



Capital One Arena

Redevelopment = Downtown Revitalization



The L'Enfant Plan

PLAN
of the City intended for the
Permanent SEAT of the
Government of the UNITED STATES
Project of a plan of the City
approved to the direction
of the President of the United States
pursuant to the ACT of CONGRESS, passed
the sixteenth day of July, MDCCLXXC.
and establishing the Permanent Seat
of the Government at the City of Washington.

OBSERVATIONS explanatory of the PLAN.

- I. The situation of the different parts of the City, and the manner in which they are situated, are explained in the accompanying notes, and the utility of such improvements, as the various parts of the City, require.
- II. Care is taken, in the plan, to secure the greatest convenience, and to secure the most agreeable and healthy situation, for the residence of the President, and for the residence of the members of Congress, and for the residence of the public offices.
- III. The plan is drawn, in conformity with the views of the President, and the views of the members of Congress, and the views of the public, and the views of the people.

Breadth of the Streets.

Every street is to be 60 feet wide, and every passage, street and road, in the communication of the President, to be 100 feet wide, and the distance between the streets to be 100 feet.

60 feet wide, for the President's residence	100 feet
60 feet wide, for the residence of the members of Congress	100 feet
60 feet wide, for the residence of the public offices	100 feet
60 feet wide, for the residence of the people	100 feet

In order to secure the situation of the City, and to secure the most agreeable and healthy situation, for the residence of the President, and for the residence of the members of Congress, and for the residence of the public offices, and for the residence of the people, the plan is drawn, in conformity with the views of the President, and the views of the members of Congress, and the views of the public, and the views of the people.

REFERENCES.

- A. THE original plan of GEORGE TOWN, as shown in the plan of 1791, by the late Architectural Engineer.
- B. The original plan of GEORGE TOWN, as shown in the plan of 1791, by the late Architectural Engineer.
- C. The original plan of GEORGE TOWN, as shown in the plan of 1791, by the late Architectural Engineer.
- D. The original plan of GEORGE TOWN, as shown in the plan of 1791, by the late Architectural Engineer.
- E. The original plan of GEORGE TOWN, as shown in the plan of 1791, by the late Architectural Engineer.

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SCALE OF POLES.



Lat. Congress House. 38.55 N.
Long. 0. 0.

References.

- E. Original plan of the City, from the survey of the late...
- G. The original plan of the City, from the survey of the late...
- H. The original plan of the City, from the survey of the late...
- I. The original plan of the City, from the survey of the late...
- K. The original plan of the City, from the survey of the late...
- L. The original plan of the City, from the survey of the late...
- M. The original plan of the City, from the survey of the late...

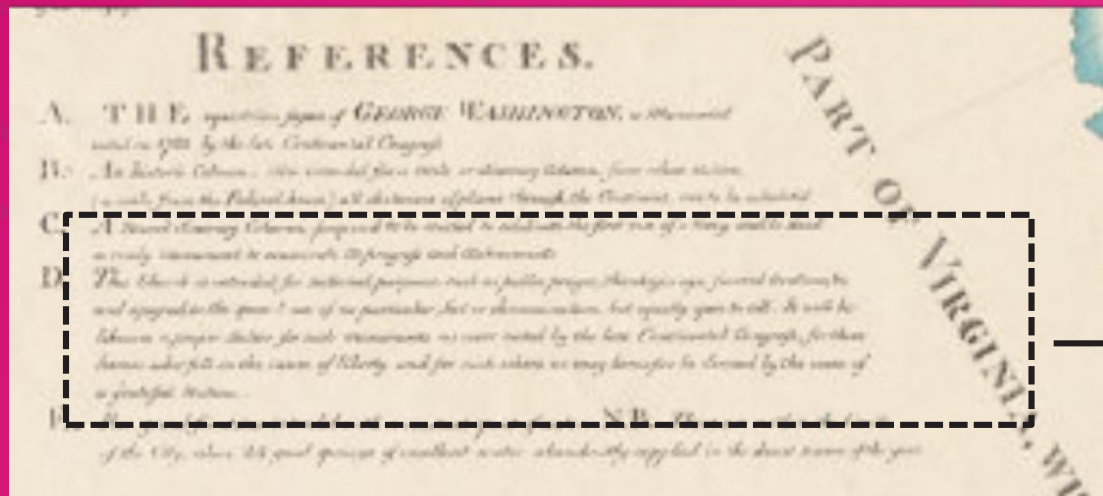
NOTE.

The plan is drawn, in conformity with the views of the President, and the views of the members of Congress, and the views of the public, and the views of the people. The plan is drawn, in conformity with the views of the President, and the views of the members of Congress, and the views of the public, and the views of the people.

THE PRESIDENT'S HOUSE
The plan of the President's House is drawn, in conformity with the views of the President, and the views of the members of Congress, and the views of the public, and the views of the people. The plan is drawn, in conformity with the views of the President, and the views of the members of Congress, and the views of the public, and the views of the people.

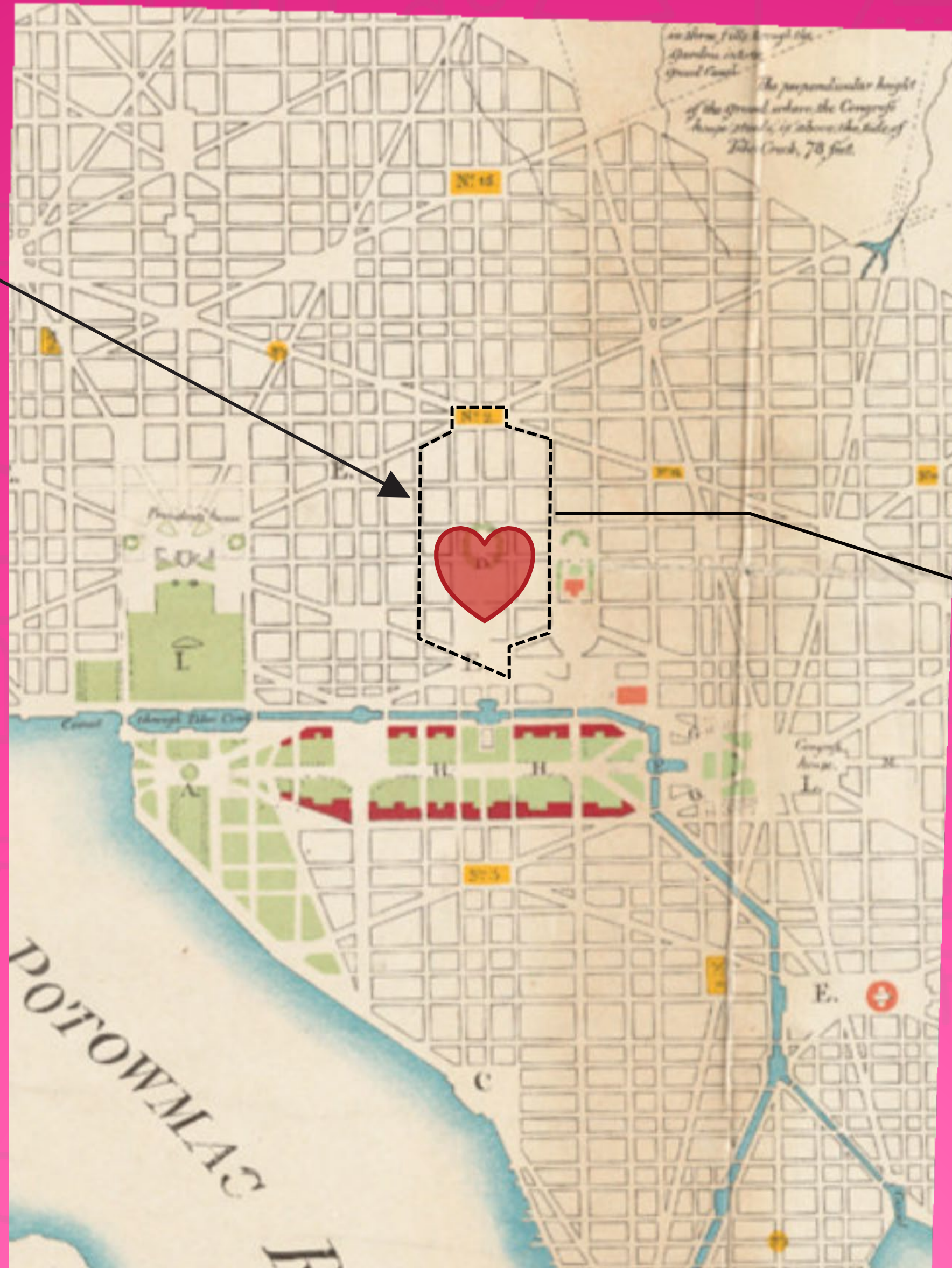
THE CONGRESS HOUSE
The plan of the Congress House is drawn, in conformity with the views of the President, and the views of the members of Congress, and the views of the public, and the views of the people. The plan is drawn, in conformity with the views of the President, and the views of the members of Congress, and the views of the public, and the views of the people.



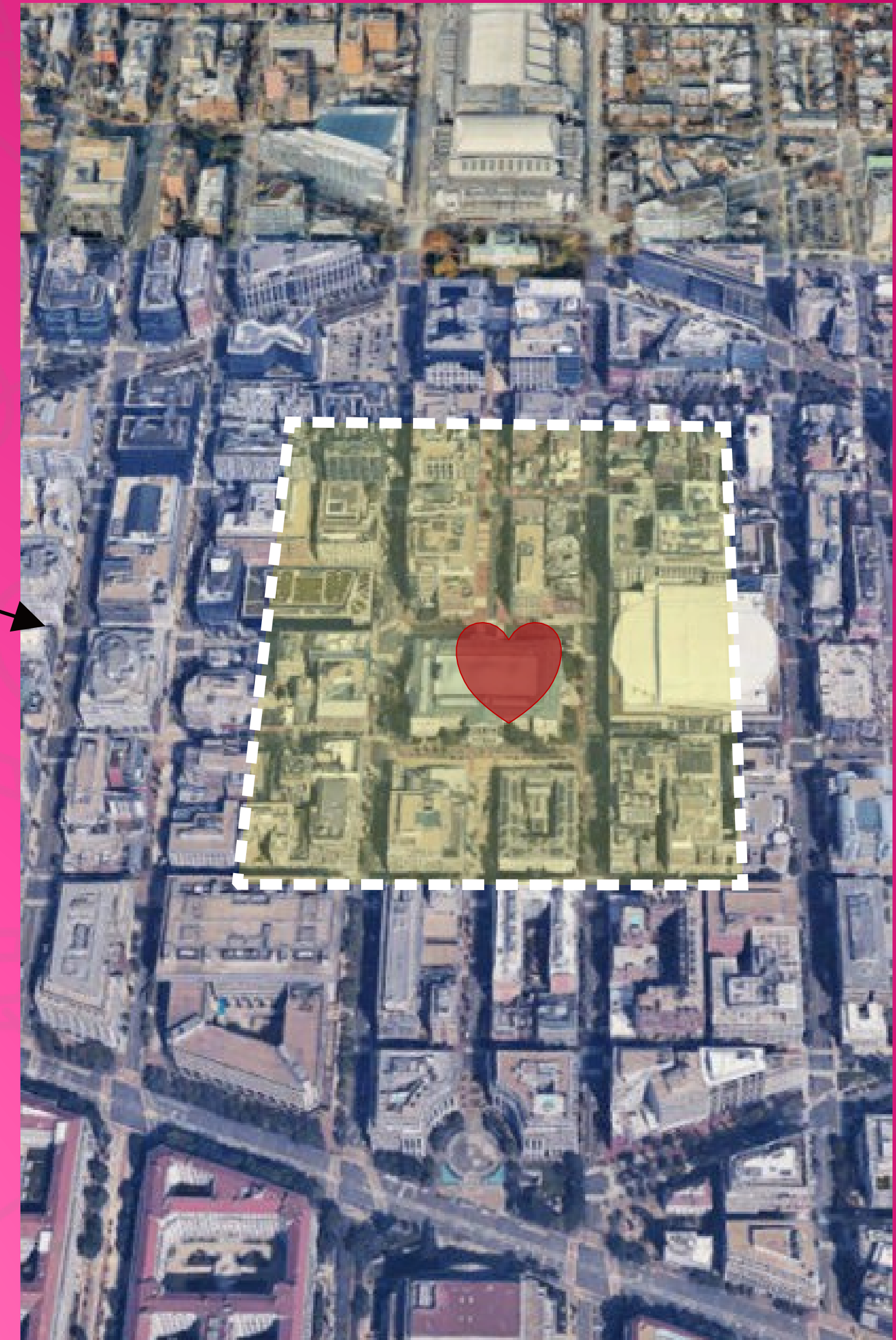


The L'Enfant Plan specifically calls out the site around the Portrait Gallery as a **public space** set aside for an **important public building**, the literal and figurative **“heart of the city.”**

