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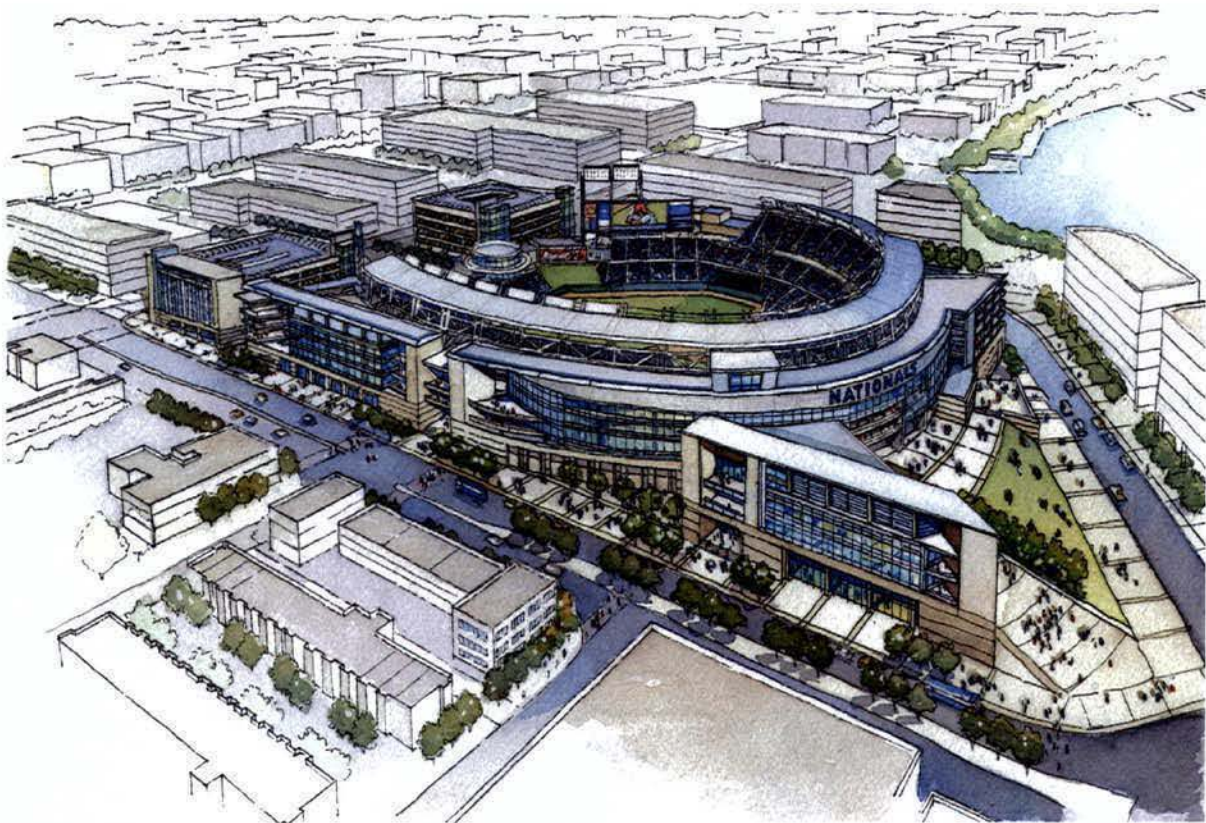
BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION OF
THE DISTRICT OF COLUMBIA SPORTS AND ENTERTAINMENT
COMMISSION FOR REVIEW OF A BALLPARK FOR MAJOR LEAGUE SPORTS
AND ENTERTAINMENT AND RELATED USES
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May 3, 2006

CASE NO. 06-22
EXHIBIT NO. 3A1
ZONING COMMISSION
District of Columbia
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SUMMARY OF APPLICATION FOR BASEBALL STADIUM

This Application is submitted by the District of Columbia Sports and Entertainment Commission, on behalf of the District of Columbia, for approval of the construction of a ballpark for major league sports and entertainment and associated uses, pursuant to 11 DCMR § 1606.1 *et seq.*

The Ballpark Omnibus Financing and Revenue Act of 2004 (D.C. Law 15-320; 52 DCR 1757) (“Ballpark Act”) authorized the District of Columbia to issue up to \$534.8 million in bonds to pay for the renovation of Robert F. Kennedy Memorial Stadium and the construction by the District of Columbia Sports and Entertainment Commission of a new Ballpark for primary use by the Washington Nationals Baseball Club. The DCSEC was authorized to develop, construct and lease the Ballpark on Squares 702, 703, 704, 705, and 706 and Reservation 247. The Ballpark Site is, for the most part, owned by the District of Columbia, with the exception of (1) certain parcels contained within the Ballpark Site for which the District of Columbia is the contract-purchaser or for which the purchase agreement is in the process of being finalized; and (2) Reservation 247, which the District currently controls through a transfer of jurisdiction from the federal government. The Ballpark Site is to be conveyed to the Anacostia Waterfront Corporation, which will in turn ground-lease the Ballpark Site to the DCSEC for the purpose of constructing the Ballpark.

Due to (i) time constraints imposed by Major League Baseball, (ii) the need to insure that the Ballpark is ready for use on the opening day of the 2008 Major League Baseball Season, (iii) financial constraints imposed on the development of the Ballpark, and (iv) in recognition of the fact that adjacent development decisions will not be made until after this application can be heard, this application contains (i) a base plan (the “Base Plan”) for construction of the Ballpark, (ii) a first option to the Base Plan (“Option One”), (iii) a second option to the Base Plan (“Option Two”), and (iv) a second phase plan (the “Second Phase Plan”). Each of Option One, Option Two and the Second Phase Plan either require identification of non-governmental funds or anticipated development decisions to be made subsequent to submission and/or review of this application.

The Base Plan, Option One and Option Two provide for 114 parking spaces to be constructed underneath the south plaza of the Ballpark and for 1111 parking spaces to be constructed north of the N Place plaza portion of the Ballpark in two above-grade parking structures. The Applicant respectfully requests relief for the Base Plan, Option One and Option Two from the below-grade parking requirements, as provided for in 11 DCMR § 1606.7. The Applicant notes that, with regard to the Base Plan Option One and Option Two, the Applicant intends to construct the Ballpark and the above-grade parking garages in phases, such that, upon completion of the Ballpark, there will be, as an interim condition, a surface parking lot designed to accommodate 254 vehicles on the northern portion of the Ballpark Site, with construction of the parking garages to be completed after completion of the Ballpark..

The Second Phase Plan also provides for the south plaza below-grade parking spaces, but anticipates Ballpark related development adjacent to the N Place plaza in lieu of the above-grade parking structures which may take advantage of the full 7.0 FAR zoning envelope, as provided

for in 11 DCMR §§ 1606.4 and 1601.1, and which would provide that the balance of the 1111 required parking spaces be below-grade, consistent with the requirements of 11 DCMR § 1606.7.

The Second Phase Plan also anticipates additional Ballpark related development within the south plaza area of the Ballpark, which would contain, in addition to the 114 parking spaces referenced above, sufficient underground parking to meet the requirements of the District of Columbia Zoning Regulations (“Zoning Regulations”).

The Applicant hereby requests that the Zoning Commission approve the site plans for the Base Plan, Option One and Option Two, as well as the building envelope of the Second Phase Plan as part of this application, with the understanding that (i) both Option One and Option Two are contingent on the Applicant identifying additional, non-governmental funds for construction of such options, and (ii) pursuant to Section 4 of the Ballpark Hard and Soft Costs Cap and Ballpark Lease Conditional Approval Emergency Act of 2006 (Act 16-277, 53 DCR 1341), an entity of the District of Columbia or one or more selected developers will seek further approval from the Zoning Commission for the Second Phase Plan once decisions are made as to the development of the areas north and south of the Ballpark within the Ballpark Site.

The Applicant further requests, pursuant to 11 DCMR § 1606.15, maximum relief for the Base Plan from the Ballpark perimeter retail, service, arts, or entertainment uses (“preferred uses”) requirement 1606. In order to preserve the economic viability of the Ballpark and live within the economic constraints imposed on the Ballpark in Section 3 of the Ballpark Hard and Soft Costs Cap and Ballpark Lease Conditional Approval Emergency Act of 2006, there is currently insufficient funding to incorporate preferred uses along greater than ten percent (10%) of the Ballpark perimeter. In the event that additional, non-governmental funds are identified during construction of the Ballpark, the Applicant intends to incorporate additional preferred uses in the Ballpark perimeter, utilizing either Option One or Option Two. 16061606 The preferred use space is otherwise consistent with the purposes of the Capital Gateway Overlay as stated in 11 DCMR § 1600.2 and the provisions of 11 DCMR §§ 1606.19 and 1606.20.

Finally, the Applicant requests, pursuant to 11 DCMR § 1606.22, relief from the setback requirements of 11 DCMR § 1606.16 in order to accommodate the pedestrian ramp to be located at the northern end of the Ballpark along South Capitol Street. The Application otherwise meets the South Capitol Street façade requirements of 11 DCMR § 1606.16. The Applicant also requests, pursuant to 11 DCMR § 1606.22, (i) for Option One, and Option Two, relief from the strict applicability of the height requirement set forth at 11 DCMR § 1606.14(d) for a portion of the space within the Ballpark perimeter allocated for preferred uses; and (ii) for the Base Plan and Option One, relief from the strict applicability of the average depth requirement set forth at 11 DCMR § 1606.14(e) for the space within the Ballpark perimeter allocated for preferred uses. While Option One incorporates an additional 17,000 square feet of preferred use space around the Ballpark perimeter and therefore meets the requirement that at least twenty percent (20%) of the Ballpark’s exterior perimeter is devoted to preferred uses, because of economic considerations in the design of the Ballpark, and the need, therefore, for locating certain life safety, security, loading and utility services within the Ballpark to address the economic limitations, a small amount of the preferred use space in Option One and Option Two does not meet the fourteen feet minimum floor to ceiling height requirements of 11 DCMR § 1606.14(d),

and a portion of the preferred use space in Option One does not meet the fifty feet average depth requirements of 11 DCMR § 1606.14(e).

**APPLICATION OF THE DISTRICT OF COLUMBIA SPORTS AND
ENTERTAINMENT COMMISSION FOR REVIEW OF A BALLPARK FOR MAJOR
LEAGUE SPORTS AND ENTERTAINMENT AND RELATED USES**

INTRODUCTION

The Applicant, The D.C. Sports & Entertainment Commission (“DCSEC” or “Applicant”), on behalf of the District of Columbia government, through this Application and the attached documents, seeks approval by the District of Columbia Zoning Commission (the “Commission”) of an application (“Application”) for the construction of a Ballpark for major league sports and entertainment and associated uses (the “Ballpark”), pursuant to Chapter 16, Section 1606 of the District of Columbia Zoning Regulations (Title 11 DCMR). The DCSEC is responsible for the management and operation of Robert F. Kennedy Memorial Stadium, the D.C. Armory and their adjacent facilities and for presenting and promoting sports, entertainment and special events in the District and the Washington, D.C. metropolitan area. In addition, the DCSEC has authority to construct sports facilities in the District of Columbia.

The DCSEC seeks approval by the Zoning Commission for the Ballpark and its ancillary facilities, which are consistent with the provisions set forth in the Comprehensive Plan and, except as otherwise noted herein, the requirements of 11 DCMR §1606.1 *et seq.*, which dictate development of the Baseball Site. Specifically, the Ballpark is, with the exceptions noted herein, consistent with the height, bulk, setback, parking, and retail requirements set forth in 11 DCMR §1606.1 *et seq.* Therefore, no change in zoning is requested or required. The Ballpark is to be located on Squares 702, 703, 704, 705, and 706 and Reservation 247 (the “Ballpark Site”). The Ballpark is designed to minimize impact on the surrounding residential neighborhoods, and meets the requirements of 11 DCMR § 1606.20 by, among other things, helping to achieve the objectives of the Capitol Gateway Overlay District and minimizing potential impact on the Anacostia River. The Ballpark Site is, for the most part, owned by the District of Columbia, with the exception of (1) certain parcels contained within the Ballpark Site for which the District of Columbia is the contract-purchaser or for which the purchase agreement is in the process of being finalized; and (2) Reservation 247, which the District currently controls through a transfer of jurisdiction from the federal government. The portion of the Ballpark Site on which the Ballpark is to be constructed is to be conveyed to the Anacostia Waterfront Corporation (“AWC”), which will in turn ground-lease the Ballpark Site to the DCSEC for the purpose of constructing the Ballpark. Pursuant to Section 3(b) of the Ballpark Hard and Soft Costs Cap and Ballpark Lease Conditional Approval Emergency Act of 2006, the Council approved a proposed lease between the DCSEC and Baseball Expos, L.P., under which the Washington Nationals Baseball Club will be the primary tenant of the Ballpark.

Due to (i) the escalating costs of constructing the Ballpark and the limitations placed on financing by the Council of the District of Columbia in the Ballpark Act; (ii) the time constraints imposed by Major League Baseball (“MLB”) in the Baseball Stadium Agreement dated September 29, 2004 (“Stadium Agreement”) and the District’s obligation under the Stadium Agreement to insure that a Ballpark is ready for use on Opening Day of the 2008 Major League

Baseball Season; (iii) financial constraints imposed on the development of the Ballpark, and (iv) in recognition of the fact that adjacent development decisions will not be made until after this Application can be heard, four separate plans for construction of the Ballpark and development of the Ballpark Site are included: (i) a base plan (“the Base Plan”), (ii) a first option to the Base Plan (“Option One”), (iii) a second option to the Base Plan (“Option Two”), and (iv) a second phase plan (the “Second Phase Plan”). Each of Option One, Option Two and the Second Phase Plan require either identification of non-governmental funds or development decisions anticipated subsequent to submission and/or review of this application.

The Applicant respectfully requests relief for the Base Plan, Option One and Option Two from the below-grade parking requirements, as provided for in 11 DCMR § 1606.7, as 1111 of the parking spaces provided in said plans are above-grade, rather than below-grade. The Applicant notes that, with regard to the Base Plan, Option One and Option Two, the Applicant intends to construct the Ballpark and the above-grade parking garages in phases, such that, upon completion of the Ballpark, there will be, as an interim condition, a surface parking lot designed to accommodate 254 vehicles on the northern portion of the Ballpark Site, with construction of the parking garages to be completed after completion of the Ballpark..

Additionally, the DCSEÇ requests that the Commission approve the building envelope of the proposed Second Phase Plan, with the understanding that an entity of the District of Columbia or one or more private developers selected by the District of Columbia will be seeking further approvals from the Commission once decisions are made as to the development of these sites within the Ballpark Site.

The Applicant further requests, pursuant to 11 DCMR § 1606.15, maximum relief for the Base Plan from the Ballpark perimeter retail, service, arts, or entertainment uses (“preferred uses”) requirement 1606. In order to preserve the economic viability of the Ballpark and live within the economic constraints imposed on the Ballpark in Section 3 of the Ballpark Hard and Soft Costs Cap and Ballpark Lease Conditional Approval Emergency Act of 2006, there is currently insufficient funding to incorporate preferred uses along greater than ten percent (10%) of the Ballpark perimeter. In the event that additional, non-governmental funds are identified during construction of the Ballpark, the Applicant intends to incorporate additional preferred uses in the Ballpark perimeter, utilizing either Option One or Option Two. 16061606 The preferred use space is otherwise consistent with the purposes of the Capital Gateway Overlay as stated in 11 DCMR § 1600.2 and the provisions of 11 DCMR §§ 1606.19 and 1606.20.

Finally, the Applicant requests, pursuant to 11 DCMR § 1606.22, relief from the setback requirements of 11 DCMR § 1606.16 in order to accommodate the pedestrian ramp to be located at the northern end of the Ballpark along South Capitol Street. The Application otherwise meets the South Capitol Street façade requirements of 11 DCMR § 1606.16. The Applicant also requests, pursuant to 11 DCMR § 1606.22, (i) for Option One, and Option Two, relief from the strict applicability of the height requirement set forth at 11 DCMR § 1606.14(d) for a portion of the space within the Ballpark perimeter allocated for preferred uses; and (ii) for the Base Plan and Option One, relief from the strict applicability of the average depth requirement set forth at 11 DCMR § 1606.14(e) for the space within the Ballpark perimeter allocated for preferred uses. While Option One incorporates an additional 17,000 square feet of preferred use space around

the Ballpark perimeter and therefore meets the requirement that at least twenty percent (20%) of the Ballpark's exterior perimeter is devoted to preferred uses, because of economic considerations in the design of the Ballpark, and the need, therefore, for locating certain life safety, security, loading and utility services within the Ballpark to address the economic limitations, a small amount of the preferred use space in Option One and Option Two does not meet the fourteen feet minimum floor to ceiling height requirements of 11 DCMR § 1606.14(d), and a portion of the preferred use space in Option One does not meet the fifty feet average depth requirements of 11 DCMR § 1606.14(e).

A. The Property, Surrounding Neighborhood and Zoning.

1. Existing Property Conditions.

The Ballpark Site consists of Squares 702, 703, 704, 705, and 706 and Reservation 247, and is already zoned for a Ballpark pursuant to 11 DCMR § 1606.1 *et seq.* The Ballpark Site consists of approximately 19.74 acres, inclusive of existing streets, alleys and sidewalks, which are to be closed as part of the consolidation of the property, in accordance with the Street and Alley Closing and Acquisitions Procedures Act, D.C. Official Code § 9-201.01 *et seq.*

The property is bounded by South Capitol Street on the west, N Street S.E. on the north, First Street S.E. on the east, and Potomac Avenue S.E. on the south. Low-density warehouses, light industrial businesses, and entertainment establishments, as well as five residential building previously occupied the property. A trash transfer station previously operated by Eastern Trans Waste and an asphalt plant either have been or are in the process of being demolished. The DCSEC filed an application with the Office of the Surveyor for the closure of certain streets and alleys located within the Ballpark Site that are necessary for construction of the Ballpark. The application was transmitted by the Surveyor to the Council of the District of Columbia and introduced in the Council on February 16, 2006 as Bill 16-628, the Closing of Public Streets and Alleys in Squares 702, 703, 704, 705 and 706, and in U.S. Reservation 247, S.O. 05-6318 Act of 2006. The Bill was preliminarily approved by the Council on April 4, 2006 and finally approved by the Council at its May 2nd session. A copy of the legislation is attached hereto as Exhibit 4.

2. The Surrounding Neighborhood.

To the east of the property is a pumping station owned and operated by the District of Columbia Water and Sewer Authority. To the south of the property is a concrete mixing and batching plant on property owned by Florida Rock Properties, Inc., which is the subject of a second stage planned unit development to be heard by the Commission later this year. To the north and west is a mix of low-density residential and commercial uses, as well as a bus garage owned and operated by the Washington Metropolitan Area Transit Authority ("WMATA").

Further to the east is the Southeast Federal Center, which is currently being planned for redevelopment as a mixed-use development with residential, retail, and commercial

space, including the new headquarters of the United States Department of Transportation. Further to the north is the Navy Yard station on WMATA's Green Line. The properties directly north of the property are part of the Capital Gateway Overlay area and were rezoned in 2002 by the Zoning Commission for a development density similar to the subject property. A number of speculative office/retail and residential projects have been proposed by private developers which have recently acquired the properties to the north of the subject property.

On December 12, 2005, the AWC selected two development teams for redevelopment of the property to the north and east of the Ballpark Site (the "Ballpark District") for uses that will be compatible with the Ballpark, pursuant to the Request for Expressions of Interest for mixed-use development issued by the AWC in September, 2005. In announcing its selection of the two development teams for redevelopment of these two sites, Stephen Goldsmith, AWC Board Chair, stated: "The ballpark and development program proposed by the development teams is expected to bring millions of people annually to the waterfront, generate new tax revenue, create thousands of permanent jobs and provide a range of affordable and market-rate housing—all helping to fulfill the promise of the Anacostia Waterfront Initiative and accelerate economic benefits for the entire city."

3. Zoning.

The Property is zoned CG/CR, which, pursuant to 11 DCMR § 1606.5, permits a Ballpark (as defined in 11 DCMR § 1606.2) to have a height of 130 feet as a matter of right, inclusive of the "scoreboard, roof, cantilevered sunscreen, or parapet, with the exception of [mechanical penthouses, antennae and architectural embellishments]," utilizing South Capitol Street as the measuring street for determination of height. The provisions of 11 DCMR § 1606.6 require that any height of the Ballpark exceeding 110 feet must be set back on a one-for-one basis from the building line on South Capitol Street. The provisions of 11 DCMR § 1606.16 require that the Ballpark along South Capitol Street be set back from the property line a minimum of 15 feet, with at least 60% of the Ballpark to be constructed to the setback line along South Capitol Street. Pursuant to 11 DCMR §§ 1606.4 and 1601.1, buildings within the Ballpark Site (as defined in 11 DCMR § 1606.1) are allowed to be developed for non-residential purposes to a maximum of 6.0 floor area ratio ("FAR"), meaning that the maximum non-residential square footage of buildings or structures on the Ballpark Site, assuming closure of all streets and alleys within the Ballpark Site and consolidation of the Ballpark Site, is approximately 5,117,442 square feet. Non-Ballpark related development on the Ballpark Site which is non-residential in nature is limited to 90 feet in height.¹

The property was the subject of Zoning Commission Case No. 96-3/89-1, which established the Capitol Gateway Overlay District as a means of encouraging the establishment of an active mixed-use community in the Buzzard Point-South Capitol Street area in accordance with the Comprehensive Plan. The goals of the Overlay are to:

¹ While not part of any Stadium development plan, if a residential component is included in any non-Ballpark related development, the Zoning Regulations permit a maximum FAR of 7.0, with a maximum height determined in accordance with the Act to Regulate the Height of Buildings in the District of Columbia (D.C. Official Code §§ 6-601.01 to 6-601.09).

(a) assure the development of the area with a mixture of residential and commercial uses, and a suitable height, bulk and design of buildings, as generally indicated in the Comprehensive Plan and recommended by planning studies of the area;

(b) encourage a variety of support and visitor-related uses, such as retail, services, entertainment, cultural and hotel or inn uses;

(c) provide for a reduced height and bulk of buildings along the Anacostia riverfront in the interest of ensuring views over and around waterfront buildings, and provide for continuous open space along the waterfront with frequent public access points; and

(d) require suitable ground-level retail and service uses and adequate sidewalk width along M Street, SE, near the Navy Yard Metrorail station.

