GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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SUPPLEMENTAL REPORT

DATE: June 30, 2005

TO: District of Columbia Zoning Commission

FROM: Ellen McCarthy, Director OP

CASE NO. 05-08
EXHIBIT NO. 21

SUBJECT: **Supplemental Report for Zoning Commission Case No. 05-08**
Capital Gateway Overlay District Text Amendment, Squares 702-706 & Res. 247

I. APPLICATION-IN-BRIEF

Applicant: Office of Planning

Location: Squares 702, 703, 704, 705, and 706 and Reservation 247, located between South Capitol Street SE and 1st Street SE, and N Street SE and Potomac Place SE.

Ward 6; Advisory Neighborhood Commission 6D.

Proposal: A text amendment to the Capitol Gateway (CG) Overlay Zone

II. BACKGROUND

At its March 14, 2005 public meeting, the Zoning Commission voted to set down for consideration a proposal to amend zoning regulations and to establish a process by which the Zoning Commission and the public could review the siting and building design for the proposed new Ballpark against established provisions intended to address site planning and building design issues such as streetscape character, neighborhood fit, pedestrian and vehicular movement, and architectural form and character.

The public hearing was held on June 2, 2005. At the hearing, Commission members noted a number of issues for which they requested additional information or minor wording changes to the amendment.

In response to these concerns, OP is recommending minor wording changes related to the calculation of building height, view-shed analysis, review of the scoreboard, review of all signage and advertising locations designed to be visible from outside the stadium, and the review process to allow a two-step review process. OP and the Office of the Attorney General (OAG) have also proposed additional clarifications including, for internal consistency and consistency with broader planning initiatives, replacing the term "ballpark area" with "ballpark site". A copy of the text amendments with these minor changes highlighted is included as Attachment III. OP has also provided analysis of bus parking and the retail space requirement, but is not recommending changes.

Many important issues, including ones for which the Commission noted reservations, require a broader and more comprehensive approach than the relatively narrow focus of the proposed text amendment. To address these broader issues, the Anacostia Waterfront Corporation (AWC) and OP, the DC Sport and Entertainment Commission (DCSEC) and the District Department of Transportation (DDOT) are completing various land use and transportation studies addressing a larger geographical area around the ballpark site and broader programmatic scope. Finding of these studies will be available to the Commission as part of its future ballpark design review.

ZONING COMMISSION
District of Columbia
CASE NO.05-08
EXHIBIT NO.21

III. COMPERABLE BALLPARK SITES – refer to Attachment I and II

The Zoning Commission requested information on similarly sited ballparks in other cities. OP undertook additional research on existing stadiums that are located in similar urban settings to the proposed one or which have other relevant similarities, and received the results of research conducted by the DC Sport and Entertainment Commission (DCSEC) and consultants working on broader planning initiatives A chart summarizing data from these ballparks is attached as Attachment I; and maps and photos of these stadiums are provided in Attachment II Maps are generally from the team websites, while DCSEC, AWC, and OP provided the photos.

No two cities are alike and the experience and requirements of one city cannot be directly comparable to another, given the unique conditions and expectations each city has. While there are similarities such as a generally urban siting (to a greater or lesser degree), there are important differences as well. Two of the studied ballparks (in Chicago and Boston) are older and the city has evolved over time around them Many of the ballparks are close to other sport stadiums or convention centers, allowing shared transportation and parking opportunities. Many are located within or close to the Central Business District (CBD), also allowing sharing of private parking. While most are within close proximity to some form of mass transportation, DC has a higher use and acceptance of Metro than most.

(a) BULK

The ballparks have an average capacity of just over 43,000 people, although they averaged 72% occupancy in 2004 The stadiums for which data is available have an average area of 1.2 million square feet and a footprint of about 10 acres (435,600 sq ft), not including any open space or plaza area. As such, average FAR would be somewhat less than 2 75 Average height is about 113 feet, measured from field level, which is typically about 20 feet below street level, and measured to the top row of seats rather than to the roof canopy above As such, it is likely that height measured in accordance to the methodology used in the District, from the higher street level to the higher roof level, would be approximately the same as what is shown on the chart. The exception is Minute Maid Stadium in Houston, which is about 93 feet in height measured from street level (and not included in the average height figure)

The limitations on FAR, heights, and step-backs proposed in the text amendment should, therefore, accommodate the new ballpark.

(b) PARKING AND TRANSPORTATION

The stadiums provide a wide range in the amount of on-site parking, from 0 spaces (Wrigley Field in Chicago) to 6,000 (Busch Stadium in St. Louis), for an average of almost 2,400 spaces on-site. The proposed text amendment permits a by-right amount of 1,225 spaces, in accordance with the agreement between the District and Major League Baseball (MLB). Additional parking is not prohibited but requires special exception review to assess the visual and traffic management impacts.

The number of available off-site spaces also varies greatly (from 3,500 in Chicago to over 43,000 in Cincinnati) , as does the local interpretation of what is considered a reasonable walking distance (from 5 to 20 minutes, with 15 minutes being the average) Most stadiums have or have access to off-site parking, although the available data does not indicate how many of these spaces are regularly utilized. Many of the ballparks are within, adjacent to, or very near to the Central Business District, and utilize existing downtown parking (examples – Cincinnati, St. Louis, and Detroit). Others are adjacent to separate sport facilities or convention centers, (example – Baltimore, Cleveland, and Denver) providing opportunities for shared parking Some (mainly in more remote or suburban sites) provide large amounts of surface parking encircling the stadium, so that traffic management is

a greater issue than parking (examples – stadiums for the Los Angeles Dodgers, Anaheim Angels, Florida Marlins, and Kansas City Royals – none of these stadiums are included in the data as their location is not comparable to the new DC ballpark site).

However, it is clear that most stadiums, regardless of amount of parking provided, encourage or provide incentives for the use of alternatives to the private automobile to reduce traffic impacts:

- Most, like the new DC ballpark site, are located on or close to mass transit lines (examples – St. Louis, Detroit, San Diego).
- The Chicago Cubs offer a free shuttle service to remote lots (including lots where parking is free), but has no on-site parking and severely restricted on-street parking. Seattle also has a free downtown metro service providing access to downtown parking garages, and Houston offers two free downtown shuttle lines to the stadium on its Metro system.
- Ferries transport patrons in San Francisco, Cincinnati and Pittsburgh
- Pittsburgh closes a bridge across the Allegheny River to provide better pedestrian connections between its ballpark and the downtown area parking.
- Many provide bike parking facilities (examples – Seattle, Denver, San Francisco). Chicago takes this one step further by offering valet bike parking
- Many provide retail, entertainment, or picnic areas within or close to the ballpark, to encourage some patrons to arrive early or leave the site later to dissipate traffic (examples – Cleveland, Detroit, Pittsburgh, St. Louis).
- Many provide taxi and disabled persons drop off areas (examples – Boston, Cincinnati, San Francisco)

In general, most ballparks in an urban setting implement a multi-faceted approach to address accessibility to the ballpark, including various forms of public transportation, safe pedestrian routes, taxis, ferries, bicycles, buses, and remote parking to compliment (or in some cases replace) driving and parking adjacent to the stadium. For example, in addition to providing many of the features noted above, San Diego encourages the use of the remote football stadium parking garage and taking transit to the baseball site; is providing additional street parking where feasible; routes ballpark traffic away from more congested and residential streets; provides "ballpark ambassadors" to assist patrons; has implemented residential parking permit areas to limit parking and traffic in existing neighborhoods; and utilizes print material, radio, TV, and the internet to provide up to date parking and traffic information

Key to most of these schemes is the use of mass transit – most urban (and many remote) ballpark sites are within easy walking distance of one or more subway or light rail stations. There may be some correlation between parking and use of alternatives to the car – San Francisco and Chicago, with limited on-site parking, achieve over 50% of patrons using alternatives to the private auto. The MCI Center in DC, which has no public parking, achieves over 60% of patrons arriving by transit. As shown on the attached Metro map (Attachment IV) the proposed DC site is within what is normally considered an acceptable walking distance (20 minutes) of a number of Metro stops on different metro lines, although it should be noted that metro station, street, and sidewalk improvements will be necessary to encourage the use of the more remote metro stations.

Also key is the provision of shared parking facilities, either within acceptable walking distance or in remote places with effective mass transit to the stadium. The San Diego information notes that there are currently 8 parking spaces for every car in America – it is important to better utilize this

resource. Traffic consultants working for the District have identified approximately 5,500 – 6,500 existing or committed spaces within a 15-minute walk of the ballpark These spaces would be available for evening and weekend games, which account for 90% of all games The number of spaces for weekday daytime games would be lower (about 3,500) as many of these spaces would be in other use. This includes a small number of on-street parking spaces, none of which are within existing residential areas as a resident only parking permit system will be instituted, some surface level parking on existing or undeveloped (such as SEFC) sites, and existing parking within other developments. In addition, they have identified as many as 10,000 potential remote parking spaces, including at RFK Stadium, the Anacostia Station Parking Garage, and L'Enfant Plaza, from which patrons could take Metro or be shuttled to the Ballpark site Finally, the Metro Park and Ride system provides over 50,000 additional spaces that would be available, particularly for evening or weekend games.

