

Ballpark Stadium –Project Profile – June 22, 2006

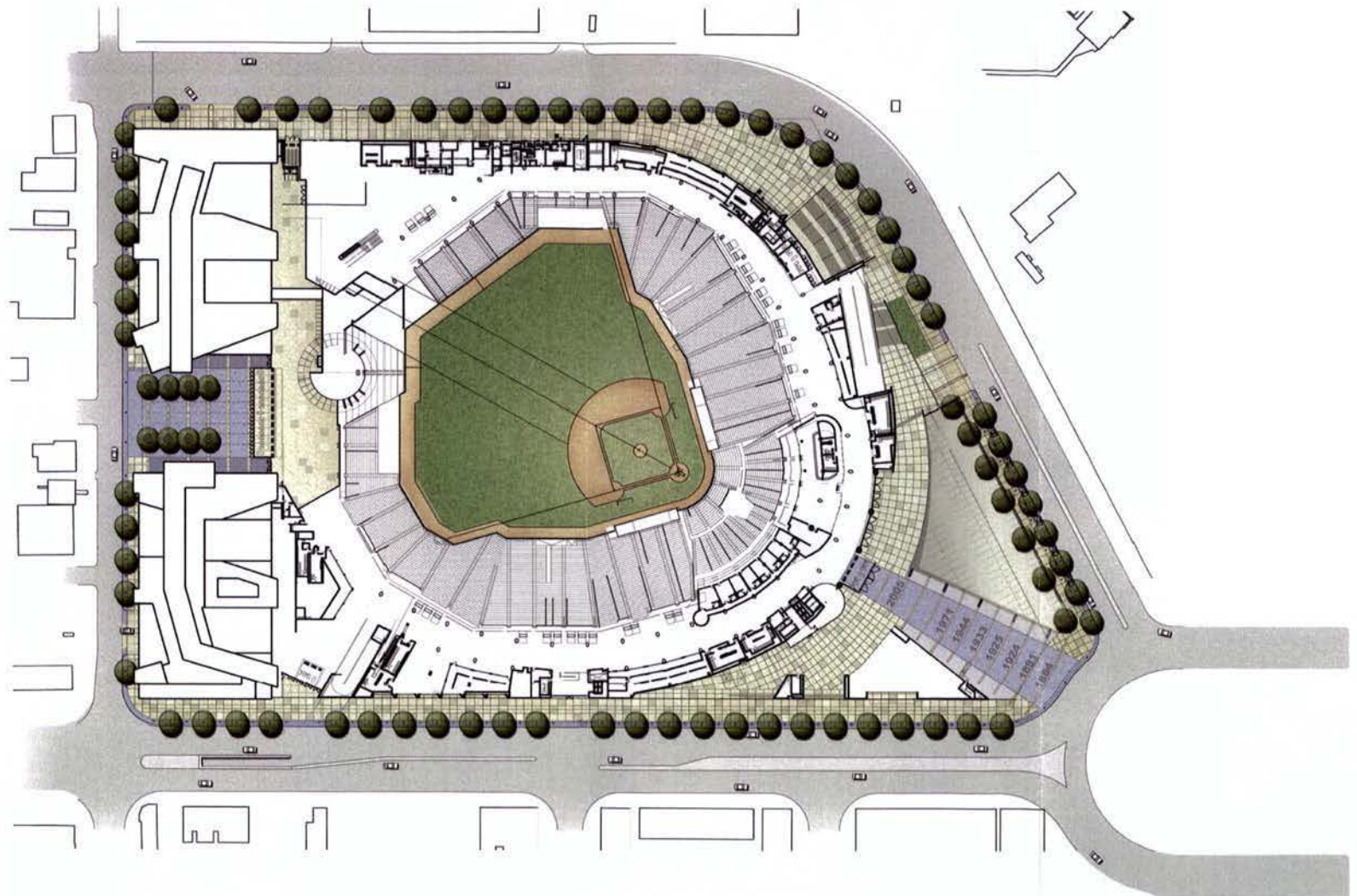
Standard	CG/CR (Base Zoning)	Proposed
Lot Area.	not regulated	approx 852,907 sq ft ¹
Permitted Uses (§§601 & 1606 1)		
Ballpark	Permitted (§1601)	Ballpark Stadium
Office	Permitted	Baseball office (about 32,000 sq ft)
Retail Ballpark – (§1606 14)	Required	Provided, on 1 st St., N St., and S Capitol
amount (§1606 14)	20 % of building perimeter, min	21%
height (§1606 14(d))	14 ft clear min	Varies (13'-17' clear)
depth (§1606 14(e))	50 ft min	Varies (24'-52'), Average 37 3'
Retail North Area – (§1606 14)	Required	Provided, on 1 st St., N St., and S Capitol
amount (§1606 14)	20 % of building perimeter, min	57%
height (§1606 14(d))	14 ft clear min.	Varies (11'-23' clear)
depth (§1606 14(e))	50 ft min	Varies (41'- 60'), average 51'
Residential	Permitted	Provided, on N St (600-700 units)
Height (§§630, 1601 3 & 1606 5)		
Top of roof canopy	130 ft max	110 ft plus 9 75 ft for light fixtures
Top of building on S Cap St.	130 ft max	Approx 78 ft
Top of building on 1 st St :	130 ft max	Approx 45 ft.
Top of scoreboard	130 ft max	Approx 80.5 ft.
Top of light standards	Not regulated	Approx 80 5 ft
Residential	130 ft max	130 ft
FAR (§§631, 1606 1 & 1606 4)		
Residential	7.0 max = 5,970,349 sq ft	Subtotal 724,768 sf
Non-Residential	6.0 max = 5,117,442 sq ft. ²	Subtotal 1,790,680 sf
Hotel		91,792 sf
Retail		26,042 sf
Parking (above grade)		463,002 sf
Ballpark		1,209,874 sf
Total (Residential and Non)		2.95 FAR = 2,515,478 sf
Ground Level Open Space (§633)	10% of lot area = 85,291 sq.ft. ³	20% (not including playfield) = 173,600
Lot Occupancy (§634)	100% max. ⁴	80% (679,307 sq.ft)
Residential Rec'n Space (§635)	15% of residential GFA = 108,715	Conforming
Setbacks Rear Yard (§636)	not required	-
Side Yard (§637)	Not required, 3" / ft of height if provided	-
S Capitol Street (§1606 16)	15 ft. min	15 ft min, except pedestrian ramp 15 ft above street level
Upper step-back (§1606 6)	1:1 above 110' on S Capitol St.	Provided
Open Court Width (§638 1)	2.5" / ft of height of court	8.5" / ft of height of court
Closed Court Width (§638 2)	2.5" / ft of height of court	-
Closed Court Area (§638 2)	2 X square of required width	-

