SOUTHWEST NEIGHBORHOOD ASSEMBLY (SWNA)
GENERAL MEETING
MONDAY, MAY 23 at 7:30 PM

WILL BE HELD IN
ST. AUGUSTINE EPISCOPAL CHURCH*
600 M STREET SW
(6TH AND M STREETS – ACROSS FROM ARENA STAGE)

"UPDATE ON OUR CHANGING COMMUNITY"

- **Arena Stage's New Theatre Design**
  Brian Heller, Facility Project Manager, Arena Stage

- **Text Change Of The Regulations For The South Capitol Street Gateway Overlay District Regarding The New Baseball Stadium in SE/SW**
  Joel Lawson, Development Review Planner, DC Office of Planning With Mr Lawson will be members of the DC Department of Transportation, DC Sports and Entertainment Commission, and the Anacostia Waterfront Corporation

- **Ft. Mc Nair's New Main Gate and Entrance at P and 2nd Streets SW**
  Colonel Stephen Hatch, PE, Director of Engineering, National Defense University and Mary Wiedworfer, PE, Ft McNair Resident Engineer

- **St. Matthew's Lutheran Church New Development Plans at 222 M Street SW**
  Mr Dan Felger and Rev Phil Huber

*** PLEASE NOTE CHANGE IN REGULAR MEETING LOCATION**

ZONING COMMISSION
District of Columbia
CASE NO.05-08
EXHIBIT NO.14

ZONING COMMISSION TEXT AMENDMENT 05-08, BALLPARK SITE - Summary

Location Squares 702, 703, 704, 705 and 706 and Reservation 247 (the Ballpark Site)

Timing **Setdown Meeting** - held Monday March 14, 2005 ZC voted unanimously to set down the proposal
Public Hearing – June 2, 2005

Proposal Amend the Capitol Gateway Overlay District be amended as it applies to the subject ballpark site

- **NOTE:** OP is currently reviewing possible changes as proposed by ANC 6D, area residents, and other interested parties
- **Review** - Require Zoning Commission review and approval of any building or structure, including a ballpark, in the Ballpark area against guidelines intended to ensure that siting, architectural design, site plan, landscaping, and sidewalk treatment will (not yet in prioritized order)
  1. be of superior design quality,
  2. further the objectives of the CG Overlay District,
  3. recognize its neighborhood context and street patterns,
  4. provide for openness of views and vistas toward the Capitol Dome, and between the Ballpark, other federal monumental buildings, the waterfront, and the surrounding neighborhood,
  5. provide for safe and convenient movement to and through the site,
  6. minimize conflict between vehicles and pedestrians,
  7. be sensitive to the establishment of South Capitol Street as a monumental civic boulevard,
  8. encourage safe and active streetscapes through the provision of active ground level uses including retail, entertainment, cultural pedestrian concourse space,
  9. minimize unarticulated blank walls adjacent to public spaces through facade articulation,
  10. promote the use of best practice environmental design,
  11. minimize associated noise,
  12. minimize light spill, and
  13. utilize signage design and location to maximize effectiveness while minimizing adverse visual impact on streetscape character
- **Definition** - for a "Ballpark" and the "Ballpark Area" and recognize that a ballpark is a permitted use on the subject site
- **FAR** - Permit a non-residential FAR of 6 0
- **Height** - Permit a height of 130', require a 1 1 setback above 110' along S Cap Street
- **Parking** - Require 1,100 on-site spaces – any additional would require Zoning Commission approval, and required that any above grade parking require Zoning Commission approval
- **Loading** - Require that any on-site loading facilities and any bus parking be internal to buildings
- **Retail** - Require 20 %of the building's exterior perimeter façade to be neighborhood serving retail, service, entertainment, or arts uses ("preferred uses"), with the addition of "museum" and "office associated with baseball use"
- **Setbacks** - Establish a 15 foot setback requirement along South Capitol Street
- **Driveways** - Prohibited from either South Capitol Street or P Street SE

Subj **Minutes from 10/25 special board meeting**
Date Saturday, April 30, 2005 12.26 25 PM
From dsobelso@capaccess.org
To rbwestb@aol com

