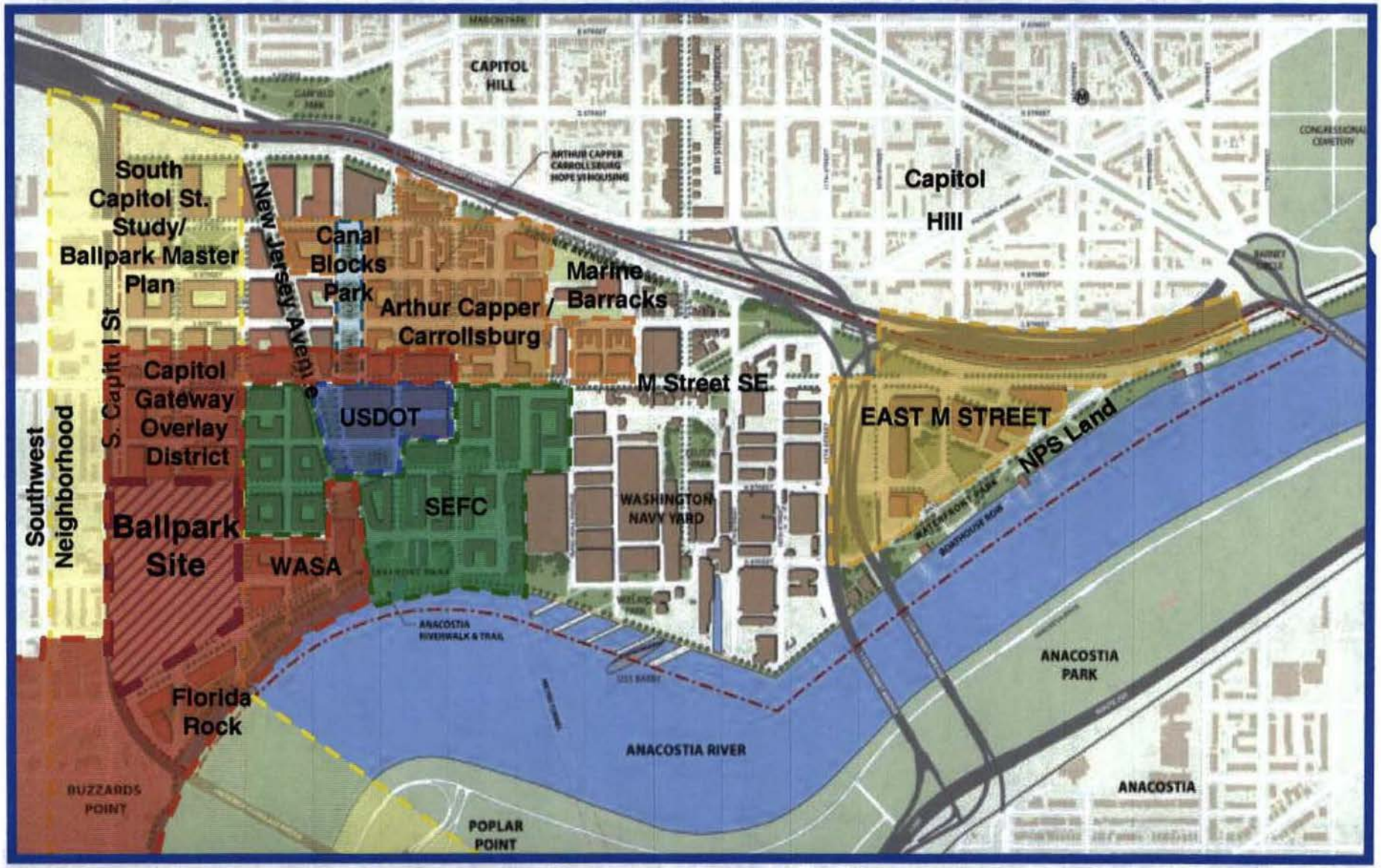


Ballpark Text Amendment Zoning Commission Public Hearing

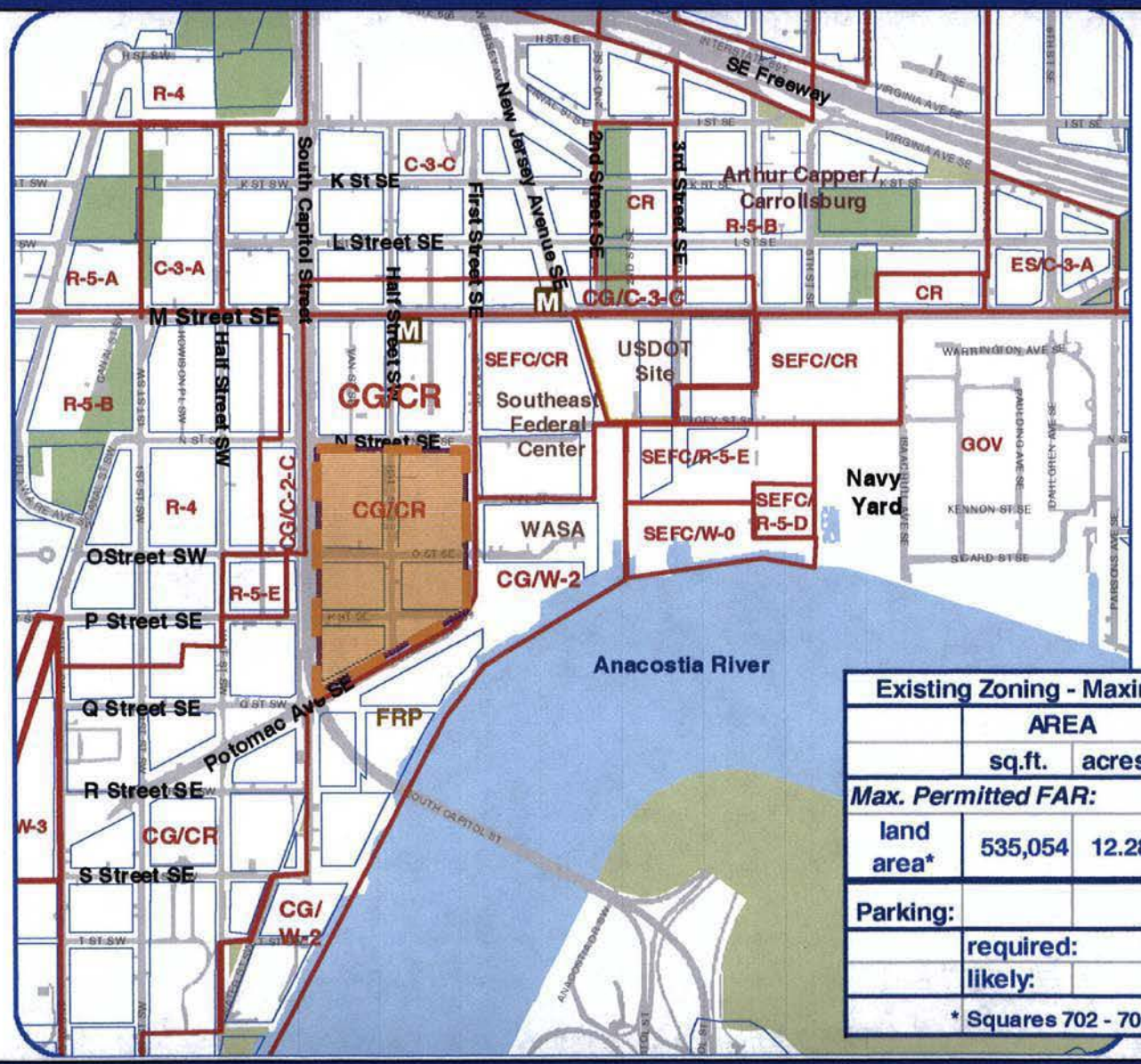
June 2, 2005

ZONING COMMISSION
District of Columbia
CASE NO.05-08
EXHIBIT NO.10
05-08
10

Context – Near Southeast



Existing Neighborhood Zoning





Existing Zoning - Maximum By-Right Development						
	AREA		Max FAR - CG/CR			
	sq.ft.	acres	Non-res	Res	Total	Ht.
Max. Permitted FAR:			*3.0*	*7.0*	*7.0*	*130'*
land area*	535,054	12.28	1,605,163	3,745,379	3,745,379	130'
Parking:			Office	Res	Mixed	
	required:		892	1,149	1,133	
	likely:		1,605	3,446	2,806	
* Squares 702 - 706, minus an estimated 15% of total alley area						

