

# ZONING SUBMISSION

June 29, 2006



D.C. Major League Baseball Park

SHEET 1 of 36



ZONING COMMISSION

District of Columbia

CASE NO.06-22

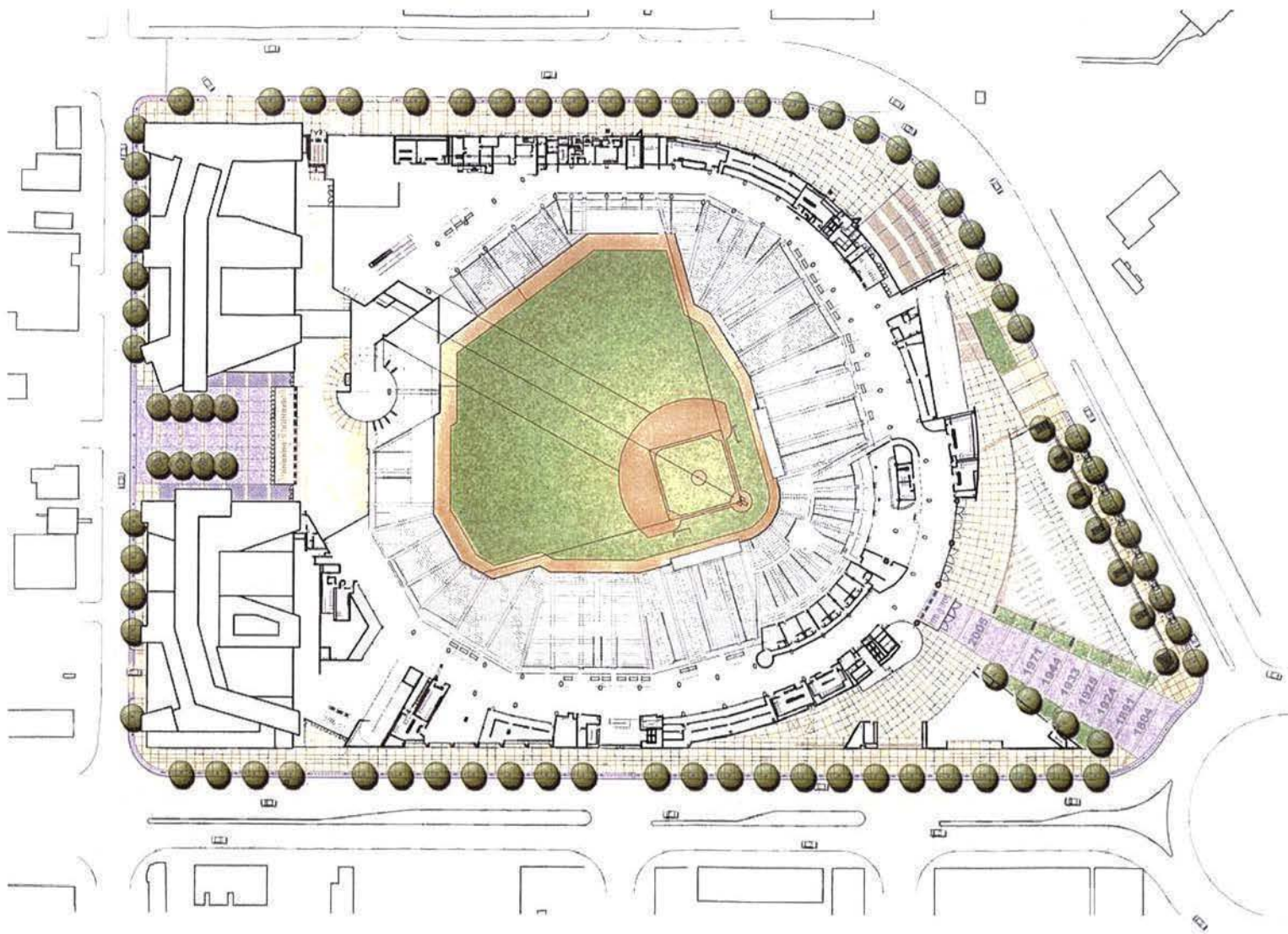
EXHIBIT NO.55H



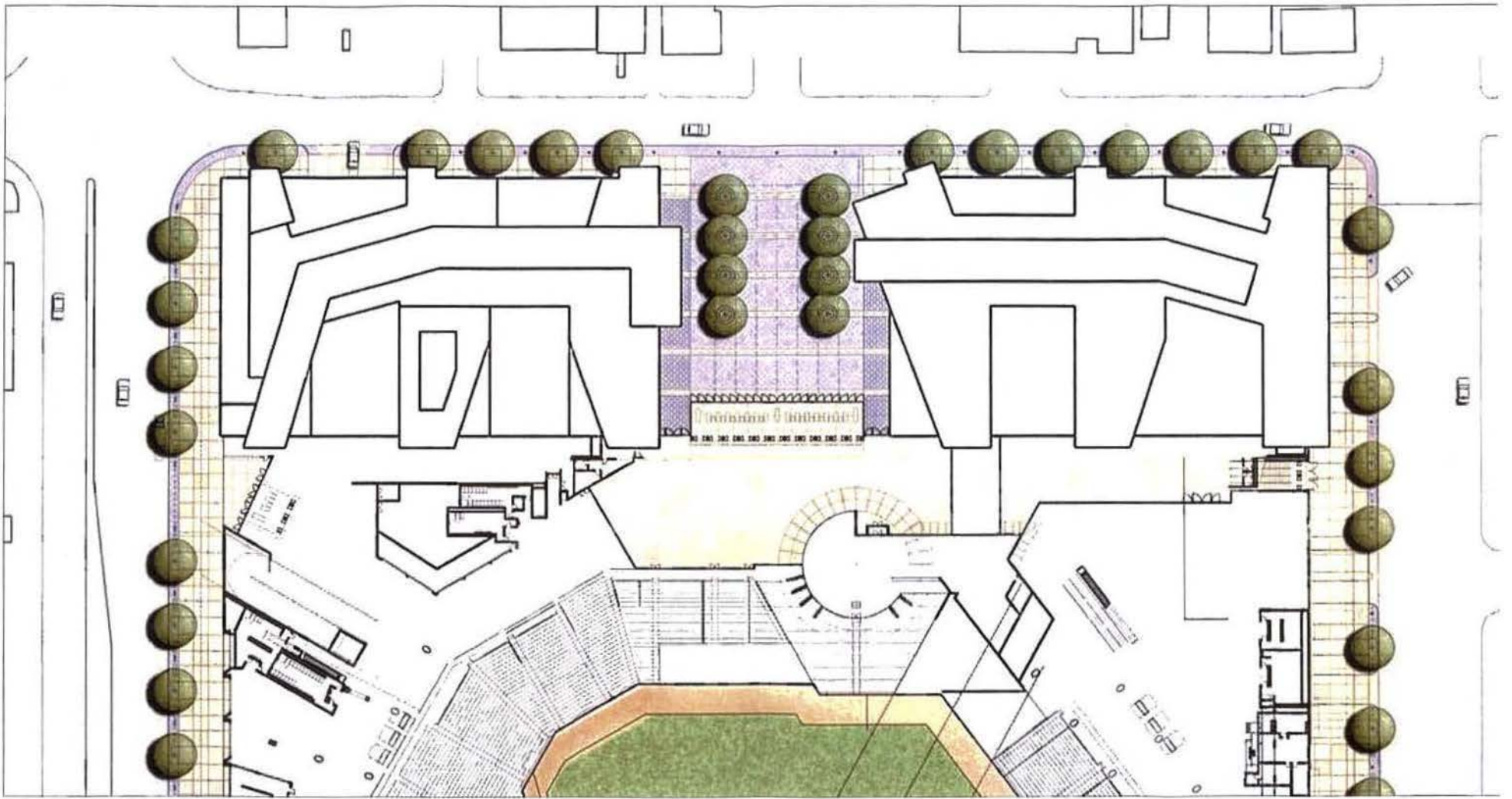
AERIAL VIEW  
D.C. Major League Baseball Park