¹ Includes proposed street and alley closings, including a 40 ft wide portion of Potomac Avenue
² Would include the stadium plus any other on-site development, including above grade parking
³ Assumes stadium development encompasses the total lot area
⁴ A maximum of 75% for residential buildings

Parking Ballpark		
Location (§1606 7)	Underground	300 below ground / 925 above grade ⁵
Ballpark (§1606 8)	1,225 maximum total	1225
Handicapped (§1606 8)	125 min	125
Bus (§1606 10)	Not required, must be internal if provided on-site	To be located off-site - conforming
Small Car Spaces (§2115 2)	40% of total, max	Approximately 140 spaces (12%)
Bicycle Spaces (§2119)	5% of office and retail spaces = 62	65
Parking North Area		
Location (§1606 7)	Underground	675 spaces – 725 spaces below ground
Handicapped (§1606 8)	code min	Conforming
Small Car Spaces (§2115 2)	40% of total, max	To be determined, less than 40%
Bicycle Spaces (§2119)	5% of office and res spaces	5% min
Loading Ballpark (§2201 1)		
Berths	Retail 2 @ 30' deep	4 @ 70' deep
Loading Platforms	Retail 2 @ 100 sq ft.	4 @ 400sq ft each
Service / Delivery.	Retail None	None
Location (§1606 12)	Internal and enclosed	Conforming
Driveway Access (§1606 17)	Not from S Capitol St	Slip ramp from S Capitol median
Loading North Area (§2201 1)		
Berths	Residential 1 @ 55' deep Hotel 1 @ 30' deep	2 @ 55' 1 @ 30'
Loading Platforms	Residential 1 @ 200 sq ft Hotel: 1 @ 100 sq ft	2 @ 200' 1 @ 100 sq ft
Service / Delivery	Residential 1 @ 20' Hotel 1 @ 20'	2 @ 20' 1 @ 20'
Location (§1606.12)	Internal and enclosed	Conforming
Driveway Access (§1606 17)	Not from S Capitol St	Conforming