Context


Southwest Neighborhood
WMATA
Ballpark Site
M
FRP
WASA
SEFC
Anacostia River

Text Amendment Objectives – Neighborhood Context

Planning Principle	Text Amendment Response
•Promote neighborhood integration 	• Noise abatement • Light attenuation • Require retail space • Minimize parking and traffic impacts • Be in context with surrounding neighborhood and street patterns • Views *around* ballpark - from neighborhood, Anacostia to the waterfront and federal core • External signage review
•Active, pedestrian oriented streetscape 	• Require street oriented retail • No blank walls / articulation • Public space landscaping • 15' setback on South Capitol Street • Entrances on each façade • Minimize vehicular / pedestrian conflicts • Safe pedestrian movement through site to Metro and to waterfront

Text Amendment Objectives –Traffic and Parking

Planning Principle	Text Amendment Response
•Minimize impact of vehicles 	• Restrict by-right parking to 1,225 on-site • Require by-right parking to be underground • Zoning Commission review of additional / above grade parking • Internal service / loading areas • Underground on-site bus parking
•Alternative forms of transportation 	• Address bicycle use and other alternative modes of getting to the site 

Text Amendment Objectives – Streetscape & Design

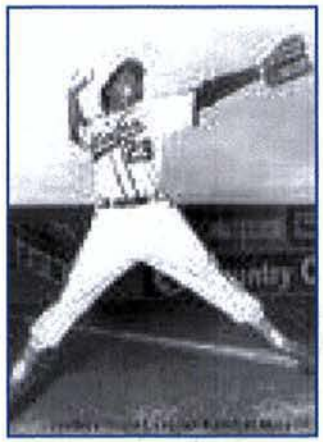
Planning Principle	Text Amendment Response
•South Capitol Street Planning 	• Allow height of 130' (currently allowed) • Require 1:1 setback above 110' • Require 15' setback • Require 60% "build-to" for façade • Restrict driveway / loading access • Views to water / Capitol Dome from street
•"Green" Building design  *Telstra Stadium, Sydney, Aus.*	• Require review of sustainable or green building design, including: • Stormwater management • Recycling • Provide for bicycles and other modes of alternative transportation • Minimize parking to discourage use of private auto

Text Amendment Objectives – MLB Agreement

Planning Principle	Text Amendment Response
• Acknowledge particular needs of a Ballpark and the agreement between the City and Major League Baseball	• Height and density to accommodate a 41,000 seat stadium • Allow some on-site parking spaces • "Green" building design • Allow Zoning Commission review of any required relief simultaneously with Ballpark design review • Amount of required retail and other uses reflects normal limitations of a ballpark















Text Amendment Objectives – Neighborhood Review

Planning Principle	Response
• Ensure neighborhood review of Ballpark design 	• Through required Zoning Commission review, there would be ANC 6D and neighborhood review of Ballpark design against the established objectives and guideline provisions
• Ensure neighborhood input in the guidelines 	• ANC 6D • Southwest Neighborhood Assembly • Community workshop meetings • Discussions with area residents • Proposed text amendment addresses many concerns • Amended to incorporate additional suggestions and concerns • Not all concerns can be addressed by a zoning text amendment

Responses to Concerns Raised at Community Workshops & SWNA

Key Concerns / Suggestions	Response
Traffic • Discourage automobile use and traffic congestion within the neighborhoods • Encourage use of metro • Regulate service vehicles	• Regulation to limit on-site parking to reduce traffic and encourage metro use • Guidelines require assessment of ways to minimize traffic impacts on near by residential areas • Retail requirement to encourage ballpark patrons to arrive early or stay late – spread traffic out • Service vehicle unloading is required to be internal (not on the street) with access from S. Cap St. prohibited
Parking • Impacts on community • Parking needs and provision • Prevent massive parking garages	• Regulation to limit on-site parking • Regulations to promote on-site parking to be underground • Guidelines require assessment of ways to minimize parking impacts on near by residential areas • Additional parking would increase traffic

Responses to Concerns Raised at Community Workshops & SWNA

Key Concerns / Suggestions	Response
Noise and Light • Minimize neighborhood impacts	• Guideline requires ballpark design to address noise and light spill abatement
Views • Impact of ballpark on existing views, especially those from east of river	• Guideline requires ballpark design to address impact of ballpark on existing views, including views from Anacostia
South Capitol Street • Scale of building, setbacks	• Requirement for a 15' setback along S. Capitol Street • Requirement for an upper story setback
Ballpark design • Relationship to S. Cap Street • Compatible massing with neighborhood	• Guidelines to address noise and light spill, view, and traffic/parking impacts. • Building articulation required – no blank walls to turn its back on the neighborhood
Environment - "state-of-the-art" approach to sustainability and green design • River Quality • Recycling	• Guidelines include "green design" as a priority; including review of stormwater management and recycling practices