IV. BUILDING HEIGHT

The CG/CR zone permits a by-right height of 130' on this site for a residential or mixed-use building, and 90' for a commercial building (110' with a PUD). The proposed amendment would allow the ballpark to be to a height of 130'. The Commission questioned how ballpark height would be measured, especially if it does not have a conventional roof.

Zoning Regulations stipulate that Building Height is "*the vertical distance measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof or parapet*" (DCMR 11 §199 1) As such, if the stadium has some form of roof (which would include a cantilevered roof over portions of the seating area), height would be measured to the top of the roof structure. If there is no roof or roof canopy, height would be measured to the highest point of the structure, such as the wall at the back of the seating. Like all zones, the CR zone states that "*Spires, towers, domes, pinnacles or minarets serving as architectural embellishments, penthouses over elevator shafts, ventilator shafts, antennas, chimneys, smokestacks, or fire sprinkler tanks may be erected to a height in excess of that which this section otherwise authorizes.*" (DCMR 11 §630 3). There have been questions as to whether a scoreboard would be considered an element that would be permitted to exceed the height limit.

The Height Act of 1910, which permits a building height of 20' greater than the width of the fronting street, to a maximum of 130', would also permit a height of 130' on this site. The Height Act permits an identical list of elements to exceed this limit.

Recommendation for additional changes to the text amendment: To clarify the height calculation and scoreboard issues, OP recommends that §1616.5 be amended to add a clause specifically describing how height will be measured for a Ballpark – "For the purposes of determining height for a Ballpark, height shall mean the vertical distance measured from the level of the curb opposite the middle of the front of the building to the highest point of the building including a scoreboard, roof, cantilevered sunscreen, or parapet, with the exception of elements noted in §630.3." OP will ensure that the future design review application includes a building section or other drawing clearly indicating how height is measured.

V. VIEWSHED ANALYSIS

The Commission heard concerns from some area residents that views from the stadium will take priority over other more neighborhood-centered issues. Although OP attempted to address this concern by incorporating the hierarchy of guidelines suggested by an ANC 6D commissioner, OP would not oppose

removing the guideline related to views from the stadium, since the view from the seating has little direct relevance to zoning Commission members, however, specifically requested this clarified guideline at the set-down meeting.

View analysis for the site will be required, and OP will work with the applicant to ensure that this includes analysis from key points throughout the city, including from adjacent neighborhoods, the waterfront, Anacostia, and the Federal core area. It is anticipated that the view analysis will concentrate on impacts on views towards both the Federal core (including the Capitol Dome) and the waterfront. View analysis will include the impact of the entire ballpark, including the main structure as well as other elements such as the scoreboard as applicable. The guidelines also require the applicant to address light spill, which could potentially impact night sky views. It should be noted, however, that significant development potential in the area also currently exists for the construction of new large buildings with a by-right height of 130 feet. These other buildings will, over time, impact existing views through the neighborhood, as well as views from the ballpark itself.

Recommendation: OP is recommending a minor wording clarification to the view analysis requirement of §1606.19. OP is neither recommending nor opposed to the Commission eliminating the less prescriptive §1606.20 view guideline: "(c) *Address views from the Ballpark towards the Anacostia River and the Capitol Dome*", in response to concerns raised by the community Attachment III shows this guideline as deleted.

VI. SCOREBOARD VISABILITY

The Commission requested additional information and clarification regarding potential review of the scoreboard(s) for the ballpark, particularly with regards to potential external visual and view impact Virtually all uncovered ballparks provide scoreboards within or adjacent to openings in the stadium volume opposite home plate As noted above, the impact of the scoreboard will be assessed as part of the view analysis In most cases, the back of the scoreboard is visible from the street and surrounding areas, and may contain team related signage or advertising. Depending on its placement, design, and programming, this could be an exciting feature used to animate an appropriate public space, but it also could impact safety by being a distraction to drivers, could impact adjacent residential building owners, and could detract from the overall design and character of public space and the building

Recommendation: Although the proposed text amendment provides for Zoning Commission review of the ballpark structure including the scoreboard, OP is proposing the following amendments to more specifically address this issue·

- An amendment to §1606 5 to clarify that the scoreboard is considered part of the building structure and subject to the height limit, and
- The addition of a new guideline provision in §1606 19 to provide for specific review of the scoreboard (as well as other signage as described below) for safety, enjoyment of adjacent residential property, or impact the character and integrity of the ballpark site

VII. SIGNAGE

The Commission questioned the limitation on signage review in §1606.20 (f) to "external" signage only The intent was to allow Zoning Commission review of signage which would potentially most impact streetscape character, view sheds around the stadium, traffic safety, and the overall visual appearance of the structure as seen from outside the stadium. Commission members suggested that the word "external" should be omitted, to allow review of all internal and external signage OP feels that this

would be overly proscriptive, given the overall objectives for the Commission review, and the likelihood that much of the signage will not be designed until much later in the design process, but that the guideline should be clarified and expanded to include any signage which may have a deleterious impact

In addressing this issue, OAG provided OP with language used in an amendment to signage regulations adopted by Council to address the unique signage conditions of Gallery Place in downtown DC The proposed amendment to the signage review guideline is based on this, and is intended to more directly address the issue for which signage review is considered appropriate for the ballpark.

Recommendation OP recommends the guideline related to signage be made more clear by moving it to §1606 19 and rewording it as follows: *"Signage on the exterior of building or internal to the ballpark structure but visible from the outside, shall not have such intensity or brilliance as to cause glare or impair the vision of any driver, or otherwise interfere with the driver's operation of a motor vehicle, adversely impact an owner's enjoyment of residential property located proximate to the ballpark, or impact the character and integrity of the ballpark site"*

VIII. LIMITATION ON RETAIL SPACE RELIEF

Commission members questioned whether there should be a limit on the maximum amount of relief from required retail (Section 1605.15), possibly 50%. Retail in the amount of 20% of the total building façade length is required in §1616 14, intended to encourage the provision of vital and active streetscapes, to encourage patrons to arrive early or stay late, thus dissipating traffic, and to provide restaurant, shopping or entertainment opportunities for patrons, area residents, an other visitors to this part of the waterfront. OP feels that this amount is reasonable, and, if feasible, would encourage the provision of more retail. However, without a stadium design or an indication of other uses that may be provided in other buildings on or adjacent to the ballpark site, flexibility is necessary to accommodate unforeseen circumstances, to allow a reduction if there is compelling neighborhood-centered reason to do so. The proposed review process and criteria require that any relief requests will include an analysis of how the relief does not negatively impact building design, streetscape vitality, or neighborhood character. DCSEC has also noted concern with this change.

Recommendation: OP does not recommend any changes from the proposed text amendment with respect to this issue. However, should the Commission wish to pursue this option, the necessary wording has been provided in the revised amendment, Attachment II.

IX. BUS PARKING EXEMPTION

Commission members expressed concern that relief from the bus parking provision (§§1606.10 & 1606 11) is too open-ended. The intent of §1606.10 is to ensure that if bus parking is provided on site in accordance with the agreement between the District and MLB, that this parking is to be located internal to the building to lessen impacts on the neighborhood through taking up street parking and the noise and pollution associated with parked, running busses. The broader intention is that a suitable off-site bus parking location should be found; a site that will not result in bus parking or bus traffic through existing neighborhoods, which will be more economically viable than utilizing valuable space within the ballpark for this use, and which would better serve the needs of bus drivers and bus companies. Because of this, OP has recommended the Zoning Commission relief provision of §1606 11

Recommendation: OP does not recommend any changes from the proposed text amendment with respect to this issue.

X. PHASING OF REVIEW

Commission members noted that there would be advantages to a conceptual review of the proposed ballpark design at some point prior to the public hearing. OP agrees that, given the scale of this project and the tight timeframe for design, review and construction, it this would be of great benefit to both the applicant and the Commission. DCSEC has indicated cautious support, provided that this additional process does not result in unnecessary delays. OAG advises that opportunities for such non-binding review that would not potentially significantly impact the project schedule are limited by the rules under which the Commission operates, and has proposed an approach by which a Commission member could request an opportunity for the Commission to provide preliminary comment subsequent to application submission but prior to the public hearing. This would happen at a scheduled public meeting. Although the applicant would not participate other than as an observer, the Commission could request clarification from the Office of Planning and could provide valuable direction, if necessary, to the applicant prior to the pre-hearing statement being prepared. OP agrees with this approach.