⁵

The 925 above-grade parking spaces are provided in the North Area



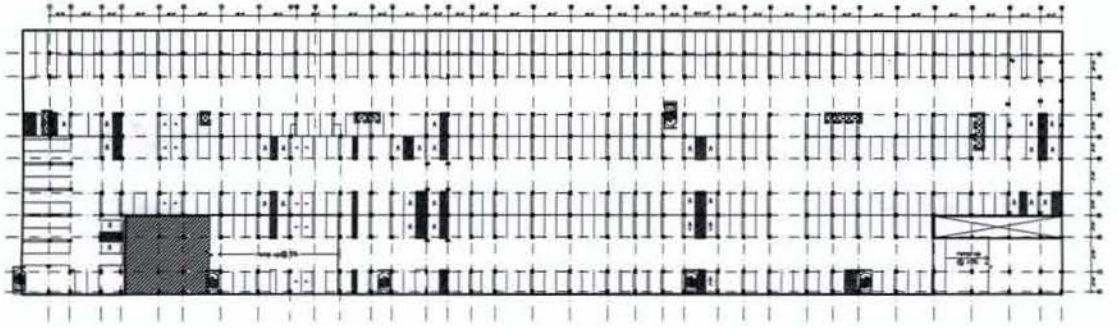
ILLUSTRATIVE SITE PLAN

JUNE 2006

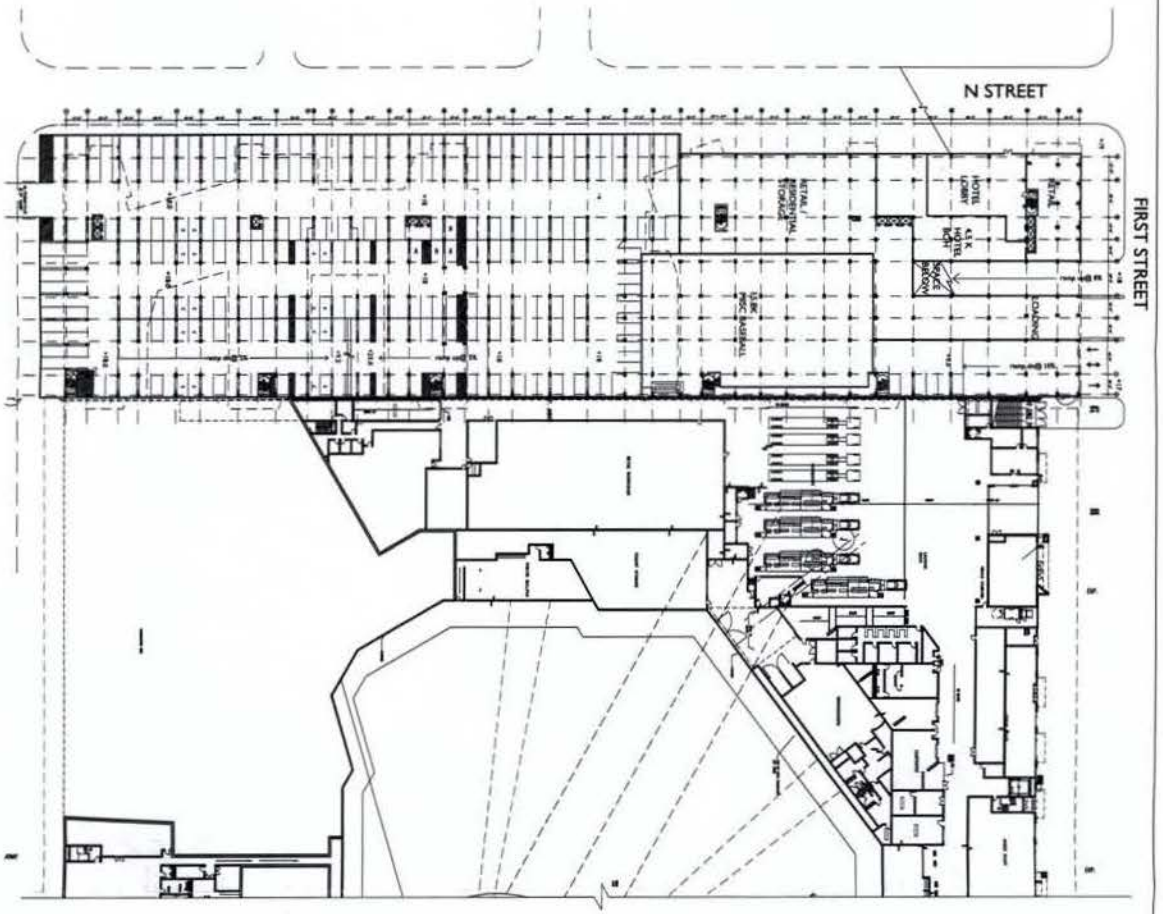


AERIAL VIEW