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

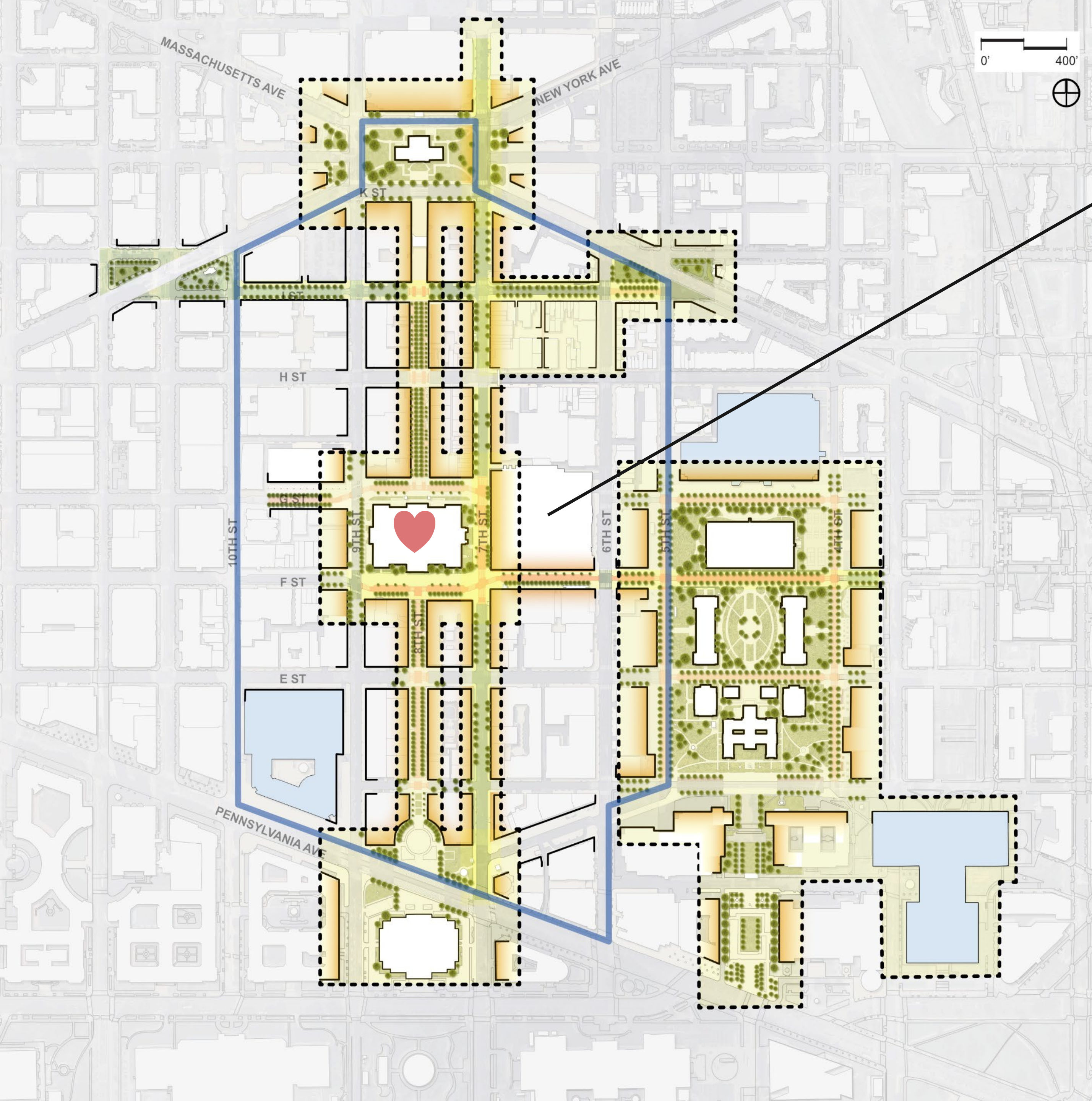


The Heart of the City Today

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.

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



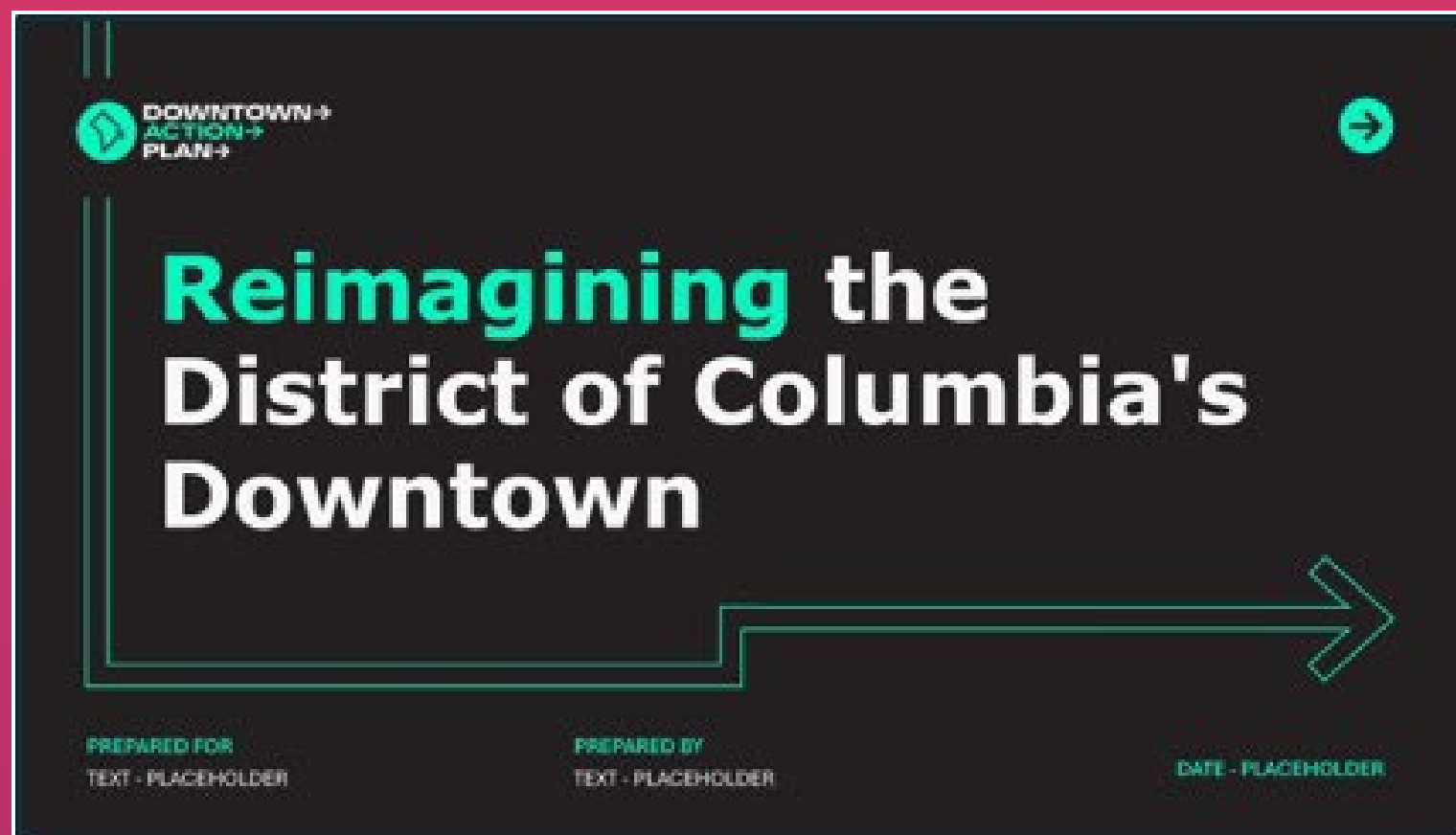
DESIGN INTENTION





Downtown Public Realm Plan, *led by the Office of Planning*

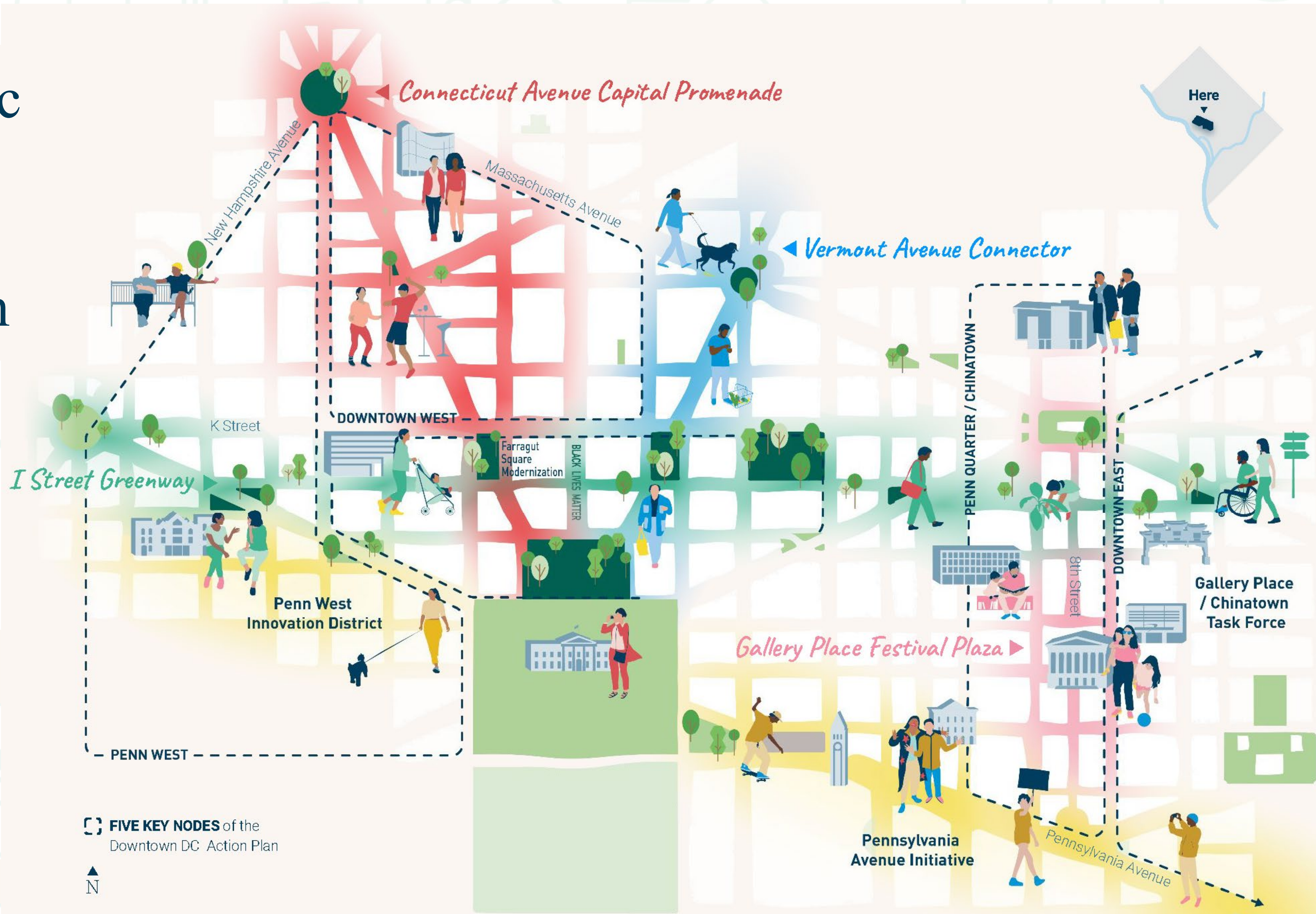
- Proposes a framework and four catalytic projects along specific corridors for transforming Downtown's streets and public spaces.



Downtown Action Plan, *led by the DowntownDC and Golden Triangle BIDs*

- 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.