Recommendation: OP recommends a new §1606.24, which provides for an opportunity for the Commission to provide preliminary comments regarding the submitted ballpark design proposal, as follows: "*At any time after the application is filed, but no later than 30 days prior to the hearing date, at the request of one or more Zoning Commission member(s), the Zoning Commission may, at a regular or special public meeting, offer preliminary comment on the design presented. Written notice of the Commission's intent to offer preliminary comment shall be provided to the Applicant, ANC 6D, and the Office of Planning. The Office Planning may participate at the meeting only through responding to the Commission's questions and offering solutions to any concerns expressed.*"

XI. RECOMMENDATION

The Office of Planning recommends that this proposal to amend the Capitol Gateway Overlay text with the changes proposed in this report be approved This text amendment would provide for a ballpark within the specified Ballpark Site, but would provide direction to the design team as well as an opportunity for Zoning Commission review and comment on its design. This is in keeping with District policy and recent planning initiatives for the area and for the District and region as a whole.

EM/jl

ATTACHMENTS:

I Chart showing data from comparable ballparks
II Maps and Photos of select other Ballparks
III. CG Overlay Amendment with additional proposed changes highlighted
IV. Ballpark area metro map

COMPARABLE BALLPARK DATA

Location	Team	Stadium	Architect	Year of Const'n	Recent Renos	Capacity	Ave. 2004 Attendance	%	Footprint acres	Proximity to CBD	Other Facilities	Orient'n (home -> center)	Bldg sq.ft.	Height (feet)
Baltimore	Orioles	Oriole Park	HOK / RTKL	1992		48,876	34,300	70.2%	11.6	adjacent	adjacent	NE		112
Boston	Redsox	Fenway Park	Osborn Eng.	1912		36,298	35,028	96.5%	6.4	none	none	E		
Chicago	Cubs	Wrigley Field	Z / T / D	1914	89, 95, 04	39,345	36,007	91.5%	7.2	none	none	NE	1,300,000	
Cincinnati	Reds	Great American	HOK / GBBN	2003		42,059	25,978	61.8%		within CBD	adjacent	SE		118
Cleveland	Indians	Jacob's Field	HOK	1994		42,865	22,400	52.3%	9.9	near	adjacent	N		
Denver	Rockies	Coors Field	HOK	1995	98	50,445	27,227	54.0%	11.5	near	near	N	1,300,000	131
Detroit	Tigers	Comerica Park	HOK / SHG	2000		40,900	23,962	58.6%		adjacent	adjacent	S		
Houston	Astros	Minute Maid Park	HOK	2000		40,950	35,071	85.6%		adjacent	near	N	1,263,240	93*
Pittsburg	Pirates	PNC Park	HOK / Astorina	2001		38,496	19,418	50.4%	11.4	adjacent	adjacent	E	970,000	102
Saint Louis	Cardinals	Busch Stadium	S & P	1966	96	50,345	34,623	68.8%		within CBD	near	SE		100
San Diego	Padres	Petco Park	HOK	2004		42,000	34,529	82.2%	11.4	near	adjacent	N		
San Francisco	Giants	SBC Park	HOK	2000		41,503	37,013	89.2%	11.2	adjacent	none	E		
Seattle	Mariners	Safeco Field	NBBJ	1999		47,116	36,305	77.1%	10.6	near	adjacent	NE	1,172,172	
AVERAGE				**1983**		**43,169**	**30,912**	**72.2%**	**10.1**				**1,201,082**	**113**
MEDIAN				**1999**		**42,000**	**34,529**	**70.2%**	**11.2**				**1,263,240**	**112**
MAXIMUM				**2004**		**50,445**	**37,013**	**96.5%**	**11.6**				**1,300,000**	**131**
MINIMUM				**1912**		**36,298**	**19,418**	**50.4%**	**6.4**				**970,000**	**100**
Washington	**Nationals**	**new stadium**	**HOK / D&P**	**2008**		**41,000**			**tbd**	**near**		**tbd**	**tbd**	**tbd**

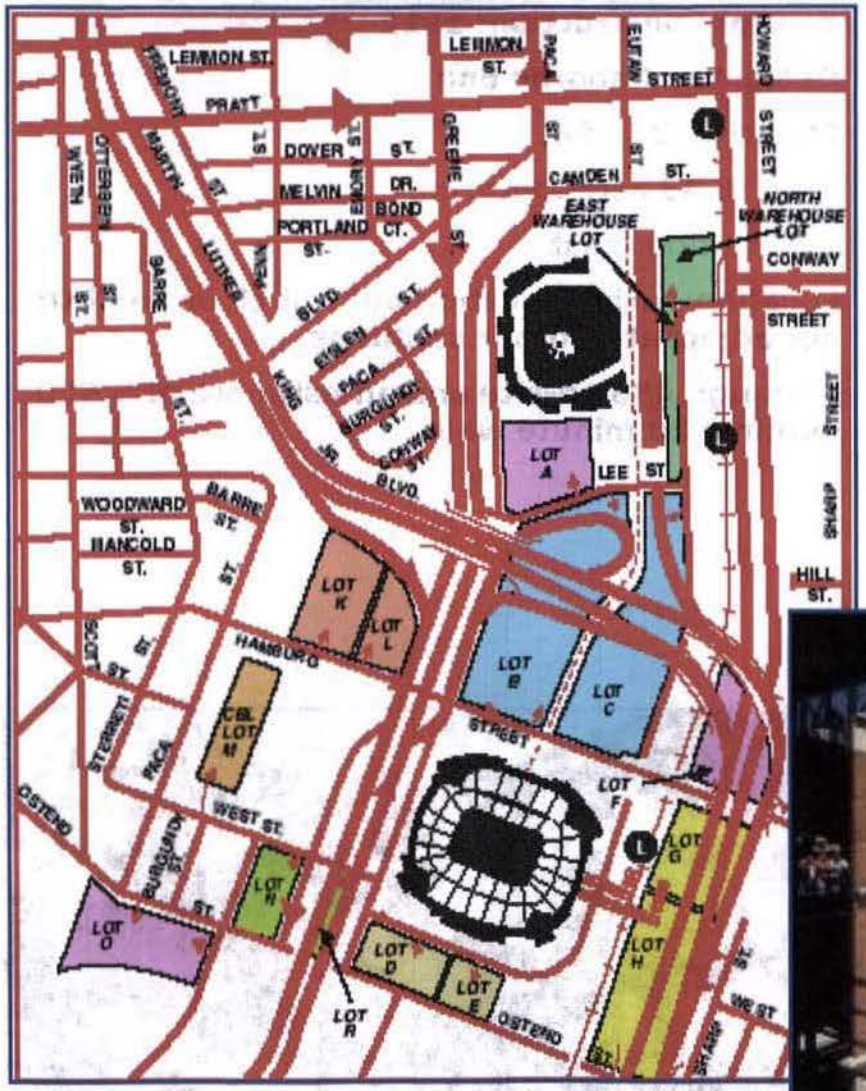
Parking

Location	Team	Stadium	total	on-site	off-site	radius	distance	blocks	disabled	bus pkg	bike	Metro Access	
Baltimore	Orioles	Oriole Park	30,000	4,200	25,800	20 min walk	1 mile	17 - 23	adjacent			close	
Boston	Redsox	Fenway Park	5,988	488	5,500	20 min walk	1 mile	17 - 23	street	limited off site		close	
Chicago	Cubs	Wrigley Field	3,500	0	3,500	15 min walk	.75 mile	13 - 17	yes		valet	adjacent	
Cincinnati	Reds	Great American	44,350	850	43,500	15 min walk	.75 mile	13 - 17	yes	remote			
Cleveland	Indians	Jacob's Field	10,200	3,200	7,000	5 min walk	.25 miles	4	on-site			10 min walk	
Denver	Rockies	Coors Field	22,300	3,800	18,500	15 min walk	.75 mile	13 - 17	adjacent		yes	close	
Detroit	Tigers	Comerica Park	31,000	1,000	30,000	20 min walk	1 mile	17 - 23	adjacent	adjacent		2 blocks	
Houston	Astros	Minute Maid Park	34,072	2,172	31,900	10 min walk	.5 miles	8 - 12				6 blocks	
Pittsburg	Pirates	PNC Park	10,150	150	10,000	10 min walk	.5 miles	8 - 12			yes	5 blocks	
Saint Louis	Cardinals	Busch Stadium	24,600	6,000	18,600	10 min walk	.5 miles	8 - 12	onsite			adjacent	
San Diego	Padres	Petco Park	16,109	2,109	14,000	15 min walk	.75 mile	13 - 17	adjacent		36	2 blocks	
San Francisco	Giants	SBC Park	10,000	5,000	5,000	20 min walk	1 mile	17 - 23	yes	2 blocks	300	adjacent	
Seattle	Mariners	Safeco Field	8,725	1,825	6,900	15 min walk	.75 mile	13 - 17			150	8 blocks	
AVERAGE			**19,307**	**2,369**	**16,938**	On site parking - on or directly adjacent to ballpark; may be shared with other stadiums							
MEDIAN			**16,109**	**2,109**	**14,000**	Off-site parking - within a 10 - 20 minute walk; not dedicated to but available for ballpark use (assume evening game)							
MAXIMUM			**44,350**	**6,000**	**43,500**	**Parking amounts and distances are all approximate, and**							
MINIMUM			**3,500**	**0**	**3,500**	**obtained through team operator interviews conducted by DCSEC**							
Washington	**Nationals**	**new stadium**	**6,725**	**1,225**	**5,500**	**15 min walk**	.75 mile	13 - 17	**125 min.**	**30 onsite**		**yes**	**2 blocks**

NOTE: Footprint includes only the building area and does not include sidewalks, plazas, or parking

Building Height is measured from the playing field, typically 20' below street level, to highest seat level, not to the roof canopy, except Houston which is measured from street level.

