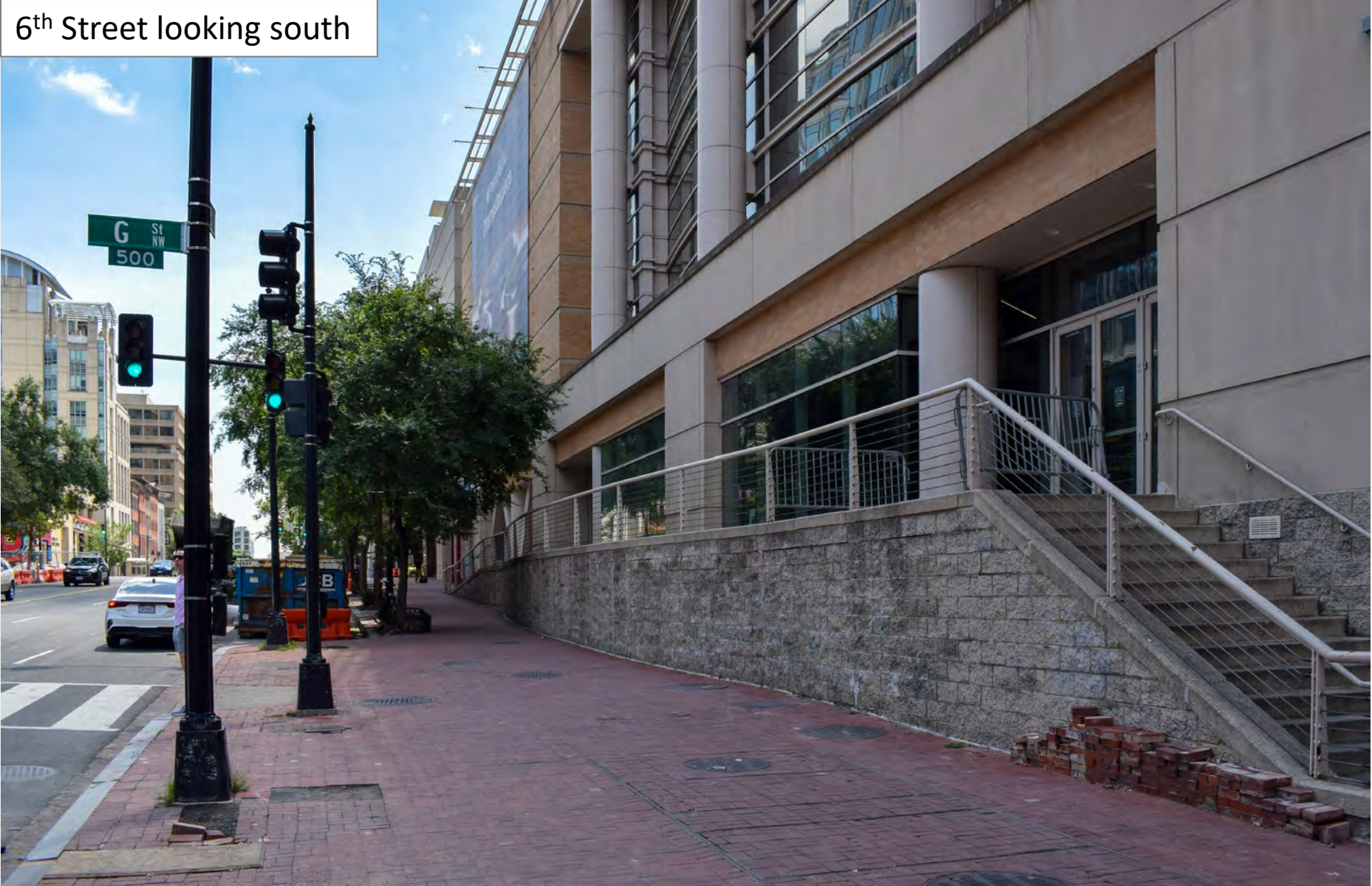
# Proposed View at Night

6<sup>th</sup> Street looking south



# Existing View

6<sup>th</sup> Street looking south



# Previous Rendered View

6<sup>th</sup> Street looking south



# Proposed View

6<sup>th</sup> Street looking south



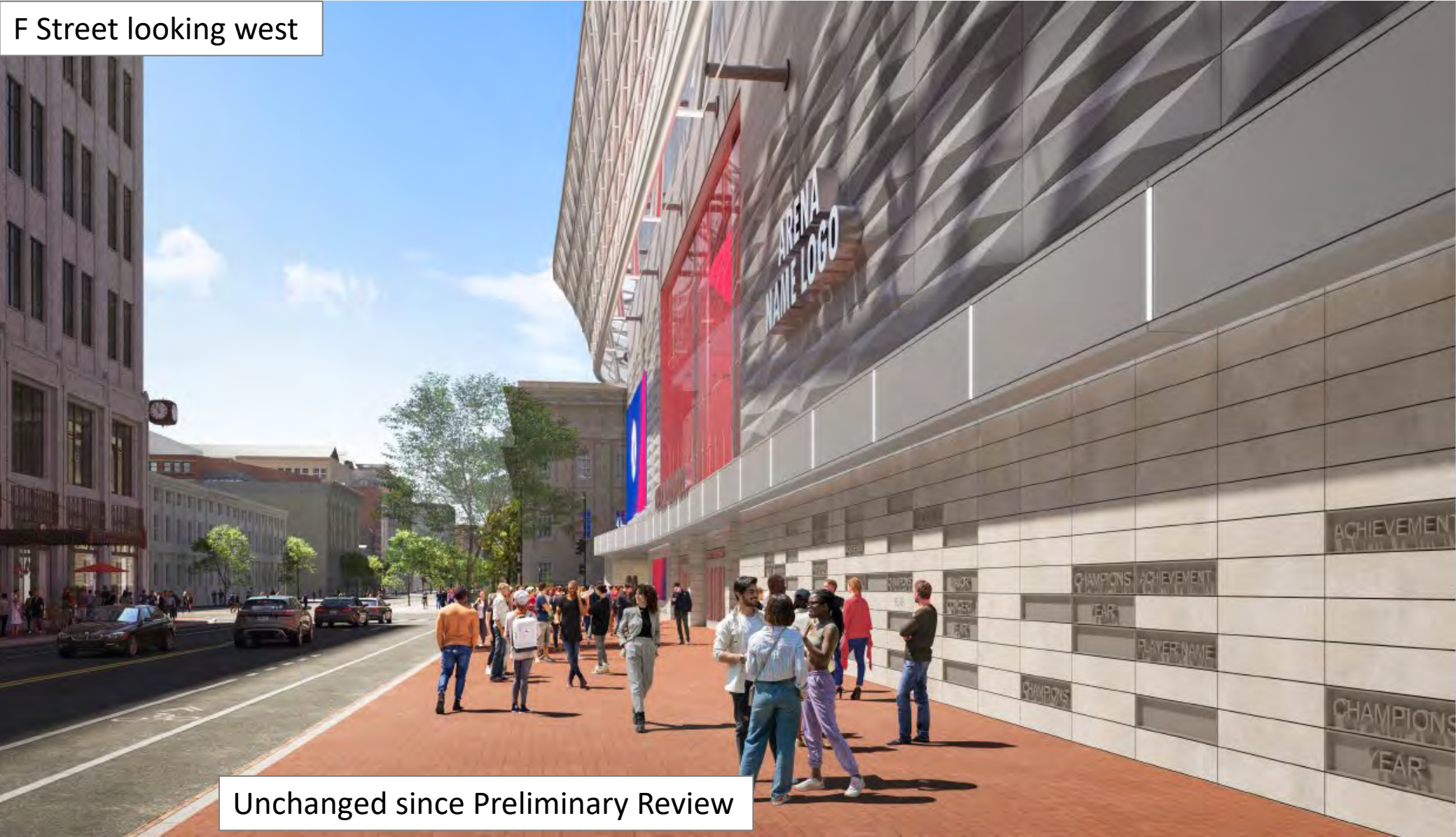
# Existing View

F Street looking west



# Proposed View

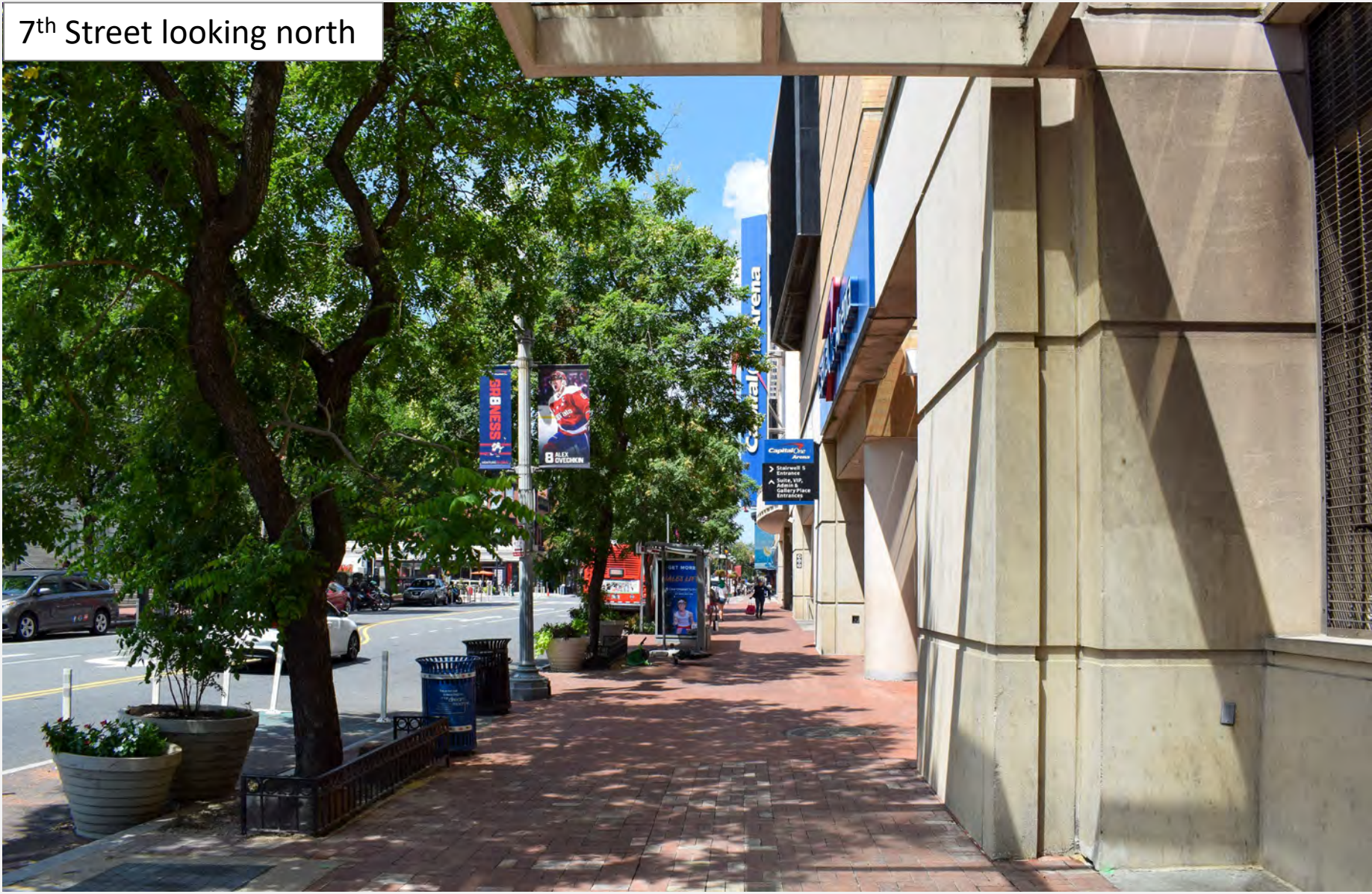
F Street looking west



Unchanged since Preliminary Review

# Existing View

7<sup>th</sup> Street looking north



# Proposed View

7<sup>th</sup> Street looking north



Unchanged since Preliminary Review

# Existing View

7<sup>th</sup> Street at G Street



# Proposed View

7<sup>th</sup> Street at G Street



