Capital One Arena

Redevelopment = Downtown Revitalization





WE ARE GOVERNMENT OF THE MASHINGTON DISTRICT OF COLUMBIA DC MURIEL BOWSER, MAYOR





The L'Enfant Plan

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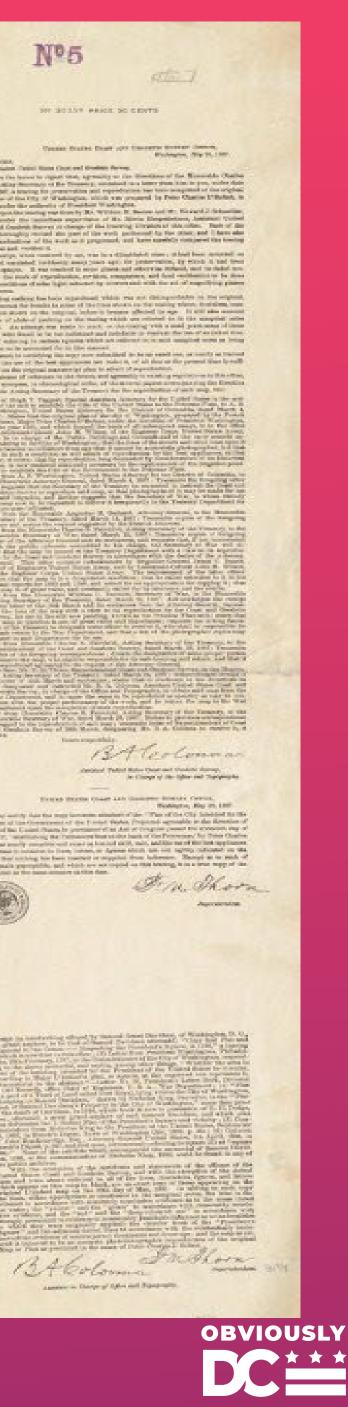


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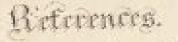
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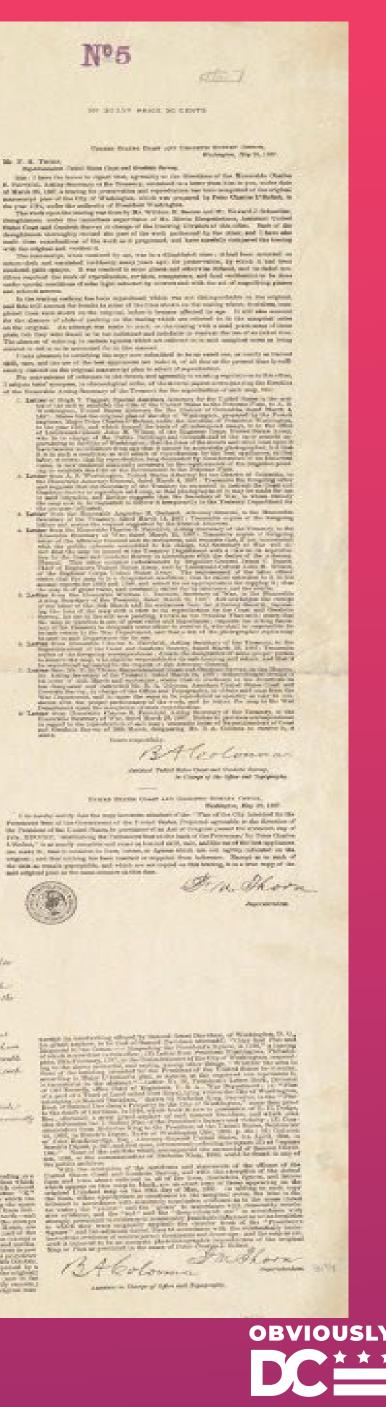
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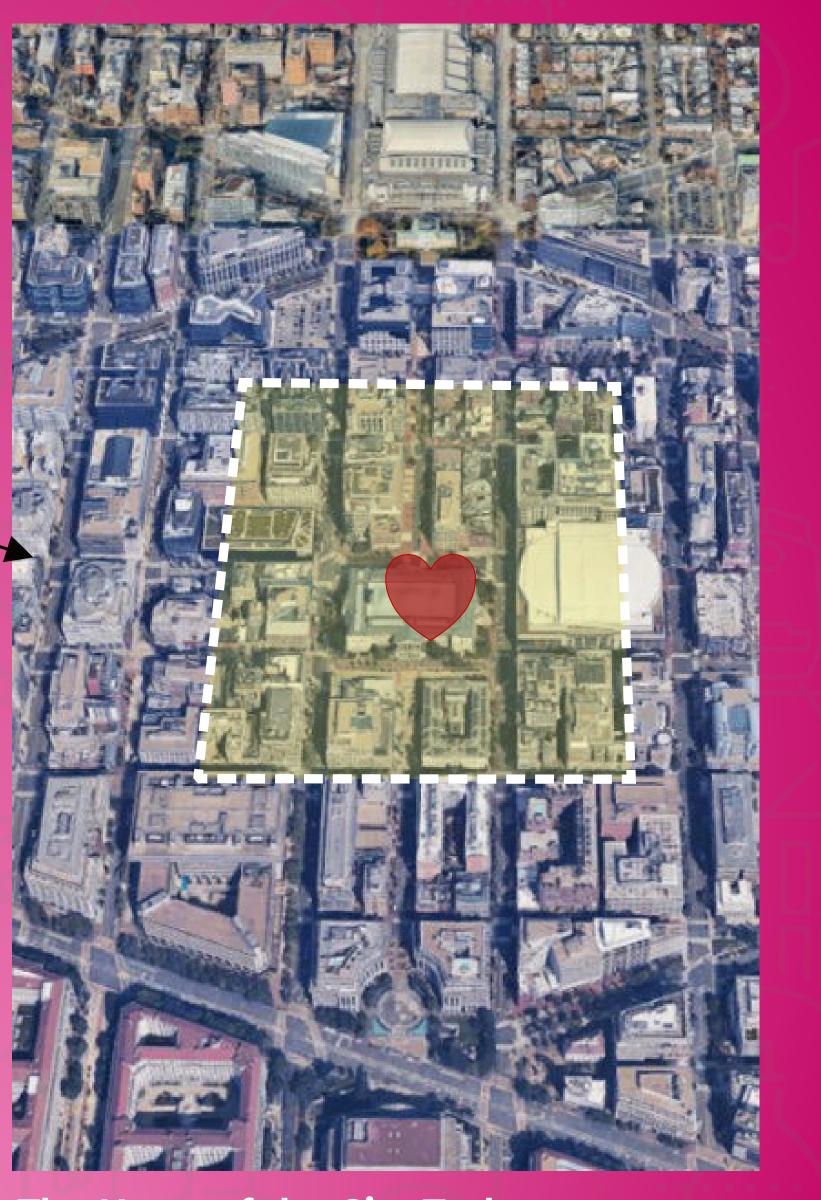
The L'Enfant Plan specifically calls out the site around the Portrait Gallery as a **public space** set aside for an **important public building**, the literal and figurative **"heart of the city."**

Although a significant building occupies the location of the L'Enfant Plan, **the public space has yet to be fully realized.**



The Heart of the City as Planned

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The Heart of the City Today



Gallery Place/Chinatown is a key downtown neighborhood with an impressive foundation for continued economic vitality. The area enjoys great proximity to the National Mall, Union Station, the DC Convention Center and the White House, with vast potential to draw more people into the neighborhood to live, work, play and thrive.

Chinatown itself has a unique appeal. With its rich cultural heritage and vibrant history, it holds immense potential for economic and social growth through thoughtful investments that will re-energize a bustling area once renowned for its culinary scene, markets and shops.