Baltimore Orioles - Oriole Park at Camden Yards



Year of Construction: 1992

Designer: HOK / RTKL

Capacity: 48,876

Size: 11.56 acre footprint; Height = 112'

Orientation: northeast

Location: urban location, close to NFL stadium

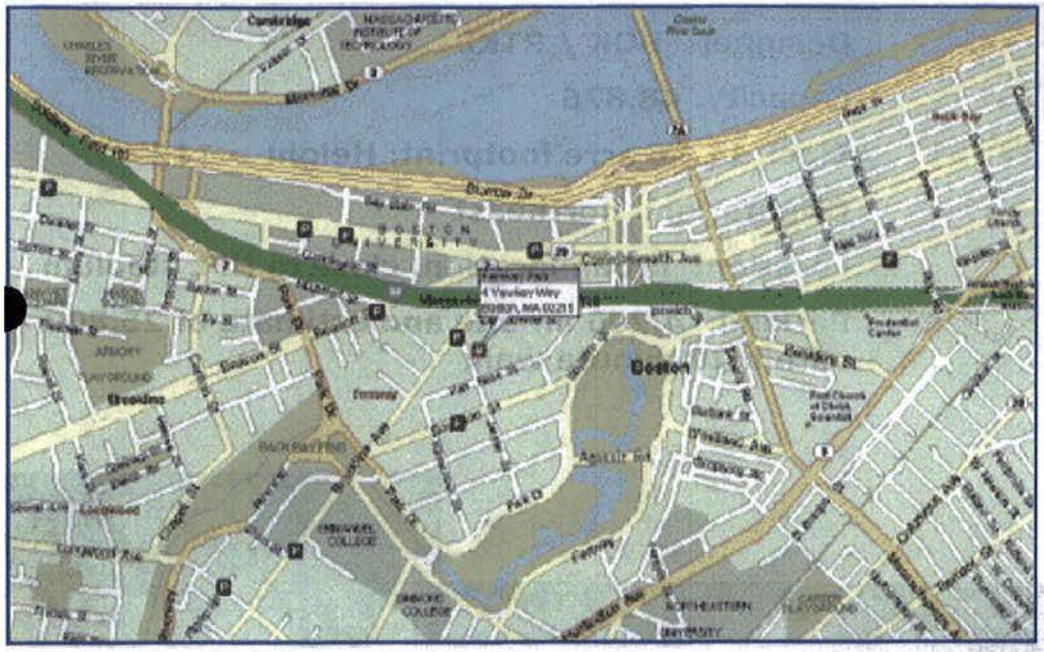
Parking: 4,200 on-site and estimate of 25,800 within 20 minute walk





ATTACHMENT II

Boston Red Sox - Fenway Park



Year of Construction: 1912

Designer: Osborne Eng.

Capacity: 36,298

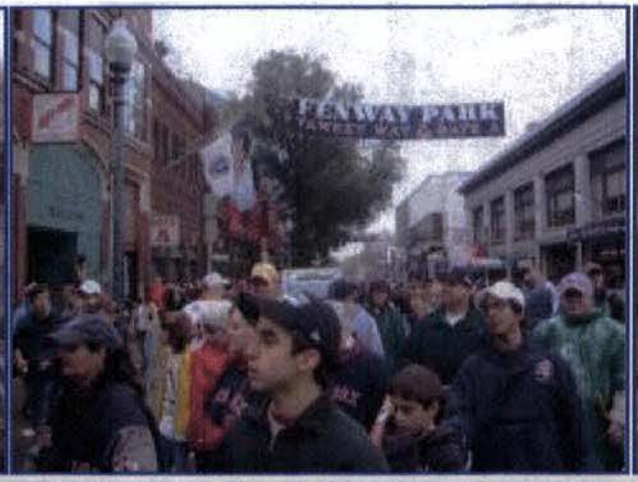
Size: 6.43 acre footprint

Orientation: east

Location: urban location but not close to CBD; not adjacent to other stadiums

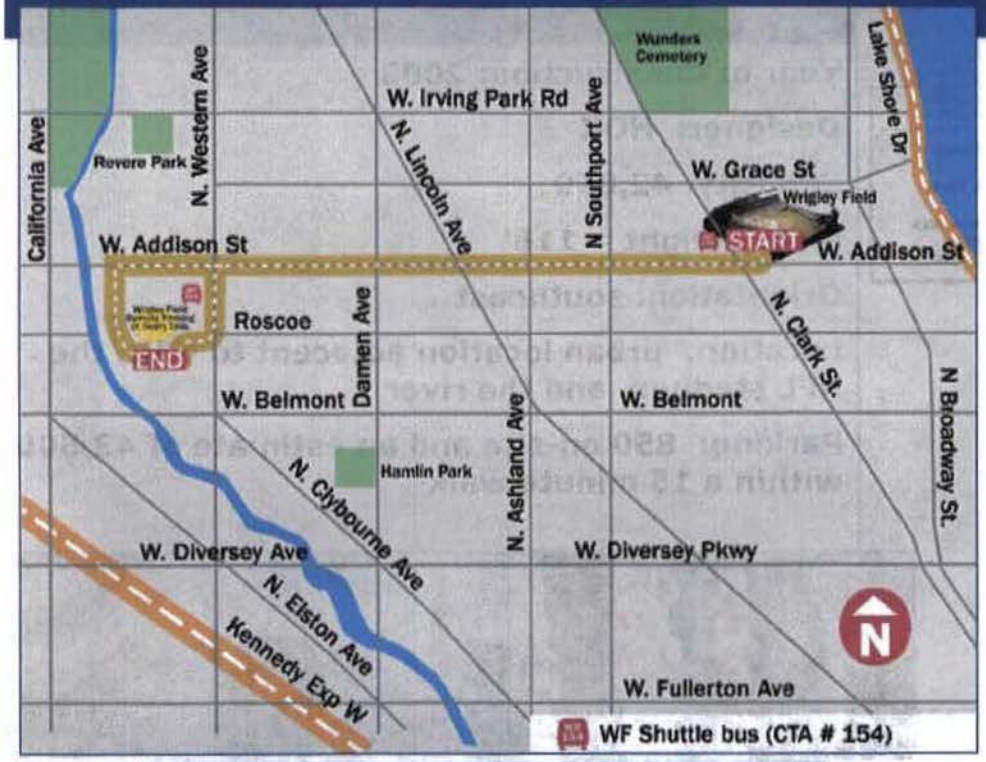
Parking: 488 on-site and an estimate of 5,500 within a 20 minute walk







Chicago Cubs - Wrigley Field



Year of Construction: 1914

Designer: Zachary Taylor Davis

Major Reno: latest in 2004

Capacity: 39,345

Size: 1,300,000 sq.ft.; 7.17 acre footprint

Orientation: northeast

Other: urban location close to the river, but not close to CBD; not adjacent to other stadiums

Parking: 0 spaces on-site and an estimate of 3,500 spaces within a 15 minute walk.





Cincinnati Reds - Great American Ball Park



Year of Construction: 2003

Designer: HOK

Capacity: 42,059

Size: Height = 118'