Unchanged since Preliminary Review

# Existing View

7th Street at G Street



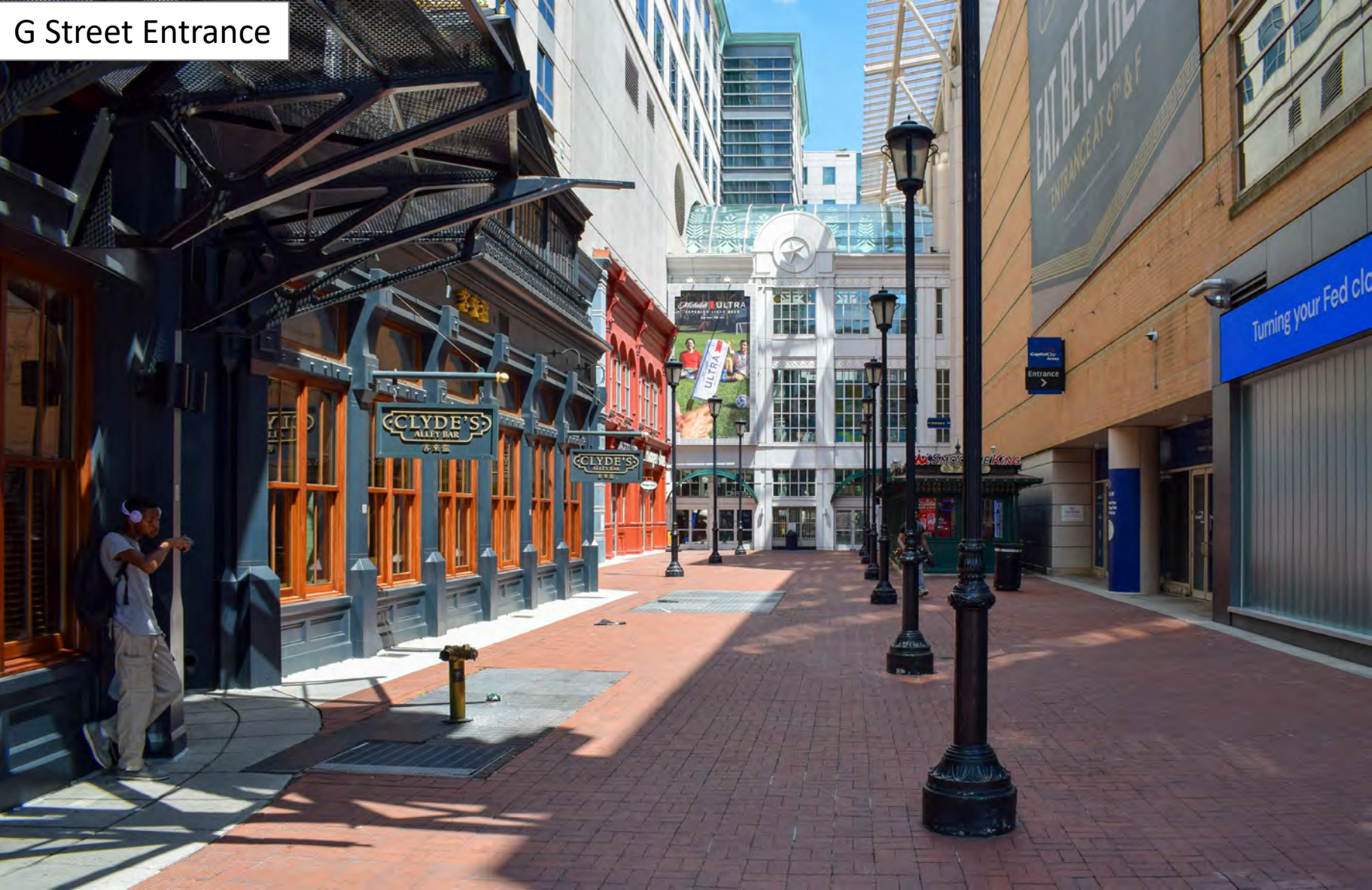
# Proposed View

7<sup>th</sup> Street at G Street



# Existing View

G Street Entrance



# Previous Rendered View

G Street Entrance

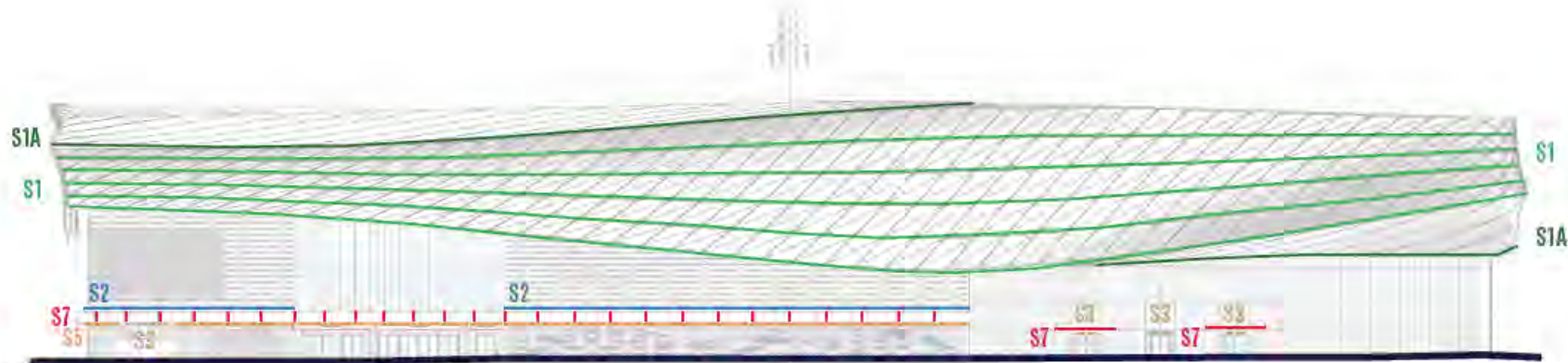


# Proposed View





# Lighting Plan



Type	Lamp	Description	Finish	Voltage	Mounting	Manufacturer	Catalog Number	Alternate 1	Alternate 2	Control	Location
L10	7.2W / FT LED, 563 LUMENS / FT, 3500K, 90+ CRI, 50000 HOURS (L80)	RECESSED ASYMMETRIC WALLWASH WITH SHIELDED, LOW-GLARE OPTICS. HOUSING IS 2 1/8" TALL X 1 7/16" WIDE, SEE PLANS FOR EXACT LENGTHS.	BLACK, VERIFY WITH ARCHITECT	120-277	RECESSED	SELUX	L36-A35-WW-335-SF-T OR AS REQ'D -LENGTH-BL-U-DIM-***	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	FAÇADE WINDOW DISPLAYS
