



CFA CONCEPT REVIEW SUBMISSION

Commission of Fine Arts
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CAPITAL ONE ARENA TRANSFORMATION



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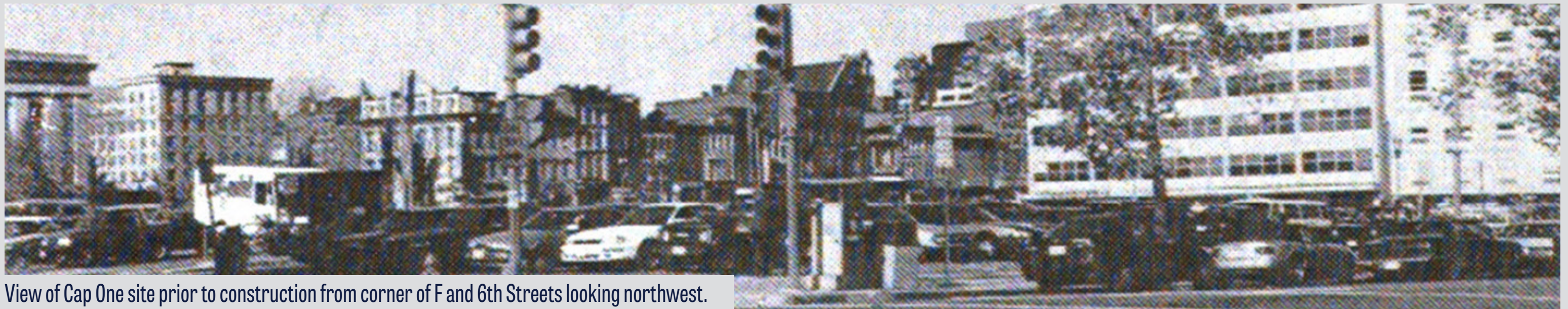
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OVERVIEW

Capital One Arena (“Cap One”) was constructed in 1997 through a partnership between the District of Columbia and the Pollin Group (“Pollin”), the owner of the Washington Capitals and Washington Wizards at the time. Like many cities at the time, downtown Washington was experiencing a period of disinvestment, and the area around Cap One was characterized by surface parking lots, high building vacancy, low nighttime population, and elevated crime rates.

Prior to moving to Cap One, the Capitals and Wizards played their games at an arena in Landover, Maryland, and by the 1990s needed a new venue. With a goal of helping to revitalize downtown Washington, Pollin committed to constructing the new arena within the city. While the District government owned the arena site, which was leased by Pollin, construction of Cap One was paid for by Pollin. Upon completion, the new 20,000-seat multi-purpose venue was known for its advancements in arena design, including the use of cutting edge technology to improve spectator experience. Construction of the arena catalyzed the resurgence of downtown Washington, D.C., and in particular the Chinatown and Penn Quarter neighborhood. In the two decades following completion of the arena, the Chinatown and Penn Quarter neighborhoods experienced a surge in area development and revitalization. Several new mixed use buildings were constructed in the surrounding area, including multiple residential buildings that significantly increased the area’s nighttime population and liveliness. According to a June 2024 study released by DMPED, nearly 9.3 million square feet of commercial, retail, and residential development was constructed in the ten years following construction of the arena. Indeed, the presence of the arena has not only enhanced the local economy but has also transformed the neighborhood into a thriving destination for businesses, residents, and visitors.

¹ Economic Impact of the District’s Major Sports Teams & Facilities, Leveraging Data-Driven Insights to Inform Engagement with the District’s Major Sports Teams, JLL, June 2024 (<https://dmped.dc.gov/sites/default/files/dc/sites/dmped/publication/attachments/Economic%20Impact%20of%20DC%20Stadiums%20and%20Major%20Sports.pdf>)



View of Cap One site prior to construction from corner of F and 6th Streets looking northwest.

With over 2.5 million annual visitors, Cap One has long been a driver of foot traffic and retail activity in the Penn Quarter and Chinatown neighborhoods, serving as a key economic catalyst for nearby restaurants, businesses, and hotels. Since opening, the arena has hosted more than 47 million people and more than 4,500 events. In addition to being the home of the Washington Capitals and Washington Wizards, the arena hosts high profile home games of the Washington Mystics and the Georgetown University men's basketball team. The arena has hosted numerous special sporting events such as the Stanley Cup finals, NBA and WNBA All-Star games, and World Figure Skating Championships, and served as a stage for countless concerts, national political events, and community functions.

In 1999, Monumental Sports and Entertainment (“MSE”) acquired a minority interest in the arena, and full ownership in 2010. Since assuming ownership, MSE has continued the arena's high quality and high level of programming. The high intensity of use of the arena and rapid technological advancements have led to the arena growing outdated in its ability to meet current technological and infrastructure needs for major events and performances, as well as meet current event attendee expectations. The rigging, acoustic, and technology capacity of the arena are oftentimes unable to fully meet the needs of major events and performances, at times limiting MSE's ability to host certain types of events. In 2019, MSE completed a renovation of the arena that included improvements to seating, concourses, dining areas, and audio/visual capacity. MSE executed these interventions to provide short-term improvements to the fan experience in advance of a full renovation of the arena to be carried out at a later date.

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 completely 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. As discussed herein, 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 base envelope to re-anchor the building within the context of a rejuvenated “Gallery Square” neighborhood.

The project not only reflects MSE's long-term commitment to Washington, D.C., but also reinforces the arena's role as an anchor of civic life, economic development, and convener of the Washington D.C. community. The multi-phase renovation will be completed over the course of several years, culminating in 2027, ahead of the NBA and NHL seasons. Upon completion, this \$800 million investment in Cap One will allow the arena, and Washington, D.C., to remain the home of the Wizards and Capitals through at least 2050.

¹ Economic Impact of the District's Major Sports Teams & Facilities, Leveraging Data-Driven Insights to Inform Engagement with the District's Major Sports Teams, JLL, June 2024 (<https://dmped.dc.gov/sites/default/files/dc/sites/dmped/publication/attachments/Economic%20Impact%20of%20DC%20Stadiums%20and%20Major%20Sports.pdf>)

PROJECT OBJECTIVES

Monumental Sports & Entertainment, in partnership with the District of Columbia, initiated a comprehensive renovation of **Capital One Arena**, focused on extending the functional life of the facility and reinforcing its urban presence within downtown Washington, D.C. 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.

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 eastward along F Street NW, closer to the intersection of 7th Street NW, and will be expressed through a multi-story glass volume. The new second main entrance, a multi-story pavilion, will be created at Gallery Place and its subsequent boost in ticket scans will push foot traffic 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 in the downtown core, reinforcing its position as a central component of the city's ongoing revitalization strategy.



PROJECT NARRATIVE

EXISTING CONDITIONS + PROJECT SCOPE

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EXISTING CONDITIONS

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. Circulation spaces are constrained, particularly within concourses, limiting the efficient movement of patrons during peak periods. Existing infrastructure—including vertical circulation, accessibility provisions, and building systems—does not meet current standards for contemporary sports and entertainment venues.

The primary public entrance on F Street NW remains undersized relative to event attendance volumes. This condition contributes to frequent congestion during ingress and egress, particularly during peak entry times. The arena's current exterior composition reflects multiple decades of incremental alterations and additions, resulting in a fragmented architectural expression. As a result, the facility lacks a cohesive visual identity and does not convey the civic prominence typically associated with major urban arenas.

PROJECT SCOPE

The renovation of Capital One Arena entails a comprehensive, multi-phase modernization of both the building's exterior and interior, with a focus on improving operational efficiency, enhancing the guest experience, and reinforcing the arena's civic identity.

FACADE DESIGN

The building's exterior will blend advanced materials and technology to create a striking and functional façade. The building will transform with the addition of a panelized, unifying ethylene tetrafluoroethylene (ETFE) rain screen system, more information below. Other key elements include:

Base Envelope — The base envelope will consist of a dimensional metal panel system paired with code-compliant insulation. This will provide a robust and energy-efficient foundation for the exterior design. Thermally-broken structural connections will penetrate the base envelope to carry the rain-screen system. Locations to be coordinated with manufacturer and engineering requirements.

Glazing — Aluminum Curtainwall Systems (ACWS) will be employed to replace existing systems. Bracing, and structural support will need to be revised as needed. ACWS will feature insulated glazing units of 1" minimum (or to code compliant minimums). All glazing within 40 feet (pending analysis) will feature high-impact (missile) security lamination of insulated glazing units, coordinated with structural design for blast impact mitigation. Systems under consideration include point-supported structural glazing and aluminum curtain walls with integrated steel structures.

Rain-Screen — Overlapping portions of the glazing and base envelope, the exterior skin will feature an architectural ETFE (ethylene tetrafluoroethylene) rain screen with integrated LED lighting. This innovative material allows for lightweight, durable, and highly transparent construction, creating a visually stunning façade. The fabric will have a custom frit with a slightly reflective appearance and approximate 50% transparency. The system will have netting installed to discourage nesting of various animals. Airflow will be managed between the building envelope and the rain-screen canopy to cool digital displays and panels.

Masonry — The south, west, and north facades incorporate new limestone clad walls that will be a mixture of honed and textured panels. Within these sections of stone, we will be incorporating a significant amount of moments of pedestrian level intrigue -- integrated artwork, a Wall of Legendary Performers, and digital informational boards. This materiality transitions to a different format on the east facade, as it is cut in a custom brick form. The use of the same limestone on every elevation helps tie the building together holistically, while also grounding it contextually.

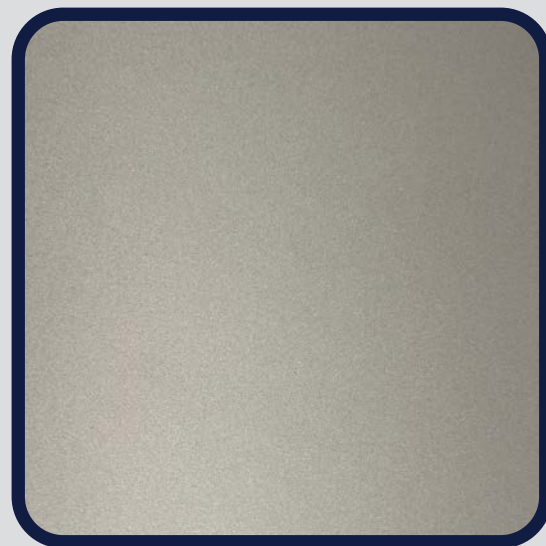
Composite Wood — A section of the north facade along the Gallery Place alleyway will include wood veneer rainscreen panels that will match the appearance of the interior atrium millwork. This extends the lobby expression to the exterior of the building.

Wall of Legendary Performers — Adjacent to the F St. entry, there will be a dedicated area to recognize great performances that have happened in the arena. The activation will require dedicated power and be self-illuminated. It will have a layout that will be added to over time as significant team events and achievements occur.



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

- » 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 esat facade



COMPOSITE WOOD

- » Resin panel with wood veneer and coating
- » Matches interior wood at atrium to continue expression into Gallery Place Way.

PROJECT NARRATIVE EXTERIOR TRANSFORMATION

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SUSTAINABILITY

The renovation of **Capital One Arena** is guided by a core sustainability principle: reusing the existing structure is the most environmentally responsible action we can take. By retaining the building's core and shell, we avoid the immense carbon emissions that would result from demolition, removal, and new construction. This decision alone saves more embodied carbon than any single system upgrade could achieve. It is a long-term, high-impact investment in climate-conscious design that prioritizes the preservation and optimization of existing resources over the environmental cost of starting anew.

Additionally, the arena's proximity to—and integration with—the Gallery Place-Chinatown Metro station remains one of the most consequential sustainability advantages of the project. By maintaining this direct connection to the city's public transportation network, the renovation reinforces low-carbon travel habits and avoids the significant environmental impacts associated with expanding parking infrastructure or encouraging automobile traffic into the downtown core. In this way, the project supports the city's long-term mobility and climate goals by anchoring one of the most visited venues in the region within walking distance of multi-line transit.

The project has also set many other sustainability related goals including building wide electrification upgrades, electric vehicle infrastructure, high efficiency water fixtures (reducing use by 35%), renewable energy investments, in-depth material selection process (limiting global warming potential and health concerns), improved indoor air quality strategies, and full project commissioning in order to confirm all of these systems are working at peak efficiency.

Complementing this strategic reuse, Monumental Sports & Entertainment (MSE) has implemented a range of building performance improvements aligned with the District's Building Energy Performance Standards (BEPS), administered through the Department of Energy & Performance (DOEE). These include major equipment upgrades such as new LED lighting, efficient air handling units, and a complete overhaul of the arena's ice plant, transitioning from R22 refrigerant to CO2 with a dramatically lower global warming potential. Smart systems, including real-time metering, improved envelope insulation, upgraded HVAC controls, and new speed-sealing loading dock doors, further support year-round energy savings.

Together, these efforts form a comprehensive sustainability strategy rooted in carbon avoidance, infrastructure stewardship, and operational efficiency—positioning Capital One Arena as a model for adaptive reuse in urban sports and entertainment architecture.

STORMWATER MANAGEMENT

The project team has coordinated the following stormwater management design approach with DOEE and DOB to meet the agency permit requirements. No new stormwater management Best Management Practices (BMPs) are being proposed and the Stormwater Retention Volume (SWRv) requirement will be met through the purchase of Stormwater Retention Credits (SRCs). The existing site was designed and constructed with sand filters to meet the previous stormwater management requirements. In coordination with DOEE and DOB, 4 of the 5 existing sand filters will remain in the Capital One Arena Transformation.



PROJECT NARRATIVE

PROJECT PARAMETERS + METRICS

LOT INFORMATION

Square + Lot: 0454 0884 and 0455 0047
Owner (Land and Improvements): District of Columbia
Land Area (All Lots): 219,535 sf (DC Office of Tax and Revenue)

The project is located in downtown Washington, D.C. at the intersection of the Penn Quarter and Chinatown neighborhoods. The arena is bounded by the Gallery Place development on the north, F Street on the south, 6th Street on the east, and 7th Street on the west. The arena is physically separated from the Gallery Place development by Gallery Place Way, a pedestrian thoroughfare connecting 6th and 7th Streets through the Gallery Place atrium. Generally, to the west and south of the arena is the Penn Quarter neighborhood, which contains a wide mix of residential, office, hotel, cultural, and retail and service uses. The Reynolds Center is located directly west of the arena across 7th Street. To the north of the arena is the Chinatown neighborhood, which also contains a mix of residential, office, hotel, and retail uses. To the east of the arena is Judiciary Square, which is predominately comprised of federal and District office and judicial buildings, but with some recently completed and ongoing developments that have or will introduce new hotel, commercial office, and residential uses.

BUILDING AREA

Floor	Remarks	Gross Area
Event Level	Existing Concrete Floor	195,000 sf
Mezzanine Level	Existing Concrete Floor	42,200 sf
Main Concourse Level	Separated from Mezzanine Level by existing steel construction	153,125 sf
Club Concourse Level	Separated from Main Concourse Level by existing steel construction	123,825 sf
Suite Concourse Level	Separated from Club Concourse Level by existing steel construction	105,000 sf
Upper Concourse Level	Separated from Suite Concourse Level by existing steel construction	107,000 sf
Mechanical Mezzanine Level	Separated from Upper Concourse Level by existing steel construction	17,000 sf
Press / Mechanical Level	Separated from Mechanical Mezzanine Level by existing steel construction	35,000 sf
Catwalk / Mechanical Level	Separated from Press / Mechanical Level by existing steel construction	9,000 sf
Seating Bowl	(Not Included in Areas Above)	138,000 sf
Total		925,150 sf

ENTITLEMENTS

The project is subject to review and comment by the U.S. Commission of Fine Arts pursuant to Executive Order 1229, dated October 25, 1910, which states “no public building to be erected in the District of Columbia for the General Government shall be hereafter finally approved by the officer duly authorized, until after such officer shall have submitted the plans to the Commission of Fine Arts created under the Act of Congress of May 17, 1910, for its comment and advice. (45 C.F.R. § 2101(a)(1).

PUBLIC AND AGENCY CONSULTATION

Agency consultation on the project began in January 2025 with staffs from NCPC, the U.S. Commission of Fine Arts (“CFA”), the Smithsonian, the D.C. Office of Planning (“OP”), and the D.C. Historic Preservation Office (“DCHPO”) / State Historic Preservation Officer (“SHPO”). Additionally, MSE has closely coordinated with Advisory Neighborhood Commission 2C, which voted unanimously in support of the project at its meeting on March 11, 2025. Finally, MSE has met multiple times with neighboring property owners to discuss the project.

NCPC REVIEW PROCESS

The project was presented to NCPC at an information presentation on February 6, 2025. Comments by the Commission were generally favorable, with Commissioners recognizing the unique opportunity for the District, and the importance of the project bringing more people downtown. The Commission expressed support for the project’s bold approach, and in particular commented favorably on the “exciting dynamism” that the ribbon-like ETFE façade will create and will allow the arena to grow out of its boxy feel. In advance of further submissions, the Commission recommended further study of the relationship between the ETFE façade (“the veil”) and the lower portions of the arena building so that the two parts of the building are less disjointed. In response to this comment, MSE and the design team have changed the patterning of the metal panel cladding of the base building facades which related to the pattern and sense of motion established by the veil.

NCPC will review the preliminary building plans for the project at its May 1, 2025, public meeting.



PROJECT NARRATIVE ENTITLEMENTS + PUBLIC AND AGENCY CONSULTATION

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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 February 2025

Dear Ms. Albert:

In its public meeting of 20 February conducted by videoconference, the Commission of Fine Arts was pleased to hear an information presentation on the proposal for significant alterations to the Capital One Arena, located at 601 F Street, NW. The Commission expressed general support for the initiative to revitalize this important civic facility and provided the following comments for the development of a concept design.

In their discussion, the Commission members agreed that the arena occupies a crucial site in both the historic and contemporary urban design framework of Washington, significantly reshaping the downtown neighborhood since its construction in 1997. While acknowledging the current challenges facing the facility and the neighborhood, they found that the proposed modifications to the existing arena may not achieve the stated urban design and architectural goals. They commented that the lower twenty to thirty feet of the building will significantly shape the pedestrian experience, and they expressed concern that the proposed strategy of removing existing exterior-facing retail spaces in favor of improved access and amenities for scheduled arena events would compromise the daily vitality of the surrounding urban fabric. They cited the recent Hudson Yards development in New York City, a large-scale complex with few openings or uses along the sidewalk, that has detrimentally affected the vibrancy of the adjacent avenue. Therefore, to achieve the intended activation of public space around the arena, they advised reconsideration of the mixture of inward- and outward-focused entrances and retail spaces, as well as the proportions and variations of opacity and transparency at the ground-level frontages.

Regarding the proposed modifications at the upper levels of the building, the Commission members commented that the precedents cited for the draped ETFE wrap—the National Portrait Gallery’s courtyard, the exterior scrim of the National Museum of African American History and Culture, and the atrium of the U.S. Institute of Peace—are coherent forms that create occupiable spaces integral to the experience of their respective buildings, rather than being merely applied elements. They said that the wrap appears episodic and random, lacking the coherence necessary to shape the urban realm or unify the building. In addition, they commented that the relationship between this new formal gesture and the massive rectilinear video screens is poorly resolved; they also advised that the extensive proposed lighting program alone cannot achieve the goal of neighborhood activation if these larger architectural and urban planning issues are not addressed. In conclusion, they emphasized that the proposal would benefit from a rebalancing of priorities so that this important facility can meet its operational and business goals while continuing to contribute to the vitality of the city’s invaluable civic spaces.

The Commission looks forward to the future review of a concept design for this important project. Please continue to consult with the staff which, as always, is available to assist you.

Sincerely,

Thomas E. Luebke, FAIA
Secretary

"..they found that the proposed modifications to the existing arena may not achieve the stated urban design and architectural goals."

Response: The project's primary goal is for the building to become part of the performance or event. The facade activation and articulation, from the pedestrian level to top of the building, are unified in language and provide a level of activity not currently present in the existing conditions.

"..they advised reconsideration of the mixture of inward and outward focused entrances and retail spaces, as well as the proportions and variations of opacity and transparency at the ground level frontages"

Response: Large assembly venues have to consider the safety and wellbeing of the general public in regards to ingress and egress. The introduction of more clearly defined entrances will aid in this consideration as seen in the proposed design.

"..the wrap appears episodic and random, lacking the coherence necessary to shape the urban realm or unify the building."

Response: Inspired by its relationship to the Reynolds Center atrium roof and the neighborhood's rich cultural heritage, the veil merges these influences into an elegant form that signals its core purpose: a place of gathering, performance, and celebration. Designed to lift at entrances and sweep down toward the street, the structure evokes the lively movement

of dragons from cultural celebrations. The soft glow emanating from the veil recalls the warm ambience of lanterns used in Chinese celebrations, as a tribute to the neighborhood’s history.

"..the relationship between this new formal gesture and the massive rectilinear video screens is poorly resolved;"

"..lighting program alone cannot achieve the goal of neighborhood activation if these larger architectural and urban planning issues are not addressed."

"..the proposal would benefit from a rebalancing of priorities so that this important facility can meet its operational and business goals while continuing to contribute to the vitality of the city's invaluable civic spaces."

Response: The nature of video boards encourages their design to be rectilinear to ease their reception by the viewer and allow for universal content. The veil will establish this building as an arena and mark its location in the Central Area. The videoboards and lighting program will support these efforts by denoting the activity taking place at the Arena. The confluence of energy created by the design and the events themselves will benefit the greater area by drawing people to the neighborhood.

PROJECT NARRATIVE

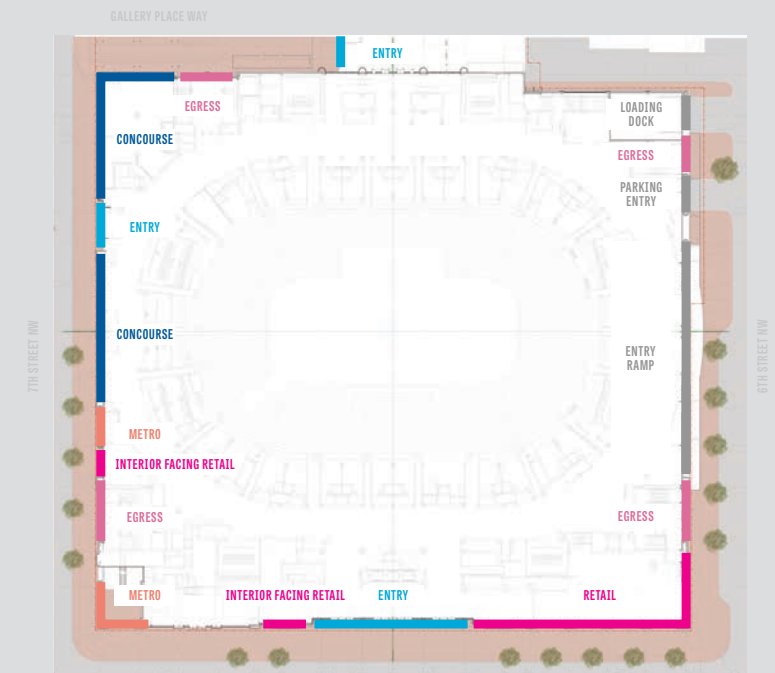
ENTITLEMENTS + PUBLIC AND AGENCY CONSULTATION

"..they expressed concern that the proposed strategy of removing existing exterior-facing retail spaces in favor of improved access and amenities for scheduled arena events would compromise the daily vitality of the surrounding urban fabric."

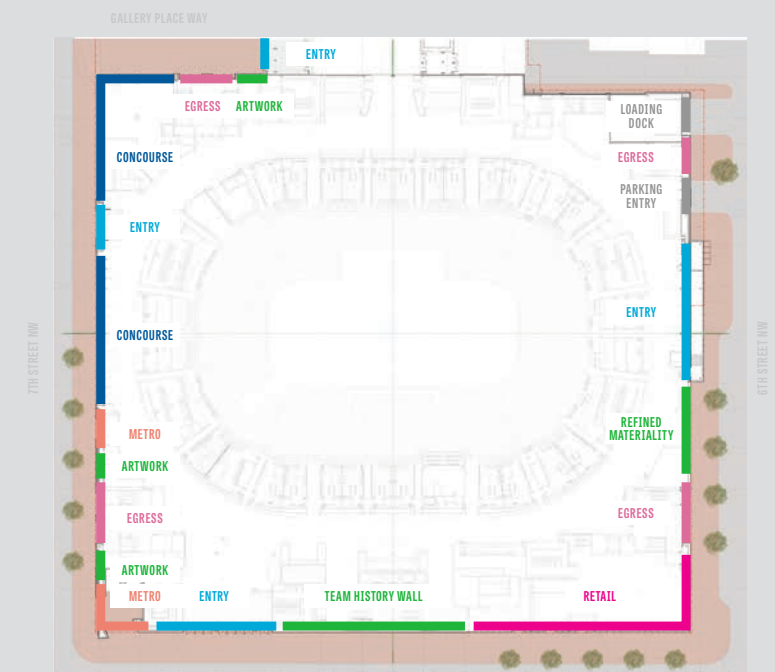
Response: While as a general planning principle the inclusion of ground floor retail in buildings is an important ingredient to creating active, pedestrian-friendly streetscapes, the success of the ground floor retail spaces in the arena have underperformed since their construction. As shown in the drawings, there are challenges to maintaining all existing ground level retail space due to the size and orientation of the arena bowl and other immutable core building elements, and practical realities of the retail market for the foreseeable future. Given site constraints, the bowl and concourse literally extend to the 6th and 7th Street facades, leaving only the four corners of the building for ancillary programming and/or public-facing retail. Two of these corners are fully encumbered by the Metrorail entrance and loading facilities and thus cannot accommodate street-facing retail. The arena is also anchored at all four corners by large egress stairs and elevator shafts for both the arena and Metrorail that further encumber the extremely limited ground floor space.