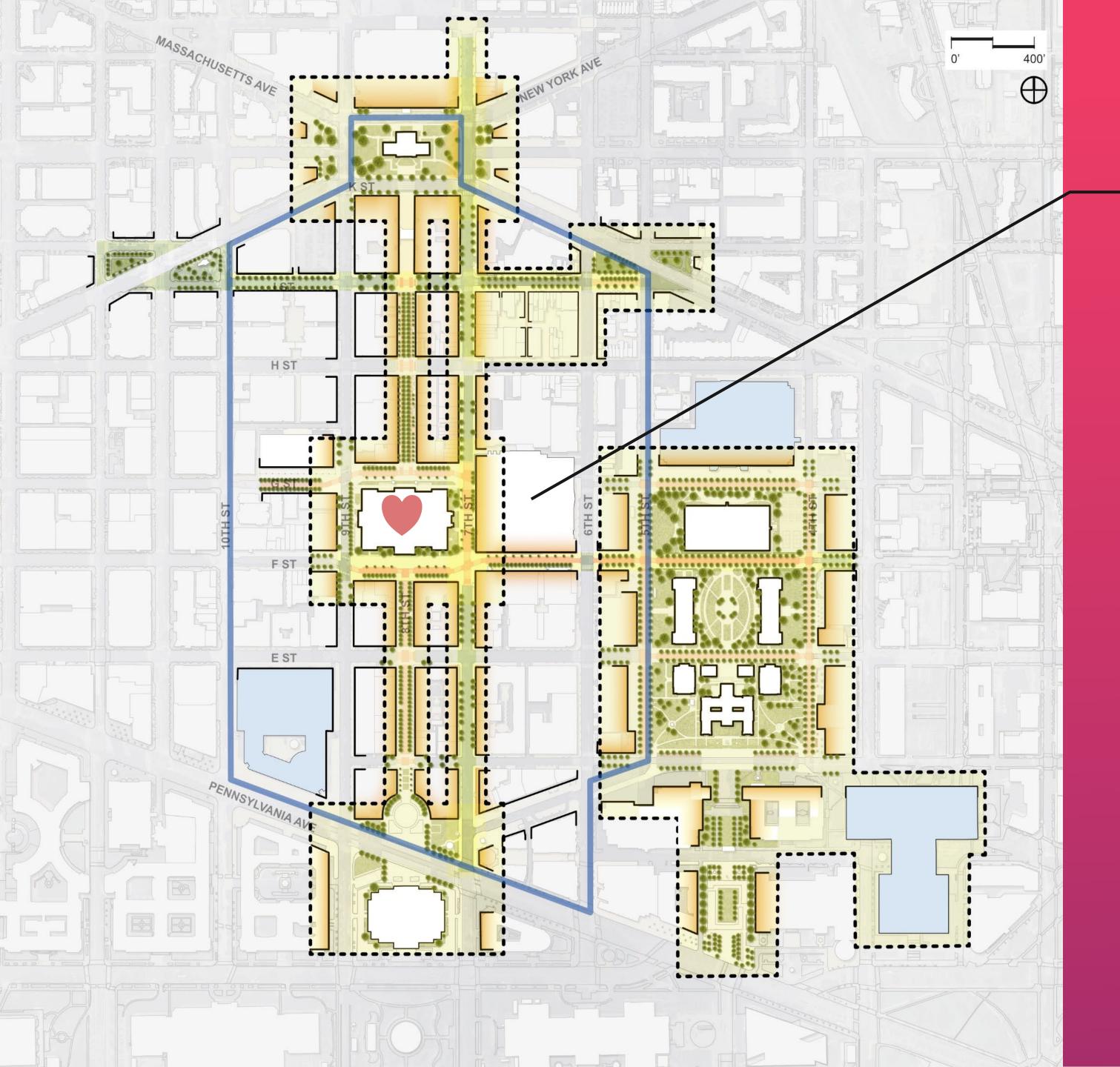












The Arena site is located on the eastern edge of the heart of the city – Gallery Square

The Arena will play an important role in helping to highlight the gallery and in defining the square's eastern edge, providing near daily opportunities for urban vitality and economic activity.







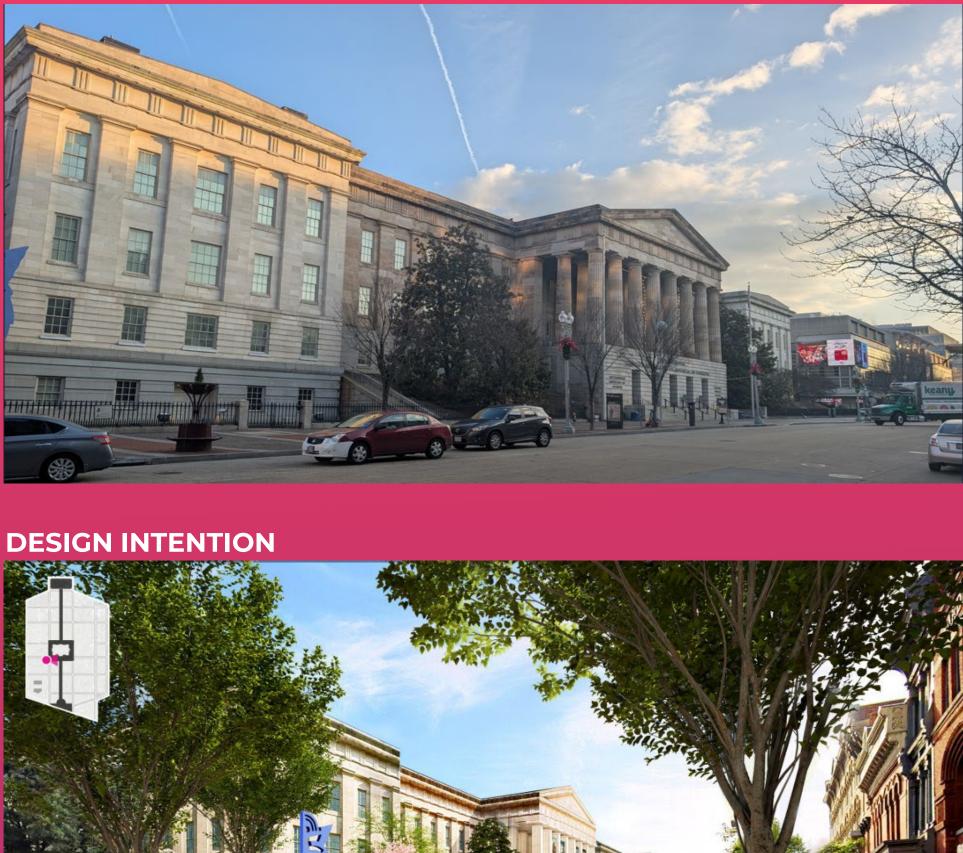
OBVIOUSLY

Gallery Square

The renewed and renamed Gallery Square will take its place among the great public spaces in our city.

- Washington has beautiful and plentiful green spaces, but it doesn't have • a prominent public open space that is urban in character, like a European piazza along the lines of Covent Garden in London or Piazza Navona in Rome
- In Pierre L'Enfant's original plan for our city, this place was intended to be just that – an urban plaza open to all. Surrounded by active uses day and night, there is great potential for this square to be one of the great urban places in the nation
- A pedestrian friendly, curbless environment, with increased tree cover, pedestrian safety, will create an invitation to the space

CURRENT CONDITION









• public spaces.



Triangle BIDs

Downtown Public Realm Plan, led by the Office of Planning Proposes a framework and four catalytic projects along specific corridors for transforming Downtown's streets and

Downtown Action Plan, led by the DowntownDC and Golden

 Outlines an economic development strategy for key demographic nodes, and across the broader neighborhood, to help build a more dynamic, inclusive, accessible and resilient Downtown.





