

STAFF RECOMMENDATION

NCPC File No. 6614



WASHINGTON NATIONALS BASEBALL STADIUM

South Capitol Street and Potomac Avenue, SE
Washington, D.C.

Submission by the District of Columbia Sports and Entertainment Commission

May 25, 2006

Abstract

The District of Columbia Sports and Entertainment Commission is submitting preliminary and final site and building plans for Washington Nationals Baseball Stadium located at South Capitol Street and Potomac Avenue, SE within the Capitol Gateway Overlay District in Southeast Washington, D.C. The submission includes Base Plan, for which funding is available, as well as two options to the Base Plan and a second phase plan, each of which require identification of non-governmental funds or anticipated development decisions to be made subsequent to the review of this submission. Due to time constraints imposed by Major League Baseball on the applicant to ensure that the Ballpark is ready for the 2008 Major League Baseball Season opening day, financial constraints imposed on the development of the Ballpark, and in recognition that adjacent development decisions will be made subsequent to this submission, the applicant requests approval of the Base Plan, Option One and Option Two, and the building envelope of the Second Phase Plan.

The applicant has made a concurrent submission to the District of Columbia Zoning Commission requesting relief from certain preferred use, set back and parking requirements of the District of Columbia Zoning Regulations for Ballpark Use within the Capitol Gateway Overlay. District of Columbia Zoning Commission will hold a public hearing on June 22, 2006 to review this proposal.

Commission Action Requested by Applicant

Approval of preliminary and final site and building plans pursuant to 40 U.S.C. § 8722(b)(1)).

Executive Director's Recommendation

The Commission:

Approves the preliminary and final site and building plans for the Washington Nationals Baseball Stadium located at the intersection of South Capitol Street and Potomac Avenue, SE in Washington, DC, as shown on NCPC Map File No. 24.40(38.00)42039, with the exception of the following items

Requests the applicant to resubmit for approval of these elements when their design is finalized:

- Exterior illumination of the ballpark
- Sports lighting
- Monumental naming rights sign and other exterior entrance signage
- Scoreboard
- Ground floor building uses and façade articulation along South Capitol Street
- Perimeter security
- Second Phase building site and building design

Recommends that in further development of the design:

- Option One and Option Two be implemented.
- Twenty percent of the ground floor of all new buildings be devoted to retail and other public uses as required in Capital Gateway Overlay District, particularly along South Capitol Street, in order promote and sustain active street life especially during non-game days.
- Parking facilities for both passenger vehicles and buses be located interior to the Ballpark site and below ground.

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PROJECT DESCRIPTION

Site

The site for the proposed Washington Nationals Baseball Stadium (ballpark) in southeast Washington, DC is located within Ward 6. On the west the site is bounded by South Capitol Street, on the north by N Street, SE, on the east by First Street, SE and on the south by Potomac Avenue, SE. The site is within the Capitol Gateway Overlay District and has been designated for Ballpark use in the Zoning Regulations of the District of Columbia. (*Figs. 1 & 3*)

The 19.74 acre site encompasses Squares 702 through 706, Reservation 247, and streets, sidewalks and alleys located within the site to be closed as part of the property consolidation.

Under H.R. 3699, ownership of Reservation 247 would be transferred from the federal government to the District of Columbia. The entire Ballpark Site, including closed streets and alleys and Reservation 247, will be conveyed to the Anacostia Waterfront Corporation (AWC), for ground-lease to the District of Columbia Sports and Entertainment Commission (DCSEC) for the purpose of constructing the Ballpark.



Fig 1 **Ballpark Site Aerial**

Background

The proposed Ballpark project is a culmination of the extended efforts to bring a major league baseball team back to the District after a 34-year absence. As part of this effort, the District began to evaluate potential ballpark sites in 2002, established site selection criteria, and developed baseball planning principles to guide the placement and development of a new Ballpark in Washington. The evaluation criteria for site selection included such elements as land costs, parcel availability, transportation, parking, infrastructure, ballpark fit, development impact, and other considerations. In September 2004, MLB made its decision to move the Expos from Montreal to the District of Columbia. In December 2004, the District of Columbia government agreed to a financing plan for the Ballpark at the South Capitol Street site. As an interim measure for MLB, the District renovated RFK Stadium from January to April 2005. The Expos were renamed the Washington Nationals and began play at RFK Stadium in April 2005. The Nationals will play home games at RFK Stadium until the new Ballpark is ready for MLB's opening day in April 2008.