Generally speaking, the remaining spaces at the northwest and southeast corners of the arena have never been competitive retail spaces due to their shallow depth and awkward configuration. As shown in the drawings, these are not well-configured retail spaces that easily garner strong tenant demand even under normal market conditions, and certainly not in a weakened, post-COVID retail environment where tenants are in search of higher-quality space that is flexible and has high visibility. As part of the Project, the existing retail space at the southeast corner of the arena will be retained. At the northwest corner, the former retail space will be better utilized and repurposed for interior fan experience. Along F Street, the project will shift the main arena entrance to the location of the vacant retail space to address significant entry access and circulation issues caused by major vertical circulation (elevators and escalators) located directly in line with the current main entrance.

The arena is a destination that is active over 220 days per year and drives a footfall of approximately 2.5M people to the area. Thus, the repurposing of what has been fairly underperforming (and now vacant) retail space to improve the fan experience and arena access will bring even more people to the arena, thereby catalyzing an enhanced street presence and strengthened retail demand on the surrounding blocks, which continue to experience some of the highest rates of vacancy in the city due in part to permanent COVID-induced shifts to online retail and impacts of remote/hybrid work on downtown foot traffic. Through the combination of the arena transformation and the District's efforts to re-activate the Gallery Place neighborhood, the arena will become part of a larger, revitalized neighborhood and cultural-entertainment destination that is hopefully supported by strong, vibrant retail uses around the arena that substantially benefit from the millions of fans and event goers that visit the arena.



EXISTING



PROPOSED



PROJECT NARRATIVE

SCHEDULE FOR CONSTRUCTION + OCCUPANCY

MAJOR SCHEDULE MILESTONES	COMPLETION DATE
Design	
Issue for Bid & Permit	07/18/2025
Permit Payment / Document Processing / Issuance	Early 2026
NCPC Submission	
Section 106 Consulting Party Meeting #2	04/15/2025
CFA Concept Review	04/17/2025
NCPC Preliminary Review	05/01/2025
Submit Section 106 Assessment of Effects / Final Determination to DC SHPO (Final)	Mid May 2025
Execute Section 106 MOA (Final)	Early June 2025
Submit Section 106 Documentation to NCPC (Final)	Mid June 2025
CFA Final Review	06/18/2025
NCPC Final Review	07/10/2025
Submit Plans to DOB	07/18/2025
Construction	
Notice to Proceed	Winter 2025
Substantial Completion	Fall 2027

NOTE: THE ABOVE ANTICIPATED REVIEW SCHEDULE IS SUBJECT TO CHANGE DEPENDING UPON PROGRESS OF THE ONGOING NEPA AND SECTION 106 EVALUATION AND CONSULTATION PROCESSES.



PROJECT NARRATIVE

EXISTING TREE SURVEY AND INVENTORY

MEMORANDUM

To: Jordan Silberman
Monumental Sports & Entertainment

From: Trevor M. Marable, PWS, CE, ISA-Certified Arborist (MA-7063A)
Kimley-Horn and Associates, Inc.

Date: March 26th, 2025

Subject: Capital One Redevelopment - Tree Inventory and Conditional Analysis

Monumental Sports & Entertainment (the “client”) contracted Kimley-Horn to inventory and evaluate the condition of existing trees around the Capital One Arena. Prior to field evaluation, a desktop review of the property was conducted using aerial imagery and the Open Data DC GIS Dataset: *Urban Forestry Street Trees*, to review all previously inventoried trees. A site visit was conducted on March 26th, 2025, by an ISA-Certified Arborist. The evaluation included an inventory of species and diameter at breast height (DBH) and a conditional assessment of all existing trees along F Street NW, 7th Street NW, and 6th Street NW around Capital One Arena, using submeter accurate GNSS/GPS. Conditional assessment of trees includes an evaluation of overall health, structure, and form in accordance with the *International Society of Arboriculture Guide for Plant Appraisal, 10th edition*. A final conditional rating (CTLA Rating) can be found in the **Existing Trees and Conditional Analysis Table**. See **Figure 1** for the locations of trees inventoried. Below is a list of observations and general notes.

OBSERVATIONS & GENERAL NOTES

- Trees within 25 feet of the Survey Limits were inventoried for possible disturbance to Critical Root Zones (CRZ).
 - A total of 61 trees were documented within the Survey Limits and 25-foot buffer.
- Construction was active along 6 ST NW, trees 36-48 were evaluated from a distance.
 - Size and location were documented using the Open Data DC GIS Dataset: *Urban Forestry Street Trees*.
- Notes were taken for trees showing signs of decay, excessive or incorrect pruning, and items characterizing the trees health.
- Tree #4 was identified as a Bradford Pear (*Pyrus Calleryana*), which is identified as an invasive species.
- Critical Root Zones were calculated by creating a radius that is equal to 1.5 Feet per inch of Diameter at Breast Height (DBH) per Washington, D.C. Urban Forestry and Tree Preservation Standards.
- No Special Trees or Heritage Trees were identified within the survey limits.

All observations are limited to the site visit performed on March 26, 2025.

REFEREFERENCES

Urban Forestry of DC, *Tree Preservation*. Available at:
<https://trees.dc.gov/pages/tree-preservation> Accessed March 2025.

Open Data DC, *Urban Forestry Street Trees*. Available at:
<https://opendata.dc.gov/datasets/DCGIS::urban-forestry-street-trees/about> Accessed March 2025

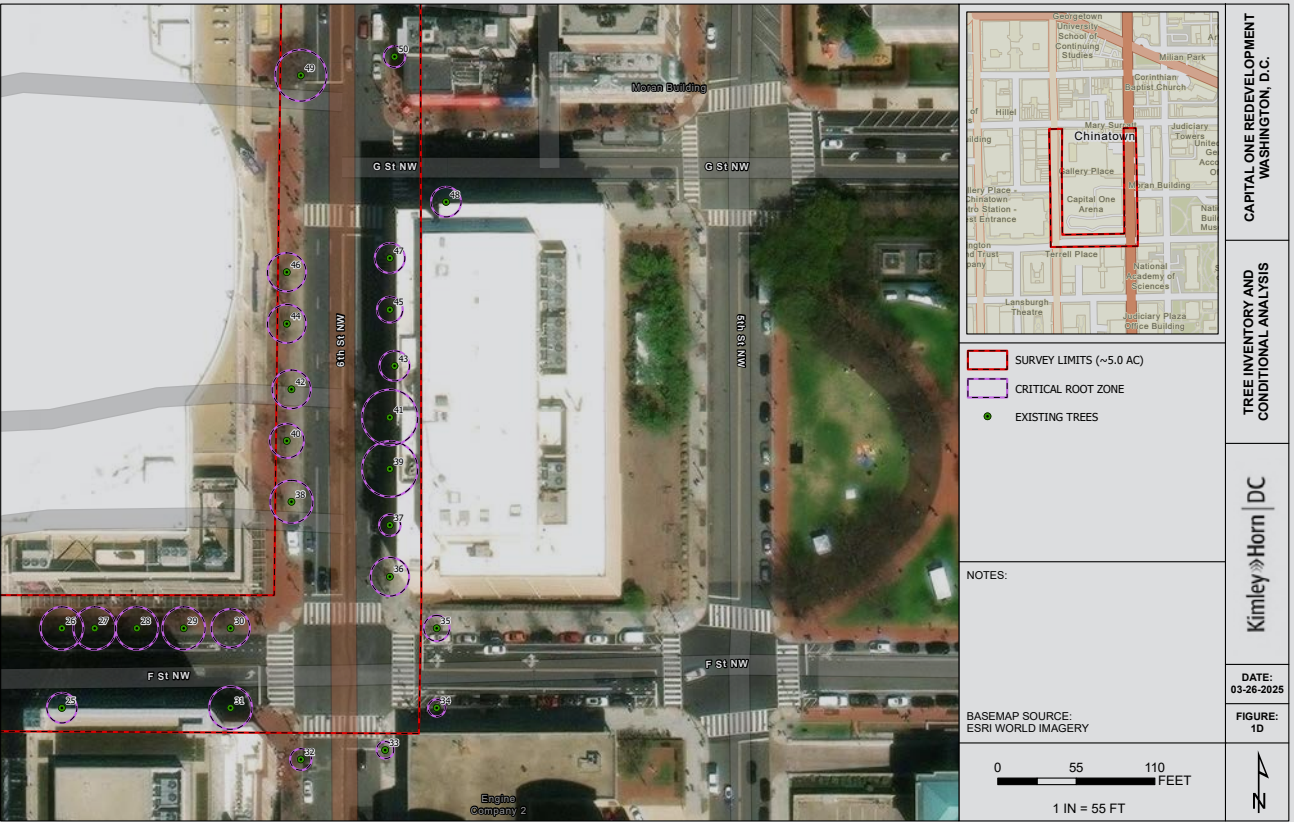
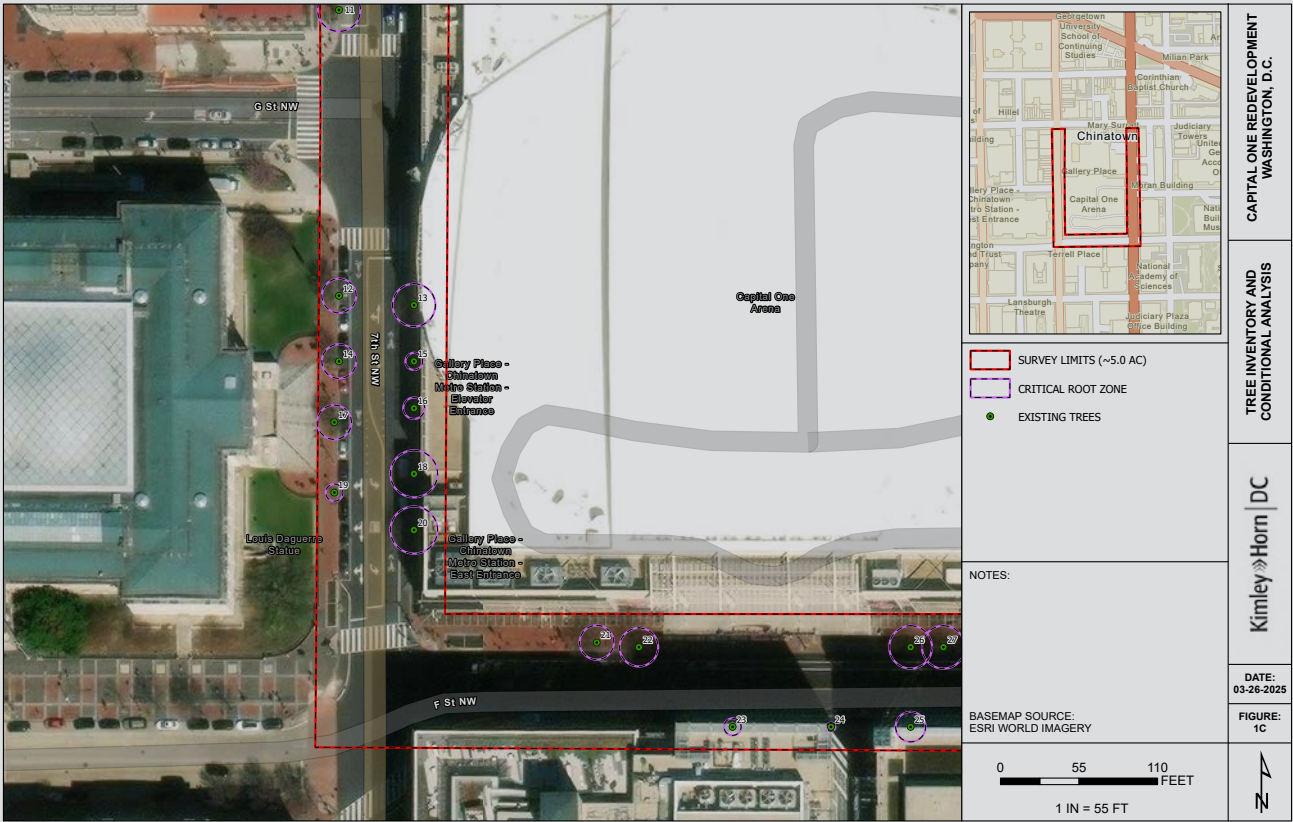
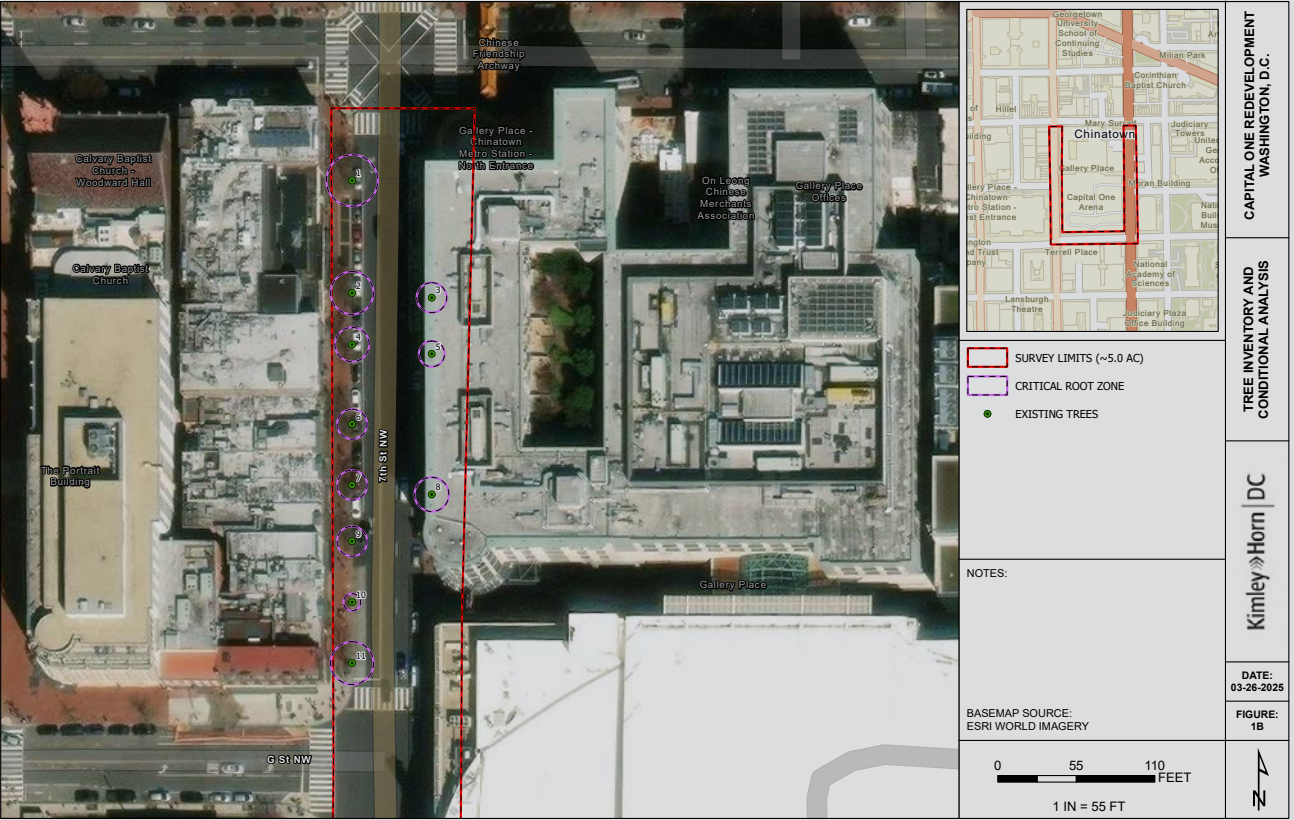
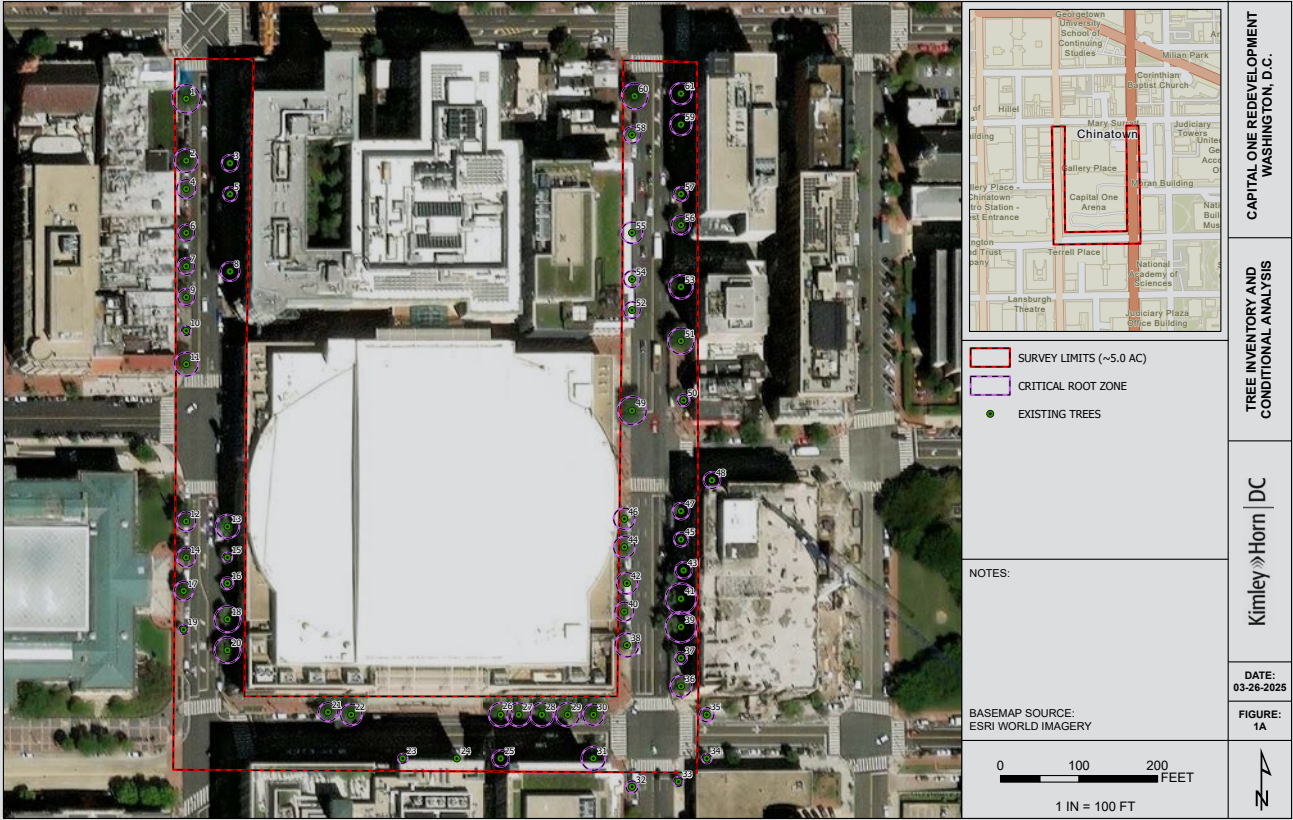
International Society of Arboriculture, *Guide for Plant Appraisal, 10th edition*. Available at:
<https://www.isa-arbor.com/store/product/4390> Accessed March 2025.

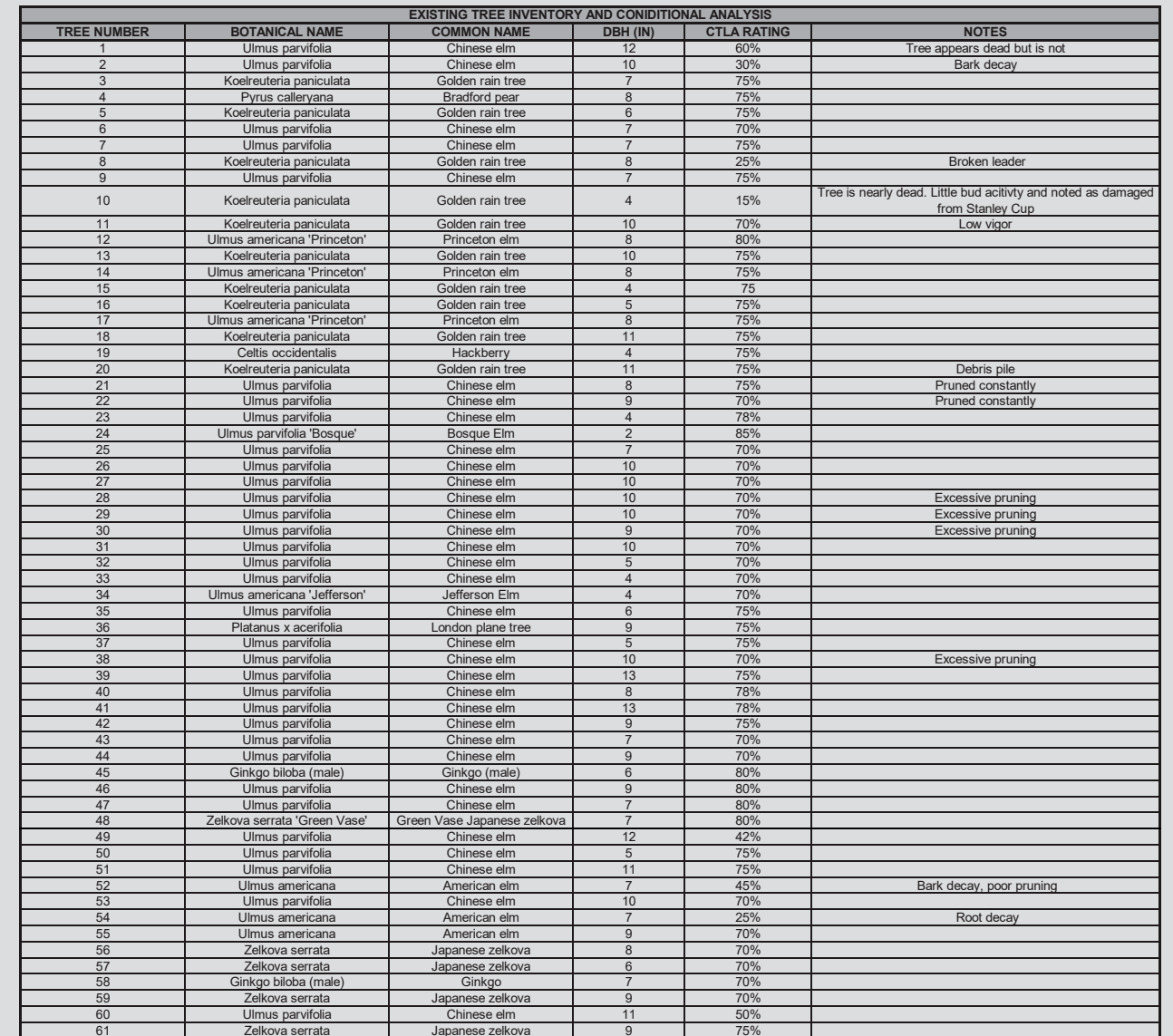
Google Earth. *Historic Aerial Photography*. Accessed March 2025.