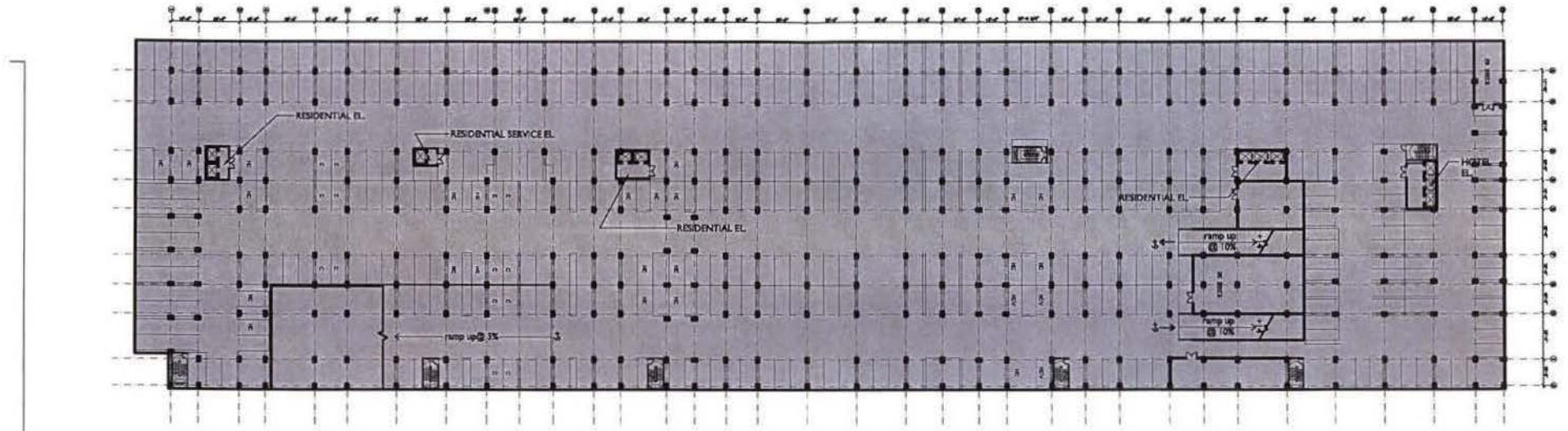


AERIAL VIEW  
D.C. Major League Baseball Park



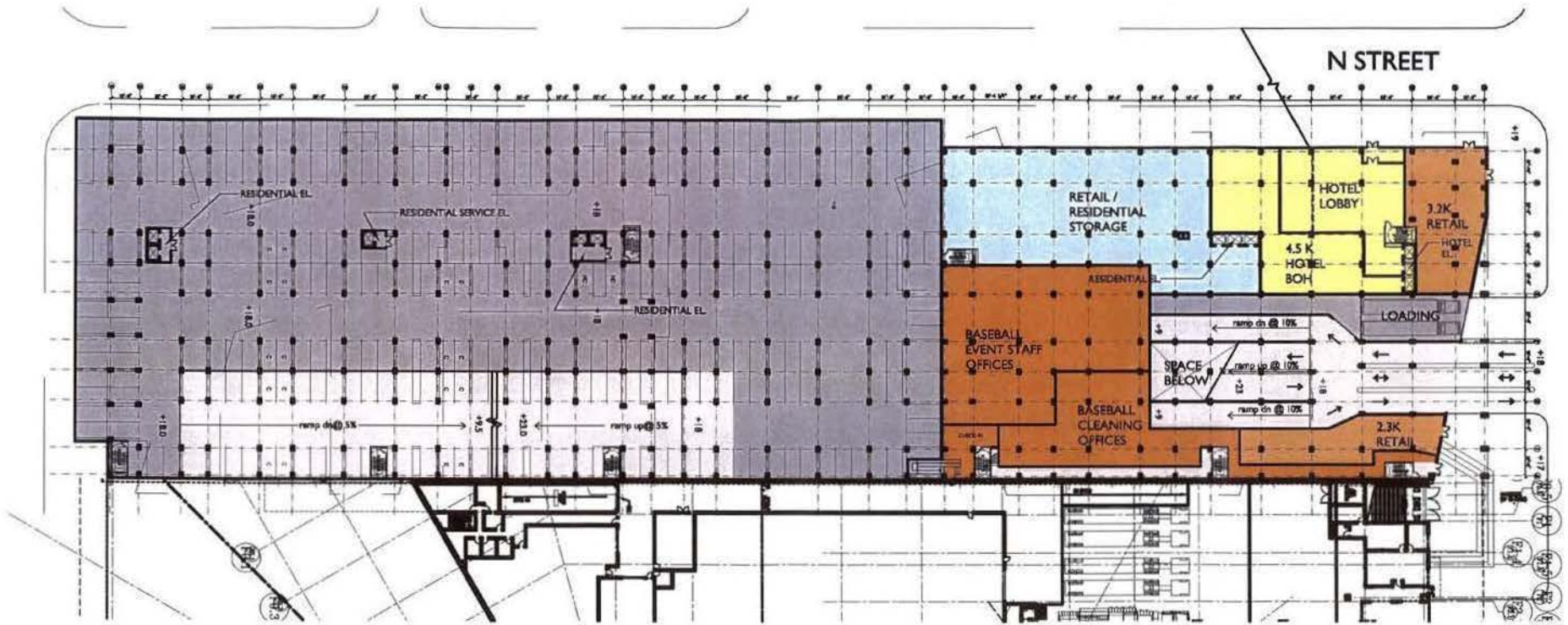
SITE PLAN  
D.C. Major League Baseball Park