Orientation: southeast

Location: urban location adjacent to CBD, the NFL stadium, and the river

Parking: 850 on-site and an estimate of 43,500 within a 15 minute walk





Cleveland Indians - Jacobs Field



Year of Construction: 1994

Designer: HOK

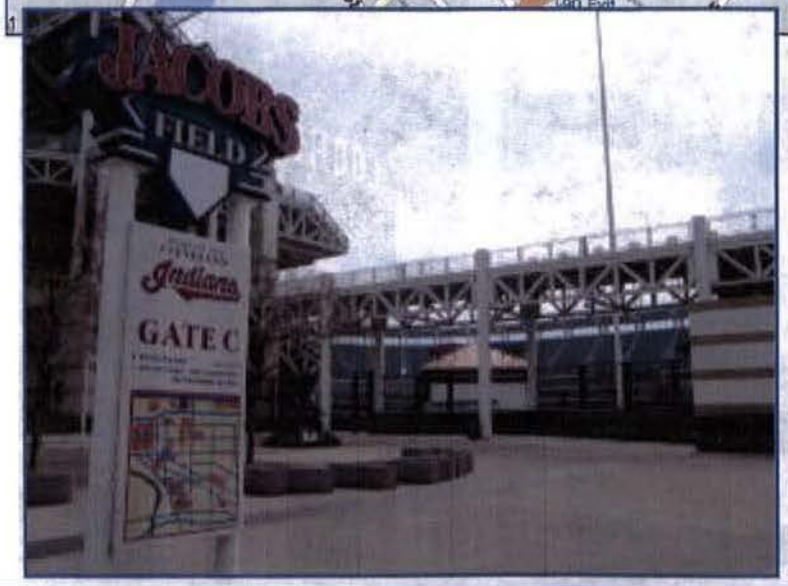
Capacity: 42,865

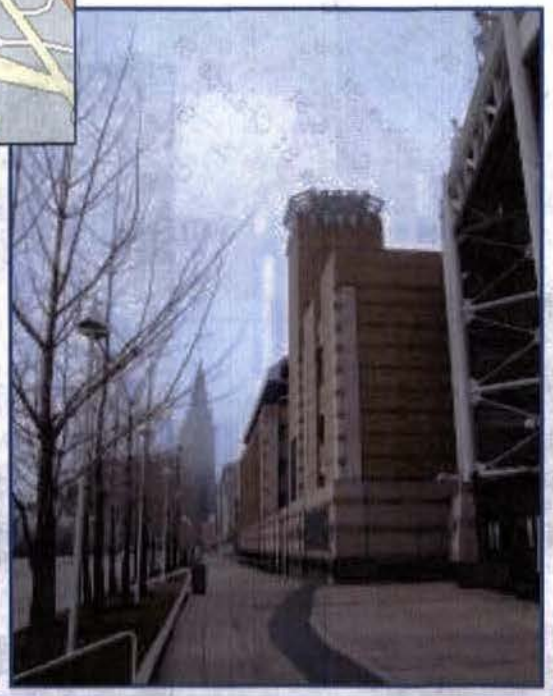
Size: 9.87 acre footprint

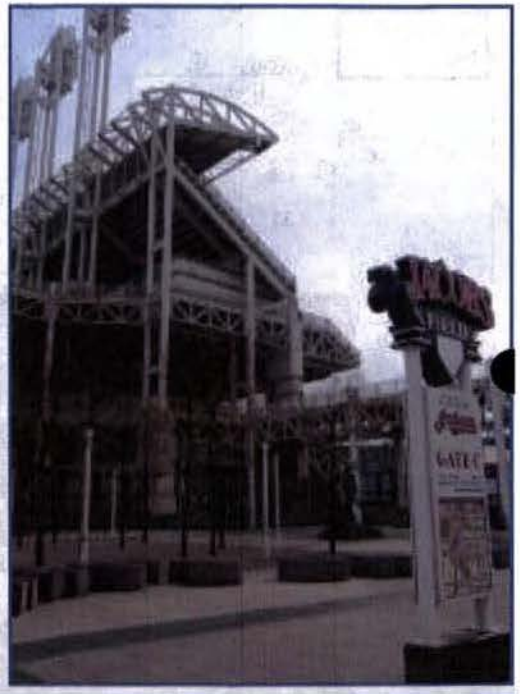
Orientation: north

Location: uear the CBD and adjacent to the NBA stadium; close to the river

Parking: 3,200 on-site and an estimate of 7,000 within a 5 minute walk



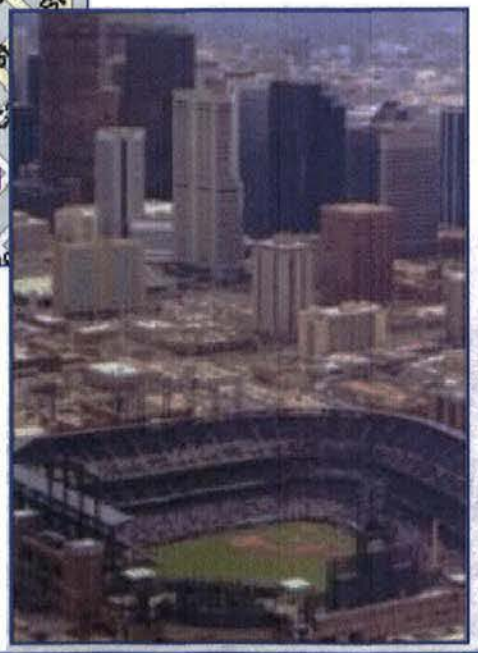


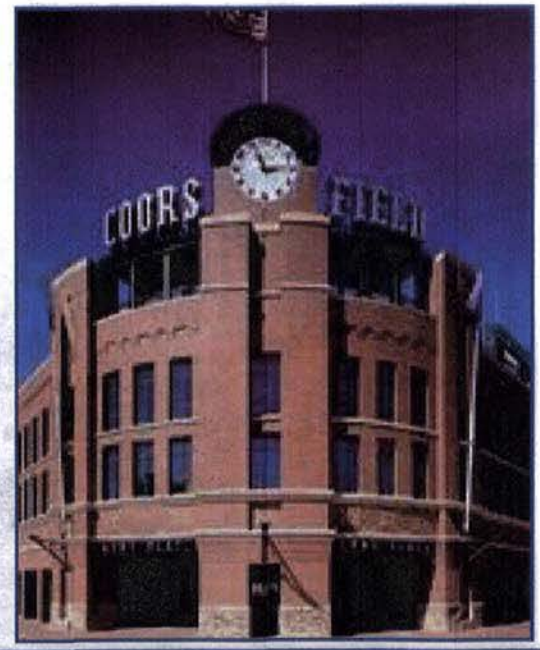


Denver Rockies - Coors Field









Year of Construction: 1995

Designer: HOK

Capacity: 50,445

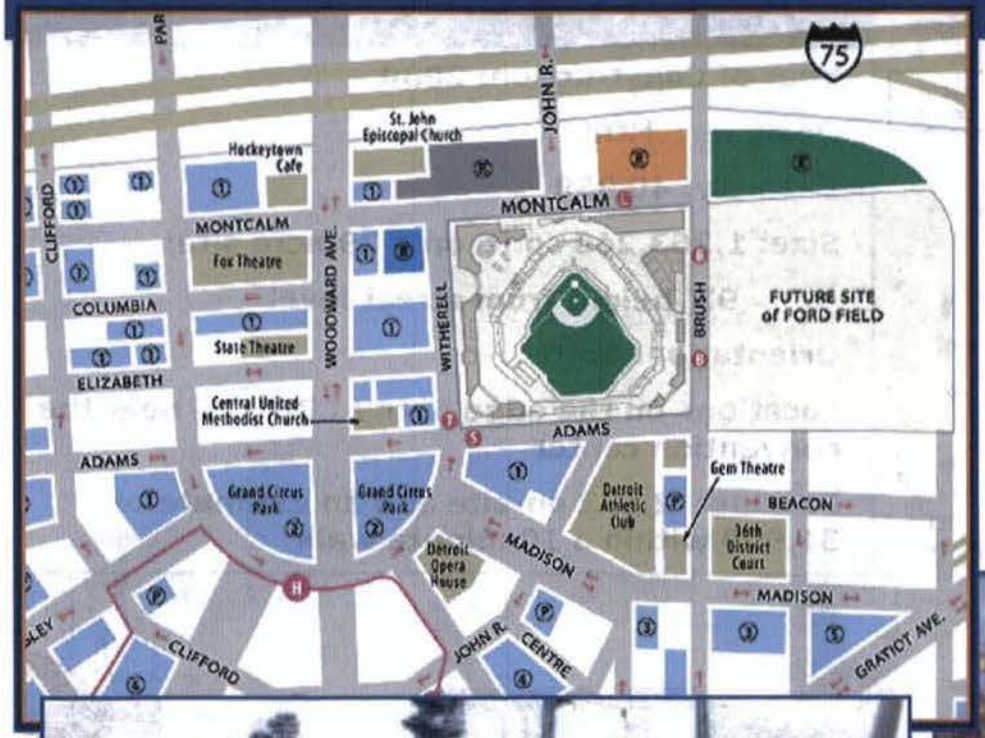
Size: approximately 1,300,000 square feet; 11.5 acre footprint; Height = 131'