Trevor Marable

Trevor M. Marable, PWS, CE, ISA-Certified Arborist (MA-7063A)

PROJECT NARRATIVE
EXISTING TREE SURVEY AND INVENTORY





Tree Condition Components				
Rating Category	Health	Structure	Form	Percent Rating
Excellent	High Vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.	Nearly ideal and free of defects.	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.	81% to 100%
Good	Vigor is normal for the species. No significant damage due to disease or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.	61% to 80%
Fair	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may compromise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries/deviations from species norm and/or intended use. Function and/or aesthetics are compromised.	41% to 60%
Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Largely asymmetric/abnormal. Detracts from intended use and /or aesthetics to significant degree.	21% to 40%
Very Poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.	6% to 20%
Dead				0% to 5%



VICINITY MAP CONTEXT

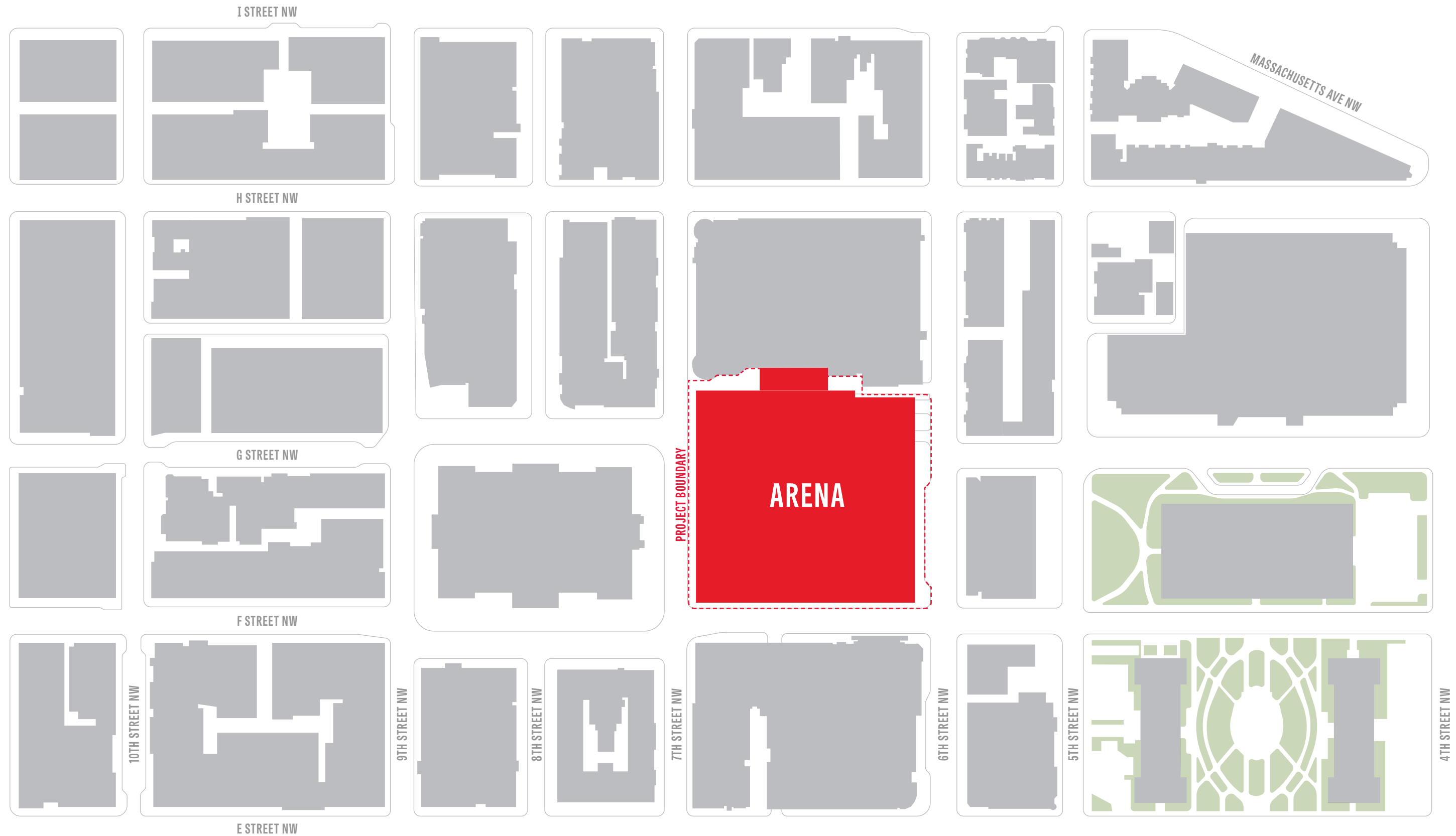


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EXISTING AND HISTORIC VIEWS EXTERIOR



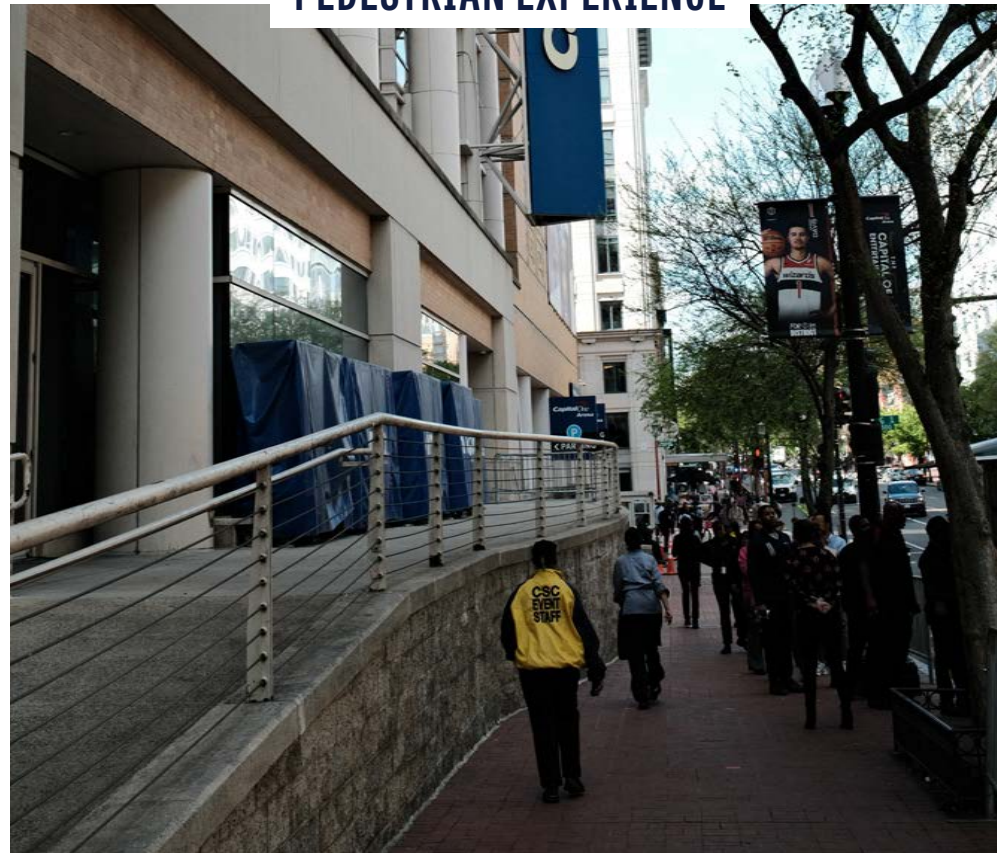
ENTRY EXPERIENCE



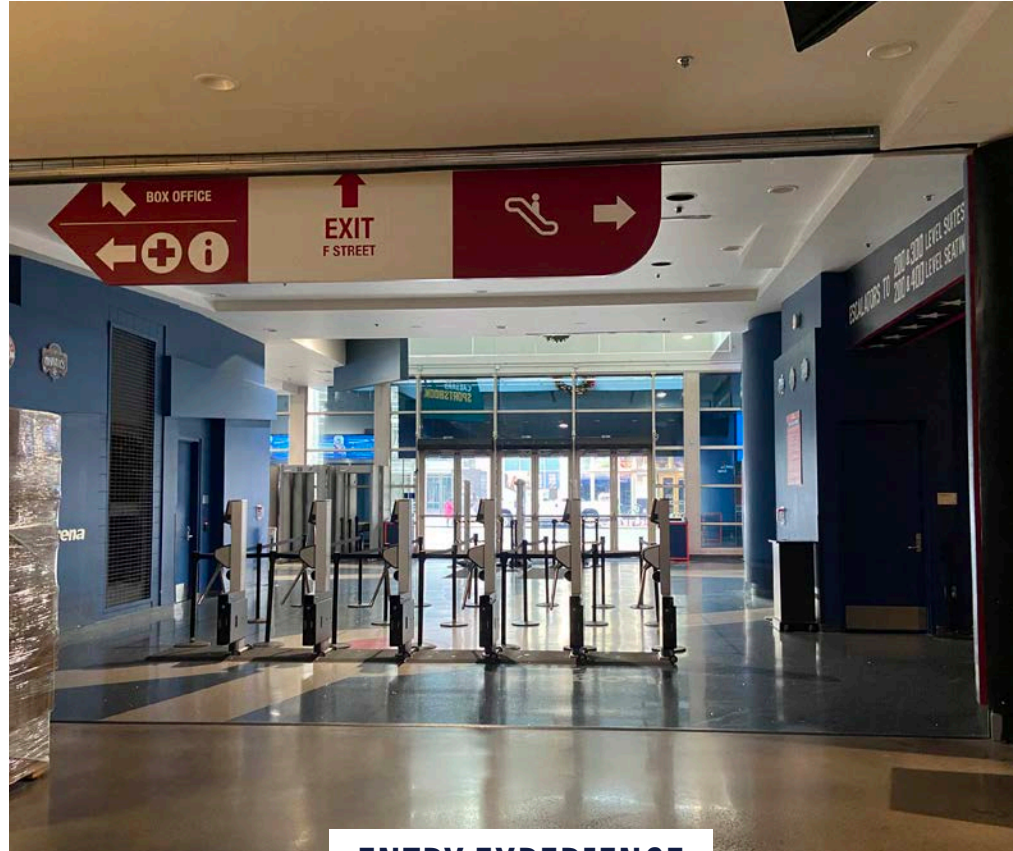
PEDESTRIAN EXPERIENCE



TRANSPARENCY



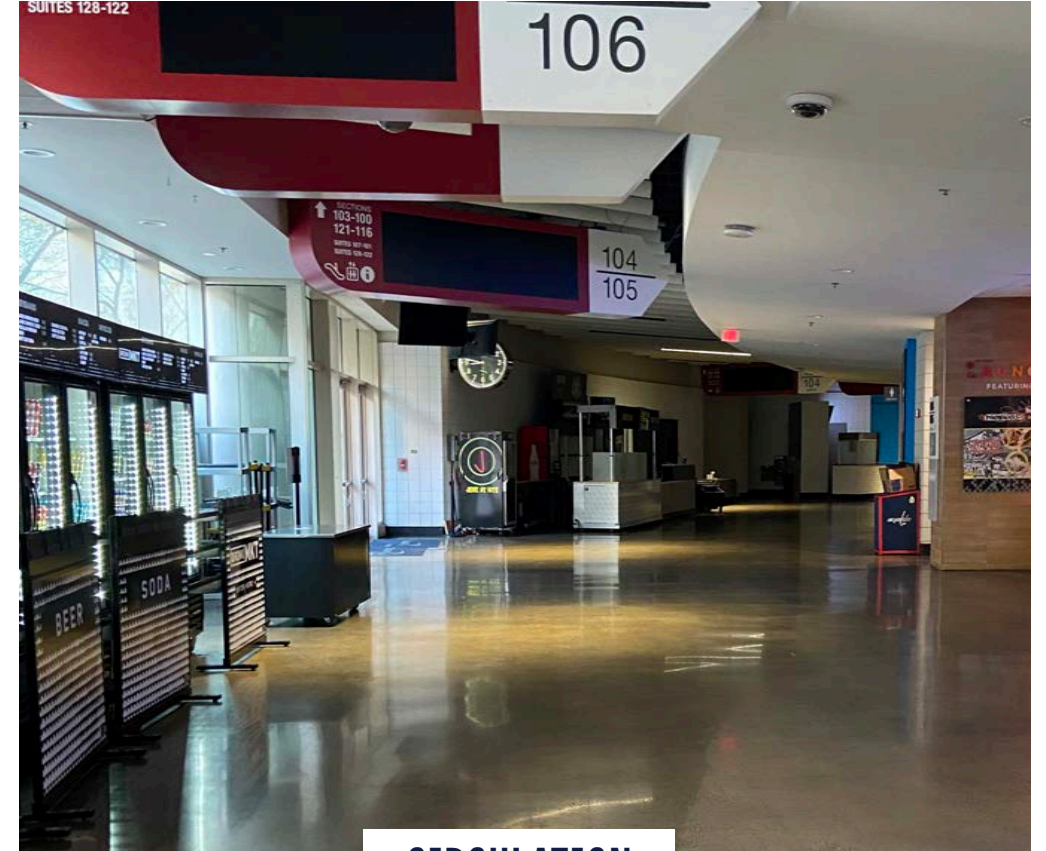
EXISTING AND HISTORIC VIEWS INTERIOR



ENTRY EXPERIENCE



ENTRY EXPERIENCE

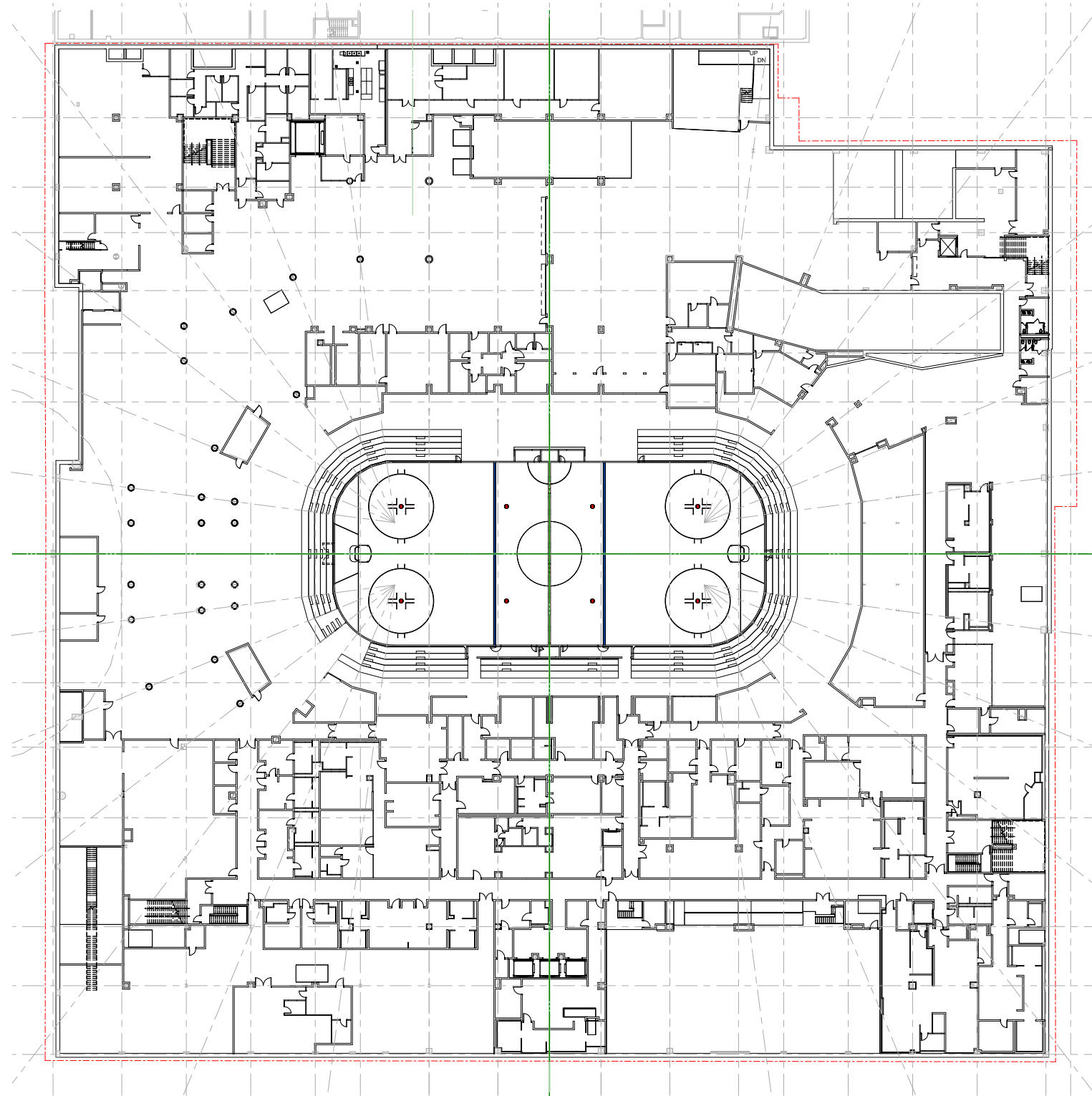


CIRCULATION



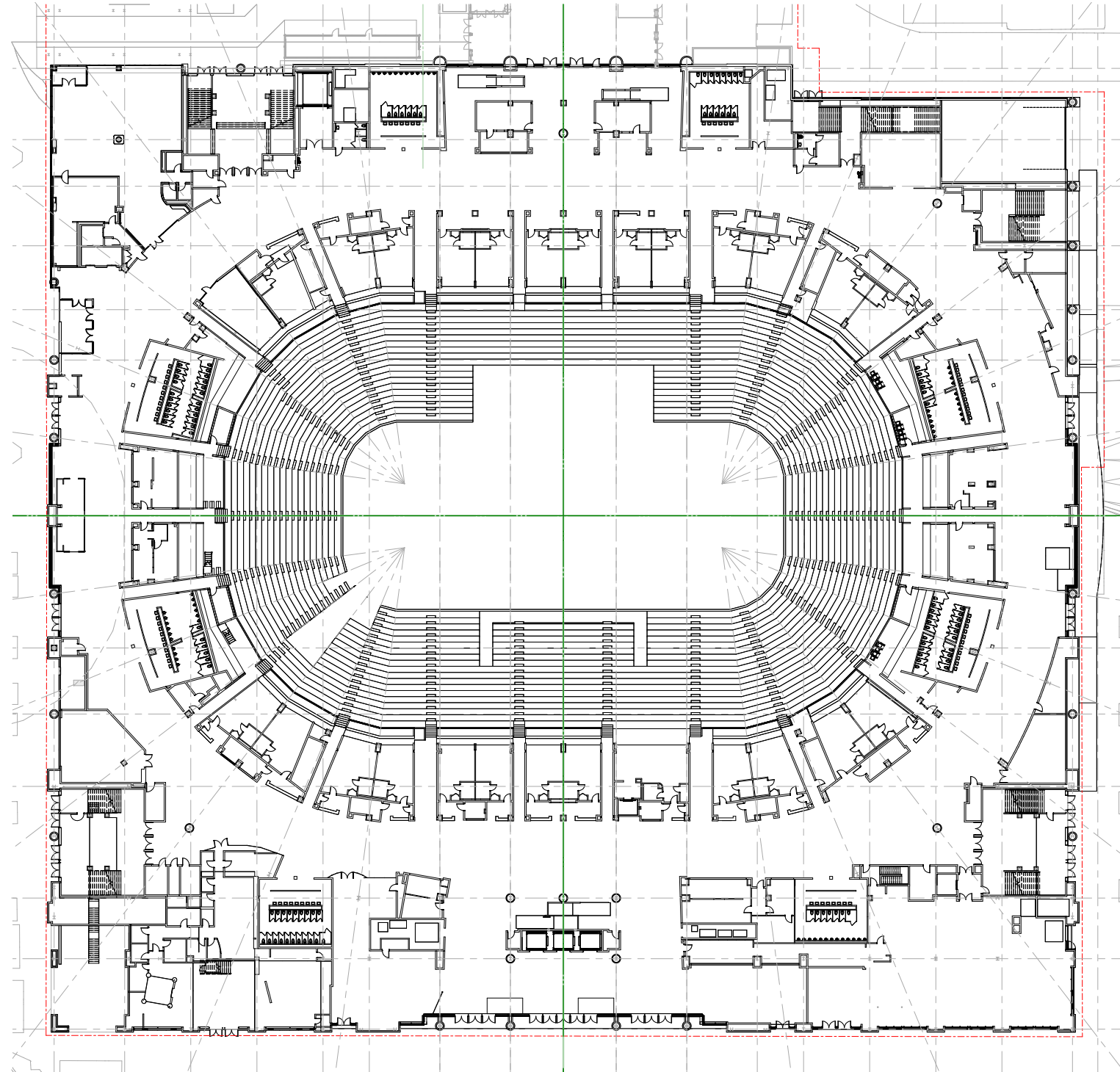
EXISTING EVENT LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



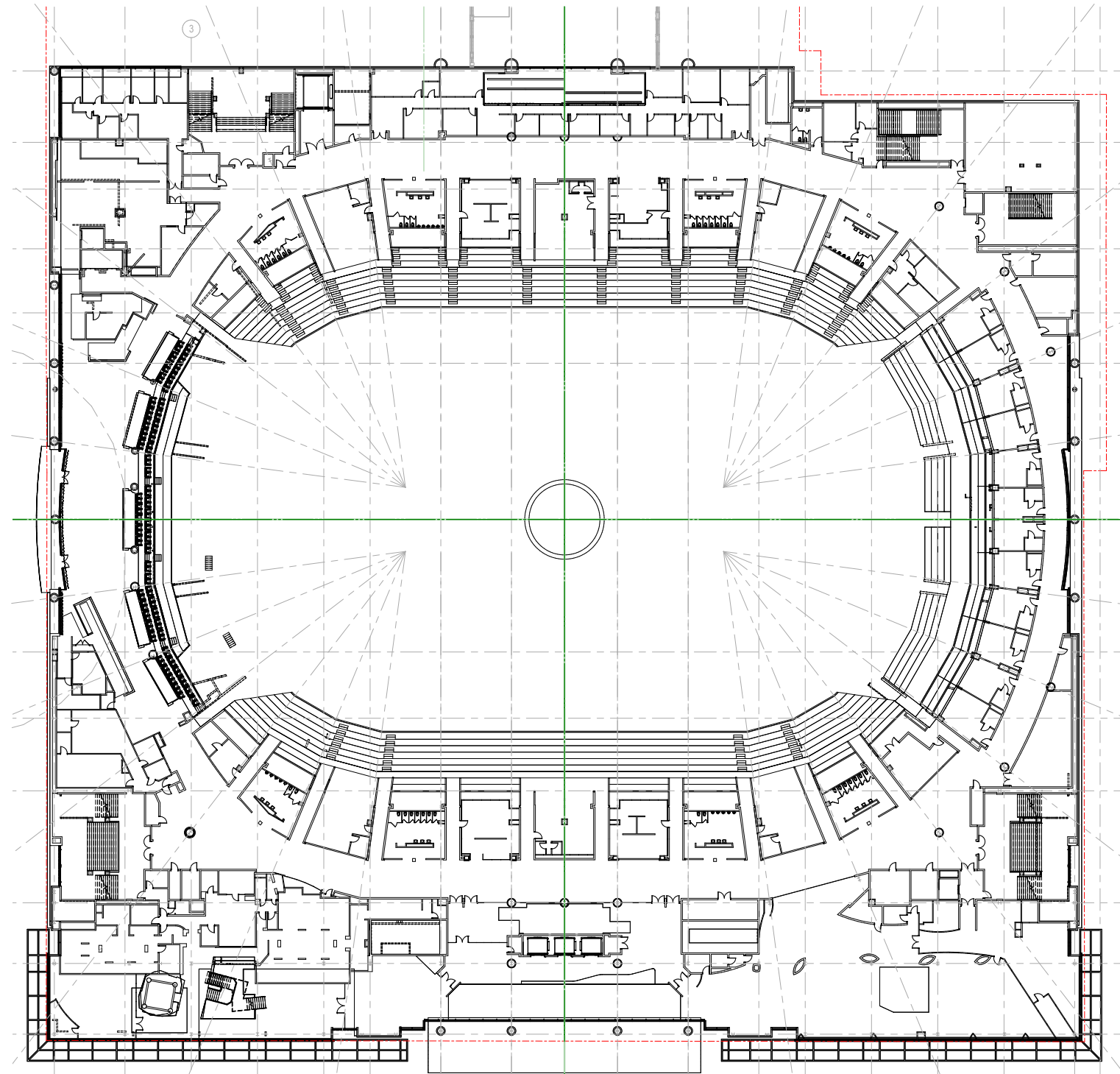
EXISTING MAIN CONCOURSE LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



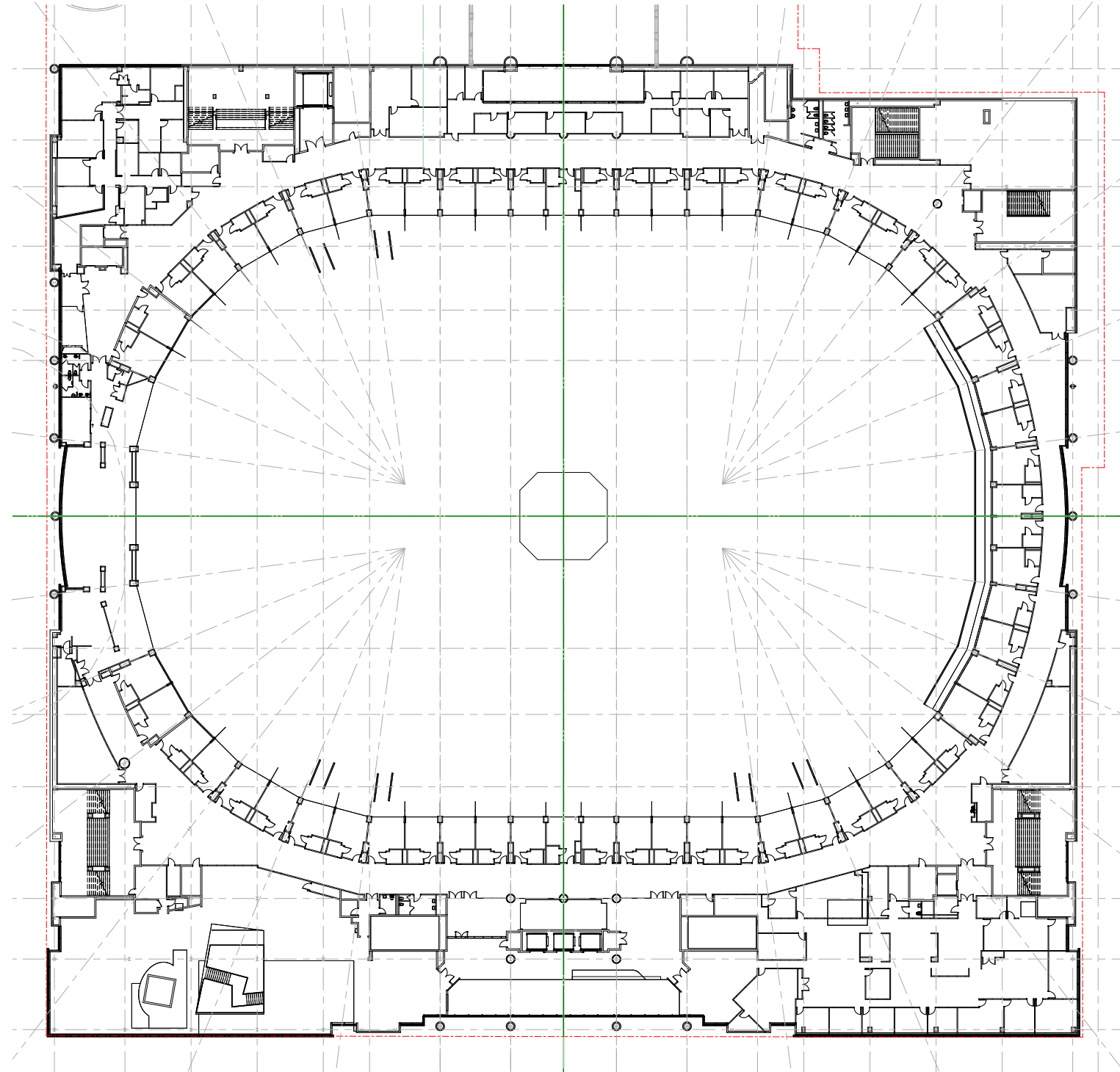
EXISTING CLUB CONOURSE LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