OBVIOUSLY

Four catalytic projects for Downtown's Public Realm

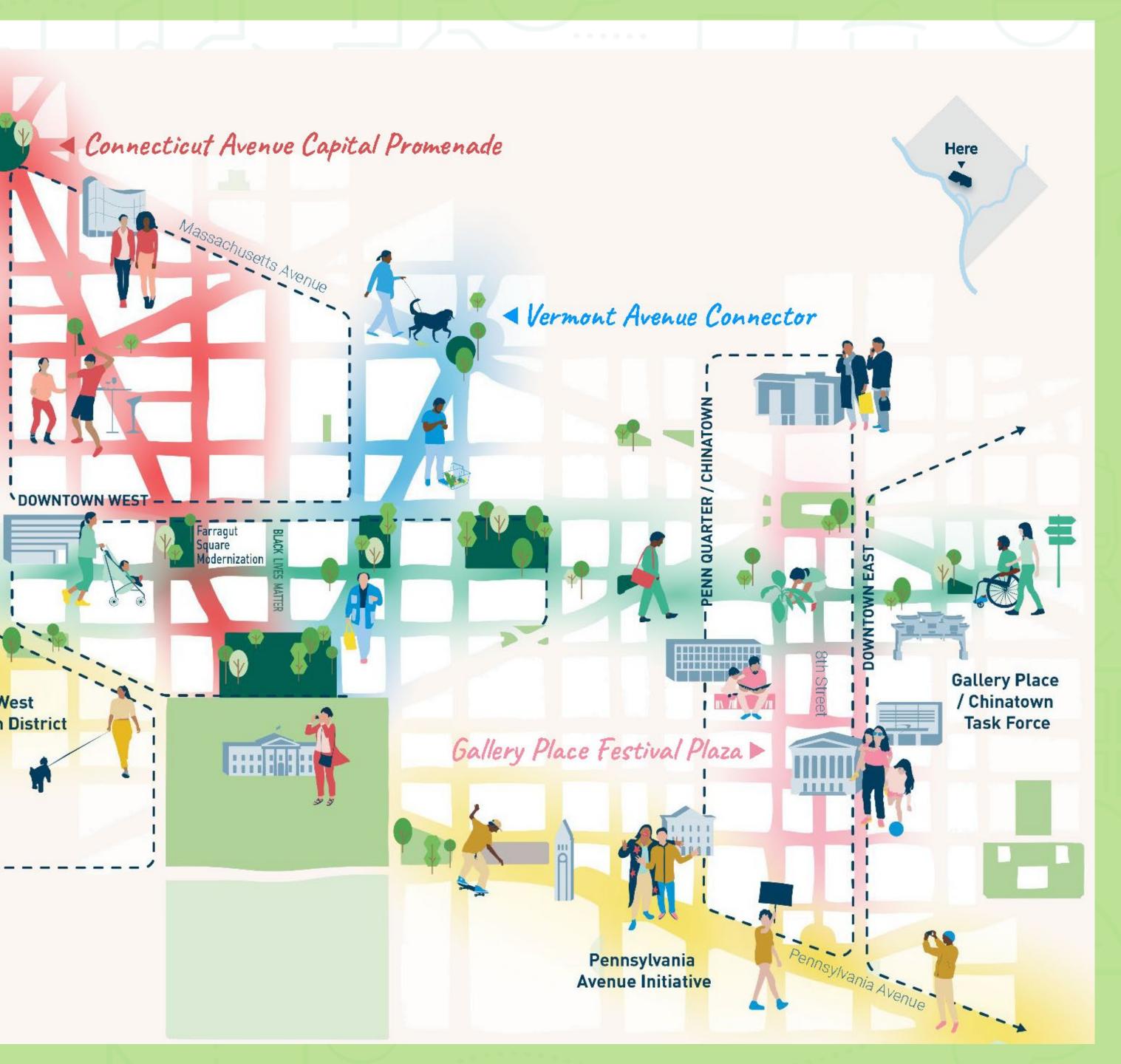
> K Street I Street Greenway

> > Penn West Innovation District

FIVE KEY NODES of the Downtown DC Action Plan

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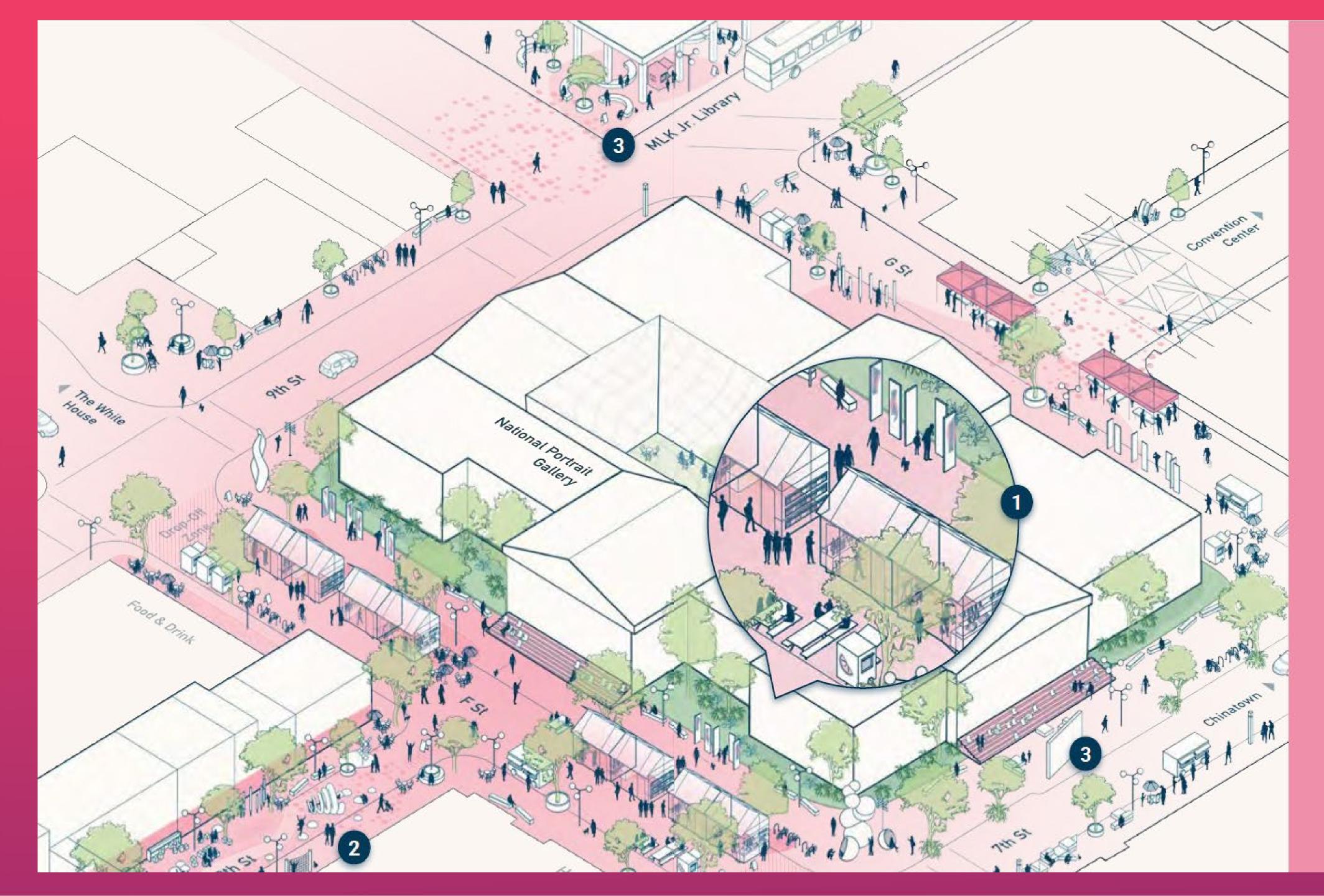


Gallery Place Festival Plaza

Why Here & Why Now?

- A cultural center. With the National Portrait Gallery, Capital One Arena, the Martin Luther King, Jr. Library and more, the public realm in this area can weave these cultural institutions together.
- A public life magnet. In addition to strong institutions and cultural anchors, temporary events like markets drive occasional spikes in public life, demonstrating people will flock to the area with the right invitations.
- A strong built form. Historic architecture, low-traffic streets, and quality pavers in places contribute to a strong design foundation.





A beating heart for cultural activity

Core Strategies

- **1.** Transform F and G Streets between 7th and 9th Streets into a year-round market.
- 2. Calm traffic on 8th Street to create a space for people and play.
- 3. Partner with anchor institutions to activate the public realm.



Downtown Action Plan Goals

Increase Visitation

A redeveloped Capital One Arena, with its new amenities both inside and out, is projected to increase visitation

Revitalize Downtown's Economy

The redevelopment of the Capital One Arena will generate an additional \$40M in annual local fund revenues.

Activate Vacant Retail Spaces

The redevelopment of the Capital One Arena will create a vibrant urban space, with humanscale amenities that will draw foot traffic throughout the year. This spurs retail development.

Solidify Gallery Place/Chinatown as an Entertainment and Cultural Hub

Anchored by the Capital One Arena, in conjunction with the Donald W Reynolds Center and nearby theatres and galleries, the neighborhood will be the heart of the region.



















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CFA INFORMATION PRESENTATION

01 **EXISTING CONDITIONS**

- 02 **EXTERIOR TRANSFORMATION**
- LIGHTING STRATEGIES 03



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EXISTING CONDITIONS





EXISTING CONDITIONS OVERVIEW

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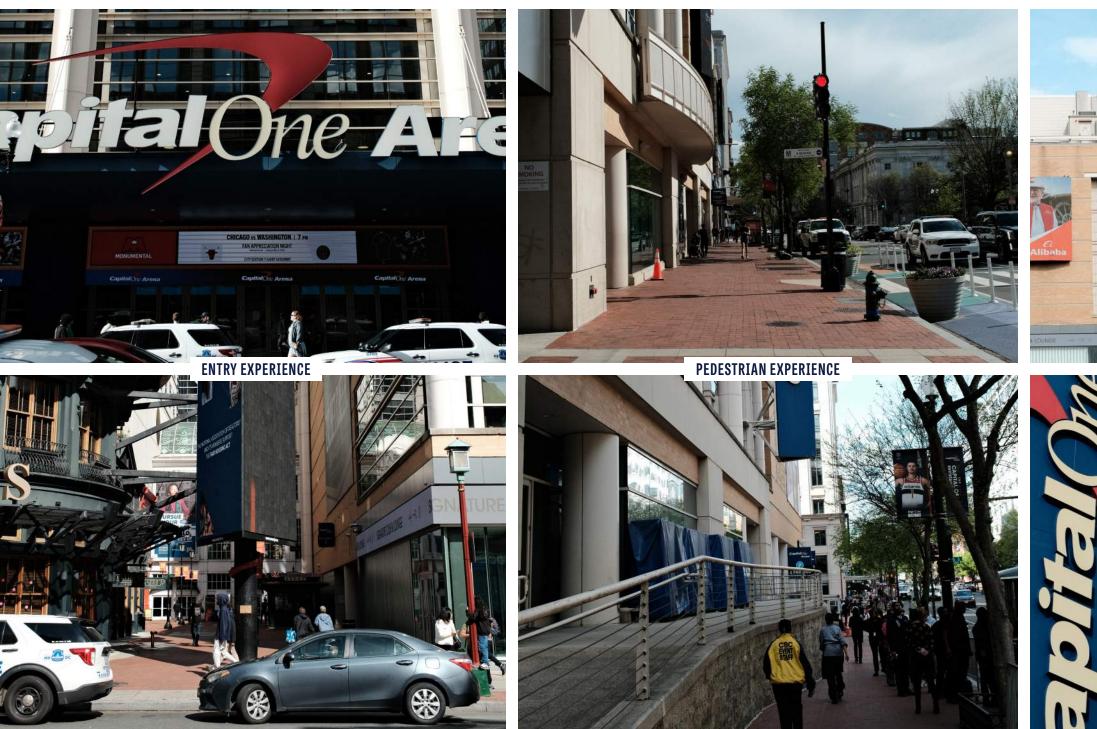


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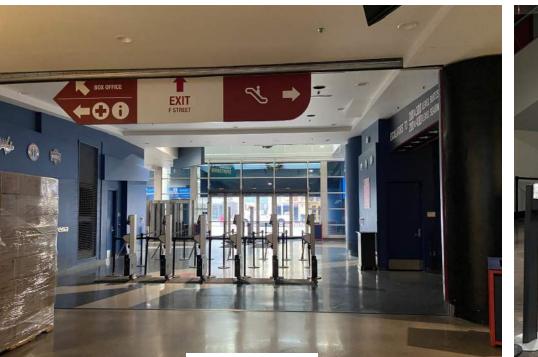