Orientation: north

Location: near the CBD and the NBA stadium

Parking: 3,800 on-site and an estimate of 18,500 within a 15 minute walk

Detroit Tigers - Comerica Park







Year of Construction: 2000

Designer: HOK / SHG

Capacity: 40,900

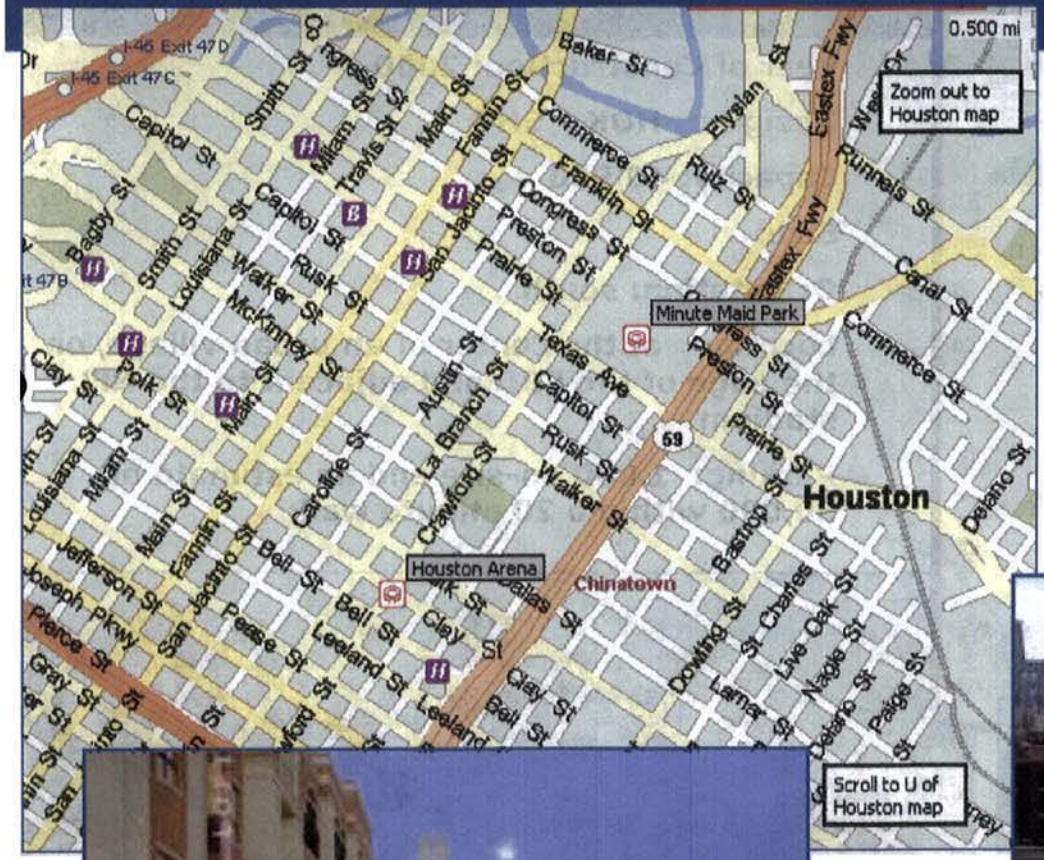
Size:

Orientation: south

Location: at the center of an urban village, on the edge of the CBD and adjacent to the NFL stadium

Parking: 1,000 on-site and an estimate of 30,000 within a 20 minute walk

Houston Astros - Minute Maid Park



Year of Construction: 2000

Designer: HOK

Capacity: 40,950

Size: 1,263,240 sq.ft. on a 29 acre site;

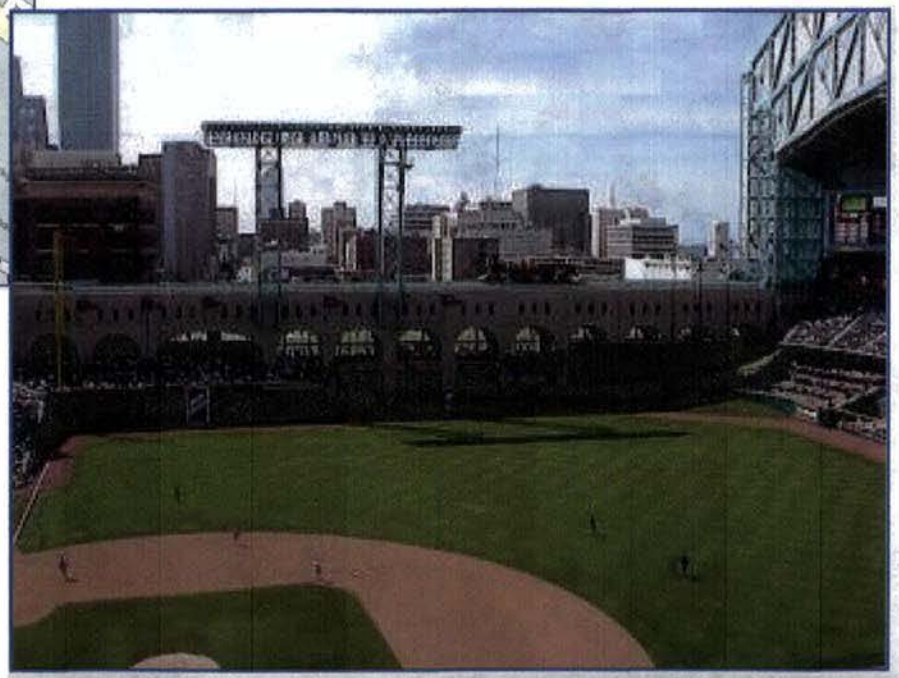
93' height from street level

Orientation: north

Location: on the edge of the CBD and near the convention center

Parking: 2,172 on-site and an estimate of 31,900 within a 10 minute walk





San Diego Padres - Petco Park





Year of Construction: 2004

Designer: HOK

Capacity: 42,000

Size: 11.4 acre footprint

Orientation: north

Location: near the CBD, within a "Ballpark District", adjacent to the convention center

Parking: 2,109 on-site and an estimate of 14,000 within a 15 minute walk



San Francisco Giants - SBC Park



Year of Construction: 2000

Designer: HOK

Capacity: 41,503

Size: 11.23 acre footprint

Orientation: east

Location: on the edge of the CBD but not close to other stadiums or convention center; close to downtown and the ocean

Parking: 5,000 on-site and an estimate of 5,000 within a 20 minute walk







Seattle Mariners - Safeco Field



Year of Construction: 1999

Designer: NBBJ

Capacity: 47,116

Size: 1,172,172 sq.ft.; 10.57 acre footprint

Orientation: northeast

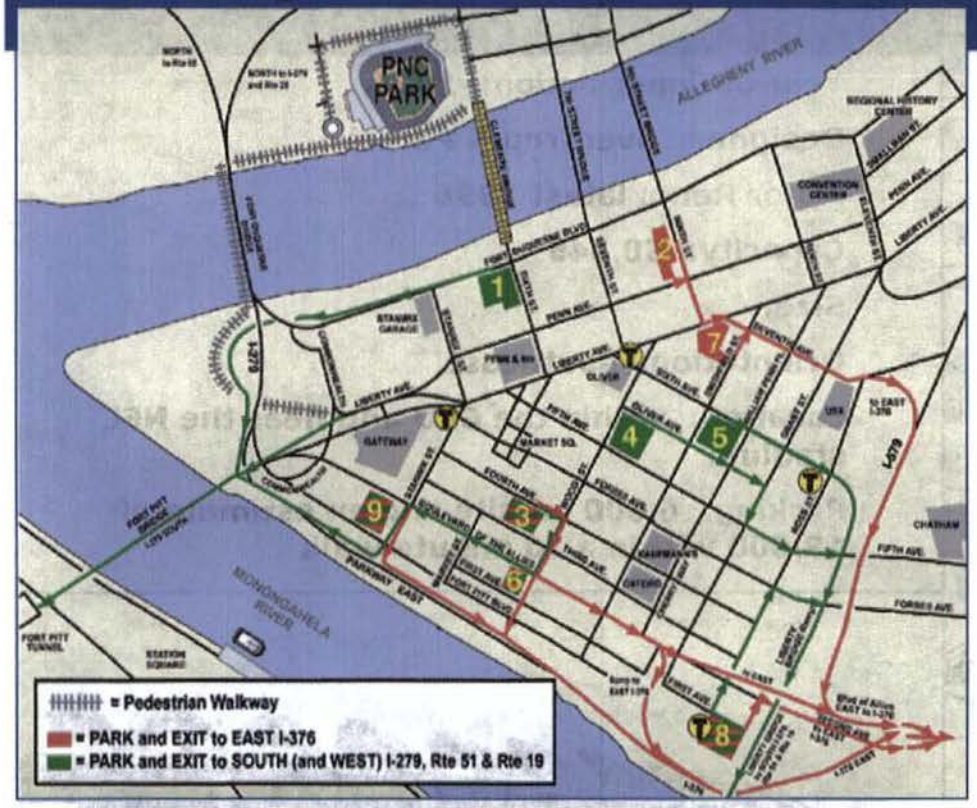
Location: near the CBD and adjacent to the NFL stadium