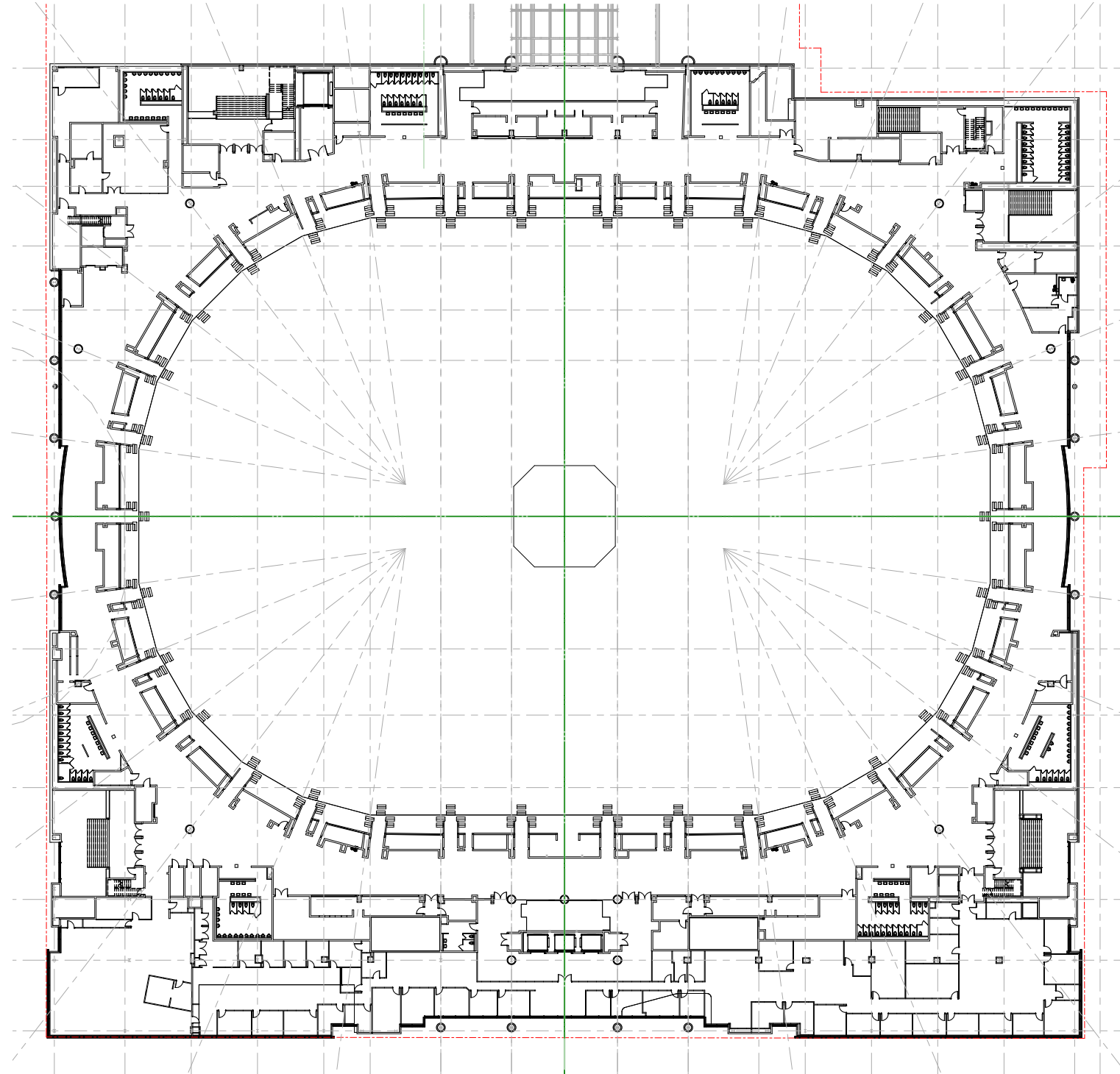
EXISTING SUITE CONOURSE LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



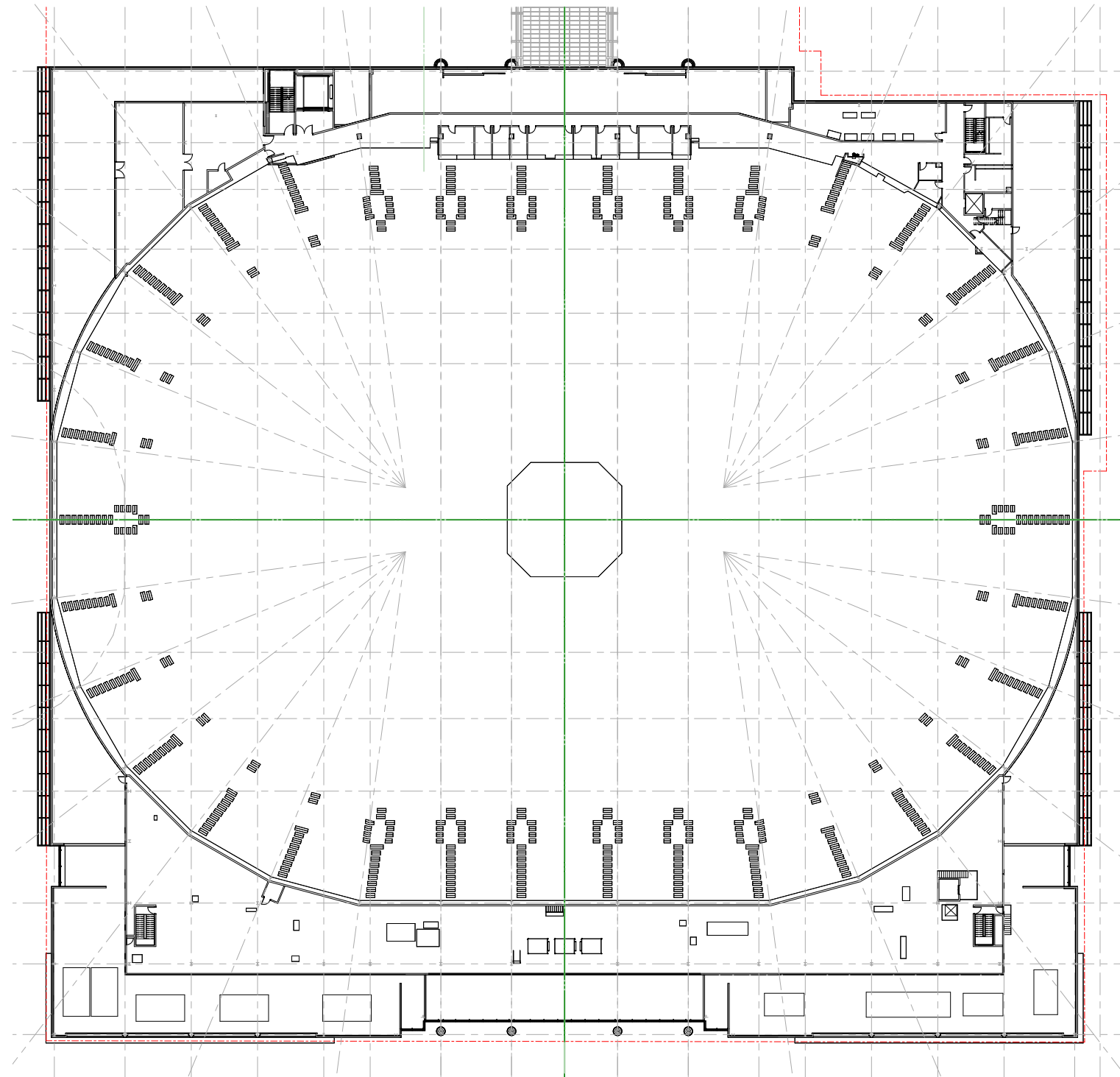
EXISTING UPPER CONCOURSE LEVEL PLAN

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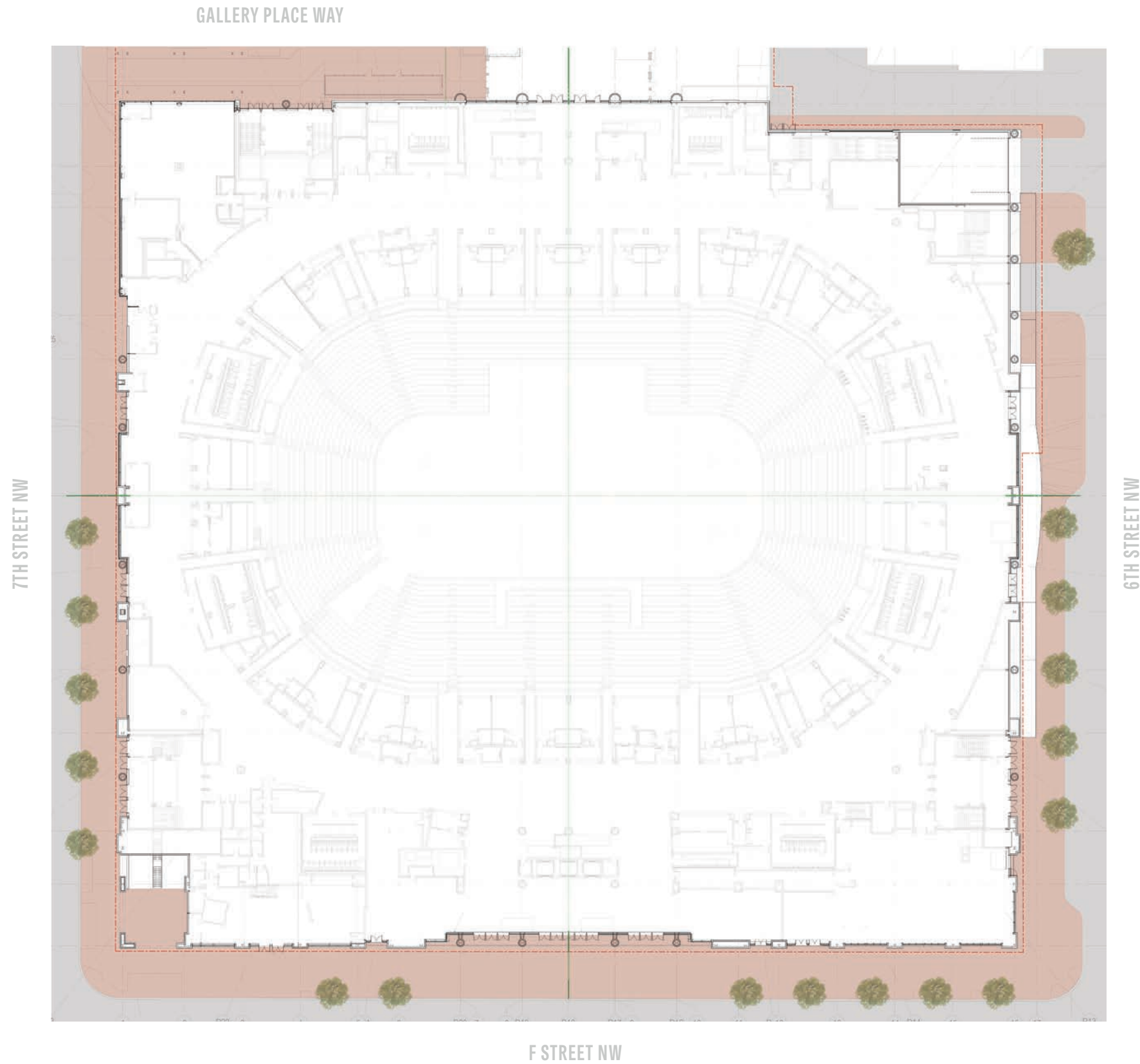
EXISTING ROOF LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



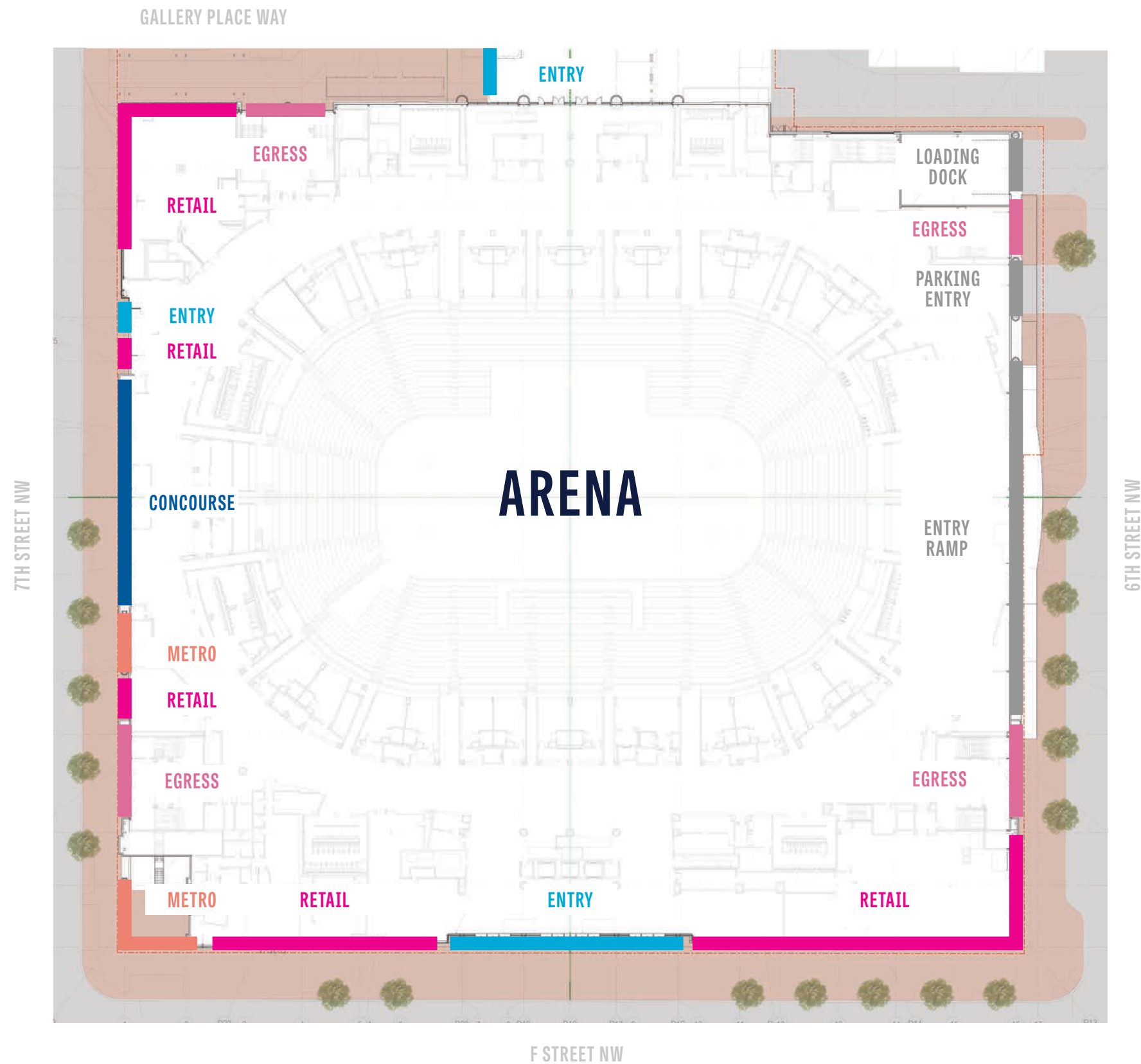
EXISTING SITE PLAN

ILLUSTRATIVE (1/64" = 1'-0")



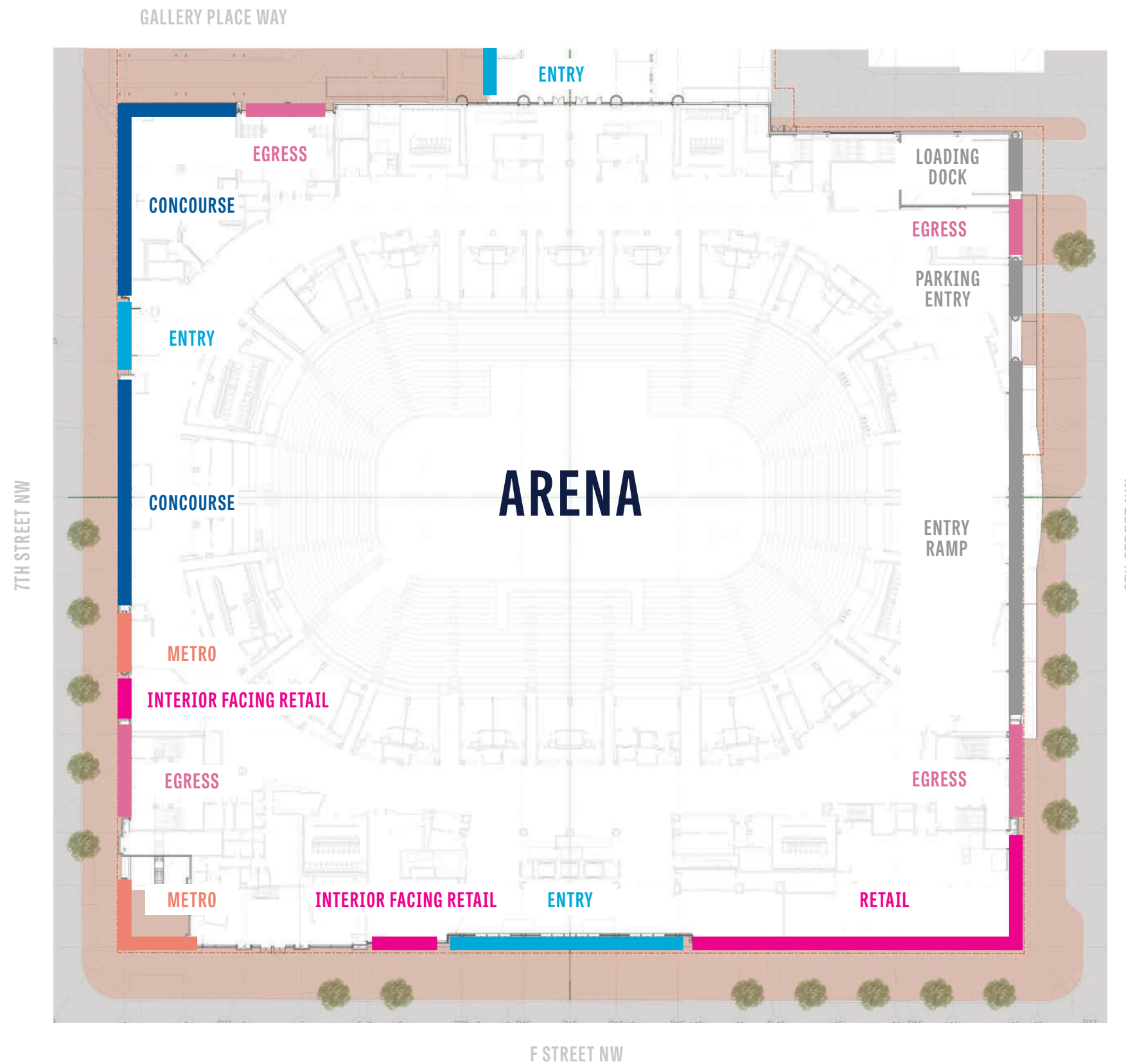
EXISTING SITE PLAN

ACTIVATION AT STREET LEVEL (2019)



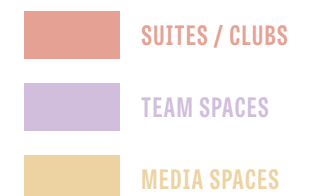
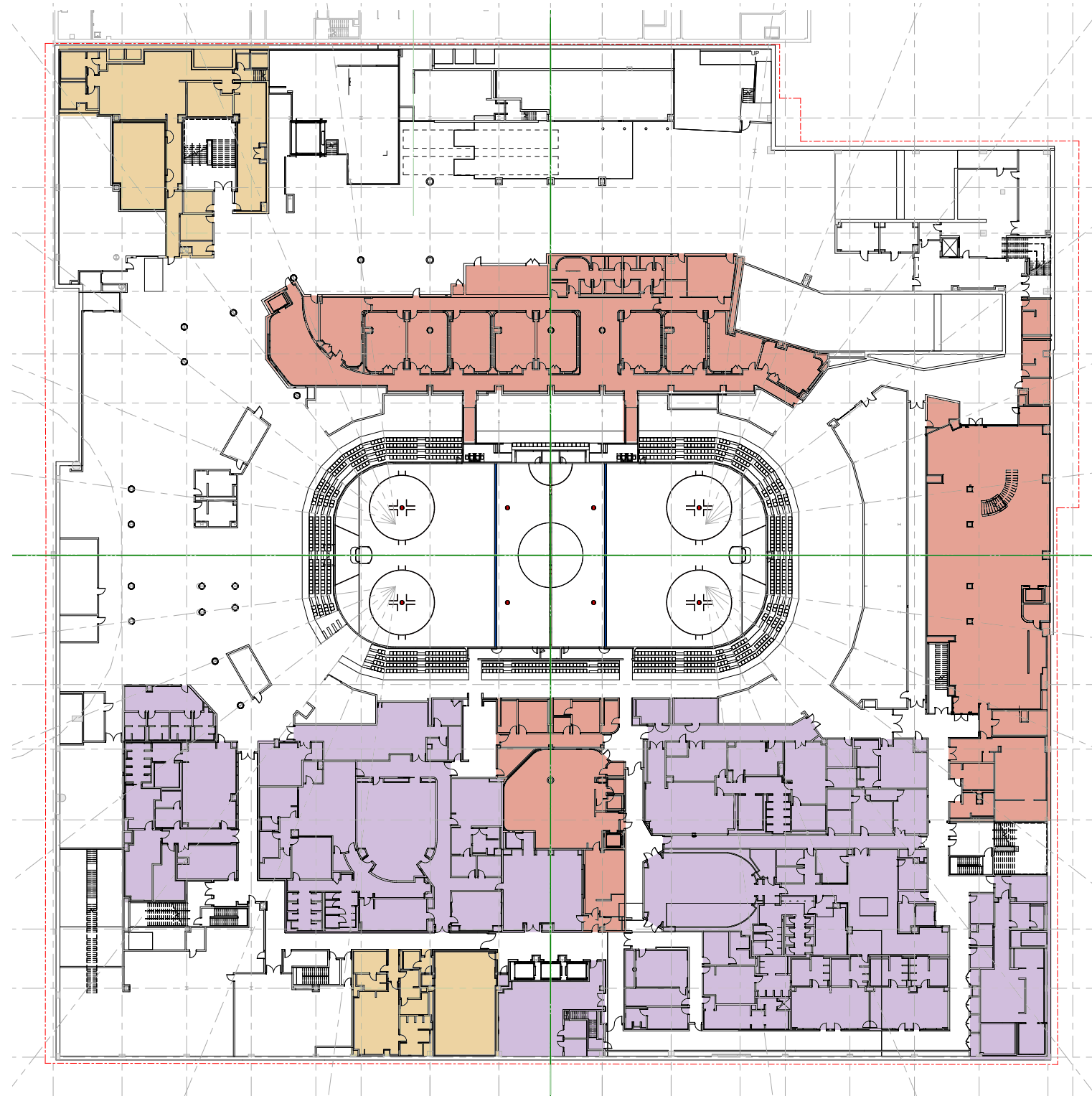
EXISTING SITE PLAN

ACTIVATION AT STREET LEVEL (2024)



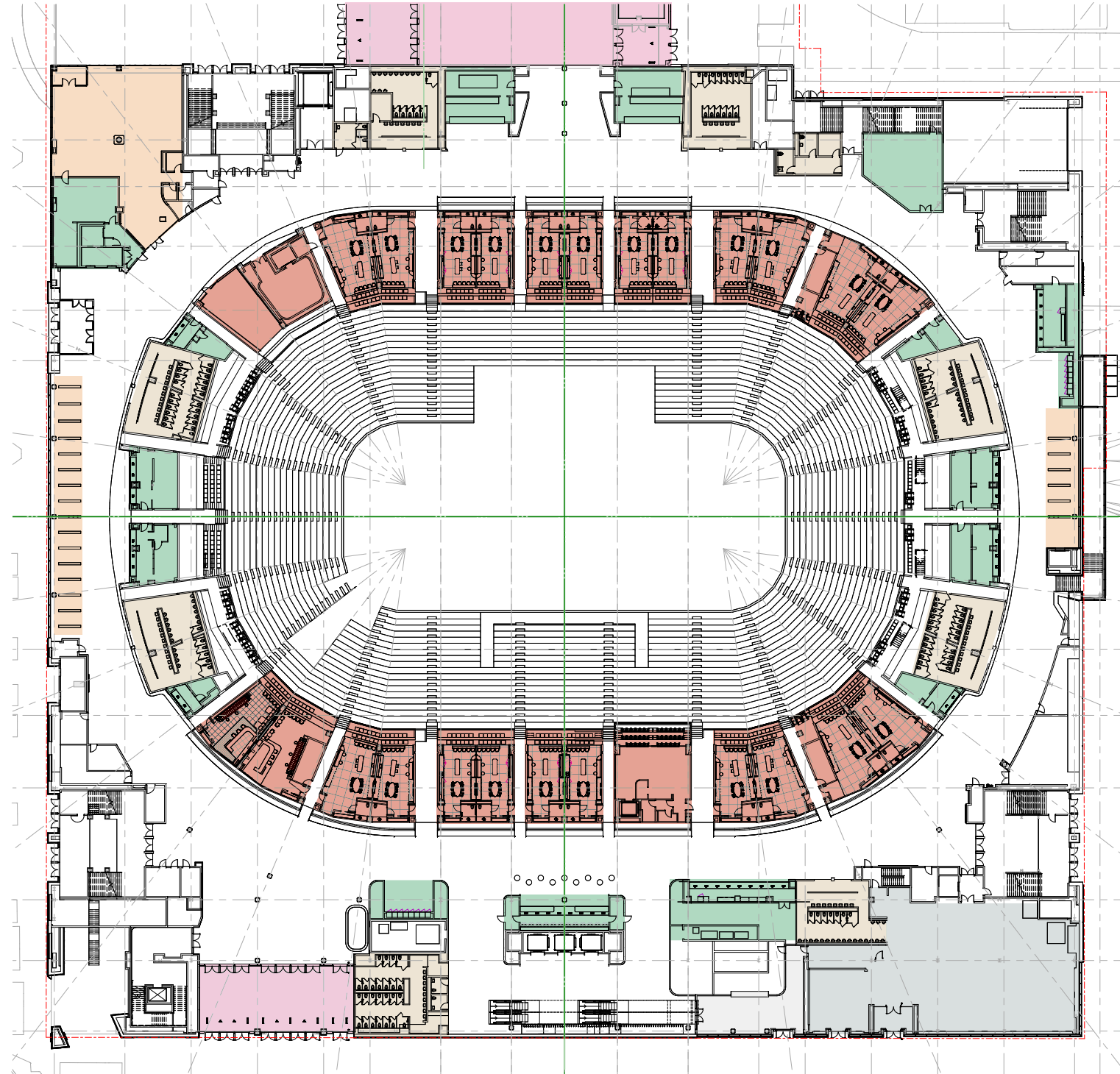
PROPOSED EVENT LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