# (B2) UNDERGROUND

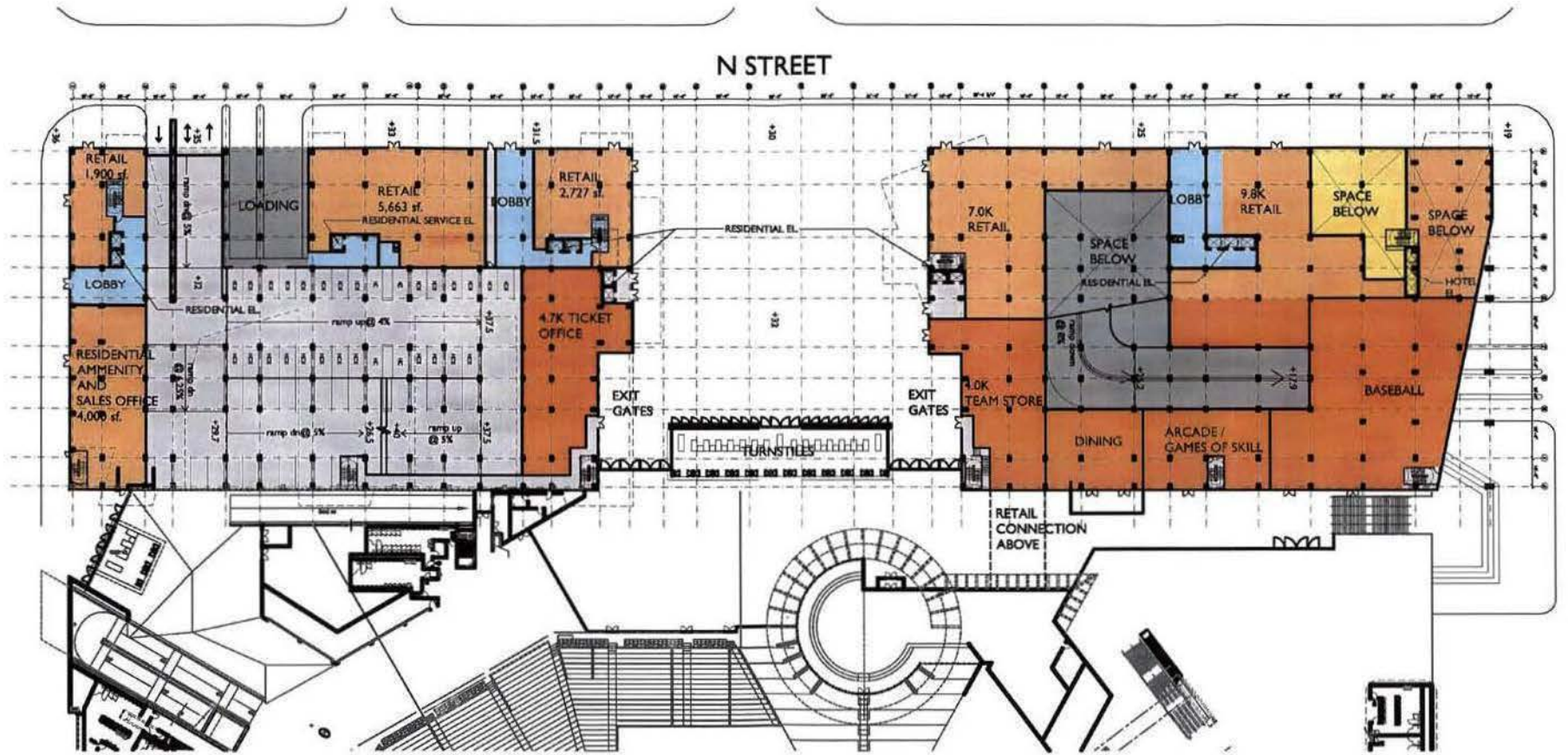




# (B1) FIRST STREET LEVEL

12 FEET ABOVE HOME PLATE

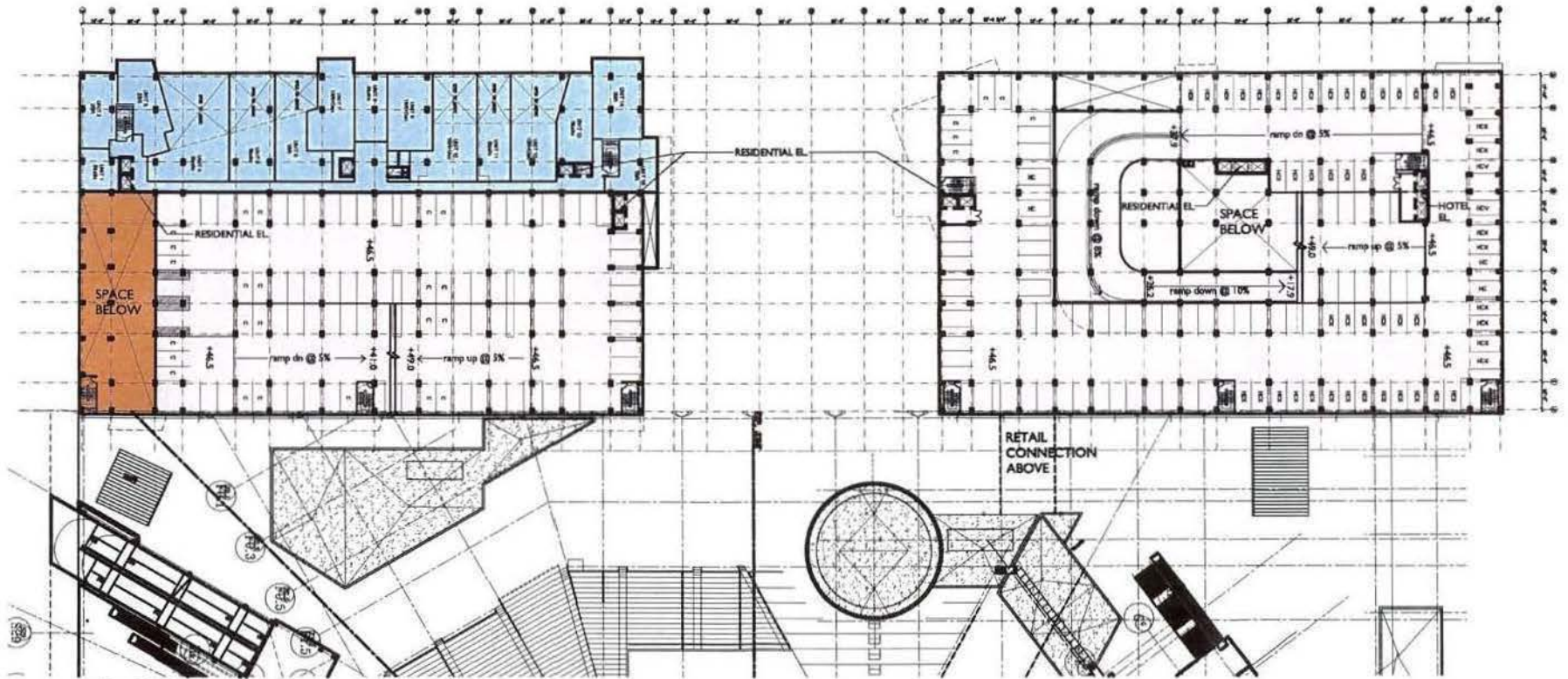




(G1) N STREET / SOUTH CAPITAL STREET LEVEL





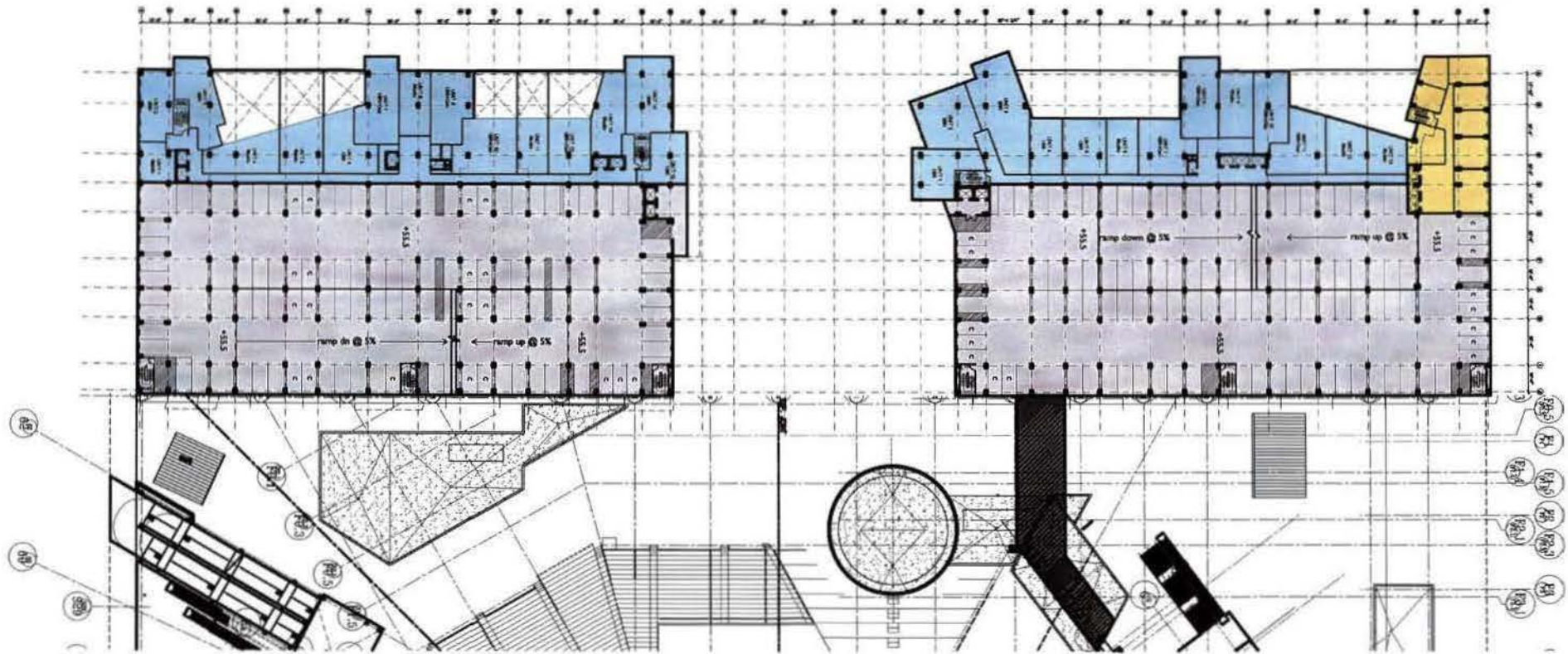