Parking: 1,825 on-site and an estimate of 6,900 within a 15 minute walk





Pittsburgh Pirates - PNC Park



Year of Construction: 2001

Designer: HOK / Astoria

Capacity: 38,496

Size: 970,000 sq.ft.; 11.35 acre footprint

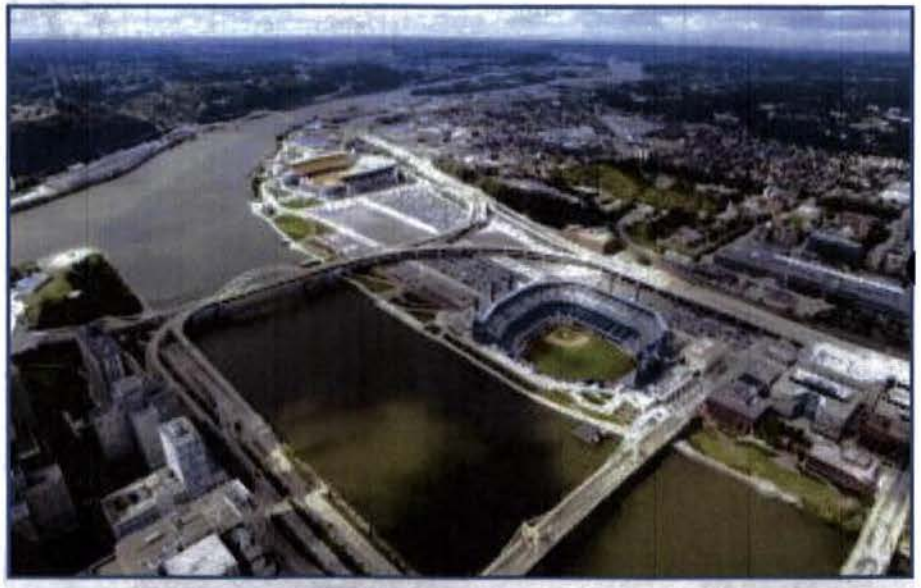
Height = 102'

Orientation: east

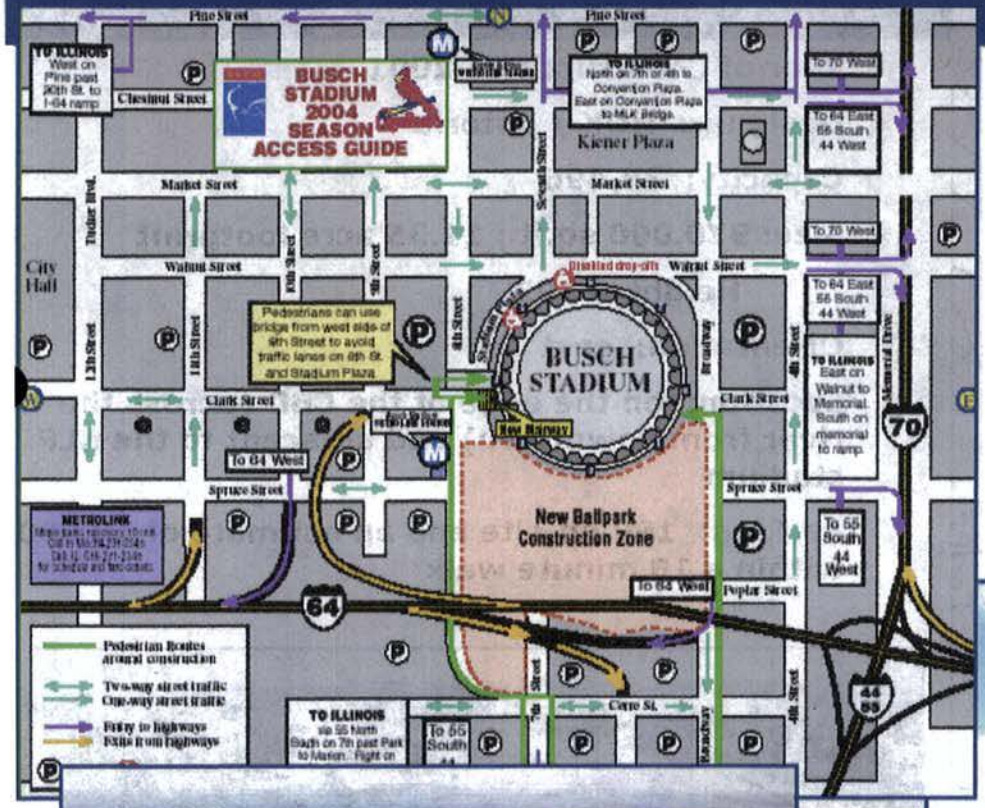
Location: on the edge of the CBD (across the river from downtown) and adjacent to the NLF stadium

Parking: 150 on-site and an estimate of 10,000 within a 10 minute walk





St. Louis Cardinals - Busch Stadium



Year of Construction: 1966

Designer: Sverdrup & Parcel

Major Reno: latest 1996

Capacity: 50,345

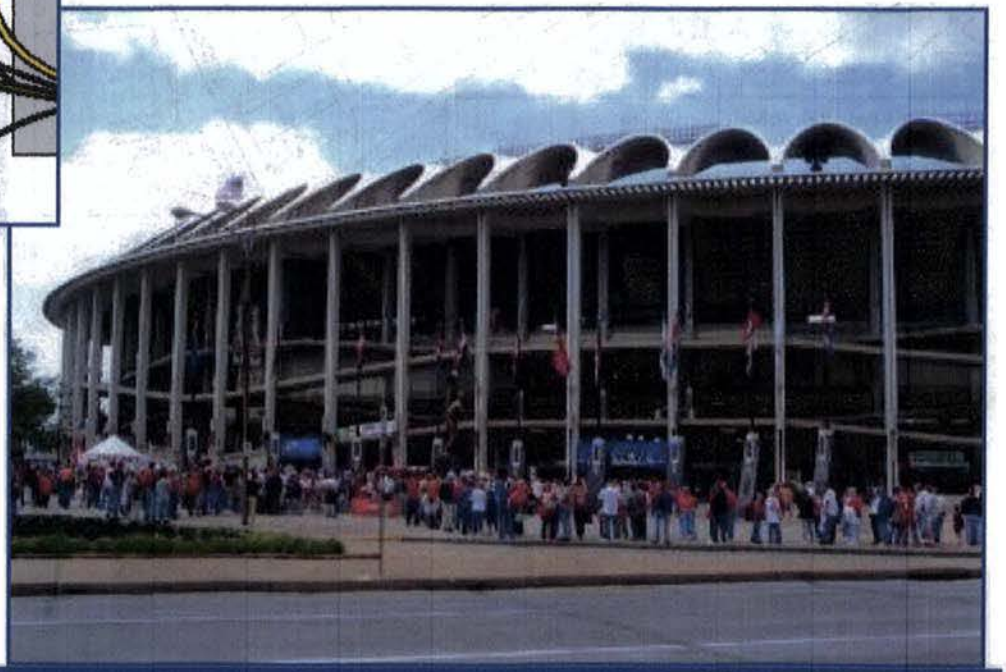
Size:

Orientation: southeast

Location: within the CBD and near the NFL stadium

Parking: 6,000 on-site and an estimate of 18,600 within a 10 minute walk





CHAPTER 16 CAPITOL GATEWAY OVERLAY DISTRICT		OP Comments
1600	**PREAMBLE**	
1600.2	The purposes of the CG Overlay District are to:	
	(f) Provide for development of Squares 702-706 and Reservation 247 as a ballpark for major league sport and entertainment and associated uses.	Unchanged
1606	**BALLPARK**	
1606.1	A Ballpark may be constructed and operated within Squares 702, 703, 704, 705 and 706 and Reservation 247 (the "~~Ballpark Area~~Ballpark Site").	Unchanged
1606.2	For the purposes of this section, the term Ballpark means a stadium or arena, including accessory buildings or structures (including, but not limited to office and transportation facilities) that has as its primary purpose the hosting of professional athletic team events.	Unchanged
1606.3	The Ballpark may also be used to host events customarily held in such facilities including, but not limited to performances, amateur sporting events, municipal functions, and public or private ceremonies.	Unchanged
1606.4	Notwithstanding § 631.1 of this Title, no portion of the FAR need be used for residential purposes within the ~~Ballpark Area~~Ballpark Site.	Unchanged
1606.5	The Ballpark's maximum permitted height shall be that permitted by the Act to Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Official Code §§ 6-601.01 to 6-601.09), as amended. For the purposes of determining height for a Ballpark, height shall mean the vertical distance measured from the level of the curb opposite the middle of the front of the building to the highest point of the building including a scoreboard, roof, cantilevered sunscreen, or parapet, with the exception of elements noted in §630.3.	Amended to clarify height calculation
1606.6	In addition to the streetwall setbacks of §1606.15, any portion of the Ballpark that exceeds 110 feet in height shall provide an additional one-to-one (1:1) step back from the building line along South Capitol Street.	Unchanged
1606.7	All parking spaces within the ~~Ballpark Area~~Ballpark Site shall be provided underground. At or above grade parking spaces shall be permitted if approved by the Zoning Commission pursuant to §1606.18; subject to the applicant demonstrating:	Unchanged
	(a) Practical difficulty with the provision of underground parking; and	Unchanged

