

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON

The transcript constitutes the minutes from the Public Hearing held on October 4, 2012.

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T-A-B-L-E O-F C-O-N-T-E-N-T-S

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1 P-R-O-C-E-E-D-I-N-G-S

2 (7:03 p.m.)

3 CHAIRMAN HOOD: The subject of the
4 second hearing, the Zoning Commission Case
5 Number 07-08B, Additional Request by the Office
6 of Planning for Text Amendments to the Zoning
7 Regulations to extend temporary ballpark
8 parking.

9 Notice of today's hearing was
10 published in the D. C. Register on July 27th,
11 2012. And copies of that announcement are to
12 my left on the wall near the door.

13 The hearing will be conducted in
14 accordance with provisions of 11DCMR 3021 as
15 follows. Preliminary matters, presentations
16 by the Office of Planning, order petitioner in
17 this case I think is the Office of Planning,
18 reports of other Government agencies, report
19 of ANC, in this case it's 6D, organizations and
20 persons in support, organizations and persons
21 in opposition.

22 The commission intends to adhere to

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1 the time limits as strictly as possible. As
2 always, upon coming forward to speak to the
3 commission please give both cards to the
4 reporter sitting to my right.

5 And taking a seat at the table when
6 presenting information to the commission,
7 please turn on and speak into the microphone.

8 Any materials received directly by a
9 commissioner will be discarded without being
10 read and any calls will be ignored.

11 The staff will be available
12 throughout any hearing to discuss procedural
13 questions. Please turn off all beepers and cell
14 phones at this time so not to disrupt these
15 proceedings.

16 At this time, the commission will
17 consider any preliminary matters. Does the
18 staff have any preliminary matters?

19 SECRETARY SCHELLIN: No, sir.

20 CHAIRMAN HOOD: Okay. Do we to
21 swear in on this case?

22 SECRETARY SCHELLIN: No, it's a

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1 rulemaking.

2 CHAIRMAN HOOD: All right. Okay,
3 let's go straight to Mr. Lawson. Mr. Lawson?

4 MR. LAWSON: Thank you, Mr. Chair.

5 Before I begin, first of all, on behalf of the
6 Office of Planning I'd also like to welcome our
7 new commissioner, Commissioner Miller.

8 We look forward to working with you
9 on lots of cases over the next while and we're
10 happy to have you onboard.

11 The Office of Planning did submit
12 this request on behalf of the Nationals
13 organization. I'll keep this very short. As
14 you know, it's to permit the extension of a
15 permission for temporary surface parking lots
16 on zones approximate to the ballpark.

17 These zones don't allow surface
18 parking lots by right. This was first approved
19 by the Zoning Commission, I guess, about four
20 years ago. It expires in April and the request
21 is to extend it for an additional five years.

22 Our report dated September 24th

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1 outlines the proposal, as well as the proposed
2 amendment. And we also attempted to address
3 some of the questions that were raised by the
4 commission members at the setdown meeting.

5 Tonight, I will note that I'm joined by
6 colleagues from the Nationals organization, as
7 well as representatives of the D.C. Housing
8 Authority, if the commissioner has any specific
9 questions on those issues. And with that, I'll
10 be available for questions. Thank you.

11 CHAIRMAN HOOD: Okay.
12 Commissioners, any questions?

13 MEMBER TURNBULL: I think, Mr.
14 Lawson, I think there's only one question you
15 had about the long range plan for parking?

16 MR. LAWSON: Yes. At the setdown
17 the commission members asked for some more of
18 an indication of the long range planning. And
19 at the time we said that we would make sure that
20 somebody from the Nationals was here to address
21 that question directly to you.

22 I did provide some information on

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1 some of the existing initiatives of the
2 Nationals, which are many, in terms of trying
3 to deal with how people access the stadium.

4 But Gregory McCarthy is here and I'm sure
5 that he'd be happy to address that question
6 directly.

7 CHAIRMAN HOOD: Okay, let me ask Mr.
8 Turnbull. Would you like to hear from Mr.
9 McCarthy, the senior vice-president of the
10 Nationals?

11 MEMBER TURNBULL: Oh, yes, my
12 colleagues would.

13 VICE CHAIR COHEN: Mr. Chairman?

14 CHAIRMAN HOOD: Yes.

15 VICE CHAIR COHEN: I definitely
16 would. Because I definitely want to hear,
17 temporary to me is lasting for a limited time.

18 And five years is a long time, at least for
19 me it is.

20 And so I would like to hear what their
21 plans are for the long term. Because having
22 parking lots in a newly developing neighborhood,

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1 I think, does not enhance that neighborhood,
2 and especially a neighborhood that is growing.