> Southwest Neighborhood Assembly
> Board Meeting October 25, 2004
> Proposed Minutes
[I believe these were adopted as proposed]
>
> Present
>
> Officers Marge Maceda (president), Perry Klein (vice-president), Ellen
> Winship (treasurer), David Sobelsohn (secretary), representatives Maurice
> Boyd, Tom Heinemann, Lida Holland Churchville, Sherry L. Davis, Vanessa
> Ruffin-Colbert, and Kevin Thomas
>
> Task-force and committee chairs Margaret Feldman (history), Dale MacIver
> (Southwester), and Barbara A Murray (scholarships)
>
> Advisory-board members Thelma Jones and Naomi Monk
>
> Absent Representative Deloice A Leggett
>
>
> President Maceda called the meeting to order at 9.46 p.m
>
> Sobelsohn moved/Ruffin-Colbert seconded the following motion
>
> "The Southwest Neighborhood Assembly does not at this time support the
> construction of a publicly funded baseball stadium in or near our
> neighborhood
>
> 1. Studies indicate that publicly funded stadiums do not generate tax
> revenues to offset their costs We have not seen persuasive evidence to
> the contrary We have no confidence the current proposal will produce
> tax revenues to match the city's expenditures
>
> 2 The city has rushed through this proposal without sufficient
> consideration of the impact a stadium at the proposed location would have
> on our neighborhood Before supporting this proposal, we need--
>
> a Answers to serious concerns about--
>
> 1) Parking, street traffic, and public transportation
> 2) Noise.
> 3) Displacement of current residents and businesses.
>
> b Guarantees that--
>
> 1) Construction will yield increased employment for Southwest
> residents.
> 2) Funds will be specifically earmarked for Southwest recreation
> and youth activities "

>
> Maurice Boyd moved to substitute the following motion
>
> "The SWNA Board hereby requests that the City Council hold off taking any
> action on this issue until December 31, 2004."
>
> This substitute motion failed for want of a second.
>
> Winship moved/Ruffin-Colbert seconded to call the question. The motion
> to call the question passed The underlying motion failed, 6 for, 7
> against, as follows: FOR--Boyd, Murray, MacIver, Ruffin-Colbert,
Sobelsohn,
> Winship, AGAINST--Churchville, Davis, Feldman, Heinemann, Klein, Maceda,
> Thomas
>
> Feldman moved/Sobelsohn seconded the following motion:
>
> "The Southwest Neighborhood Assembly would support the construction of a
> publicly funded baseball stadium in or near our neighborhood if--
>
> 1 We had confidence the current proposal would produce tax revenues to
> match the city's expenditures, and--
>
> 2 We received--
>
> a Convincing answers to serious questions about--
>
> 1) Parking, street traffic, and public transportation;
> 2) Noise, and--
> 3) Displacement of current residents and businesses; and--
>
> b Guarantees that--
>
> 1) Construction would yield increased employment for Southwest
> residents;
>
> 2) Funds would be specifically earmarked for Southwest recreation
> and youth activities "
>
> President Maceda offered, as a friendly amendment, to replace 2 b 2) (the
> part beginning "Funds would be specifically earmarked") with the
following:
>
> "2) The team would commit to an eight-week summer camp free for Southwest
> boys and girls; and--
>
> 3) The team would commit to refurbish playing fields at Jefferson Junior
> High School and Amidon, Bowen, and Van Ness Elementary Schools."
>
> Feldman and Sobelsohn accepted this as a friendly amendment.
>
> The motion passed 6-3, as follows: FOR--Feldman, Heinemann, Klein,
> MacIver, Sobelsohn, Thomas, AGAINST--Churchville, Davis, Maceda
>
> Sobelsohn moved/Thomas seconded to adjourn The motion passed The

Talks to Begin Over Land for Stadium

5-5-05

STADIUM, *From Page 3*

ly, hoping to break ground on the stadium by next spring and finish the ballpark by March 2008. But Goldberg added: "One should not expect resolution of the critical issues, if at all, for several months. To allude to baseball, we are still in the pre-game show, and not yet even in the first inning." City officials are concerned that any legal delays over the acquisition of the land could delay the opening.

Carol J. Mitten, director of the city's Office of Property Management, is overseeing the land acquisition process for the District. She sent the letters after a study by Natwar M. Gandhi, the city's chief financial officer, determined that the cost to acquire the land, do environmental cleanup and build stadium infrastructure would fall just below the D.C. Council's cost cap.