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EXTERIOR TRANSFORMATION





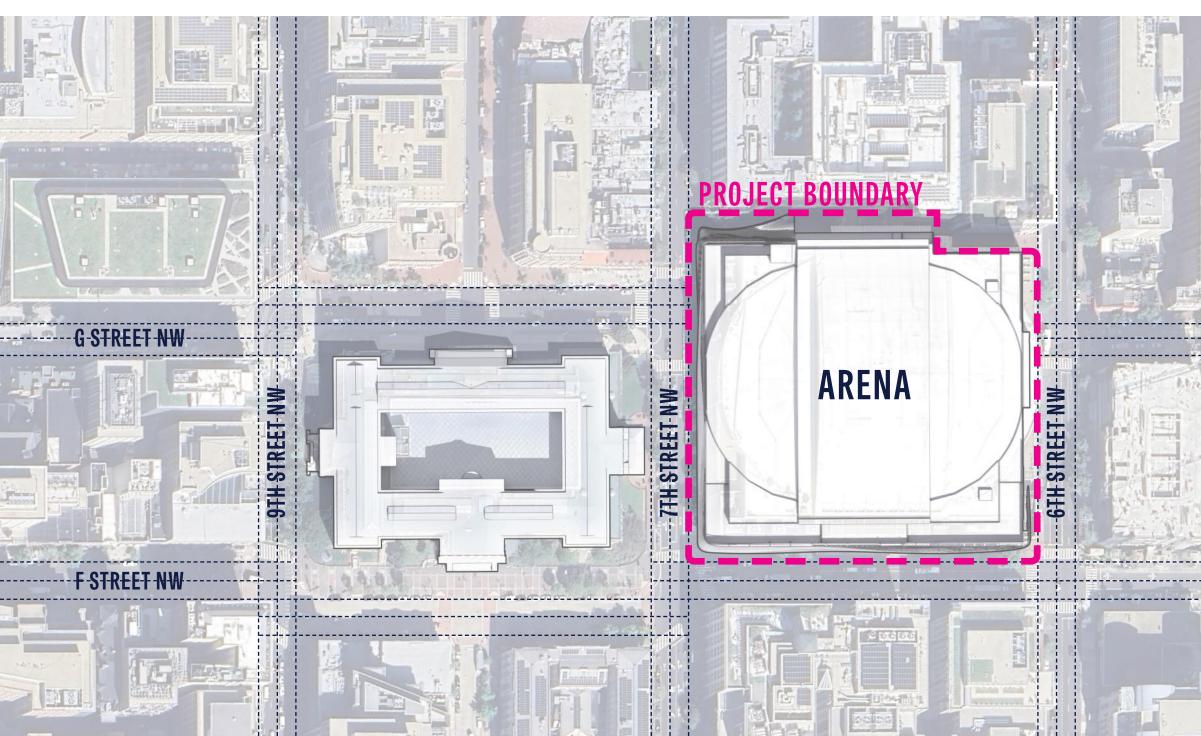


EXTERIOR TRANSFORMATION OVERVIEW

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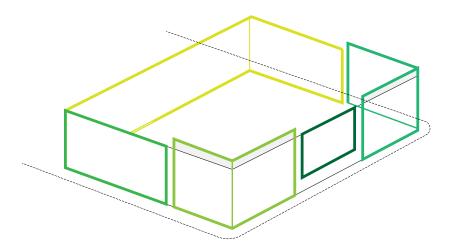
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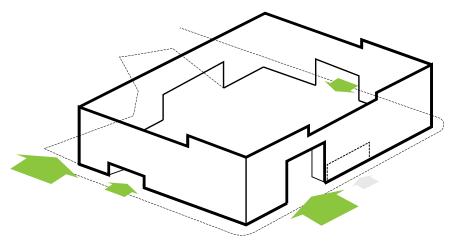
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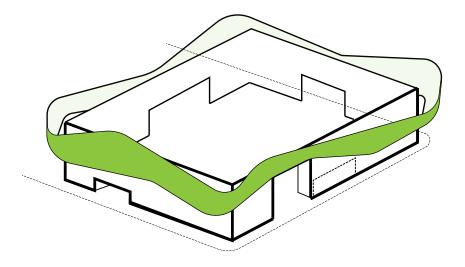


confluence noun

a coming together or flowing together, meeting, or gathering at one point.







The existing venue is a collection of facades intended to blend into the surrounding context by breaking down its scale. The resulting architecture downplays its monumentality and is not planned for the people.

The building's entry and arrival spaces are activated nodes that connect the building to the District. Our intention is to reinforce and enhance these elements through the relocating the flow of the people using the building.

The unifying skin that wraps the building is an inversion of the Portrait Gallery across the street. Inspired by the modern, undulating canopy covering its courtyard, the arena's vertical wrapper celebrates this public space adjacent to the building.

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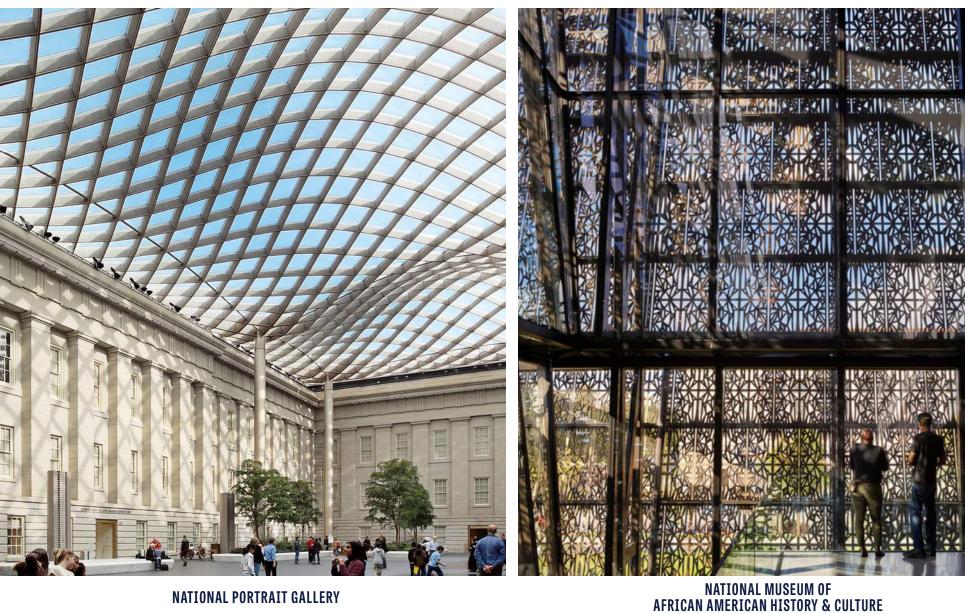
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NATIONAL PORTRAIT GALLERY

WASHINGTON D.C.

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UNITED STATES Institute of peace



EXTERIOR TRANSFORMATION MATERIALITY









EXISTING FACADE

Glazing Precast Yellow Brick **Red Brick** Metal Panel

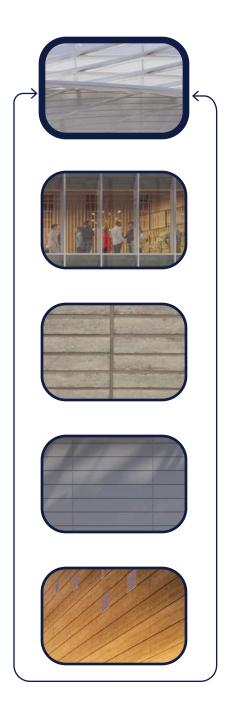
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Unifying Element

PROPOSED UPDATES

ETFE Panels ← Glazing (Ultraclear) Limestone Brick Metal Panel Wood Panels





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EXTERIOR TRANSFORMATION 6TH AND F ST NW LOOKING WEST

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EXTERIOR TRANSFORMATION 7TH AND G ST NW LOOKING EAST

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EXTERIOR TRANSFORMATION GALLERY PLACE WAY LOOKING EAST

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EXTERIOR TRANSFORMATION 6TH ST NW LOOKING SOUTH

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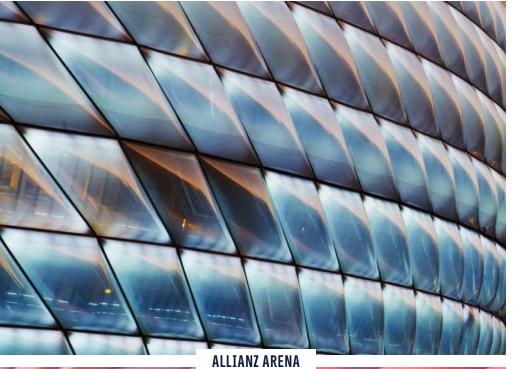
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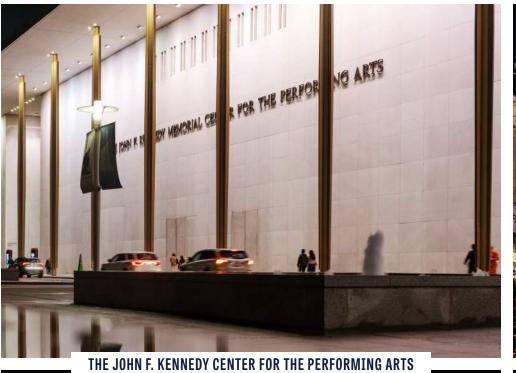