3 And there's probably not enough open
4 space, green space, meaning space for people
5 to utilize. Having parking, I think, is not
6 the best way of creating neighborhoods. So I
7 would like to hear.

8 CHAIRMAN HOOD: I'm going to ask Mr.
9 McCarthy to come forward. And all I could think
10 about is the playoffs. But anyway, I'm going
11 to ask Mr. McCarthy to come forward.

12 Okay, you want to turn your mic on?
13 Can you turn your mic on? Do you have copies
14 for us?

15 MR. MCCARTHY: I do.

16 CHAIRMAN HOOD: If you could give
17 them to Ms. Schellin she will pass them out.
18 And you may begin your statement when you're
19 ready.

20 MR. MCCARTHY: Thank you, Chairman
21 Hood. It's a pleasure to be here. I was once
22 a member of the Historic Preservation Review

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1 Board, for nine years actually.

2 And we were a nomadic group. We met
3 all around town for about seven years. And my
4 final two years on the board, this commission
5 granted us permission to use this space. And
6 I remain very, very grateful for that
7 experience.

8 I'll submit my statement for the
9 record and just summarize, if I can, a few key
10 points I'd like to leave with the commission,
11 and hopefully address most of the questions that
12 Ms. Cohen has raised.

13 First of all, I just want to commend
14 this body, and all the district and Federal
15 agencies that came together -- it seems like
16 a long time ago, but it was actually just 2006
17 and 2007 -- to think about how best to open
18 National's park and make for a fine
19 transportation system around it.

20 And I would say that you all did an
21 excellent job, working together with the
22 District of Columbia Government and Federal

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1 agencies, the National Capital Planning
2 Commission, WMATA, ANC 6D, the Southwest
3 Neighborhood Assembly.

4 I think we all put together some
5 plans and operations for the area that have
6 worked quite well.

7 You may recall there were a lot of
8 people who thought that this area could never
9 work for a ballpark, in terms of transportation
10 that existed, and would be a nightmare in terms
11 of congestion and the like. And that
12 just hasn't been the case. And so, basically,
13 we urge you to not change any of the factors
14 and the assets that made that possible. And
15 let us continue to operate the ballpark in that
16 manner. And I'll offer some elaboration now
17 why.

18 First of all, Nationals Park is, and
19 always will be, a transit oriented ballpark.
20 And that is indeed our vision for the current
21 season and all seasons to come. We
22 could not exist without a robust mass-transit

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1 option for most of our fans. And we're very
2 proud that, in most games, more than 50 percent
3 of our fans actually do take mass transit.

4 We spent a considerable amount of
5 money, back when the ballpark opened, to
6 advertise mass transit and push for it. And
7 in fact, most recently, we spent \$120,000
8 voluntarily with WMATA to rename the station
9 Ballpark to further promote the use of the
10 station by our fans.

11 Furthermore, we advertised on our
12 Web site about the metro station, the Circulator
13 bus, the only bike valet in major league
14 baseball, and most recently even the bike share
15 systems that are available. So that's not going
16 to change.

17 Furthermore, for some of our fans,
18 mass transit is not really an attractive option.

19 And about 30 percent of our fans, I think, are
20 die hard drivers.

21 And they're going to come. And we
22 need to maintain a suitable inventory to

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1 accommodate them. And parking inventory that
2 the team controls has a couple of really
3 important benefits.

4 One is we have the ability to reach
5 out to our fans in advance when they buy parking,
6 and tell them how to get to that lot. And so
7 we avoid the instance of people driving through
8 the neighborhood or on streets that we don't
9 want them to.

10 And when you purchase a parking space
11 from us, it comes with a map telling you how
12 to get there. And those are transportation
13 management plans that were approved by DDOT and
14 the district Government, and the ANC some years
15 ago.

16 Furthermore, when fans come to the
17 ballpark area knowing where they're going to
18 park, they don't circulate and go down streets
19 for lots that are full. And we think that does
20 a lot to reduce congestion.

21 And furthermore, as our attendance
22 has increased this year, which is a great thing

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1 to have, the metro rail capacity has been
2 strained.

3 And sometimes there's 45 minutes or
4 even an hour wait at the metro rail station to
5 get on a train. And so, as our metro rail
6 ridership is steady at 50 percent, as our
7 attendance increases, the demand for parking
8 is going to increase too.

9 So we're not really in a position
10 to suffer, we think, a loss of inventory in that
11 regard.

12 Furthermore, over time all these
13 surface parking lots are going to go away. And
14 I know it's a question that Ms. Cohen raised
15 at the setdown hearing.

16 Our lots, we believe, do not deter
17 development at all. In fact, all of our
18 agreements with lot owners have an out clause
19 and a termination clause. If that property is
20 ready for development, they can cancel their
21 agreement with us.