# FLOOR P1



P1 FLOOR PLAN  
D.C. Major League Baseball Park



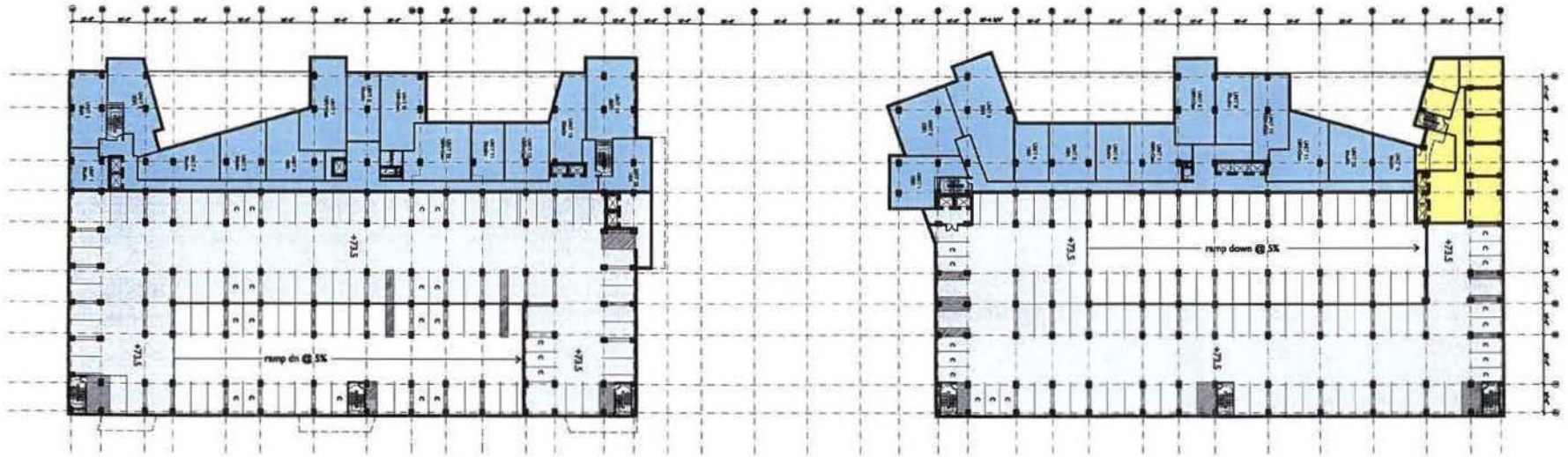


# FLOOR P2



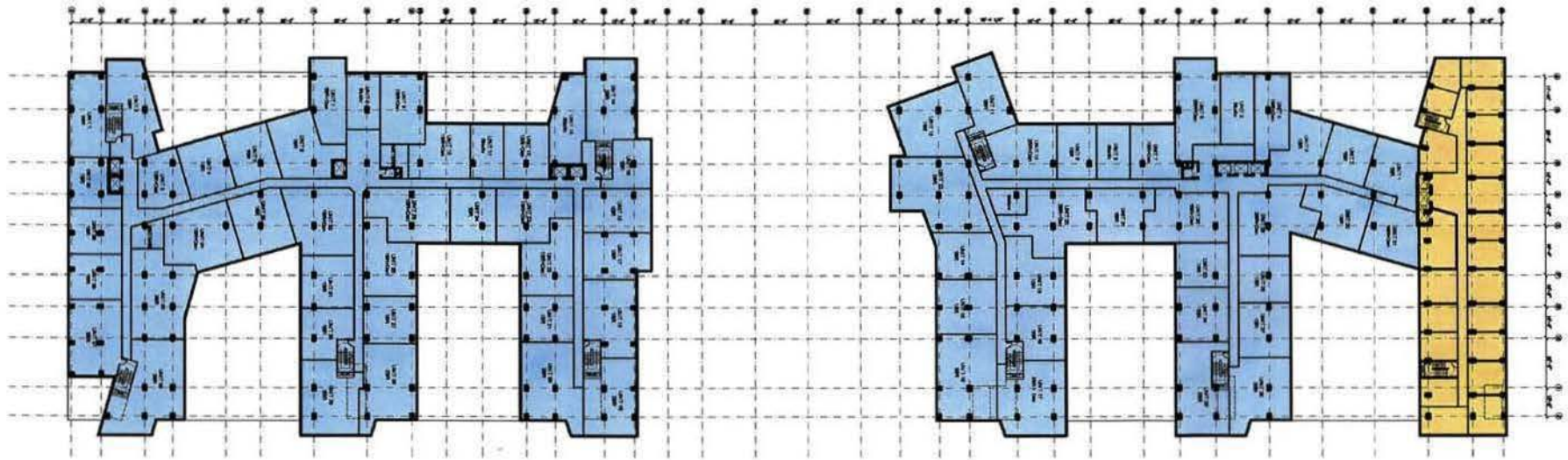
P2 FLOOR PLAN  
D.C. Major League Baseball Park