The Zoning Commission rezoned the land located in the Overlay District from industrial (M) and commercial/ light industrial (C-M) zoning to a combination of mixed use (CR), high-density commercial (C-3-C), medium density commercial (C-2-C) and medium and high-density waterfront (W-2 and W-3) zoning.

The Comprehensive Plan Generalized Land Use Map identifies the area as a mixed-use area with the land use categories of high-density residential, medium-high density commercial, and production and technical employment. The Comprehensive Plan Generalized Land Use Policies Map also identifies much of the area as a “metrorail station development opportunity area” because of its close proximity to the Navy Yard Metrorail Station. The Land Use Element of the Comprehensive Plan describes such development opportunity areas as “areas that offer opportunities to accommodate new growth and development.” Land Use Element, § 1134.1. These areas typically include neighborhoods with a significant amount of vacant or poorly used land, areas that exhibit potential for successful joint public and private initiatives, represent unrealized employment and economic development potential, and areas where development can be used to improve neighborhood quality and stability.

The Ballpark proposed by this Application is generally consistent with 11 DCMR § 1606.1 *et seq.* of the Zoning Regulations.

a. The height of the Ballpark and all other structures within the Ballpark Site are well within the height limitations imposed by 11 DCMR §§ 630.1, 1601.2, 1606.5 and 1605.6.

b. The FAR of all proposed development on the Ballpark Site is consistent with 11 DCMR §§ 1601.1 and 1606.4. Indeed, the FAR is well below the maximum permitted on the Ballpark Site.

c The circulation plan, including the location of all vehicular and pedestrian access ways, bus parking, and loading platforms and berths is consistent with 11 DCMR §§1606 10, 1606 12, 1606 13, 1606 17, 2201, 2203, and 2204

d. The setbacks along South Capitol Street, with the exception of the pedestrian ramp, are consistent with 11 DCMR § 1606 16

e In Option One, approximately 21% of the Ballpark's perimeter frontage is devoted to "preferred uses" with street orientation, display windows and direct exterior access consistent with the requirements of 11 DCMR § 1606 14 However, as noted below, because of Ballpark program requirements and economic limitations, in Option One, a small portion of the preferred use space has an average depth of less than fifty (50) feet and/or a ceiling height of less than fourteen (14) feet In Option Two, at least 20% of the Ballpark's perimeter frontage would meet the depth requirement of 11 DCMR § 1606 14, but a small portion would not meet the height requirement.

4 Economic Conditions.

The Ballpark Site is located in the "Near Southeast" area of Washington, an area that has historically been economically depressed Near Southeast is characterized by large public and subsidized housing complexes, and relatively small proportions of retail and commercial space. Income levels in the area have been low, with Census Tract 72, which contains the proposed Ballpark Site, having a median household income of \$8,089, according to the 2000 Census The number of households receiving public assistance is also higher than the District average, with one Census Tract to the west of the Ballpark Site, Tract 60 02, reporting that over 39% of households received public assistance in 1999

The uses within the Ballpark Site that existed prior to the District's acquisition of the real property provided limited industrial jobs and service positions at the warehouses, trash transfer facility, asphalt plant, entertainment facilities, retail establishments, and an artist studio that were located within the property boundaries Based on the land uses and standard ratios of jobs per square foot, it is estimated that there were, at the time of acquisition, approximately 160 jobs on the site (five service, 15 office/retail, 30 warehouse, and 110 industrial positions). The Ballpark will not only provide new jobs, but is designed to stimulate new job growth in the immediate neighborhood and increased revenue to assist the District in providing increased services and benefits to its residents, particularly those in the immediate vicinity of the Ballpark Site

B. The Comprehensive Plan

1 Federal Elements The following Federal Elements of the Comprehensive Plan include goals, objectives, and policies relevant to the proposed Ballpark

a *The Preservation and Historic Features Element states.*

it is a goal of the federal government to preserve and enhance the image and identity of the Nation's Capital and region through design and development that is respectful of the guiding principles of the L'Enfant and McMullan Plans, the enduring value of historic buildings and places, and the symbolic character of the capital's setting

Relevant policies in support of this goal include adhering to the high aesthetic standards already established by the planning and design legacy of the nation's capital; protecting and enhancing the vistas and views, both natural and designed, that are an integral part of the national capital's image, protecting the historic importance and function of streets as vehicular thoroughfares and avoiding inappropriate traffic channelization, and providing and maintaining street trees to help frame axial views and reinforce the historic green character of the nation's capital. Conventional grid streets contained within the L'Enfant Plan that are located within the Ballpark Site include N, O, Half, and First Streets, S E.

The proposed Ballpark development is consistent with the Preservation and Historic Features Element. Efforts to transform South Capitol Street into a grand urban boulevard serving as a southern gateway to the Capitol and the ceremonial corridor are currently underway, and will be complemented by the Ballpark development. The design and layout of the Ballpark will be respectful of the efforts to transform South Capitol Street and provide for Potomac Avenue to frame the Ballpark Site to the South, thereby respecting South Capitol Street as a major dividing thoroughfare and Potomac Avenue as a key diagonal avenue within the L'Enfant Plan. While a number of minor conventional grid L'Enfant streets will be closed due to the development of the Ballpark, these closures are being offset by the reopening of major L'Enfant streets such as New Jersey Avenue to the riverfront as part of the Southeast Federal Center development, restoring the prominence of Potomac Avenue as a major diagonal street as it frames the southern boundary of the Ballpark Site, and enhancing First Street as the eastern boundary of the Ballpark Site. The Ballpark itself is designed to respect the historic street grid and contains certain elements, particularly on the South Capitol Street elevation, that pay homage to the closed streets as they bisect the Ballpark Site. In addition, the Ballpark supports the reconfiguration of South Capital Street as a major ceremonial boulevard gateway to the District of Columbia.

b. The *Parks and Open Space Element* provides that new development should be designed to allow and encourage open access to the waterfront and increase recreational uses of the waterfront. A building's proximity to the shoreline may determine the appropriate profile, with urban areas such as the Southeast waterfront areas near Southeast Federal Center/Washington Navy Yard, expected to be higher. According to the Comprehensive Plan, the banks of the Anacostia River should be developed as a high quality urban park with a mix of active and passive recreational opportunities.

The proposed Ballpark development is consistent with the Parks and Open Space Element. The Ballpark will transform an industrial area and help remove the barriers that currently exist between the waterfront and nearby neighborhoods by adding sidewalks, open spaces and retail frontage and by removing existing pedestrian conflicts with vehicular traffic.

The Ballpark's prominent location near the Anacostia River will encourage greater visitor activity along the shores of the waterway and increased activity could stimulate greater awareness of the river and its environmental resources

2 District Elements The following District Elements of the Comprehensive Plan include goals, objectives, and policies relevant to the proposed Ballpark:

a. The *Economic Development Element* requests that the District (A) develop special efforts to attract enterprises that provide unique services or merchandise which can be expected to draw clientele and visitors from the entire region and beyond, (B) encourage and assist development throughout the District with special emphasis on achieving the mix of land uses that promote increased economic activity in the evenings and weekends as well as during the work day, (C) support significant new commercial and mixed-use developments in the South Capitol Street/Buzzard Point development opportunity area, (D) enhance the environmental quality of areas of significant development through guidelines related to access and egress, setbacks, landscaping, lighting, facades, and structural relationship to adjacent buildings, (E) provide for governmental participation in joint ventures and co-investment in sound economic endeavors which increase job opportunities and benefit the District's economy, including the use of loans, loan guarantees, and provisional tax relief or abatement, and (F) recognize the importance of professional sports in achieving economic development goals and support efforts to return major league baseball to the District

The Ballpark project is consistent and compatible with the Economic Development Element. Redevelopment of the Ballpark Site will transform the predominately industrial land uses into an area defined by a major entertainment facility as an anchor and catalyst for the redevelopment of the area into a major center encompassing retail, residential, hotel, and office uses. Although retail uses interior to the Ballpark will be limited to baseball-related offerings, the Ballpark will include exterior-facing entertainment and retail services as ancillary uses. An entertainment corridor is planned on N Street as the forecourt to the Ballpark. Option One and Option Two envision a retail corridor along First Street, SE that would extend along the Ballpark towards Potomac Avenue and the riverfront. A Ballpark at the Ballpark Site will also have several positive indirect impacts on the area's land use patterns. Although the Ballpark will not directly increase the demand for commercial or residential uses, it will stimulate and accelerate the transformation of the area through increased infrastructure investment and physical improvements. A Ballpark, together with its ancillary uses, will be compatible with the ongoing redevelopment efforts in the area.

b. The *Urban Design Element* establishes policies related to waterfront design, streetscape, and building structures. Specific policies and objectives of the Urban Design Element include: creating and enhancing relationships between the rivers and District residents, developing urban waterfronts and water-related recreation in appropriate locations, establishing attractive pedestrian connections from neighborhoods to activities along the waterfronts, and creating an environment in the public space that attracts people and stimulates redevelopment and commerce.

The Ballpark project is consistent and compatible with the Urban Design Element. The Ballpark will be oriented toward the Anacostia River and, through its broad southern pedestrian plaza and other pedestrian oriented walkways, stimulate the pedestrian connection from the near Southeast and Southwest neighborhoods with the Anacostia Riverfront and encourage pedestrian activity along the riverfront. The Ballpark will be compatible with the proposed development immediately to the south of the Ballpark Site, which is directly on the Anacostia Waterfront, and will greatly enhance the utilization of that waterfront project and the retail and commercial activity that the proposed development will provide. The conversion of the Ballpark Site from a primarily industrial use to a mixed-use area with significant open space and a major league baseball stadium will attract thousands of people who would not otherwise venture to the Anacostia Waterfront, thereby stimulating redevelopment of the area around the Ballpark and greatly contributing to the retail and commercial utilization of this part of Washington.

c. The District's *Land Use Element* includes policies and goals aimed at assuring the efficient use of land resources and accommodating change necessary to enhance the vitality and livability of the District while protecting and conserving its unique heritage and physical beauty. Development in Metrorail station areas is encouraged to provide a compatible mix of uses, appropriate densities, good pedestrian and vehicular circulation, and appropriate combinations of public and private actions. Prime development opportunity areas have been identified as areas at or near selected Metrorail stations or major Metrobus interchange points; where there is a significant amount of vacant or poorly used land; that exhibit potential for successful joint public and private initiatives, that represent unrealized employment and economic development potential, and where development can be used to improve neighborhood quality and stability. Objectives specific to development near Metrorail Stations include concentrating development attention on Metrorail station areas that offer opportunities for redevelopment and new growth, particularly in those station areas that have large amounts of vacant or poorly utilized land, and maximizing development where possible, thus promoting increased ridership for the transit system. Policies established in support of the Metrorail station area development objective include planning for mixed-use development in Metrorail station areas outside of the Central Employment Area at appropriate levels of intensity and use to make full use of the public transportation opportunities that the stations provide and to increase Metrorail ridership. Additional policies relevant to the proposed Ballpark include (A) protecting low and moderate density residential neighborhoods from activities that generate excessive traffic, late night activity, and other environmental impacts through the use of buffering and techniques that provide for appropriate separation of uses and mitigation of cut-through problems, (B) discouraging underutilization of industrial land for nonproductive purposes, and (C) developing a waterfront and shoreline plan, in cooperation with the National Capital Planning Commission ("NCPC"), which capitalizes on unrealized opportunities for creating exciting and imaginative water-focused recreation, housing, commercial, and cultural development along the Anacostia and Potomac Rivers and which ensures that new development enhances the physical and environmental quality of the rivers and adjoining areas.

The Ballpark development is consistent with the Land Use Element of the Comprehensive Plan. Cleanup of the current industrial uses for redevelopment as mixed-use facilities will aid in the revitalization of the Anacostia waterfront and provide positive impacts to

Ballpark visitors and the community through improved access to the river. As noted below, the Ballpark is located within the Buzzard Point/Near Southeast development opportunity area on the Generalized Land Use Map, which is also identified as a Metrorail Station development opportunity area. The Ballpark will contribute to the revitalization of this area by serving as a stimulant to the redevelopment of vacant or poorly used land and as a catalyst for joint public and private initiatives designed to redevelop the area, provide for increased employment and economic development potential, and contribute to the improvement of the quality and stability of the Near Southeast/Southwest neighborhoods. The development of the Ballpark and Buzzard Point will accelerate implementation of the Anacostia Waterfront Initiative, which aims to transform the entire Anacostia River corridor into an active waterfront public space. Removal of the existing industrial uses on the properties adjacent to the Ballpark will offer an opportunity to connect the Ballpark to the river, renewing activity along one of the most neglected natural resources in the region. The transformation of the current industrial areas will offer an opportunity to increase public access to and awareness of the Anacostia River. Overall, revitalization of the waterfront will benefit from development of the Ballpark. Additionally, the Ballpark is designed to mitigate impact on surrounding residential neighborhoods by providing noise buffers, restricting light infiltration, and limiting the flow of traffic through the residential areas adjacent to the Ballpark.

d The *Comprehensive Plan Generalized Land Use Map* identifies the area as a mixed-use area with the land use categories of high-density residential, medium-high density commercial, and production and technical employment. The *Comprehensive Plan Generalized Land Use Policies Map* also identifies much of the area as a “metrorail station development opportunity area” because of its close proximity to the Navy Yard Metro Station. As noted above, the Land Use Element of the Comprehensive plan describes development opportunity areas as “areas that offer opportunities to accommodate new growth and development” and provides that development opportunity areas usually are areas with a significant amount of vacant or poorly used land, areas that exhibit potential for successful joint public and private initiatives, represent unrealized employment and economic development potential, and areas where development can be used to improve neighborhood quality and stability.

The Ballpark development is consistent with the site designation on the Generalized Land Use Map. As noted above, the Ballpark will contribute to the revitalization of this area by serving as a catalyst for joint public and private initiatives to redevelop the area, providing for increased employment and economic development potential, and contributing to the improvement of the quality and stability of the Near Southeast/Southwest neighborhoods.

e The *Ward 6 Plan* identifies objectives along with actions in support of each objective. Ward 6’s Economic Development objectives encourage the development of a range of commercial services and facilities throughout the Ward, specifically identifying M Street, SE and South Capitol Street as commercial areas in need of upgrades and the stimulation of economic activity and employment opportunities and growth consistent with the needs of the various neighborhoods. Land use objectives identified for Ward 6 include minimizing conflicts between land uses and promoting healthy residential environments by locating more intensive and active land uses in areas that can accommodate and support those types of uses. Policies in support of these objectives include developing the Capitol South and Capitol Gateway in

accordance with applicable commercial density designations in the Comprehensive Plan's Land Use Element and Generalized Land Use Map, phasing residential development, and creating a living environment that offers a unique opportunity for mixed use office-residential development

The Ballpark development is consistent with the Ward 6 plan. Once in operation, with its ability to draw residents and visitors to an underutilized part of Near Southeast/Southwest and its ground level retail, the Ballpark will not only provide new retail and commercial activity to the South Capitol and M Street corridors, but serve as a catalyst for new commercial and residential development that will both enliven the streetscape but also serve to provide needed services to an underserved community. By locating the Ballpark in a primarily industrial part of Ward Six, adjacent to the heavily traveled South Capitol Street and M Street corridors and away from the residential neighborhoods of Ward Six, the Ballpark will contribute to promoting healthy residential environments by steering intensive commercial development away from existing residential neighborhoods and by removing several polluting industrial uses that negatively impact on the adjacent residential neighborhoods. Moreover, the Ballpark will contribute to stimulating economic activity, increasing employment opportunities for residents of Ward Six, and allowing for growth that is consistent with the needs of the community. Through apprenticeship programs and other job training opportunities created by construction and operation of the Ballpark, residents will have increased opportunities to learn the technical skills necessary to advance in the District's job market and increase their earning capacity. The Ballpark is expected to create approximately 4,400 jobs during the construction phase and 360 full time equivalent jobs on-site, and approximately 660 jobs from new development around the Ballpark, once the Ballpark becomes operational.

C. Background, Planning Principles and Public Participation

1. Background

The purpose and intent of this Application is to provide a Ballpark for the relocation of the former Montreal Expos baseball franchise (now the Washington Nationals) as described in the Baseball Stadium Agreement, dated September 29, 2004, between the District of Columbia, the DCSEC, and the Baseball Expos, L P

Professional baseball began in Washington, DC in 1888, when a team, first named the Washington Nationals, played at the Swampoodle grounds, where Union Station now exists. Washington, DC's Griffith Stadium became home for MLB's Washington Senators from 1892 to 1899, and 1903 to 1961, and the Homestead Greys of the Negro League from 1937 to 1948. The Senators were moved to Minneapolis, Minnesota at the end of the 1961 Season and became the Minnesota Twins the following year. An expansion team, also named the Senators, began playing in District of Columbia Stadium (D.C. Stadium, re-named Robert F. Kennedy Memorial Stadium ("RFK Stadium") in 1968) when it was built in 1962, and stayed until 1971, when the team moved to Arlington, Texas to become the Texas Rangers. Prior to 2005, when the Montreal Expos relocated to Washington, the city had been without a major league baseball team since 1971.

RFK Stadium, the current home of the Washington Nationals, does not meet the long-term needs of a major league baseball team or contribute to Ballpark events as a spectator experience. In its 44th year, RFK Stadium is sufficient as a temporary venue for the team but is too outdated to be the baseball team's permanent home. The economics of MLB require suites and club seats, guest services (adequate restroom facilities and sufficient food, beverage and merchandise), and sufficient advertising and sponsorships, which are crucial to the success of a franchise. In addition, RFK Stadium is not a preferred site for a Ballpark due to a lack of economic development potential, either by itself or as a catalyst for other land use development goals of the District of Columbia.

The proposed Ballpark project is a culmination of the extended efforts to bring a major league baseball team back to the District after a 34-year absence. As part of this effort, the District began to evaluate potential ballpark sites in 2002, established site selection criteria, and developed baseball planning principles to guide the placement and development of a new Ballpark in Washington. The evaluation criteria for site selection included such elements as land costs, parcel availability, transportation, parking, infrastructure, ballpark fit, development impact, and other considerations. In September 2004, MLB made its decision to move the Expos from Montreal to the District of Columbia. In December 2004, the District of Columbia government agreed to a financing plan for the Ballpark at the Ballpark Site. From January to April 2005, the District renovated RFK Stadium for MLB. The Expos were renamed the Washington Nationals and began play at RFK Stadium in April 2005. The Nationals will play home games at RFK Stadium until the new Ballpark is ready for operation in April 2008.

The Ballpark will have a natural grass playing field, a capacity of approximately 41,000 seats, including general seating, club seats, and private suites, and limited on-site parking, with additional parking available in commercial parking lots located adjacent to and within walking distance of the Ballpark, either within the Ballpark District created by the AWC, in the Buzzard's Point area, in the Florida Rock development to the south, or within the Southeast Federal Center development to the east. In addition, the Ballpark will have market-appropriate concession, entertainment, and retail areas, and fixtures, furnishings, equipment, features, and amenities comparable with recently built ballparks in Philadelphia, Pittsburgh, San Diego, and San Francisco. The Ballpark is to be constructed by DCSEC and the District and operated either by MLB or the new owner of the Washington Nationals as the tenant.

The Ballpark will be operated in accordance with the lease agreement between the DCSEC and Baseball Expos, L.P., as approved by the Council of the District of Columbia pursuant to Section 3(b) of the Ballpark Hard and Soft Costs Cap and Ballpark Lease Conditional Approval Emergency Act of 2006. The term of the lease is 30 consecutive years plus any renewal periods. The lease requires the team to operate and maintain a MLB franchise with the new Ballpark as its home stadium. The lease permits use of the Ballpark for baseball events, including baseball home games, training, practices, exhibition games, or other MLB or team sponsored clinics, fan or sponsored theme events, press conferences, events, activities, promotions, sales of baseball or team products, services, information, or media content. The lease grants the team exclusive use of the stadium for these purposes, however, the DCSEC has the right to use the Ballpark for 12 event days per year for amateur athletic, public service, or other non-baseball events.

2 Public Participation.

The Ballpark planning process has involved federal, District, and local agencies and the general public through participation in concurrent outreach efforts, coordination with established organizations, contact with government agencies, and a series of small focused meetings. Focused meetings engaged key stakeholder groups including Advisory Neighborhood Commission 6D (“ANC 6D”), the Southwest Neighborhood Assembly (“SWNA”), the National Capital Planning Commission, the Capital Police Group and the D C Preservation League, in addition to environmental groups, historic preservation experts, government representatives, and local community members to provide individualized stakeholder attention, demonstrate rationale for decisions, and develop cost-effective mitigation measures to achieve maximum public support. Representatives of the DCSEC and other city agencies participated in a series of community meetings sponsored by ANC 6D and the SWNA, at which residents affected by the Ballpark have had the opportunity to express their views with regard to the Ballpark, its construction, and its operation. The DCSEC recently met with ANC 6D and the SWNA to provide briefings on the Ballpark design and to discuss construction and traffic related issues with residents of the Ballpark neighborhood.