22 So we don't feel, in any way, that

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1 the surface parking lots are the highest and
2 best use of the land, absolutely not. And the
3 owners of the properties will, indeed, cancel
4 our agreements and go ahead and build when they
5 can.

6 To that end, at one point we had 1,600
7 spaces licensed in squares covered by your
8 order. That's already been reduced by almost
9 600 by developers who have, indeed, taken the
10 spaces away to build buildings.

11 And most of the remaining parcels,
12 actually, that we have licensed spaces on are
13 subject to PUDs in the not too distant future.

14 And I anticipate they will actually go away
15 too.

16 And so the other thing I think is
17 important for us is when these buildings do go
18 away for construction, we will, of course, seek
19 to have licensed spaces in the underground
20 garages.

21 But that's not always the case. And
22 we can't count on that. So as these buildings

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1 go away for three years, say for construction,
2 we will need the flexibility, we think, to go
3 to other parcels in the area and see if we can
4 develop surface parking lots there.

5 That's why we think a five year
6 extension is a lot better than a two year
7 extension. Because that's the lead time that
8 we're going to need to get lots in line.

9 And furthermore, many of the squares
10 covered in your agreement are not currently
11 suitable for parking lots. And it would take
12 probably a year to actually prepare them.

13 So we would need a five year
14 extension to have any chance of planning for
15 new development to come to be replaced by new
16 lots.

17 So I just want to leave that
18 important notion with you. We are going to be
19 a transit oriented ballpark forever. And we're
20 very, very proud of that.

21 And we think that by having an
22 inventory of parking we actually decrease the

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1 chances of untoward experiences in the
2 neighborhood.

3 And over time development will come
4 and these surface lots will go away. But in
5 the interim, we think we actually contribute
6 to the betterment of the neighborhood by having
7 organized parking for our fans on them. I can
8 answer any questions.

9 VICE CHAIR COHEN: Southwest does
10 have a number of garages that are available
11 today. I don't know if they're going to be
12 available five years from now because there is
13 greater development going on.

14 But one of the things that I know
15 the Kennedy Center does, they use buses to get
16 people onboard, to get them to Foggy Bottom.
17 And then people who want to park often park
18 closer to the Foggy Bottom metro.

19 Have you done any of that thinking?

20 And it has been since, what, 2007, 2008, that
21 you've been in business.

22 MR. MCCARTHY: We did, for the first

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1 two years, operate a shuttle from RFK. We did
2 just that. And quite frankly, the demand for
3 it died away. People didn't want to use it.

4 And I think, again, our fans, people
5 coming from work, meeting their families, or
6 people who live far away, I think they want to
7 drive.

8 And I would say that 50, 60 percent
9 mass transit ridership for a ballpark is pretty
10 good. And it compares among the top two across
11 the whole country. So I don't know that we can
12 aspire to anything better than that, really.

13 CHAIRMAN HOOD: I'm not sure, but
14 I remember when I used to have my Red Skin
15 tickets, I remember there was an issue of getting
16 transportation.

17 And I can't think of it exactly.
18 You all may know what it was that the Redskins
19 had people shoving people from metros. And they
20 had to stop that for some reason.

21 I'm not sure what the rationale was.

22 But there was an issue with them being able

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1 to do that. It was a regulatory issue. I'm
2 not sure if that same thing applies here.

3 MR. MCCARTHY: Mr. Chairman, part
4 of it is the nature of a baseball game. We have
5 81 games a year with some seats as low as \$5.00.
6 So people come on an impulse.

7 It's a casual thing. When you go
8 to FedEx field, the ticket prices there are not
9 so casual. And it's just ten games a year.
10 And so you tend to plan more.

11 A lot of our people come at the spur
12 of the moment, and families, children being
13 picked up from school, meeting their parents
14 downtown and coming. And the driving seems to
15 be the only option that some of them think is
16 viable.

17 VICE CHAIR COHEN: Have you thought
18 of, the ticket prices are, what, \$20 or \$30,
19 in that range?

20 MR. MCCARTHY: We have 500 tickets
21 as low as \$5. And then they go up from there.

22 VICE CHAIR COHEN: No, I meant

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1 parking. I should clarify.

2 MR. MCCARTHY: Oh, parking. We
3 have one lot that we subsidize at \$5 that's under
4 the highway, under 395. And then we go up to
5 \$40.