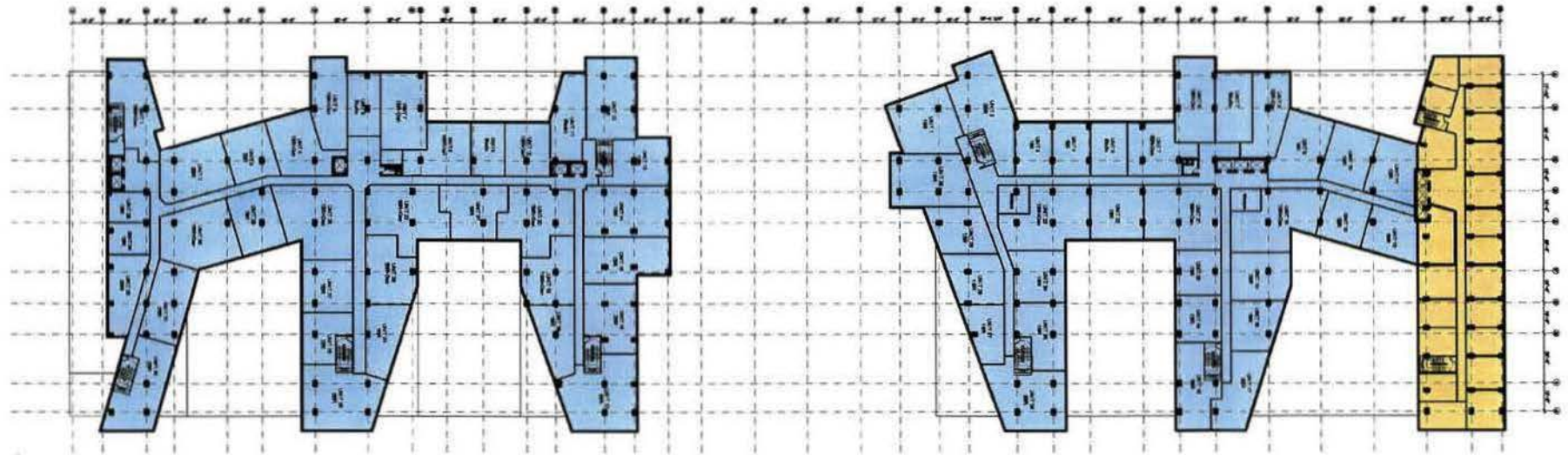
# FLOORS P4





FLOORS 5-10





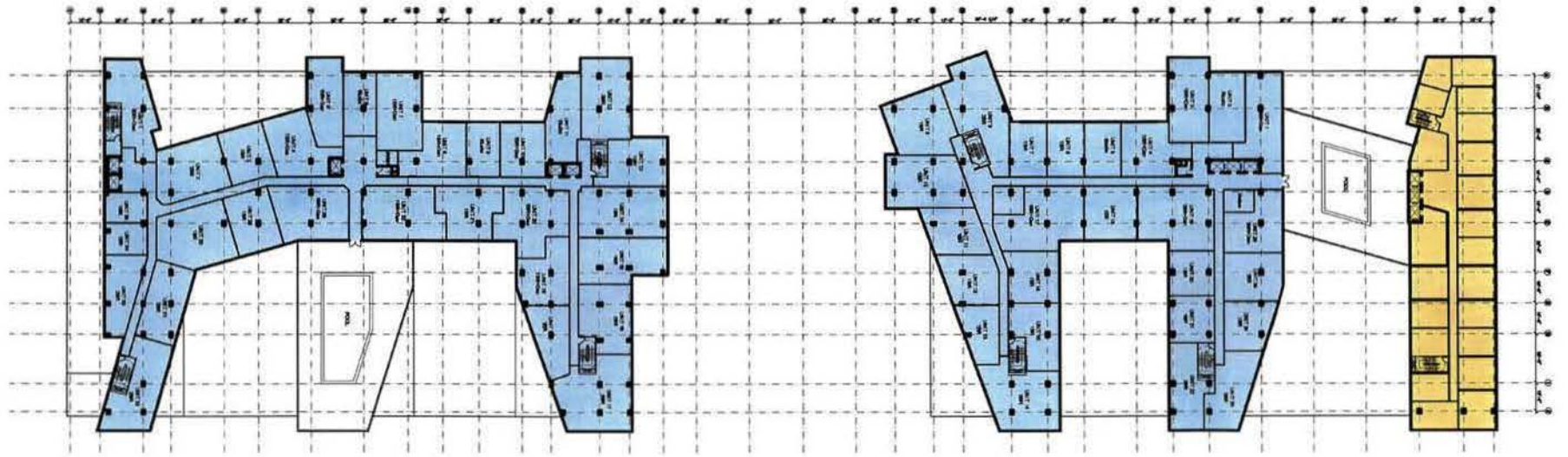
# FLOOR 11



LEVEL 11 FLOOR PLAN  
D.C. Major League Baseball Park

SHEET 13 of 36





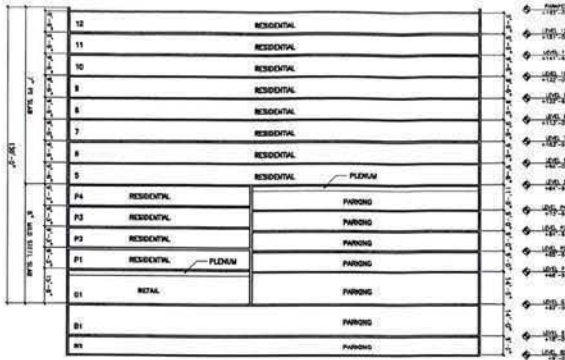
# FLOOR 12



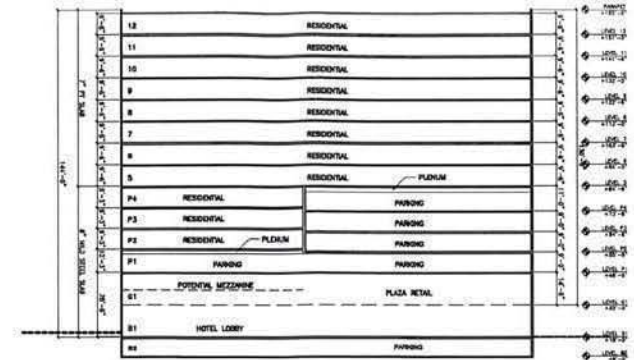
LEVEL 12 FLOOR PLAN  
D.C. Major League Baseball Park