3 Planning Principles for Location Choice and Design

To ensure that the Ballpark fully incorporated the successes of MLB in other cities, the “best practices” of ballpark design and development were studied. The District reviewed all of the Major League ballparks built over the last decade and identified planning elements that served (or detracted from) the achievement of maximum revenue potential for the MLB franchise and contributed to the greater development objectives of its host city. These elements are summarized as follows:

a Plan A Capacity Appropriate To The Market

Baseball games are best presented in smaller venues than the large multi-use stadiums of the 1960s and 1970s. A baseball game’s leisurely pace and balance of individual athletic achievement and teamwork require an intimate setting, where fans can develop a connection to the activities on the field. Economically, it is better to provide only enough seating capacity for a fan base that can be attracted to 81 regular season home games. Ballpark seating capacities from 38,000 to 48,000 have been successful in various sized markets.

b Locate Adjacent To Promising Development Districts

The creation of entertainment districts around ballparks including dining, nightspots, and other forms of entertainment, have economically supported the ballpark. The proximity of urban real estate such as office and residential uses provide an accessible fan base. It is economically infeasible for a ballpark to support the creation of a mixed-use district around itself; rather, the district develops where the ballpark is an anchor of broad urban development with complementary initiatives and market trends. Ballparks are best sited where other major

entertainment, tourism, commercial, and residential initiatives have already been advanced or where new development is primed to occur

c Locate To Take Advantage Of Unique Landmarks Or Civic Treasures

Baseball capitalizes on the unique views from within its venues to the surrounding environment to maintain a sense of connection between the game and the fans' hometown, whether the view beyond the outfield wall encompasses a downtown skyline or an adjacent river

d Choose A Location Oriented Toward Existing And Planned Future Transit Opportunities

Providing convenient ballpark access to the broadest area of the market maximizes attendance. Traffic is likely the most significant obstacle to fan attendance at games. In contrast with suburban venues, the most successful urban ballparks have capitalized on mass transit opportunities. Future mass transit opportunities must also be anticipated as a ballpark can be expected to last a generation or longer. Therefore, an urban ballpark should be sited in proximity to existing and future transit systems

e Plan With Respect For The City's Grid

Ballparks attract fans when they offer architectural character, a unique game experience, and a strong connection to the surrounding city fabric. Recent ballpark developments show that all of these aspects are enhanced when the site is defined with respect for the existing and historic street grids of the city, rather than imposing the ballpark on the city as a "superblock." Ballparks should be planned to fit into the geometry of the city

f. Allow Fan Circulation And Ancillary Enterprises Outside The Building Footprint

Cities are seeking year-round utility from Ballparks and the revitalization of the surrounding neighborhood. Connections between a ballpark and the city around it occur when the retail, food, and entertainment enterprises of the ballpark are configured to seamlessly connect to the adjacent streets and neighborhoods. Examples include locating enterprises to serve the street front, as with Pittsburgh's PNC Park, or introducing innovative architectural elements at Oriole Park's Eutaw Street

g Orient The Ballpark In Relation To Surrounding Urban Uses

A ballpark's exterior should be designed to relate to neighboring urban conditions such as dense commercial corridors and a residential neighborhood. The light and noise impacts from a ballpark are less annoying to some real estate uses, such as entertainment and tourist attractions, than they are to others, such as single-family residences. Architectural elements of a ballpark, as well as the siting and orientation of the ballpark, should be designed to

work in tandem with nearby buildings or open public spaces to create unique urban environments

h. Parking Should Be Off-Site

Large-scale surface parking lots serve as ‘dead zones’ in a city, preventing economic benefits from a ballpark from reaching surrounding properties. The majority of parking should be provided in dispersed areas within a short walking distance of a ballpark and not on the ballpark site. Fans should have a pedestrian experience through the surrounding ballpark neighborhood, enhancing the positive economic impact of the fans’ presence in and around the Ballpark

1 Maximize Attendance And Revenue Opportunities

Modern ballparks have the potential to maximize revenue through enhanced fan comforts, an entertainment environment, and an enhanced guest experience. Wider concourses, more commodious seating, plentiful restrooms, a greater range of differentiated seating types (including suites and club seats), more diversified food service offerings, accessibility for the handicapped, and other key features of modern ballparks must be included. The plan for the ballpark must maximize likely attendance and provide every modern opportunity for revenue generation.

D. Ballpark Design

The Ballpark has been designed by a joint venture consisting of HOK and Devroux & Purnell. HOK is the premier designer of ballparks throughout the country and Devroux & Purnell is one of the best architectural firms in the Washington, D.C. area. The Ballpark has been designed to fit the Ballpark Site, blend as much as possible with the surrounding neighborhoods and enhance the quality of the Anacostia River experience. The Ballpark is designed as a modern edifice that contains all of the amenities of current, state-of-the-art major league baseball parks while at the same time paying homage to Washington as a city of historic and monumental character.

The Ballpark will incorporate a variety of commercial uses within the building. The Ballpark occupies a footprint of approximately 550,000 square feet within the central portion of the Ballpark Site. This includes the open-air area of the playing field (+/- 132,000 square feet). Uses within the Ballpark include stadium seating, concessions, bathroom facilities, lounges, suites, and other elements customarily found in a sports facility.

Certain program elements within the Ballpark are arranged to allow for non-game-day use by the public. Included are facilities such as a restaurant, conference center, the Washington Nationals team retail store, and the Washington Nationals ticket office. In addition, in Option One, street-front preferred use space of approximately 17,000 square feet is located along First Street, SE, and has been designed to minimize the impact of loading dock entrances for the ballpark and retail loading docks and other ballpark infrastructure located adjacent to First Street and maximize the contiguous nature of the retail frontage. Option Two would add an additional

18,000 square feet of preferred use space to First Street, by pushing the preferred use space out from the Ballpark closer to the building restriction line.

As mentioned above, the site plan has been developed with three separate options, described as the Base Plan, Option One and Option Two. The Base Plan, Option One and Option Two provide for open-air plazas on both the north and south ends of the Ballpark Site. The South Plaza consists of hardscape and landscape elements providing a public pedestrian connection between surrounding street intersections. Option One and Option Two anticipate a preferred use corridor along the Ballpark's perimeter on First Street. The building envelop for the Second Phase Plan anticipates Ballpark compatible future development within the area of the South Plaza.

The North Plaza (approximately 33,000 SF footprint) similarly consists of hardscape and landscape elements which create a public entrance to the Ballpark at the terminus of Half Street, and is a common element to both the Base Plan and the Second Phase Plan. The Base Plan, Option One and Option Two include two above-grade parking garage facilities with perimeter ground level Ballpark program and preferred use space totaling roughly 35,000 square feet in both buildings. In the Second Phase Plan, the North Plaza would instead be bracketed by two development parcels which would include below-grade parking. These development parcels, located to the north of the Ballpark within the Ballpark Site, exclusive of the above-grade parking garages provided for in the Base Plan, are not under DCSEC's control and therefore the DCSEC is not, as part of this Application, providing renderings or drawings of development on these development parcels. As provided for in 11 DCMR §§ 1606.4 and 1601.1, development on the Ballpark Site, other than the Ballpark, could be constructed for non-residential purposes to a maximum of 6.0 FAR and a height of 90 feet. If residential uses are added to the any such development, these two development parcels could provide for an additional 1.0 FAR of development, for total development density of 7.0 FAR, with the height of such development dependent on the relationship of such development to the adjacent streets, as provided for in the Act to Regulate the Height of Buildings in the District of Columbia (D.C. Official Code §§ 6-601.01 to 6-601.09). The foregoing is only being provided as a guide as to allowable development on this portion of the Ballpark Site, is not intended to be relied upon by anyone actually involved in the development of this portion of the Ballpark Site, and is not to be construed as indicative of any support by the DCSEC, its contractors, agents, and employees of any particular development option or use.

An east-west pedestrian plaza is provided between the Ballpark and the North Plaza development (approximately 20,000 square feet footprint). This open-air walkway is controlled through the use of various fencing, gates, and other enclosure elements to allow for flexible use under different conditions. The plaza would be considered part of the Ballpark during events and would in part be open to the general public at other times, facilitating public access to the adjacent office, hotel, residential and retail activities.

1 Orientation—See North Aerial View and Northeast Watercolor Aerial drawings

The Ballpark is oriented with the outfield towards the northeast in order to maximize the visual connection for fans as they approach from the north. The fan experience will

begin at Half and M Streets, SE. It is estimated that approximately 70% of the spectators will approach the Ballpark from the north. Orientation in this direction affords views into the Ballpark seating bowl as Ballpark patrons approach from M Street, primarily from the Navy Yard Metrorail Station. Additionally, a northern-oriented seating bowl expands the experience of the game into the city beyond. The fan's sense of arrival is enhanced by the development of a large urban plaza located at the Ballpark entrance on N Street, SE, which will be flanked by restaurants, retail and family oriented ballpark events that will generate additional activity. The Ballpark is intentionally oriented in this manner so as to minimize noise and light intrusion into the adjacent Southwest neighborhoods across South Capitol Street.

2 Transparency—See Southwest and Southeast Watercolor Aerial drawings

Taking cues from the existing cityscape, framed views into and out of the Ballpark are paramount design concepts. Elements of the Ballpark have been strategically placed to frame views of the Ballpark and respect the L'Enfant Plan. O and P Streets, S.E. both terminate at the Ballpark Site. However, in a gesture to the layout of the District created by L'Enfant, the framed views into the park at both O and P Streets have been created with the goals of respecting the historic street grid and creating interest from these axes. The concourses and pedestrian ramps on the west and south portions of the Ballpark have been designed to offer views of both the playing field as well as the Washington Monument, the Capitol Building, the Anacostia Waterfront, the Southwest area of the District and Half Street - the main entry boulevard into the Ballpark. Along the Potomac Avenue frontage of the Ballpark, open concourse and plaza areas at grade, preferred uses along First Street in Option One and Option Two, setbacks from grade, and the liberal use of structural glass opens the Ballpark to the street, surrounding development, and the Anacostia Riverfront. To the north facing Half Street, the stadium seating and exterior wall massing gives way to broad open plazas at grade with shops and restaurants and direct views into the field area of the Ballpark.

3 Urban Edge at South Capitol Street – See Northwest and Southwest Watercolor Aerials, View North from South Capitol Street (Toward Capitol Dome)

The design of the Ballpark recognizes the South Capitol Street planning objectives to upgrade and reinforce the visual corridor between the Capitol and the Anacostia River by creating a strong visual edge at the prescribed setback line on South Capitol Street. The elevation along South Capitol Street is tripartite in composition with three design elements: of the “plinth”, the “body” and the “head”. The Ballpark geometry is also expressed and reads through the South Capitol edge, creating an interesting tension between the straight edge and the curve of the Ballpark. The Ballpark is rendered in curving glass and steel. The street grid is represented by the permanence of architectural pre-cast concrete.

4 Creation of Iconic Architecture—See View Southeast from South Capitol and M Streets; Southwest Watercolor Aerial

A design goal was to create an iconic architecture that could uniquely be identified throughout the country as Washington, DC's Ballpark. Therefore, building scale, massing and the use of pure forms create an iconic sense of design for this facility. The unique

character of the Ballpark is shaped by using simple forms, by creating horizontal datum's that tie into both the federal and District cityscapes, and by creating "monumentality" through the careful selection of long lasting and quality building materials

5 Pedestrian Ramps—See Northeast and Southeast Watercolor Aerials, View West from Potomac & First; View North from South Capitol Ramp

Pedestrian ramps have been arranged in order to provide dramatic overviews of the city and the playing field. Two Ballpark patron circulation ramps have been strategically placed at key points in the Ballpark façade. The ramp at South Capitol cantilevers away from the exterior wall and out into the street setback giving Ballpark patrons dramatic outward views of both the Capitol and monuments beyond. The Potomac Avenue ramp affords views of the Anacostia waterfront. The ramps also create striking views of fan circulation within the Ballpark for street level pedestrians traveling near the Ballpark on game days.

6 Signage—See Northwest Watercolor Aerial, View from Oval at South Entry Plaza

The DCSEC anticipates selling naming rights to the Ballpark, and the location of such naming rights signs on the exterior of the Ballpark are shown on the elevations at Potomac Avenue, SE and at the Ballpark entrance on N Street, SE. The signs are mounted approximately 62 feet above the exterior plaza on Potomac Avenue but are no greater than 17 feet high. The naming rights sign at the N Street entrance will be located just above the turnstile canopies roughly 20 feet above the plaza. Signage on the exterior of the Ballpark or internal to the Ballpark has been, and will continue to be, designed in conjunction with the District of Columbia Department of Transportation so that it will not cause glare or otherwise impair the vision of or distract drivers passing by the Ballpark.

7 Scoreboards—See North Aerial View, Northeast Watercolor Aerial

As a feature to provide all up-to-date information for Ballpark patrons, the scoreboards occupy a prime location in the Ballpark. Typically taking on the characteristics of the architecture of the Ballpark, the scoreboards become important visual assemblies in the make-up of the seating bowl. Just as the Ballpark reflects its Site and the city in its organization of massing, material and proportion, so will the scoreboards. A strong horizontal form is emphasized, interrupted only by the individual displays and the vertical structure which supports it. A naming rights sign will top the composition and is expected to be internally lighted. The back side of the scoreboards offer the opportunity to display sponsor signage as well as video display, by which those spectators in the outfield plazas and arriving from the streets can be offered continually information about the event, provided that such displays are determined to be in character with and not detract from the surrounding neighborhood and the character of the city. Scoreboard materials will compliment the materials being used throughout the Ballpark, such as high-grade painted steel and high-end graphics.

The main scoreboard is located in the right center field outfield area between the right center field seating structures and the center field entry plaza at the club or mid-level

concourse The latest light emitting diode (“LED”) technology will be utilized The height of the main scoreboard will generally be a 40 feet tall component. The top of the scoreboard is 112 feet above sea level, which is 80.5’ feet above the midpoint of the curb line along South Capitol Street between N Street and Potomac Avenue, SE, the measuring point for the Ballpark, which is at 31.5 feet above sea level The main scoreboard shall be composed of a video display board (sized at the 16x9 aspect ratio), game in progress display, line-up displays, advertising, video based signage, and an open captioning matrix element for the hearing impaired LED ribbon boards are anticipated the entire length of the front edge of the club or mid-deck seating Also incorporated into the design of the outfield wall will be an out-of-town scoreboard It is anticipated that a pitcher’s board will be located on the seating field wall, near other scrolling or virtual signage.

8 Construction Materials

Material selections for the Ballpark include the permanence of architectural precast concrete and steel, transparency of glass, and the durability of masonry for cladding the Ballpark structure General material descriptions follow that can be seen on the elevations contained in this package Locations for the materials are also listed below Sample material boards will be submitted by the Applicant at the hearing on this Application

WALL TYPE # 1

Locations: Exterior veneer walls at the perimeter along all street frontage at service level, main level

Architectural precast concrete panels
Precast concrete coping at top of wall

WALL TYPE # 2

Locations: Exterior veneer walls @ service level retail, main level and above office perimeter

Architectural precast

WALL TYPE # 3

Locations: Service level and above perimeter where enclosing shafts or other unconditioned spaces

Architectural precast

WALL TYPE # 4

Locations: North wall at service level, batting tunnel knee walls

Structural cast-in-place concrete retaining wall

WALL TYPE # 5

Locations: Main concourse and above not engaged with the exterior perimeter wall at concessions, toilet rooms, and other programmed spaces along the concourse

8” architectural Concrete Masonry Unit exterior wall (integral color, face texture, at exterior face)

WALL TYPE # 6

Locations Exterior walls adjacent to interior finished spaces
8" Architectural CMU (integral color, face texture, at exterior face)

WALL TYPE # 7

Locations Curtain wall system at office, conference center, satellite retail, Diamond Club centerfield restaurant/bar building
Curtain wall system (12" nominal depth, standard profile, extended custom cap, clear anodized finish)
1" insulated glazing (1/4" tinted glass, 1/2" airspace, 1/4" clear glass w/ Low-E coating) spandrel glass, metal closure panel to match finish of curtain wall

WALL TYPE # 8

Locations Curtain wall system at club and suite levels around exterior elevation of the seating bowl
Curtain wall system (12" nominal depth, standard profile, extended custom cap, clear anodized finish)
1" insulated glazing (1/4" tinted glass, 1/2" airspace, 1/4" clear glass w/ Low-E coating)

WALL TYPE # 9

Locations Curtain wall system SE corner at club level
Cold form steel stud framing with exterior sheathing, insulation and vapor barrier.
Horizontal ribbed metal panel wall system on metal furring strips with a clear anodized finish.

WALL TYPE # 10

Locations. Storefront system at all punched opening locations in the perimeter stone facade, retail street frontage, suite fronts and all press level window wall systems.
Storefront system (4" nominal depth, standard profile, clear anodized finish)
1" insulated glazing (1/4" clear glass, 1/2" airspace, 1/4" clear glass w/ Low-E coating)

WALL TYPE # 11

Locations Centerfield restaurant/bar building walls facing away from the field, press level exterior walls facing away from the field.
Horizontal ribbed metal panel wall system on metal furring strips with a clear anodized finish
Prefinished metal wall panel system (profile to be determined)

WALL TYPE # 12

Locations. Main, suite and club Levels wall above and around suite front
Exterior Insulation and Finish System (Drivit or stucco)
w/ 2" Rigid Extruded Polystyrene insulation board

DENS-GLAS (Exterior Gypsum Board) sheathing board

WALL TYPE # 13

Locations Field walls

Structural cast-in-place concrete wall

9 Site Design

a Streetscape

The landscape design along South Capitol Street, SE incorporates the streetscape elements identified for a “symbolic corridor” in the Anacostia Waterfront Initiative (“AWI”) standards. The design for the sidewalks and curbs relates with the character of Washington’s downtown monumental core. Street trees and light poles are spaced at 44’0” on center per AWI standard. The other surrounding streets, N and 1st Streets, SE, and Potomac Avenue, SE follow AWI standards for “collector roads” and “local roads”, respectively. Street level frontage of the Ballpark will be pedestrian friendly and consist of substantial retail opportunities, primarily along the First Street elevation in Option One and Option Two. In Option One and Option Two, the First Street façade has been designed to minimize the impact of loading dock entrances for the ballpark and retail loading docks and other ballpark infrastructure, such as the mechanical, telephone, and electrical rooms located adjacent to First Street, by placing additional retail space in front of such infrastructure in order to maximize the contiguous nature of the retail frontage. Entrances into the Ballpark and plazas and walkways are designed for pedestrian movement and easy movement to and from parking areas and public transportation. Curb-cuts are limited to those necessary to provide for vehicular access to and from the Ballpark in order to service Ballpark activities and the street level retail. In Option One and Option Two, overhead doors to the internal loading facilities on 1st Street are designed to harmonize with the surrounding retail storefronts and the field access doors will be limited to fourteen feet (14’) in width to minimize interruption of the sidewalk flow and gaps between street level retail. Six parking spaces for ENG/Satellite trucks will be provided along Potomac Avenue and six additional spaces will be provided within the Ballpark Site. A broad staircase of twenty feet in width at the northeast corner of the Ballpark along 1st Street will contain architectural embellishments to invite pedestrian utilization of the North Plaza area of the Ballpark. Concrete seat walls and planters will be liberally utilized at or near the lawn edge to provide relief for pedestrians and Ballpark patrons as well as providing security for the Ballpark. Glass and open decorative security fencing will be utilized at street level, primarily along the South Capitol Street frontage, so as to bring the ballpark experience to those who are physically outside of the Ballpark.

b Plant Materials

Willow Oaks will be the street tree along South Capitol Street, SE since this species is already utilized north from the Ballpark Site to the Capitol. The continued use of the Willow Oak will insure that the view corridor to the Capitol remains consistent. On N Street, west of the Ballpark Site, Red Maple will be planted. There was no uniform selection of tree species planted on First Street so the Willow Oak utilized on South Capitol Street will be

planted. For continuity, this tree species will be used along First Street and continued along Potomac Avenue

c Plaza Design

The south plaza contains a historical timeline element that will include milestone dates for Baseball in Washington along with other noteworthy events in the history of the city. The Applicant will work with a historic preservation specialist to select the appropriate milestones. A large, slightly raised lawn panel will flank the timeline and form a soft transition from the level pedestrian circulation around the outside of the ballpark and the sloping streetscape along Potomac Avenue. Cherry trees will be planted along the historical timeline and within the lawn panel along Potomac Avenue facing the Anacostia River. This tree selection continues the precedent of cherry trees associated with waterfront areas of Washington. Concrete seat walls and planters will be liberally utilized at or near the lawn edge to provide relief for pedestrians and Ballpark patrons as well as providing security for the Ballpark.

The north plaza is the main pedestrian entry to the Ballpark for patrons that will be traveling from the north from the various metro stations, down Half Street to the Ballpark entrance along the N Place plaza. This plaza will contain specialty paving materials and a Bosque of Honey Locust trees. The trees will form a threshold between the N Street streetscape and the entrance to the ballpark, while still allowing unimpeded pedestrian access beneath their canopies. The design of the linear pedestrian concourse in left/ center field draws from the traditional Washington streetscape grid. Hard paving materials will be used throughout the plaza and entry concourse to mitigate foot traffic impacts. The paving on the concourse will be softened by planters at seat wall height planted with Fastigiated English Oaks and seasonal flowers for interest. The canopies covering the turnstiles and magnetometers will be related to the design of the Ballpark sun canopies.

E. Minimization of Neighborhood Impacts

The Ballpark design is consistent with 11 DCMR § 1606.19, which requires that the Ballpark and all ancillary structures minimize their impact on the surrounding residential neighborhoods in a number of areas. Individual elements of 11 DCMR § 1606.19 are separately addressed below.

1. 11 DCMR § 1606.19(a) Minimization of Noise The Ballpark is designed to minimize associated noise, particularly into adjacent residential neighborhoods. As already noted, the baseball field in the new stadium will be oriented towards the Northeast, which means that the open portion of the Ballpark, where most noise can be expected to emanate, will be adjacent to the properties that ring the northeast portion of the Ballpark Site, where there is currently no residential activity and where projected new development will most likely be multi-story commercial or residential in nature that will be of a height greater than the Ballpark, further dampening Ballpark noise. The portions of the Ballpark that are immediately adjacent to the residential neighborhoods to the north and west of the Ballpark across South Capitol Street will be the tallest portions of the Ballpark and are designed to channel noise away from these residential neighborhoods.

The DCSEC engaged the environmental and planning firm EDAW to study the Ballpark and its impact on the surrounding neighborhood. Among the areas studied by EDAW was the Ballpark's effect on the noise levels in the areas around the Ballpark. According to EDAW, noise levels in the adjacent north and west residential neighborhoods will not increase due to the design of the Ballpark. Moreover, because most of the pedestrian traffic will be channeled away from the residential neighborhoods, with the result that the vast majority of those entering the Ballpark area will be entering from the south and northeast, with a large portion coming from the Navy Yard Metro Station located to the Northeast of the Ballpark Site, noise impacts will be minimized.

Noise generated by a given source travels outward along line of sight and the intensity of noise, as measured in decibels, is reduced over distance. As measured by EDAW, existing exterior noise levels in the area range from 67 decibels (dBA) in the residential neighborhoods to the west of South Capitol Street (measured at First and M Streets, SW) to 69 decibels (dBA) along South Capitol Street (measured at N Street).

Overall, based on conditions observed at other ballparks, most notably Orioles Park at Camden Yards in Baltimore, a ballpark that is similarly situated adjacent to a residential neighborhood, EDAW has determined that residences less than 2 blocks from the Ballpark Site would be subject to variable noise levels from a variety of sources, including construction activities and equipment, the vehicular movement of event attendees, event crowd cheering, and the public address system. The average noise levels during games at the Ballpark, as calculated by EDAW, would range from 68 to 71 decibels (dBA) in the areas to the west of the Ballpark to higher peak levels (82 decibels) primarily within one block (approximately 500 feet) of the opening in the outfield wall to the northeast of the Ballpark. The time period for elevated noise levels would generally occur between 7 and 10 PM. Thus, noise levels in existing residential areas west of South Capitol Street would not be expected to increase as a result of activity at the Ballpark.