6 VICE CHAIR COHEN: And that's in a
7 garage?

8 MR. MCCARTHY: That's in a garage,
9 that's right. And there are some --

10 VICE CHAIR COHEN: Your garage, the
11 Nationals' --

12 MR. MCCARTHY: And the surface lots,
13 immediately outside of the footprint of the
14 ballpark, are also \$40.

15 VICE CHAIR COHEN: I have more
16 questions but for the Housing Authority. If
17 anybody else wanted to.

18 CHAIRMAN HOOD: Questions for Mr.
19 McCarthy?

20 MEMBER TURNBULL: Well, first a
21 comment. I heard you had a new winner in the
22 foot race.

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1 (Laughter)

2 MR. MCCARTHY: Right. Anything
3 could happen.

4 MEMBER TURNBULL: I think that's
5 because you won the league there. You won the
6 division.

7 MR. MCCARTHY: It was Teddy's time.

8 MEMBER TURNBULL: It was Teddy's
9 time, okay. Well, I think that's pretty good.
10 Hopefully you'll have more chances in the
11 future.

12 MR. MCCARTHY: I hope so. It's a
13 big time for us. But more importantly, it's
14 a great experience for the city.

15 And there aren't things really more
16 that sports that can bring a community and an
17 area together and root for somebody together.

18 So we have high hopes and are very grateful
19 for our fans' support, absolutely.

20 MEMBER TURNBULL: But getting back
21 to your comment, and I'll ask Richard about this,
22 development in the area. And it has to do

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1 7:18:29 Half Street between M and N and on First
2 Street. You're going to be losing those spaces
3 eventually. That's going to go away.

4 But what we've had in a lot of developments
5 is that, and the Department of Transportation
6 frowns on granting ballpark space to
7 developments, because obviously it's going to
8 increase the numbers of parking.

9 I don't know if you've heard the
10 litany from them but it's we want less parking.

11 And so the numbers of cars is going down in
12 developments.

13 And I think we've done that on a
14 couple of cases. We've asked applicants are
15 you providing, basically, parking for their
16 venture only, whether it's commercial, or
17 retail, residential, or office, that they're
18 providing spaces immediately just for their
19 venues only.

20 So I'm just curious, in light of
21 that, if that's going to have an impact on you
22 then. If you're going to be looking, as some

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1 of these spaces are going to be a little bit
2 farther away.

3 Have you worked with any developers,
4 any other venues that you could see where you're
5 going to be providing parking?

6 MR. MCCARTHY: Well, for example,
7 there's a vacant building on Half Street, the
8 rented space is for in the post season only.
9 And we would seek, when these developments
10 happen, to rent the licensed spaces underground.

11 Our experience though is people
12 don't want to rent out the whole garage because
13 their tenants often have rights to keep cars
14 overnight.

15 MEMBER TURNBULL: Right.

16 MR. MCCARTHY: And then for a rainy
17 day, day game, those garages are completely off
18 limits. So on week day, day games, we have a
19 problem. There isn't enough space. And
20 because there are these lots available, we
21 haven't had what happens in other cities, which
22 is people parking in driveways and alleys and

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1 people's front yards for \$10 or \$20.

2 We haven't had gypsy parking
3 occurring and the like. And so we just think
4 it's a lot better to keep the lots, if you will,
5 legal, and visible, and monitored, and give the
6 market an edge by having gypsy spaces pop up
7 here and there.

8 MEMBER TURNBULL: You mentioned
9 earlier about losing 600 spaces. On a typical
10 game, maybe you mentioned it and I just don't
11 remember, how many cars typically would show
12 up at a game. I mean I guess it depends who
13 the opponent is and --

14 MR. MCCARTHY: For example, when the
15 Yankees came, we were almost sold out of parking.
16 And that was about 2,400 or 2,500 spaces.

17 MEMBER TURNBULL: Twenty-five
18 hundred spaces?

19 MR. MCCARTHY: A low attendance game
20 on a Tuesday night, on a cold Tuesday night in
21 April, it'll be closer to 700 or 800. And a
22 lot of that is in the two garages that are located

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1 on site.

2 MEMBER TURNBULL: Okay. And does
3 that matter whether it's a day game, a night
4 game, a double-header. I'm just trying to get
5 a feel of it. Are you looking at, on a typical
6 average of 1,500 spaces, 2,015?

7 MR. MCCARTHY: It really does vary.
8 I can tell you week day, day games the parking
9 is relatively low.

10 MEMBER TURNBULL: Low, okay.

11 MR. MCCARTHY: I guess on Sunday
12 afternoons and Saturday afternoons, Saturday
13 nights, it's probably the third highest, and
14 then Tuesday nights come after that.