PROPOSED MAIN CONCOURSE LEVEL PLAN

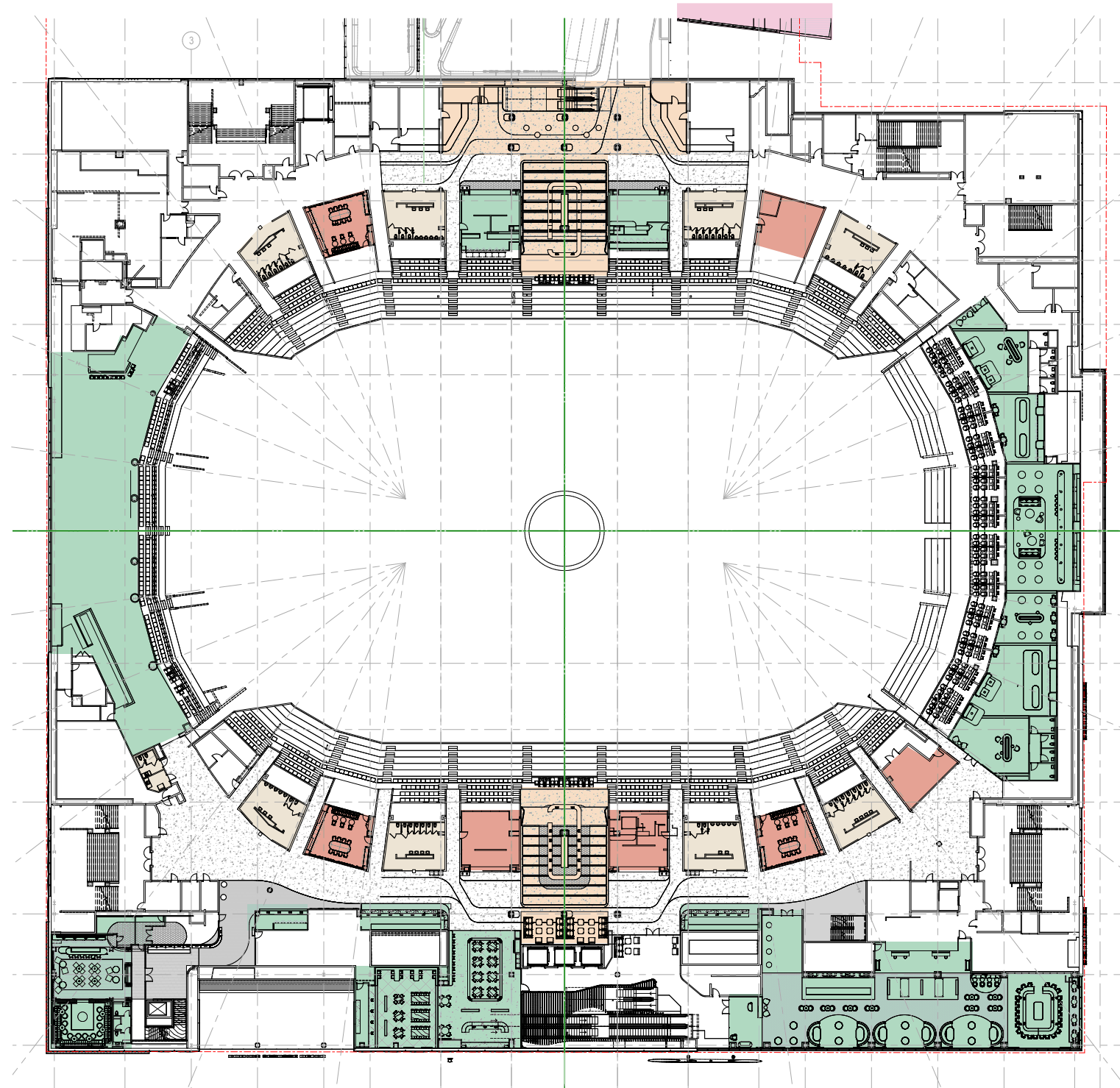
ILLUSTRATIVE (1/64" = 1'-0")



- ENTRY HALLS
- DWELL SPACES
- SUITES / CLUBS
- FOOD + BEVERAGE
- TOILET ROOM
- EXISTING RETAIL

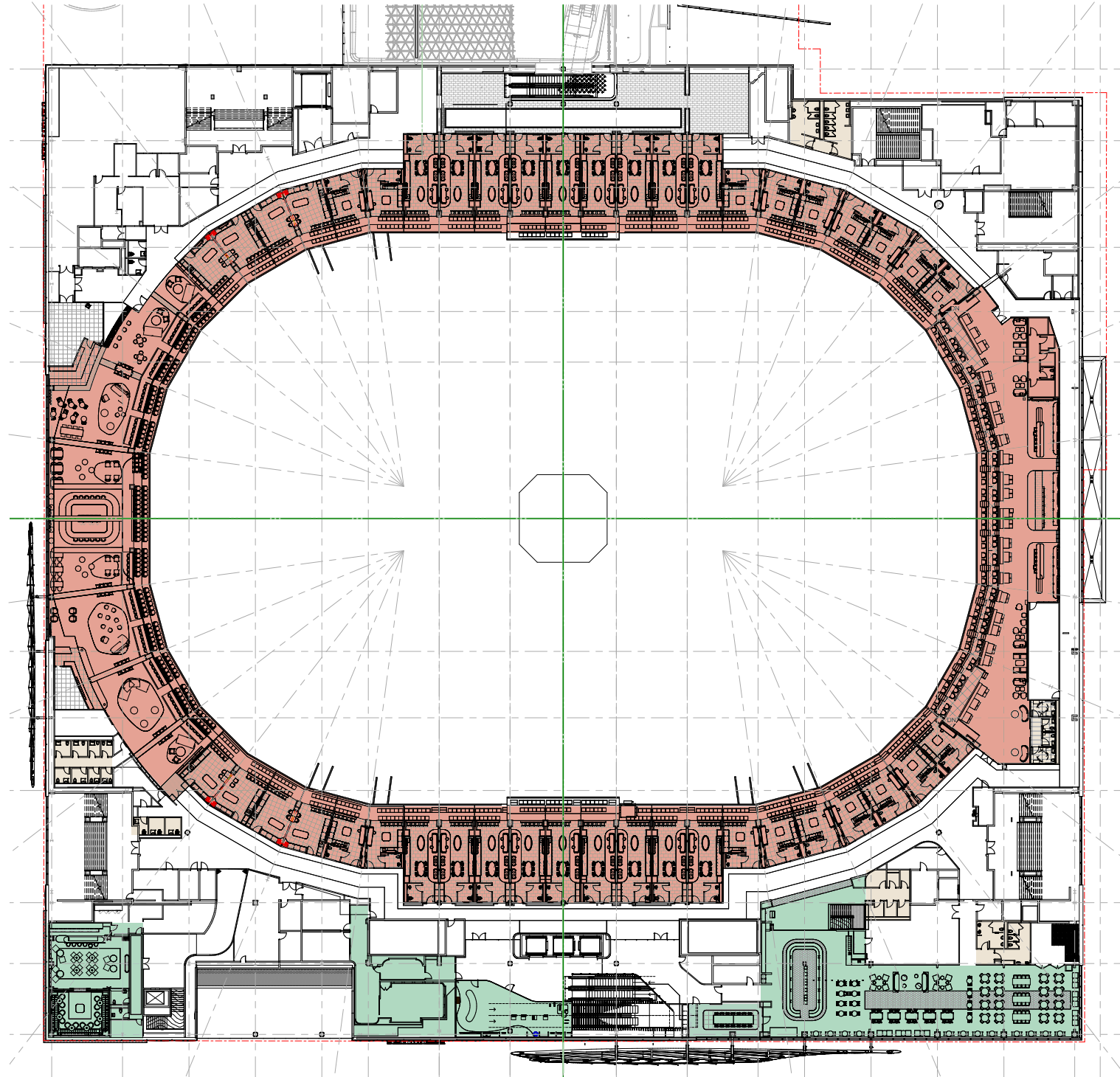
PROPOSED CLUB CONCOURSE LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



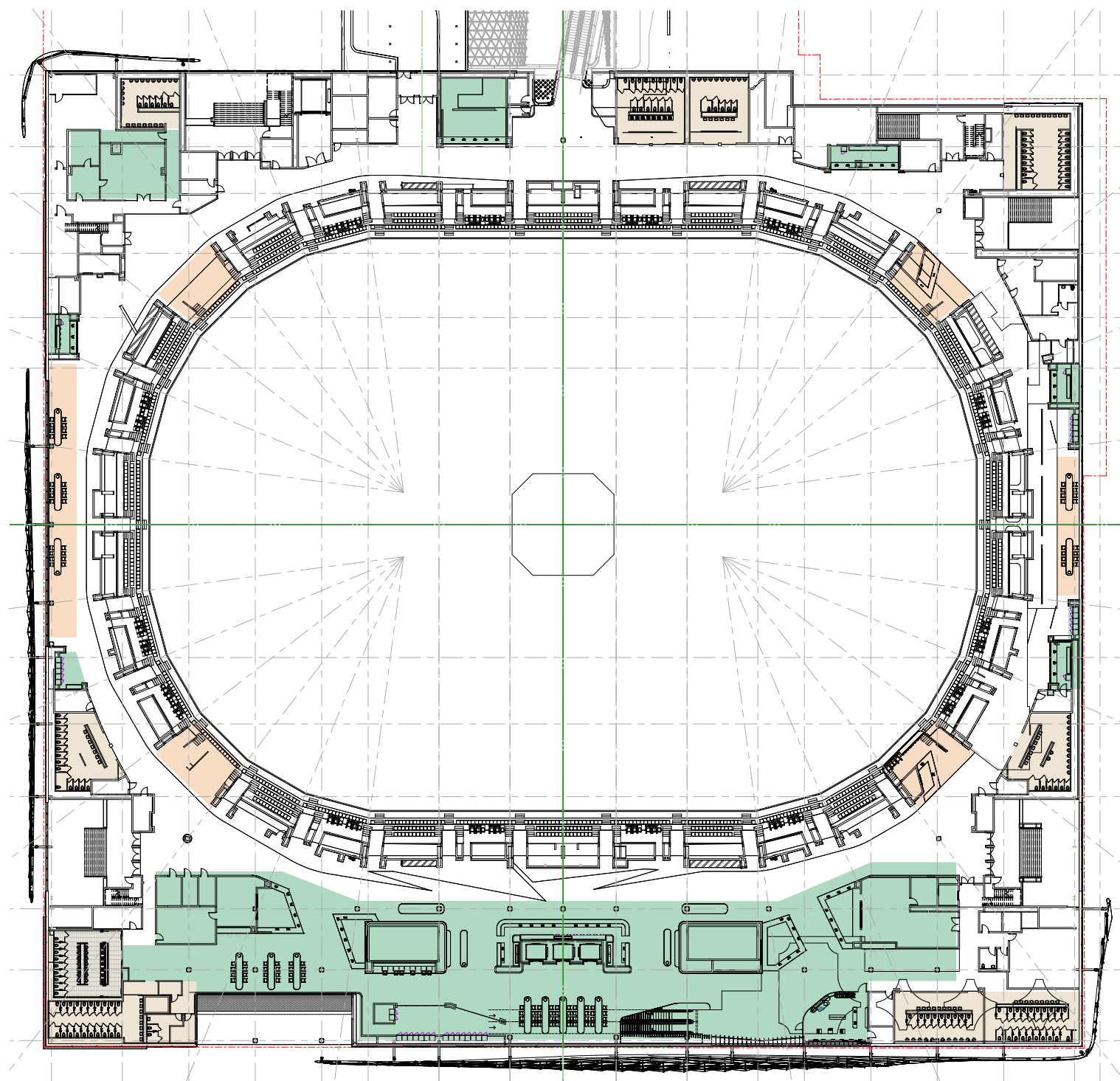
PROPOSED SUITE CONOURSE LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



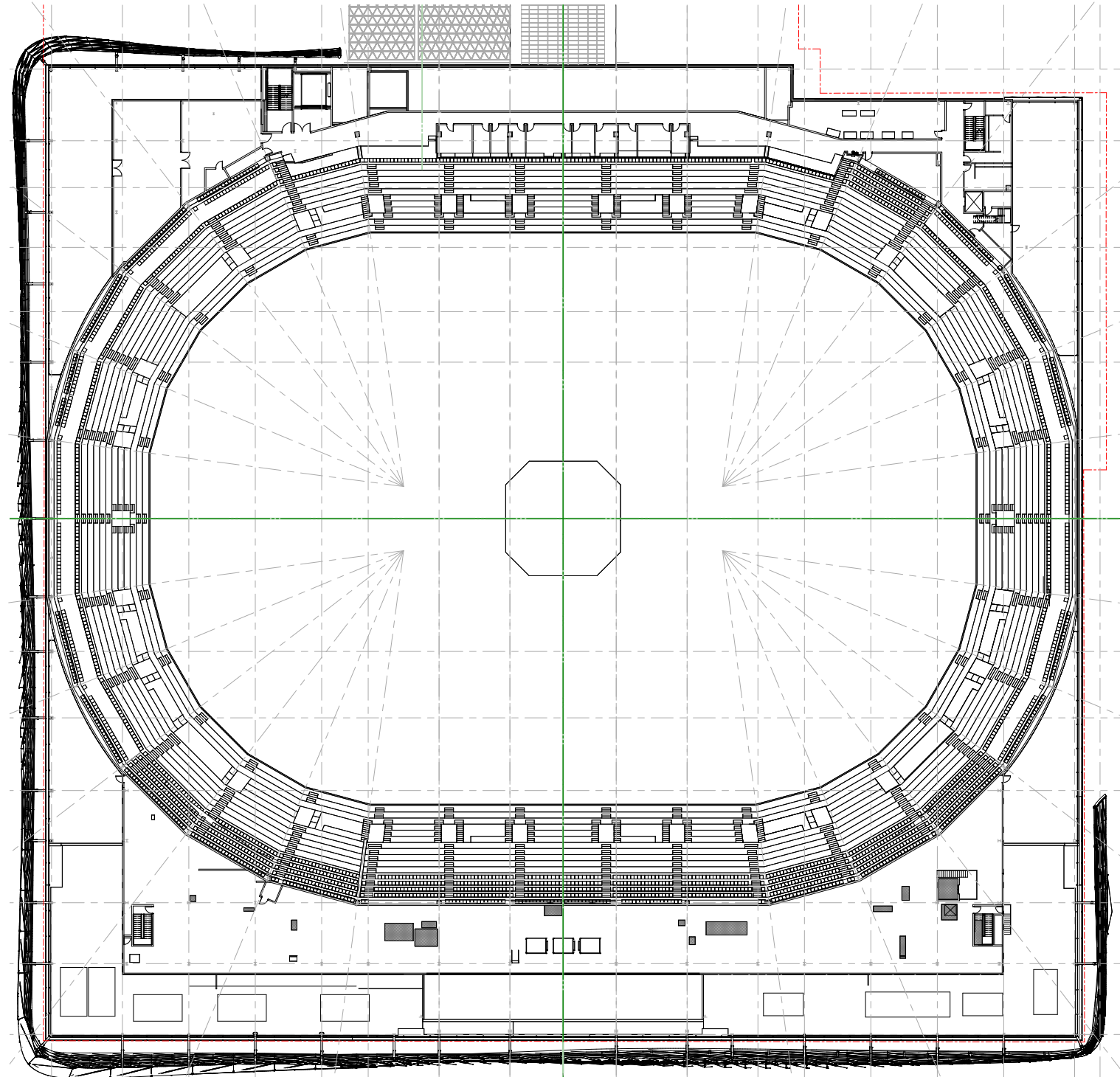


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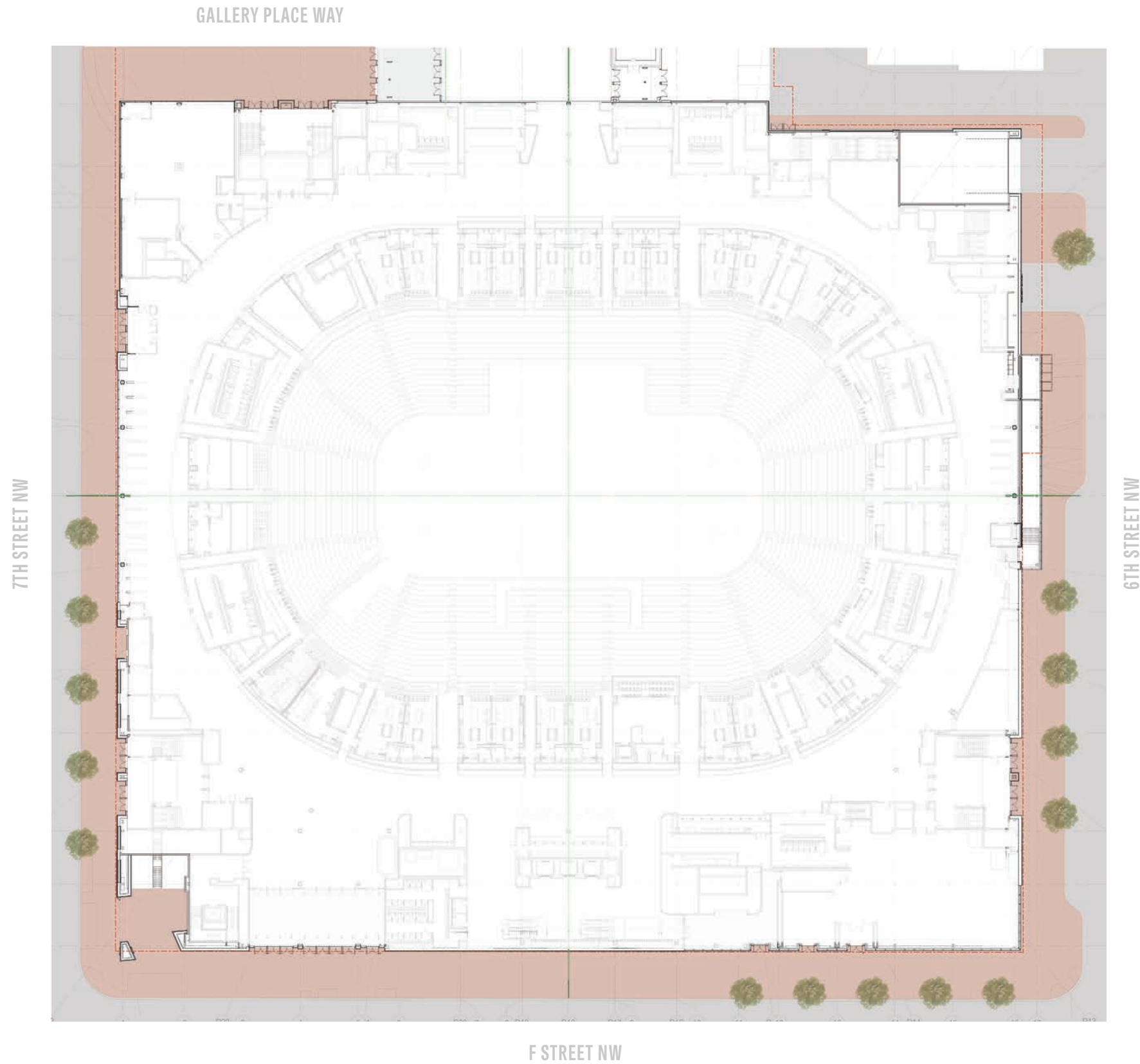
PROPOSED ROOF LEVEL PLAN

ILLUSTRATIVE (1/64" = 1'-0")



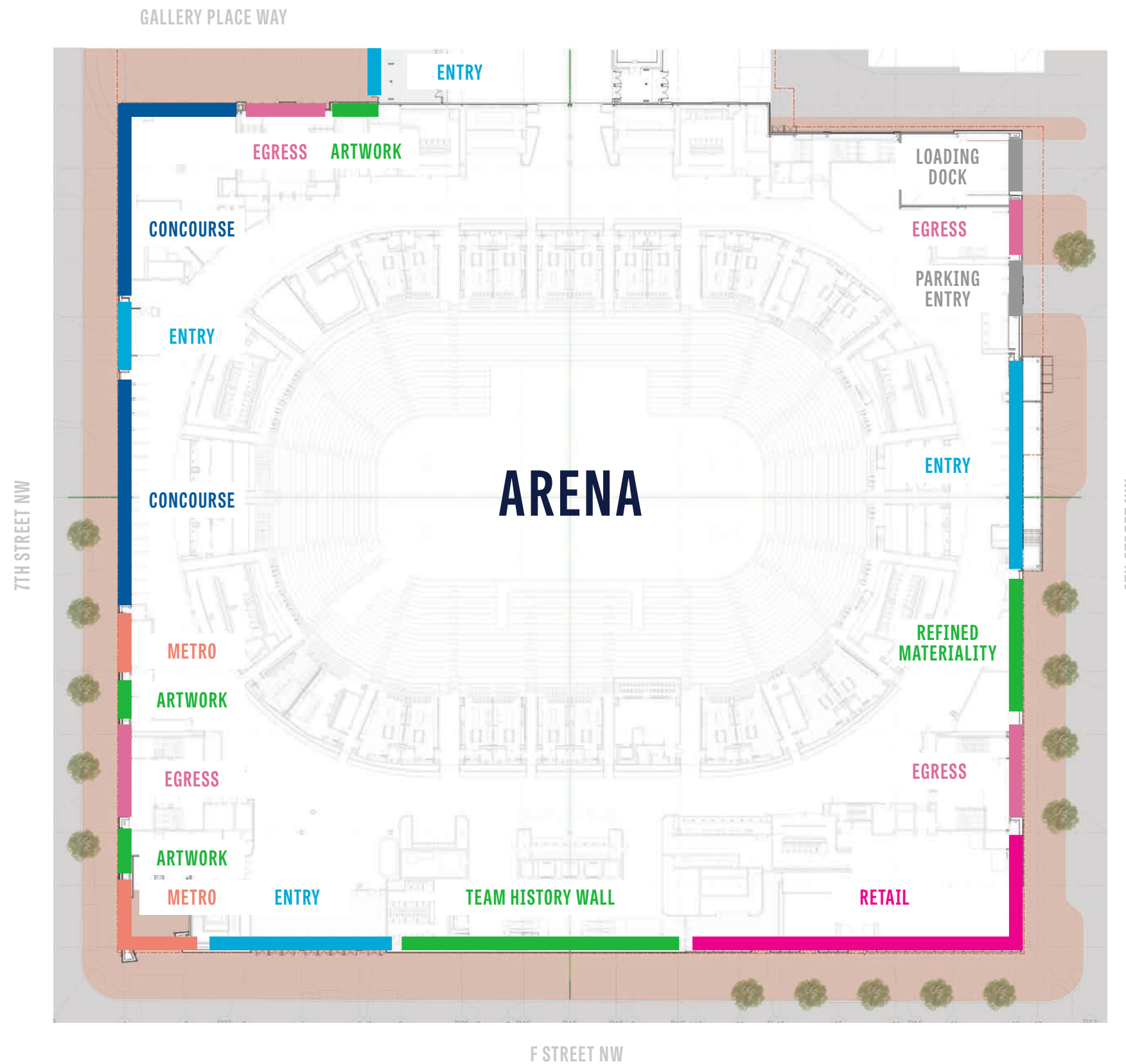
PROPOSED SITE PLAN

ILLUSTRATIVE (1/64" = 1'-0")