Previous Commission Actions

At its January 5, 2006 meeting the Commission reviewed the proposed street and alley closures for the ballpark site, including portions of Half Street, SE; O Street, SE; P Street, SE; Potomac Avenue, SE; and in Reservation 247, and commented to the Council of the District of Columbia that:

- The proposal to close several portions of L'Enfant Streets would result in an adverse effect on the L'Enfant Plan and in negative impacts to federal interests as they relate to the public benefits of protecting and maintaining the L'Enfant Plan;
- The proposal to close portions of Half Street, SE; O Street, SE; P Street, SE; and Potomac Avenue, SE and public alleys in the vicinity of Square 702, 703, 704, 705, 706 and U.S. Reservation 247, as shown on Surveyor's Map File No. S.O. 22949 (NCPC Map File No. 24.40(44.40)-41946) should take effect only if the Washington Nationals ballpark is located within the property identified as approximately 19.75 acres, situated adjacent to South Capitol Street and Potomac Avenue, SE and bounded on the east and north by 1st Street and N Street, SE.
- The District of Columbia Sports and Entertainment Commission should, through the D.C. Surveyor's submission to the Historic Preservation Review Board (HPRB), consult with the Board and adopt any mitigation recommended by the HPRB for the adverse effects relating to the proposed street closings.
- The stadium design should maintain and enhance ground-level pedestrian views along Potomac Avenue to the Anacostia River and provide functional and appropriately designed terminations to surrounding L'Enfant streets. Major pedestrian entrances to the stadium should be located at the terminal points of O and P Streets along South Capitol Street and retail space should be used along the South Capitol Street side of the stadium to minimize unbroken expanses of the stadium building wall.
- The District of Columbia agree, on or before the time the Mayor transfers the land for the purpose of establishing a ballpark, to a covenant to run with the land that requires at such time as the proposed site is no longer used as a ballpark that all portions of Half Street, SE; O Street, SE; P Street, SE; and Potomac Avenue, SE, be re-established in their original locations and with full rights-of-way according to the L'Enfant Plan, and the NCPC will record that covenant.

At its August 5, 2005 meeting the Commission commented favorably on the proposed text amendment to the zoning regulations of the District of Columbia to modify the Capitol Gateway Overlay District to define "Ballpark" and to allow a Ballpark Use. The Commission made the following recommendations to the Zoning Commission of the District of Columbia:

- (a) That the retail space along South Capitol Street be used to articulate the façade to avoid unbroken expanses of the building wall.

- (b) That stadium lighting both exterior and interior to the stadium be designed such that it minimizes adverse affect upon views of the Capitol building at night from surrounding points.
- (c) That the definition of building height includes the height of stadium lighting above the building structure.
- (d) That signage both interior and exterior to the stadium is designed such that it minimizes adverse affect upon views to the Capitol building, to and from the waterfront, and along South Capitol Street. This applies particularly to the stadium scoreboard and other illuminated or animated signage.
- (e) That parking facilities for both passenger vehicles and buses be located interior to the Ballpark site and below ground, and that compliance to such parking requirements not be limited by the applicant's ability to demonstrate an adverse affect to the economic viability of the Ballpark.
- (f) That the total number of parking spaces on site be limited to 1,225 spaces unless otherwise demonstrated that more are needed and can be accomplished without adverse impact.
- (g) That a higher percentage of the Ballpark's South Capitol Street wall be built up to the setback line and that building articulation not be used as an artificial substitute for a lack of activity at the street level.
- (h) That the security concerns of the Architect of the Capitol and the Capitol Police Board be given due consideration during the Ballpark design process, particularly as they relate to the height of the proposed Ballpark.

Previous Actions of the Council of District of Columbia

On May 2, 2006 the Council of the District of Columbia approved Bill 16-628 for the closing of public streets and alleys on the Ballpark site. The Bill included the requirement "as recommended by the National Capital Planning Commission, ...that the closed portions of Half Street, SE; O Street, SE; P Street, SE; and Potomac Avenue, SE be re-established in their original locations and with full rights-of-way when the closed streets and abutting property are no longer used for ballpark purposes."

Previous Actions of the District of Columbia Zoning Commission

On October 17, 2005, the Zoning Commission for the District of Columbia took final action on ZC Case Number 05-08 to approve text amendments to the existing Capitol Gateway Overlay District. The following zoning text excerpts are from Chapter 16 and relate to issues noted within this report:

1606 BALLPARK

- 1606.14 Not less than twenty percent (20%) of the Ballpark building's exterior perimeter frontage, not including any detached accessory building, shall be devoted to retail, service, entertainment, or arts uses ("preferred uses") ... with the addition of "museum", in accordance with the following provisions:

- (a) Preferred uses shall have a street orientation;
- (b) Preferred uses shall provide direct exterior access at ground level;
- (c) *(not applicable)*;
- (d) *(not applicable)*; and
- (e) *(not applicable)*.