15 MEMBER TURNBULL: I would expect
16 that too, okay. All right, thank you.

17 CHAIRMAN HOOD: I'm trying to find
18 out do they have a lot of cars when the Nationals
19 played with the White Sox?

20 MEMBER TURNBULL: The Cubs.

21 CHAIRMAN HOOD: Oh, the Cubs. I
22 knew it was one of them, one of those Chicago

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1 --

2 MR. MCCARTHY: They like the Cubs
3 this year.

4 MEMBER TURNBULL: Yes, I know you
5 do, yes.

6 CHAIRMAN HOOD: All right, any other
7 questions?

8 MEMBER TURNBULL: That's it for me.
9 Thank you, Mr. Chair.

10 CHAIRMAN HOOD: All right. Thank
11 you very much, Mr. McCarthy.

12 MR. MCCARTHY: Thank you very much.

13 CHAIRMAN HOOD: I appreciate it.
14 I think Vice Chair wants to see the young lady
15 from the Housing Authority.

16 VICE CHAIR COHEN: While she's
17 coming up, I do need to disclose to you that
18 I was a commissioner with the District of
19 Columbia Housing Authority, October 2001.

20 The Capper/Carrollsborg HOPE VI was
21 approved. So I was involved in that. But it
22 is 2012, and so it's been quite awhile since

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1 I've been on the board.

2 CHAIRMAN HOOD: Okay.

3 VICE CHAIR COHEN: Thank you. One
4 question with regard to the letter of September
5 25th on behalf of the District Columbia Housing
6 Authority. I presume you need them more on the
7 board of commissioners?

8 MS. LEATHUM: Yes. Excuse me, for
9 the record, Erica Leathum, with Ballard Spahr,
10 representing the Housing Authority, yes.

11 VICE CHAIR COHEN: So there's a vote
12 on record to extend for five years?

13 MS. LEATHUM: To support the
14 extension, yes.

15 VICE CHAIR COHEN: What about,
16 because HUD monitors these projects, and this
17 project probably doesn't have another five years
18 of life left in it, according to them. What
19 are your negotiations with HUD right now.

20 MS. LEATHUM: I don't know if I'm
21 in a position to speak to that. But we can
22 follow-up with you.

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1 VICE CHAIR COHEN: Well, I think
2 that if you need an approval, that's an important
3 thing. Because HUD might not agree to that.
4 What could that do to this project, if they don't
5 agree to extending the life of these vacant units
6 for development?

7 MS. LEATHUM: Well, the extension
8 is for the temporary parking, which is just a
9 temporary use. It doesn't affect the HUD
10 approved development. Am I misunderstanding
11 your question?

12 VICE CHAIR COHEN: Yes. Because
13 there is a time line that they approve.

14 MS. LEATHUM: I understand. I
15 don't know that the temporary parking
16 necessarily impacts the ultimate development.
17 Is that the question?

18 VICE CHAIR COHEN: Yes.

19 MS. LEATHUM: No. The temporary
20 parking is simply temporary parking until the
21 financing is available to move forward with the
22 rest of the PUD.

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1 VICE CHAIR COHEN: And HUD
2 understands that?

3 MS. LEATHUM: My understanding is
4 yes. I will follow-up and make sure I can give
5 you a direct answer.

6 VICE CHAIR COHEN: Okay. What
7 about the community group the
8 Capper/Carrollsborg CDC, or the task forces?

9 MS. LEATHUM: They are aware of this
10 as well.

11 VICE CHAIR COHEN: And they've
12 approved it?

13 MS. LEATHUM: I don't know. I don't
14 want to speak for them. I don't have anything
15 in writing that says they approved the board's
16 position on this.

17 VICE CHAIR COHEN: Well, I think
18 that, again, it's supposed to be an inclusive
19 process.

20 MS. LEATHUM: Correct.

21 VICE CHAIR COHEN: So I don't think
22 that they need to approve the board's. The

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1 board can act independently and ignore the
2 community. I just want to know that the
3 community was included in the decision.

4 MS. LEATHUM: Yes. They were
5 included in the forums, yes. And there's
6 support for extending the temporary parking.

7 VICE CHAIR COHEN: Okay. And,
8 again, you say that there is no financing for
9 these developments. Can you explain why not?
10 Because there is quite a bit going on in that
11 neighborhood.

12 MS. LEATHUM: Well, and I should
13 preface that by saying there is financing for
14 the development on Square 882. There's also
15 potentially another deal in the works.

16 Unfortunately, my client has told me not
17 to say too much about it. Because the business
18 terms haven't been ironed out yet. But things
19 are proceeding. They're probably just not
20 proceeding as quickly as everyone hoped they
21 would.

22 VICE CHAIR COHEN: And this Lot 882,

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1 I'm sorry?

2 MS. LEATHUM: It's 195 units.

3 VICE CHAIR COHEN: Okay, so there
4 is financing for that?

5 MS. LEATHUM: Yes, yes. That has
6 design review approval, second stage PUD
7 approval, and going in for permits. So it could
8 start as early as the end of this year.