L12	7.5W / FT LED, 841 LUMENS / FT, 3500K, 90+ CRI, 50000 HOURS	RECESSED CONTINUOUS PERIMETER WALL GRAZER, 3.4" W 10" EXTRUDED ALUMINUM PROFILE, FINAL LENGTHS PER PLANS, PROVIDE ALL ACCESSORIES AND ATTACHMENTS FOR COMPLETE AND CONTINUOUS END-TO-END LOOK	WHITE, VERIFY WITH ARCH	120-277	RECESSED, PERIMETER	CORONET	FLAWLESS4-LENGTH-35-HIGH-UNV-D8-W-4"RG-***-AS REQ'D	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	LEVEL 1
L14	7.5W / FT LED, 351 LUMENS / FT ALL ON, RGBW, 80+ CRI, 50000 HOURS (L70)	DIRECT-VIEW RGBW ACCENT LINEAR, RECESSED BEHIND METAL PANEL SEAMS, FIELD-CUT EXTRUSIONS TO MATCH ANGLES ON PLANS, REMOTE DRIVER TO BE LOCATED IN VENTILATED & ACCESSIBLE LOCATION AWAY FROM PUBLIC VIEW	SILVER ANODIZED	120-277/24	SURFACE	LUMINI	10M-LENGTH-F-FC-SA / LURGBW06-HO-TBD-TBD-PER PLANS	BEAUMEVER	APPROVED ALTERNATE	DMX, TIES IN/TO VIDEO SCREENS	VESTIBULE, ATRIUM
L19	19W / FT LED, 900 LUMENS / FT, 3500K, 80+ CRI, 75000 HOURS	SURFACE MOUNTED WALL GRAZING UPLIGHT, RECESSED WITHIN ARCHITECTURAL POCKET TO CREATE A SEAMLESS TRANSITION FROM TOP OF FIXTURE TO TOP OF ADJACENT METAL PANEL, 3" W X 2.13" H EXTRUDED ALUMINUM PROFILE, PROVIDE LOUVER, USE 4" AND 1" INCREMENTS AS NEEDED TO ACHIEVE CONTINUOUS LENGTHS PER PLANS, SEE ARCH DETAILS FOR MOUNTING	ALUMINUM	277	FLOOR, SURFACE / RECESSED	INSIGHT	PGM-HO-3500K-3030-SM-LENGTH-277-DIM-M3-LV	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	ATRIUM 2ND LEVEL