1606.19 An applicant requesting approval under this section must prove that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation, will minimize potential impacts to the neighborhood and the United States Capitol by:

- (a) *(not applicable)*;
- (b) Minimizing light spill, particularly into adjacent residential neighborhoods;
- (c) *(not applicable)*;
- (d) *(not applicable)*;
- (e) *(not applicable)*;
- (f) Encouraging the design and development of properties in a manner that is sensitive to the establishment of South Capitol Street as a monumental civic boulevard while recognizing the proximate residential neighborhood use and context;
- (g) *(not applicable)*;
- (h) Providing view analysis which assesses openness of views and vistas around the Ballpark, including views toward the Capitol Dome, other federal monumental buildings, and the waterfront, from the surrounding neighborhood and neighborhoods east of the Anacostia River, South Capitol Street, the Frederick Douglas Bridge, and the waterfront;
- (i) *(not applicable)*; and
- (j) Ensuring that signage on the exterior of building or internal to the ballpark structure but visible from the outside, including the scoreboard, will not have such intensity or brilliance as to cause glare or impair the vision of any driver, or otherwise interfere with the driver's operation of a motor vehicle; adversely impact an owner's enjoyment of residential property located proximate to the ballpark; or impact the character and integrity of the ballpark site.

1606.20 In addition to the required provisions of 1606.19, an applicant requesting approval under this section shall also demonstrate that the proposed building or structure, including the siting, architectural design, site plan, landscaping, sidewalk treatment, and operation will:

- (a) *(not applicable)*;
- (b) *(not applicable)*;
- (c) Encourage safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses including retail, entertainment, cultural, and pedestrian concourse space;
- (d) *(not applicable)*; and
- (e) *(not applicable)*.

Proposal

The proposed Ballpark will contain all of the amenities of current, state-of-the-art Major League Baseball parks. The natural grass playing field will be oriented to the northeast and the seating bowl will provide approximately 41,000 seats, including general seating, club seats, and private suites. The public levels of the proposed Ballpark will incorporate a variety of commercial and support spaces, including concessions, restroom facilities, lounges, suites, and other elements customarily found in sports facilities, within spaces surrounding and between the field and building perimeter. A center field restaurant, conference center, Washington Nationals team retail store, and the Washington Nationals ticket office will be designed and located to allow for non-game-day access and use by the public. A baseball team office building, connected to the Ballpark, will be located at the corner of South Capitol Street and Potomac Avenue, SE (Figs. 2 & 5).

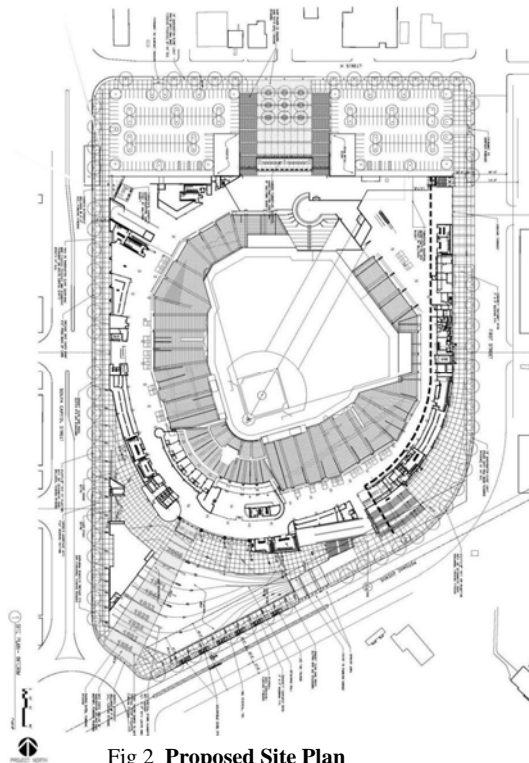


Fig 2 **Proposed Site Plan**

The proposed Ballpark footprint, approximately 550,000 square feet, will occupy almost the entire site and be contained by a 78-foot-high upper concourse building along South Capitol Street and a portion of Potomac Avenue. A lower building mass, approximately 55-feet-high, will continue along Potomac Avenue and 1st Street. The 110-foot-high upper deck and sunscreen canopy will crown the ballpark and will follow the curve of the seating bowl from left to right field. The ballpark massing will open up toward city views to the north and east. A 33,000-

square-foot north entrance plaza, terminating Half Street will be located off of N Street. A triangular, sloping landscaped lawn and south entrance plaza will be located adjacent to Potomac Street and oriented towards the future South Capitol Street oval. (*Figs. 6-11*)

The Ballpark will provide game day public entrances at the N Street north entrance plaza, 1st Street staircase, Potomac Avenue monumental staircase, south entrance plaza, north on South Capitol Street and O Street. Approximately seventy percent of the spectators will approach the Ballpark from the north primarily from the Navy Yard Metrorail Station or future off-site parking facilities. During game days Half Street, between M and N Streets, and N Street, between South Capitol and First Streets, will be closed to vehicular traffic and open for pedestrian activities and access to the north entrance plaza. The north entrance plaza and 1st Street staircase will provide non-game day access into Ballpark and the center field restaurant.