9 VICE CHAIR COHEN: And what about, again,
10 these are temporary parking lots. A lot of
11 people have moved into the town homes. They've
12 sold out. They've done well. Some are
13 probably families.

14 Is there enough open space for
15 families? Could you be converting these
16 parking lots into usable open space,
17 playgrounds, et cetera. Because we don't have
18 enough of that.

19 MS. LEATHUM: That's a very good
20 suggestion. I'll take that back.

21 MR. LAWSON: If I may, I would add
22 that, just so that you know where Square 882

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1 is, that's Parking Lot W on Exhibit 1 to the
2 OP report.

3 Also the other two lots, T and U,
4 are directly across the street from Canal Blocks
5 Park, which is a three acre park being built
6 by the District right now.

7 VICE CHAIR COHEN: Thank you, Mr.
8 Lawson. But is W then on the 88?

9 MR. LAWSON: Yes. W is on Square
10 822? Is it 822 or 882? Eight eighty-two, I'm
11 sorry.

12 VICE CHAIR COHEN: Okay, thank you.

13 CHAIRMAN HOOD: Any other
14 questions? Thank you very much, Ms. Leathum.
15 We appreciate it. Commissioner Miller, do you
16 have any comment?

17 MR. MILLER: No. I'm ready to move
18 approval, if it's appropriate now.

19 CHAIRMAN HOOD: Let me do two things
20 very quick. Do we have a report of ANC 6D?
21 Oh, you had him testify, okay. You're not here
22 to get a report, okay.

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1 We don't have an official report from
2 ANC 6D, but Mr. McBee is here to testify.
3 Organizations or persons in support? Okay.
4 Come forward.

5 And do we have anyone, organizations
6 or persons who are here in opposition? Okay.

7 What we'll do in this order, Mr. McBee will
8 give us our testimony. And then I'll turn it
9 back over to Commissioner Miller.

10 MR. MCBEE: Commissioner Hood, and
11 the commissioners and staff, good evening. I'm
12 Ron McBee, advisory neighbor to the commissioner
13 for ANC 6D03.

14 My southern river district borders
15 South Capitol Street in the same river district,
16 6007, in which the Nationals Park is located.

17 I'm also the co-chair of the
18 Nationals' community committee, that meets
19 monthly, every month, with the Nationals to
20 discuss community concerns, such as parking, as
21 well as that traffic operations and parking plan,
22 TOPP, managed by the District's Department of

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1 Transportation with the Department of Public
2 Works, MPD, and MPD Special Operations Division.

3 ANC 6D, on September 10th at a
4 regularly scheduled business meeting, with a
5 quorum being present, voted unanimously 7/0, to
6 support on street parking requirements to extend
7 the permission with temporary surface parking
8 spaces on specified lots and squares from April
9 1, 2013, to April 1, 2018.

10 I support this because even with our
11 best efforts, and the Nationals support public
12 transportation, some people do continue to drive
13 and park their vehicle.

14 The Nationals have set up a program
15 online to assist those individuals to come to
16 their designated lots with graphic and specific
17 language to facilitate egress for those using
18 the Nationals parking lot.

19 It greatly reduces cars that continue
20 to drive in the community and look for spaces.

21 And I feel they provide that at a reasonable
22 price, particularly if you look at the Redskins.

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1 The space reserved by the Nationals
2 are only for game time parking. And many of
3 these spaces have already disappeared under
4 development in our ANC 6D area.

5 It is hoped that many of the parking
6 areas under buildings will continue to make
7 parking available to the patrons coming to the
8 Nationals Park.

9 The Nationals specifically directs
10 their fans away from our residential streets and
11 to use South Capitol Street and Potomac Avenue
12 to access their lots.

13 Also by allowing the Nationals to do
14 advance ticket sales for parking spaces, it
15 allows for better planning and reduces fans
16 seeking parking at game time.

17 We and the Nationals have worked with
18 WMATA to promote the 74 bus that runs from the
19 convention center to Nationals Park via 7th
20 Street.

21 This bus is so designated and the
22 Nationals Park stop is located one block from

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1 the entrance to the stadium, and is used heavily
2 by many of the workers at the park. The
3 Nationals have the only valet bicycle parking
4 facility at a major league baseball stadium, and
5 have approximately 250 rack spaces around the
6 park.

7 The Nationals continue to promote
8 public transit and is, in fact, one of the most
9 transit friendly parks in major league baseball,
10 with approximately 50 percent arriving by public
11 conveyance. The Nationals routinely have
12 information on their scoreboard regarding such.

13 Recently Nationals paid
14 \$100,000-plus to WMATA to rename the Navy Yard
15 metro station with the addition of ballpark to
16 assist riders who would be getting to the park
17 via metro.

18 Additionally, it is the best interest
19 of the Nationals to have fans that arrive and
20 are able to leave with relative little stress
21 and strain.

