

**Ballpark Stadium –Project Profile – June 29, 2006**

<b>Standard</b>	<b>CG/CR (Base Zoning)</b>	<b>Proposed</b>
Lot Area:	not regulated	approx. 852,907 sq.ft. <sup>1</sup>
Permitted Uses (§§601 & 1606.1)		
Ballpark:	Permitted (§1601)	Ballpark Stadium
Office:	Permitted	Baseball office (about 32,000 sq.ft.)
Retail Ballpark – (§1606.14)	Required	Provided, on 1 <sup>st</sup> St., N St., and S. Capitol
amount (§1606.14)	20 % of building perimeter, min.	21%
height (§1606.14(d))	14 ft. clear. min.	Varies (13'-17' clear)
depth (§1606.14(e))	50 ft. min.	Varies (24'-52'); Average 37.3'
Retail North Area – (§1606.14)	Required	Provided, on 1 <sup>st</sup> St., N St., and S. Capitol
amount (§1606.14)	20 % of building perimeter, min.	57%
height (§1606.14(d))	14 ft. clear. min.	Varies (11'-23' clear)
depth (§1606.14(e))	50 ft. min.	Varies (41'- 60'); average 51'
Residential	Permitted	Provided, on N St. (600-700 units)
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 <sup>st</sup> St.:	130 ft. max.	Approx. 45 ft.
Top of scoreboard:	130 ft. max.	Approx. 85 ft.
Top of light standards	Not regulated	Approx. 130 ft.
Residential:	130 ft. max.	130 ft.
FAR (§§631, 1606.1 & 1606.4)		
Residential.	7.0 max. = 5,970,349 sq.ft.	Subtotal: 726,084 sf
Non-Residential:	6.0 max. = 5,117,442 sq.ft. <sup>2</sup>	Subtotal: 1,647,657 sf
Hotel		93,655 sf
Retail		26,743 sf
Parking (above grade)		317,385 sf (north block above grade)
Ballpark		1,209,874 sf
Total (Residential and Non):		2.78 FAR = 2,373,741 sf
Ground Level Open Space (§633)	10% of lot area = 85,291 sq.ft. <sup>3</sup>	20% (not including playfield) = 173,600
Lot Occupancy (§634)	100% max. <sup>4</sup>	80% (679,307 sq.ft.)
Residential Rec'n Space (§635):	15% of residential GFA = 108,715	Conforming
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.	Provided
Open Court Width (§638.1)	3" / ft. of height of court = 20'	52' to 56'
Closed Court Width (§638.2)	2.5" / ft. of height of court	NA
Closed Court Area (§638.2)	2 X square of required width	NA

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

<sup>2</sup> Would include the stadium plus any other on-site development, including above grade parking.

<sup>3</sup> Assumes stadium development encompasses the total lot area

<sup>4</sup> A maximum of 75% for residential buildings.

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<b>Parking Ballpark:</b>	<b>Underground</b>	<b>300 below ground / 925 above grade <sup>5</sup></b>
Location (§1606.7):	1,225 maximum total	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 140 spaces (12%)
Bicycle Spaces (§2119):	5% of office and retail spaces = 62	65
<b>Parking North Area:</b>	<b>Underground</b>	<b>675 spaces – 725 spaces below ground</b>
Location (§1606.7):	code min.	Conforming
Handicapped (§1606.8):	40% of total, max.	To be determined; less than 40%
Small Car Spaces (§2115.2)	5% of office and res. spaces	5% min.
Bicycle Spaces (§2119):		
<b>Loading Ballpark (§2201.1):</b>		
Berths	Retail: 2 @ 30' deep	4 @ 70' deep
Loading Platforms:	Retail: 2 @ 100 sq.ft	4 @ 400sq.ft each
Service / Delivery:	Retail: None	None
Location (§1606.12)	Internal and enclosed	Conforming
Driveway Access (§1606.17)	Not from S. Capitol St.	Conforming
<b>Loading North Area (§2201.1):</b>		
Berths	Residential: 1 @ 55' deep	2 @ 55'
	Hotel: 1 @ 30' deep	1 @ 30'
Loading Platforms:	Residential: 1 @ 200 sq.ft.	2 @ 200'
	Hotel: 1 @ 100 sq.ft.	1 @ 100 sq. ft.
Service / Delivery:	Residential: 1 @ 20'	2 @ 20'
	Hotel: 1 @ 20'	1 @ 20'
Location (§1606.12)	Internal and enclosed	Conforming
Driveway Access (§1606.17)	Not from S. Capitol St.	Conforming

<sup>5</sup> The 925 above-grade parking spaces are provided in the North Area