The Ballpark would also eliminate the existing daytime and evening noise sources on the Ballpark Site including industrial activities and truck traffic; and nightclub activities and vehicular traffic.

2 11 DCMR § 1606.19(b) Minimization of Light Spill The Ballpark is designed to minimize light spill, particularly into adjacent residential neighborhoods. The baseball field in the new stadium will be oriented towards the Northeast, which means that the open portion of the Ballpark, where most light can be expected to emanate, will be adjacent to the properties that ring the northeast portion of the Ballpark Site, where there is currently no residential activity and where projected new development will most likely be multi-story commercial or residential in nature that will be of a height greater than the Ballpark, further dampening Ballpark light spill. The portions of the Ballpark that are immediately adjacent to the residential neighborhoods to the north and west of the Ballpark across South Capitol Street will be the tallest portions of the Ballpark and are designed to minimize spill-over light from affecting adjacent residential neighborhoods. Lights necessary to illuminate the field and the Ballpark interior will be attached to the top of the seating canopies, and thus lower than stadium lighting in other stadiums. The free standing light stands located in the outfield areas of the Ballpark will be lower than traditional stadium light stands, with light spill shielded by portions

of the Ballpark building. The vast majority of Ballpark lighting will be focused on the field, rather than the surrounding areas. EDAW measured existing light levels at various points around the Ballpark Site and compared the readings to measurements taken around Orioles Park in Baltimore, Maryland, which is similarly oriented towards the Northeast and located adjacent to residential neighborhoods to the north and west. EDAW concluded that, except for light spillage that can be expected from the open portion of the Ballpark to the northeast, where there is currently no residential activity and where projected new development will most likely be multi-story commercial or residential in nature that will be of a height greater than the Ballpark, light levels would not increase in the surrounding residential neighborhoods during periods of Ballpark use.

The intensity of light, measured in foot-candles, is greatly affected by distance from the light source. Typical lighting levels range from 2 foot-candles for standard street lights, 3 or 4 foot-candles for major roadways, and up to 12 foot-candles for areas with commercial lighting.

Lighting for the Ballpark will include interior field lighting, exterior building lighting, and pedestrian security lighting around the Ballpark. According to the lighting requirements of MLB, the playing field will have high intensity lights (250 foot-candles) directed towards the pitching mound. Lighting levels in the immediate vicinity of the proposed Ballpark would increase as a result of lighting sources required to operate a Ballpark.

As noted above, the Ballpark has been designed to minimize light spill into existing residential neighborhoods. EDAW has concluded that Ballpark orientation and massing, the proposed use of state-of-the-art field lighting methods, and improved lighting control measures, would limit horizontal light spill to the area adjacent to the open northeast end of the structure (the outfield portion of the Ballpark) where light levels would reach 5 to 6 foot-candles. The proposed Ballpark would not have a major impact on. Based on measurements of other similarly aligned ballparks, EDAW concluded that light levels in the existing residential areas to the west and northwest of South Capitol Street would not increase over the existing nighttime levels of 2 to 3 foot-candles.

The proposed Ballpark will generate limited vertical light spill, sometimes referred to as sky glow, in the immediate area during evening games. Such glow would temporarily reduce the ability to observe the night sky. The Ballpark, however, will not be overlit so that it will not detract from the nighttime view of the US Capitol.

With regard to the Scoreboards, while potentially prominent elements in the design of a Ballpark, sports lighting fixtures are typically provided with internal glare control features, which help to limit glare problems at a distance. Fixtures are aimed down towards the playing field, and the stadium structure itself helps to shield the surrounding neighborhood from light spill. Where open areas are positioned between the sports lighting and the adjacent neighborhood, some degree of light spillage can be anticipated. However, past installations would suggest that increased horizontal light levels would only be on the order of an additional 0.2 to 0.5 foot-candles, having little if any impact on prominently lit landmarks in the City. The height of the two outfield light standards is 130 feet above the measuring point for the Ballpark.

LED video board technology has noticeably improved over the last several years. The light produced by video boards is different from that of the sports lighting fixtures in that it is a generally diffuse light (not aimed at a surface), and is very non-directional. By design, light levels are not increased at a distance from these boards. The intent is to illuminate the video board surface itself. Moreover, because the boards face the seating bowl, most areas outside of the Ballpark will not have direct views of more than just a small portion of the video board. LED light modules are outfitted with horizontal light shields along the top of each unit. This helps to limit vertical light pollution.

3 11 DCMR § 1606.19(c). Minimizing Parking Conflicts The Ballpark is designed to minimize parking and traffic conflict between Ballpark patrons and neighborhood residents. The DCSEC is working with the District of Columbia Department of Transportation (“DDOT”), a transportation consultant, Gorove-Slade, and affected neighbors to minimize parking and traffic conflicts between Ballpark patrons and neighborhood residents. Many of the parking and traffic mitigation measures that will be implemented at the Ballpark on game days are a direct outgrowth of the experience gained from the past season of the National’s at RFK Stadium. Such measures will be designed to ensure that neighborhood residents retain their on-street parking and are able to freely navigate their way around the Ballpark during game days. The design and operations of the traffic and parking systems of the Ballpark will be sensitive to their impact on neighborhood residents. In addition to the parking facilities located on the Ballpark Site, it is anticipated that sufficient off-street parking will be available in commercial surface lots and subsurface parking lots located within existing and to be constructed commercial developments that are (i) not within the residential neighborhoods; (ii) within reasonable walking distance of the Ballpark; and (iii) accessible from arterial streets. The location and routing of vehicles to these parking facilities will not encroach on neighborhood areas, in particular the community west of the Ballpark Site across South Capitol Street. The Traffic Operations and Parking Plan (“TOPP”) for the Ballpark will include measures to protect the neighborhood from game day cut-through traffic (through the placement of traffic control officers, physical barriers or other measures agreed to by the community). Before and after games, special signal timings, turn restrictions and traffic control officers placed at key intersections will direct traffic to major arterials and freeways and discourage the use of local streets to access Ballpark parking facilities. On-street parking by Ballpark patrons in residential areas will be heavily discouraged. The on-street parking restrictions implemented at RFK Stadium during this past season’s ballgames will be reviewed and a form of such restrictions will be implemented in the neighborhoods surrounding the Ballpark. In cooperation with DDOT and WMATA, pedestrian routes from Metrorail stations and parking locations will be signed and marked to minimize the number of Ballpark patrons walking within neighborhoods to the north and west of the Ballpark.

4 11 DCMR § 1606.19(d) Encouragement of Bicycle and Other Alternative Forms of Transportation The Ballpark is designed to encourage the use of bicycles through the provision of safe, secure and convenient bike storage, as well as other forms of alternative transportation to the Ballpark Site. The Ballpark Site is situated within an area of the District that is well suited for encouraging the use of alternate modes of transportation. The Navy Yard Metrorail station on the Green Line, which is anticipated to be upgraded to provide for the additional capacity generated on game days, is one block north of the Ballpark Site, with additional Metrorail stops (Capitol South and Eastern Market stations on the Blue/Orange Lines

and Waterfront and Anacostia stations on the Green Line) in close proximity to the Ballpark. The Anacostia Riverwalk Trail traverses the southern portion of the Ballpark Site, providing pedestrian and bicycle access to and from the Ballpark Site. The proposed water taxi will have a stop south of the Ballpark Site on the waterfront, as part of the proposed Florida Rock project, and connect directly with the proposed light rail system across the Anacostia River at Poplar Point. The design of the Ballpark encourages these alternative modes of transportation through several measures, including: (i) the closure of Half Street, S.E. between the Ballpark gates and the Navy Yard Metrorail station during game days to create a pleasant walkway for pedestrians between the station and the Ballpark, (ii) the creation of walking routes to and from the Capitol South Metrorail station, which is a 10-15 minute walk from the Ballpark Site, which will be signed and marked and have traffic control officers placed along the routes to aid pedestrians in crossing M Street, SE, (iii) the provision of wide pedestrian walkways on the Ballpark Site to encourage office workers and residents near the Ballpark Site to walk to and from games; (iv) availability of bicycle parking on the Ballpark Site in at least the amount required by the Zoning Regulations, and (v) planned Metrobus, DC Circulator or shuttle service stops at the Ballpark if additional service is desired by transit providers, to be located on streets bordering the Ballpark Site. With the completion of the Florida Rock project to the south of the Ballpark Site, pedestrian access to the Anacostia Riverwalk Trail and the proposed water taxi will become available to Ballpark patrons. In conjunction with DDOT, the DCSEC envisions the creation of walking routes to and from the Capitol South Metrorail station, which is a 10-15 minute walk from the Ballpark Site, which will be signed and marked and have traffic control officers placed along the routes to aid pedestrians in crossing M Street, SE. In addition to these measures, driving will be discouraged compared to current operations at RFK Stadium through the provision of fewer parking spaces, with less visibility of such spaces.

5. 11 DCMR § 1606 19(e) Minimizing Conflicts Between Vehicles and Pedestrians The Ballpark is designed to minimize conflict between vehicles and pedestrians. In addition to discouraging the number of vehicles traveling to the Site on game days, the operations of the Ballpark will significantly reduce the number of potential pedestrian and vehicular conflicts. The location of parking facilities will be spread out in the commercial areas surrounding the Site, thus not concentrating many vehicles close to the Ballpark. The limited number of spaces located on site will reduce the potential amount of traffic on Potomac Avenue and 1st Streets SE. Also, the closure of Half Street SE between M and N Streets, SE and the closure of N Street SE between South Capitol and 1st Streets, SE on game days will allow the majority of Metrorail users (all of those using the Navy Yard Metrorail station) to access the Ballpark without having to cross any streets. The TOPP for the Ballpark will locate the key intersections surrounding the Site expected to have significant pedestrian activity and will define measures to be employed on game days to limit conflicts, such as the deployment of traffic control officers. These officers will be at intersections such as M Street and New Jersey Avenue SE to ensure safe pedestrian crossings to reach the Ballpark from the parking facilities north of M Street and from the Capitol South Metrorail station.

6. 11 DCMR § 1606 19(f) South Capitol Street The Ballpark is designed to be sensitive to the existing fabric of the city, and acknowledges South Capitol Street as a planned monumental civic boulevard, while recognizing the overall context of the area, including nearby residential uses. Development of the dramatic glass and precast Ballpark will be respectful of

the plans for South Capitol Street as an urban boulevard in a prominent gateway location to Washington DC, and will contribute to the revitalization of the corridor. As the first key project on South Capitol Street, the Ballpark will accelerate the transformation of the corridor by helping to initiate and frame a grand urban boulevard leading up to the US Capitol Grounds. Plans for South Capitol Street seek to revitalize the corridor to promote economic development and overcome the barrier between neighborhoods. The Ballpark design is being coordinated with various resource agencies and is being developed in accordance with applicable requirements of the South Capitol Street design study and the Ballpark District plan. With the exception of the pedestrian ramp located at the northern edge of the Ballpark, the Ballpark will be set back from South Capitol Street by 15 feet and maintain a visually interesting street-wall with appropriate façade articulations. A Ballpark in this location is consistent with the recommendations for larger scale structures with longer blocks and fewer street crossings south of M Street. Views into the Ballpark will be provided for pedestrians traveling along the broad sidewalks of South Capitol Street, enlivening the streetscape and the sense of place.

7 11 DCMR § 1606 19(g) In Context with Surrounding Neighborhoods and Street Patterns. The Ballpark is designed to be in context with the surrounding neighborhood and street patterns. Pedestrian friendly mixed-use development along the waterfront would benefit the Near Southeast and Southwest neighborhoods. Establishment of the Ballpark in this gateway location along the Anacostia River waterfront will establish a special image for the Anacostia River waterfront and increase access to the river. Removal of the existing industrial facilities and development of a Ballpark and related uses on the Ballpark Site will remove barriers to public waterfront access and offer further opportunities for public enjoyment of the waterfront. Design elements included for this purpose include orienting the Ballpark with a major entrance facing the river, positioning a retail corridor along First Street, SE, in Option One and Option Two to encourage greater activity along this portion of the Site, and providing an open façade that allows a river overlook and visual connection to the river. Development of the Ballpark Site will likely accelerate the efforts of the AWC to revitalize the Anacostia waterfront and develop the area as a vibrant mixed-use neighborhood with cultural institutions, housing, retail, and open space components. Pedestrian friendly mixed-use development along the waterfront would benefit the Near Southeast and Southwest neighborhoods, as well as support the overall goals of the District to promote the greater enjoyment of its waterfronts.

8 11 DCMR § 1606 19(h) Openness of Views and Vistas The Ballpark is designed as an open facility to preserve and enhance the views and vistas around the Ballpark, including views toward the Capitol Dome, other federal monumental buildings, and the Anacostia Waterfront. Development of the Ballpark will allow for aesthetic improvements to the area through the removal of existing industrial uses and warehouse structures and by providing an opportunity to develop the Ballpark Site consistent with the urban design standards intended for the area. Development of a Ballpark adjacent to one of the primary visual corridors in the District, and near the Anacostia River waterfront, will improve the visual connection between a historically overlooked area and the U.S. Capitol as well as the Anacostia River. The views and vistas both to and from the Ballpark Site will be enhanced by minimizing visual obstructions, planting street trees, and applying appropriate streetscape elements as outlined in the Ballpark District Plan. The portion of Half Street north of the Ballpark will be kept open as a forecourt.

plaza north to N Street and preserved as a view corridor north to M Street through the use of appropriate urban design guidelines. In addition, views of the Ballpark from the surrounding neighborhood and neighborhoods east of the Anacostia River will be strengthened with the high quality architecture of the Ballpark, including special features where axial vistas terminate at the Ballpark.

9. 11 DCMR § 1606.19(i). Providing for Safe and Convenient Movement Through the Site The Ballpark is designed to provide for safe and convenient movement to and through the Ballpark Site, including to public transit and to the Anacostia River. As noted above, the design and operations of the Ballpark encourages the use of many modes of transportation, and will limit conflicts between such modes. During game days the transportation network surrounding the Ballpark will be operated under special event conditions, to be outlined in the TOPP. The special event measures employed will include special signal timings, turning restrictions, traffic control officers, special signing and marking, physical barriers at neighborhood streets, and on-street parking restrictions. Although the demand on the transportation network at the Ballpark Site will be high for both commuting and Ballpark traffic, these measures will be used to ensure safe and efficient movement to and through the Ballpark Site on game days. On non-game days, the pedestrian plazas and walkways incorporated into the design will aid and encourage pedestrian travel to and through the Ballpark Site, connecting the nearby infrastructure of roads and trails to both the Anacostia River and the Navy Yard Metrorail station.

In addition, the Ballpark is designed to help increase public access to the Anacostia Waterfront. It is anticipated that the currently underutilized areas along the Anacostia River would be improved with mixed-use development, civic parks, and a river trail system, consistent with the Anacostia Waterfront Initiative. The Ballpark is designed to facilitate access to the Anacostia Waterfront by providing a broad landscaped plaza along Potomac Avenue that will match up with the projected diagonal access to the waterfront being provided by the Florida Rock across Potomac Avenue, and by providing passageways through the Ballpark along the South Capitol Street façade to the Potomac Avenue plaza. Improving waterfront access would provide a major positive impact.

10. 11 DCMR § 1606.19(j). Signage The Ballpark is designed to ensure that signage on the exterior of the building or internal to the Ballpark structure but visible from the outside, including the scoreboard, will not 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. As noted above, the only exterior signage envisioned for the Ballpark are the naming rights signs, one of which will be mounted approximately 62 feet above the exterior plaza on Potomac Avenue no greater than 17 feet in height, the other of which will be located at the N Street entrance just above the turnstile canopies roughly 20 feet above the plaza. Signage on the exterior of the Ballpark or internal to the Ballpark has been, and will continue to be, designed in conjunction with the District of Columbia Department of Transportation so that it will not cause glare or otherwise impair the vision of or distract drivers passing by the Ballpark. Interior signage will, for the most part, face the seating bowl, meaning that most areas outside of the Ballpark will not have direct views of more than just a small portion of the signage within the Ballpark.

F. Overarching Project Requirements.

The Ballpark design is consistent with 11 DCMR § 1606.20. Individual elements of 11 DCMR § 1606.20 are separately addressed below.

1. 11 DCMR § 1606.20(a) Capital Gateway Overlay District. The Ballpark will help achieve the objectives of the Capital Gateway Overlay District. The Capital Gateway Overlay District was established to encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, light industrial, and other miscellaneous uses. The Ballpark will assist in the following objectives of the Capital Gateway Overlay District: (i) the assurance of development in the Overlay District with a mixture of residential and commercial uses; and (ii) the encouragement of a variety of support and visitor-related uses, such as retail, services, entertainment, cultural and hotel or inn uses. As noted above, redevelopment of the Ballpark Site will transform the predominately industrial land uses into an area defined by a major entertainment facility as an anchor and catalyst for the redevelopment of the area into a major center encompassing retail, residential, hotel, and office uses. The Ballpark, with its street level entertainment and retail services and its broad pedestrian plazas will encourage residents and visitors to venture to an underutilized part of Washington. An entertainment corridor is planned on N Street as the forecourt to the Ballpark. In Option One and Option Two, a retail corridor is envisioned along First Street, SE that would extend along the Ballpark towards Potomac Avenue and the riverfront. A Ballpark at the site will also have several positive indirect impacts on the area's land use patterns. Although the Ballpark will not directly increase the demand for commercial or residential uses, it will stimulate and accelerate the transformation of the area through increased infrastructure investment and physical improvements.

2. 11 DCMR § 1606.20(b) Superior Quality of the Ballpark. The Ballpark will be of a superior quality. The District of Columbia selected HOK/Devroux & Purnell to design the Ballpark. HOK is the premier designer of ballparks throughout the country and Devroux & Purnell is one of the best architectural firms in the Washington, D.C. area. The Ballpark has been designed to fit the Ballpark Site, respond to the architectural diversity of the surrounding neighborhoods and enhance the quality of the Anacostia River experience. As a District building, much care was taken to develop an appropriate architectural solution. The Ballpark responds on many levels, to the Federal City monuments by organizing and expressing simple geometric massings such as the circular shape of the seating bowl/canopy, the rectangular building massings along South Capitol Street, and the triangular massing at the planned new Oval in the southwest quadrant of the site. These geometric massings seek a dialogue with the monuments which define and organize the Mall. The Ballpark architecture responds to the diversity of edges which define the site. It is intended, for instance, that the First Street facade, in Option One and Option Two, create a vibrant urban street which terminates at the Anacostia River. The Potomac Avenue facade of the Ballpark reflects the desire for transparency through the use of curtainwall and a large Entry opening at the intersection of Potomac and First Streets. This transparency allows a dialogue to develop between the spectators and the Anacostia River, reinforcing the District's desire to reclaim a connection to this river and all that it offers. The Ballpark is designed as a modern edifice that contains all of the amenities of current, state-of-the-art major league baseball parks while at the same time paying homage to Washington as a city of historic and monumental character. The Ballpark design recognizes the South Capitol Street planning

objectives to upgrade and reinforce the visual corridor between the Capitol building and the Anacostia River by creating a strong visual edge at the prescribed building setback line on South Capitol Street, yet, this edge also responds through the use of massing and transparency of the Ballpark, to the terminus of both O Street and P Street . Thus, this strong visual edge authors a dialogue between several site conditions and the Ballpark, seeking to respond at several hierarchical urban levels. The use of curving glass and steel responds on the macro level of District planning, while the use of pre-cast clad tower elements flanking Ballpark entries respond to the micro, immediate street grid along South Capitol Street. Throughout the Ballpark composition, these varying responses are a clue to a building which seeks to exist on many levels of urban architecture. From the facades which respond to a higher planning goals to facades which respond to the details which make the Ballpark a street building, the Ballpark continues to take its cues from District sources which contribute to making Washington, D C the truly unique city it has become.

3. 11 DCMR § 1606.20(c). Safe and Active Streetscapes The Ballpark will 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. The Ballpark would include exterior-facing entertainment and retail services as ancillary uses. An entertainment corridor is planned on N Street as the forecourt to the Ballpark. In Option One and Option Two, a retail corridor is envisioned along First Street, SE that would extend along the Ballpark towards Potomac Avenue and the riverfront. The Ballpark Site and surrounding area will be improved through appropriate design elements such as the use of appropriate materials and landscaping. The Ballpark is designed to remove existing pedestrian conflicts with vehicular traffic. The east-west pedestrian plaza to the north of the Ballpark between South Capitol Street and First Street would be considered part of the Ballpark during events, but could be open in part to the general public at other times, facilitating public access to the adjacent office, hotel, residential and retail activities. The south plaza, with its broad expanse of walkways and inviting landscaping and hardscaping, will provide a safe place for Ballpark patrons to congregate before, during and after games.

4 11 DCMR § 1606.20(d) Façade Articulation. The Ballpark will minimize unarticulated blank walls adjacent to public spaces through façade articulation. A combination of curtainwall and pre-cast panels at the base is planned as the predominant skin enclosure materials for the Ballpark. The articulation of the pre-cast panels will mimic similar articulation found throughout recent buildings constructed in Washington, by creating joints (or reveals) within the panels, not to exceed 5'-0" vertical by 12'-0" horizontal panels. The base of the Ballpark, at approximately 18'-0" high, will combine joints (reveals) not to exceed 2'-8" high, and layered to present a strongly horizontal appearance. The base will respond to the diversity of site edges through proportion and depth of material, whether fronting First Street, in Option One and Option Two, as a retail edge through appropriately scaled composition of pre-cast and storefront or fronting South Capitol Street in a more monumental vocabulary of pieces. The north plaza area, just south of N Street, is anticipated to be an area scaled to receive the expected 70% of arriving spectators, yet detailed in the use of plantings, pavers, fencing and streetscape to relate to the human scale of its users. A memorable view into the Ballpark from the north awaits arriving spectators as well as the daily citizens who may pass or use this inviting plaza. The curtainwall of the Ballpark, above the pre-cast base, is proposed as a material to create

transparency, both for the users of the spaces behind, as well as those outside the Ballpark looking in. This transparency seeks to create a dialogue between the inside/outside of the Ballpark, for its users and those who travel by it. The proportions of the curtainwall again express horizontal dominance in the Ballpark facades, capped off by the vertically rising steel of the upper seating bowl super-structure. This three-part layering of the facade composition reflects a traditional approach to District architectural compositions. As a last layer of this facade composition, and highest vertically, the seating bowl structure is topped by the sunscreen canopy, a device which provides shade to the visiting spectators and also creates a distinct architectural element which rests between the top of the Ballpark and the sky, creating the illusion of a floating plane of reflective material.