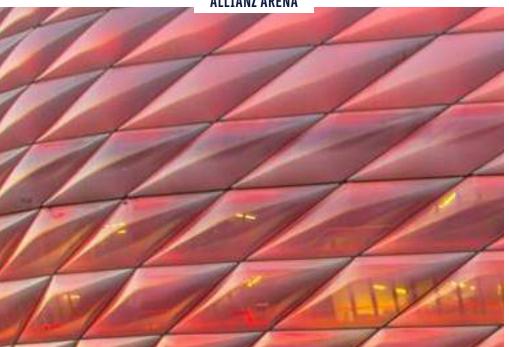


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DONALD W. REYNOLDS CENTER FOR AMERICAN ART AND PORTRAITURE





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APPENDIX



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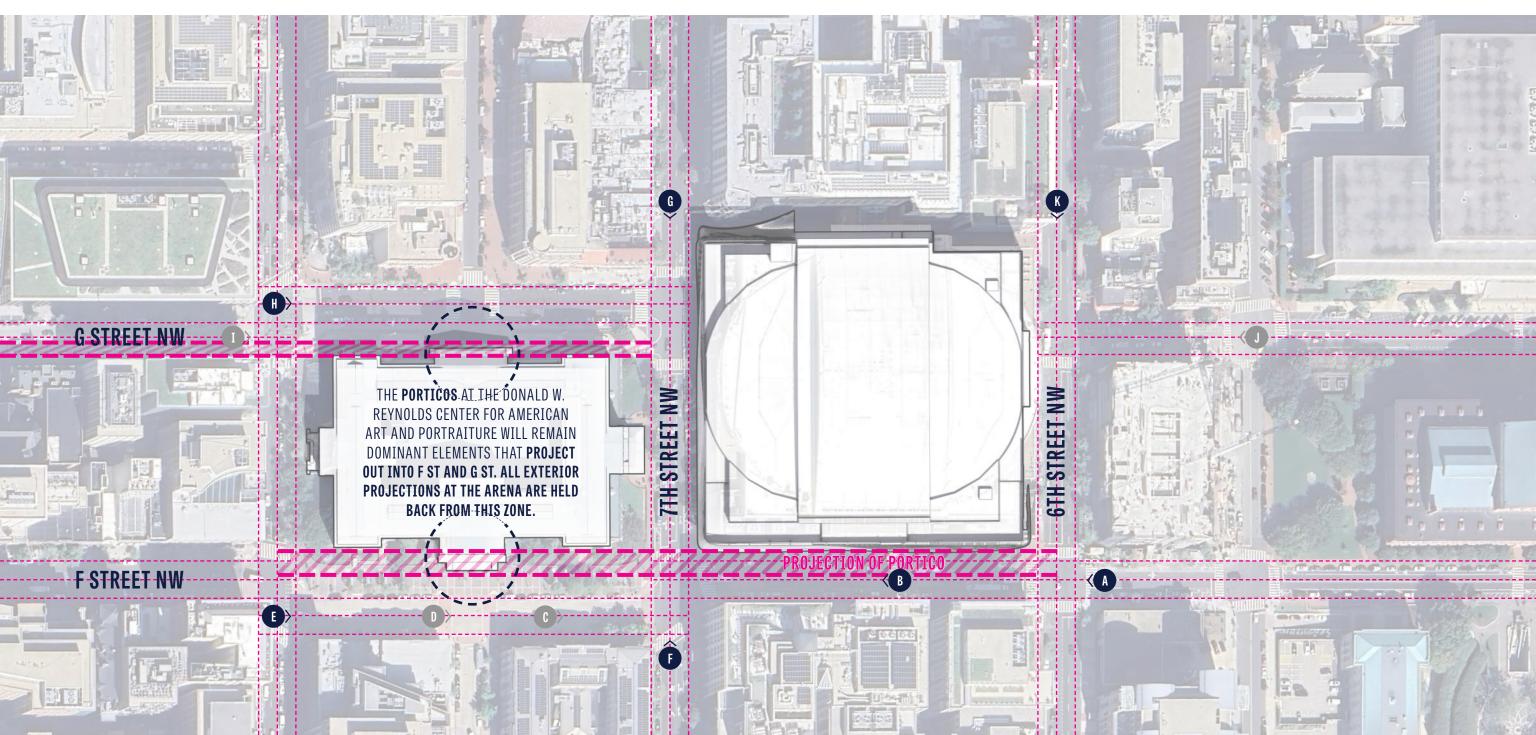




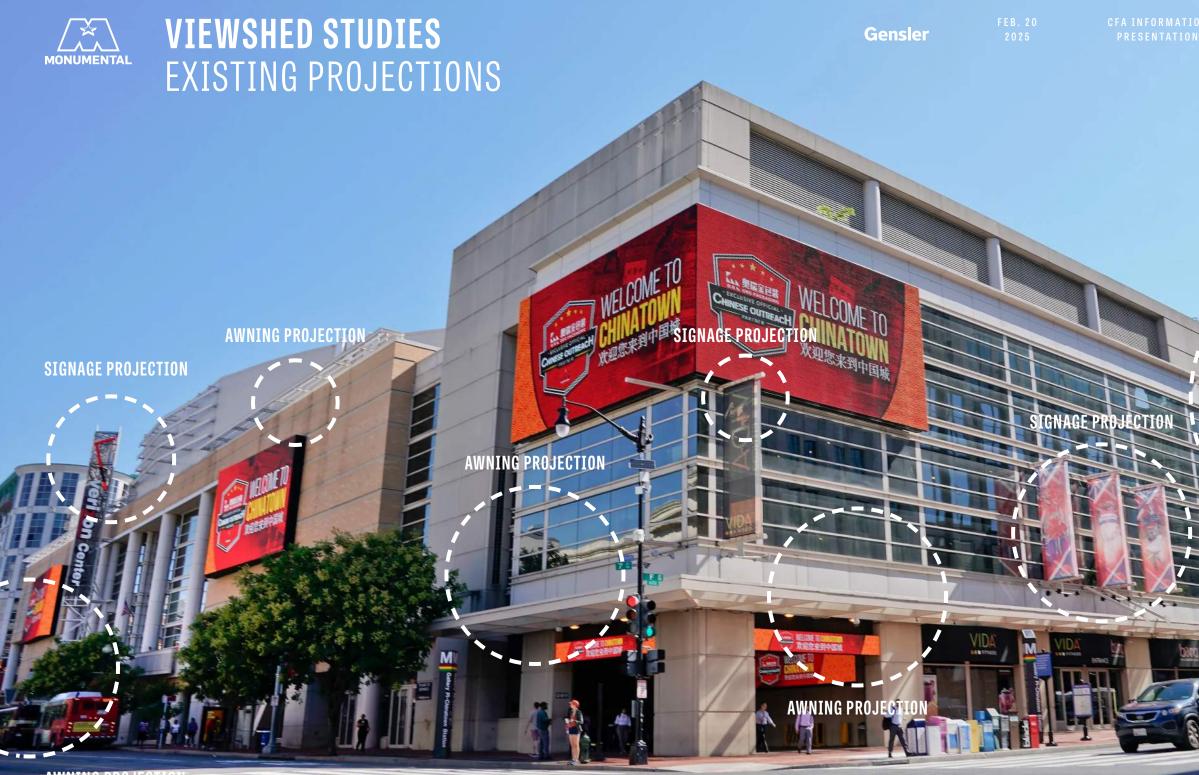
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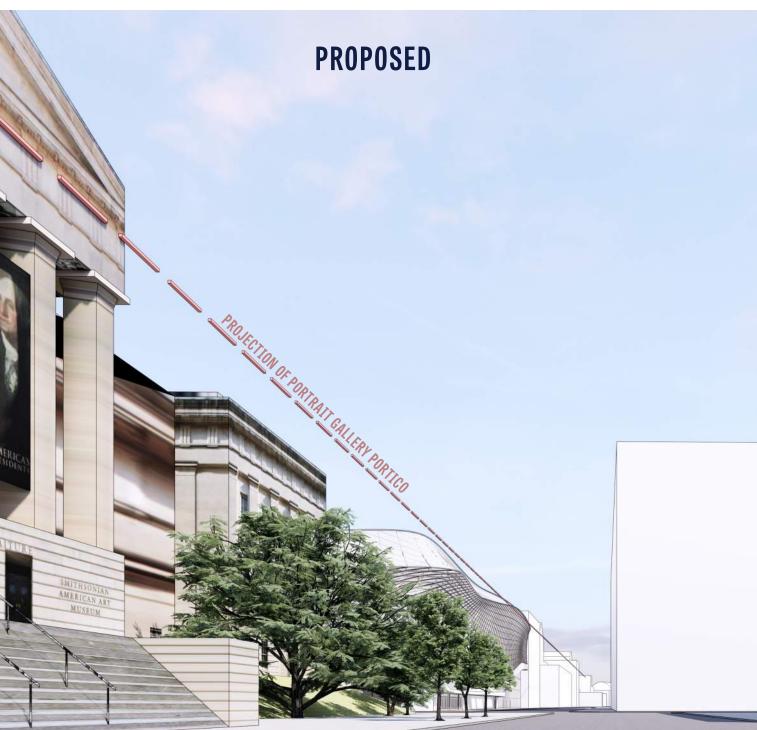