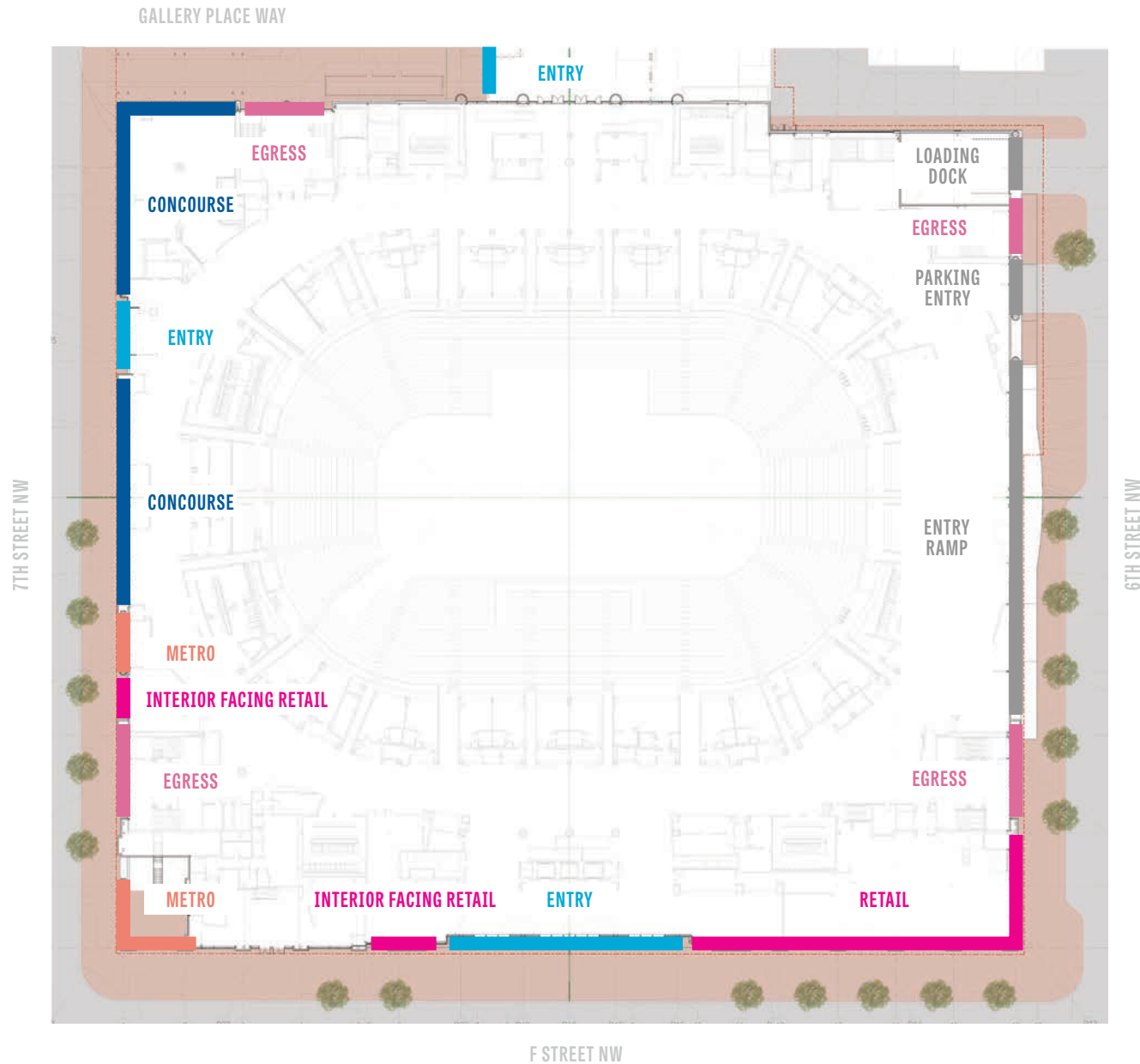
PROPOSED SITE PLAN

ACTIVATION AT STREET LEVEL

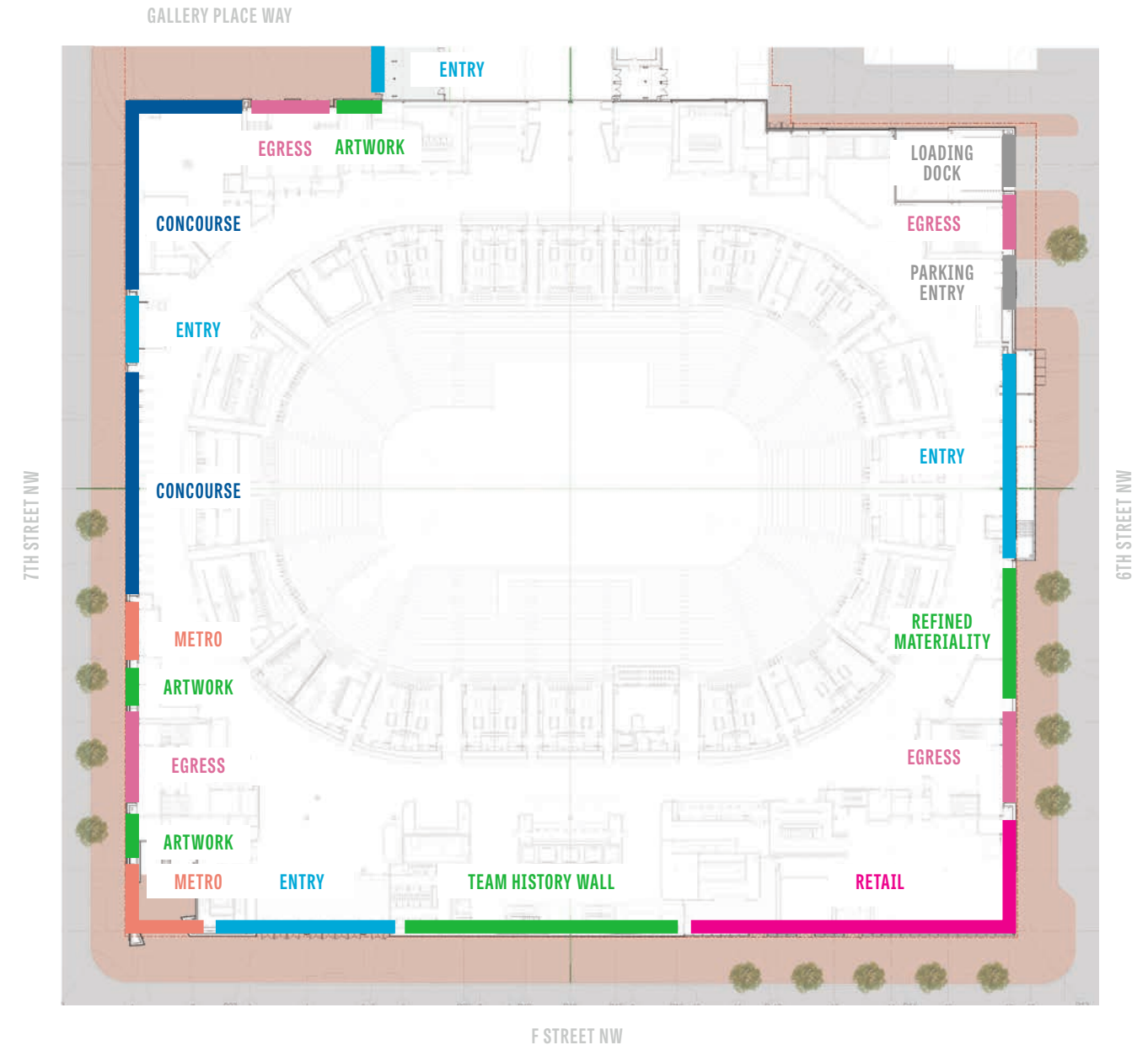


SITE PLAN COMPARISON

ACTIVATION AT STREET LEVEL

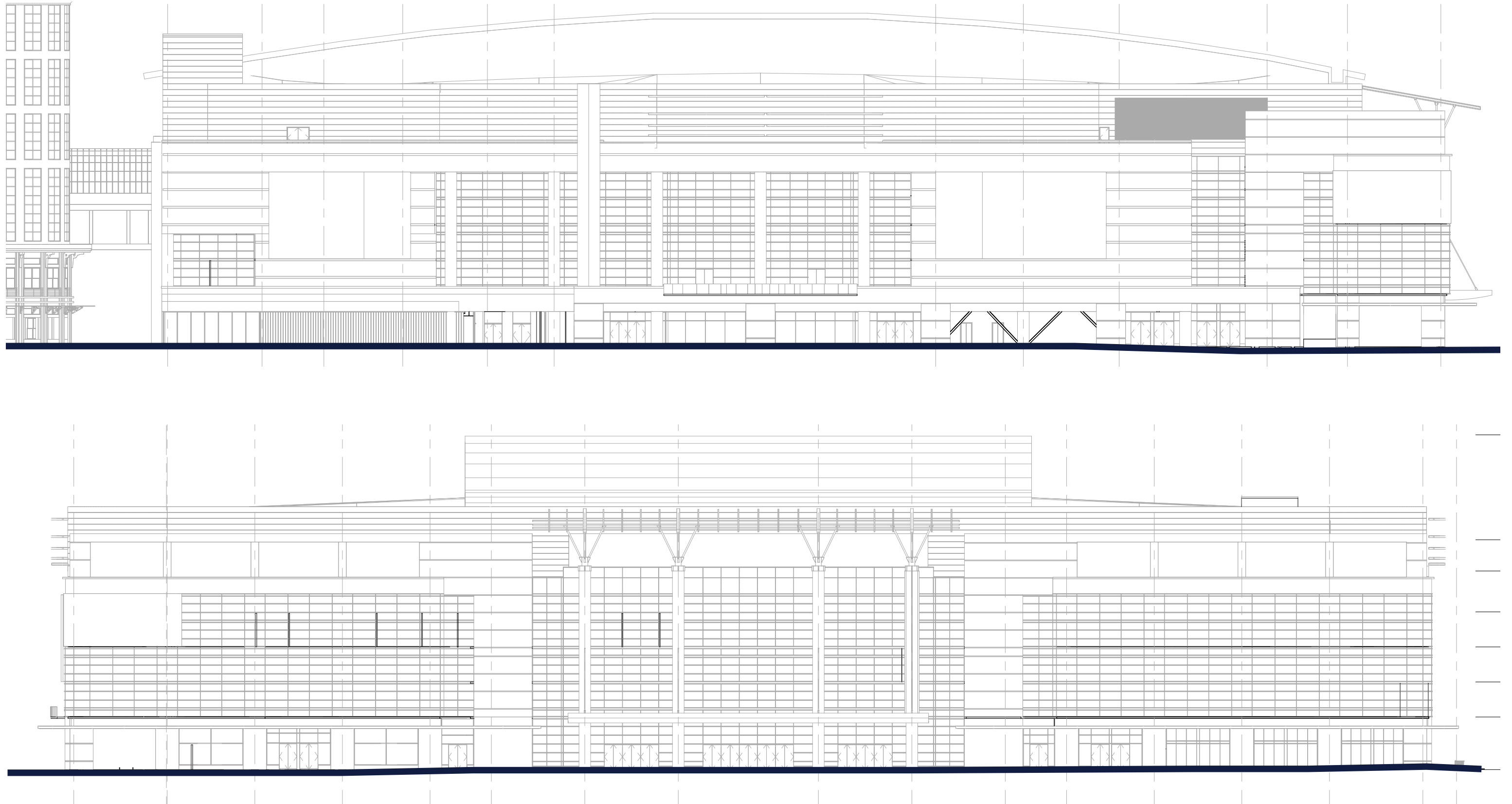


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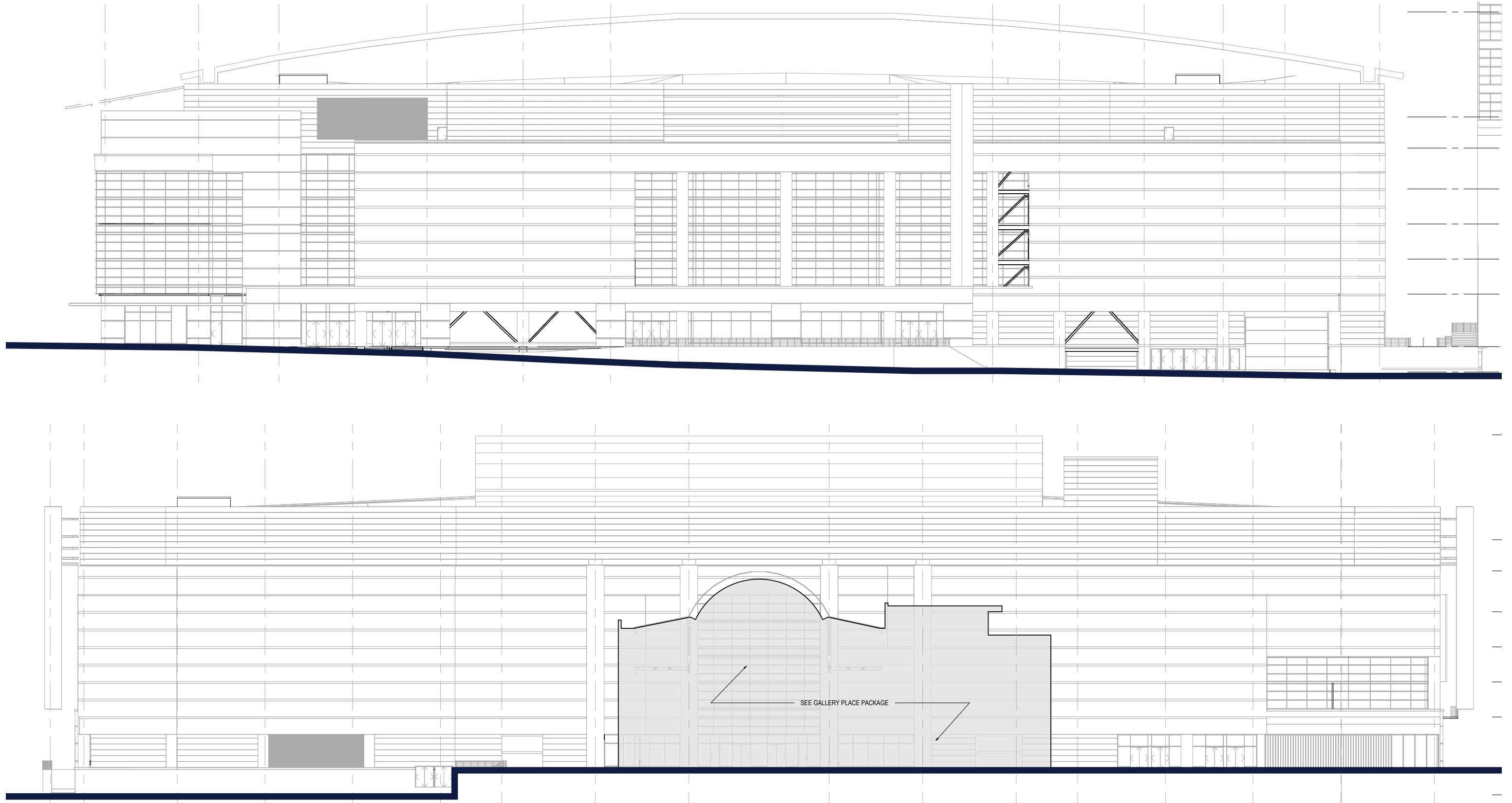


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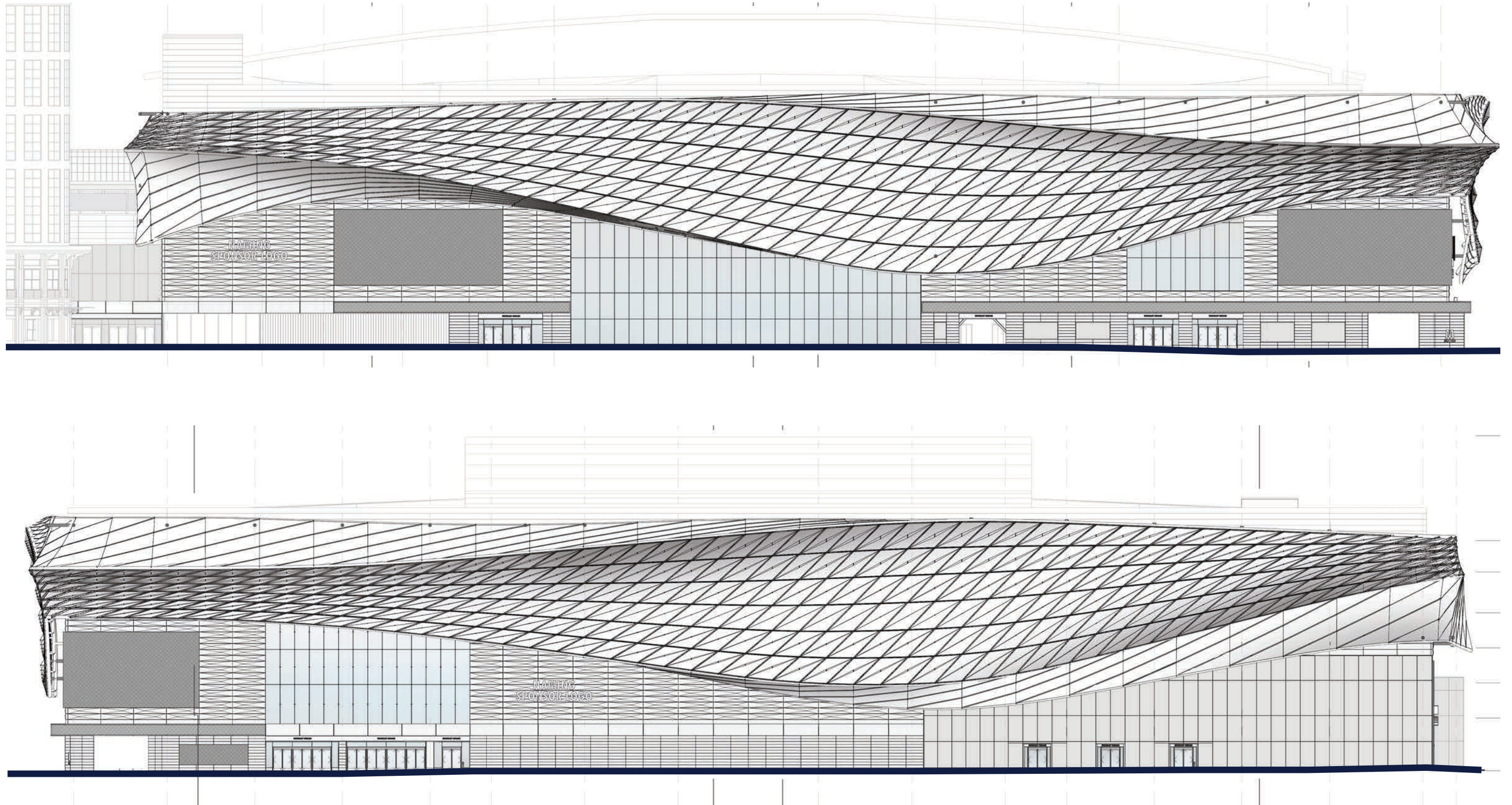
EXISTING ELEVATIONS WEST AND SOUTH



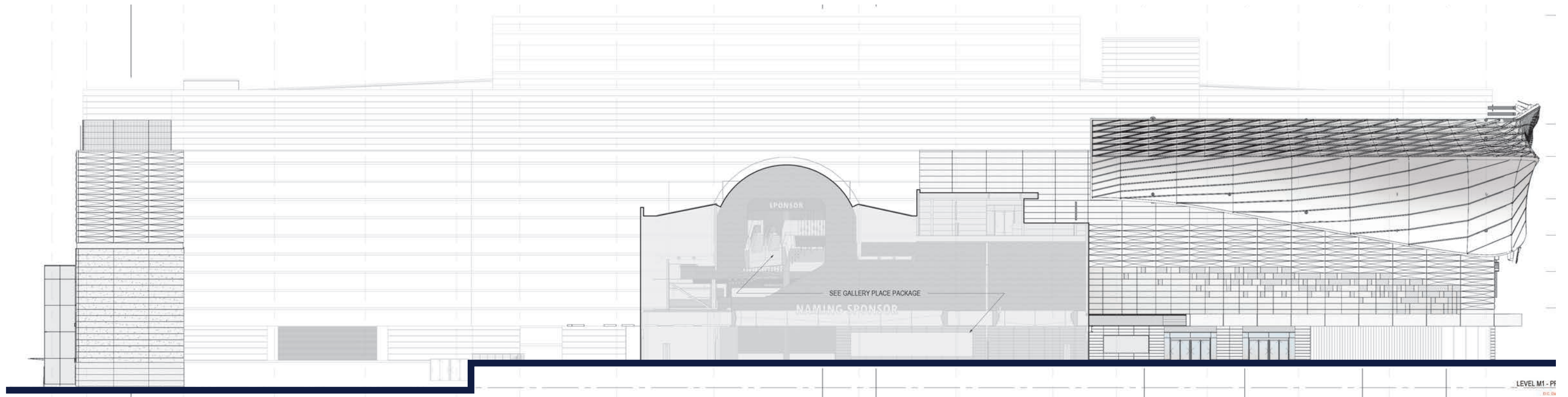
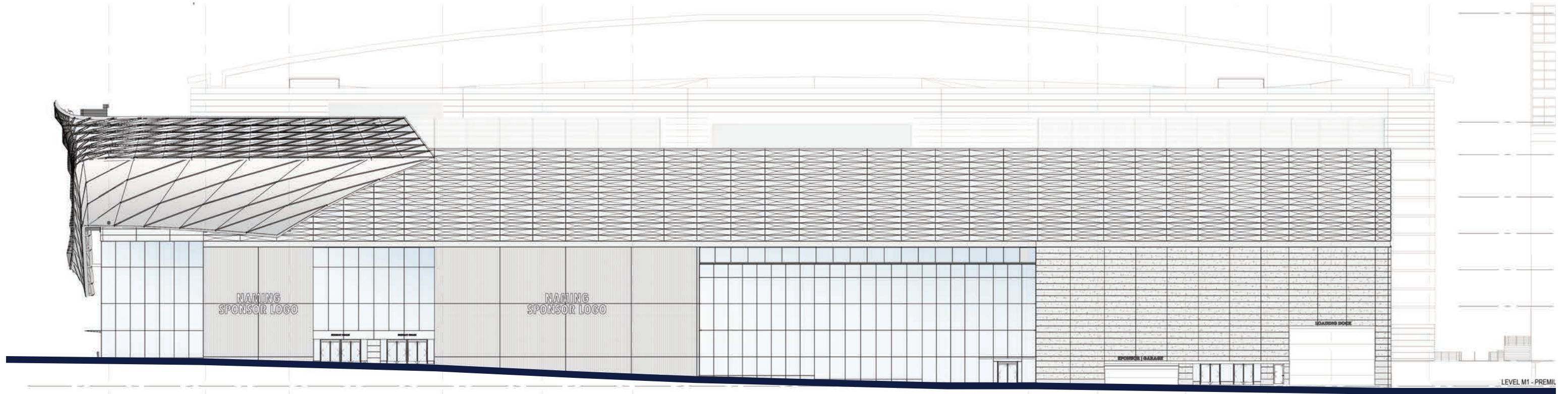
EXISTING ELEVATIONS EAST AND NORTH



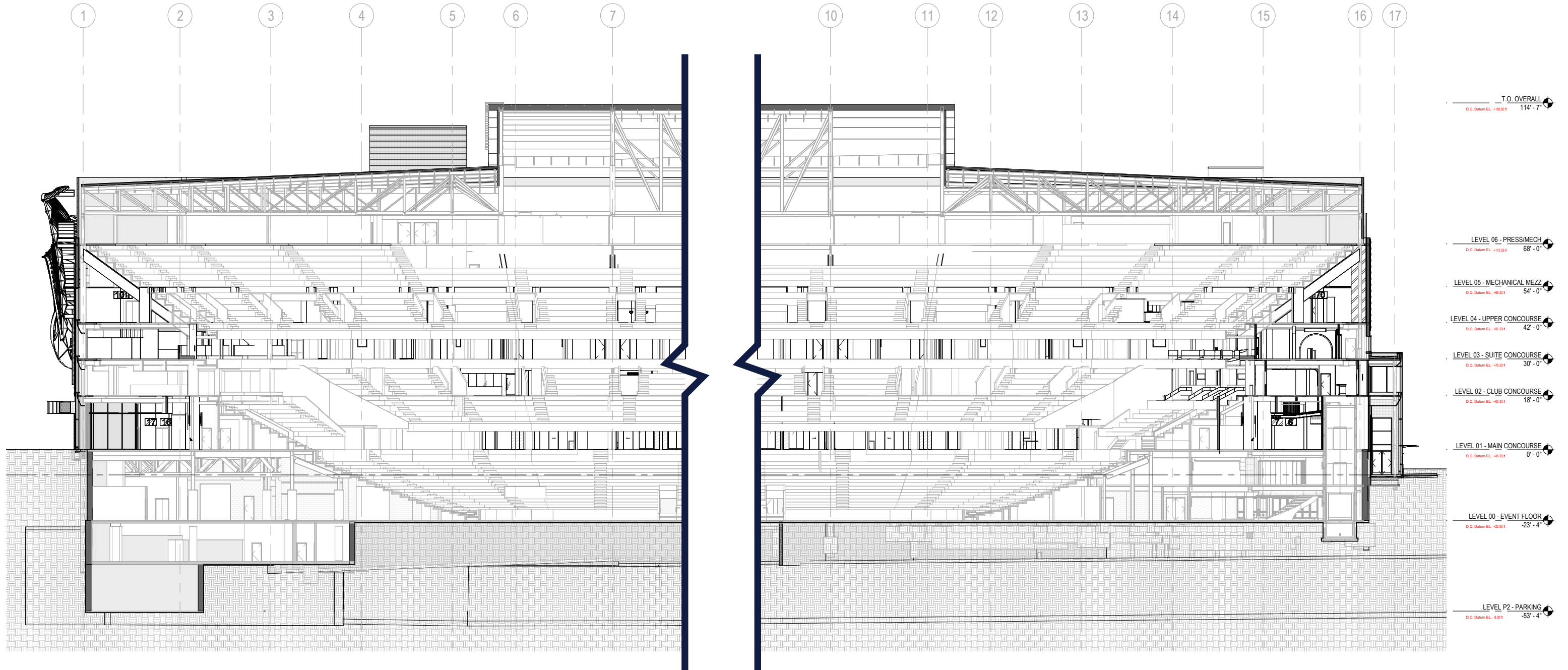
PROPOSED ELEVATIONS WEST AND SOUTH



PROPOSED ELEVATIONS EAST AND NORTH



PROPOSED BUILDING SECTION EAST-WEST



PROPOSED PHYSICAL MODEL MASSING (SCALE: 1"=80')



PREVIOUS OVERALL VIEW LOOKING NORTHEAST AERIAL PERSPECTIVE

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PROPOSED OVERALL VIEW LOOKING NORTHEAST AERIAL PERSPECTIVE

IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

IMPROVED TRANSPARENCY THAT
ADDS TO EXPANDED OPPORTUNITY TO
EXPERIENCE VEIL FROM INTERIOR

TEAM HISTORY WALL AT PEDESTRIAN LEVEL

INTEGRATED ARTWORK AT PEDESTRIAN LEVEL

INFORMATION BOARD AT PEDESTRIAN LEVEL



PREVIOUS VIEW AT 7TH ST LOOKING NORTHEAST PERSPECTIVE AT STREET LEVEL

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PROPOSED VIEW AT 7TH ST LOOKING NORTHEAST PERSPECTIVE AT STREET LEVEL