Four catalytic projects for Downtown's Public Realm

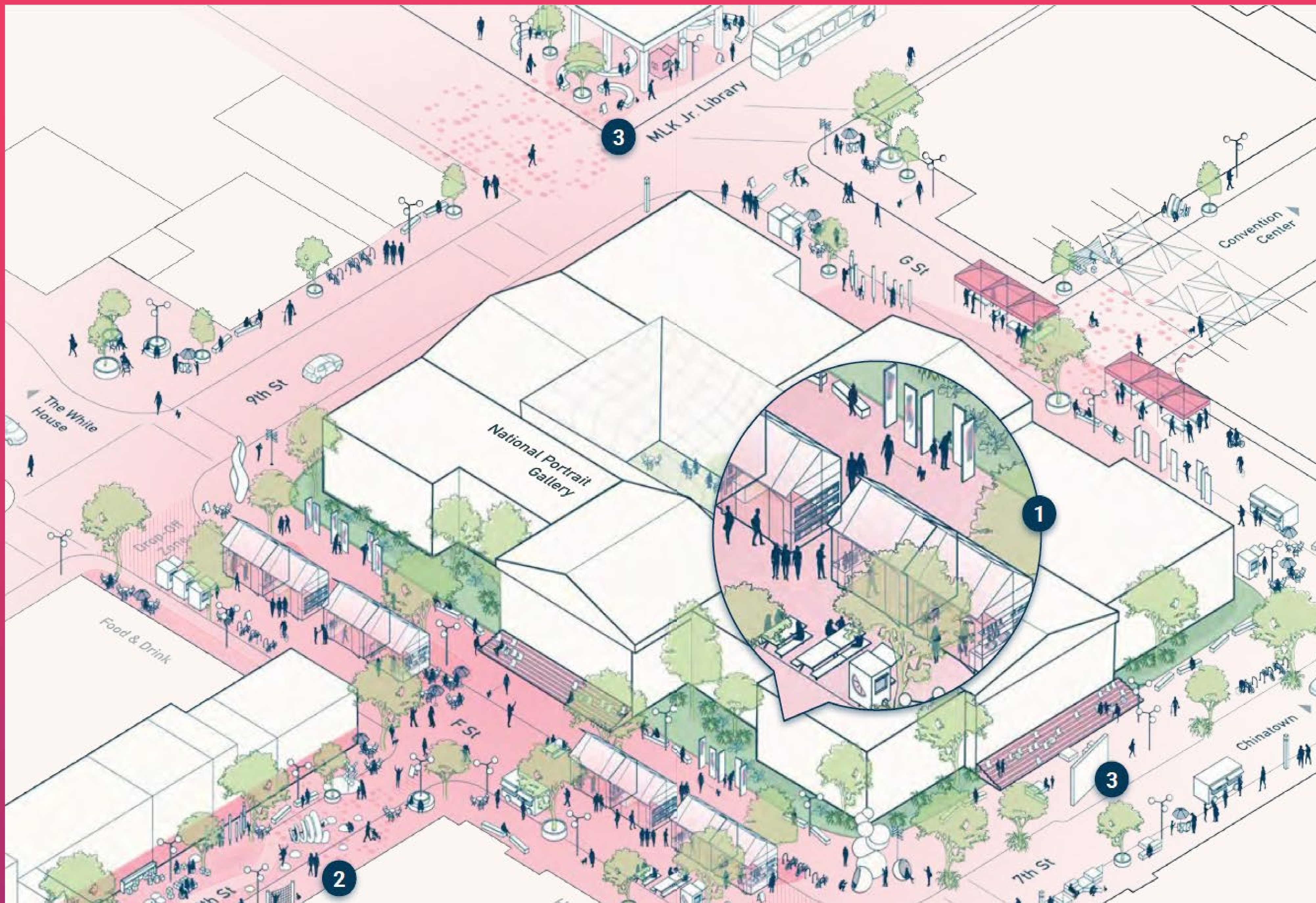


Gallery Place Festival Plaza

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 human-scale 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.



thank you



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FEBRUARY 20, 2025

RAISE THE GAME
BE MONUMENTAL

- 01 **EXISTING CONDITIONS**
- 02 **EXTERIOR TRANSFORMATION**
- 03 **LIGHTING STRATEGIES**

EXISTING CONDITIONS



EXISTING CONDITIONS OVERVIEW

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EXISTING CONDITIONS EXTERIOR COMPONENTS

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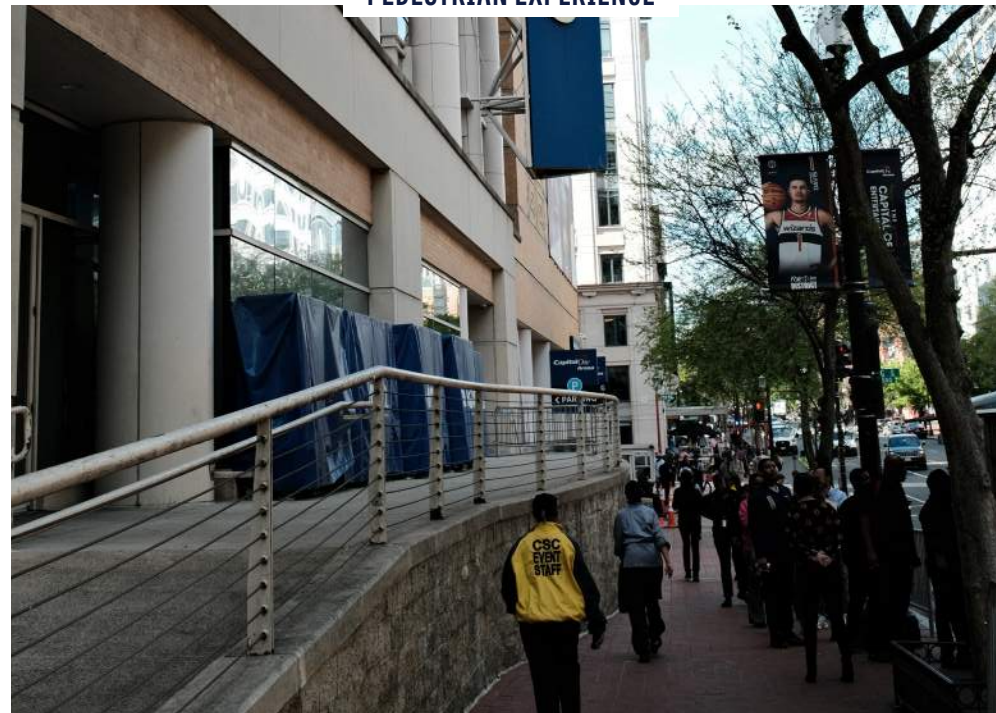
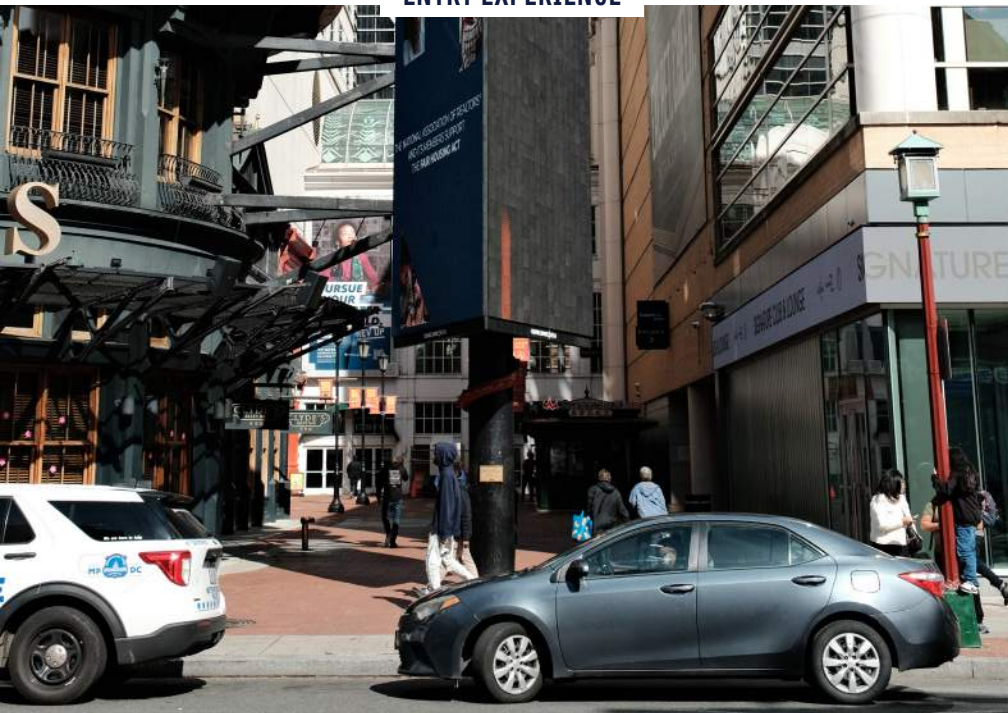
ENTRY EXPERIENCE