SHEET 14 of 36





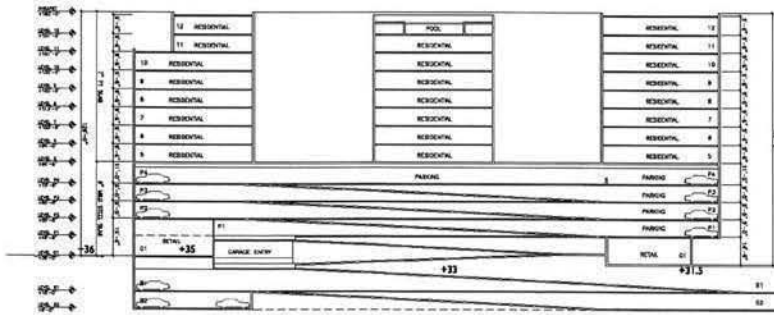
BUILDING A



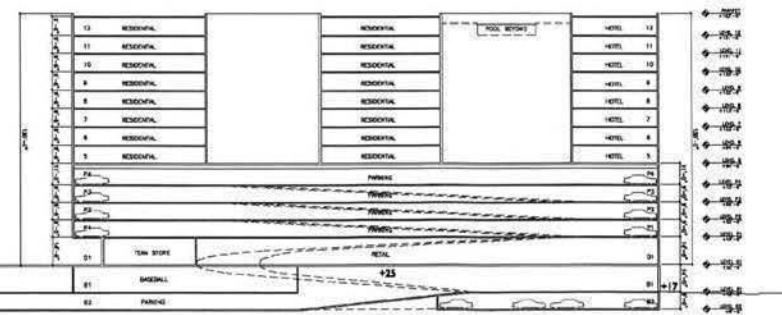
BUILDING B

3 BUILDING SECTION - A  
1/32"=1'-0"

2 BUILDING SECTION - B  
1/32"=1'-0"



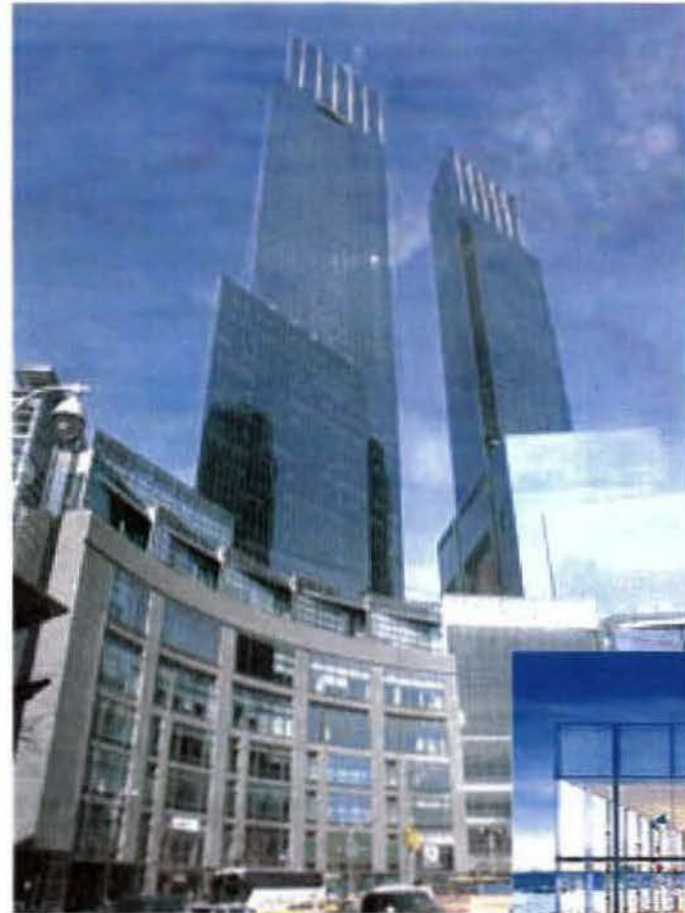
BUILDING A



BUILDING B

1 BUILDING SECTION - LONGITUDINAL  
1/32"=1'-0"  
**LONGITUDINAL SECTION**





RESIDENTIAL IMAGES  
D.C. Major League Baseball Park

SHEET 16 of 36







STREET VIEW  
D.C. Major League Baseball Park

SHEET 17 of 36



\\Wb1-c1evr\johanna\work\Projects\ Baseball Development\DC 14235\001-E-Cad\Project\Drawings\Architectural\3 Floor Plans\A33\_ELEV\_01W.dwg



1 NORTH ELEVATION

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

DATE: 08/11/09  
DRAWN BY: J. JOHNSON  
CHECKED BY: J. JOHNSON  
SCALE: AS SHOWN



D.C. MAJOR LEAGUE  
BASEBALL PARK  
WASHINGTON, DC

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/09
2	ISSUED FOR CONSTRUCTION	08/11/09
3	ISSUED FOR RECORD	08/11/09



PROJECT: D.C. MAJOR LEAGUE BASEBALL PARK  
SHEET NO: A33-01W  
DATE: 08/11/09

DC SPORTS & ENTERTAINMENT  
CONSTRUCTION



NORTH ELEVATION - FULL  
D.C. Major League Baseball Park





**h+k** NORTH ELEVATION  
D.C. Major League Baseball Park



NORTH STREET ELEVATION - B BUILDING  
 D.C. Major League Baseball Park





**h+k** NORTH STREET ELEVATION - A BUILDING  
D.C. Major League Baseball Park



RETAIL EXAMPLE: CHEVY CHASE LAND  
D.C. Major League Baseball Park





BROADWAY - NORTH



BROADWAY - SOUTH

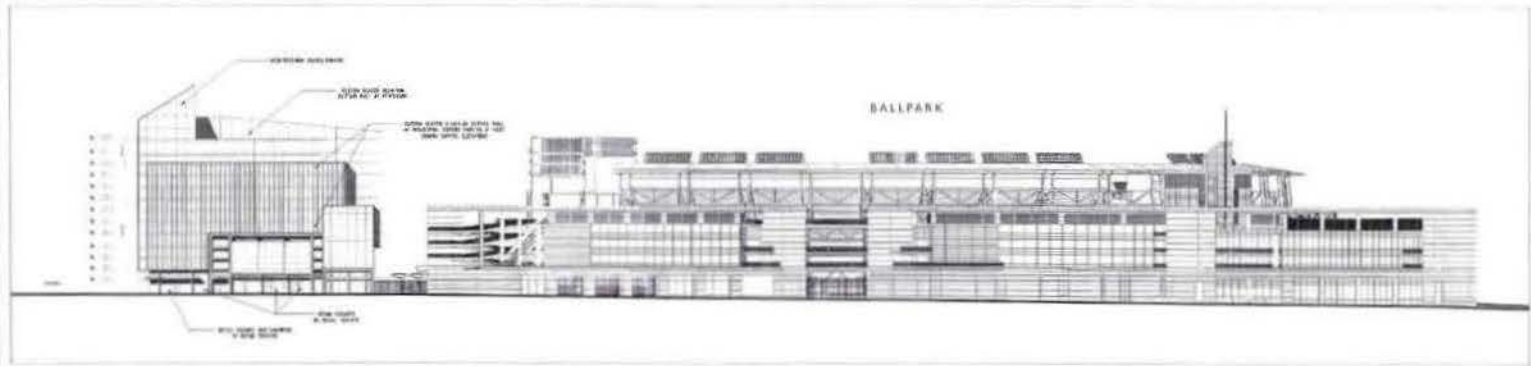


RETAIL EXAMPLE: LONG BRANCH  
D.C. Major League Baseball Park

SHEET 23 of 36



\\Wab-21er\planning\Wab-Miller-Projects\MLB\MLB\Development\06\_14025\06\_14025-Cad\Project\Bowl\Sheet\Architecture\2 Floor Plans\A9-35\_ELEV\_2M.dwg



