

July 6, 2006

Vice Chairman Anthony Hood
DC Zoning Commission
441 4th Street NW
Washington, DC 20001

**Re: ANC-6D Response to the Supplementary Application by the DCSEC for the Review
of the Ballpark Site on Squares 702 through 706 and Reservation 247**

Dear Vice Chairman Hood and Members of the Commission

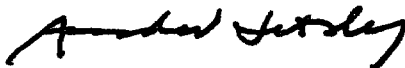
Thank you for the opportunity for ANC-6D to present comments on the Supplement to the Application by the DCSEC for the review of the ballpark site on Squares 702 through 706 and Reservation 247 which previously we'd had no formal opportunity to address. Advisory Neighborhood Commission 6D, at a special noticed public meeting on Wednesday, July 5, 2006 at which a quorum was present, (with 4 of 7 commissioners necessary for a quorum), voted 4-1 to sustain its opposition to the above-referenced application for zoning approval for the new baseball stadium.

The Commission passed the following resolution.

"The HOK parking/residential plan represents a great improvement over the Sports and Entertainment Commission's May 3rd proposal, but too many concerns that led to our rejection of that proposal remain unaddressed and unresolved. Therefore, ANC 6D remains opposed to the Sports and Entertainment Commission's proposal."

Additionally, attached is a brief summary of the issues raised at the meeting that still concern the ANC. We hope that you will give our Commission's view great weight as you move forward with your consideration of the project. Thank you.

Sincerely,



Andy Litsky
Chairman

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DC OFFICE OF ZONING

RECEIVED

ZONING COMMISSION
District of Columbia

CASE NO. 06-22 Ltr.

EXHIBIT NO. 60

ZONING COMMISSION
District of Columbia
CASE NO. 06-22
EXHIBIT NO. 60

**Comments by ANC-6D on the Supplement to the Application
by the DCSEC for the Review of the Ballpark Site on
Squares 702 through 706 and Reservation 247**

July 6, 2006

Thank you for the opportunity for ANC-6D to present comments on the Supplement to the Application by the DCSEC for the review of the ballpark site on Squares 702 through 706 and Reservation 247 which previously we'd had no formal opportunity to address. I hope that the Commission will give the following resolution and attendant comments great weight as you deliberate this case.

At a meeting of ANC-6D held on July 5, the following resolution was approved by a vote of 4-1 by the Commission:

“The HOK parking/residential plan represents a great improvement over the Sports and Entertainment Commission’s May 3 proposal, but the many concerns that led to our rejection of the May 3 proposal remain unaddressed and unresolved. Therefore, ANC 6D remains opposed to the Sports and Entertainment Commission’s application.”

The following is a digest of the concerns that the ANC-6D addressed last evening and strongly believes require further study prior to the granting the request of the applicant.

- **On the portion of the plan that describes the proposal by Western Development:**
 - Although it represents a great improvement to the base plan presented by DCSEC that would rely solely on above grade parking, and although the supplemental plan now incorporates many of the residential and commercial uses that we had envisioned at that site, the plan is still very much in flux and requires significant further review.
 - ANC-6D remains committed to underground parking at the site. We believe that this is the only way to maximize the enhanced social and economic benefits and fully develop a vibrant, revitalized new neighborhood that we've all been promised.

ANC-6D remains concerned that the base parking plan will create a dead zone in the heart of an area slated for significant revitalization. Above ground parking is not an option for this site. We continue to urge that the Commission not concurrently approve the base plan along with the supplemental plan as requested by the applicant.

- ANC-6D is concerned that there is no clearly articulated plan for affordable housing – whether for sale or for rent – incorporated within the supplementary proposal. We believe such a plan is critical prior to approving any residential housing component.
- ANC-6D suggests that the rush to approve this plan subverts the notion that the stadium and its attendant development is a long term investment for the city. Although this Western Development proposal may be a positive solution given the time constraints of the agreement negotiated by the Mayor and MLB, it is a very short term approach to resolving a much larger dilemma. ANC-6D believes that a wiser course of action would be to delay a formal decision on the construction of parking at the northern portion of the site and instead seek an interim parking solution – perhaps with surface parking near the stadium for a short period of time. That would allow more study about how a formal parking plan can be integrated within the stadium site as well as determine precisely the value of the land upon which the development is being proposed so the city can reap a greater return.
- ANC-6D believes that height restrictions along South Capitol Street are not being met particularly at the northwest portion of the site that serves only as an architectural marker.
- Finally, ANC-6D has a concern that the project, as presented, has too many variables and may not be delivered on time.
- **As pertains to the portion of the plan that relates to the construction of the stadium building itself:**
 - ANC-6D still has significant reservations that the environmental remediation concerns raised previously by our Commission and others are not being addressed in the supplementary application. Most particularly, we are concerned that the Council requirement demonstrating “best environmental design” has, to date, not been incorporated in the plan.
 - ANC-6D notes that the stadium still has only 20 of 26 points that it must achieve if it is to obtain LEED certification as promised. The supplementary application neither addresses how this will be achieved nor what entity will ultimately pay for the additional measures required to obtain such certification.

- **ANC-6D has not seen any evidence in the supplementary application that the DCSEC will seek to obtain the required permits from the Environmental Protection Agency which sets water quality standards under the Clean Water Act that conditions the manner in which contaminated ground water is disposed from new construction**
- **ANC-6D has noted that although a groundwater filtration system has been addressed in the application – but we continue to believe is inadequate in any case – there is neither an indication of what entity will ultimately maintain and pay for the monitoring of the groundwater filtration system nor what it will cost to do so over the lifetime of the stadium**
- **ANC-6D has heard concerns from our constituents that even now as the stadium is under construction, recent rains have washed soil and sediment into residential neighborhoods This is particularly offensive since these waters are now unfiltered and widely acknowledged to contain a broad range of toxins that present a health hazard to those who come in contact with it**
- **ANC-6D notes that concerns raised in testimony presented before the Zoning Commission on June 26 pertaining to lack of an adequate traffic plan and pedestrian access through our residential neighborhood are unaddressed in the supplemental proposal**

Again, thank you for arranging for Advisory Neighborhood Commission 6D to provide you with our response to the supplementary application of June 23 I hope that the DC Zoning Commission will give the resolution and our attendant comments great weight as you deliberate this case