Type	Lamp	Description	Finish	Voltage	Mounting	Manufacturer	Catalog Number	Alternate 1	Alternate 2	Control	Location
S1	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW-40K, 80+ CRI, 75000 HOURS	SURFACE CHANNEL MOUNTED RGBW LINEAR GRAZE FOR FAÇADE WRAP, 2.40" W X 3.30" H EXTRUDED ALUMINUM PROFILE, CUSTOM MODIFIED 30X30 LENS FOR ANGLED BEAM DISTRIBUTION, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE CHANNEL, VERIFY WITH ARCHITECT	INSIGHT	AP-VCRGB40-MOD 3030-LENGTH-277-DMXFX-TBL-***	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER FIXTURE	FAÇADE WRAP
S1A	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW-40K, 80+ CRI, 75000 HOURS	SIMILAR TO TYPE S1 EXCEPT MOUNTING AND NO MODIFIED LENSING, 3000 BEAM OPTICS, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, VERIFY WITH ARCHITECT	INSIGHT	AP-VCRGB40-3030-LENGTH-277-DMXFX-TBL-***	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER Y'	FAÇADE WRAP
S2	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW-40K, 80+ CRI, 75000 HOURS	SURFACE FLOOR MOUNTED RGBW UPLIGHT GRAZE, 10X30 OPTICS, 2.40" W X 3.30" H EXTRUDED ALUMINUM PROFILE, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, 6" FROM WALL TO CENTER OF FIXTURE	INSIGHT	AP-VCRGB40-1030-LENGTH-277-DMXFX-TBL-***	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER Y'	FAÇADE
S3	12.3W LED, 1211 LUMENS, 3500K, 90+ CRI, 50000 HOURS	RECESSED DOWNLIGHT, 4-3/8" Ø APERTURE X 2-3/4" H, MARINE GRADE FINISH HOUSING, SILICONE OPTIC, WET RATED	BLACK, VERIFY WITH ARCHITECT	120-277	RECESSED, CEILING	BEGA	B0438 K35 "BLK"	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE, VESTIBULES
S4	30W LED, 1689 LUMENS, 3500K, 80+ CRI, 50000 HOURS	WALL MOUNTED LED SLOT DOWNLIGHT, 6.9" W X 4.35" H X 5" H EXTRUDED MARINE GRADE ALUMINUM ALLOY, TO BE ENCASED IN ARCHITECTURAL DETAIL THAT MATCHES SURROUNDING WALL MATERIAL, WET RATED	BLACK, VERIFY WITH ARCHITECT	120-277	WALL / SURFACE, AFF TBD VERIFY WITH ARCHITECT	BEGA	B44419 K35 "BLK"	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE
S4A	13W LED, 625 LUMENS, 3500K, 80+ CRI, 50000 HOURS	SIMILAR TO TYPE S4 EXCEPT 2" LENGTH AND STANDARD WALL MOUNTING, MATCH MOUNTING HEIGHT AND LOCATIONS OF EXISTING WALL PACKS	BLACK, VERIFY WITH ARCHITECT	120-277	WALL, AFF TO MATCH EXISTING, VERIFY WITH ARCHITECT	BEGA	B44417 K35 "BLK"	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE
S6	19W / FT LED, 925 LUMENS / FT, 3500K, 80+ CRI, 50000 HOURS	SURFACE MOUNTED LED SLOT PERIMETER, 3.7" W X 5" H OVERALL PROFILE, TO BE MOUNTED AND RECESSED WITHIN ARCHITECTURAL POCKET TO CREATE A PERIMETER SYSTEM, WET RATED	SILVER, VERIFY WITH ARCHITECT	120-277	SURFACE / RECESSED WITHIN ARCHITECTURAL PERIMETER POCKET	CORONET	LSNET2.5-LENGTH-35-HIGH-UNV-D8-SLV-SM-SO-NA-***	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	FAÇADE
S7	5W / FT LED, ~200 LUMENS / FT, RGBW (ROYAL BLUE), 80+ CRI, 75000 HOURS	SURFACE / RECESS MOUNTED RGBW DIRECT-VIEW ACCENT LINEAR, 2.75" W X 3.32" H LUMINOUS TUBE OR FLAT LENS DESIGN, THERMOPLASTIC CHANNEL, IP67 WET RATED, PROVIDE ALL CABLES AND ACCESSORIES AS REQ'D FOR COMPLETE AND CLEAN INSTALL.	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, WALL & CANOPY	INSIGHT	AM-D-RGY40-LENGTH-277-DMXFX	GVA	APPROVED ALTERNATE	DMX PER FIXTURE	FAÇADE
S8	TBD, RGBW	RGBW LINEAR SLOT LIGHT WITH LIT CORNERS, SURFACE MOUNTED WITHIN ARCHITECTURAL STEEL POCKET, 6" WIDE APERTURE, CONTINUOUS LENGTHS PER PLANS, LENS TO APPEAR SEAMLESS WITH NO LIGHT LEAKS OR GAPS, WET RATED FOR OUTDOOR USE	BLACK, VERIFY WITH ARCHITECT	TBD	SURFACE	TBD	TBD	TBD	TBD	DMX	EAST FAÇADE