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

D.C. MAJOR LEAGUE  
BASEBALL PARK  
WASHINGTON, DC

1150 WOODBURN AVENUE, WASHINGTON, DC 20004

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	JUN 23 2008
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	
11	REVISED	
12	REVISED	
13	REVISED	
14	REVISED	
15	REVISED	
16	REVISED	
17	REVISED	
18	REVISED	
19	REVISED	
20	REVISED	
21	REVISED	
22	REVISED	
23	REVISED	
24	REVISED	
25	REVISED	
26	REVISED	
27	REVISED	
28	REVISED	
29	REVISED	
30	REVISED	
31	REVISED	
32	REVISED	
33	REVISED	
34	REVISED	
35	REVISED	
36	REVISED	
37	REVISED	
38	REVISED	
39	REVISED	
40	REVISED	
41	REVISED	
42	REVISED	
43	REVISED	
44	REVISED	
45	REVISED	
46	REVISED	
47	REVISED	
48	REVISED	
49	REVISED	
50	REVISED	

WEST ELEVATION

A9-35

DATE: 06.23.08

SCALE: 1/8" = 1'-0"





WEST ELEVATION  
D.C. Major League Baseball Park

SHEET 25 of 36



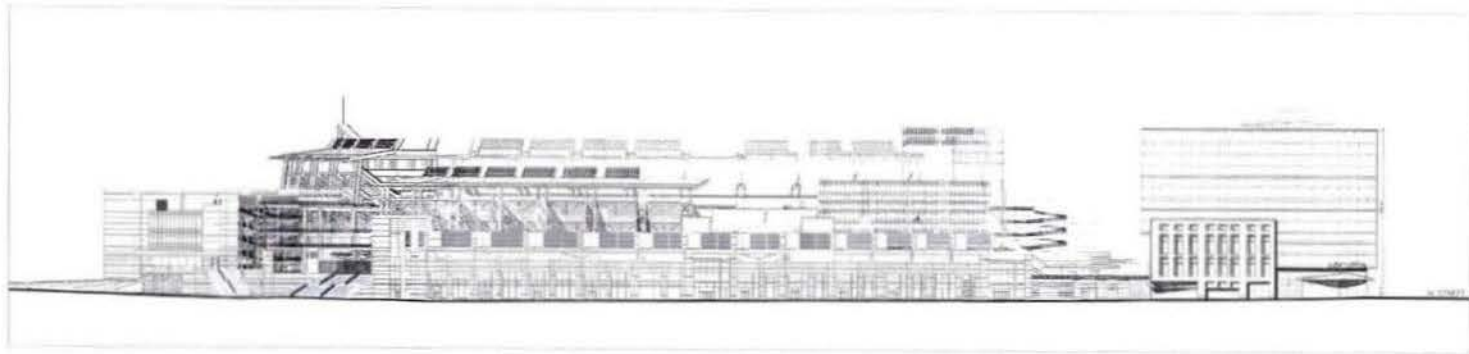


WEST ELEVATION  
D.C. Major League Baseball Park

SHEET 26 of 36



\\Wls-01m\Planning\Herb Miller Projects\Innovative Development\06.14035.001\E-Cad\Project\Architectural\Sheet\Architectural\3 Floor Plans\A32\_RENDER.dwg



○ EAST ELEVATION

**HOK**  
ARCHITECTS

1000 ...  
 ...  
 ...



**FOR REFERENCE ONLY - NOT FOR CONSTRUCTION**  
 D.C. MAJOR LEAGUE  
 BASEBALL PARK  
 WASHINGTON, DC

DATE SUBMITTED  
 DATE: 2-2008

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

**AG-34**

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

BY: ...

DATE: ...

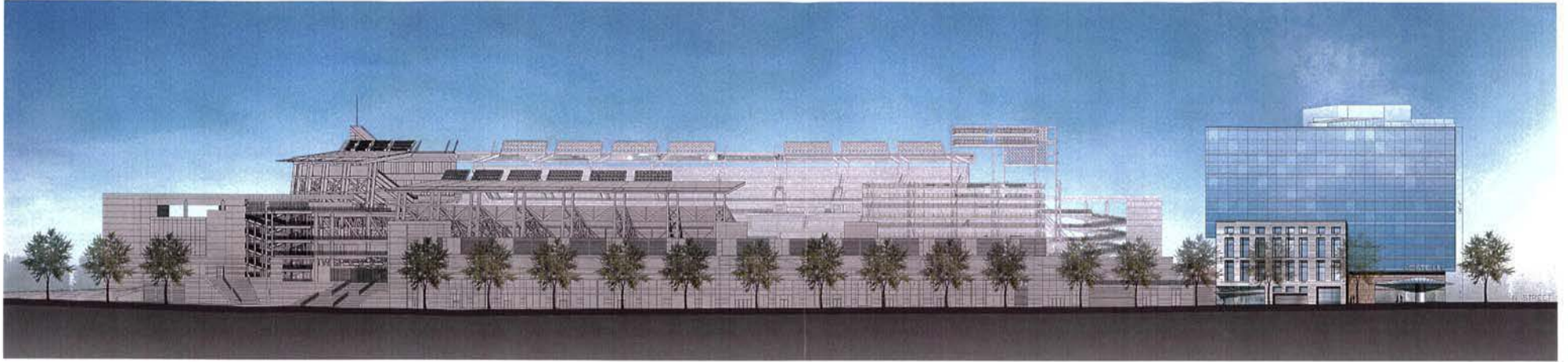
BY: ...