② UNDERGROUND LEVEL (B2) FLOOR PLAN



① FIRST STREET LEVEL (B1) FLOOR PLAN



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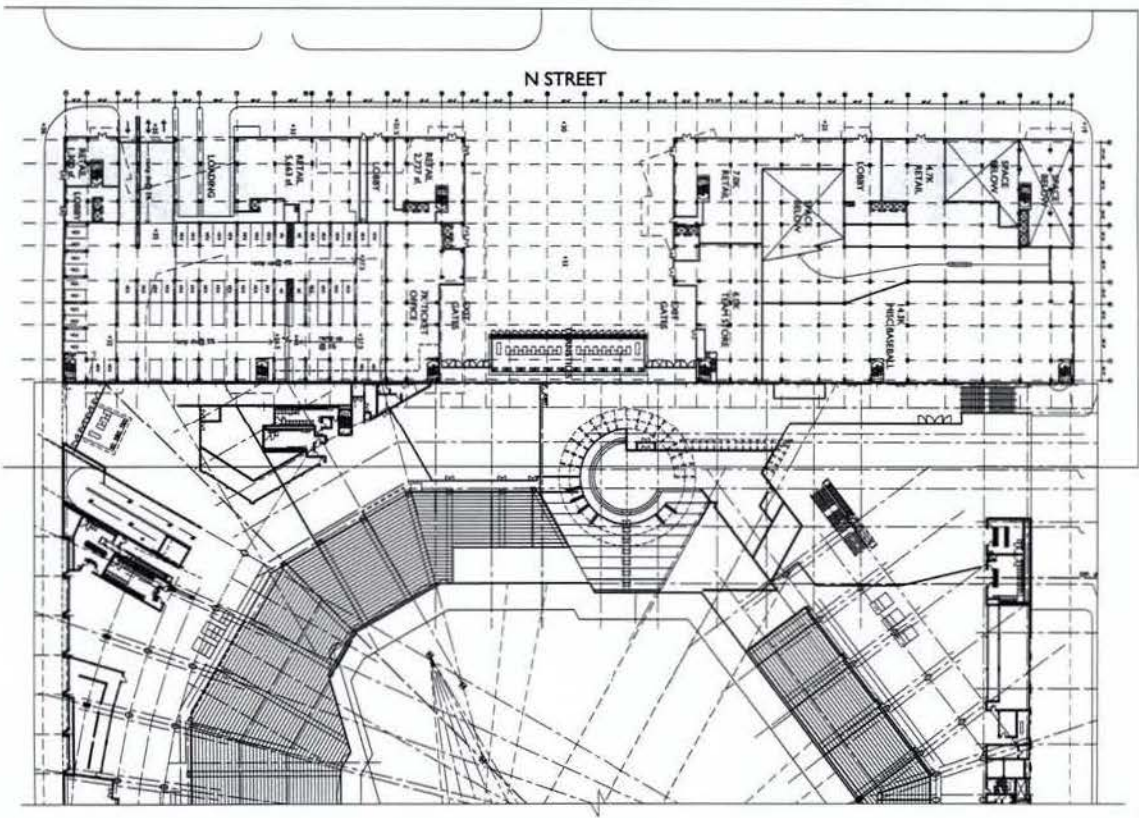
D.C. MAJOR LEAGUE
BASEBALL PARK
WASHINGTON, DC