IMPROVED TRANSPARENCY THAT
ADDS TO EXPANDED OPPORTUNITY TO
EXPERIENCE VEIL FROM INTERIOR

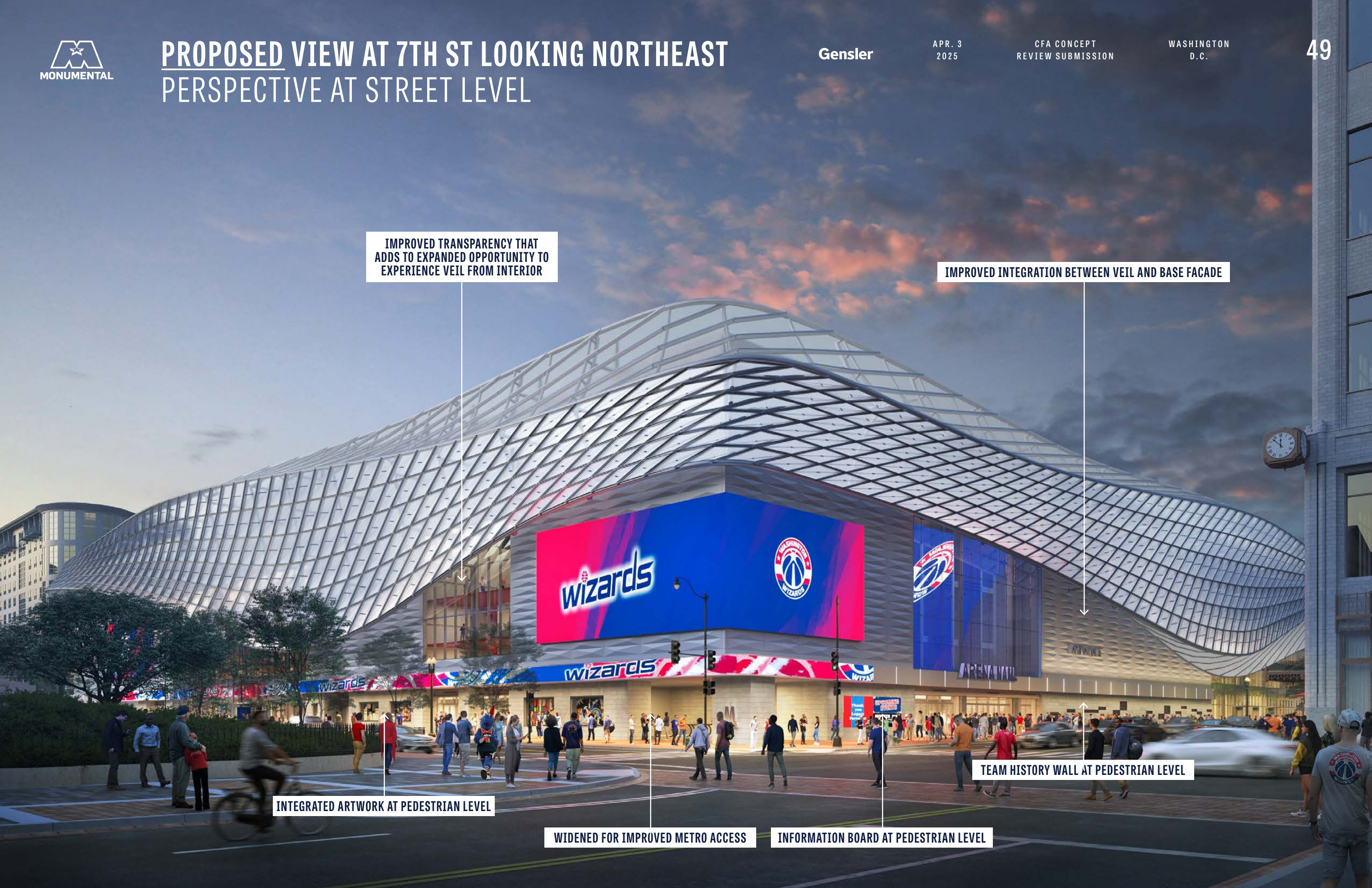
IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

INTEGRATED ARTWORK AT PEDESTRIAN LEVEL

WIDENED FOR IMPROVED METRO ACCESS

INFORMATION BOARD AT PEDESTRIAN LEVEL

TEAM HISTORY WALL AT PEDESTRIAN LEVEL



PREVIOUS VIEW AT 7TH ST LOOKING EAST METRO AND SOUTH ENTRIES AT 7TH ST NW

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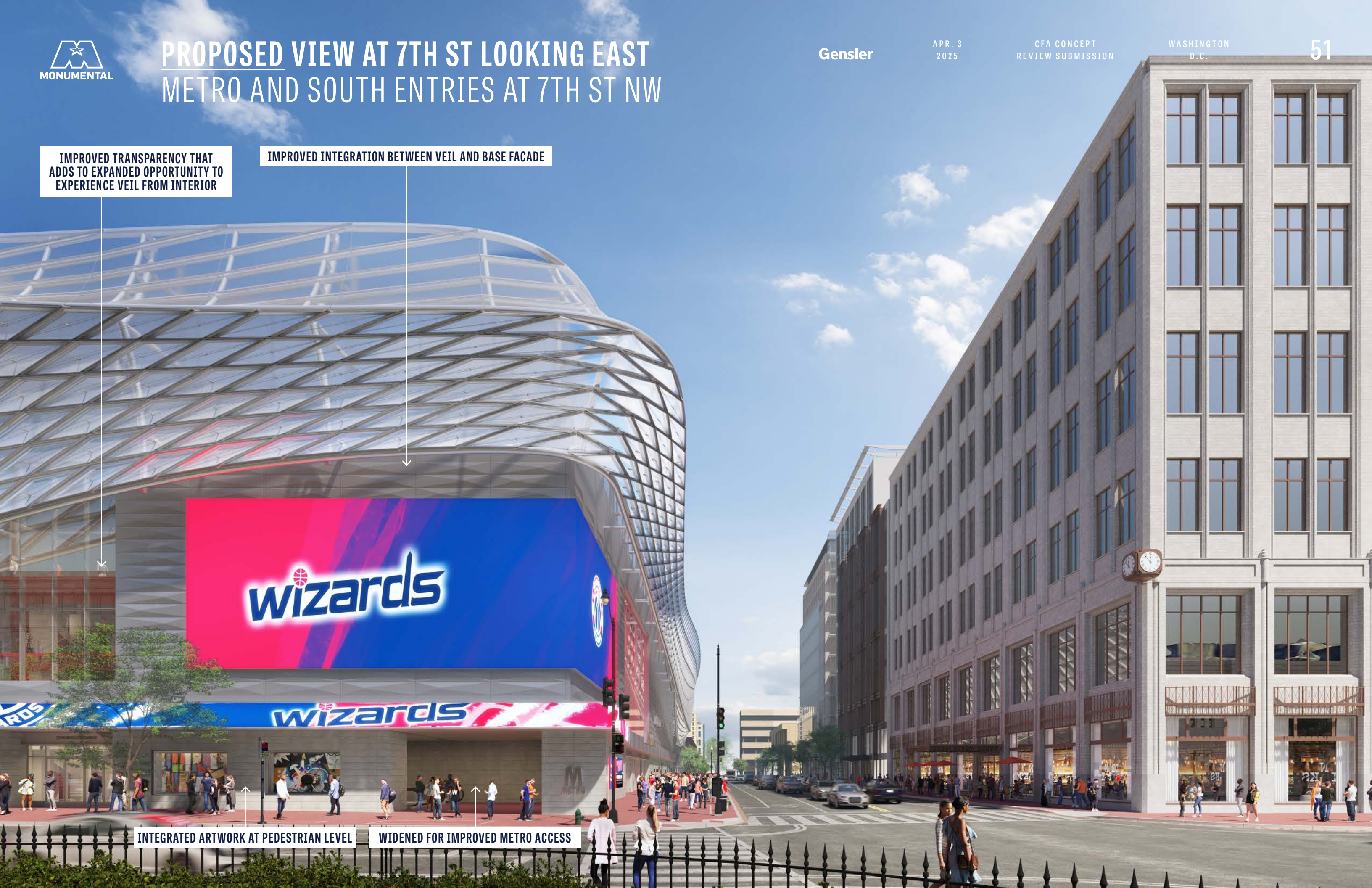
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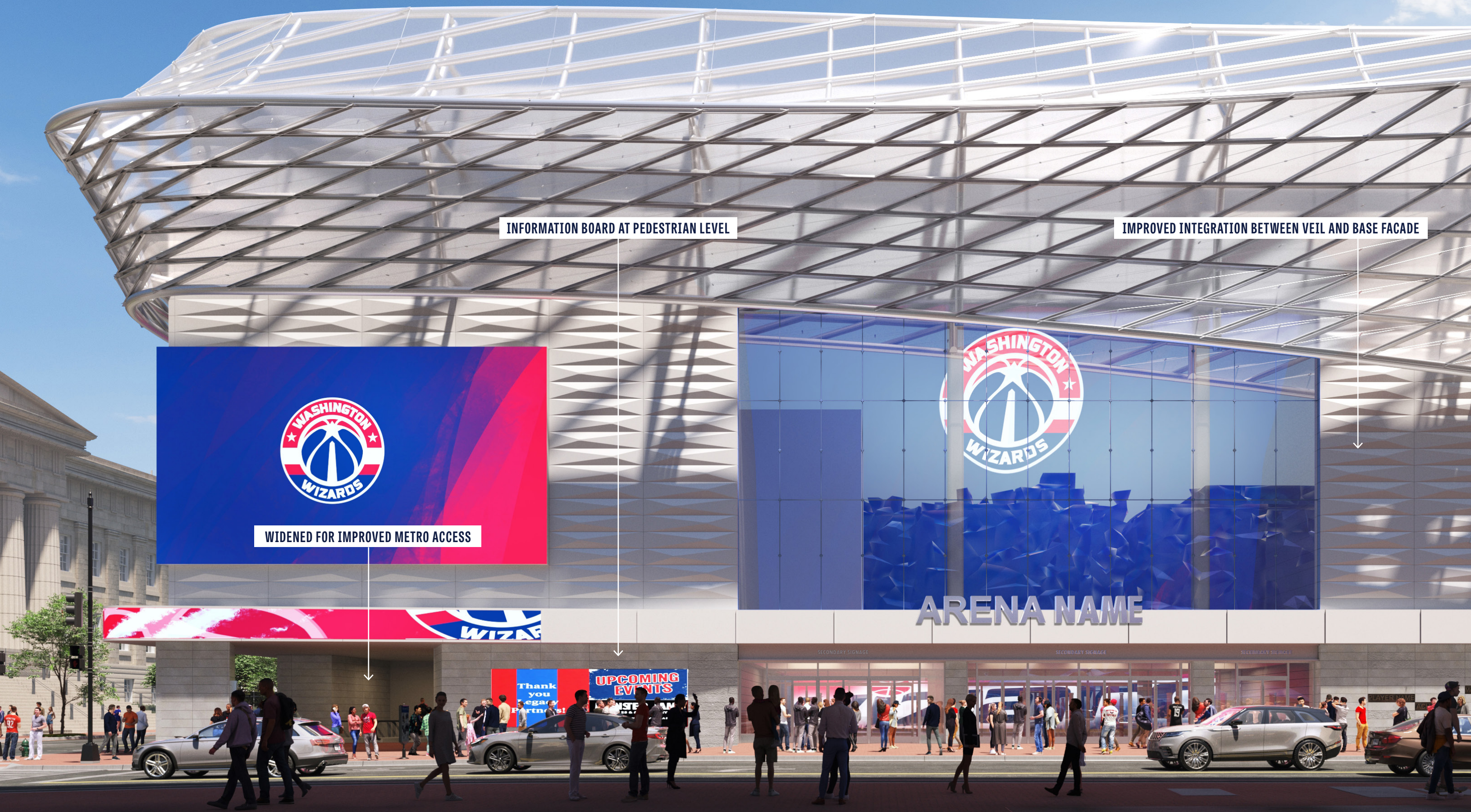
IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

INTEGRATED ARTWORK AT PEDESTRIAN LEVEL

WIDENED FOR IMPROVED METRO ACCESS



PROPOSED VIEW AT F ST LOOKING NORTH METRO AND SOUTH ENTRIES AT F ST



INFORMATION BOARD AT PEDESTRIAN LEVEL

IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

WIDENED FOR IMPROVED METRO ACCESS

ARENA NAME

PROPOSED VIEW AT F ST LOOKING NORTHWEST SOUTH ENTRY AT F ST

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IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

INFORMATION BOARD AT PEDESTRIAN LEVEL

TEAM HISTORY WALL AT PEDESTRIAN LEVEL



PREVIOUS VIEW AT F ST LOOKING NORTHWEST GLAZED CORNER AT 6TH ST NW

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PROPOSED VIEW AT F ST LOOKING NORTHWEST GLAZED CORNER AT 6TH ST NW

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IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

DIGITAL BOARD REMOVED FOR IMPROVED TRANSPARENCY



PROPOSED VIEW AT 6TH ST LOOKING SOUTH ACCESSIBLE ENTRY AT 6TH ST NW

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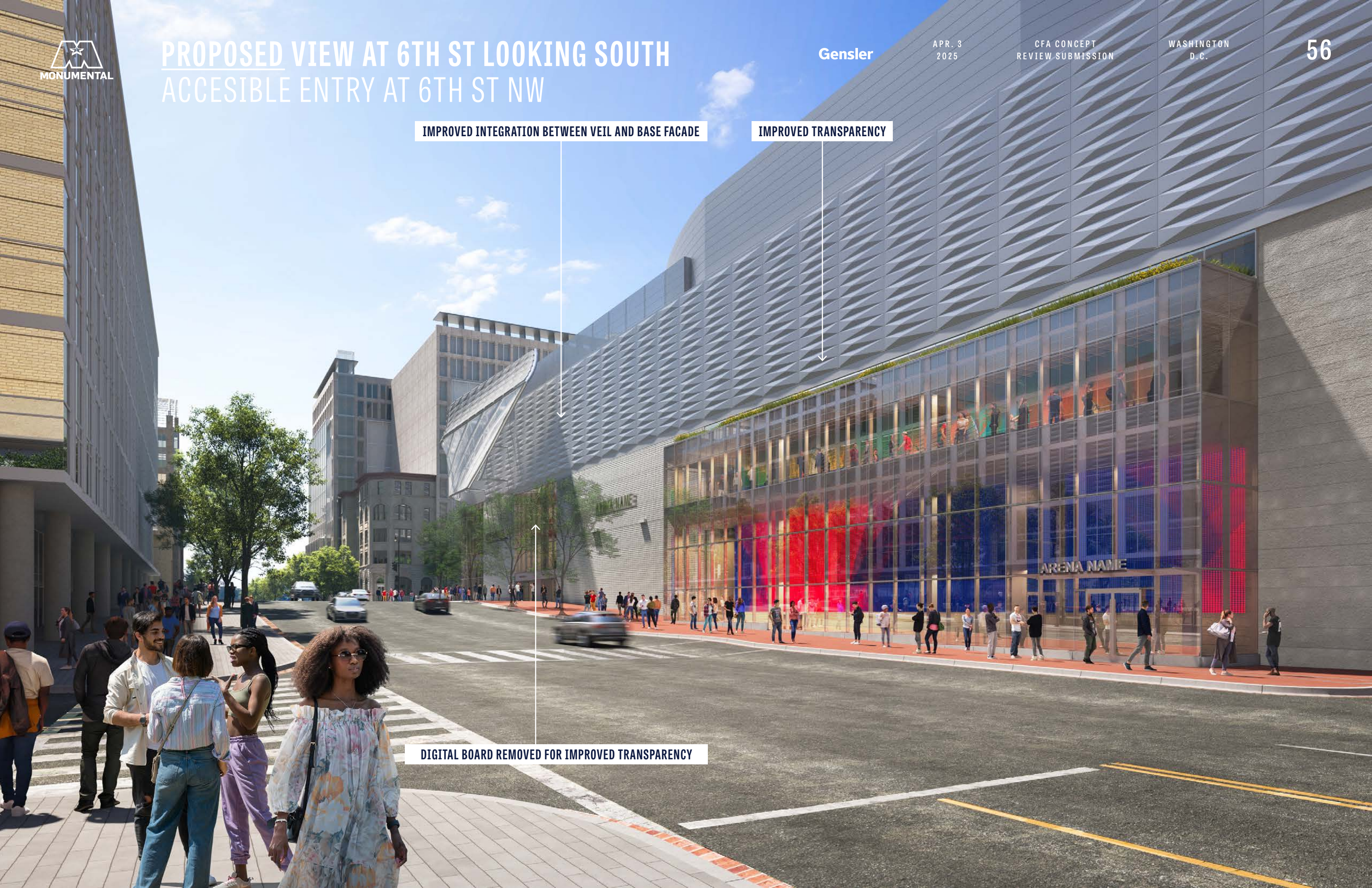
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IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

IMPROVED TRANSPARENCY

DIGITAL BOARD REMOVED FOR IMPROVED TRANSPARENCY



PREVIOUS VIEW AT 6TH ST LOOKING SOUTH ACCESSIBLE ENTRY AT 6TH ST NW

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PROPOSED VIEW AT 6TH ST LOOKING SOUTH ACCESSIBLE ENTRY AT 6TH ST NW

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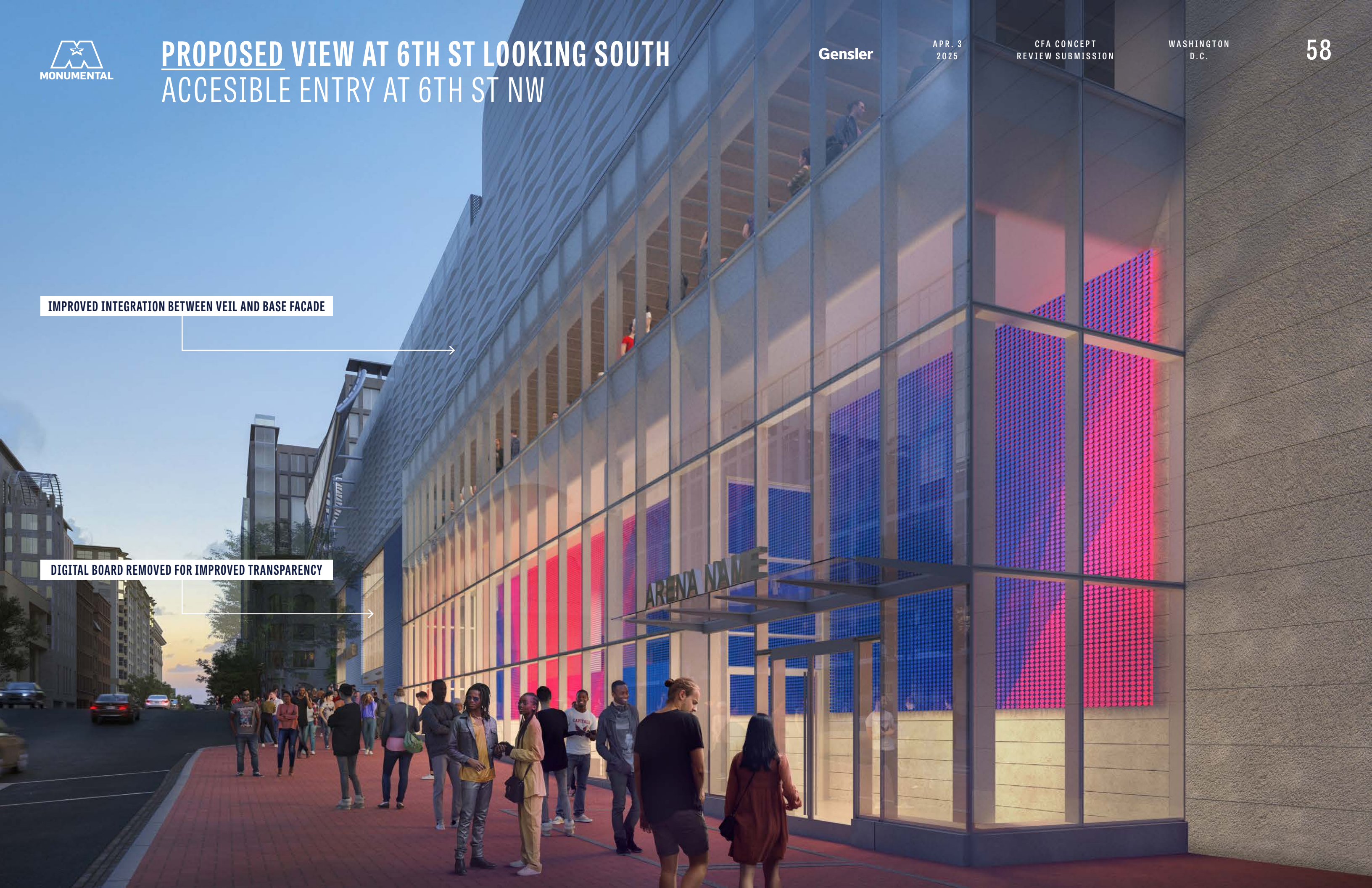
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IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

DIGITAL BOARD REMOVED FOR IMPROVED TRANSPARENCY



PROPOSED VIEW AT F ST LOOKING WEST TEAM HISTORY WALL AT F ST NW

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IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

TEAM HISTORY WALL AT PEDESTRIAN LEVEL



PROPOSED VIEW AT 7TH ST LOOKING NORTH STREETSCAPE ACTIVATION AT 7TH ST NW

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IMPROVED TRANSPARENCY THAT
ADDS TO EXPANDED OPPORTUNITY TO
EXPERIENCE VEIL FROM INTERIOR

INTEGRATED ARTWORK AT PEDESTRIAN LEVEL



PROPOSED VIEW AT 7TH ST LOOKING EAST STREETSCAPE ACTIVATION AT 7TH ST NW

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IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

IMPROVED TRANSPARENCY THAT
ADDS TO EXPANDED OPPORTUNITY TO
EXPERIENCE VEIL FROM INTERIOR

INTEGRATED ARTWORK AT PEDESTRIAN LEVEL

PROPOSED VIEW AT CONCOURSE LOOKING WEST CONCOURSE TRANSPARENCY AT 7TH ST NW



PREVIOUS VIEW AT 7TH ST LOOKING EAST NORTH ENTRY AT 7TH ST NW

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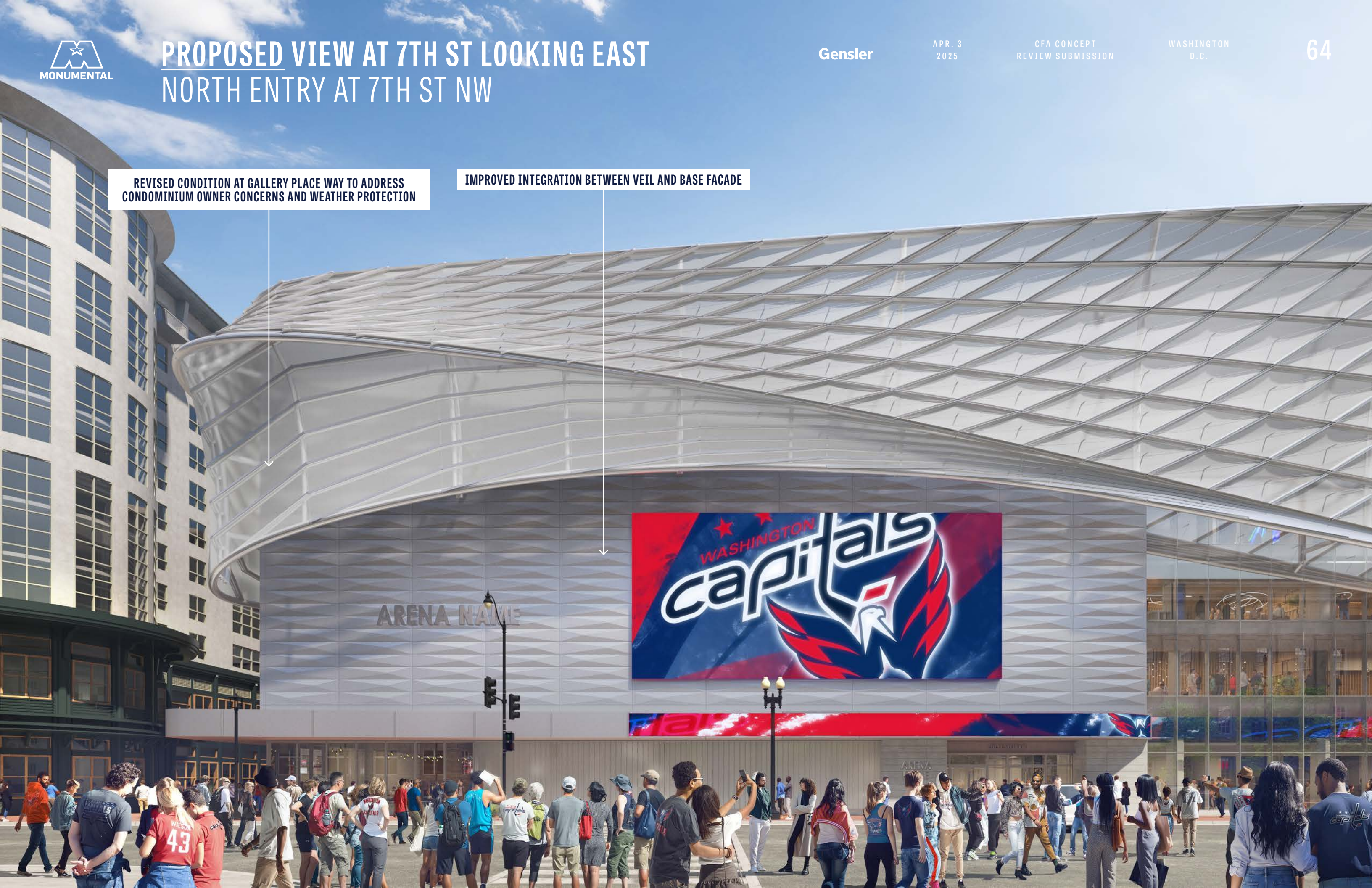
63