# Lighting Plan



Type	Lamp	Description	Finish	Voltage	Mounting	Manufacturer	Catalog Number	Alternate 1	Alternate 2	Control	Location
L10	7.2W / FT LED, 563 LUMENS / FT, 3500K, 90+ CRI, 50000 HOURS (L80)	RECESSED ASYMMETRIC WALLWASH WITH SHIELDED, LOW-GLARE OPTICS. HOUSING IS 2.13'16" TALL X 1.7'16" WIDE, SEE PLANS FOR EXACT LENGTHS.	BLACK, VERIFY WITH ARCHITECT	120-277	RECESSED	SELUX	L36-K35-WW-35'-BF1 OR AS REQ'D *LENGTH* BL-U-DM-***	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	FAÇADE WINDOW DISPLAYS
L12	7.5W / FT LED, 841 LUMENS / FT, 3500K, 90+ CRI, 50000 HOURS	RECESSED CONTINUOUS PERIMETER WALL GRAZER, 3.4"W 10"H EXTRUDED ALUMINUM PROFILE, FINAL LENGTHS PER PLANS, PROVIDE ALL ACCESSORIES AND ATTACHMENTS FOR COMPLETE AND CONTINUOUS END-TO-END LOCK	WHITE, VERIFY WITH ARCH	120-277	RECESSED, PERIMETER	CORONET	FLAWLESS-4-LENGTH-35-HIGH-LUNV-DB-W-4"RG-***AS REQ'D*	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	LEVEL 1
L14	7.5W / FT LED, 351 LUMENS / FT ALL ON, RGBW, 80+ CRI, 50000 HOURS (L70)	DIRECT-VIEW RGBW ACCENT LINEAR, RECESSED BEHIND METAL PANEL SEAMS, FIELD-CUT EXTRUSIONS TO MATCH ANGLES ON PLANS, REMOTE DRIVER TO BE LOCATED IN VENTILATED & ACCESSIBLE LOCATION AWAY FROM PUBLIC VIEW	SILVER ANNOXIDIZED	120-277/24	SURFACE	LUMINI	PMC-LENGTH-F-FO-SA / LLRGBW35-HO-TBD-TBD-PER PLANS	BEAMEVER	APPROVED ALTERNATE	VIDEO SCREENS	INTO VESTIBULE, ATRIUM
L18	10W / FT LED, 900 LUMENS / FT, 3500K, 80+ CRI, 75000 HOURS	SURFACE MOUNTED WALL GRAZING UPLIGHT, RECESSED WITHIN ARCHITECTURAL POKKET TO CREATE A SEAMLESS TRANSITION FROM TOP OF FIXTURE TO TOP OF ADJACENT METAL PANEL, 2"W X 2.10"H EXTRUDED ALUMINUM PROFILE, PROVIDE LOUVER, USE 4" AND 1" INCREMENTS AS NEEDED TO ACHIEVE CONTINUOUS LENGTHS PER PLANS, SEE ARCH DETAIL S FOR MOUNTING	ALUMINUM	277	FLOOR SURFACE / RECESSED	INSIGHT	PGM-HO-3500K-3030-SM-LENGTH-277-DM-HG-LV	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	ATRIUM 2ND LEVEL

Type	Lamp	Description	Finish	Voltage	Mounting	Manufacturer	Catalog Number	Alternate 1	Alternate 2	Control	Location
S1	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW-40K, 80+ CRI, 75000 HOURS	SURFACE / CHANNEL MOUNTED RGBW LINEAR GRAZE FOR FAÇADE WRAP, 2.40"W X 3.30"H EXTRUDED ALUMINUM PROFILE, CUSTOM MODIFIED 30X30 LENS FOR ANGLED BEAM DISTRIBUTION, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, CHANNEL, VERIFY WITH ARCHITECT	INSIGHT	AP-VO-RGB40-MODI 3030-LENGTH-277-DMXPK-***TBL-***	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER FIXTURE	FAÇADE WRAP
S1A	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW-40K, 80+ CRI, 75000 HOURS	SIMILAR TO TYPE S1 EXCEPT MOUNTING AND NO MODIFIED LENSING, 30X30 BEAM OPTICS, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, VERIFY WITH ARCHITECT	INSIGHT	AP-VO-RGB40- 3030-LENGTH-277-DMXFT-***TBL-***	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER 1'	FAÇADE WRAP
S2	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW-40K, 80+ CRI, 75000 HOURS	SURFACE FLOOR MOUNTED RGBW UPLIGHT GRAZE, 10X30 OPTICS, 2.40"W X 3.30"H EXTRUDED ALUMINUM PROFILE, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, 6" FROM WALL TO CENTER OF FIXTURE	INSIGHT	AP-VO-RGB40- 1030-LENGTH-277-DMXFT-***TBL-***	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER 1'	FAÇADE
S3	12.3W LED, 1211 LUMENS, 3500K, 90+ CRI, 50000 HOURS	RECESSED DOWNLIGHT, 4-3/8" Ø APERTURE X 2-3/4"H, MARINE GRADE FINISH HOUSING, SILICONE OPTIC, WET RATED	BLACK, VERIFY WITH ARCHITECT	120-277	RECESSED, CEILING	BEGA	B34386 K35 'BLK'	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE, VESTIBULES
S4	30W LED, 1809 LUMENS, 3500K, 80+ CRI, 50000 HOURS	WALL MOUNTED LED SLOT DOWNLIGHT, 60"W X 4.25"W X 5"H EXTRUDED MARINE GRADE ALUMINUM ALLOY, TO BE ENCASED IN ARCHITECTURAL DETAIL THAT MATCHES SURROUNDING WALL MATERIAL, WET RATED	BLACK, VERIFY WITH ARCHITECT	120-277	WALL / SURFACE, AFF TBD VERIFY WITH ARCHITECT	BEGA	B44419 K35 'BLK'	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE
S4A	13W LED, 629 LUMENS, 3500K, 80+ CRI, 50000 HOURS	SIMILAR TO TYPE S4 EXCEPT 2' LENGTH AND STANDARD WALL MOUNTING, MATCH MOUNTING HEIGHT AND LOCATIONS OF EXISTING WALL PACKS	BLACK, VERIFY WITH ARCHITECT	120-277	WALL, AFF TO MATCH EXISTING, VERIFY WITH ARCHITECT	BEGA	B44417 K35 'BLK'	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE
S6	10W / FT LED, 805 LUMENS / FT, 3500K, 90+ CRI, 50000 HOURS	SURFACE MOUNTED LED SLOT PERIMETER, 2.7"W X 5"H OVERALL PROFILE, TO BE MOUNTED AND REGRESSED WITHIN ARCHITECTURAL POKKET TO CREATE A PERIMETER SYSTEM, WET RATED	SILVER, VERIFY WITH ARCHITECT	120-277	SURFACE / RECESSED WITHIN ARCHITECTURAL PERIMETER POKKET	CORONET	LSWET2.5-LENGTH-35-HIGH-LUNV-DB-'BLV'-SM-SD-NA-***	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	FAÇADE
S7	9W / FT LED, ~200 LUMENS / FT, RGBW (ROYAL BLUE), 80+ CRI, 75000 HOURS	NOT USED									
S7	9W / FT LED, ~200 LUMENS / FT, RGBW (ROYAL BLUE), 80+ CRI, 75000 HOURS	SURFACE / RECESS MOUNTED RGBW DIRECT-VIEW ACCENT LINEAR, 2.716"W X 3.32"H LUMINOUS TUBE OR FLAT LENS DESIGN, THERMOPLASTIC CHANNEL, IP67 WET RATED, PROVIDE ALL CABLES AND ACCESSORIES AS REQ'D FOR COMPLETE AND CLEAN INSTALL.	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, WALL & CANOPY	INSIGHT	AM-PO-RGY40-LENGTH-277-DMXPK	GVA	APPROVED ALTERNATE	DMX PER FIXTURE	FAÇADE
S8	18U, RGBW	RGBW LINEAR SLOT LIGHT WITH CUT CORNERS, SURFACE MOUNTED WITHIN ARCHITECTURAL STEEL POKKET, 6" WIDE APERTURE, CONTINUOUS LENGTHS PER PLANS, LENS TO APPEAR SEAMLESS WITH NO LIGHT LEAKS OR GAPS, WET RATED FOR OUTDOOR USE	BLACK, VERIFY WITH ARCHITECT	180	SURFACE	TSD	TSD	TSD	TSD	DMX	EAST FAÇADE