PREPARED FOR:
D.C. SPORTS AND ENTERTAINMENT COMMISSION

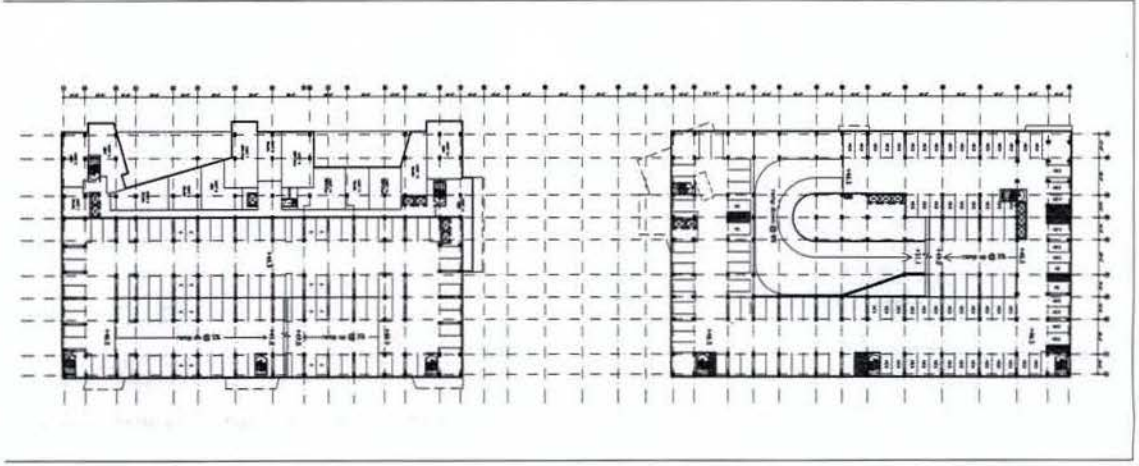


A9-01 SHEET 01 OF 01	FLOOR PLANS	TITLE	PROJECT
		DATE	DRAWN BY
CHECKED BY		APPROVED BY	
REVISIONS		NOTES	

② G1 - N STREET/SOUTH CAPITAL STREET LEVEL FLOOR PLAN



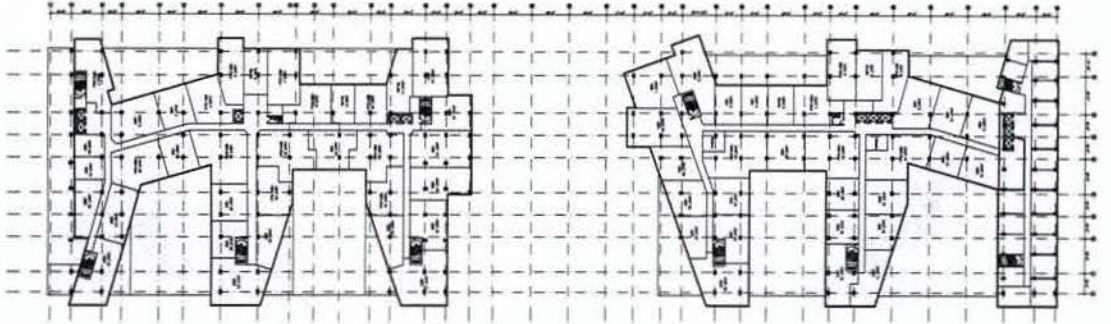
① P1 - FLOOR PLAN



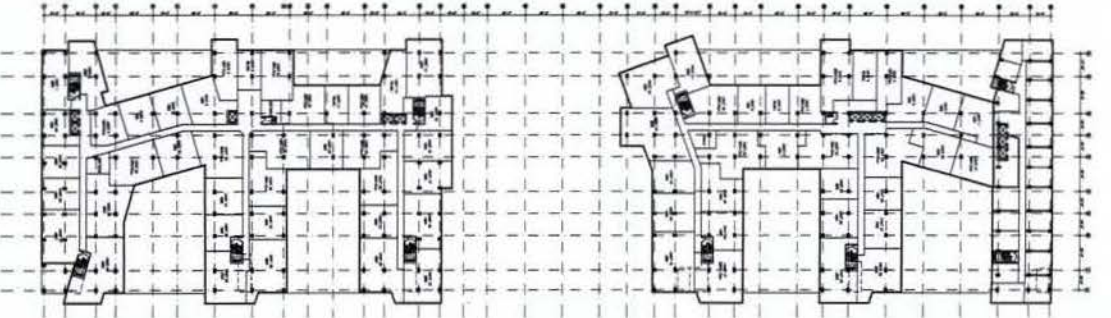
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<p>A9-02 SHEET NO. 02 OF 08 GROUP NO. 09</p>	<p>FLOOR PLANS</p>		<p>DATE: 06/14/06 SCALE: AS SHOWN</p>	<p>D.C. MAJOR LEAGUE BASEBALL PARK WASHINGTON, DC</p> <p>PREPARED FOR: D.C. SPORTS AND ENTERTAINMENT COMMISSION</p>		<p>DATE: 06/14/06 SCALE: AS SHOWN</p>	<p>GROUP NO. 09</p>
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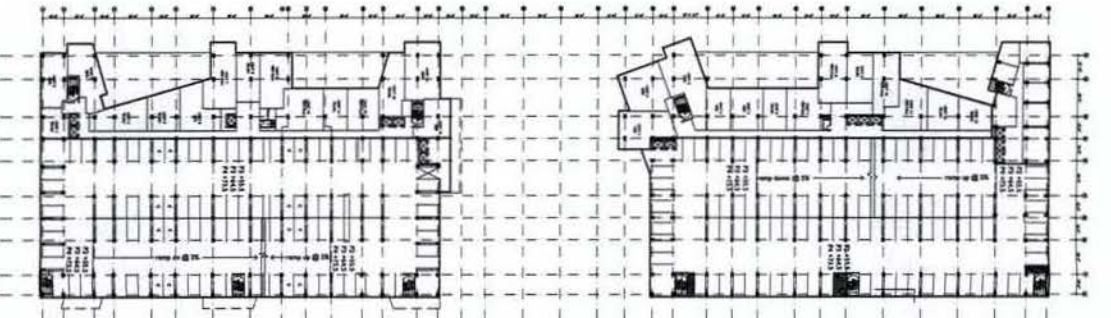
3 LEVEL 11 FLOOR PLAN
AREA A