Responses to Concerns Raised at Community Workshops & SWNA

Key Concerns / Suggestions	Response
Encourage Bicycle Use and other alternative modes of travel • Consider needs of bicycle users • Also water taxis and shuttle buses	• Amended guidelines encourage alternative modes of access, including bicycles, through the provision of safe, secure and convenient bike parking
Pedestrians - the District needs to be more pedestrian friendly • Safety • Accessibility to the waterfront • Encourage year-round ballpark activity	• Guideline to minimize pedestrian / vehicular conflicts • Guidelines to encourage an active, vibrant and safe streetscape through building articulation, landscaping, active uses
Retail - more neighborhood-serving retail is needed	• Street oriented retail is required
Over-development – concern with the amount of development happening	• Proposal does not increase the amount of development that would be permitted under existing zoning
Communication and Outreach - keep residents informed throughout the planning process and ballpark construction	• ANC 6D, SWNA, community meetings • Zoning Commission Public Hearing • Public process to review ballpark design

Responses to Concerns Raised at ANC 6D Meetings

Key Concerns / Suggestions	Response
Parking • Increase required parking to 3,000 minimum • Some area residents agree with lower required number	• Regulations limit on-site by-right parking to 1,225 maximum (125 of which would be handicapped spaces) • Additional parking would increase traffic
Guidelines • **Prioritization** - Priority should be to guidelines which address neighborhood impact over building design – top priority to issues of traffic, noise and light impacts	• Amended text includes reordering and clarification of guidelines to achieve this • Ballpark design will receive ANC review as part of required Zoning Commission review
• **Views** - View of Capitol Dome from stadium not a priority; impact on views to the Dome from the neighborhood and from Anacostia is a priority	• Amended text addresses this concern by adding priority to neighborhood view assessment
• **Transportation** – suggested adding guidelines related to encouraging bicycle use and minimizing parking conflicts with residents	• These guidelines have been added to the revised proposal

Amendments From Originally Proposed

- Mainly to add clarity or provide direction with regards to intent and priorities.
- Increase required ballpark parking spaces from 1,100 to 1,225.
- Clarify the intent of the preferred use retail requirement; remove "office use" from the list.
- Allow parking access driveway from P Street SE.
- Amending review provisions:
  - Separate guidelines into two separate clauses:
    - one to address neighborhood impact;
    - a second to address building form.
  - Add provisions to:
    - minimize parking and traffic conflicts between ballpark patrons and neighborhood residents;
    - encourage use of bicycles and other alternative modes of transportation.
  - Separate view provision into two:
    - openness of views from multiple points around the ballpark;
    - views from the stadium seating.
  - Note existing low density residential neighborhood as part of South Capitol Street character.
  - Expand "active streetscape" provision to include articulation and landscape design in addition to active uses.
  - Refer to stormwater management and recycling as part of best practice environmental design assessment.
  - Note that the provision addressing signage is intended to apply to external signage only.

OP Recommendation In Summary

Define: "Ballpark" and "Ballpark Site".

Permit: Ballpark use on the Ballpark Site.

FAR: Permit a non-residential FAR of 6.0.

Height: Permit 130' height.

1:1 setback above 110' along South Capitol St.

Parking: 1,225 on-site spaces maximum, underground.

Any additional and any above grade parking would require Commission approval.

Bus Parking: Any on-site bus parking be internal to buildings.

Loading: On-site loading facilities be internal to buildings.

Retail: 20% of frontage to be "preferred uses" - retail, service, entertainment, museum, or arts uses.

Setbacks: 15 foot setback on South Capitol St.

Driveways: Prohibit driveway access from South Capitol St.



Review:

Require Commission approval of architectural design, site plan, landscaping, and sidewalk treatment against guidelines:

- CG Overlay District Objectives
- Minimize noise spill into adjacent residential neighborhoods
- Minimize light spill into adjacent residential neighborhoods
- Minimize parking and traffic conflicts
- Alternative forms of transportation, including bicycles
- Minimize conflict between vehicles and pedestrians
- Monumental South Capitol Street but also residential context
- Neighborhood and street pattern context
- Openness of views and vistas around the Ballpark
- Safe, convenient movement to and through the site

Also demonstrate that siting, design, site plan, landscaping, and sidewalk treatment for the building or structure will:

- Be of a superior quality
- Encourage safe and active streetscapes
- Address views from the Ballpark
- Minimize unarticulated blank walls adjacent to public spaces
- Environmental design, stormwater management and recycling
- Minimize impact of external signage on streetscape character