



**Advisory Neighborhood
Commission 6D**

65 Eye Street SW • Washington, DC 20024
ANC Office: 202 554-1795 ■ FAX: 202 554-1774

ZONING COMMISSION CASE NO. 05-10

CAPITOL GATEWAY OVERLAY DISTRICT AMENDMENT

DISTRICT OF COLUMBIA ZONING COMMISSION

Monday, January 30, 2006

TESTIMONY

of

DAVID C. SOBELSOHN

**Vice-Chair
Advisory Neighborhood Commission 6D**

**ZONING COMMISSION
District of Columbia**

CASE NO. 05-10

EXHIBIT NO. 7

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Commissioners and staff: good evening. I am David Sobelsohn, vice-chair of Advisory Neighborhood Commission 6D. Tonight I represent my ANC as its vice-chair. The views I will express are not necessarily my own. Rather, they reflect my attempt to summarize the concerns of my colleagues.

My colleagues see the proposed amendment to the Capitol Gateway Overlay District as part of a plan to build a baseball stadium in our neighborhood. On January 9th, at a regularly scheduled properly noticed public meeting, with a quorum present and by a divided vote, our ANC rejected a motion to support this amendment.

My colleagues have expressed a variety of reasons for not supporting this amendment.

First, our ANC has consistently opposed construction of a baseball stadium in our neighborhood. We remain concerned about the effect of a stadium on our constituents, especially regarding traffic, parking, and noise. We first raised these concerns in October 2004 when, right after the mayor unveiled his plans, some of us met with agency directors, the city administrator, and representatives of the Sports and Entertainment Commission. Most of my colleagues feel deeply unsatisfied with the city's efforts to address our concerns. For example, despite our repeated requests, the Department of Transportation still has not given us a comprehensive traffic study of how the stadium will affect our neighborhood. Until the city satisfies our concerns, some of my colleagues will oppose any stadium-related Overlay amendments.

Some of my colleagues also have more specific problems with the proposed amendment.

*The amendment broadly bans private driveways in or adjacent to new buildings. Some of my colleagues wonder what this ban suggests about expected traffic patterns. Others worry about the impact on current homeowners, especially those who live next to new construction.

*More generally, my colleagues want to see the traffic analysis on which the Office of Planning based the assumptions behind this proposed amendment.

*The current proposal excludes, from mandatory Zoning Commission review, 28½ acres at the center of Buzzard Point between South Capitol Street and Fort McNair. Some of my colleagues believe this historic area deserves at least as much protection as the rest of the Overlay District, including mandatory review by your commission.

My colleagues also urge reconsideration of parts of the Overlay District zoning regulations not included in this proposed amendment. In particular:

*We disagree with the limited number of spaces reserved for stadium parking, especially the number reserved for buses. We also demand a plan to keep stadium buses out of the residential parts of our neighborhood.

*We remain concerned that the Overlay fails to clarify the primacy of protecting our neighborhood from stadium light, noise, and other environmental effects, appearing to equate the value of such protection with the importance of providing stadium patrons with views of the Capitol.

*Some of us also fear that, as currently written, the Overlay will permit stadium signs to detract from the planned character of South Capitol Street as a grand urban boulevard, and even to overpower views of the Capitol for residents and visitors not attending a stadium event.

For these reasons, ANC 6D does not support the current Capitol Gateway Overlay District amendment.