2 LEVELS 5-10 FLOOR PLAN
AREA A



1 LEVELS P2-P4 FLOOR PLAN
AREA A



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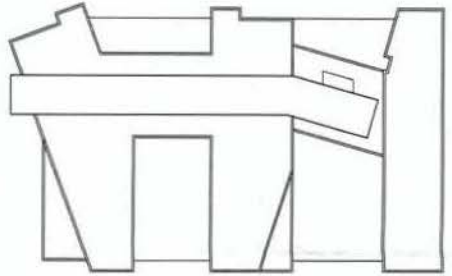
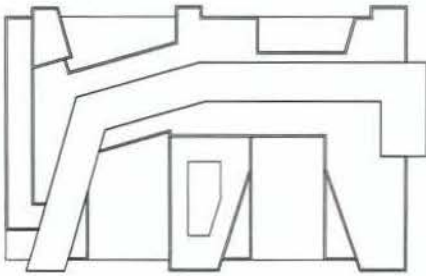
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DATE: 03.21.2008
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SCALE: AS SHOWN
A9-03



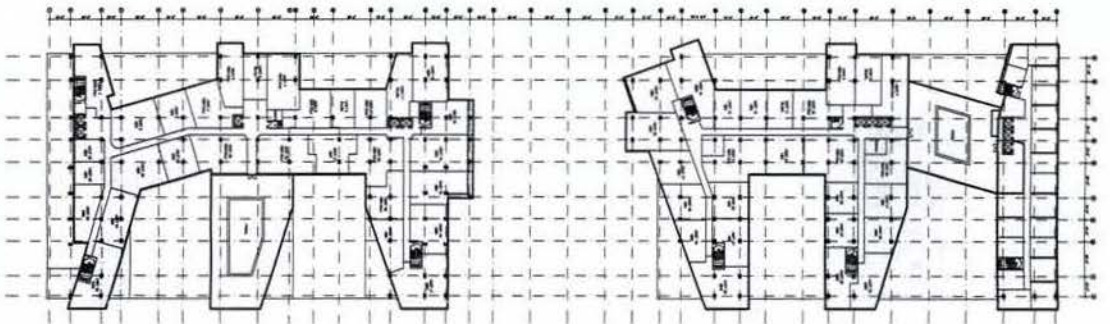
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AREA
DATE: 03.21.2008
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2 ROOF PLAN