# Lighting Plan



Type	Lamp	Description	Finish	Voltage	Mounting	Manufacturer	Catalog Number	Alternate 1	Alternate 2	Control	Location
L10	7.2W / FT LED, 563 LUMENS / FT, 3500K, 90+ CRI, 50000 HOURS (L80)	RECESSED ASYMMETRIC WALLWASH WITH SHIELDED, LOW-GLARE OPTICS. HOUSING IS 2.15/16" TALL X 1.7/16" WIDE, SEE PLANS FOR EXACT LENGTHS.	BLACK, VERIFY WITH ARCHITECT	120/277	RECESSED	SELUX	L36-A35-WW-935-SPT OR AS REQ'D - LENGTH - BL - U-DIM - 110-110	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	FAÇADE WINDOW DISPLAYS
L12	7.2W / FT LED, 841 LUMENS / FT, 3500K, 90+ CRI, 50000 HOURS	RECESSED CONTINUOUS PERIMETER WALL GRAZIER, 3.4 W 10" EXTRUDED ALUMINUM PROFILE. FINAL LENGTHS PER PLANS, PROVIDE ALL ACCESSORIES AND ATTACHMENTS FOR COMPLETE AND CONTINUOUS END-TO-END LOOK.	WHITE, VERIFY WITH ARCH	120/277	RECESSED, PERIMETER	CORONET	FLAMELESS-LENGTH-35-HIGH-UNV-08-W-14-RG-11-11-AS REQ'D	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	LEVEL 1
L14	7.5W / FT LED, 351 LUMENS / FT ALL ON, RGBW, 80+ CRI, 50000 HOURS (L70)	DIRECT-VIEW RGBW ACCENT LINEAR, RECESSED BEHIND METAL PANEL SEAMS, FIELD-CUT EXTRUSIONS TO MATCH ANGLES ON PLANS, REMOTE DRIVER TO BE LOCATED IN VENTILATED & ACCESSIBLE LOCATION AWAY FROM PUBLIC VIEW	SILVER ANNOXIDIZED	120-277/24	SURFACE	LUMINI	KMC-LENGTH-F-FC-SA / LLRGBW36-HD-TBD-TBD-PER PLANS	BEAUMEVER	APPROVED ALTERNATE	DMX, TIES INTO VIDEO SCREENS	VESTIBULE, ATRIUM
L18	10W / FT LED, 900 LUMENS / FT, 3500K, 80+ CRI, 75000 HOURS	SURFACE MOUNTED WALL GRAZING UPLIGHT, RECESSED WITHIN ARCHITECTURAL POCKET TO CREATE A SEAMLESS TRANSITION FROM TOP OF FIXTURE TO TOP OF ADJACENT METAL PANEL, 2"W X 2.10"H EXTRUDED ALUMINUM PROFILE, PROVIDE LOUVER, USE 4" AND 1" INCREMENTS AS NEEDED TO ACHIEVE CONTINUOUS LENGTHS PER PLANS, SEE ARCH DETAILS FOR MOUNTING	ALUMINUM	277	FLOOR, SURFACE / RECESSED	INSIGHT	PGM-HD-3500K-3030-SM-LENGTH-277-DIM-MG-LV	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	ATRIUM 2ND LEVEL

