



**Statement of Allen Y. Lew  
Chief Executive Officer  
Before the  
Zoning Commission  
Monday, June 26, 2006  
6:30 PM**

Good evening Chairman Hood and members of the Zoning Commission. For the record, my name is Allen Y. Lew and I am Chief Executive Officer of the District of Columbia Sports and Entertainment Commission. I am pleased to appear before you tonight to address any questions or concerns the Zoning Commission may have regarding the zoning application submitted on behalf of the Sports Commission in May 2006. We intend to answer every question and gain your approval of the new ballpark.

Before I begin my statement, which is very brief, I want to express my appreciation to Mayor Williams for his steadfast and continued support of the ballpark project.

**ZONING COMMISSION**  
CASE No. 06-22  
EXHIBIT No. 39  
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District of Columbia  
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I have spent my professional career managing large scale real estate development and construction projects, in the public and private sectors. Tonight I would like to present an overview of the information that our architects and consultants will present as well as highlight a number of changes that we have made to our original submission.

We have revised our original submission and are no longer seeking permission to place the loading docks on First Street. Instead, we have revised the proposal so the loading docks will be internal to the building and preferred uses will be located along First Street. With this change, twenty percent (20%) of the perimeter will be devoted to preferred uses.

In addition, we are presenting an alternative proposal for mixed use development on the Northern part of the site. The Mayor and Mr. Tuohey have talked about this proposal at length and the architects will describe it further. If this proposal can be implemented, the

parking on the Northern portion of the site would either be located below grade or clad with mixed use development.

Our design process began a year and a half ago when the Sports Commission issued an RFP for an architectural team to design the new ballpark. In that RFP we sought an architect that could develop a timeless piece of architecture that respected the city's monumental core and the intrinsic nature of Washington, D.C. as the Nation's capital. As a result of that RFP, we believe we selected the best design team and we believe they have produced a design that accomplishes our design objectives.

The design team we selected is a joint venture consisting of HOK Sport and Devroux & Purnell to design the new ballpark. Tonight, we are joined by Joe Spear, principal of HOK. There is probably no other architect in this country who is more qualified and experienced to design this ballpark. Mr. Spear's firm has designed the majority of the new ballparks built in the past ten years.

Also with us tonight is Marshall Purnell, principal of Devroux & Purnell. As an aside, I am pleased to note that Marshall was recently elected as the incoming National President for the American Institute of Architect, at the annual AIA convention in Los Angeles. It is an honor to have such a distinguished architect on our team and I believe Mr. Purnell is one of the most gifted designers in the District of Columbia.

The architects will discuss the design in greater detail, however it is important to know that the design had to meet the requirements of the program and be consistent with the budget approved by the Council. We have held numerous meetings with the design team, builders, the Nationals, and affected community groups in order to reconcile any competing requirements and realize the District's social and economic goals. This process culminated with the negotiation of a Design-Build & Completion Guarantee Agreement with the Joint Venture of Clark/Hunt/Smoot that was presented and approved by the Council in March of this year. With the exception of the parking options depicted on the northern portion of the site, the design we are

presenting to you is encompassed by the Completion Guarantee Agreement.

We have met with the various District agencies that are impacted by the proposal including the Office of Planning, the Department of Transportation, and the Anacostia Waterfront Corporation. The design reflects the input that we have received from these entities and is intended to minimize the impact of the ballpark on the community.

More than a year ago, the Sports Commission engaged the environmental consulting firm EDAW to prepare an Environmental Mitigation Study that was designed to identify the potential impacts such as light pollution and noise pollution that the Ballpark might have on the surrounding neighborhoods. The study was structured similar to that used by the federal government in preparing an environmental impact statement. This effort was led by Alan Harwood of EDAW and was designed not only to identify but to mitigate those impacts. Mr. Harwood is in attendance tonight and available to address any questions or concerns you may have.

The Sports Commission also engaged Gorove/Slade Associates to prepare a transportation management plan for the ballpark. This plan has been completed and we are currently working to develop a Transportation Operations Plan that will refine exactly how traffic and other transportation issues will be handled. We will be entering into a Memorandum of Agreement with the Department of Transportation. That MOA will set forth the manner in which the Sports Commission and DDOT will work together on this project.

The Sports Commission is very excited about the opportunity to develop the new ballpark and believe it will act as a powerful economic catalyst for economic development. We also think that the new ballpark will add to and complement the city's great monuments.

That concludes my statement. At this point, I would like to ask Joe Spear and Marshall Purnell to walk you through the ballpark design and present the major architectural features and how the design responds to the surrounding neighborhood. I am available should you have any questions.