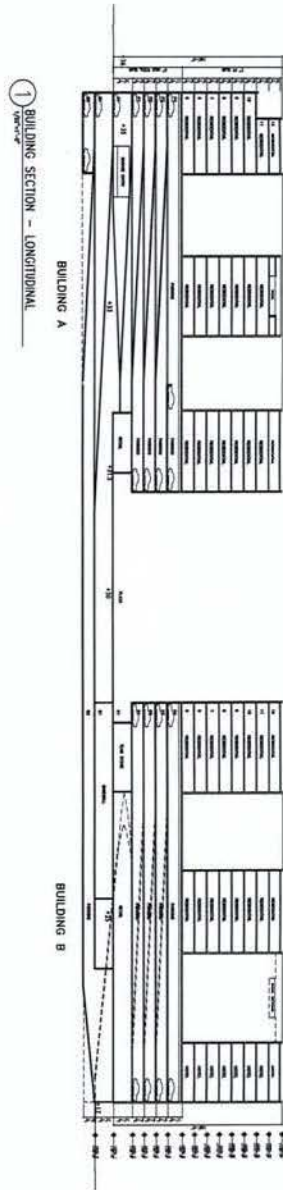


1 LEVEL 12 FLOOR PLAN

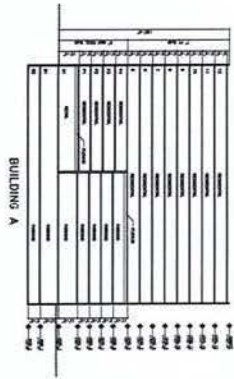


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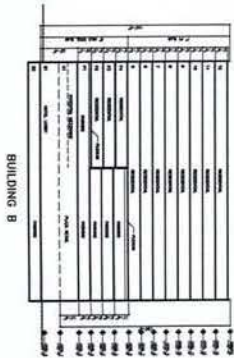
<p>DATE: 06/21/2006 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: D.C. MAJOR LEAGUE BASEBALL PARK</p>	<p>ZONE: [Zone] SUBZONE: [Subzone] DISTRICT: [District]</p>	<p>NO. OF FLOORS: [Floors] NO. OF UNITS: [Units] NO. OF GARAGES: [Garages]</p>	<p>D.C. MAJOR LEAGUE BASEBALL PARK WASHINGTON, DC</p> <p>PREPARED FOR: D.C. SPORTS AND ENTERTAINMENT COMMISSION</p>		<p>100% COMPLETE PROJECT: D.C. MAJOR LEAGUE BASEBALL PARK SHEET: A04 OF 08</p>
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① BUILDING SECTION - LONGITUDINAL



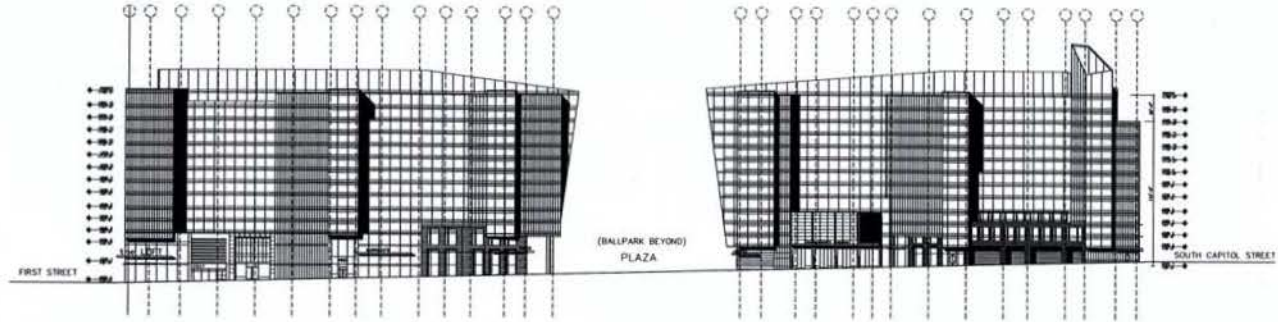
③ BUILDING SECTION - A



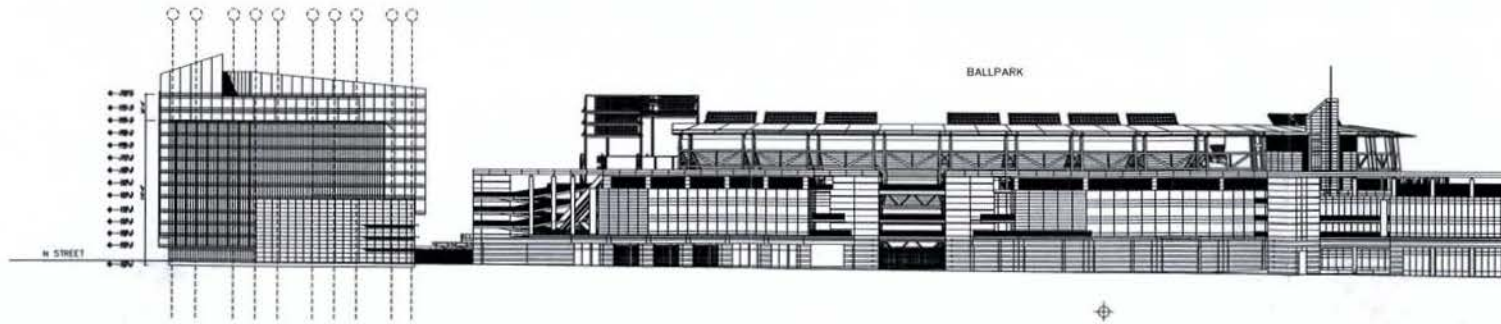
② BUILDING SECTION - B

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<p>DATE: 08/11/09 SHEET NO. OF 108 20 copies per set</p>	<p>BUILDING SECTION</p>		<p>ZONING SUBMISSION PROJECT: D.C. MAJOR LEAGUE BASEBALL PARK DATE: 08/11/09 PREPARED FOR: D.C. SPORTS AND ENTERTAINMENT COMMISSION</p>	<p>D.C. MAJOR LEAGUE BASEBALL PARK WASHINGTON, DC</p>	<p>FOR REFERENCE ONLY</p> <p>NOT TO BE USED FOR CONSTRUCTION</p>
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① N STREET (NORTH) ELEVATION
UNIVERSITY