5 11 DCMR § 1606.20(e). — Best Practice Environmental Design. The Ballpark will promote the use of best practice environmental design, including minimizing potential impacts on the Anacostia River through storm water management and the minimization of the environmental impact of the facility including energy efficiency and water conservation. Storm water management is regulated by the Storm water Management Section of the Department of Consumer and Regulatory Affairs (“DCRA”), Soils Resources Branch. D.C. Law 5-188 requires all new development to control non-point source pollution transported by urban runoff, using Best Management Practices (“BMP”). The Ballpark will implement the Best Management Practices approved by DCRA. Additionally, DCSEC envisions that the owner of the Washington Nationals, as tenant of the Ballpark, will promote the use of recycling and efficiently recycle all recyclables in accordance with the requirements for commercial establishments in the District. It is the goal of the DCSEC that, to the extent financially practicable, the Ballpark construction follow the Leadership in Energy and Environmental Design (“LEED”) standards for new construction, as developed by the U.S. Green Building Council. LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. The design team for the Ballpark includes LEED certified architects, who are well versed in the LEED standards for new construction.

G. Relief from Underground Parking Requirements

Pursuant to 11 DCMR § 1606.8, the Applicant is to provide up to 1,225 vehicular parking spaces on the Ballpark Site, of which a minimum of 125 of such spaces is to be reserved for parking for the disabled. The Base Plan, Option One, and Option Two submitted with this Application and the Second Phase Plan provide the maximum number of parking spaces allowed. However, due to the practical difficulty of providing all such spaces underground under the Base Plan, Option One and Option Two, the Applicant is requesting, pursuant to 11 DCMR § 1606.07, that, with regard to the Base Plan, Option One and Option Two, 1111 of the parking spaces be approved as structured, above-ground parking. The parking is designed in such a way as to allow for retail/office utilization at street level, so as to minimize the visual impact of such parking on the Ballpark and the surrounding area.

Due to (i) the escalating costs of constructing the Ballpark and the limitations placed on financing by the Council of the District of Columbia in the Ballpark Act, (ii) the time constraints imposed by MLB in the Stadium Agreement and the District’s obligation under the Stadium

Agreement to insure that a Ballpark is ready for use on opening day for the baseball season in 2008 or incur significant penalties, (iii) financial constraints imposed on the development of the Ballpark, and (iv) recognition of the fact that adjacent development decisions will not be made until after this application can be heard, this application contains the Base Plan, Option One and Option Two for construction of the Ballpark and the Second Phase Plan which require either identifying additional, non-governmental funding or development decisions anticipated subsequent to review of this application. The Applicant respectfully requests relief for the Base Plan, Option One and Option Two from the below-grade parking requirements, as provided for in 11 DCMR § 1606.7. The Applicant notes that, with regard to the Base Plan Option One and Option Two, the Applicant intends to construct the Ballpark and the above-grade parking garages in phases, such that, upon completion of the Ballpark, there will be, as an interim condition, a surface parking lot designed to accommodate 254 vehicles on the northern portion of the Ballpark Site, with construction of the parking garages to be completed after completion of the Ballpark.

The Base Plan, Option One and Option Two provide for 114 parking spaces to be constructed underneath the south plaza of the Ballpark and for 1111 parking spaces to be constructed north of the N Place plaza portion of the Ballpark Site in two above-grade parking structures. The Second Phase Plan also anticipates the south plaza below-grade parking spaces, but anticipates Ballpark related development adjacent to the N Place plaza in lieu of the above-grade parking structures which may take advantage of the full 7.0 FAR zoning envelope, as provided for in 11 DCMR §§ 1606.4 and 1601.1, and which would provide that the balance of the 1111 required parking spaces be below-grade, consistent with the requirements of 11 DCMR § 1606.7. As demonstrated elsewhere in this Application, the Ballpark and other development proposed for the Ballpark Site is otherwise consistent with the requirements of 11 DCMR §§ 1606.19 and 1606.20.

H. Relief from South Capitol Street Setback Requirements.

The Applicant also requests, pursuant to 11 DCMR § 1606.22, relief from the setback requirements of 11 DCMR § 1606.16 in order to accommodate the pedestrian ramp to be located at the northern end of the Ballpark along South Capitol Street. The Application otherwise meets the South Capitol Street façade setback requirements of 11 DCMR § 1606.16.

One goal of the Ballpark design is to accentuate views of the monumental corridor and highlight the importance the Capitol's southern gateway. At the north end of the Ballpark facing South Capitol Street, a pedestrian ramp will project out 15 feet from the setback line over the sidewalk located within the property line, allowing a view of South Capitol Street. This emphasis on the South Capitol Street Corridor ties the fans' experiences with the Ballpark back to the greater city. From this unique vantage point the fans will be able to appreciate the anticipated new South Capitol Street Bridge, the proposed oval traffic rotary south of the Ballpark at the foot of the new bridge that is envisioned as a site for a major memorial, and the remainder of the monumental boulevard. The ramp projection will be located on an upper level of the building, 15 feet above the private sidewalk and therefore will in no way interfere with the pedestrian movements below. The projection is entirely within the setback area and does not extend over the public right-of-way. The projection is 40 feet wide and consists of a series of

five stacked terraces that allow fans to stop momentarily to appreciate the view as they make their way up to their seats. Each ramp is open air, enclosed with railing, providing a light vertical element to the design.

I. Relief from Ballpark Perimeter Retail Requirements (Base Plan) and Height and Depth Requirements for Certain Preferred Uses (Base Plan and Option One)

The Applicant further requests, pursuant to 11 DCMR § 1606 15, maximum relief for the Base Plan from the Ballpark perimeter retail, service, arts, or entertainment uses (“preferred uses”) requirement 1606s. In order to preserve the economic viability of the Ballpark and live within the economic constraints imposed on the Ballpark in Section 3 of the Ballpark Hard and Soft Costs Cap and Ballpark Lease Conditional Approval Emergency Act of 2006, there is currently insufficient funding to incorporate preferred uses along greater than ten percent (10%) of the Ballpark perimeter. In the event that additional, non-governmental funds are identified during construction of the Ballpark, the Applicant intends to incorporate additional preferred uses in the Ballpark perimeter, utilizing either Option One or Option Two. With the inclusion of the first floor retail space planned for the above grade parking garages on the northern portion of the Ballpark Site, as provided in the Base Plan, retail space is 22% of the Ballpark perimeter. Under the Base Plan, the total amount of the Ballpark devoted to preferred uses totals approximately 15,000 square feet. With the addition of the ground floor preferred uses in the parking garages, preferred uses within the Ballpark approximately 51,000 square feet. The preferred use space under the Base Plan and Option One is otherwise consistent with the purposes of the Capital Gateway Overlay as stated in 11 DCMR § 1600.2 and the provisions of 11 DCMR §§ 1606 19 and 1606 20.

The Applicant also requests, pursuant to 11 DCMR § 1606 22, (i) for Option One, and Option Two, relief from the strict applicability of the height requirement set forth at 11 DCMR § 1606.14(d) for a portion of the space within the Ballpark perimeter allocated for preferred uses, and (ii) for the Base Plan and Option One, relief from the strict applicability of the average depth requirement set forth at 11 DCMR § 1606 14(e) for the space within the Ballpark perimeter allocated for preferred uses. Because of economic considerations in the design of the Ballpark, Preferred use space in the Base Plan is an average of 30.3 feet in depth. While Option One incorporates an additional 17,000 square feet of preferred use space around the Ballpark perimeter and therefore meets the requirement that at least twenty percent (20%) of the Ballpark’s exterior perimeter is devoted to preferred uses, because of economic considerations in the design of the Ballpark, and the need, therefore, for locating certain life safety, security, loading and utility services within the Ballpark along the First Street portion of the Ballpark, such as the mechanical and electrical rooms, the telephone closets, the bullpen, the loading facilities servicing the Ballpark and the retail facilities, and the Ballpark command center, to address the economic limitations, a small amount of the preferred use space in Option One and Option Two does not meet the fourteen feet minimum floor to ceiling height requirements of 11 DCMR § 1606.14(d), and a portion of the preferred use space in Option One does not meet the fifty feet average depth requirements of 11 DCMR § 1606 14(e).

In Option One, efforts have been made to flatten necessary infrastructure located along First Street and locate such functions behind a narrow band of street level retail space along 1st

Street so that additional retail space is provided along the 1st Street façade of the Ballpark and retail flows as seamlessly as possible from the Potomac Avenue curve northward along 1st Street to the northern edge of the Ballpark. Because of the reconfiguration of the Ballpark infrastructure along First Street, a total of approximately 21% of the Ballpark's perimeter consists of retail frontage. Under Option One, 13% of the preferred space has an average depth of 50 feet and 81% has a minimum floor to ceiling height of 14 feet. Average height varies from 13 feet to 17 feet and average depth varies from 24 feet to 52 feet, with an average depth of 37.3 feet. With the inclusion of the first floor retail space planned for the above grade parking garages on the northern portion of the Ballpark Site, as provided in Option One, retail space is 31% of the Ballpark perimeter, with an average depth of 47.7 feet.

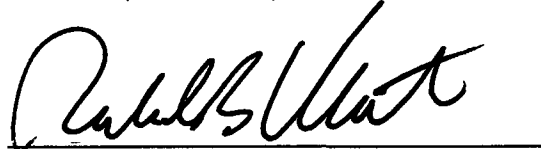
Under Option One, the total amount of the Ballpark devoted to preferred uses totals approximately 32,000 square feet. With the addition of the ground floor preferred uses in the parking garages, preferred uses within the Ballpark total over 67,000 square feet.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this application for construction of the Ballpark be approved.

Respectfully submitted,

ROBINS, KAPLAN, MILLER & CIRESI L L P



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Suite 1200
Washington, D.C. 20006
(202) 775-0725
Counsel to the District of Columbia Sports &
Entertainment Commission

LIST OF EXHIBITS

- 1 Surveyor's Plat of the Property
2. Site Plans and Zoning Map of the Vicinity
- 3 Report of Gorove/Slade Associates, Inc – Transportation Management Plan
- 4 Bill 16-628, the Closing of Public Streets and Alleys in Squares 702, 703, 704, 705 and 706, and in U.S. Reservation 247, S.O. 05-6318 Act of 2006

Ballpark Stadium –Project Profile – May 1, 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 only (32,000 sq.ft.)
Retail – (§1606.14)	Required	Provided, on 1 st St., N St., and S. Capitol
amount (§1606.14)	20 % of building perimeter, min.	10% ²
height (§1606.14(d))	14 ft. clear. min.	14'-0" minimum
depth (§1606.14(e))	50 ft. min.	Varies (8'-36'); Average 30.3' ²
Residential	Permitted	Not proposed as part of this application
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. 130 ft.
FAR (§§631, 1606.1 & 1606.4)		
Residential:	7.0 max. = 5,970,349 sq.ft.	Not proposed as part of this application
Non-Residential:	6.0 max. = 5,117,442 sq.ft. ³	2.02 = 1,723,914 sq.ft. ⁴
Ground Level Open Space (§633)	10% of lot area = 85,291 sq.ft. ⁵	22.8% (not including playfield), 194,534sq.ft.
Lot Occupancy (§634)	100% max. ⁶	77.2% (658,373sq.ft.)
Residential Rec'n Space (§635):	15% of residential GFA	Not required, non-residential proposal
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.	Not applicable – less than 110 ft. high
Open Court Width (§638.1)	2.5" / 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	-
Parking:		
Location (§1606.7):	Underground	114 below ground / 1111 above grade ⁷
Ballpark (§1606.8):	1,225 maximum	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 23 spaces (2%)
Bicycle Spaces (§2119):	5% of office and retail spaces = 62	65
Loading (§2201.1)::		
Berths	Retail: 2 @ 30' deep	Ballpark: 4 @ 70' deep Retail: 2 @ 40' deep
Loading Platforms:	Retail: 2 @ 100 sq.ft.	Ballpark: 4 @ 400sq.ft. each Retail: 2 @ 200sf.ft. each
Service / Delivery:	Retail: None	Retail 2 @ 40' deep
Location (§1606.12)	Internal and enclosed	Conforming
Driveway Access (§1606.17)	Not from S. Capitol St.	Conforming

¹ Includes proposed street and alley closings, including a 40 ft. wide portion of Potomac Avenue.

² Including parking structures, frontage is 22% and average depth is 49.3'

³ Would include the stadium plus any other on-site development, including above grade parking.

⁴ Includes the two parking structures, with a total of 514,040 sq.ft.

⁵ Assumes stadium development encompasses the total lot area.

⁶ A maximum of 75% for residential buildings.

⁷ Parking interim condition provides 254 cars on N Street in a surface parking lot.

DC MAJOR LEAGUE BASEBALL PARK
ZONING SUBMISSION
 May 1, 2006

Sheet No.	Drawing No.	Sheet Title
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GENERAL

1 of 53		Cover Sheet - Zoning Submission
2 of 53	X1-01	Key Plan
3 of 53		Zoning Map

CIVIL

4 of 53	ZC-1	Existing Conditions Plan
5 of 53	ZC-2	Site Grading Plan
6 of 53	ZC-3	Utility Plan
7 of 53	ZC-4	Sediment Control Plan-1
8 of 53	ZC-5	Sediment Control Plan-2

LANDSCAPE

9 of 53	L1-01	Site Plan
10 of 53	L1-02	Site Details
11 of 53	L2-01	Planting Plan

ARCHITECTURAL

12 of 53	A2-02	Circulation Plan
13 of 53	A1-01	Service - 100 Level Reference Plan
14 of 53	A1-02	Main Concourse - 200 Level Reference Plan
15 of 53	A1-03	Club - 300 Level Reference Plan
16 of 53	A1-04	Suite - 400 Level Reference Plan
17 of 53	A1-05	Upper Concourse - 500 Level Reference Plan
18 of 53	A1-07	Upper Press - 700 Level Reference Plan
19 of 53	PA2-01	Parking Garage Plans
20 of 53	PA2-02	Parking Garage Plans
21 of 53		Retail Fontage - Ballpark
22 of 53		Retail Fontage - Ballpark with Parking Garages
23 of 53	A7-01	Building Section
24 of 53	A7-02	Building Section
25 of 53	A7-03	Building Section
26 of 53		Southwest Watercolor Aerial
27 of 53		Northwest Watercolor Aerial
28 of 53		Southeast Watercolor Aerial
29 of 53		Northeast Watercolor Aerial
30 of 53		View North from South Capitol & P Street (Toward Capitol Dome)
31 of 53		View from Potomac & First (Grand Stair)
32 of 53		View from Oval at South Entry Plaza
33 of 53		North Aerial View (Looking South down Half Street)
34 of 53		View North from Upper Concourse
35 of 53		View East from P Street & South Capitol
36 of 53		View East from O Street & South Capitol
37 of 53		View South from South Capitol & M Street
38 of 53		View North from South Capitol Ramp
39 of 53		West Building Elevation (South Capitol)
40 of 53		South Building Elevation (Potomac Ave)
41 of 53		East Building Elevation (First Street)
42 of 53		North Building Elevation (N Street Plaza)
43 of 53		Enlarged Elevation - South Capitol at Conference Center
44 of 53		Enlarged Elevation - South Capitol at P Street

DC MAJOR LEAGUE BASEBALL PARK
ZONING SUBMISSION
 May 1, 2006

Sheet No.	Drawing No.	Sheet Title
45 of 53		Enlarged Elevation - South Capitol at Office
46 of 53		Enlarged Elevation - Potomac Avenue at Grid 28/31
47 of 53		Enlarged Elevation - First Street
48 of 53		NE Parking Garage North Elevation (N Street)
49 of 53		NW Parking Garage North Elevation (N Street)
50 of 53		NW Parking Garage West Elevation (South Capitol)
51 of 53		NE Parking Garage East Elevation (First Street)
52 of 53		Parking Garage Typical Enlarged Elevation
53 of 53		Overall Site Section

OPTIONS APPENDIX

A1	Option 1	Northeast Watercolor Aerial
A2	Option 1	Site Plan
A3	Option 1	Service - 100 Level Reference Plan
A4	Option 2	Northeast Watercolor Aerial
A5	Option 2	Service - 100 Level Reference Plan
A6	Interim	Site Plan

ZONING SUBMISSION

May 1, 2006

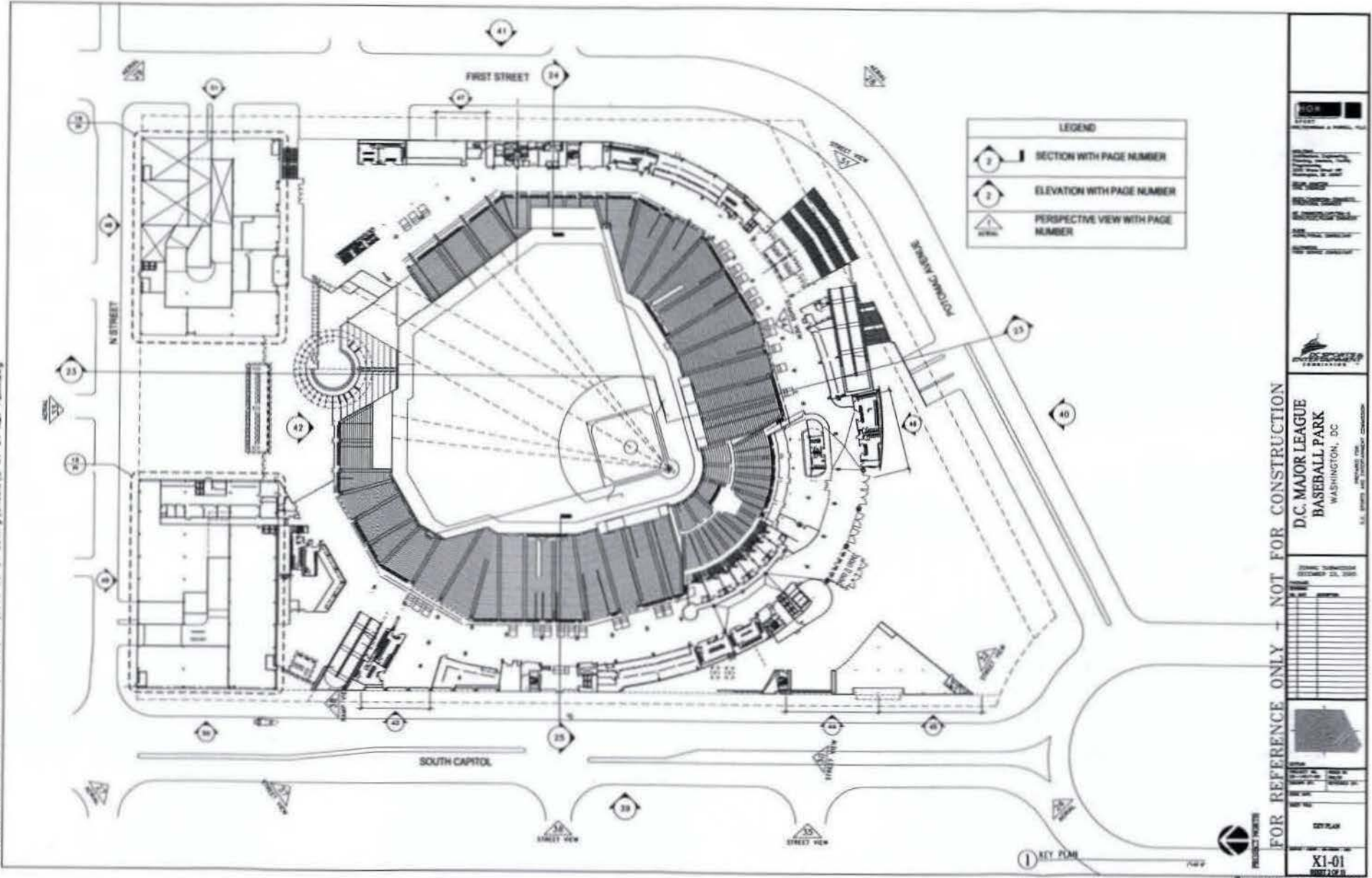


D.C. Major League Baseball Park

SHEET 1 of 53



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WASHINGTON, DC

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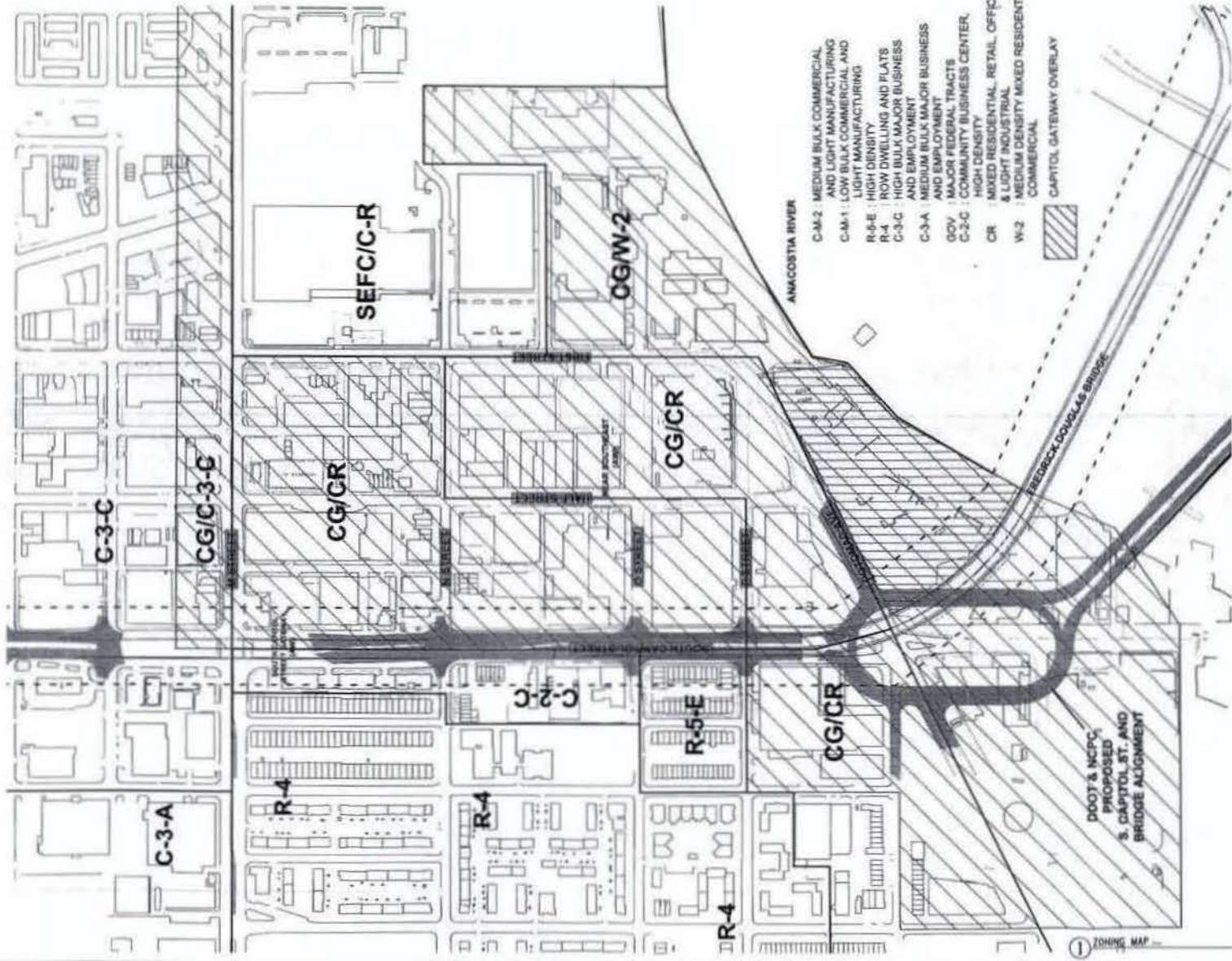
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- C-M-1 LOW BULK COMMERCIAL AND LIGHT MANUFACTURING
- R-6-E HIGH DENSITY
- R-4 HIGH BULK MAJOR BUSINESS AND EMPLOYMENT
- C-3-C MEDIUM BULK MAJOR BUSINESS AND EMPLOYMENT
- GOV MAJOR FEDERAL TRACTS
- C-2-C COMMUNITY BUSINESS CENTER
- CR HIGH DENSITY MIXED RESIDENTIAL, RETAIL OFFICES, & LIGHT INDUSTRIAL
- W-2 MEDIUM DENSITY MIXED RESIDENTIAL COMMERCIAL
- CAPITOL GATEWAY OVERLAY