PEDESTRIAN EXPERIENCE



TRANSPARENCY

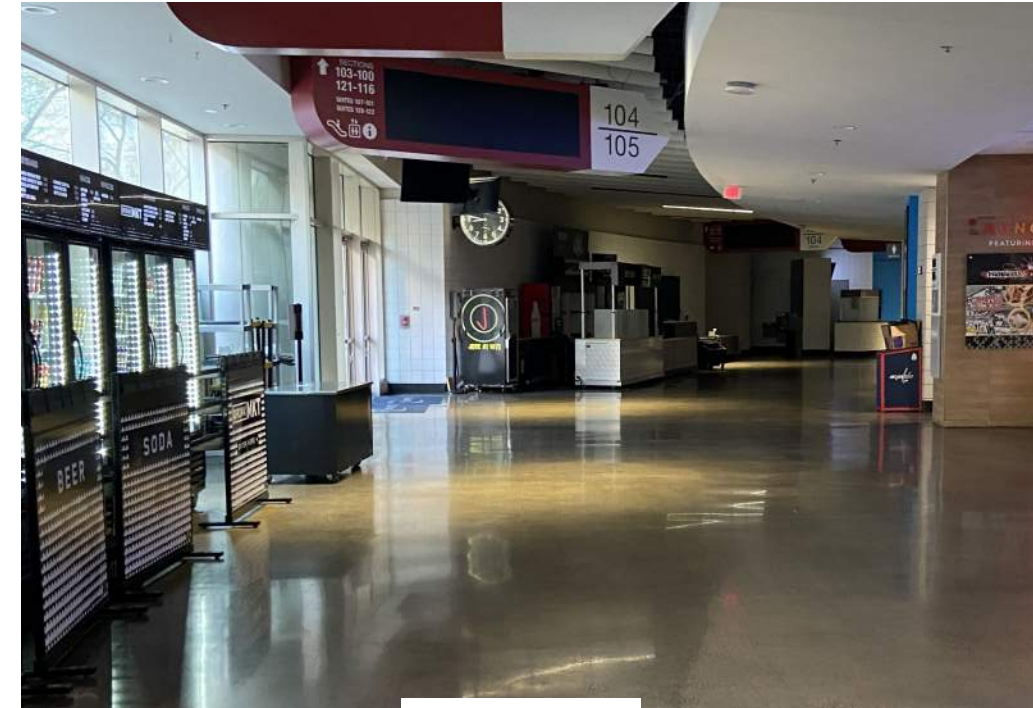




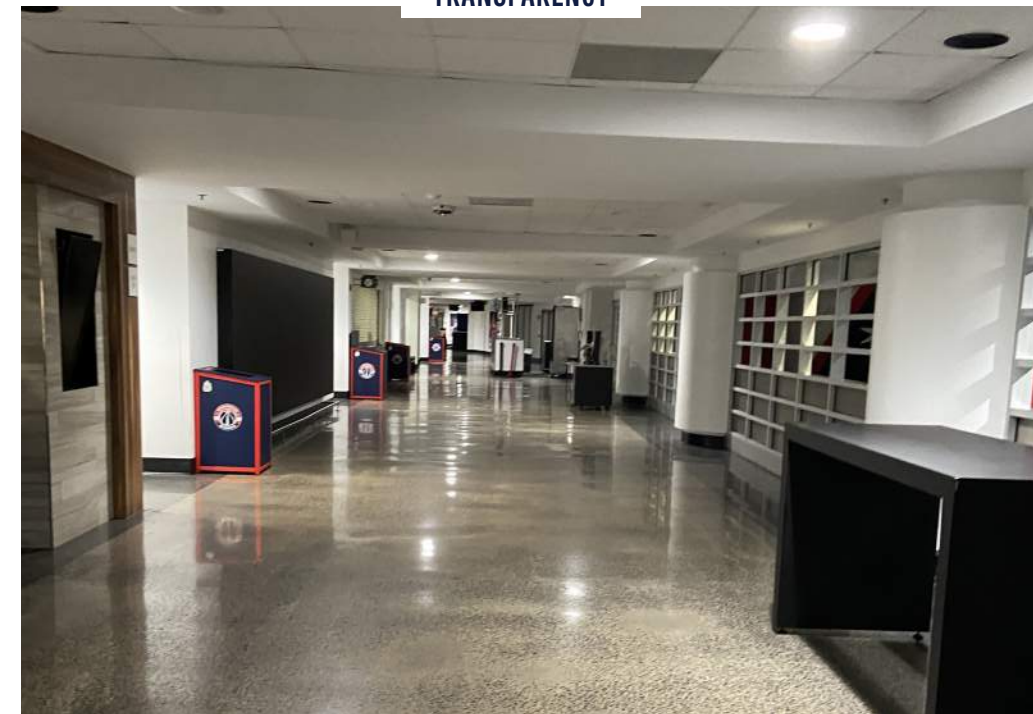
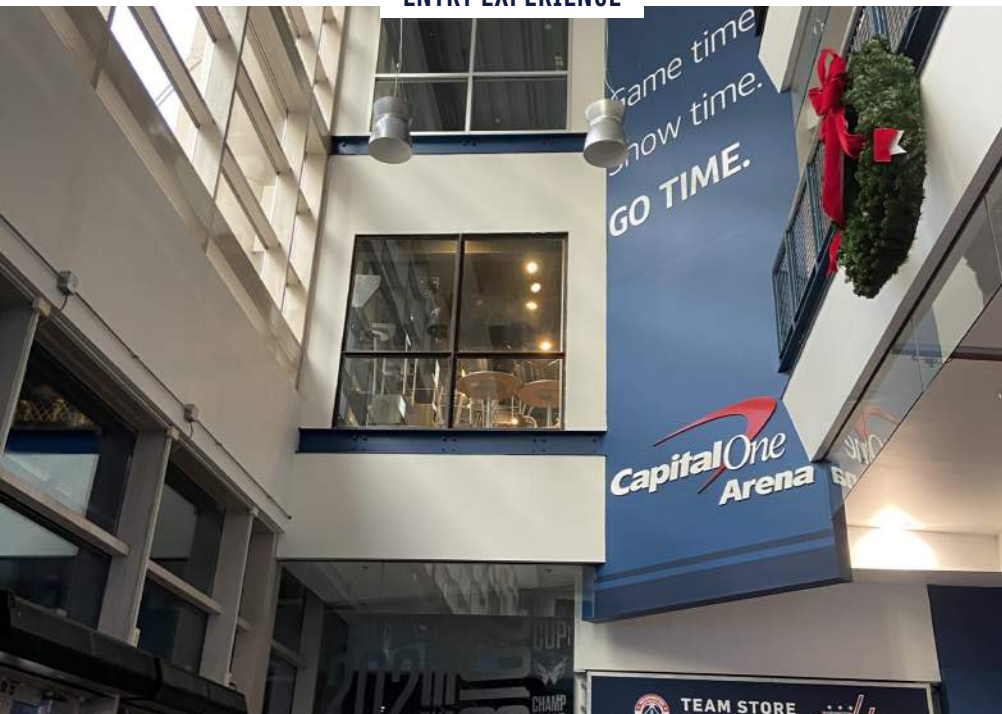
ENTRY EXPERIENCE



ENTRY EXPERIENCE



TRANSPARENCY



EXTERIOR TRANSFORMATION



EXTERIOR TRANSFORMATION OVERVIEW

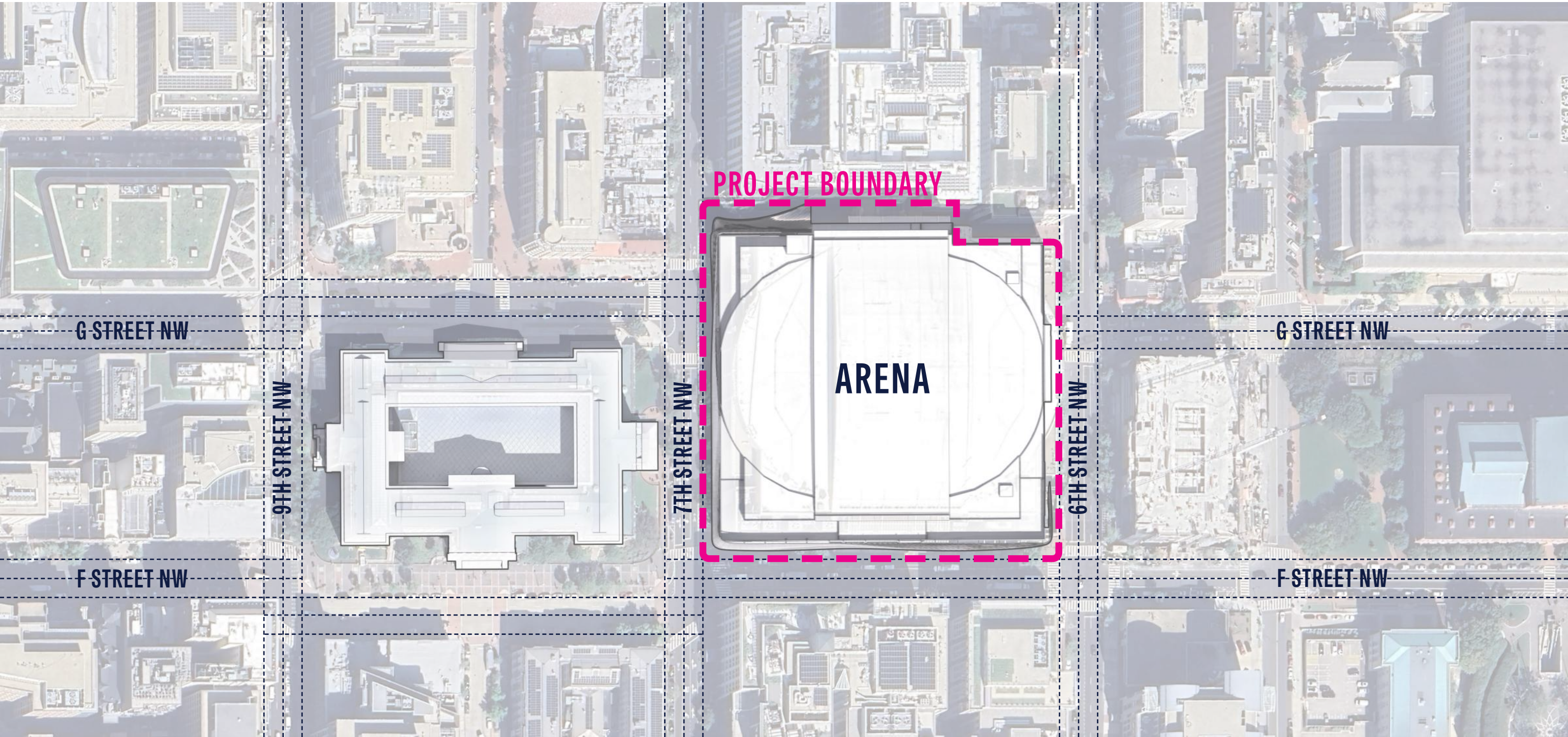
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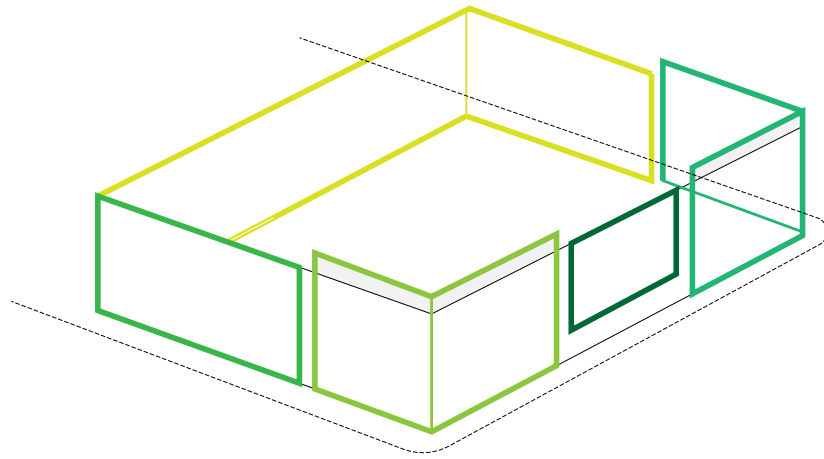
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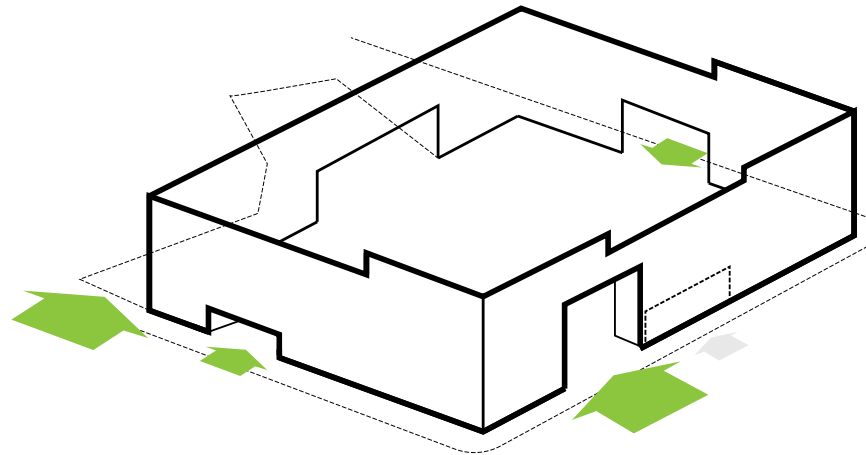


confluence noun

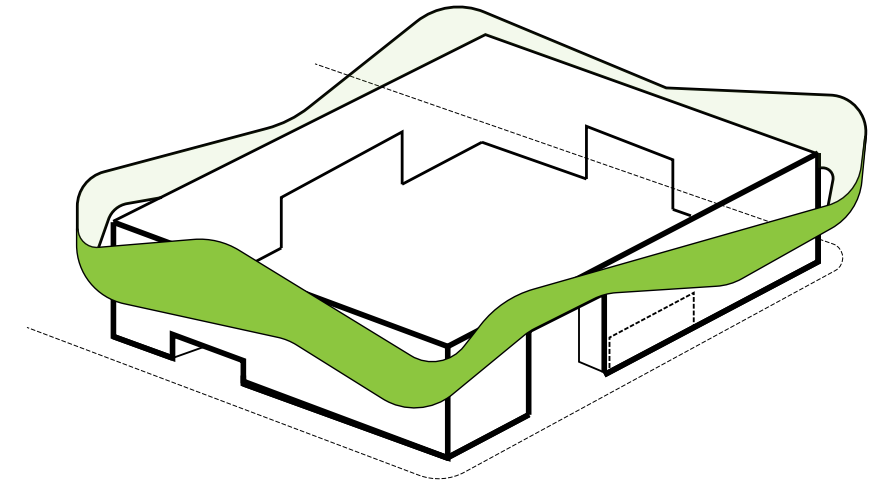
a coming together or flowing together, meeting, or gathering at one point.



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.