22 This goes, as well, for our

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1 residents, who like to come home and find parking
2 at their home and have time with their loved ones.

3 Presently I see many of the National
4 fans walking from National Park either on I
5 Street, excuse me, on First Street or First
6 Street Southwest heading to a nearby metro
7 station to avoid the rush of the Navy Yard
8 Station, that WMATA nor the District modified
9 because of the undersize platform station to
10 facilitate queuing and loading of the trains when
11 the Nationals Park was built.

12 I feel the Nationals are a good
13 community partner. We've worked together to
14 eliminate the issues with the 41,000 fans coming
15 into a community that has approximately 16,000
16 residents. I appreciate your consideration for
17 this request. Thank you.

18 CHAIRMAN HOOD: Okay. Thank you
19 very much, Mr. McBee. Commissioners, any
20 questions of Mr. McBee?

21 MEMBER MAY: I was just going to
22 comment. I just want to comment. The bicycle

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1 use reminded me about the bicycle thing, which
2 I didn't comment about before.

3 And I especially appreciate the
4 bicycle facilities, and I know that the Chairman
5 does too. He's been talking about getting a
6 bicycle. So I expect you may see him down there
7 riding his bicycle and using the valet parking.

8 CHAIRMAN HOOD: I'm going to,
9 actually get off at the ballpark stop. Any other
10 questions?

11 MEMBER MCBEE: There you go.

12 MEMBER MILLER: I just want to
13 comment. I apologize for jumping the gun
14 earlier. I didn't realize that you were going
15 to be speaking. And I appreciate your testimony
16 here this evening.

17 MR. MCBEE: Thank you.

18 CHAIRMAN HOOD: Mr. McBee, I also
19 want to add to Commissioner Miller, you've been
20 out in the trenches a long time, done some great
21 work over there. And I'm glad to see your
22 testimony tonight. And let's go Nats.

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1 MR. MCBEE: Absolutely.

2 CHAIRMAN HOOD: All right, thank you
3 very much.

4 MR. MCBEE: Thank you.

5 CHAIRMAN HOOD: Okay. Did we have
6 anything else? Any other questions or anything?
7 So commissioners?

8 MEMBER MILLER: I just wanted to
9 comment just generally that, disclose, I've gone
10 to a few Nationals games every year, on my own
11 dime, just a few.

12 And I've gone by automobile and I've
13 gone by subway. And I think the transportation
14 plan is working very well. And all the
15 protections to the adjacent residential
16 communities, I think, have generally worked out
17 very well.

18 And nobody likes surface parking
19 lots. And as the market changes there, which
20 it is changing, they will be developed with the
21 mixed use developments that we all were expecting
22 to happen there.

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1 And there's nothing that, as Mr.
2 McCarthy testified, there's nothing that would
3 require these to remain as surface parking lots
4 for five years.

5 I think if there's market a for us,
6 that one development there, it will happen. And
7 they will have to find others underground, or
8 parking garage spaces, or others to accommodate
9 their fans so that it continues to be a very
10 smooth operation.

11 So with that, I'm prepared to move
12 approval of the application, if that's
13 appropriate, Mr. Chairman. It's Zoning
14 Commission Case Number 07-08B.

15 CHAIRMAN HOOD: Okay, so moved. Can
16 we get a second? I'll second it. It's moved
17 and properly seconded. Any further discussion?
18 Vice-Chair?

19 VICE CHAIR COHEN: Yes. I just have
20 an observation that we have really, I think, hit
21 a lot of developments and developers a lot harder
22 on transportation demand, monitoring and plans.

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1 And I just would suggest that we ask
2 the Nationals to, by a time certain, provide us
3 with a plan. Because these parcels will be
4 developed.

5 And we do need to move ahead with
6 alternative plans so that the neighborhood does
7 not get inundated with cars or that they're
8 being, the term gypsy parking. And I just think
9 it should be part of that order.

10 CHAIRMAN HOOD: I think that a lot of
11 that previously was discussed. And I would agree
12 to a certain degree with you, Vice Chair.

13 But I think, especially if I remember the
14 hearings of the National Stadium before it was
15 built, and I remember all of the ANC 6D, and all
16 the work that went into the different plans. And
17 I remember coming back with another plan to make
18 sure that it didn't go a certain way and the traffic
19 would try to move.

20 Is it crowded? Yes. But as
21 Commissioner Miller was saying, is it working?
22 Yes. And as was stated by Commissioner Miller,

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1 the lots will not always be that way, dependant
2 upon the market.

3 And is market moving in that direction
4 for development. I'm not really sure. I think
5 you're asking us. I'm not sure but I think you're
6 saying we need to have some predictability over
7 a time line.