③ SOUTH CAPITOL STREET ELEVATION
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U.S. SPORTS AND ENTERTAINMENT CONSTRUCTION

ZONING SUBMISSION
JUNE 21, 2006

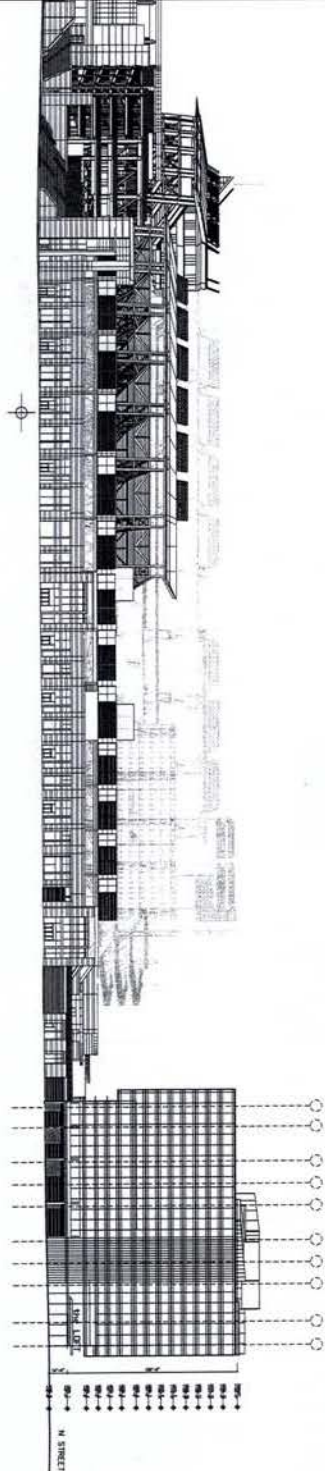
PROJECT NUMBER	DATE	REVISION



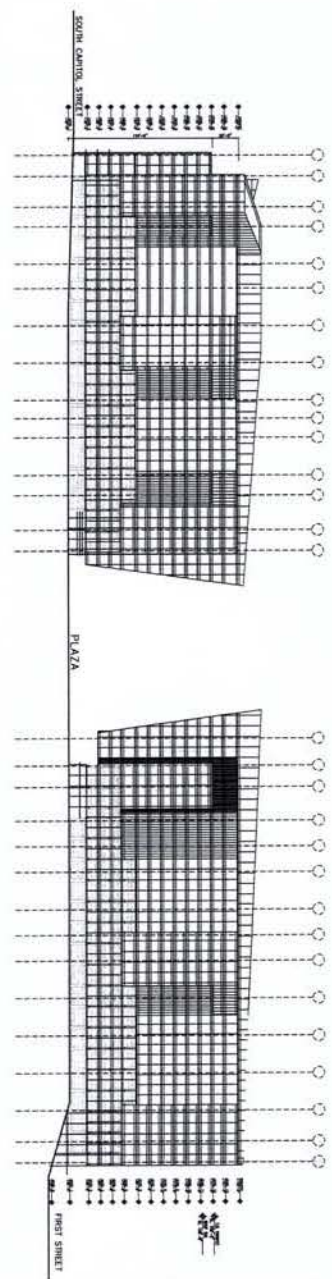
DATE	PROJECT NO.	DATE BY

BUILDING ELEVATIONS

A9-21
SHEET 06 OF 08



3 FIRST STREET ELEVATION



1 SOUTH ELEVATION

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TITLE PROJECT NO. SHEET NO. DATE DRAWN BY CHECKED BY	D.C. MAJOR LEAGUE BASEBALL PARK WASHINGTON, DC
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D.C. MAJOR LEAGUE
 BASEBALL PARK
 WASHINGTON, DC



TOP 1/4" = 1'-0" SCALE	PREPARED FOR D.C. SPORTS AND ENTERTAINMENT COMMISSION
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A9-22
 SHEET 06 OF 08