EXTERIOR TRANSFORMATION PRECEDENTS

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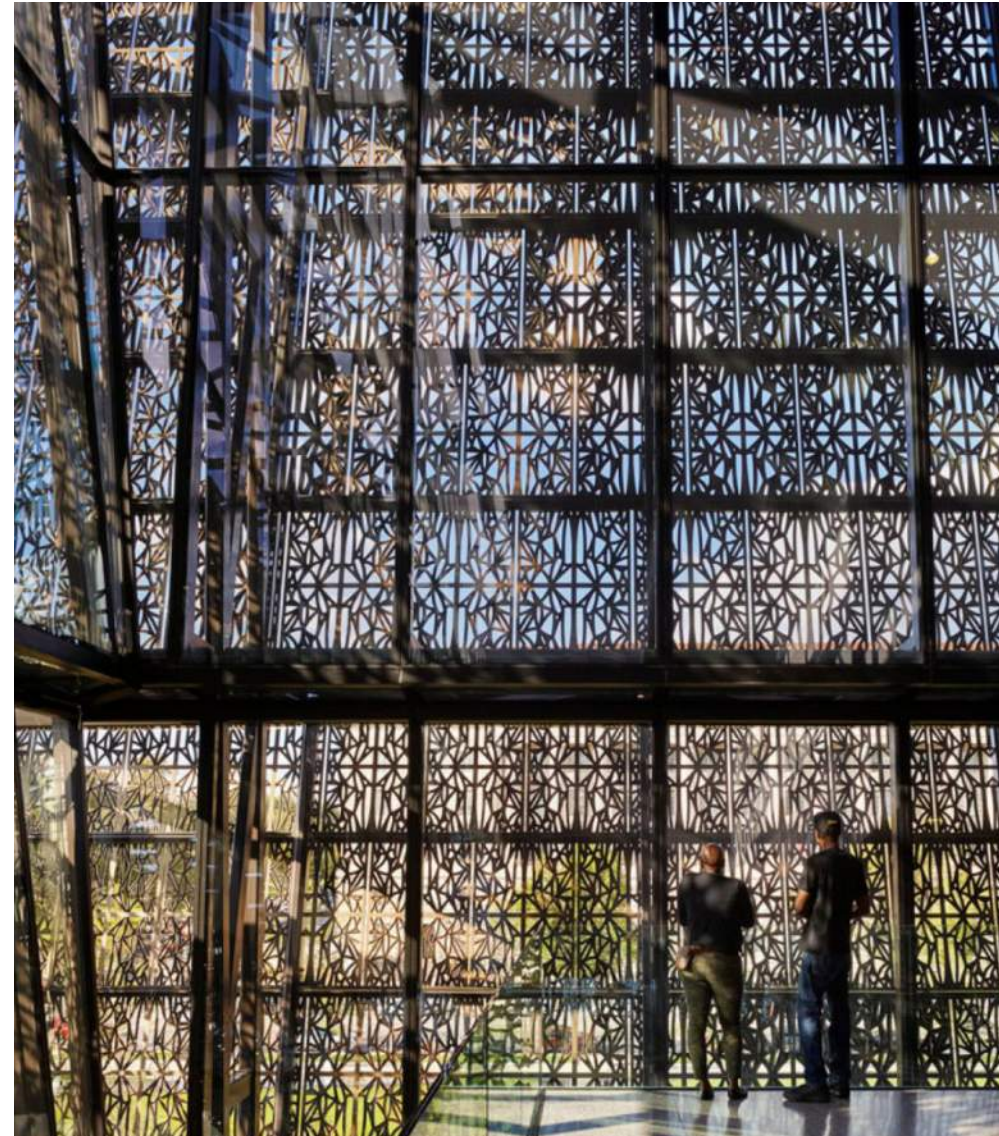
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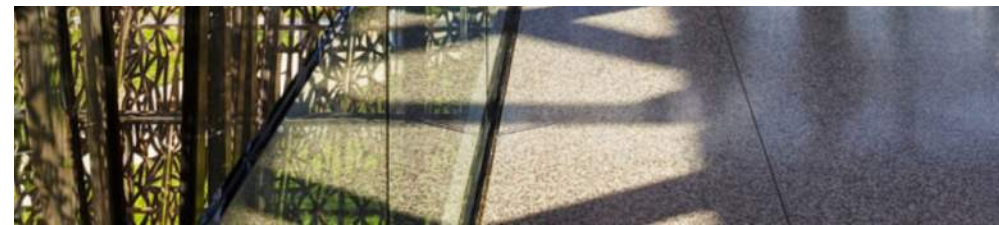
NATIONAL PORTRAIT GALLERY



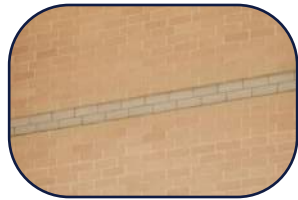
NATIONAL MUSEUM OF
AFRICAN AMERICAN HISTORY & CULTURE



UNITED STATES
INSTITUTE OF PEACE



EXTERIOR TRANSFORMATION MATERIALITY



EXISTING FACADE

Glazing

Precast

Yellow Brick

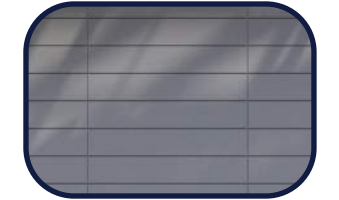
Red Brick

Metal Panel

PROPOSED UPDATES

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

Unifying Element





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EXTERIOR TRANSFORMATION

7TH AND F ST NW LOOKING NORTHEAST

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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

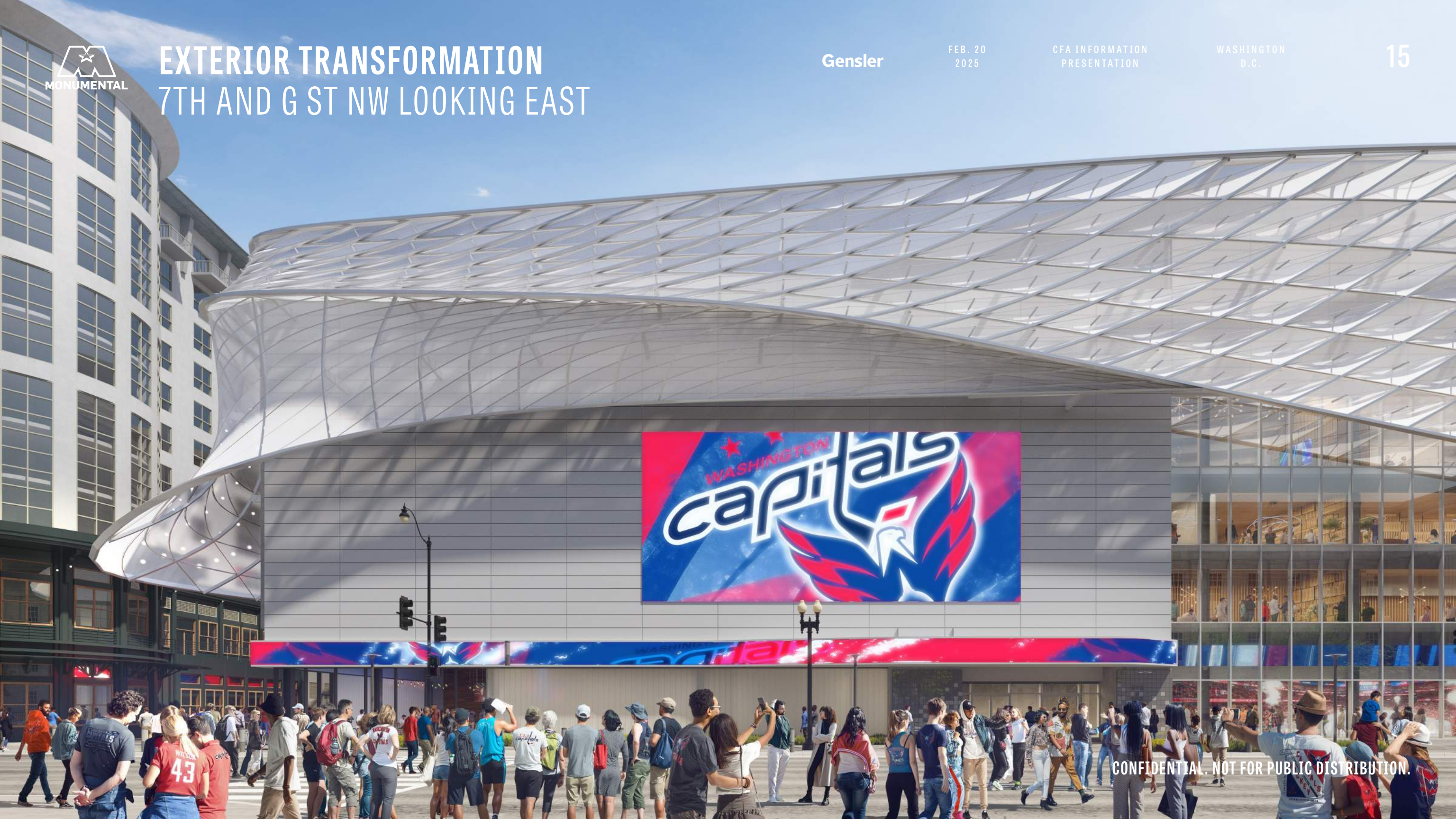
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EXTERIOR TRANSFORMATION GALLERY PLACE WAY LOOKING EAST

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EXTERIOR TRANSFORMATION 6TH ST NW LOOKING SOUTH

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LIGHTING STRATEGIES



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LIGHTING STRATEGIES

7TH AND F ST NW LOOKING NORTHEAST

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SOFT BLUE
SOFT WHITE





LIGHTING STRATEGIES PRECEDENTS

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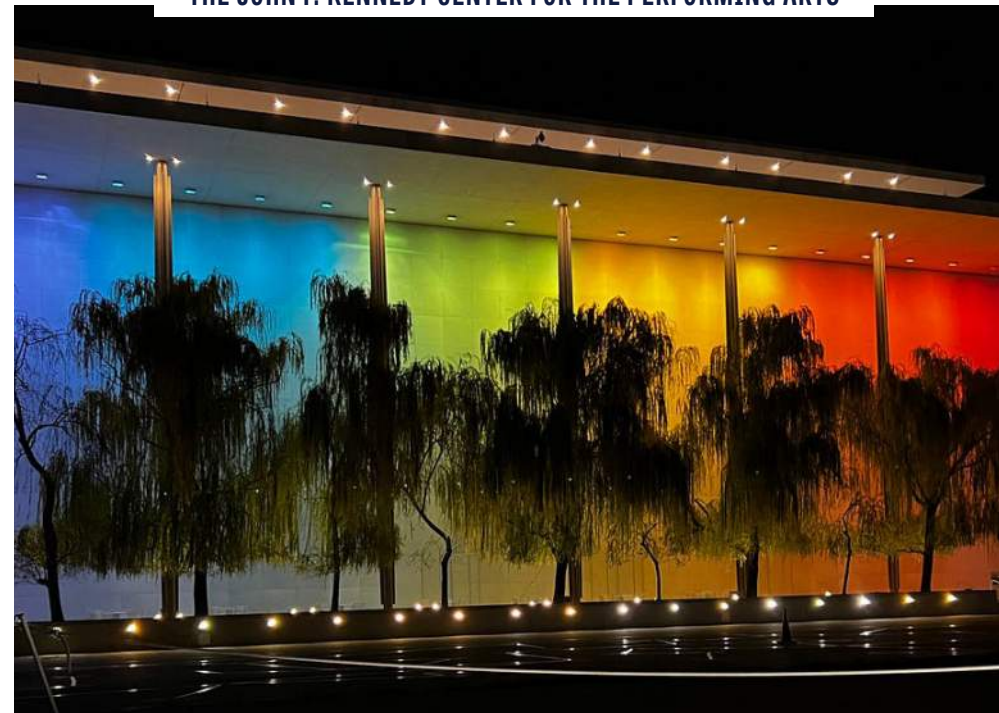
ALLIANZ ARENA



THE JOHN F. KENNEDY CENTER FOR THE PERFORMING ARTS



DONALD W. REYNOLDS CENTER FOR AMERICAN ART AND PORTRAITURE







APPENDIX

VIEWSHED STUDIES



VIEWSHED STUDIES OVERVIEW

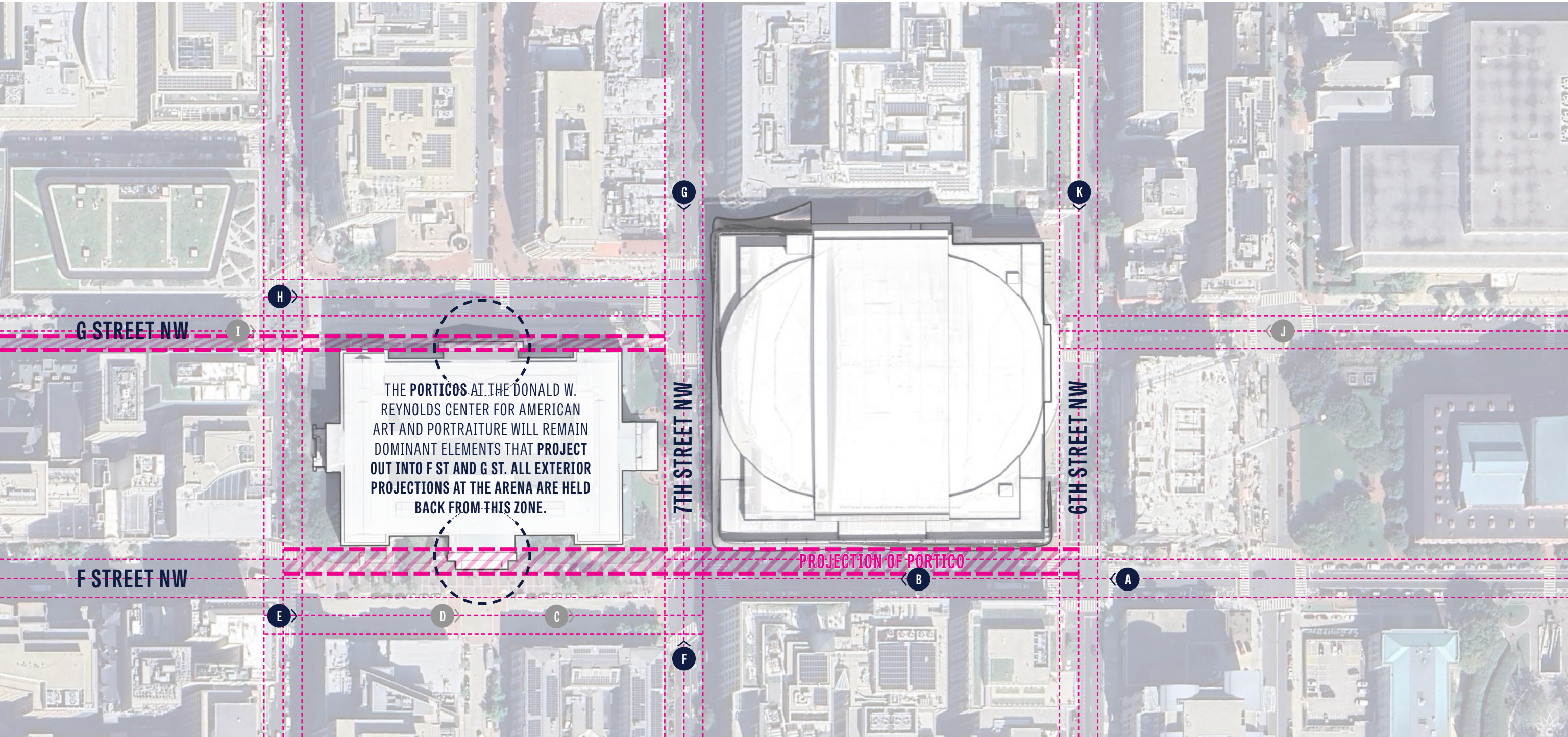
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G STREET NW