Pending funding, the Ballpark site will be surrounded by a combination of perimeter security elements, such as bollards, benches, street fixtures, and retaining walls, most of which will be located curbside. Patrons will be screened at all entry points. (*Fig. 5*)

The Ballpark will provide 114 below grade parking spaces, underneath the south entrance plaza and administration building, which will be accessed from Potomac Avenue. In the interim two surface lots flanking the north entrance plaza will provide 254 parking spaces.

The Ballpark façades will be composed with combinations of precast concrete panels, horizontal glass curtainwalls, horizontally ribbed metal panels and ground level aluminum storefronts. The finish materials will be predominantly neutral. The structure for the upper decks and silver sunscreen canopy roof will be architecturally expressed. A 17-foot-high naming rights sign facing Potomac Avenue will be located on the curving façade of the concourse building and mounted approximately 62 feet above the south entrance plaza. Another naming rights sign will be located 20 feet above the north plaza entrance. (*Figs. 6, 14 & 20*)

Light grids, located above the leading edge of the upper deck, sunscreen canopy, will illuminate the baseball field. Two, freestanding light grids, approximately 130 feet high, located in the outfield will balance the ballfield illumination. A 40-foot-tall main scoreboard will be placed beyond center field and oriented to the seating bowl; the top of the scoreboard will be approximately 81 feet high. The main scoreboard will include game in progress display, line-up displays, advertising, video based signage, an open captioning matrix element for the hearing impaired and will be topped by an internally lighted naming rights sign. The back of the scoreboard might provide sponsor signage and a video display. LED ribbon boards are anticipated to be located around the entire front edge and length of the club or mid-deck seating. (*Figs. 10, 11 & 21*)

The concourse building mass will begin at the northern portion of South Capitol Street, respond to the O Street axis and then follow the curve of the seating bowl around to an 85-foot-wide monumental staircase facing Potomac Avenue. An independent building mass fronting South Capitol Street will continue towards Potomac Avenue. A pedestrian portal through this building mass will frame the P Street axis.

Due to time constraints imposed by MLB to insure that the Ballpark will be ready for the 2008 MLB season opening day, financial constraints imposed on the Ballpark development, and in recognition that adjacent development decisions will not be made until after review of this proposal, the applicant has divided their submission into the following components for review:

Base Plan

The Base Plan is currently funded. Approximately 10 percent of the building's exterior perimeter frontage would be provided for preferred uses as defined in the Zoning Regulations; the majority of the proposed preferred uses, approximately 15,000 square feet, would support Ballpark functions, such as ticket booths, team store and baseball offices. The ground level of the administration building would provide preferred use along South Capitol Street. Eight consecutive service bays and driveway would be located along 1st Street. (*Figs. 16 & 17*)

Base Plan Option 1

The Base Plan Option 1 is currently not funded. Under Option 1, approximately 20 percent of the building's exterior perimeter frontage would be provided for preferred uses; the majority of the proposed preferred uses would be located along First Street. Option 1 would internalize all service functions and would provide only two service entrances and driveways off of 1st Street. Option 1 would provide approximately 32,000 square feet for preferred uses. (*Figs. 16 & 18*)

Base Plan Option 2

The Base Plan Option 2 is currently not funded. Option 2 is similar in all respects to Option 1 except the proposed preferred uses located on First Street would be expanded to project approximately 29 feet, to the property line. Option 2 would provide approximately 50,000 square feet for preferred uses. (*Figs. 16 & 19*)

Second Phase Plan

The Second Phase Plan is currently not funded nor a part of this submission review. The Second Phase would replace the interim at-grade parking lots located immediately north of the Ballpark with two above grade parking structures that would flank the North Plaza. The parking structures would provide 1111 parking spaces, which would meet the total on-site parking requirement for 1,225 spaces. Approximately 35,000 square feet of preferred uses would be located on the ground floor areas of the proposed parking structures.