8 But I don't know if I want to go that
9 far. If I understand what you're asking for.
10 And I see you're getting ready to hit the mic.
11 I can look out the side of my eye.

12 VICE CHAIR COHEN: I believe what I'm
13 asking for is, this is again where your own
14 observation or perception that we are harder on
15 some other developments.

16 And I know that this has been approved,
17 the stadium, with a parking plan. It was way
18 before I sat on this commission. I just wanted
19 to say that I think we need to be much more
20 visionary when it comes to this evolving
21 neighborhood.

22 MEMBER MAY: Mr. Chairman?

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1 CHAIRMAN HOOD: Yes.

2 MEMBER MAY: I understand the desire
3 to know what the future holds in terms of parking.

4 But I think that we need to remember that we're
5 just the Zoning Commission.

6 And that this is really an issue for
7 DDOT. And I had some severe doubts about how they
8 were going to manage parking and how they were
9 going to manage overflow to the neighborhoods,
10 in the very beginning.

11 And I'm sure there were some rough
12 spots, and there are times when the neighborhood
13 streets get clogged. I see the traffic as I breeze
14 by them on my bicycle on the way home.

15 But I do think it has been working. The fact
16 that they get such high metro use for baseball
17 games, I think, is a testament to the fact this
18 was planned properly.

19 We very easily could have planned for
20 a lot more parking and wound up with a lot more
21 traffic. Because that's what one would have
22 expected 20 years ago.

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1 So I think things are okay. I think
2 we need to focus ourselves on what are the zoning
3 implications of whatever policies are in place.

4 And at this moment, the zoning
5 implications are that we have to put up with a
6 little bit more surface parking for awhile longer,
7 as the situation evolves.

8 And as it changes, I would look to DDOT
9 to solve the issues and then bring to us, through
10 the Office of Planning, any further zoning actions
11 that are necessary to make sure that this doesn't
12 have a negative impact on the neighborhood.

13 The fact that we have a positive report
14 from the ANC, I think, is further proof that this
15 is going well, and that the direction is not
16 something we need to lose sleep about at this
17 stage.

18 CHAIRMAN HOOD: Okay. Any other
19 comments?

20 MEMBER TURNBULL: Yes, Mr. Chair. As
21 much as I sympathize with the concerns of the Vice
22 Chair, this is a rulemaking case. It's not

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1 contested in any way. I don't think we can put
2 conditions on anything. We're strictly voting
3 on temporary use for these lots for five years.

4 VICE CHAIR COHEN: Okay. I
5 appreciate your responses.

6 CHAIRMAN HOOD: Okay.

7 VICE CHAIR COHEN: We're colleagues.

8 CHAIRMAN HOOD: Yes. That's what I
9 like about this group, you can disagree and agree,
10 or whatever you want to do. But I will say this,
11 since we're in a collegial mood, I will say this.
12 I don't think we treat anybody any different.

13 One thing I like about this
14 commission, we all have different points of view,
15 we all bring a lot to the table. But I want to
16 correct the statement, or at least my opinion on
17 the statement, not necessarily correct it.

18 I think we handle stuff on the merits
19 of any particular case. It's not that we're
20 harder or lighter on the Nationals, or harder or
21 lighter on the Giants, not the Giants, I don't
22 know I got the Giants on my mind, but any developer

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1 in the city. No, actually, the New York Giants.

2 But anyway, I just think that we go
3 with the merits of the case and the information
4 behind it. So I don't want anybody to feel like
5 we show favoritism.

6 Because believe me, I've seen some
7 nights down here, you just never know what's going
8 to come out from up here. I think we do a good
9 job of vetting the information before us and making
10 the best decision possible. So I appreciate the
11 conversation.

12 So we've already had a motion. It's
13 been seconded. Any further discussion? Are you
14 ready for the question? All those in favor, aye.

15 Any opposition?

16 VICE CHAIR COHEN: I abstain.

17 CHAIRMAN HOOD: Any abstentions, Vice
18 Chair. Okay. Ms. Schellin, would you record the
19 vote.

20 SECRETARY SCHELLIN: The staff
21 records the vote four to zero to one to approve
22 proposed action in Zoning Commission Case 07-08B.

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1 Commissioner Miller moving, Commissioner Hood
2 seconding, Commissioners May and Turnbull in
3 support, Commissioner Cohen abstaining, not
4 voting.

5 CHAIRMAN HOOD: Okay, Ms. Schelling,
6 do we have anything else tonight? Okay. I want
7 to thank everyone for their participation. And
8 we appreciate it. And we see you all soon. Have
9 a good evening. Good night.

10 (Whereupon, the hearing in the
11 above-entitled matter was concluded at 7:41 p.m.)
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