F STREET NW

7TH STREET NW

6TH STREET NW

THE PORTICOS AT THE DONALD W. REYNOLDS CENTER FOR AMERICAN ART AND PORTRAITURE WILL REMAIN DOMINANT ELEMENTS THAT PROJECT OUT INTO F ST AND G ST. ALL EXTERIOR PROJECTIONS AT THE ARENA ARE HELD BACK FROM THIS ZONE.

PROJECTION OF PORTICO

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J

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VIEWSHED STUDIES EXISTING PROJECTIONS

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SIGNAGE PROJECTION

AWNING PROJECTION

AWNING PROJECTION

SIGNAGE PROJECTION

SIGNAGE PROJECTION

AWNING PROJECTION

AWNING PROJECTION

AWNING PROJECTION

AWNING PROJECTION



VIEWSHED STUDIES

(A) F ST LOOKING WEST FROM 6TH ST NW

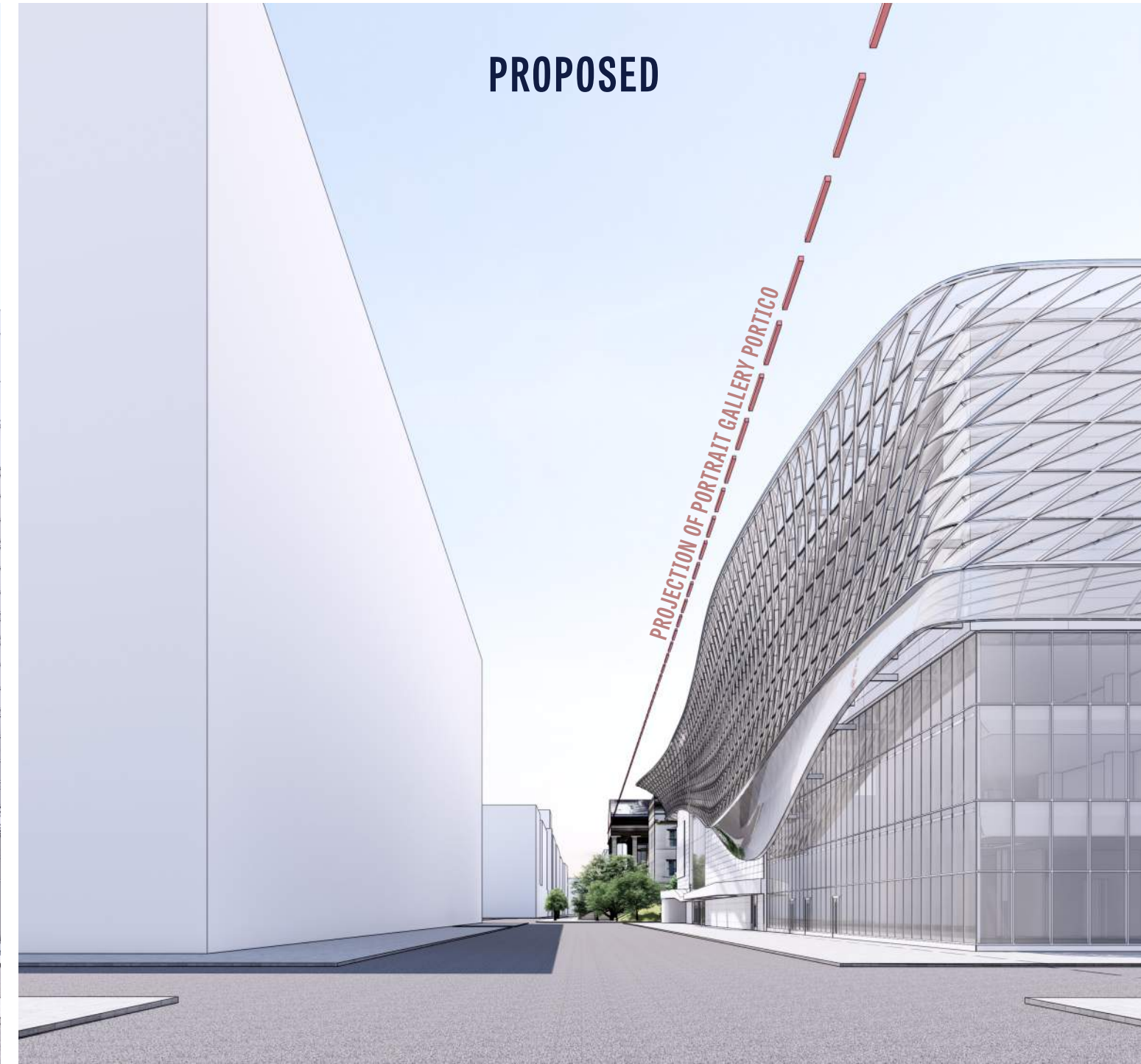
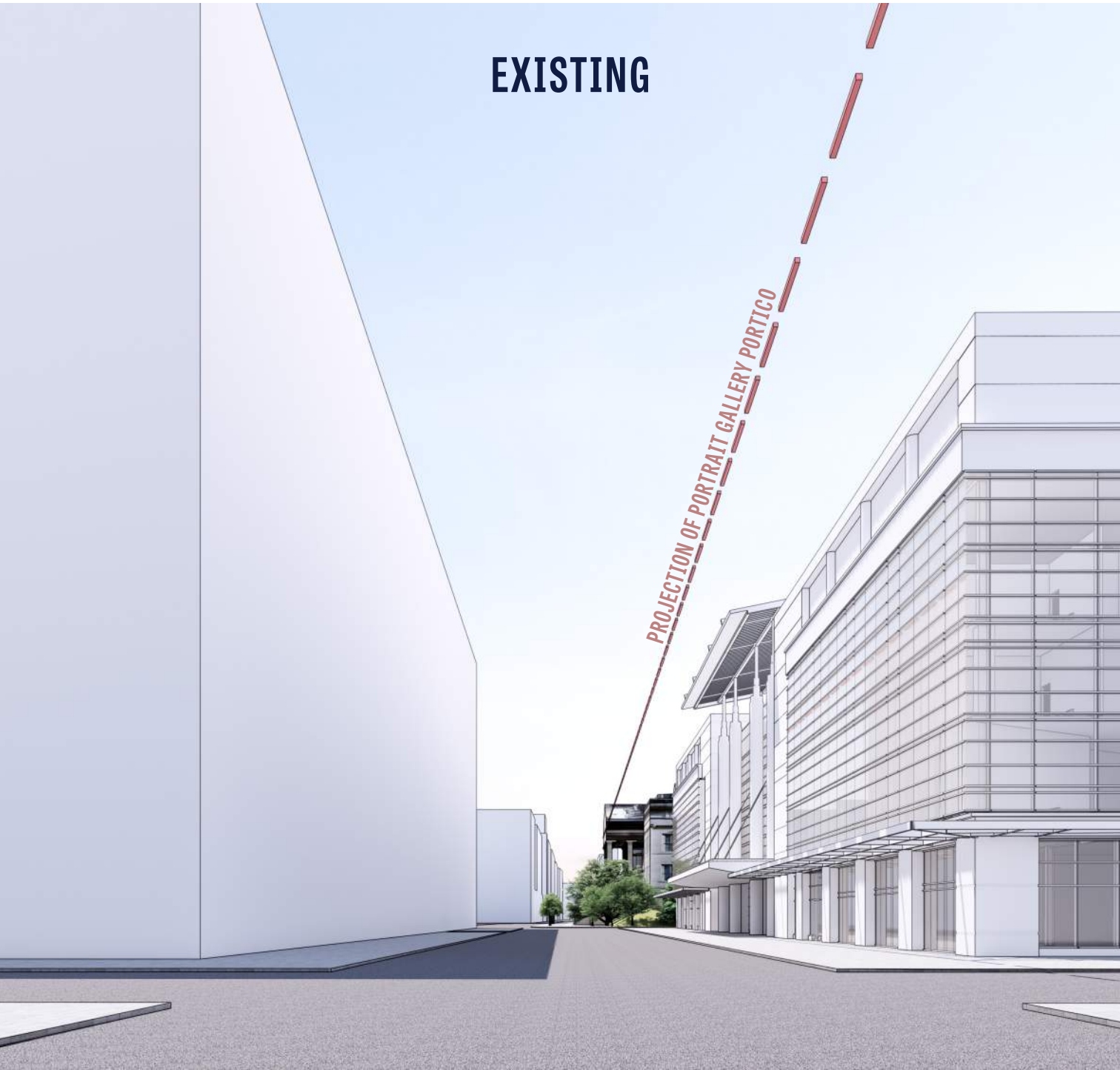
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VIEWSHED STUDIES

