

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

OFFICE OF PLANNING CERTIFICATION

#06-22

DC OFFICE OF PLANNING
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RECEIVED

DATE: May 3, 2006
TO: District of Columbia Zoning Commission
FROM: ^{US for} Ellen McCarthy, Director OP
SUBJECT: Zoning Commission Review of an application by the District of Columbia Sport and Entertainment Commission for a Proposed New Major League Baseball Stadium, pursuant to DCMR 11 §§1606.18 and 3011.1.
LOCATION: Ballpark Site - Squares 702, 703, 704, 705, and 706 and Reservation 247, between South Capitol St. SE and 1st St. SE, and N St. SE and Potomac Ave. SE. Ward 6; Advisory Neighborhood Commission 6D.
ZONE: CG/CR

This memo is provided by the Office of Planning (OP) in compliance with DCMR 11 §§1606.18 and 3011.1, and is based on an OP determination that the preliminary application as provided by the applicant, the District of Columbia Sport and Entertainment Commission, to OP is generally consistent with the intent of the Capitol Gateway (CG) Overlay, and the §1606 ballpark related regulations and guidelines.

OP recommends to the Zoning Commission that it exercise its option, pursuant to DCMR 11 §1606.24, to provide initial (pre-hearing) comment on the proposal at a regular or special public meeting to be held a minimum of 30 days prior to the public hearing.

I. ANALYSIS

On June 2, 2005, the Zoning Commission held a public hearing for a proposal to amend zoning regulations for the proposed new site for the Major League Baseball (MLB) stadium. The Commission took proposed action on July 11, 2005, and final action on October 17, 2005. The amendment, among other things, requires Zoning Commission review of the proposed design of buildings on the ballpark site against a set of objectives and criteria contained in §§1601, 1619, and 1620. Section 3011.1, which provides for immediate scheduling of a hearing for such Zoning Commission review, was amended to state that the waiving of the requirement for a set-down meeting is contingent upon the application being "accompanied by a written report of the Office of Planning certifying that the application is compliant with the standards of that section".

This report provides this certification.

As noted by the applicant, the ballpark construction schedule is subject to time constraints intended to ensure that the stadium is ready for use on opening day in 2008. While the overall form, character, design, landscape plan, and circulation plan are established in this submission, the applicant notes

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specific retail and parking related provisions for which options are provided and which may receive additional resolution prior to a public hearing. While complete resolution of all issues is preferred, the applicant contends that the construction schedule mandates a submission at this time. OP also notes that it is not unusual for initial project submissions to require clarification and resolution prior to a hearing. Options include requests for relief from various aspects of the parking and retail space regulations. In addition, the applicant has requested minor relief related to a proposed pedestrian circulation ramp that would encroach into the required 15 foot setback along South Capitol Street.

The application provides an acceptable level of detail and analysis. Refinement of the proposal and more detailed analysis by the Office of Planning is anticipated prior to the public hearing. OP will continue to work with the applicant to ensure that the necessary information is provided to the Commission. Areas where OP has identified a need for additional information include:

- Refinement of the various options outlined in the applicant's submission;
- More detailed analysis of the proposal against the CG Overlay Objectives of §1601;
- More information regarding "green building" design elements;
- Additional view analysis, including views from Anacostia, and if possible, night time views;
- Clarification of the analysis of light and noise measurements;
- Clarification of bus parking and media truck parking issues;
- Clarification of loading and trash pick-up;
- Additional building and site sections; and
- Material boards.

EM/jl