Development Program

Applicant:	District of Columbia Sports and Entertainment Commission
Architects:	HOK/ Devroux & Purnell
Acreage:	19.74 acres
Estimated Cost:	\$534,800,000 (including renovation of RFK Stadium)
Schedule:	Completed and occupied by Major League Baseball opening day in 2008

PROJECT ANALYSIS

Overall, staff is in support of the proposed Ballpark design and notes that the signature design and monumental massing will respond to the L'Enfant plan, promote South Capitol Street as a gateway into the city and revitalize the adjacent community and Anacostia waterfront. The proposed Ballpark will spur development around the site and promote an active street life. Game day pedestrian streets will heighten activities and highlight the arrival experience into the North Plaza. The O and P Street game day entrances will focus street activity within L'Enfant viewsheds. The Potomac Avenue monumental stairs will open views towards the Anacostia River and direct patrons to the waterfront. The very large ramps, adjacent to Potomac Avenue and South Capitol Street will activate the facades on game days and offer patrons panoramic views to the monumental core and Anacostia River.

The proposed Ballpark massing will not exceed the height of the occupied portions of the Capitol Building. The heights of the upper deck sun screen (approximately 110 feet), the top of the upper concourse building roof (approximately 78 feet) and top of the scoreboard (approximately 81 feet) are well below the maximum 130 feet allowed by zoning. Staff anticipates that the height of future development, north and east of the ballpark site and along South Capitol Street, will be maximized. Staff believes that the massing of the Ballpark will not negatively impact views to and from the Capitol since it will be significantly lower than future development located between the Ballpark and Capitol Building. The natural slope between the Capitol Building and the Anacostia River will further lower the ballpark massing from vantage points on Capitol Hill.

While staff understands that this complex project is under fast track design and construction constraints to meet the MLB 2008 opening day deadline, staff notes that the submission materials do not represent the level of design information and detail normally required for final review and approval. A number of design features and development options are currently in the process of being developed. Because of the significance of this project, staff recommends that these elements be excepted from the current approval and resubmitted when the design has been more fully developed.

Elements and issues that are worthy of Commission comment include the following:

Lighting

The submission did not include any design and specifications for the general illumination of the ballpark exterior. The applicant has noted that the proposed ballpark building mass will help minimize the light spill from sports lighting; however, light will emanate towards the north and east of the site where the ballpark massing is lower. Staff notes that the height of future development around the ballpark site may minimize the light spill in this area. **Staff recommends that the applicant submit further information, including photo simulations and footcandle modeling for exterior illumination of the ballpark and sports lighting, so that the Commission can evaluate the impact of lighting upon nighttime vistas and viewsheds to and from the Capitol and the Anacostia River.**

Signage

The location and design of the proposed monumental naming rights sign, that will be located on the curving upper concourse façade facing south to Potomac Avenue, will have significant impacts upon the skyline and vistas of the Capitol and monumental core from the Frederick Douglas Bridge, the South Capitol Street gateway, the Anacostia River, the Anacostia ridgeline, Interstate 295 and federal installations and neighborhoods located on the eastern side of the Anacostia River. The submission did not include any design and specifications for any other exterior signage surrounding the ballpark. **Staff recommends that the applicant submit the design and specifications of the proposed monumental naming rights sign and all other illuminated exterior signage, in particular those that will be located adjacent to public entries, in order to evaluate their impacts upon vistas and viewsheds to the Capitol, monumental core and areas immediately surrounding the Ballpark site.**

The applicant did not include the design of the scoreboard, both front and back, with the submission. The proposed scoreboard will not be seen from certain exterior locations with higher building massing, such as the curved upper deck and upper concourse building. However the scoreboard will be seen from various visual penetration points through the ballpark as well as from the north and east of the site where the ballpark massing is lower. Staff notes that the height of future development around the ballpark may diminish these views. **Staff recommends that the applicant submit the scoreboard design in order to evaluate its visual impact upon vistas and viewsheds as well as from areas immediately surrounding the Ballpark site.**

Preferred Uses at Ground Level

Staff supports the Zoning Commission's requirement that "not less than twenty percent of the Ballpark building's exterior perimeter frontage... be devoted to retail, service, entertainment, or arts uses (preferred uses)..." A variety of preferred uses should be maximized to the greatest extent possible around the entire site in order to promote and sustain active street life during game days and especially during non-game days. The Base Plan will provide approximately 10 percent of the perimeter for preferred uses however, for the most part, they will be Ballpark functions, such as ticket booths, team store and baseball offices which will support minimal non-game day activity. The proposed center field restaurant will be located internally to the Ballpark and not be seen from the perimeter. The nine consecutive service bays and wide driveway apron along First Street will not promote pedestrian activity and denote the back-of-house. Options 1 and 2 will exceed the 20 percent minimum for preferred uses and will invigorate and promote street activity on First Street during game days and non-game days. However, the ground level of the proposed administration building provides the largest preferred use on South Capitol Street in the Base Plan or in Options 1 and 2. **Staff does not support providing the applicant with relief from current zoning requirements for preferred uses and recommends that additional preferred uses be located along South Capitol Street in order to activate and support street life during non-game days. Further information on uses and building façade articulation along South Capitol Street should be submitted.**