**EAST ELEVATION**  
**D.C. Major League Baseball Park**

**SHEET 27 of 36**





EAST ELEVATION  
D.C. Major League Baseball Park

SHEET 28 of 36

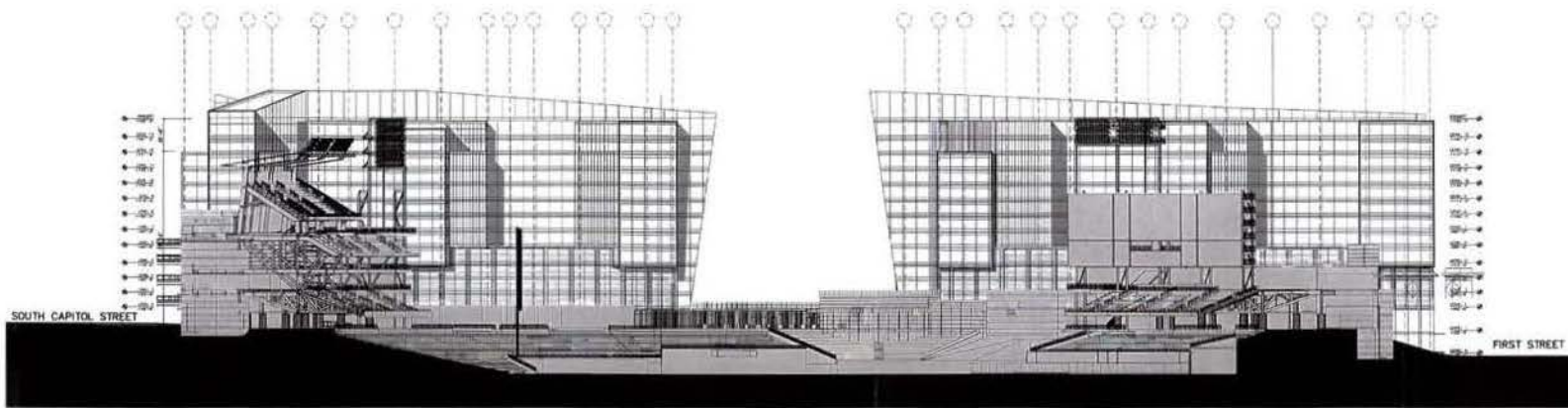




EAST ELEVATION  
D.C. Major League Baseball Park

SHEET 29 of 36





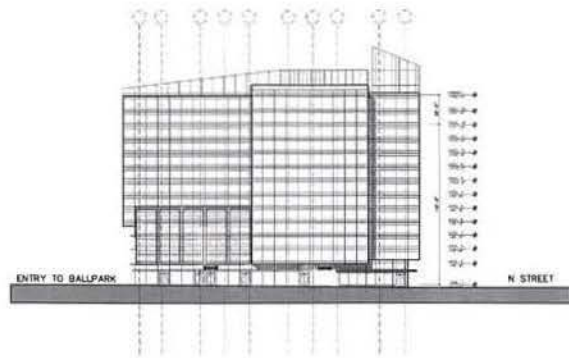
① SOUTH ELEVATION  
1/8"=1'-0"



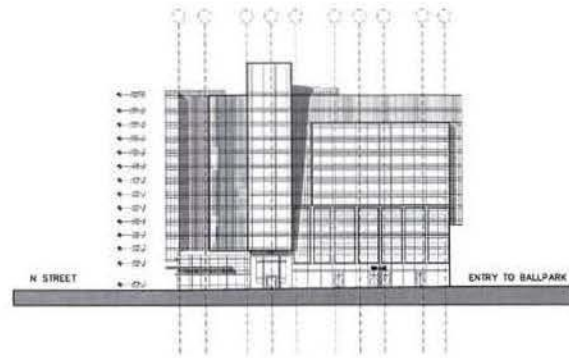
SOUTH ELEVATION  
D.C. Major League Baseball Park

SHEET 30 of 36

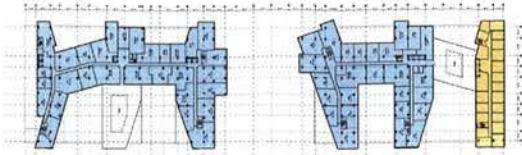




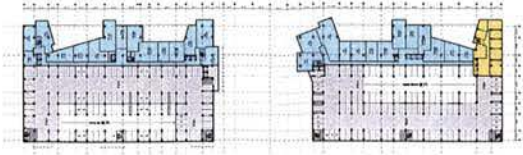
2 PLAZA ELEVATION (WEST)  
VIEW 1



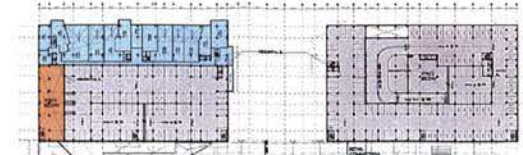
1 PLAZA ELEVATION (EAST)  
VIEW 1



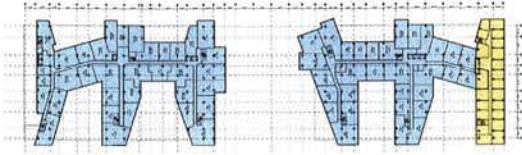
FLOOR 12



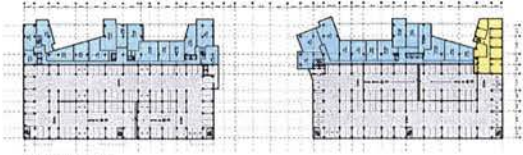
FLOORS P4



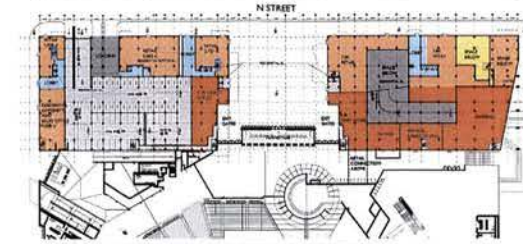
FLOOR P1



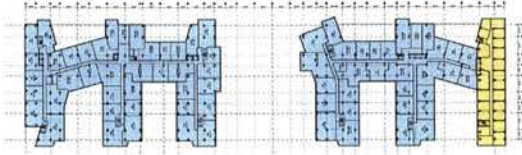
FLOOR 11



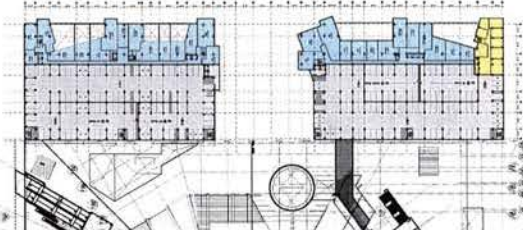
FLOORS P3



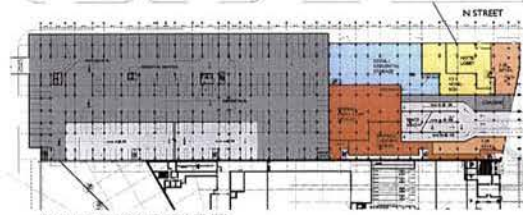
(G1) N STREET / SOUTH CAPITAL STREET LEVEL



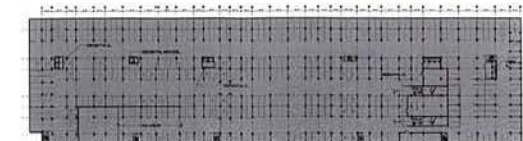
FLOORS 5-10



FLOOR P2



(B1) FIRST STREET LEVEL  
12 FEET ABOVE HOME PLATE



(B2) UNDERGROUND

LEGEND

- RESIDENTIAL PARKING
- BALLPARK PARKING
- HOTEL
- BALLPARK PARKING
- RESIDENTIAL
- RETAIL

**A. BUILDING**  
 RESIDENTIAL DEVELOPMENT = 405,838 GSF  
 RETAIL = 11,474 GSF  
 BASEBALL = 4,795 GSF

**B. BUILDING**  
 RESIDENTIAL DEVELOPMENT = 320,248 GSF  
 RETAIL = 12,039 GSF  
 HOTEL = 93,655 GSF  
 BASEBALL = 36,987 GSF

**TOTAL**  
 RESIDENTIAL DEVELOPMENT = 752,827 GSF  
 RETAIL = 25,743 GSF  
 HOTEL = 93,655 GSF  
 BASEBALL = 41,732 GSF

**PARKING**  
 RESIDENTIAL DEVELOPMENT = 875 SPACES  
 BASEBALL = 925 SPACES







Existing and Under Construction



Allowable without North Block



Allowable with North Block





Existing and Under Construction



Allowable without North Block



Allowable with North Block





Existing and Under Construction



Allowable without North Block



Allowable with North Block





Existing and Under Construction



Allowable without North Block



Allowable with North Block