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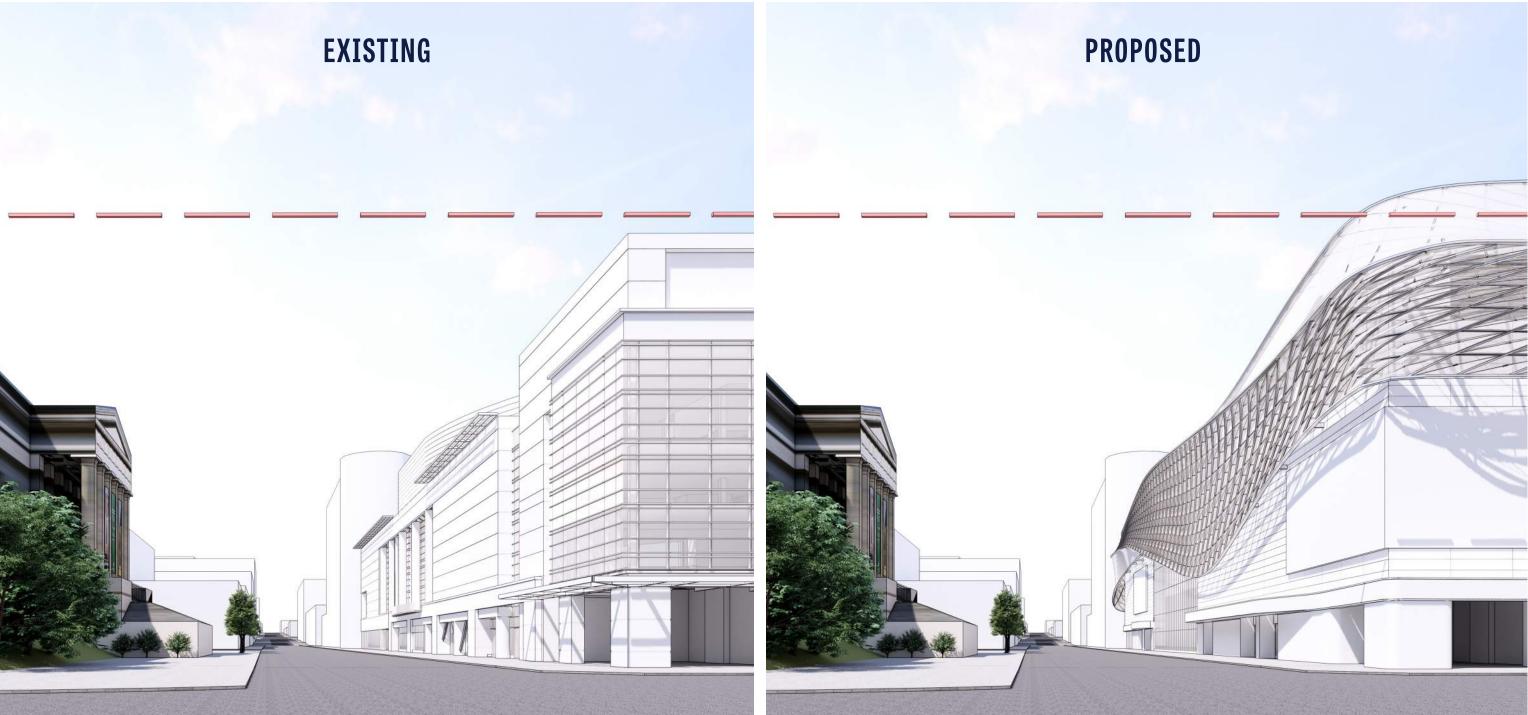




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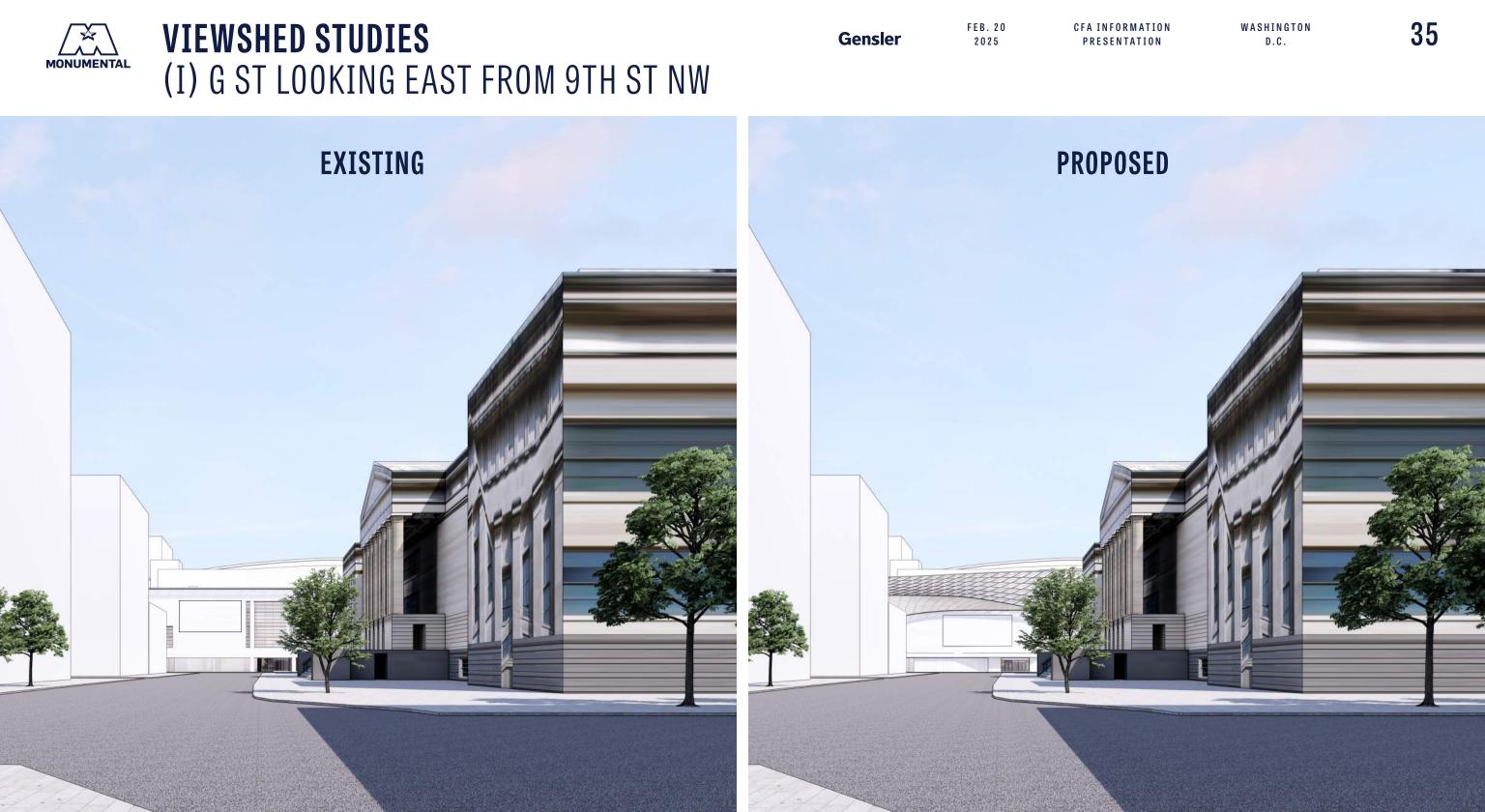