Perimeter Security

The applicant has performed a risk assessment and has noted the intention to provide perimeter security in accordance with the National Capital Urban Design and Security Plan. However, the submission does not provide detail design and specifications of the elements or include supporting documentation to evaluate primary objectives. Furthermore, the Urban Design and Security Plan does not include a design framework for perimeter security along South Capitol Street. **Staff recommends that further information be provided regarding the justification for and design of perimeter security elements.**

Second Phase Plan

The Second Phase Plan will replace the interim at-grade parking lots located immediately north of the Ballpark with two above grade parking structures flanking the North Plaza ballpark entrance. The design and specifications for the proposed parking structures were not included with this submission however they were illustrated in the plans and renderings. Staff notes that development on this site is very important in completing the urban design of the ballpark. The proposed ground level retail functions are vital in promoting and connecting active street life during game days and non-game days around portions of South Capitol Street, N Street, SE and 1st Street, SE. **Staff recommends that the Commission requires the applicant to submit the Second Phase Plan for review and approval.**

The Second Phase Plan anticipates further development of a separate building within the area of the South Plaza; however, building envelope or design information was not included for review with this proposal. **Staff recommends that the applicant submit information regarding proposed setbacks and design parameters for the proposed development on Potomac Avenue prior to submitting the Second Phase to the Commission.**

CONFORMANCE

Federal and District Plans

Staff finds that the proposed design generally conforms to and complements the following Federal and District plans:

NCPC South Capitol Street Planning Study
NCPC Memorials and Museums Master Plan
NCPC Legacy Plan
District of Columbia Anacostia Waterfront Initiative

National Environmental Protection Act (NEPA)

In accordance with the Commission's Environmental Policies and Procedures the applicant has submitted information on the environmental review process the District of Columbia is undertaking by the District of Columbia Sports and Entertainment Commission (DCSEC), a

District agency. The DCSEC decided to undertake development of an Environmental Assessment, which is being prepared and is anticipated to be released in late summer 2006. The environmental review is being carried out to ensure that any environmental concerns are incorporated into the planning of the new stadium by the District of Columbia authorities. In addition, the study will enable the design team to identify potential challenges and develop strategies to help minimize the environmental impact the new ballpark will have on the surrounding neighborhood.

Because the District of Columbia agency action is outside the federal Central Area of the city, the Commission has no obligations under NEPA since any approvals or recommendations would be advisory.

Historic Preservation Review

The Commission has no responsibilities under Section 106 of the National Historic Preservation Act because the project is located outside the Central Area and the Commission's review is therefore advisory, not a licensing action.

The project was reviewed by the D.C. Historic Preservation Review Board (HPRB) under D.C. Law 2-144, the Historic Protection Act, because the ballpark would be built on contributing rights-of-way of the L'Enfant Plan landmark designation. HPRB staff and board commented favorably on the ballpark as a significant public building on South Capitol Street, enhancing planning opportunities on this important axis as well as along the waterfront, and extending and linking development activity across the Anacostia River.

The HPRB discussed the partial closing of the right-of-way of Potomac Avenue, from 160 feet to 120 feet. This action was subsequently approved by the Council. The HPRB did not object to the narrowing of the right-of-way, but did express concern for the loss of all 40 feet on the north side of the right-of-way, rather than narrowing the right-of-way equally from both sides, which results in shifting the centerline of the right-of-way to the south. Therefore, Potomac Avenue at the ballpark would be offset from the rest of the avenue, possibly diluting the importance and impact of both current and potential views as the area is developed.

The offset of the visual connection leads to a further urban design interest and goal--the desirability of reinforcing the L'Enfant Plan as a framework for both buildings and for public open space near the ballpark. The setting of the new ballpark should reflect the unique plan and character of Washington and the viewsheds should be leveraged as much as possible to connect the waterfront to the monumental core and Downtown.

The potential construction of a separate building between the ballpark and Potomac Avenue, perhaps in the area of the Potomac Avenue right-of-way that was closed, should be carefully considered in the context of Potomac Avenue's importance as a visual corridor and planning amenity as the area is redeveloped.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal at its May 10, 2006 meeting, and forwarded the proposal to the Commission with the statement that the submission has been coordinated with all participating agencies. The participating agencies were NCPC; the District of Columbia Office of Planning; the District Department of Transportation; the Department of Housing and Community Development; the General Services Administration; the National Park Service and the Washington Metropolitan Area Transit Authority.