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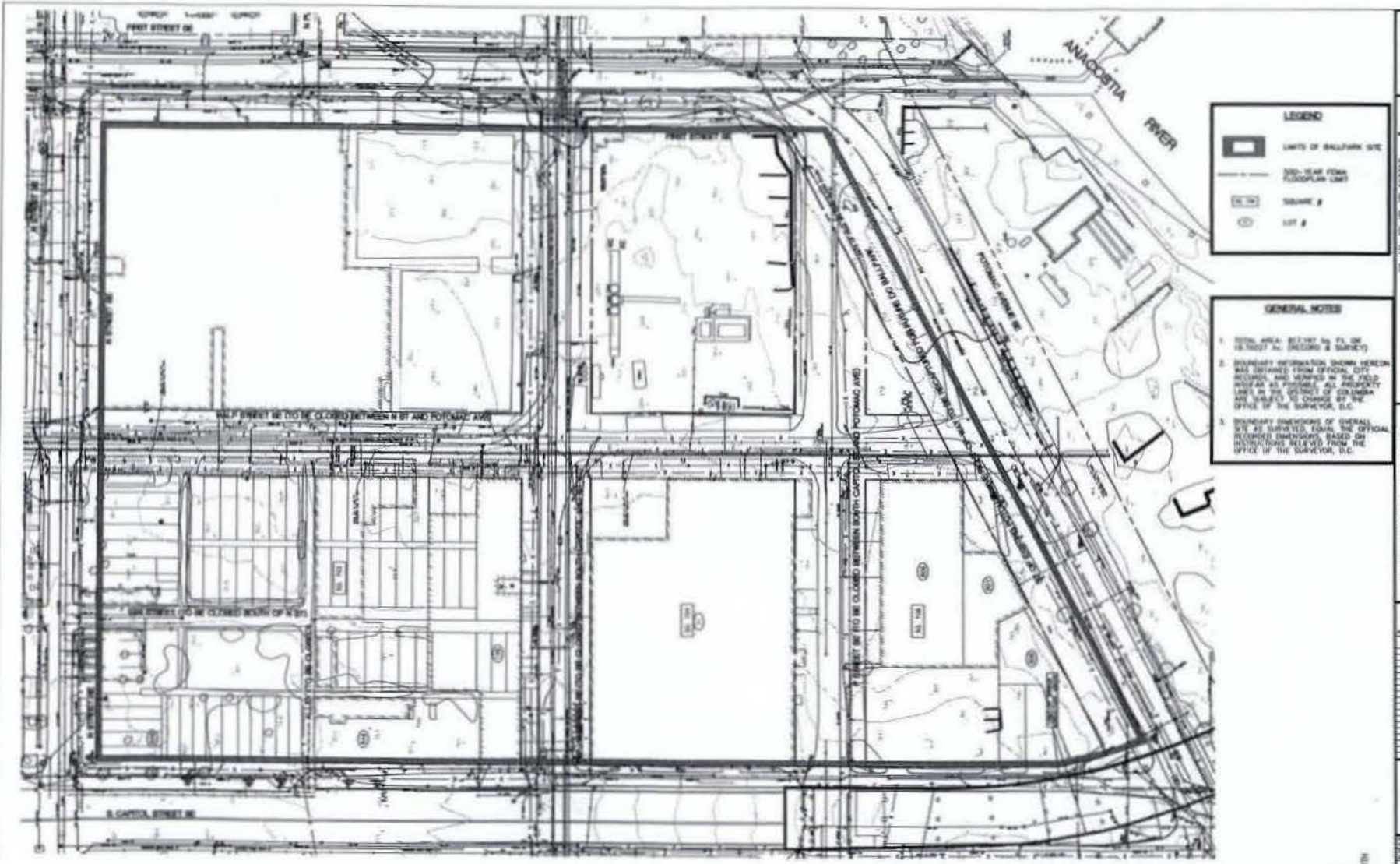
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D.C. MAJOR LEAGUE
BASEBALL PARK
WASHINGTON, DC

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10	03/24/08	ISSUED FOR PERMITTING



LEGEND

- LIMITS OF BALLPARK SITE
- 200-YEAR FLOODPLAIN LIMIT
- SQUARE #
- LOT #

GENERAL NOTES

1. TOTAL AREA: 87,187 SQ. FT. OR 1.98 AC. (INCLUDING 2 SQUARES)
2. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD WHEREAS AS FURTHER AS ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
3. BOUNDARY DIMENSIONS OF OVERALL SITE AS SURVEYED, EQUAL THE OFFICIAL RECORDED DIMENSIONS, BASED ON INSTRUCTIONS RECEIVED FROM THE OFFICE OF THE SURVEYOR, D.C.

D.C. MAJOR LEAGUE
BASEBALL PARK
WASHINGTON, DC

1 EXISTING CONDITIONS PLAN

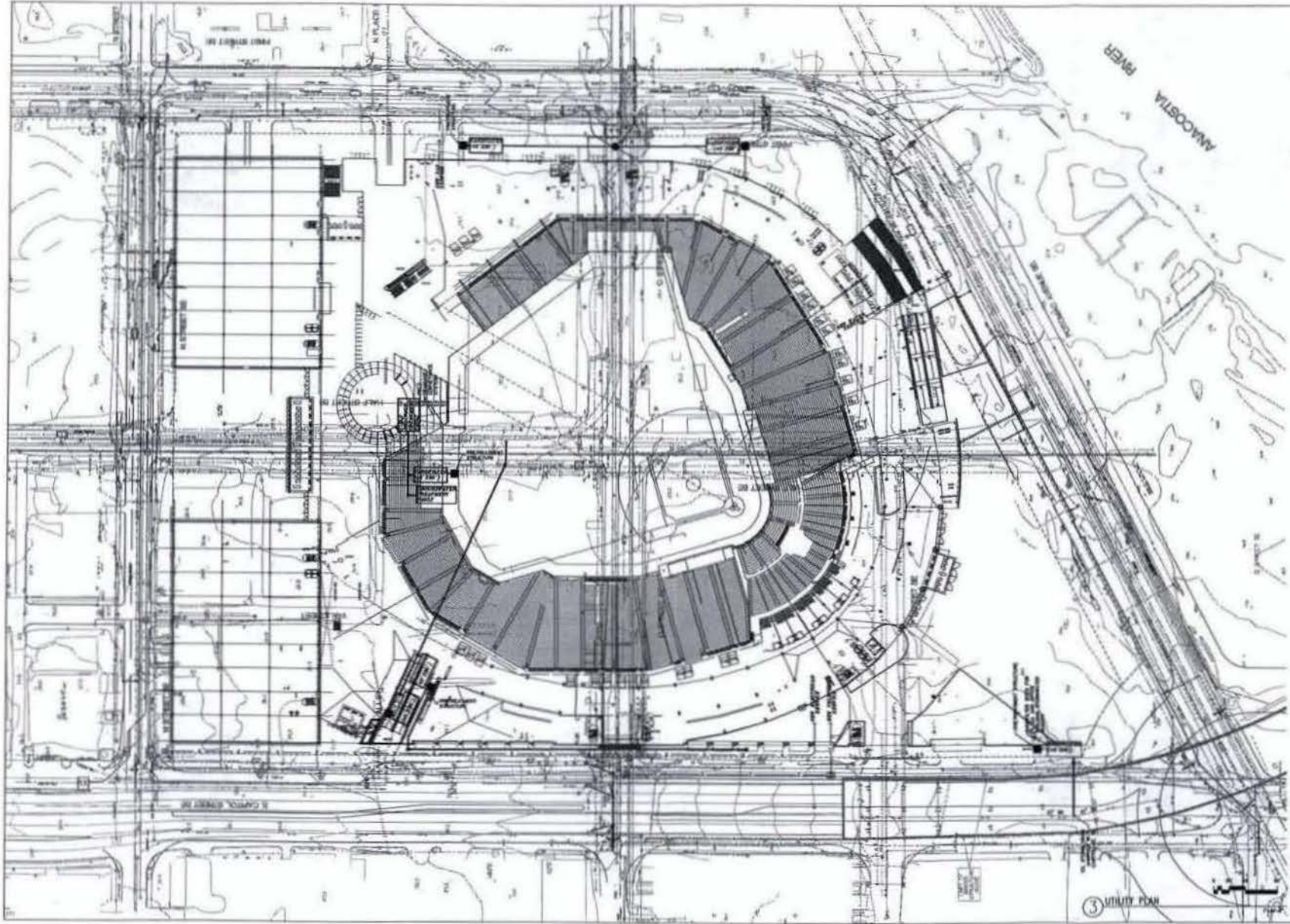


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EXISTING CONDITIONS PLAN

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SHEET 18 OF 21



3 UTILITY PLAN



PROJECT NORTH

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D.C. MAJOR LEAGUE
BASEBALL PARK
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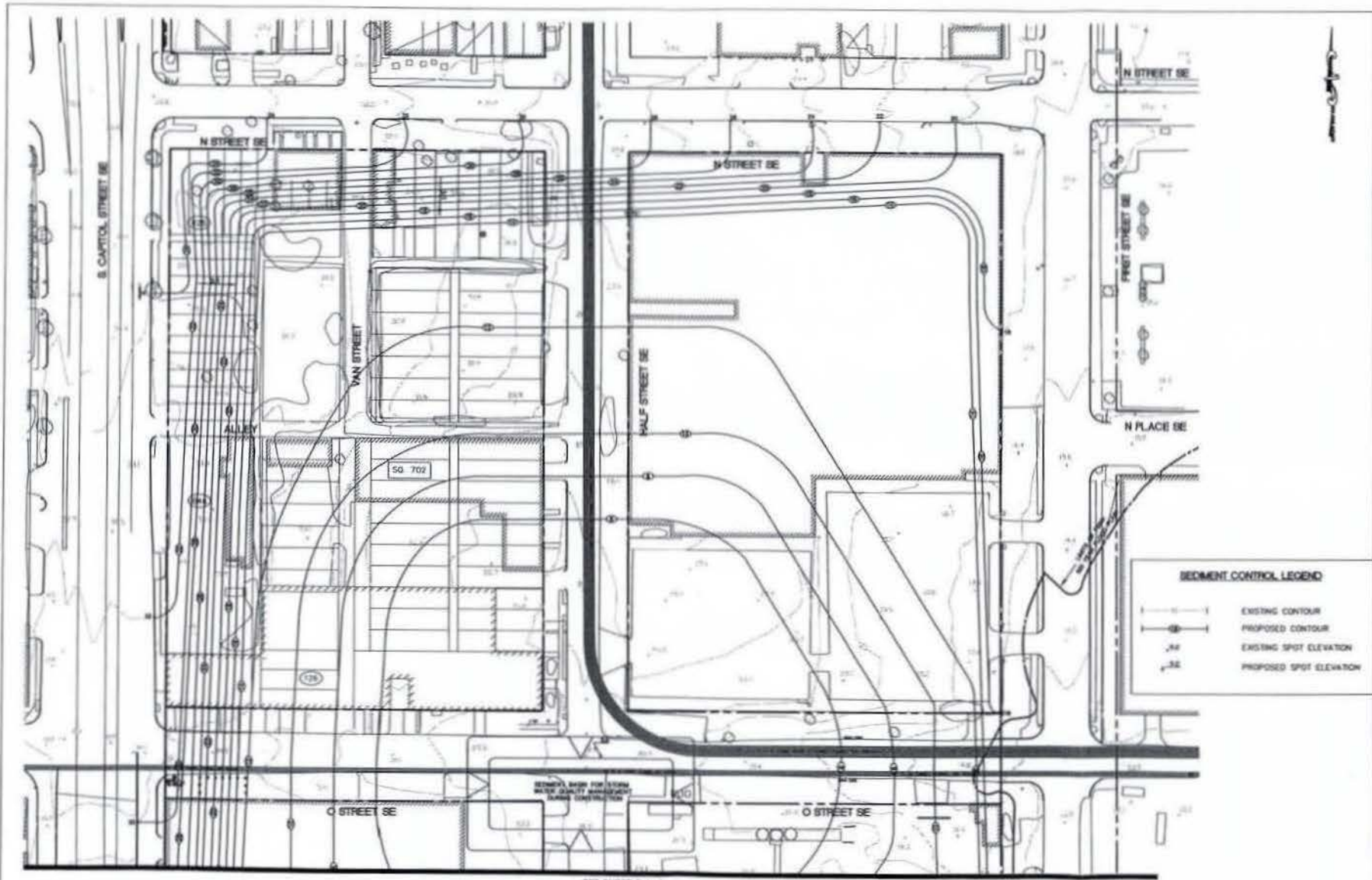
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WASHINGTON, DC

UTILITY PLAN
20-3
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SEDIMENT CONTROL LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

SEDIMENT BASIN FOR STORM WATER QUALITY MANAGEMENT DURING CONSTRUCTION

SEE SHEET C 4-1



DHA JOB #1730

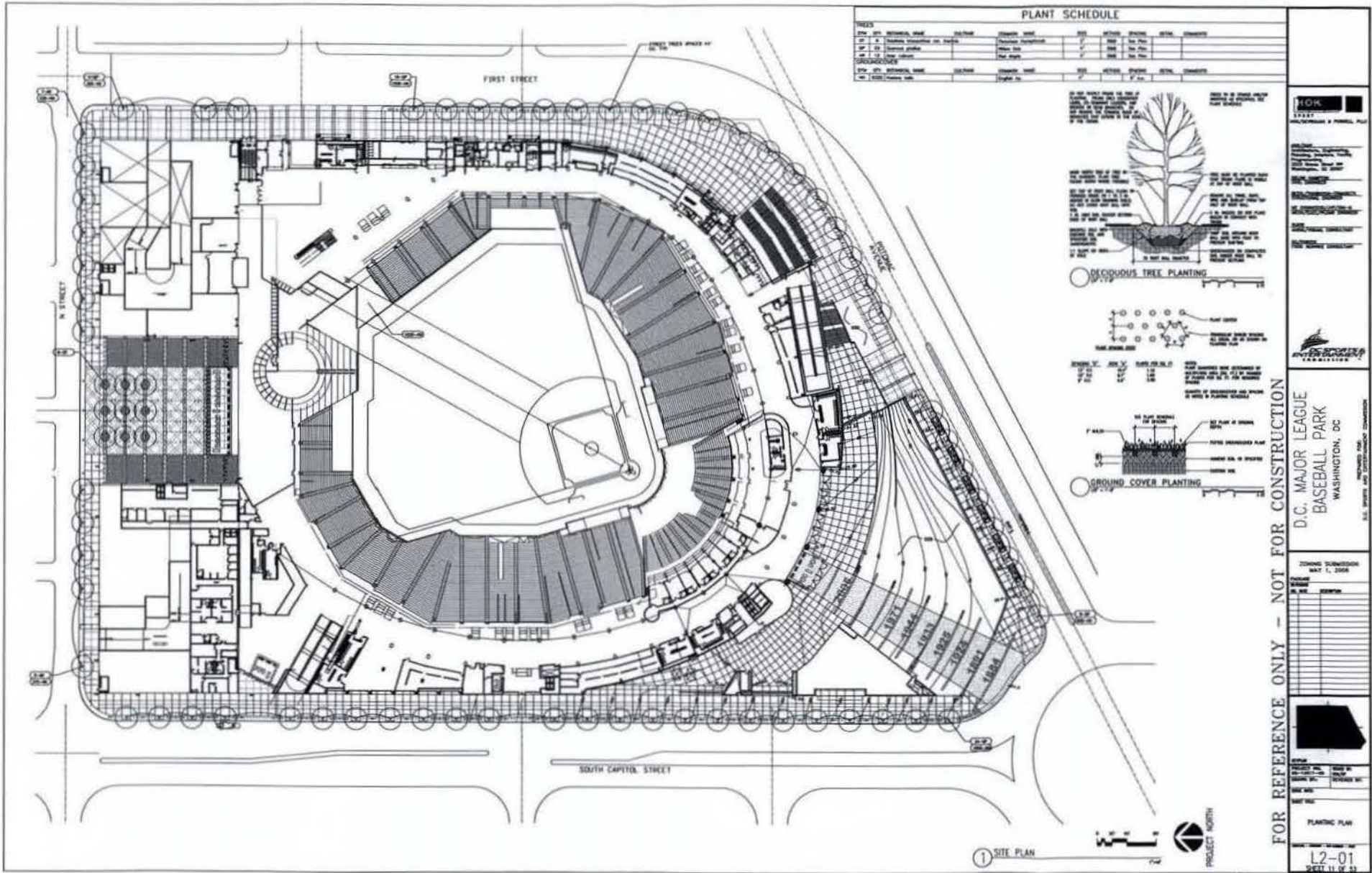
D.C. MAJOR LEAGUE
BASEBALL PARK
WASHINGTON, DC

ZONING DISTRICT
MUT 7, 2008

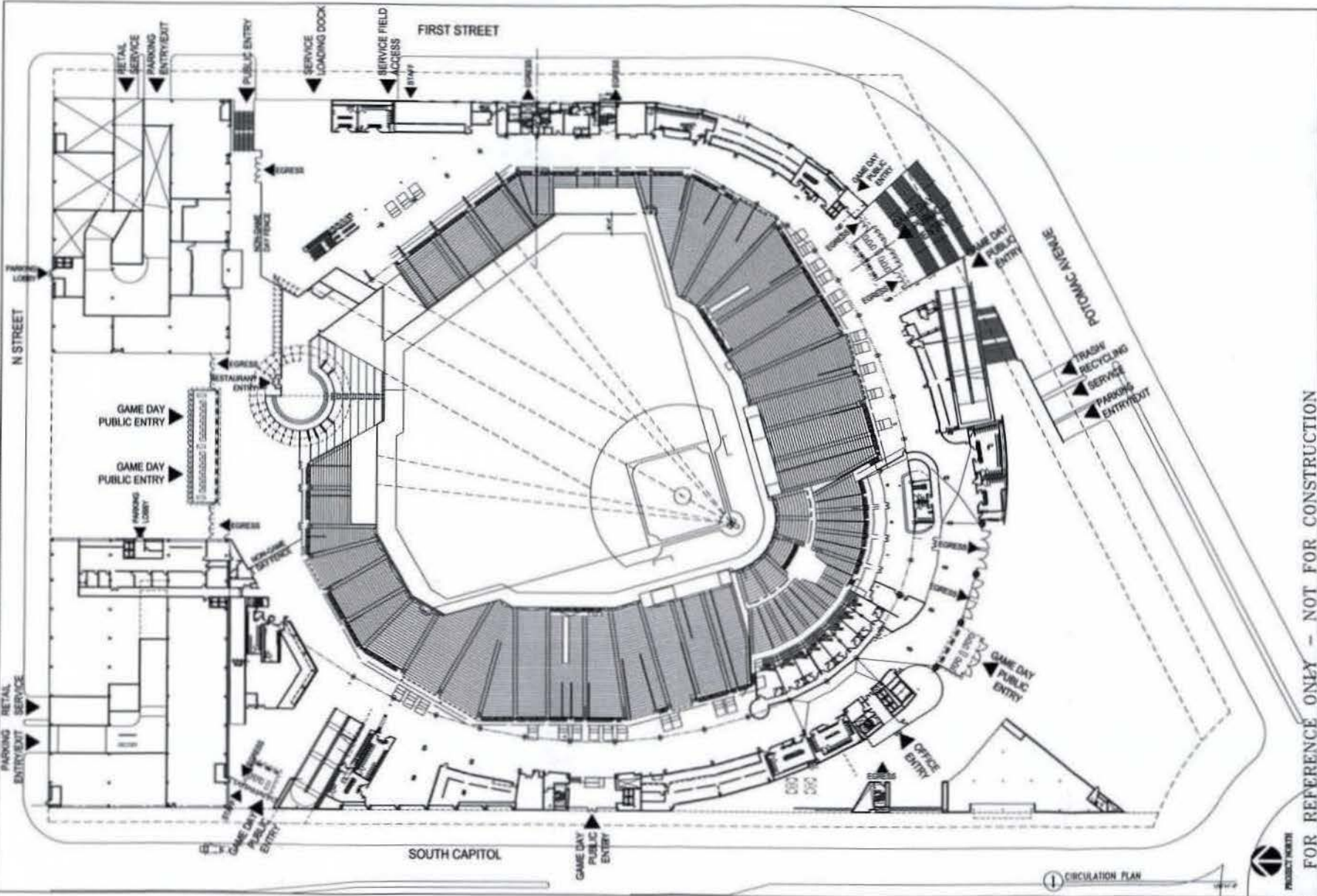
SEDIMENT CONTROL PLAN-2

ZC-5
SHEET 2 OF 51

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\\wfr-01erh\0314017\05-14017-10\1-C-Conf\Plan\216-A2-02-CIRCULATION PLAN.dwg