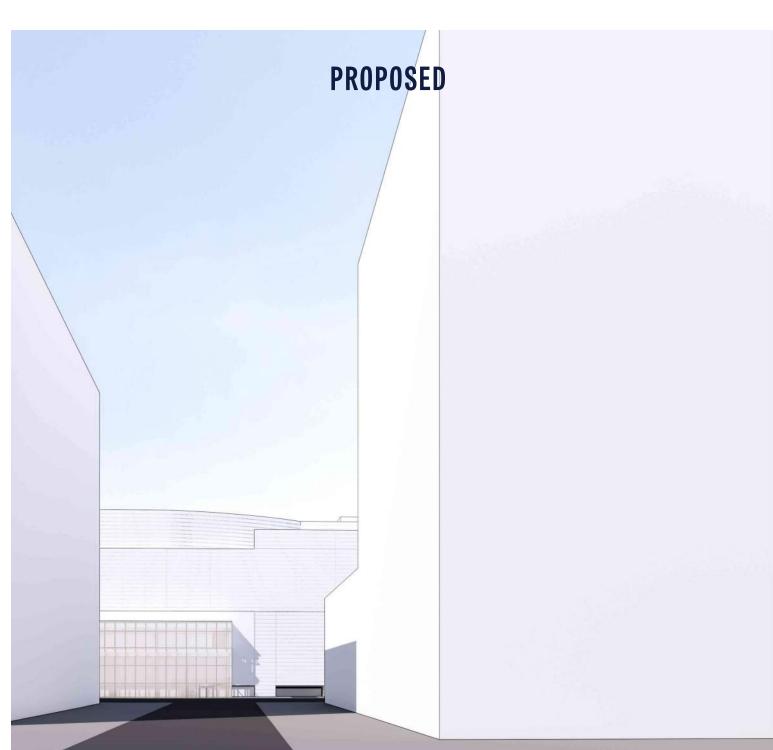






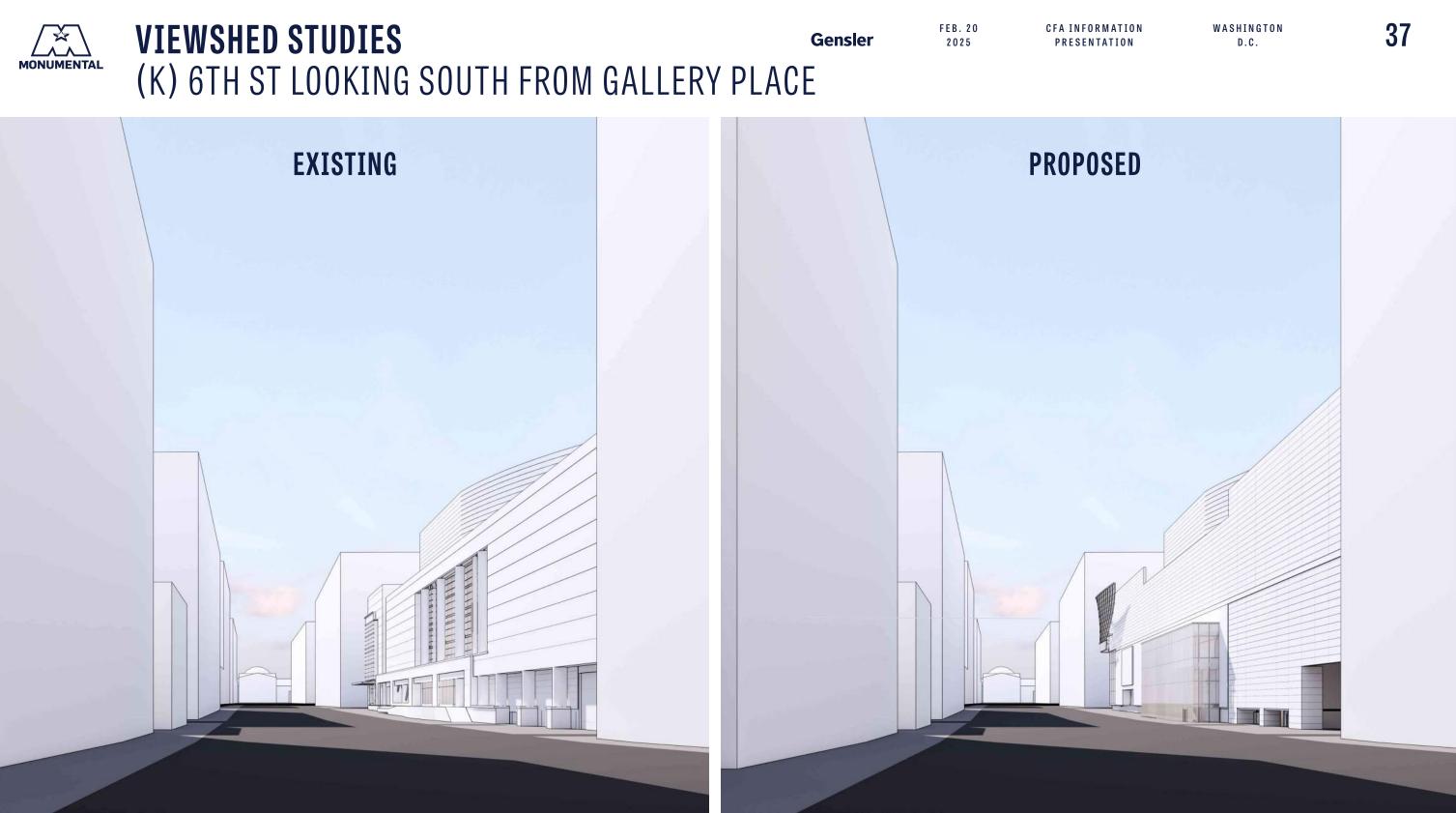
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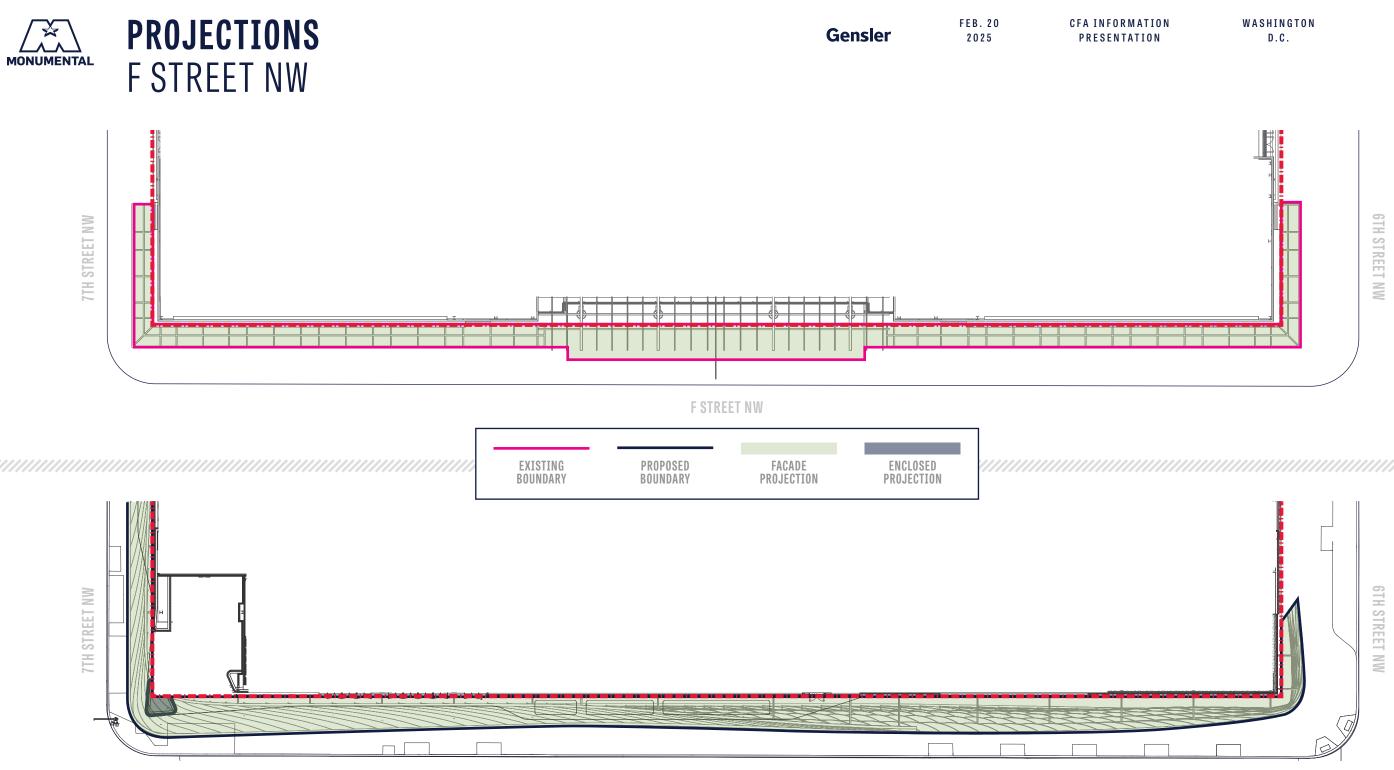




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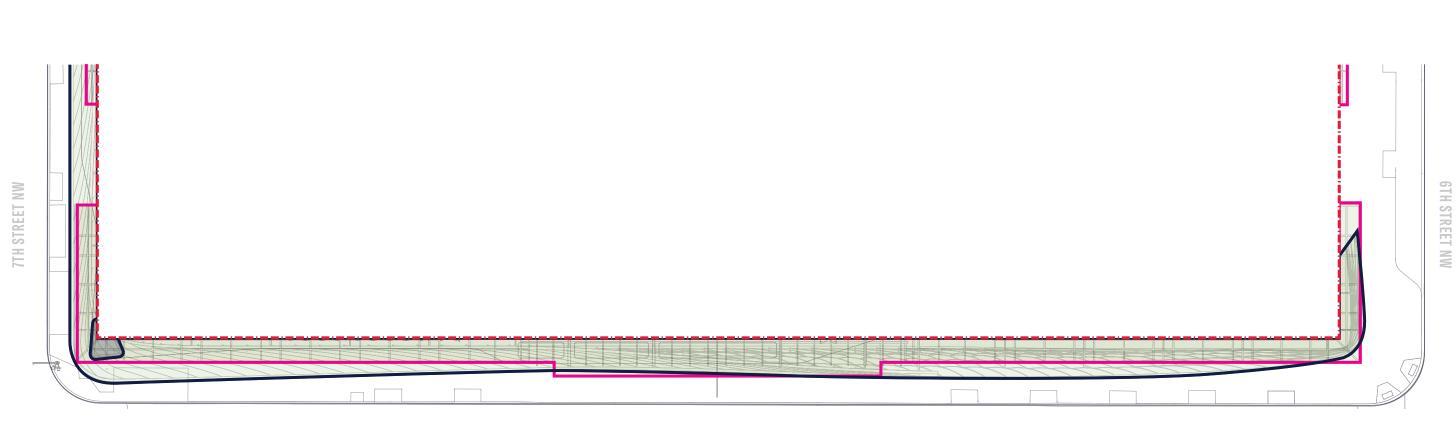