Type	Lamp	Description	Finish	Voltage	Mounting	Manufacturer	Catalog Number	Alternate 1	Alternate 2	Control	Location
S1	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW+DK, 80+ CRI, 75000 HOURS	SURFACE / CHANNEL MOUNTED RGBW LINEAR GRAZE FOR FAÇADE WRAP, 2.40" W X 3.30" H EXTRUDED ALUMINUM PROFILE, CUSTOM MODIFIED 30X30 LENS FOR ANGLED BEAM DISTRIBUTION, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, CHANNEL, VERIFY WITH ARCHITECT	INSIGHT	AP-VCR8840-MDO-3030-LENGTH-277-DMXFX-TBL-11	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER FIXTURE	FAÇADE WRAP
S1A	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW+DK, 80+ CRI, 75000 HOURS	SIMILAR TO TYPE S1 EXCEPT MOUNTING AND NO MODIFIED LENSING, 30X30 BEAM OPTICS, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, VERIFY WITH ARCHITECT	INSIGHT	AP-VCR8840-3030-LENGTH-277-DMXFX-TBL-11	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER 1'	FAÇADE WRAP
S2	20W / FT LED, ~750 LUMENS / FT MAX WHITE LIGHT, RGBW+DK, 80+ CRI, 75000 HOURS	SURFACE FLOOR MOUNTED RGBW UPLIGHT GRAZE, 10X30 OPTICS, 2.40" W X 3.30" H EXTRUDED ALUMINUM PROFILE, WET RATED	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, 6" FROM WALL TO CENTER OF FIXTURE	INSIGHT	AP-VCR8840-1030-LENGTH-277-DMXFX-TBL-11	APPROVED ALTERNATE	APPROVED ALTERNATE	DMX PER 1'	FAÇADE
S3	12.3W LED, 1211 LUMENS, 3500K, 30+ CRI, 50000 HOURS	RECESSED DOWNLIGHT, 4-3/8" Ø APERTURE X 2-3/4" H, MARINE GRADE FINISH HOUSING, SILICONE OPTIC, WET RATED	BLACK, VERIFY WITH ARCHITECT	120-277	RECESSED, CEILING	BEGA	S24386 K35 "BLK"	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE, VESTIBULES
S4	30W LED, 1809 LUMENS, 3500K, 80+ CRI, 80000 HOURS	WALL MOUNTED LED SLOT DOWNLIGHT, 60"W X 4.25"W X 5"H EXTRUDED MARINE GRADE ALUMINUM ALLOY, TO BE ENCASED IN ARCHITECTURAL DETAIL THAT MATCHES SURROUNDING WALL MATERIAL, WET RATED	BLACK, VERIFY WITH ARCHITECT	120-277	WALL / SURFACE, AFF TBD, VERIFY WITH ARCHITECT	BEGA	S44419 K35 "BLK"	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE
S4A	13W LED, 525 LUMENS, 3500K, 80+ CRI, 80000 HOURS	SIMILAR TO TYPE S4 EXCEPT 2' LENGTH AND STANDARD WALL MOUNTING, MATCH MOUNTING HEIGHT AND LOCATIONS OF EXISTING WALL PACKS	BLACK, VERIFY WITH ARCHITECT	120-277	WALL, AFF TO MATCH EXISTING, VERIFY WITH ARCHITECT	BEGA	S44417 K35 "BLK"	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING	FAÇADE
S6	10W / FT LED, 605 LUMENS / FT, 3500K, 90+ CRI, 50000 HOURS	SURFACE MOUNTED LED SLOT PERIMETER, 2.7"W X 5"H OVERALL PROFILE, TO BE MOUNTED AND REGRESSED WITHIN ARCHITECTURAL POCKET TO CREATE A PERIMETER SYSTEM, WET RATED	SILVER, VERIFY WITH ARCHITECT	120-277	SURFACE / RECESSED WITHIN ARCHITECTURAL PERIMETER POCKET	CORONET	LSMET2.5-LENGTH-35-HIGH-UNV-08-SLV-SM-SD-NA-11-11	APPROVED ALTERNATE	APPROVED ALTERNATE	0-10V DIMMING (1%)	FAÇADE
S7	5W / FT LED, ~300 LUMENS / FT, RGBW (ROYAL BLUE), 80+ CRI, 75000 HOURS	NOT USED SURFACE / RECESS MOUNTED RGBW DIRECT-VIEW ACCENT LINEAR, 2.76"W X 3.32"H LUMINOUS TUBE OR FLAT LENS DESIGN, THERMOPLASTIC CHANNEL, IP67 WET RATED, PROVIDE ALL CABLES AND ACCESSORIES AS REQ'D FOR COMPLETE AND CLEAN INSTALL.	BLACK, VERIFY WITH ARCHITECT	277	SURFACE, WALL & CANOPY	INSIGHT	A1M-D-RBY40-LENGTH-277-DMXFX	GVA	APPROVED ALTERNATE	DMX PER FIXTURE	FAÇADE
S8	TBD, RGBW	RGBW LINEAR SLOT LIGHT WITH LIT CORNERS, SURFACE MOUNTED WITHIN ARCHITECTURAL STEEL POCKET, 6" WIDE APERTURE, CONTINUOUS LENGTHS PER PLANS, LENS TO APPEAR SEAMLESS WITH NO LIGHT LEAKS OR GAPS, WET RATED FOR OUTDOOR USE	BLACK, VERIFY WITH ARCHITECT	TBD	SURFACE	TBD	TBD	TBD	TBD	DMX	EAST FAÇADE

Viewshed Diagram - Existing

# Viewshed Diagram - Existing

F Street Looking west



# Viewshed Diagram – Proposed

F Street Looking west



Unchanged since Preliminary Review

# Viewshed Diagram – Existing

F Street Looking northeast



# Viewshed Diagram – Proposed

F Street Looking northeast



Unchanged since Preliminary Review

# Viewshed Diagram – Existing

G Street Looking east



# Viewshed Diagram – Proposed

G Street Looking east



Unchanged since Preliminary Review