	(b) Compliance with the provisions of §§ 1606.19 & .20.	Unchanged
1606.8	A maximum of 1,225 vehicular parking spaces shall be provided for the Ballpark use within the ~~Ballpark Area~~Ballpark Site, in addition to bus parking requirements of §1606.10. Of this number, a minimum of 125 shall be designated handicapped parking spaces. Any parking spaces in addition to the 1,225 amount shall be permitted if approved by the Zoning Commission pursuant to §1606.18; subject to the applicant demonstrating:	Unchanged
	(a) That the parking spaces are needed to satisfy parking demand generated by the Ballpark not met by existing or approved but not yet constructed parking facilities; and	Unchanged
	(b) Compliance with the provisions of §§ 1606.19 & .20.	Unchanged
1606.9	In considering whether to approve additional ballpark related at or above ground parking spaces under §1606.8, the Commission shall judge, balance, and reconcile the need for additional on-site parking against any adverse impacts the presence of the parking will have on traffic, and the aesthetics and development of the surrounding neighborhood.	Unchanged
1606.10	Any on-site bus parking shall be located internal to a building, with doors and entranceways designed to compliment the building façade, and shall permit safe and convenient vehicular and pedestrian movement.	Unchanged
1606.11	The Zoning Commission may grant relief from the requirements of § 1606.10 pursuant to §1606.18 if necessary to the economic viability of the Ballpark and if consistent with the purposes of the CG Overlay as stated in §1600.2 and the provisions of §§ 1606.19 & .20.	Unchanged
1606.12	Loading platforms and berths for the Ballpark shall be located internal to a building, with doors and entranceways designed to compliment the building façade, and shall permit safe and convenient vehicular and pedestrian movement.	Unchanged
1606.13	A minimum of one pedestrian entrance gate to the Ballpark shall be provided on each street frontage.	Unchanged
1606.14	Not less than twenty percent (20%) of the Ballpark building's exterior perimeter frontage, not including any detached accessory building, shall be devoted to retail, service, entertainment, or arts uses ("preferred uses") as permitted in §1807.2 of this Title, with the addition of "museum", in accordance with the following provisions:.	Wording clarification only.
	(a) Preferred uses shall have a street orientation;	Unchanged
	(b) Preferred uses shall provide direct exterior access at ground level;	Unchanged

(c) Not less than fifty percent (50%) of area devoted to preferred uses shall be devoted to display windows having clear or low-emissivity; and	Unchanged
(d) The minimum floor to ceiling height of area devoted to preferred uses shall be 14 feet clear.	Unchanged
(e) The average depth from the exterior façade in towards the center of the building for space devoted to preferred retail shall be 50 feet minimum.	Unchanged
1606.15 The Zoning Commission may grant relief ~~from the any or all of the requirements of~~to a maximum of 50% of the amount of space required by § 1606.14 if necessary ~~to~~ for the economic viability of the Ballpark and if consistent with the purposes of the CG Overlay as stated in §1600.2 and the provisions of §§1606.19 & .20.	Amended to limit amount of relief permitted by the Commission. OP does not recommend the 50% provision
1606.16 Each building or structure in the ~~Ballpark Area~~Ballpark Site shall be set back for its entire height and frontage not less than the following amounts, measured from the property line:	Unchanged
(a) South Capitol Street – 15 feet minimum, provided that a minimum of 60% of the street-wall shall be constructed on the setback line	Unchanged
1606.17 No private driveway may be constructed or used from ~~either~~ South Capitol Street to any parking or loading berth areas in or adjacent to a building or structure constructed after {*Effective Date Of This Section*].	Minor wording correction
1606.18 The Ballpark and all other proposed buildings or structures within the ~~Ballpark Area~~Ballpark Site shall be subject to the approval of the Zoning Commission in accordance with the provisions of §§1606.19 & 1606.20.	Unchanged
1606.19 An applicant requesting approval under this section must prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, ~~and~~ sidewalk treatment, and operation, ~~for the building or structure~~ will ~~address the following provisions respecting~~ minimize potential neighborhood impacts by:	Wording clarification only
(~~b~~a) ~~Minimize~~ Minimizing associated noise, particularly into adjacent residential neighborhoods;	Unchanged
(~~c~~b) ~~Minimize~~ Minimizing light spill, particularly into adjacent residential neighborhoods; and	Unchanged
(~~d~~c) ~~Minimize~~ Minimizing parking and traffic conflict between Ballpark patrons and neighborhood residents;	Unchanged

(ed) ~~Encourage~~ Encouraging the use of bicycles through the provision of safe, secure and convenient bike storage, as well as other forms of alternative transportation to the site;	Unchanged
(fe) ~~Minimize~~ Minimizing conflict between vehicles and pedestrians;	Unchanged
(gf) ~~Encourage~~ Encouraging the design and development of properties in a manner that is sensitive to the establishment of South Capitol Street as a monumental civic boulevard while recognizing the proximate residential neighborhood use and context;	Unchanged
(~~h~~g) Being in context with the surrounding neighborhood and street patterns;	Unchanged
(ih) ~~Provide~~ Providing view analysis which assesses ~~for~~ openness of views and vistas around the Ballpark, including views toward the Capitol Dome, other federal monumental buildings, and the waterfront, from the surrounding neighborhood and neighborhoods east of the Anacostia River, South Capitol Street, the Frederick Douglas Bridge, and the waterfront;	Minor wording change for clarification
(ji) ~~Provide~~ Providing for safe and convenient movement to and through the site, including to public transit and to the Anacostia River~~,~~; and	Unchanged
(j) Signage on the exterior of building or internal to the ballpark structure but visible from the outside, including the scoreboard, shall not have such intensity or brilliance as to cause glare or impair the vision of any driver, or otherwise interfere with the driver's operation of a motor vehicle; adversely impact an owner's enjoyment of residential property located proximate to the ballpark; or impact the character and integrity of the ballpark site.	Moved from §1606.20 and reworded for clarity
1606.20 In addition to the required provisions of 1606.19, an applicant requesting approval under this section shall also demonstrate that the proposed building or structure, including the siting, architectural design, site plan, landscaping, ~~and~~ sidewalk treatment, and operation ~~for the building or structure~~ will ~~also~~:	Unchanged
(a) Help achieve the objectives of the CG Overlay District as set forth in §1600.2;	Moved from §1606.19.
(ab) Be of a superior quality;	Unchanged
(bc) Encourage safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses including retail, entertainment, cultural, and pedestrian concourse space;	Unchanged
~~(c) Address views from the Ballpark towards the Anacostia River and the Capitol Dome;~~	Consider deleting

(d) Minimize unarticulated blank walls adjacent to public spaces through facade articulation;	Unchanged
(e) Promote the use of best practice environmental design, including minimizing potential impacts on the Anacostia River through stormwater management and recycling practices;	Unchanged
~~(f) Utilize external signage design and location to maximize effectiveness while minimizing adverse visual impact on streetscape character.~~	Moved to §1606.19.
1606.21 The Commission may impose requirements pertaining to building or structure design, appearance, landscaping, signage, lighting, and other such requirements, as it deems necessary to protect neighboring property and to achieve the purposes of the Capitol Gateway Overlay District.	Unchanged
1606.22 The Commission may hear and decide any additional requests for relief from Zoning Regulations for the subject site. Such requests may be advertised, heard, and decided together with the application for Zoning Commission review and approval.	Unchanged
1606.23 At the time of filing an application with the Commission, the applicant shall pay the filing fee specified in § 3180.1(b)(16), plus such fees as apply to any additional zoning relief requested. The provisions of § 3181 relating to the administration of fees shall apply, except that the applicant may appeal any decision of the Director regarding the fee schedule to the Commission, which shall decide the appeal as a preliminary matter to hearing the application."	Unchanged
1606.24 At any time after the application is filed, but no later than 30 days prior to the hearing date, at the request of one or more Zoning Commission member(s), the Zoning Commission may, at a regular or special public meeting, offer preliminary comment on the design presented. Written notice of the Commission's intent to offer preliminary comment shall be provided to the Applicant, ANC 6D, and the Office of Planning. The Office Planning may participate at the meeting only through responding to the Commission's questions and offering solutions to any concerns expressed.	New section, to allow opportunity for Zoning Commission preliminary comments prior to the hearing
CHAPTER 30 ZONING COMMISSION RULES OF PRACTICE AND PROCEDURE	Unchanged
3011 REVIEW AND PROCESSING OF APPLICATIONS AND PETITIONS	Unchanged

3011.1	As soon as an application or petition is accepted for filing by the Director of the Office of Zoning, the Director shall place a copy of the application or petition in the public record of the Commission and refer a copy to the D.C. Office of Planning for review and recommendation on whether the matter should be processed further, except that applications for Zoning Commission review and approval filed pursuant to Chapters 16 and 18 of this Title, which are deemed complete by the Director, shall be immediately scheduled for hearing consistent with the notice provisions of this chapter. The exception from the requirements of this subsection shall not apply to an application for Zoning Commission approval pursuant to § 1606 unless accompanied by a written report of the Office of Planning certifying that the application is compliant with the standards of that section.	Unchanged



05-08 Ballpark Text Amendment
Context - Metro

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Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ April, 2005

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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