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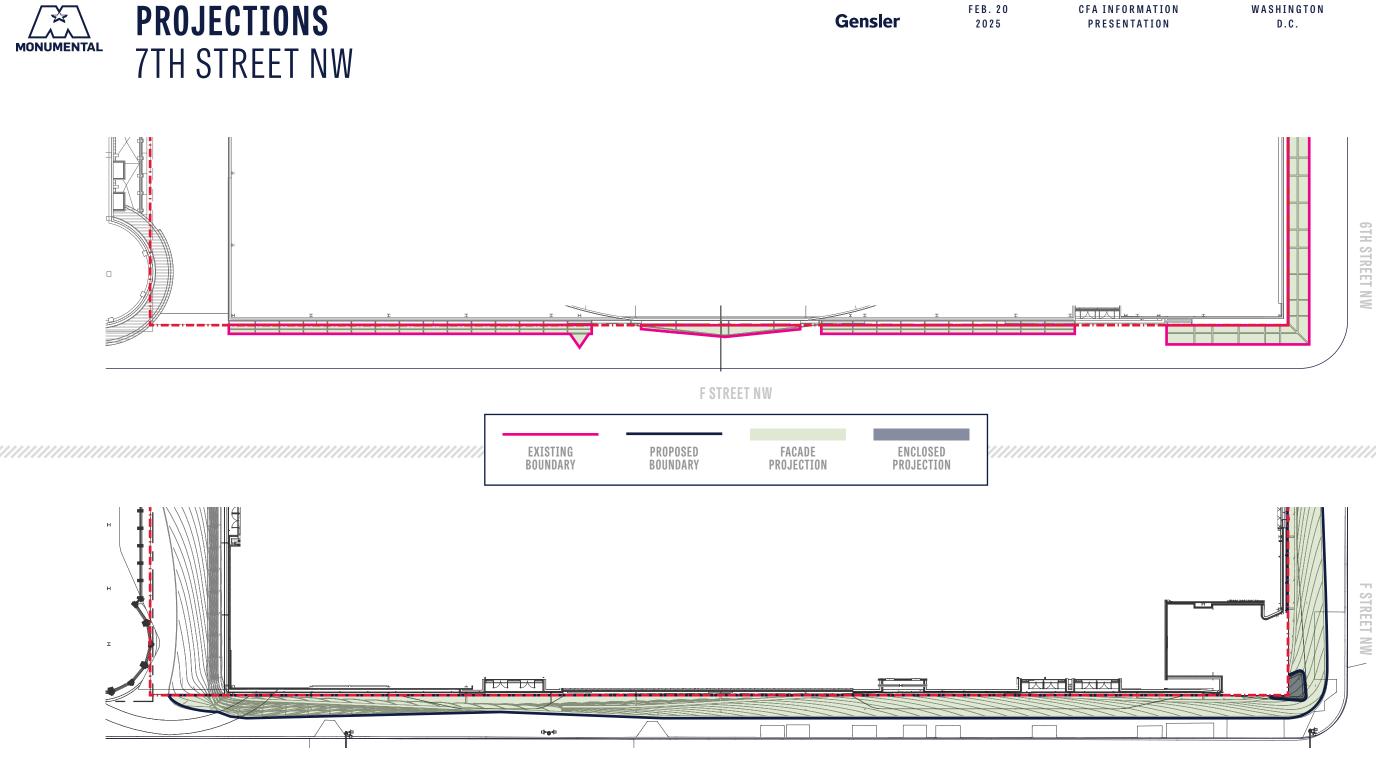
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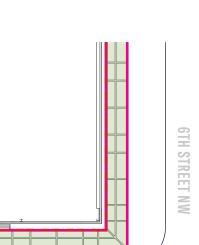
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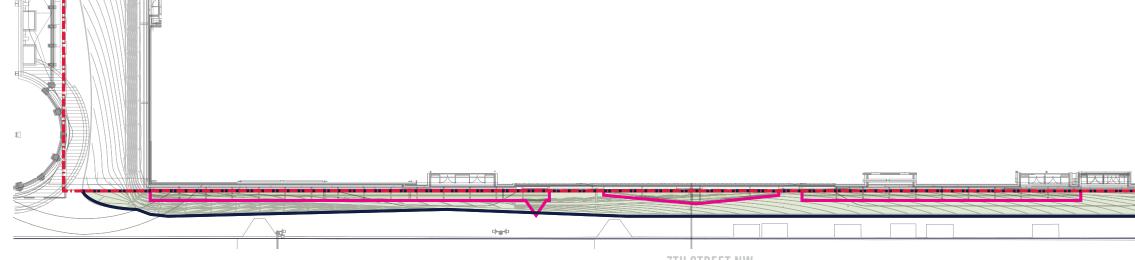
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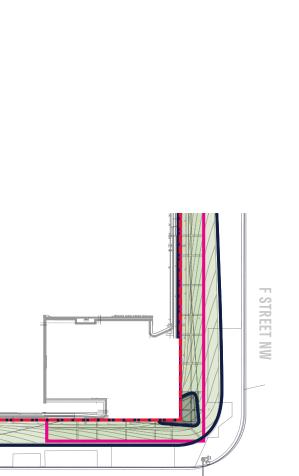
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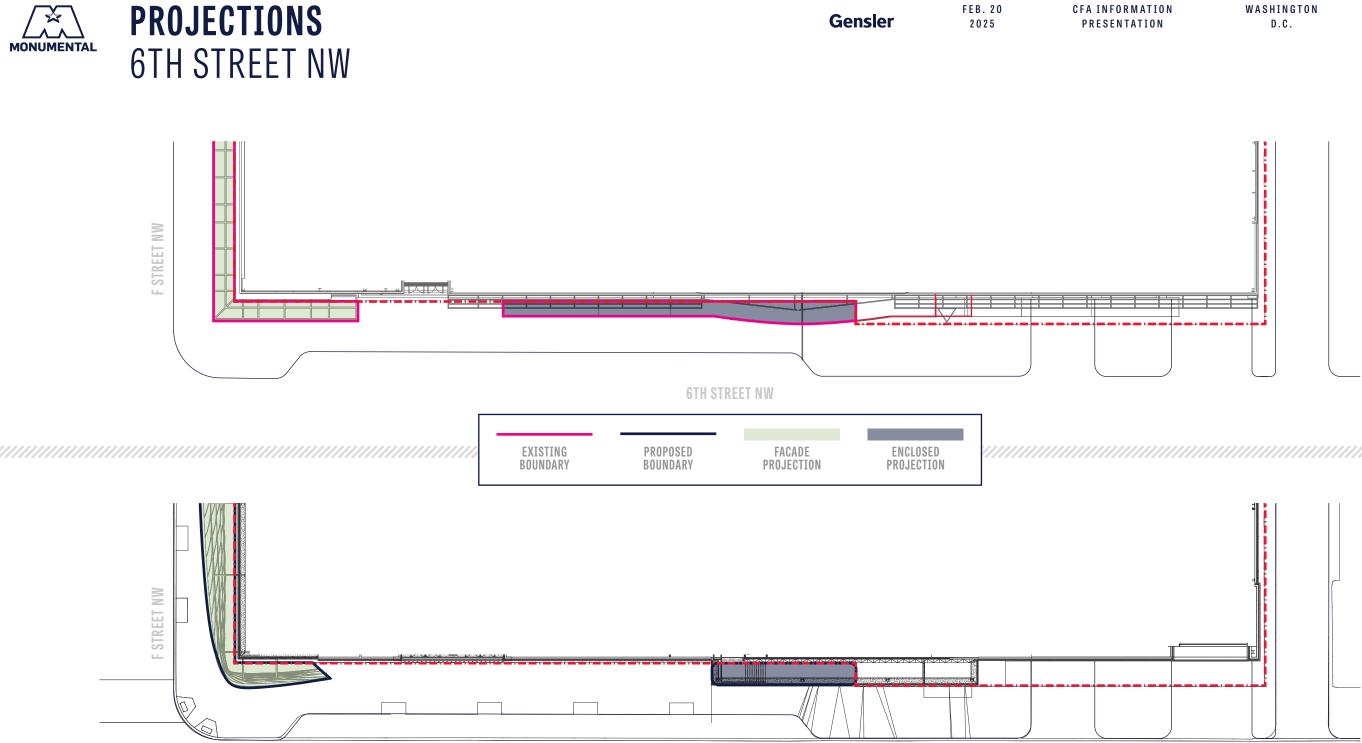
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7TH STREET NW

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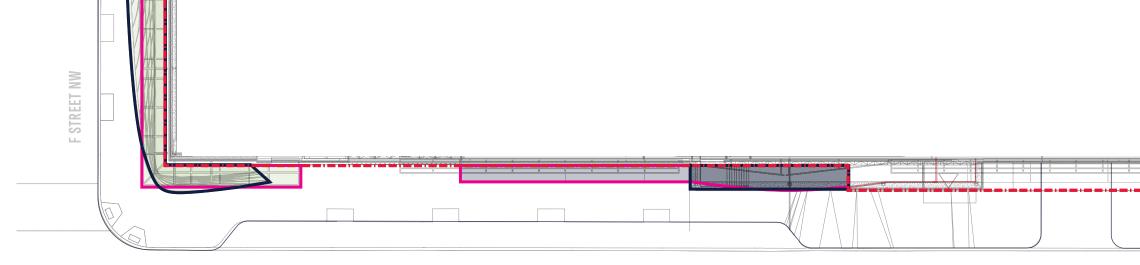






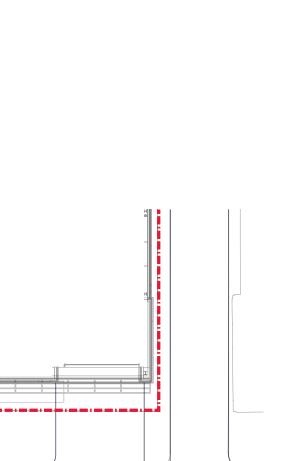
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6TH STREET NW

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BOUNDARY	BOUNDARY	Projection	Projection



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