(B) F ST LOOKING WEST TOWARDS 7TH ST NW

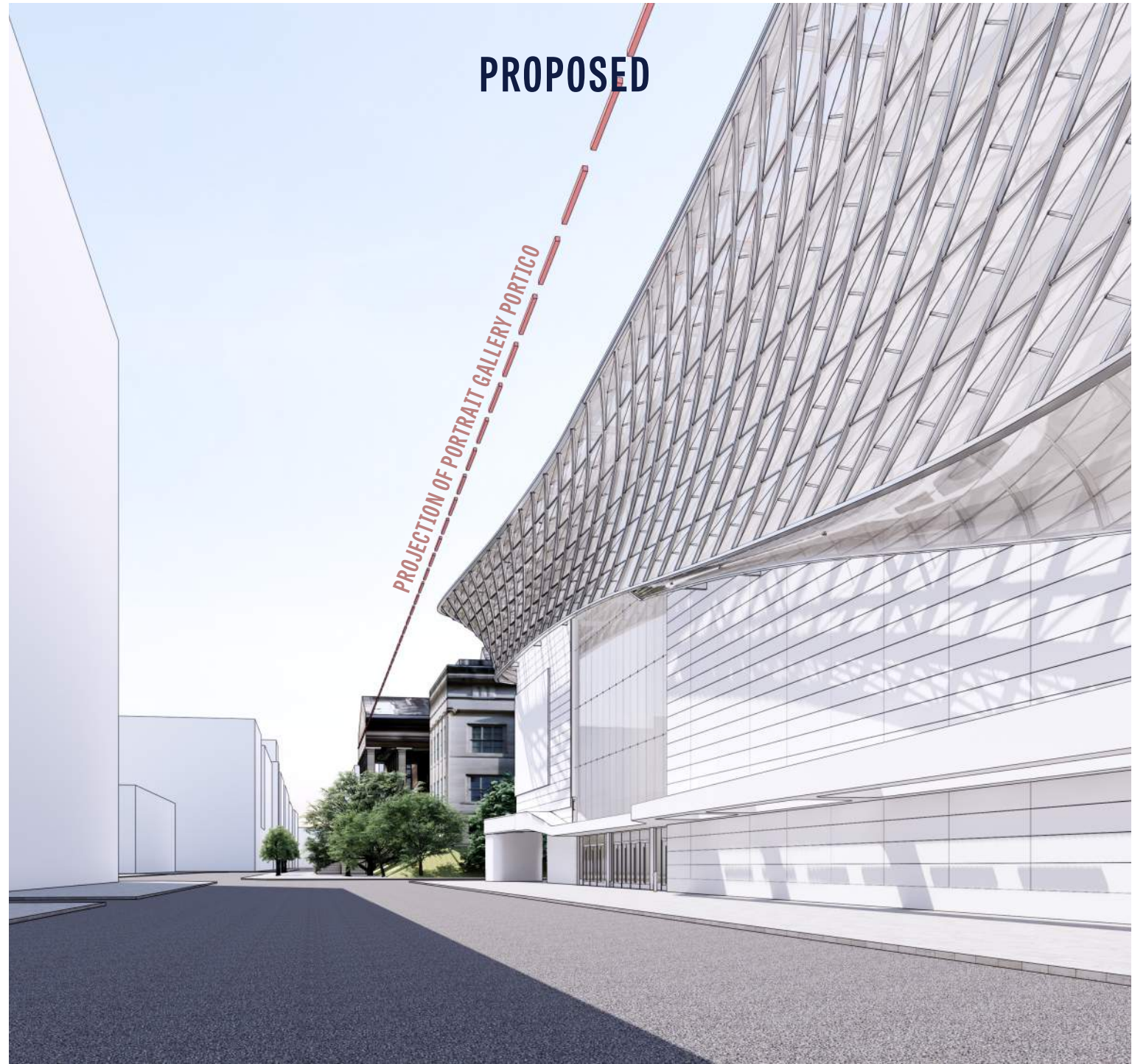
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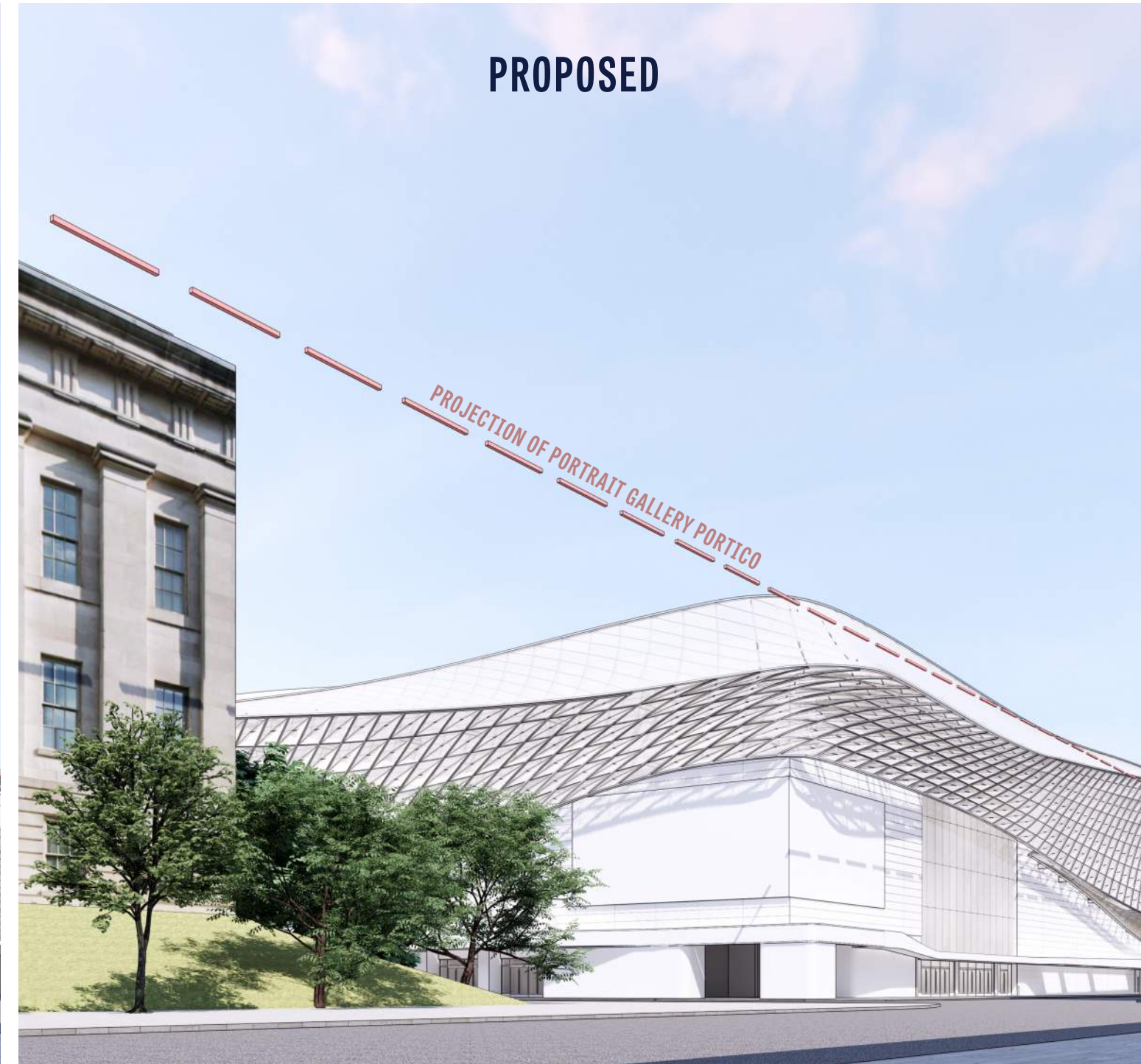
VIEWSHED STUDIES

(C) F ST LOOKING EAST TOWARDS 7TH ST NW

EXISTING



PROPOSED



VIEWSHED STUDIES

(D) F ST LOOKING EAST TOWARDS 7TH ST NW





VIEWSHED STUDIES

(E) F ST LOOKING WEST FROM 5TH ST NW

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EXISTING



PROPOSED





VIEWSHED STUDIES

(F) 7TH ST LOOKING NORTH FROM F ST NW

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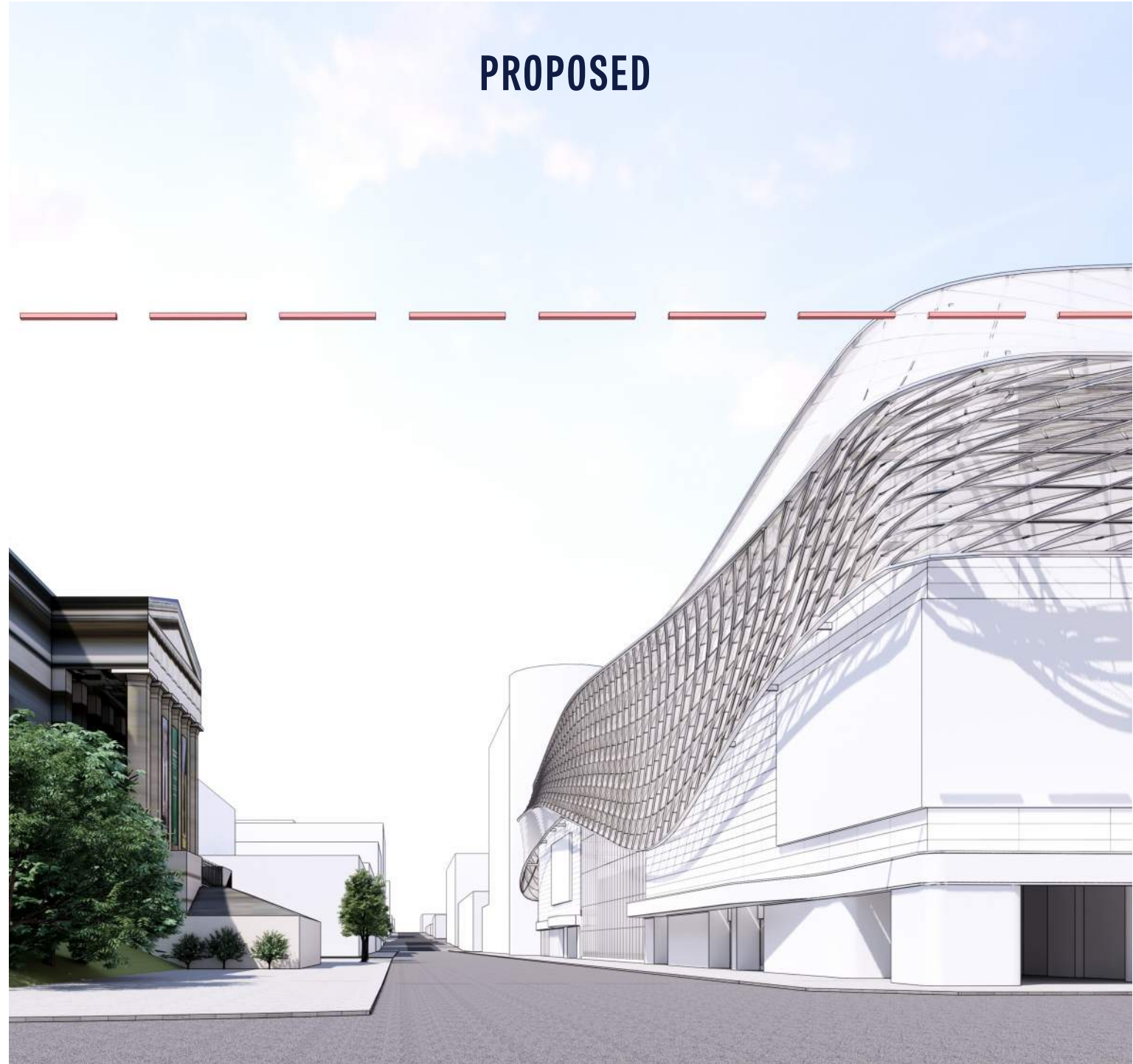
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EXISTING



PROPOSED





VIEWSHED STUDIES

(G) 7TH ST LOOKING SOUTH FROM GALLERY PLACE

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EXISTING



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VIEWSHED STUDIES

(H) G ST LOOKING EAST FROM 9TH ST NW

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EXISTING



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VIEWSHED STUDIES

(I) G ST LOOKING EAST FROM 9TH ST NW

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EXISTING



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VIEWSHED STUDIES

(J) G ST LOOKING EAST FROM 5TH ST NW

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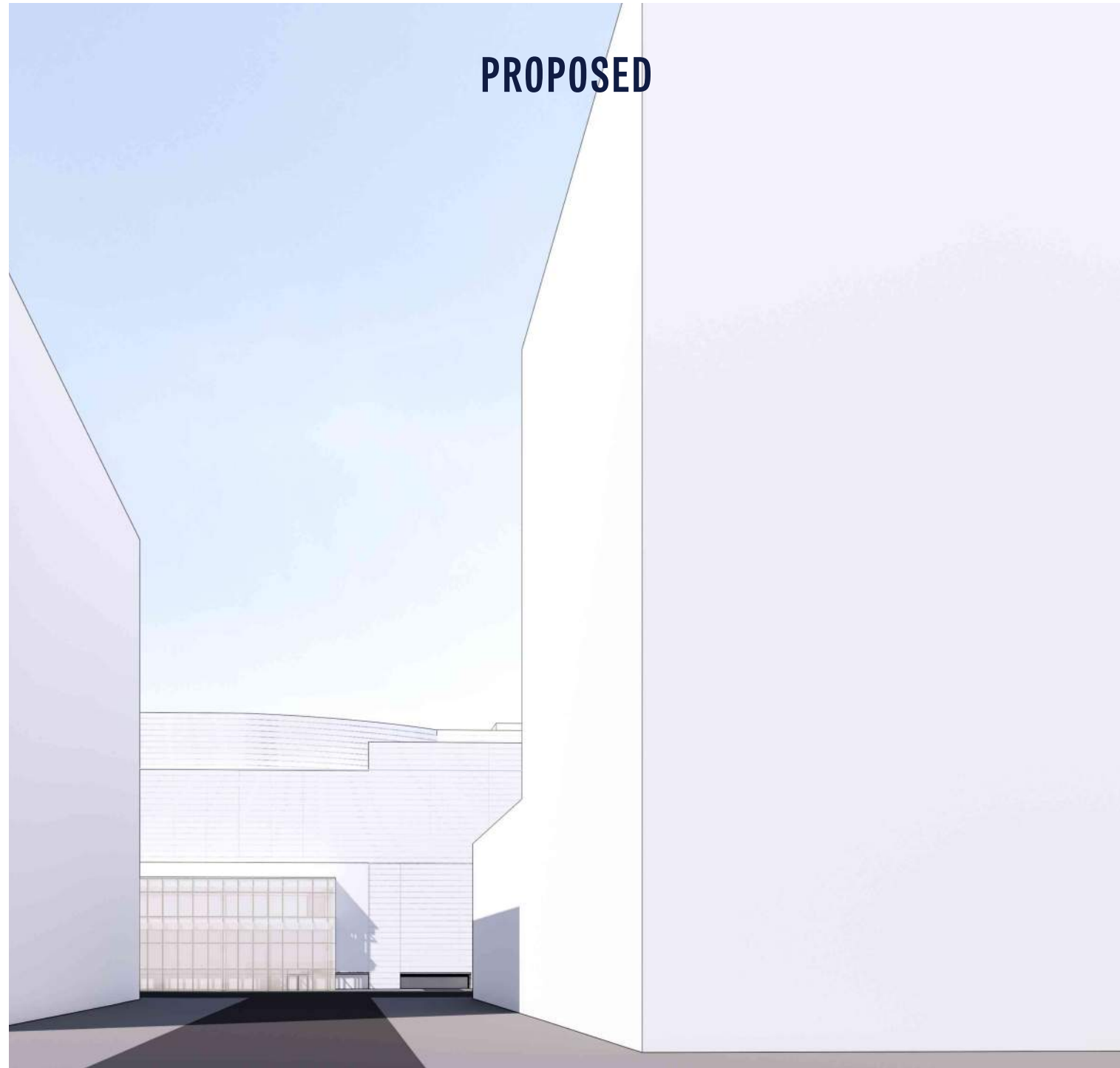
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EXISTING