1 CIRCULATION PLAN

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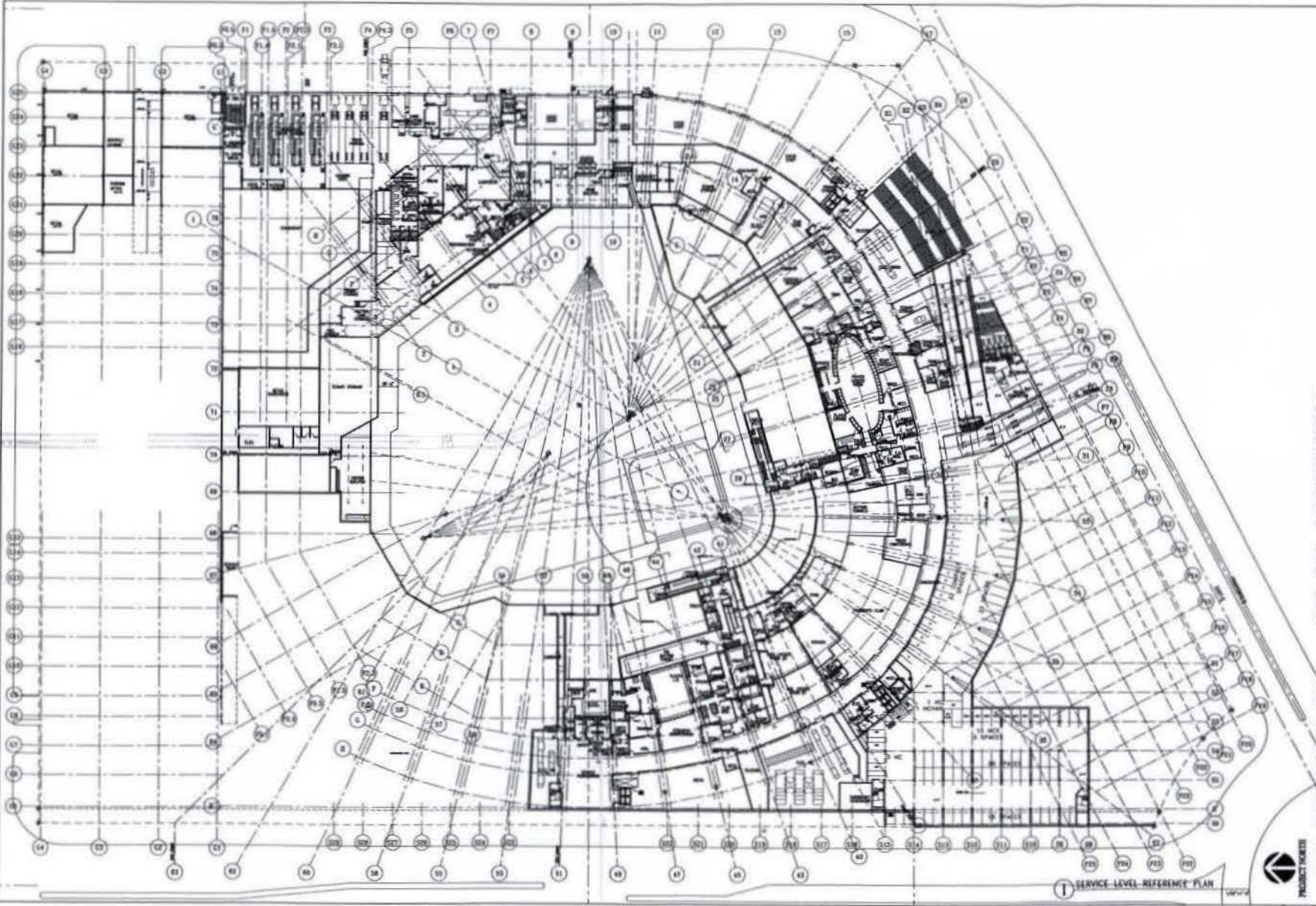
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CIRCULATION PLAN

A2-02
 SHEET OF 10



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1 SERVICE LEVEL REFERENCE PLAN

UNP/7



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WASHINGTON, DC

ISSUED FOR CONSTRUCTION

DATE: 03/24/08

NO.	DESCRIPTION	DATE



DATE: 03/24/08
BY: UNP/7
CHECKED BY: UNP/7
SCALE: AS SHOWN

SHEET - IN LEVEL REFERENCE PLAN

A1-01

03/24/08

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PROJECTWORKS
ARCHITECTS & ENGINEERS, P.C.
1000 NEW YORK AVENUE, N.W.
WASHINGTON, D.C. 20004
TEL: 202-638-1000
FAX: 202-638-1001
WWW.PROJECTWORKS.COM



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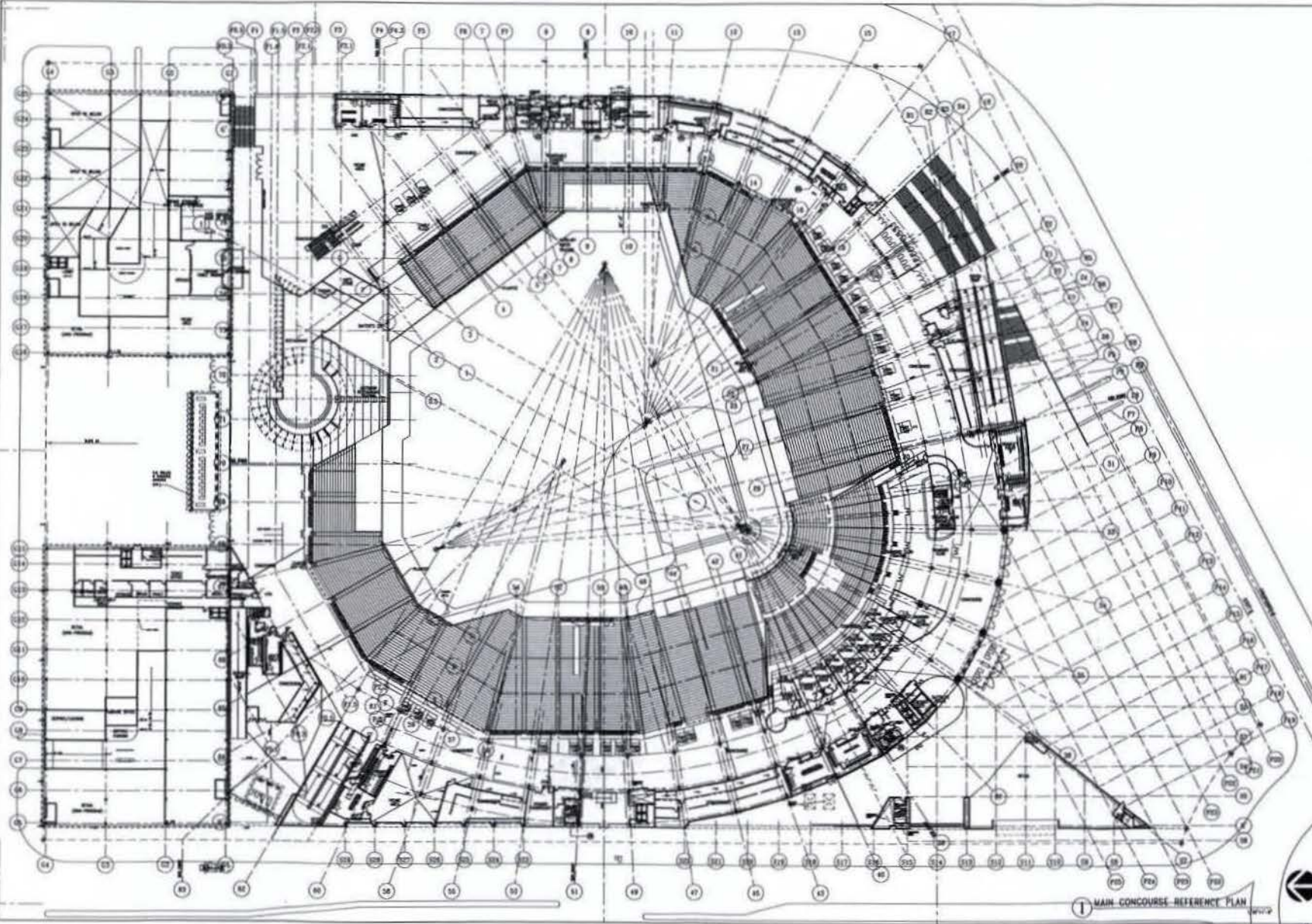
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\\web-01\proj\0514011\05-14011-10\LE-Cad\Proj\2008-03-24 Zoning\Sheets\210-41-02 MAIN CONCOURSE - 200 LEVEL.dwg



1 MAIN CONCOURSE REFERENCE PLAN



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BASEBALL PARK
WASHINGTON, DC

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APPROVED BY	
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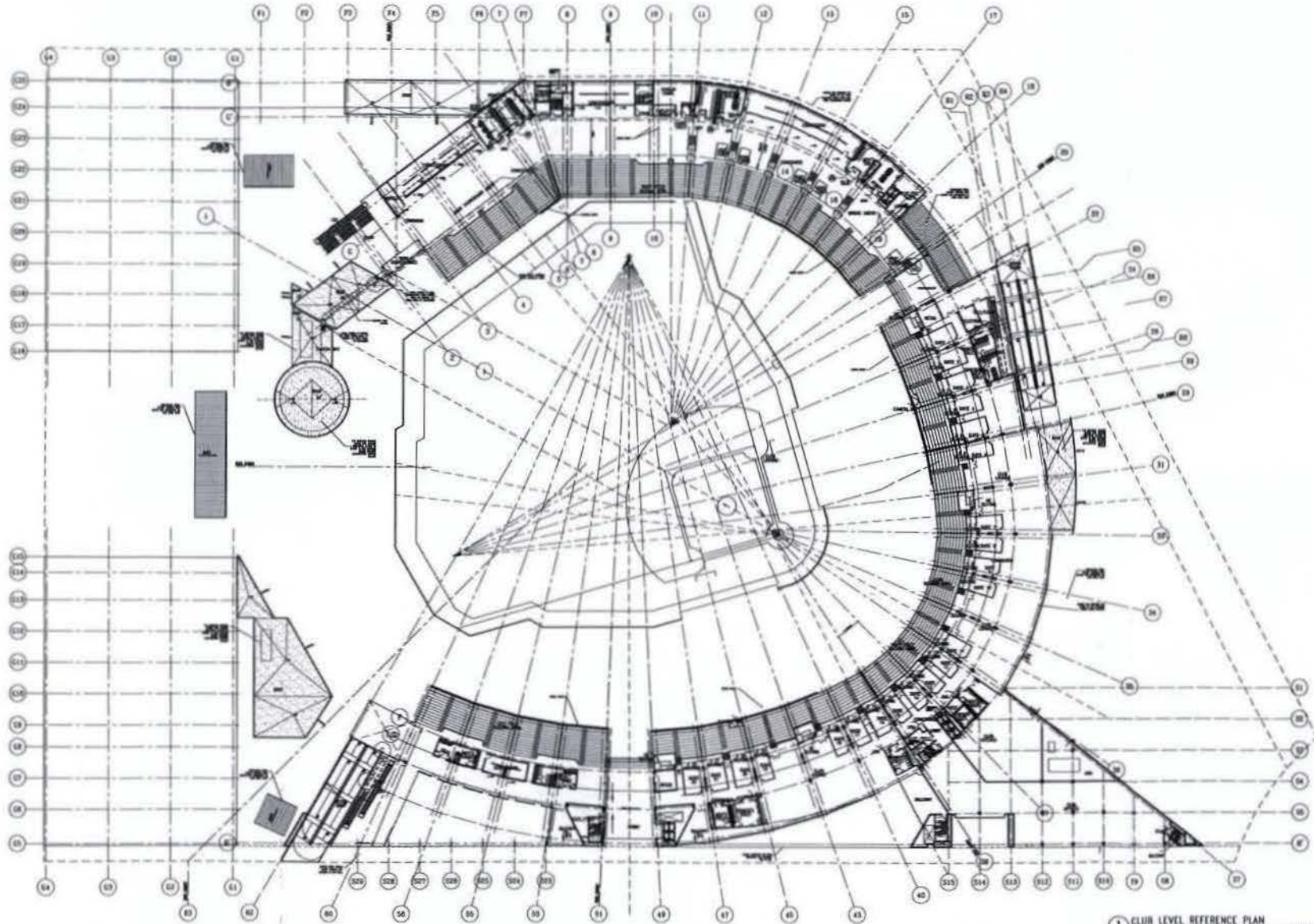
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PROJECT NUMBER
MAIN CONCOURSE - 200 LEVEL REFERENCE PLAN

A1-02
SHEET 14 OF 20

\\dc-01s\1\0514017\05-14017-10\E-Cad\Proj\2008-03-24_Zoning\Sheets\211-01-03 CLUB - 300 LEVEL.dwg



1 CLUB LEVEL REFERENCE PLAN



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BASEBALL PARK**
WASHINGTON, DC

NO.	DESCRIPTION
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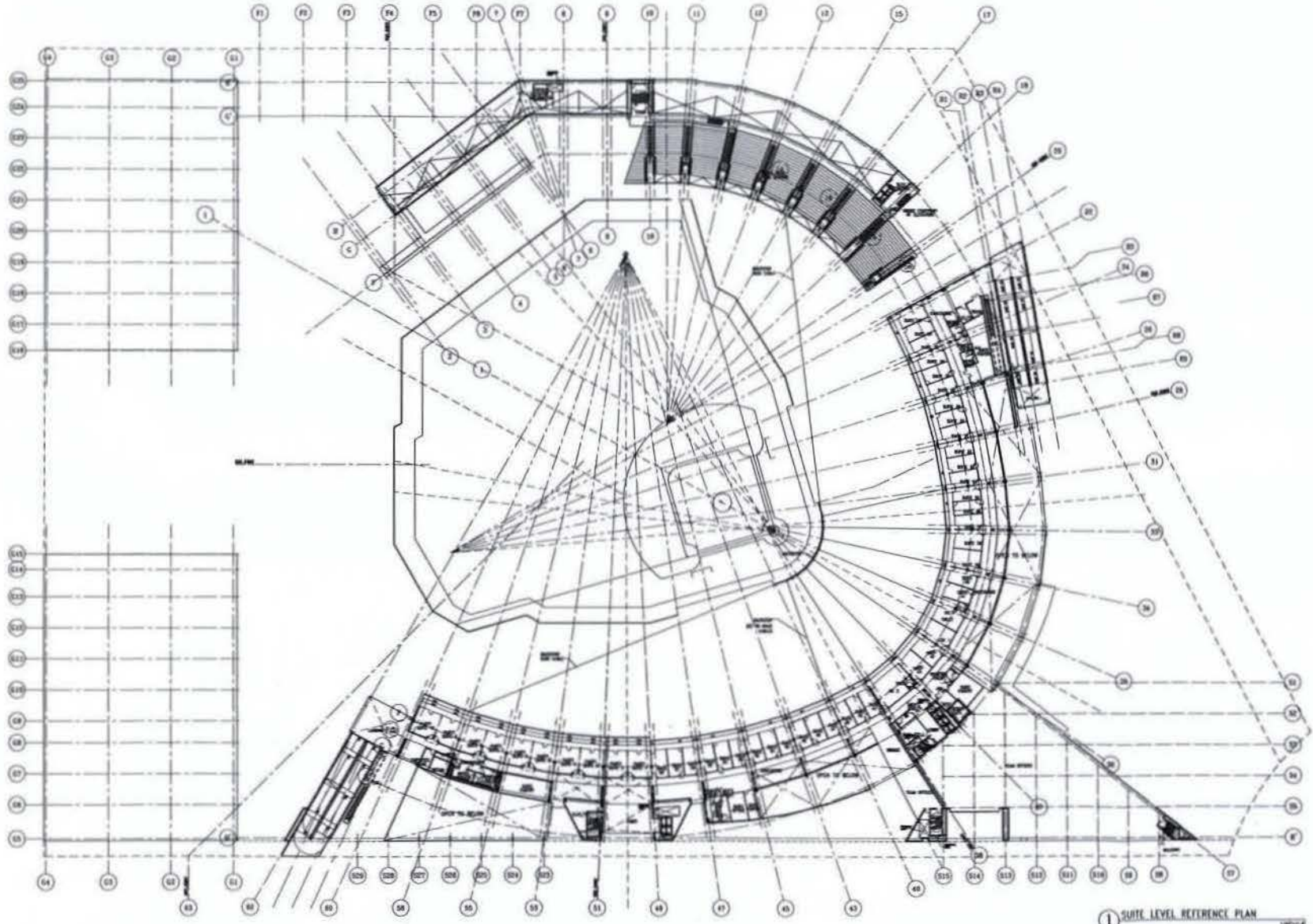
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CLUB - 300 LEVEL
 REFERENCE PLAN

A1-03
 SHEET 11 OF 11

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① SUITE LEVEL REFERENCE PLAN

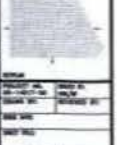


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BASEBALL PARK
WASHINGTON, DC

PROJECT:	D.C. MAJOR LEAGUE BASEBALL PARK
DATE:	03/24/06
SCALE:	AS SHOWN
DESIGNED BY:	...
CHECKED BY:	...
APPROVED BY:	...
DATE:	...

NO.	DESCRIPTION	DATE

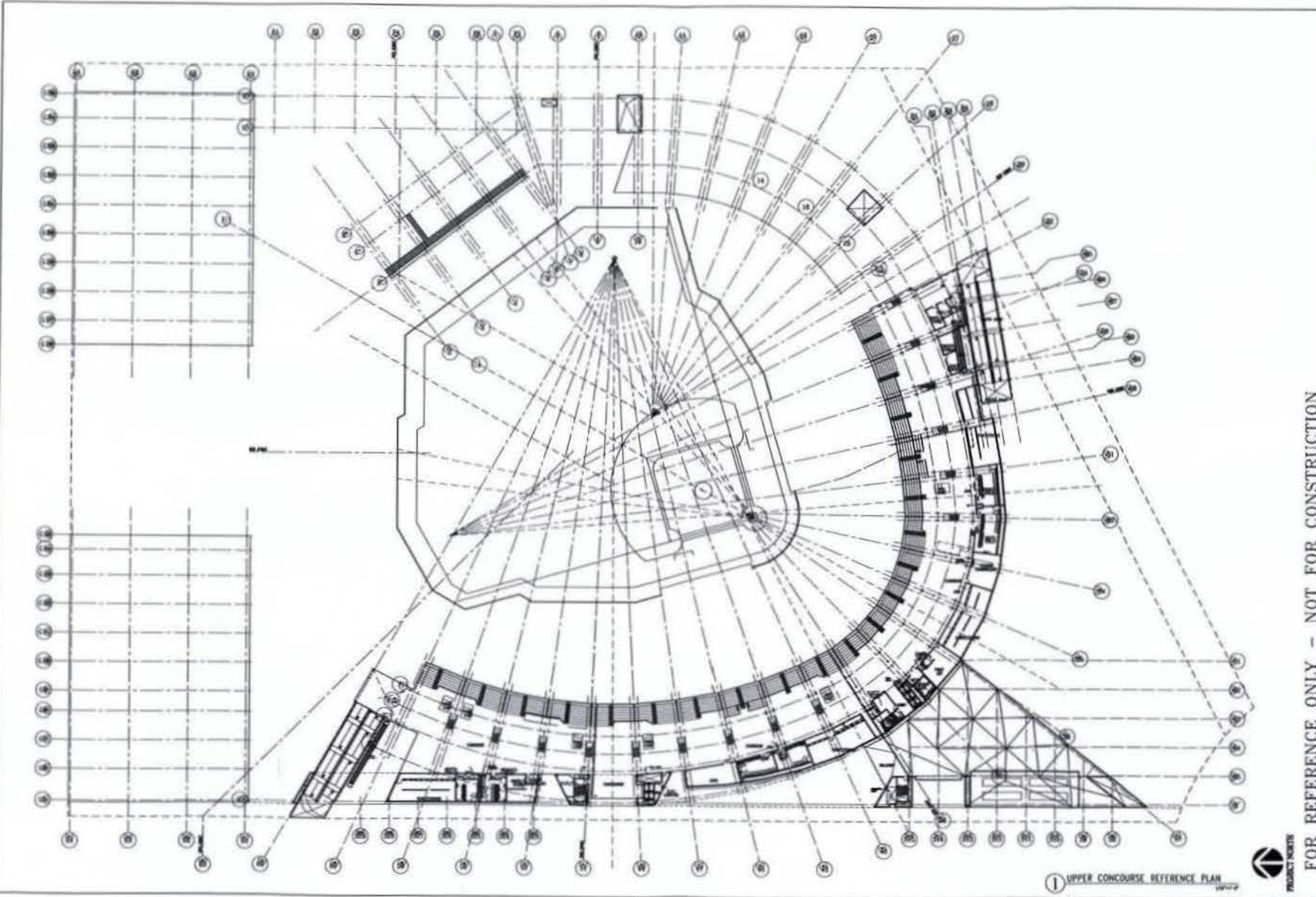


SEE 400 LEVEL REFERENCE PLAN

A1-04
SHEET 14 OF 21

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\\eds-01sv\0514017\05-14017-10\1-E-Cad\Pres\2008-03-24 Zoning\Sheet\Z13-A1-05 UPPER CONCOURSE - 500 LEVEL.dwg