PROPOSED VIEW AT 7TH ST LOOKING EAST NORTH ENTRY AT 7TH ST NW

REVISED CONDITION AT GALLERY PLACE WAY TO ADDRESS
CONDOMINIUM OWNER CONCERNS AND WEATHER PROTECTION

IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE



PROPOSED VIEW AT GALLERY PLACE WAY NORTH ENTRY AT GALLERY PLACE WAY



PROPOSED VIEW AT GALLERY PLACE WAY NORTH ENTRY AT GALLERY PLACE WAY

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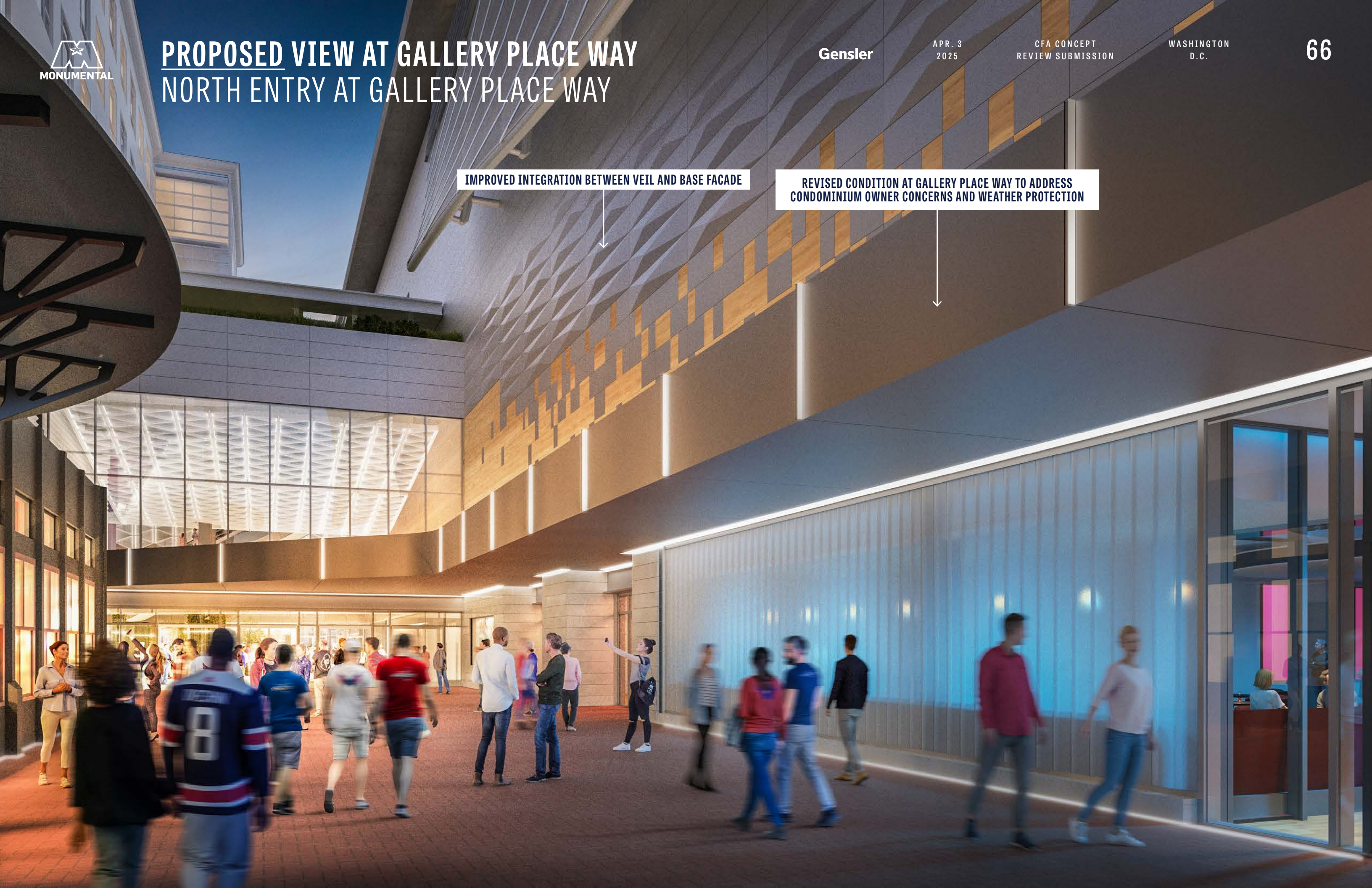
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IMPROVED INTEGRATION BETWEEN VEIL AND BASE FACADE

REVISED CONDITION AT GALLERY PLACE WAY TO ADDRESS
CONDOMINIUM OWNER CONCERNS AND WEATHER PROTECTION



PROPOSED VIEW AT F STREET LOOKING EAST EVENT NIGHT AT ARENA

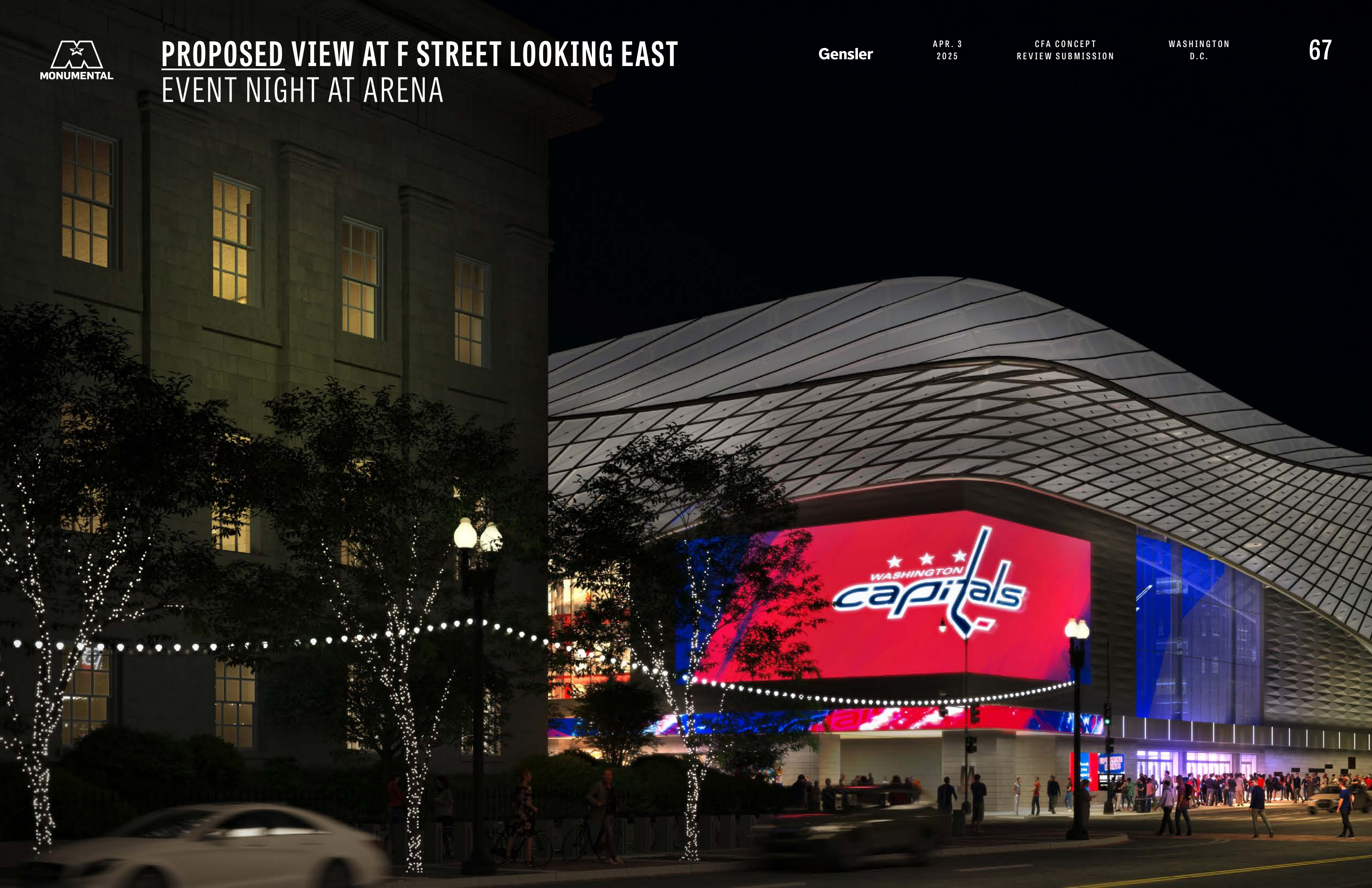
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PROPOSED VIEW AT F STREET LOOKING EAST EXISTING AND PROPOSED



EXISTING



PROPOSED



PROPOSED VIEW AT F STREET LOOKING WEST EVENT NIGHT AT ARENA

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PROPOSED VIEW AT F STREET LOOKING WEST EXISTING AND PROPOSED



EXISTING



PROPOSED

As dusk settles, the building's delicate facade begins to shift.

It slowly transforms away from its daytime expression as an ethereal cloud and evolves into a softly glowing lantern. Controlled intensity and color in each panel allow light to move evenly across the surface, while also establishing a clear hierarchy of illumination, brightly guiding towards entry points and highlighting key features with a more subdued presence elsewhere. Additional facade elements include integration with digital boards, a soft wash of angular articulated facade panels, and linear lighting along the entry canopies.



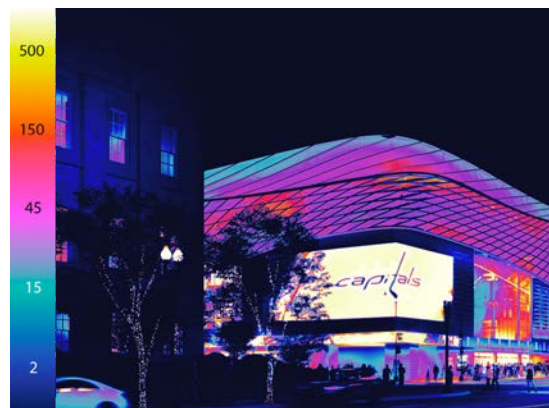
Existing Nighttime Photograph



Existing Luminous Mapping



Proposed Lighting Enhancements (Render)

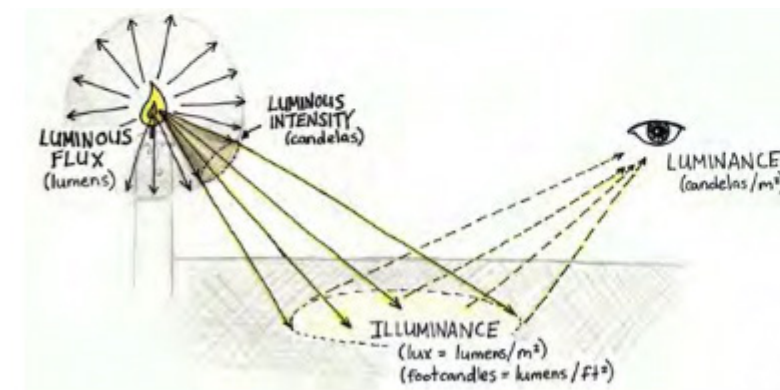


Calibrated Luminous Map of Proposed Lighting Enhancements (Render)

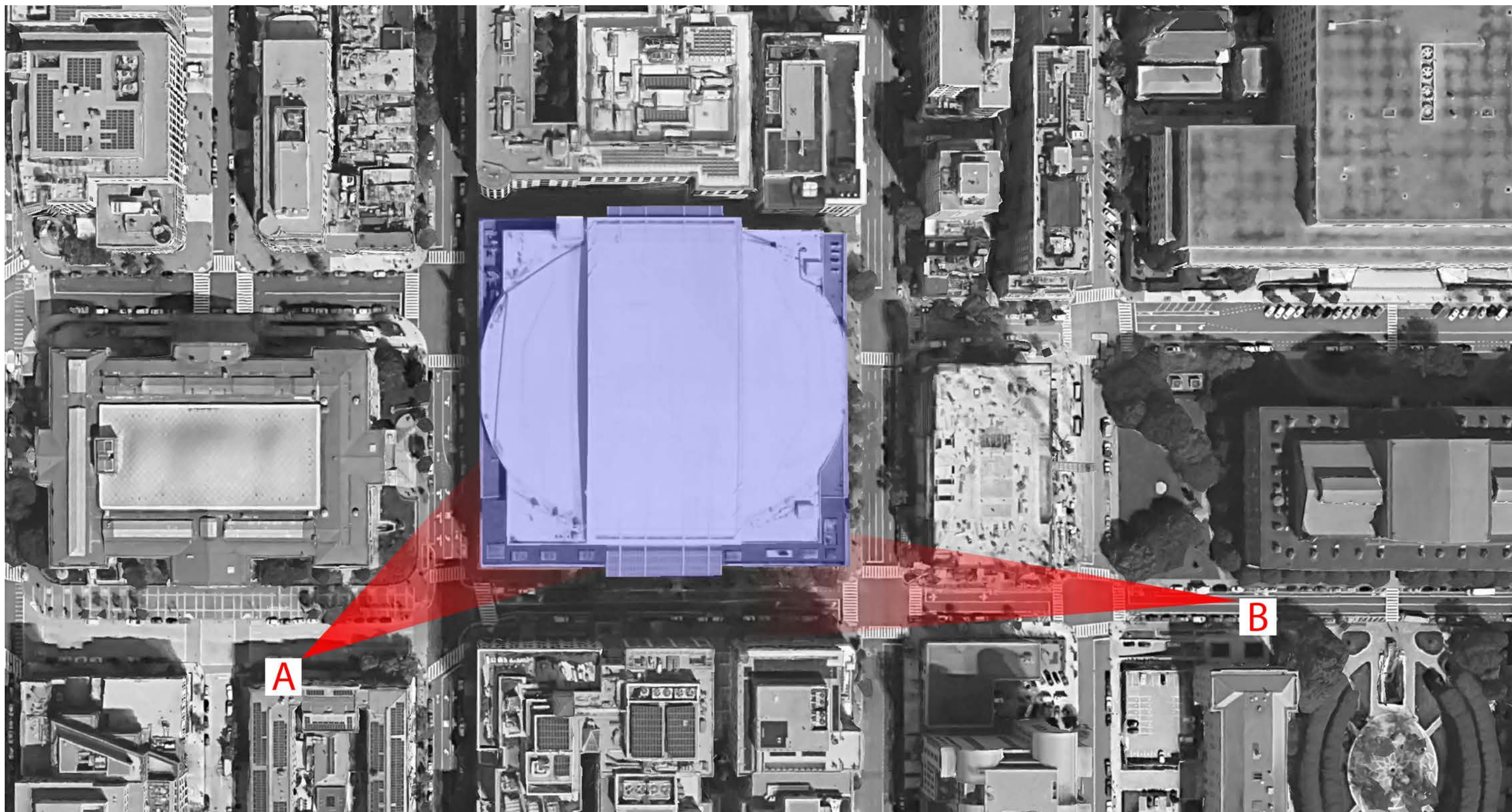
HDR photography aims at capturing the nighttime environment at a high range of luminous values, showing the full contrast of the captured image. It provides the design team a contextual brightness map that is view dependent. These were achieved for this project through:

- Photography from the existing site
- Calibration of Luminance levels based on other similar applications of video boards, facade lighting and glass atriums, etc.

* See Appendix for more in-depth study of how extrapolated values were achieved

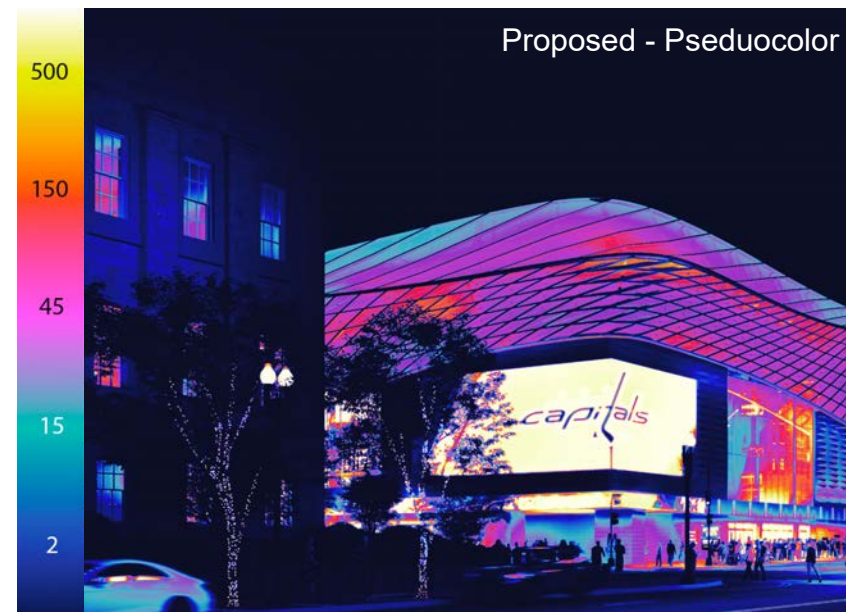
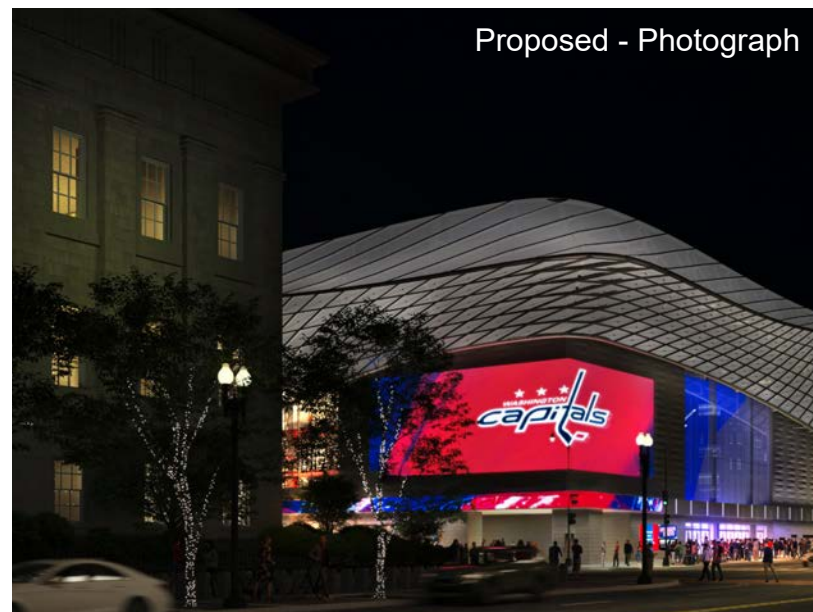


LIGHTING STUDY CAMERA LOCATIONS



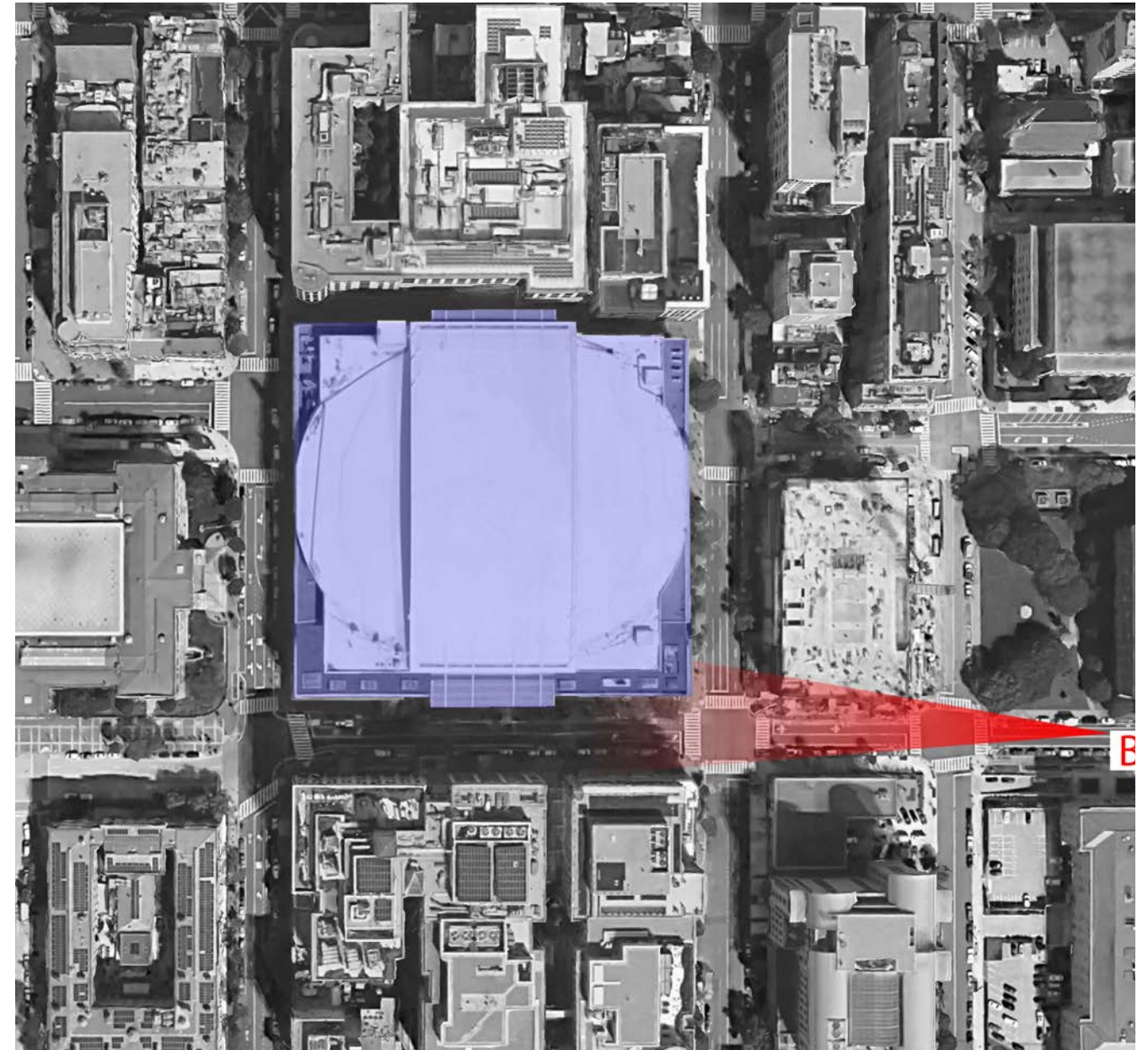
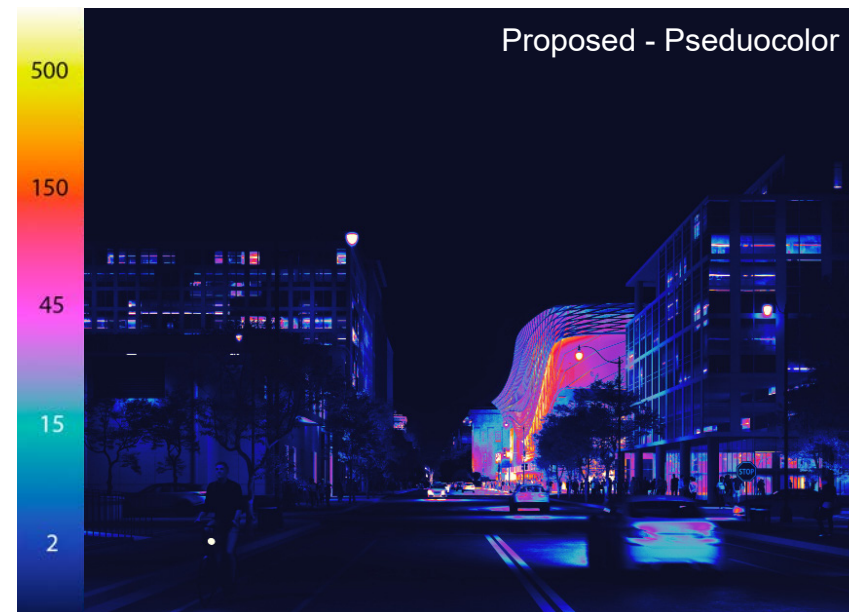
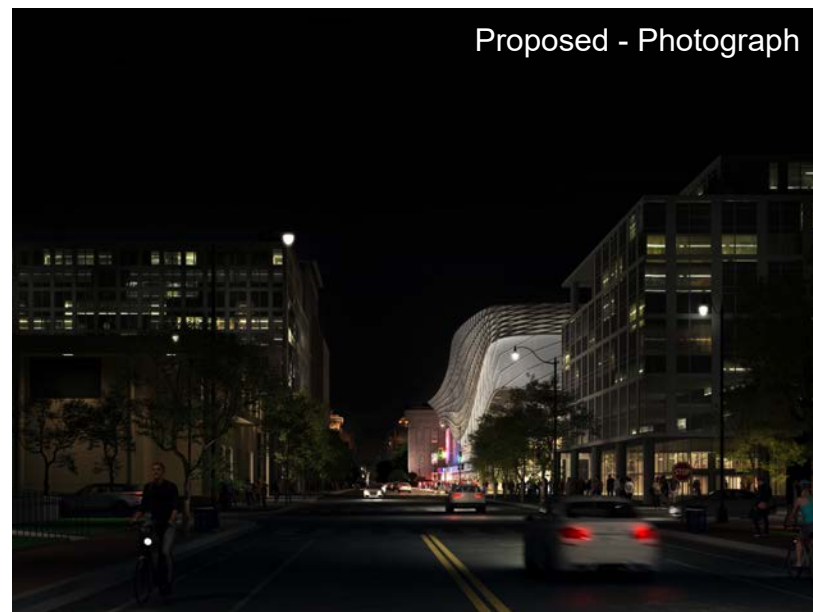
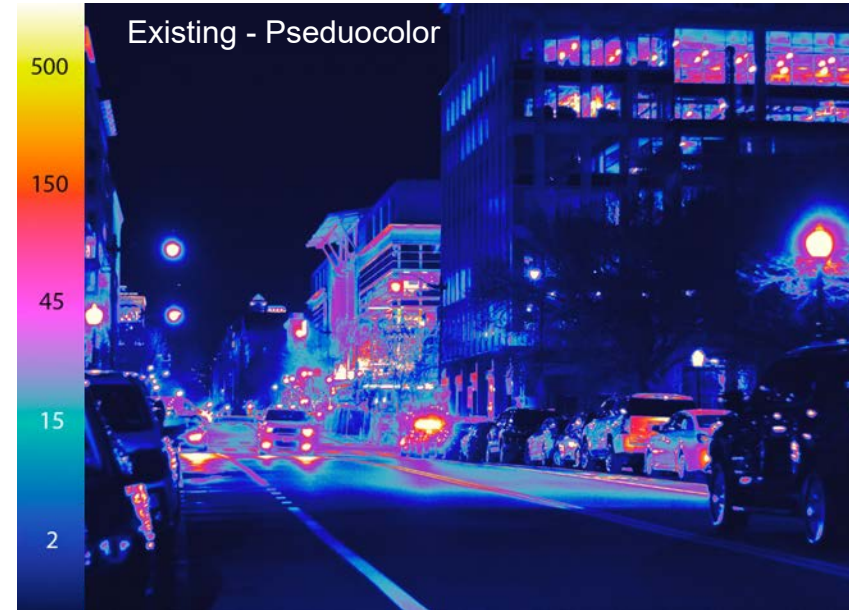
LIGHTING STUDY

VIEW A (7TH AND F STREET LOOKING NORTHEAST)



LIGHTING STUDY

VIEW B (5TH AND F STREET LOOKING NORTHWEST)



LIGHTING STUDY

LIGHTING AT TYPICAL PANELS