PROPOSED





VIEWSHED STUDIES

(K) 6TH ST LOOKING SOUTH FROM GALLERY PLACE

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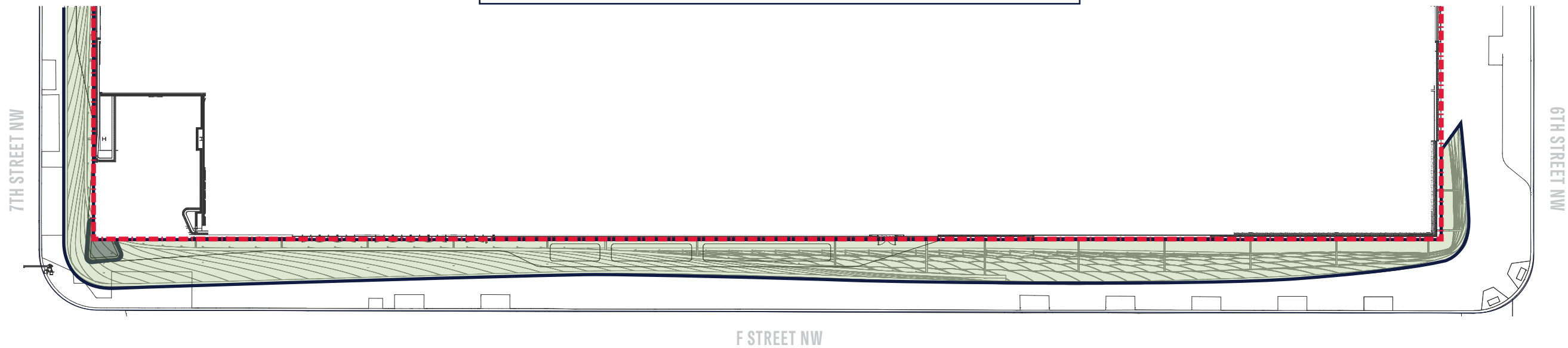
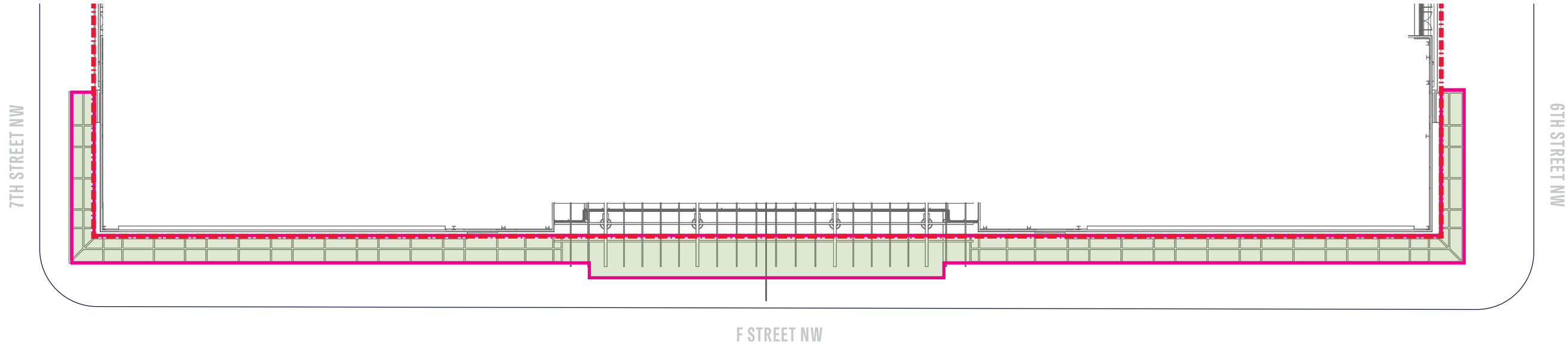
EXISTING



PROPOSED



PROJECTIONS





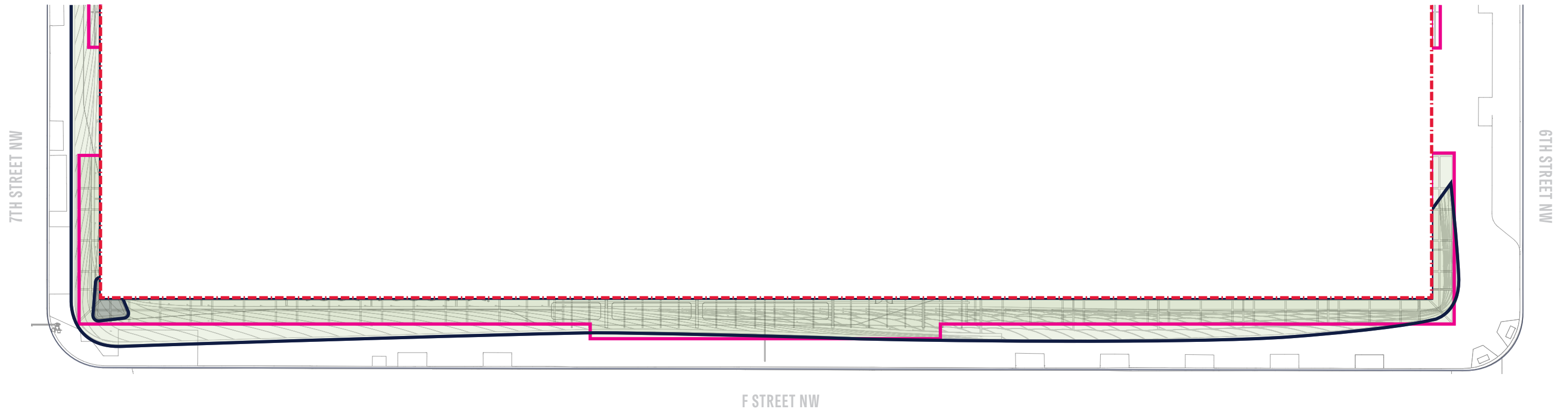
PROJECTIONS F STREET NW

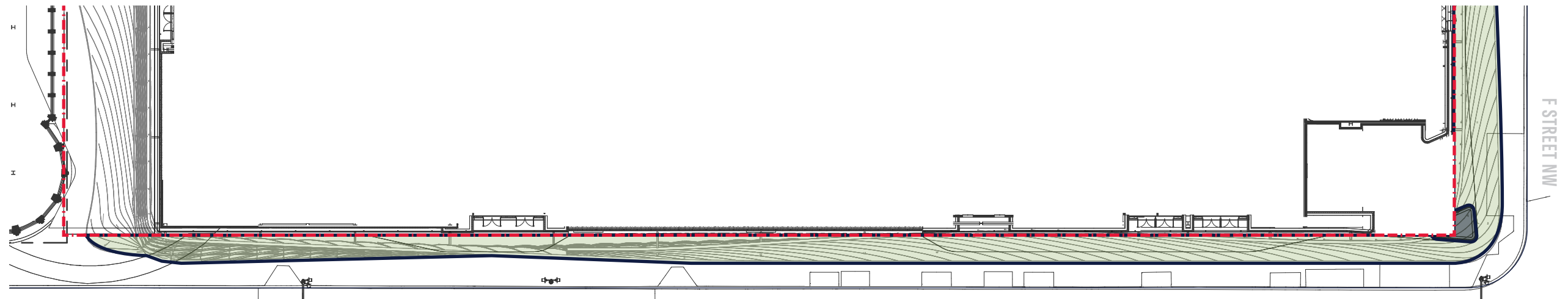
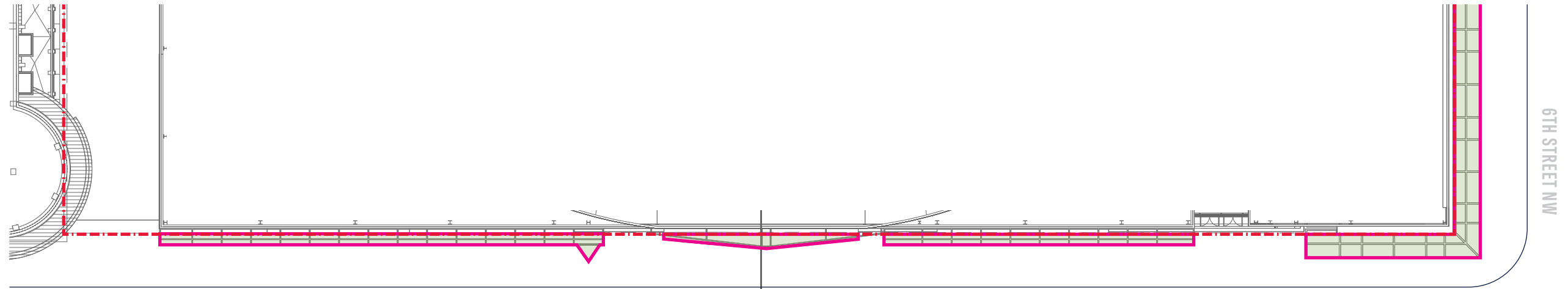
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7TH STREET NW



PROJECTIONS 7TH STREET NW

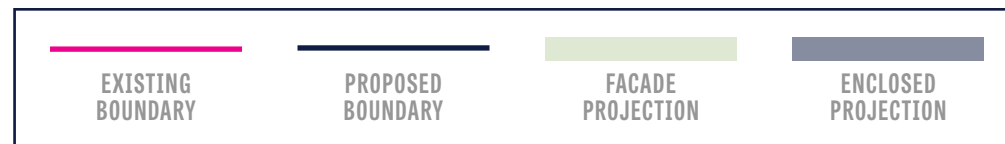
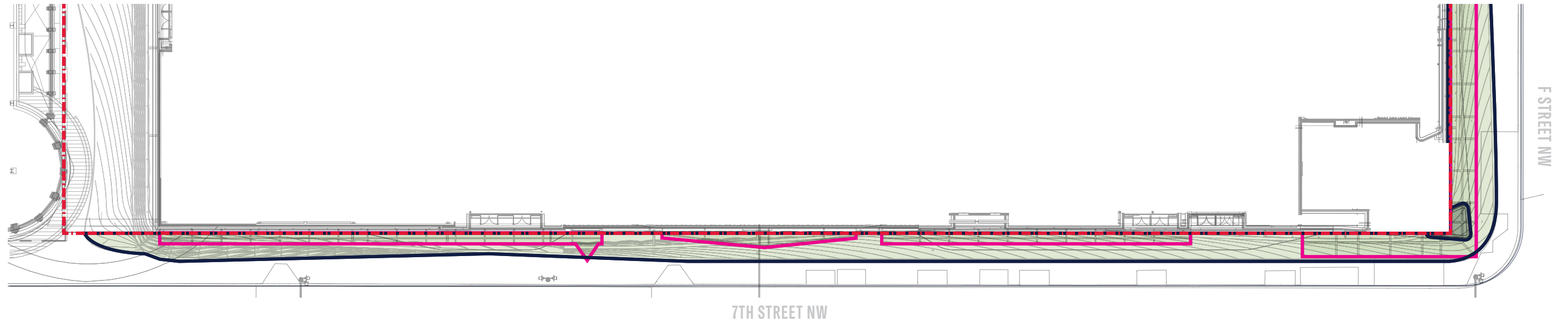
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PROJECTIONS

6TH STREET NW