Mitten has hired Maryland-based Lipman, Frizzell & Mitchell to conduct a separate assessment of the land costs. Officials will use that study to develop offers to buy the property.

Dale A. Cooter, who represents business owner Robert Siegel, filed a suit alleging that Gandhi's study was conducted with the intent to keep the cost below the council's cap. Had the cost exceeded the cap, the council's legislation stated that Mayor Anthony A. Williams (D) would have to seek an alternative stadium site.

"I considered sending the letter to be audacious," Cooter said. "We've got a lawsuit pending. We're working on a response to their motion to dismiss. It's audacity to put out a letter saying we've got to be out by end of year. The people who continue down this road don't seem to get it."

Calls placed to Mitten's office for comment were not returned.

Mitten's letter states that her office will help property owners as they attempt to relocate, including possibly providing money to cover moving costs and finding comparable dwellings.

Kenneth Wyban, who lives at the site in a home that he was intending to turn into a bed-and-breakfast, said last month that he would negotiate with the city "in good faith."

"If I feel they're being fair, I'll sell," he said. "But if I do not feel they're being fair, I won't."

Some businesses have special needs, however. For example, Siegel owns a gay porn shop, which city regulations would prohibit from moving to certain neighborhoods. Mitten provided him with a map of the city that showed where such businesses are allowed to apply for a license.

Cooter noted that the Washington Nationals had a grand opening at their first game at Robert F. Kennedy Memorial Stadium, and that the 44-year-old stadium was recently renovated.

"Maybe they could just stay there," Cooter said.

M. Roy Goldberg, an attorney for owners of a trash transfer station on the site, filed suit months ago alleging the city had denied his clients permits to expand and renovate, in an effort to keep the cost of the property artificially low in preparation for an annexation bid.

Citing a Connecticut eminent domain case pending before the Supreme Court, Goldberg and others question whether a baseball stadium is truly a public use for which eminent domain can be invoked. "Given the nature of the stadium funding and proposed utilization, it remains a live issue whether the D.C. government has the legal authority to acquire any of the subject properties through eminent domain," Goldberg wrote in an e-mail to The Washington Post.

The city intends to move quick-

See STADIUM, *Page 5*

Stadium Talks with Landowners Set to Begin

5-5-05

By David Nakamura
Washington Post Staff Writer

The District government has put landowners on the site of a proposed new baseball stadium on notice that the city will open negotiations to buy their properties as early as July.

The two-page letters, which were sent last week by the Office of Property Management, stated that owners will have a right to make a counteroffer if they are not satisfied with the city's bid, but they must provide documents to support their claims for higher purchase prices. Also, owners will be expected to vacate the properties by the end of the year, the letters said.

This marks the most aggressive move to date by the city to begin trying to acquire about 14 acres that are privately owned near South Capitol Street and the Navy Yard, along the Anacostia waterfront in Southeast. The city already owns about six acres at the site, made up of roads and public alleys.

But at least some of the 33 property owners are expected to put up a fight, and two already have filed lawsuits in Superior Court over issues related to the stadium. If the District is unable to buy the properties, it can attempt to condemn the land and seize it through eminent domain. Then the issues would be decided in court.

Site by Stadium in Limbo

The site in Southeast is only about three acres and has a chiller plant, a bus repair garage and parking lots. But because it's barely a half-block from the baseball stadium planned for South Capitol Street SE, some developers groaned last week when the Washington Metropolitan Area Transit Authority pulled its request for offers on the site.

The WMATA said the District asked it to postpone action on the site, which is next to the Navy Yard Metro station. Proposals were due May 13, but the WMATA withdrew the solicitation two days before. D.C. officials are working on a master plan for about 50 acres around the stadium and expects to finish it in June.

"WMATA wanting to coordinate their efforts with the District makes perfect sense," said F. Russell Hines, executive vice president of Monument Realty, which had planned to submit an offer to turn the WMATA property into an office, housing and retail complex.

Monument recently completed a $10 million deal that includes land just across from the stadium site at N and Half streets SE. Monument said it was negotiating at least six other deals on the same block.

Dana Hedgpeth's e-mail address is hedgpethd@washpost.com.