1 UPPER CONCOURSE, REFERENCE PLAN



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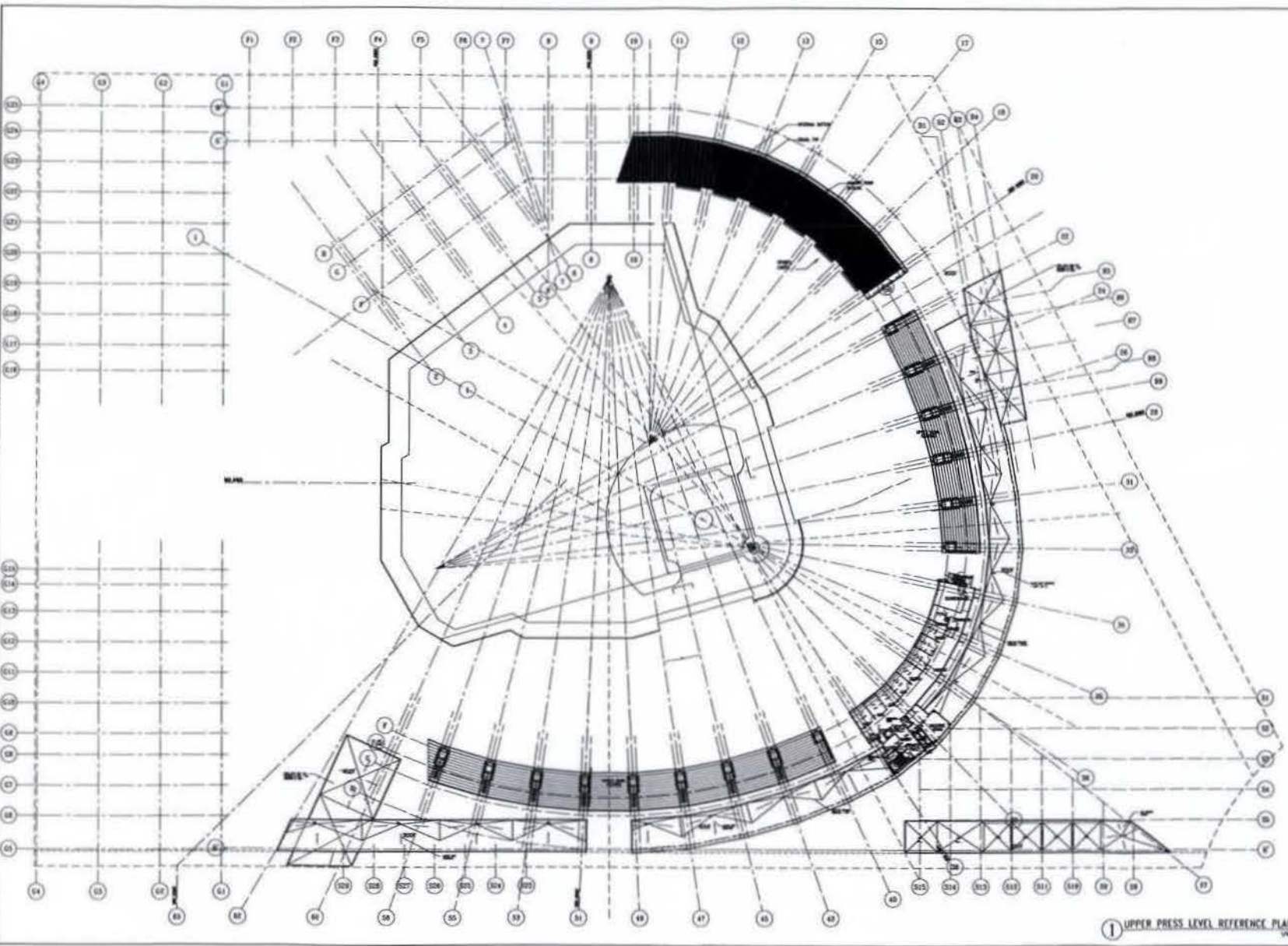
DATE	DESCRIPTION

A1-05
05/11/08

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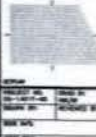
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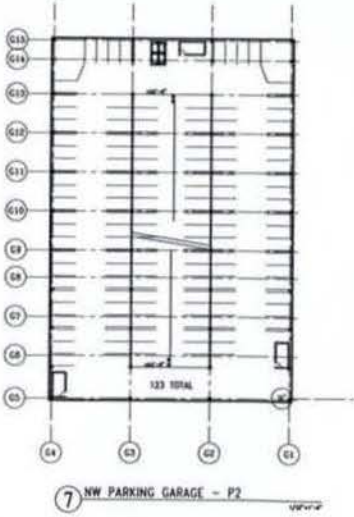
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SHEET 11 OF 31



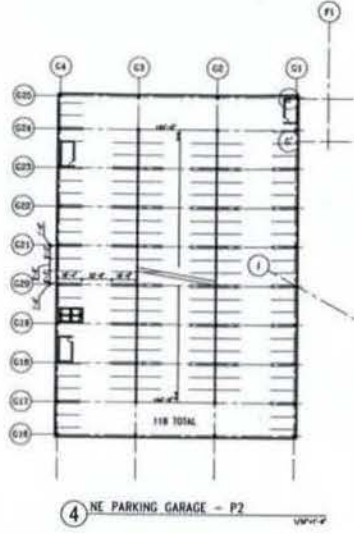
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HDR, LLC
1900 K STREET, N.W.
WASHINGTON, D.C. 20004
TEL: 202.462.1600
WWW.HOK.COM



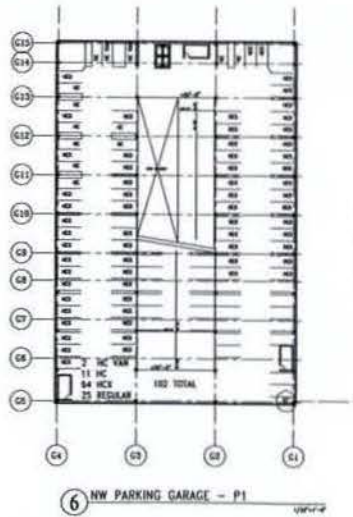
U.S. SPORTS AND ENTERTAINMENT COMMISSION
1000 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004
TEL: 202.462.1600
WWW.USSEC.COM



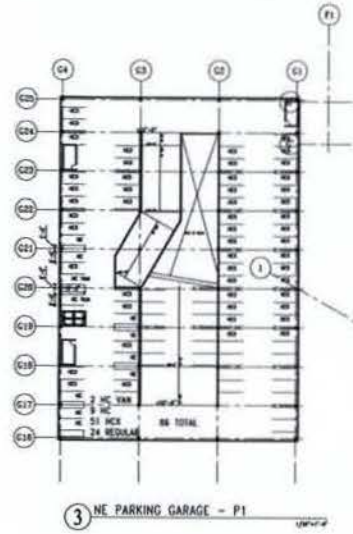
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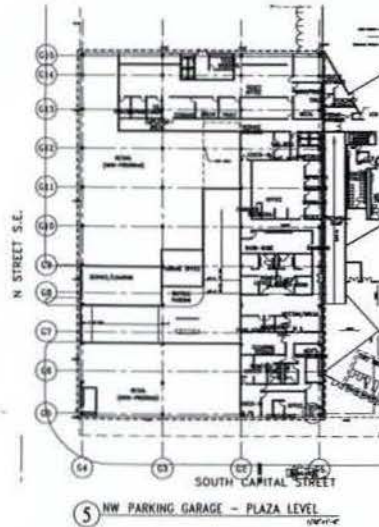
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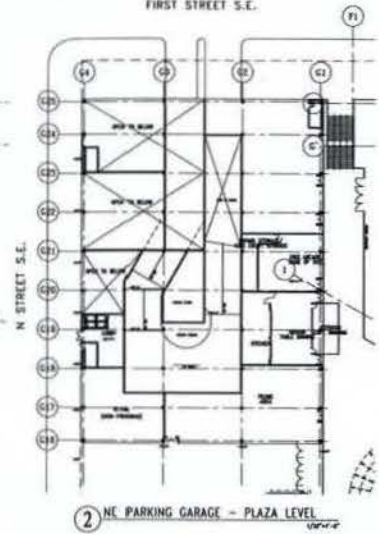
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3 NE PARKING GARAGE - P1



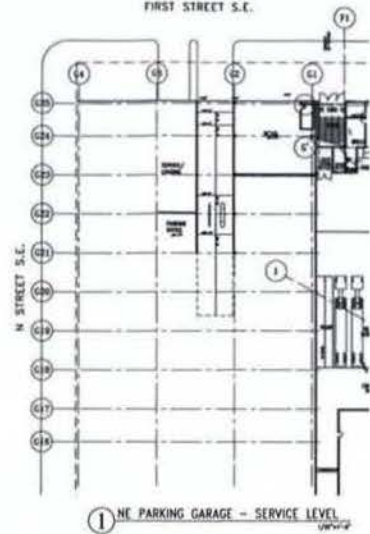
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2 NE PARKING GARAGE - PLAZA LEVEL



1 NW PARKING GARAGE - SERVICE LEVEL



1 NE PARKING GARAGE - SERVICE LEVEL

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ZONING SUBMISSION
MAY 1, 2006

DATE

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PARKING GARAGE
PLAN

PA2-01

SHEET 27 OF 33

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STREET
ENGINEERING & ARCHITECTURE

DATE: 05/15/06
PROJECT: D.C. MAJOR LEAGUE BASEBALL PARK
SHEET NO.: PA2-01
SCALE: AS SHOWN
DRAWN BY: J. WILSON
CHECKED BY: J. WILSON
DATE: 05/15/06
PROJECT: D.C. MAJOR LEAGUE BASEBALL PARK
SHEET NO.: PA2-01
SCALE: AS SHOWN
DRAWN BY: J. WILSON
CHECKED BY: J. WILSON
DATE: 05/15/06



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MAY 1, 2006

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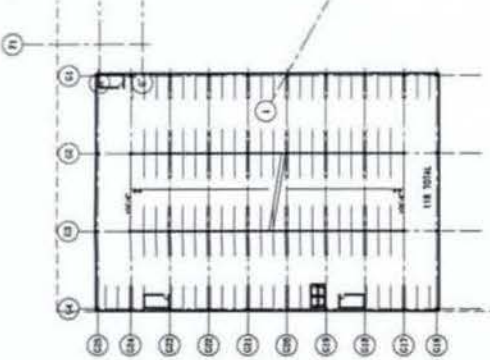
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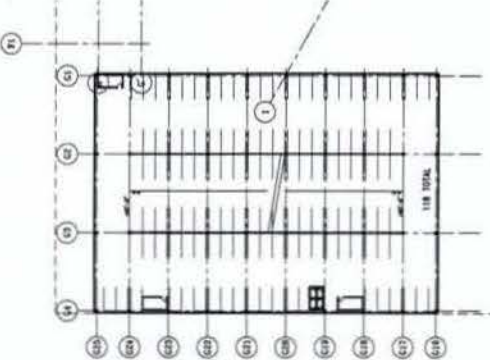
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<p>DEPARTMENT OF TRANSPORTATION D.C. SPORTS AND ENTERTAINMENT COMMISSION</p>	<p>D.C. MAJOR LEAGUE BASEBALL PARK WASHINGTON, DC</p>	<p>DATE: 11/1/2006 BY: [Redacted] CHECKED BY: [Redacted]</p>		<p>PROJECT NO.: [Redacted] SHEET NO.: [Redacted] SHEET TITLE: [Redacted]</p>	<p>PA2-02 2006-03-24</p>

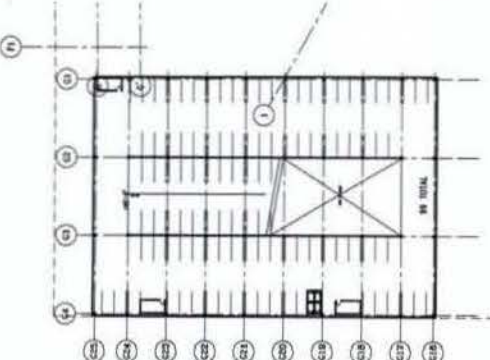
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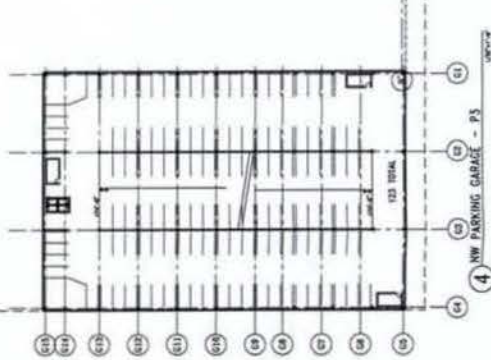
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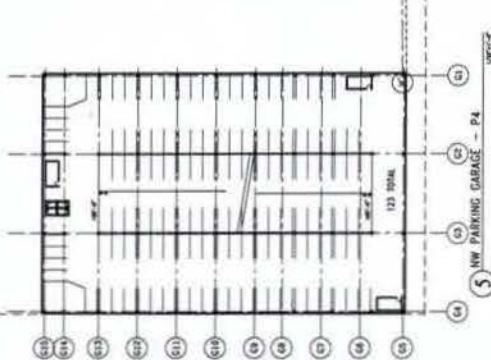
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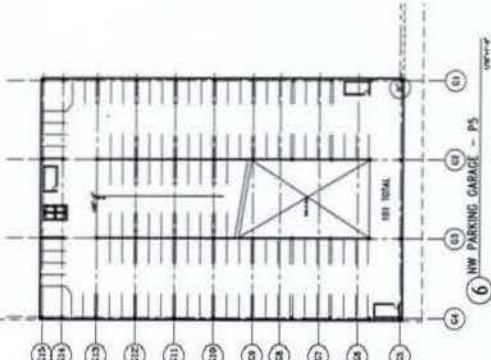
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5 NW PARKING GARAGE - P4



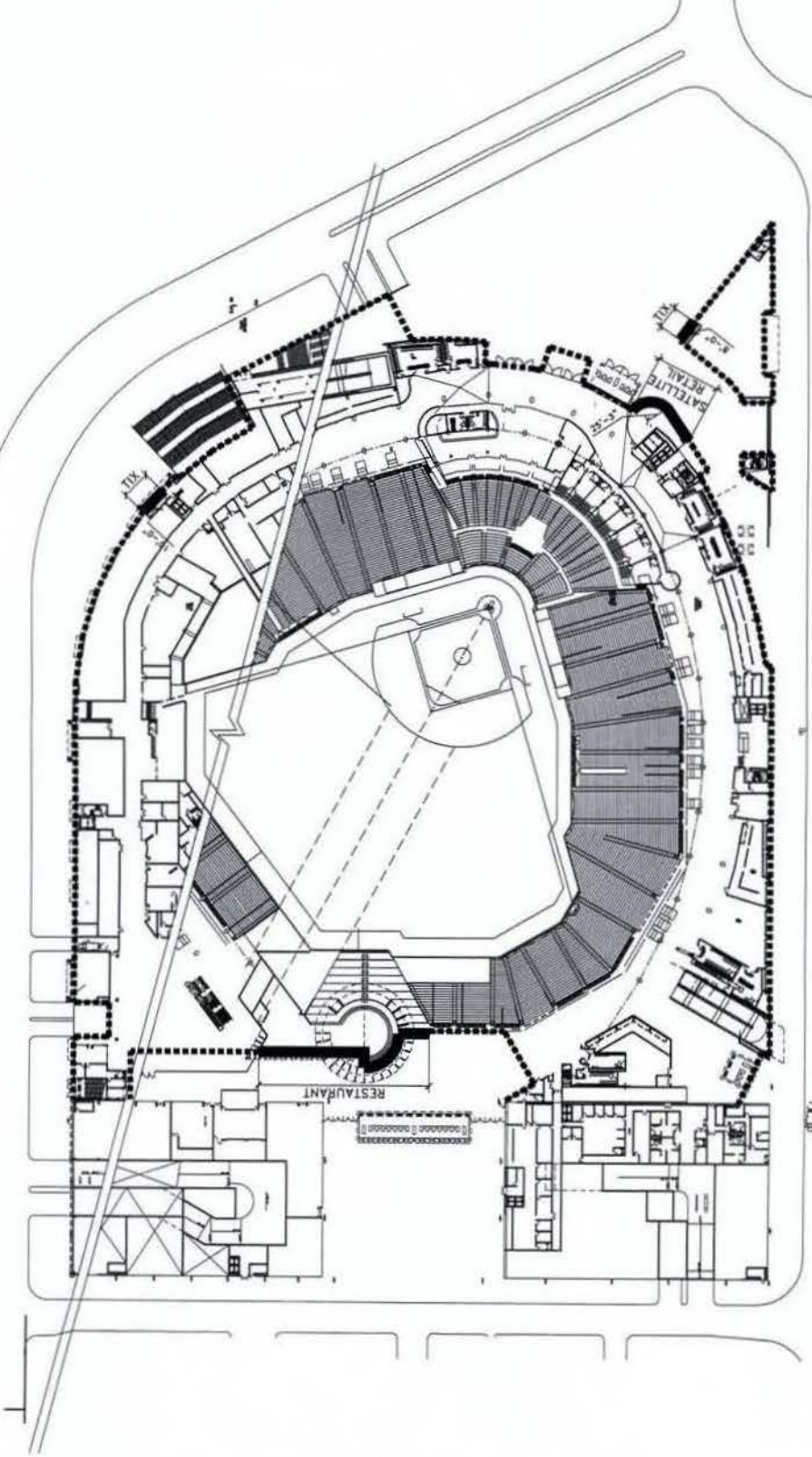
6 NW PARKING GARAGE - P5



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1 RETAIL FRONTAGE - BALLPARK



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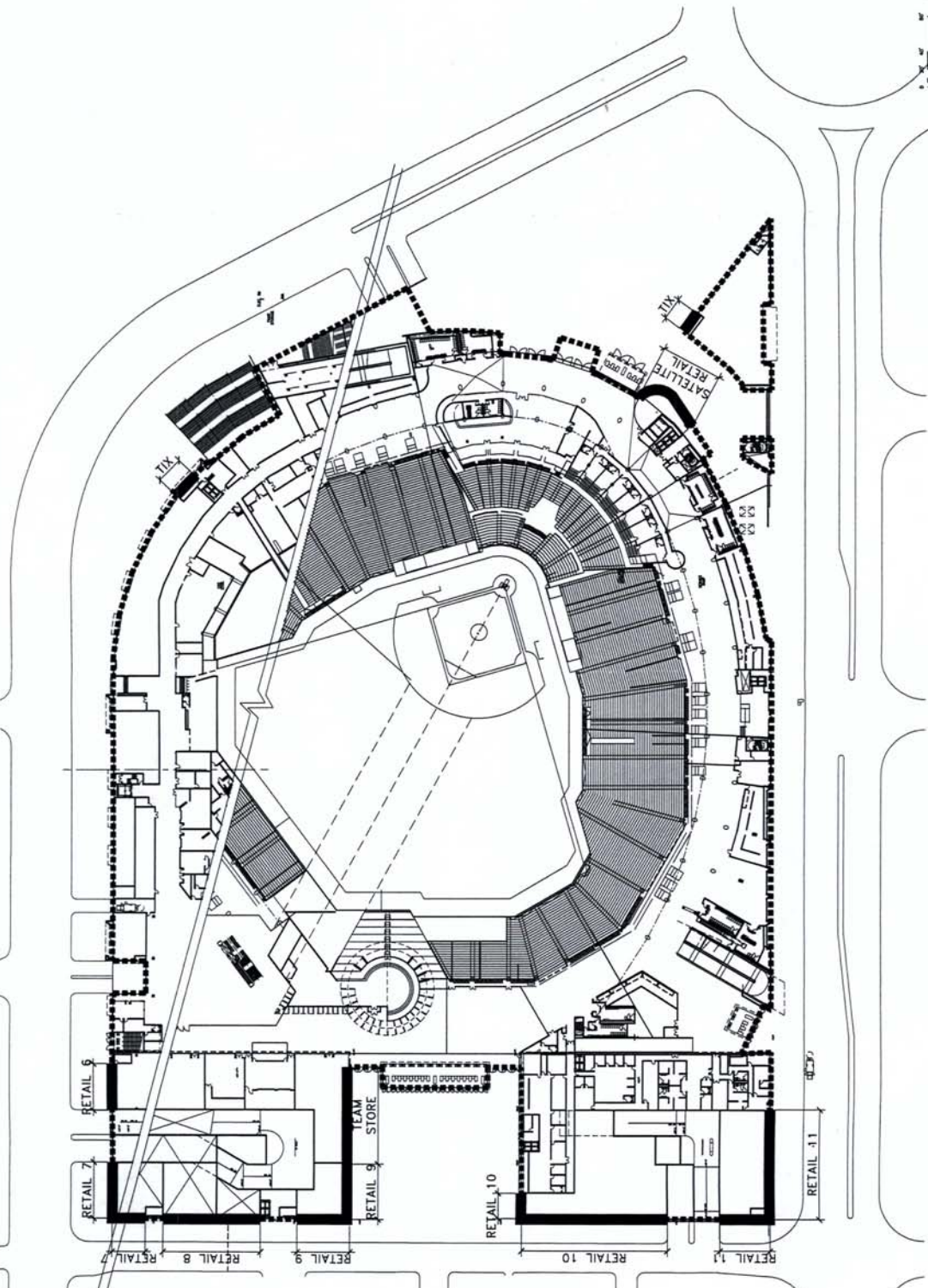
 FOX A Division of News Corp. 1675 Broadway, New York, NY 10019 Tel: (212) 850-2000 Fax: (212) 850-4000 www.fox.com	 D.C. SPORTS AND ENTERTAINMENT COMMISSION OFFICE OF THE COMMISSIONER WASHINGTON, DC	<table border="1"><tr><td>PROJECT NUMBER</td><td></td></tr><tr><td>DATE</td><td></td></tr><tr><td>REVISION</td><td></td></tr><tr><td>BY</td><td></td></tr><tr><td>CHECKED</td><td></td></tr><tr><td>DATE</td><td></td></tr></table>	PROJECT NUMBER		DATE		REVISION		BY		CHECKED		DATE			RETAIL FRONTAGE BALLPARK
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PROJECT NORTH
1 RETAIL FRONTAGE - BALLPARK W/ GARAGE



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BASEBALL PARK
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PREPARED FOR
D.C. SPORTS AND ENTERTAINMENT COMMISSION



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