Commission of Fine Arts

The Commission of Fine Arts has not reviewed this project.

Advisory Neighborhood Commission 6D and Southwest Neighborhood Assembly

The applicant and other city agencies have participated in a series of community meetings sponsored by Advisory Neighborhood Commission 6D (ANC 6D) and the Southwest Neighborhood Assembly (SWNA), which is a private, non-profit citizens organization formed with elected representatives from each of the four quadrants of Southwest, as divided by M Street, 4th Street, and Delaware Avenue. Residents of the community that will be affected by the Ballpark have had the opportunity to express their views with regard to the Ballpark, its construction, and its operation. DCSEC has provided individualized stakeholder attention, discussed the rationale for decisions, and developed cost-effective mitigation measures to achieve maximum local community support. Recently DCSEC met with ANC 6D and SWNA to provide briefings on the Ballpark design and to discuss construction and traffic related issues with residents of the Ballpark neighborhood.

On May 3, 2006 the applicant submitted the proposed project to ANC 6D and is coordinating a formal presentation on or before their June 12, 2006 monthly meeting. The applicant will be providing each Commission member a copy of the application. ANC 6D has posted a DCSEC weblink, with information and renderings of the proposed ballpark, for their community members.



Fig 3 Aerial

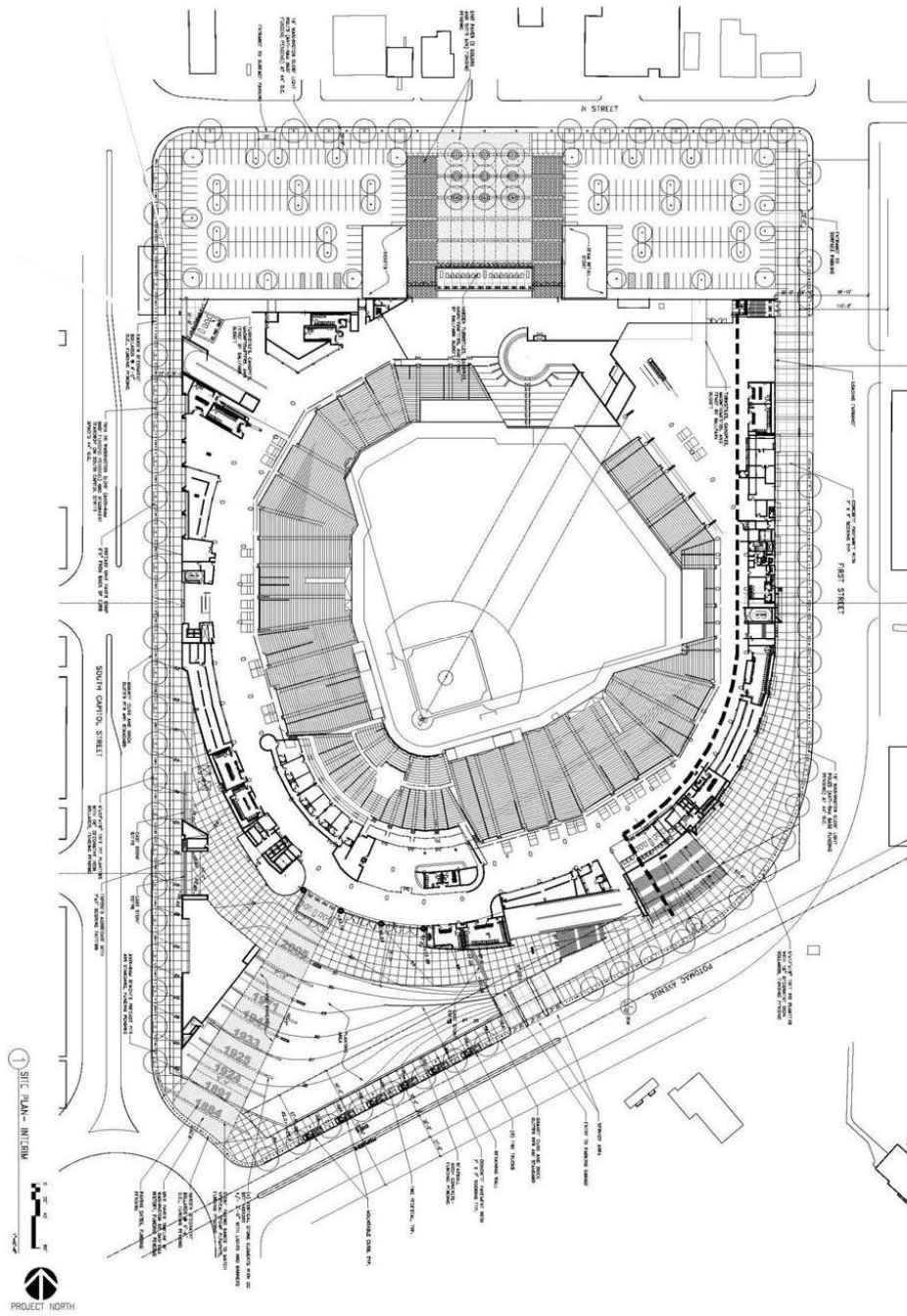


Fig 4 **Proposed Site Plan**

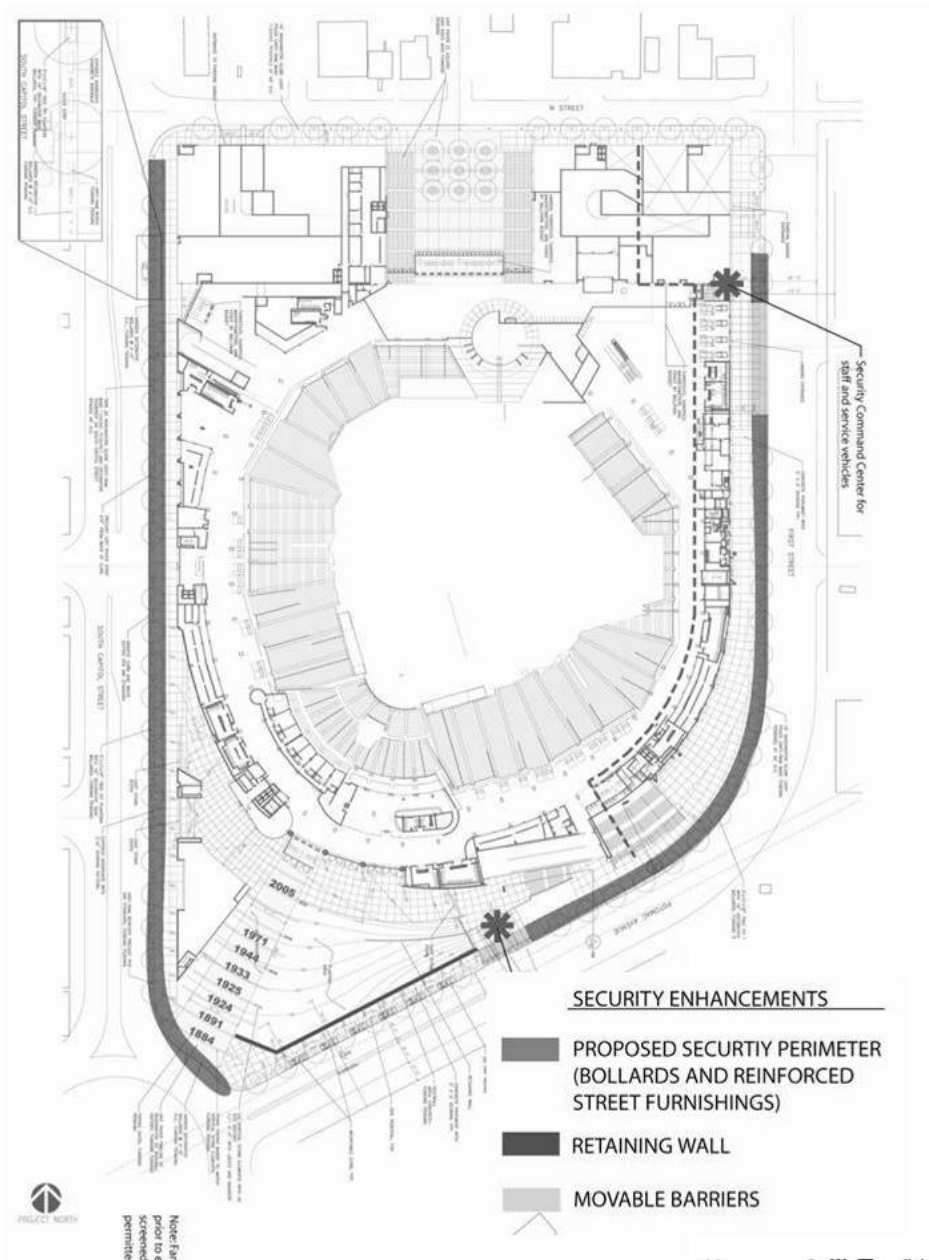


Fig 5 Perimeter Security

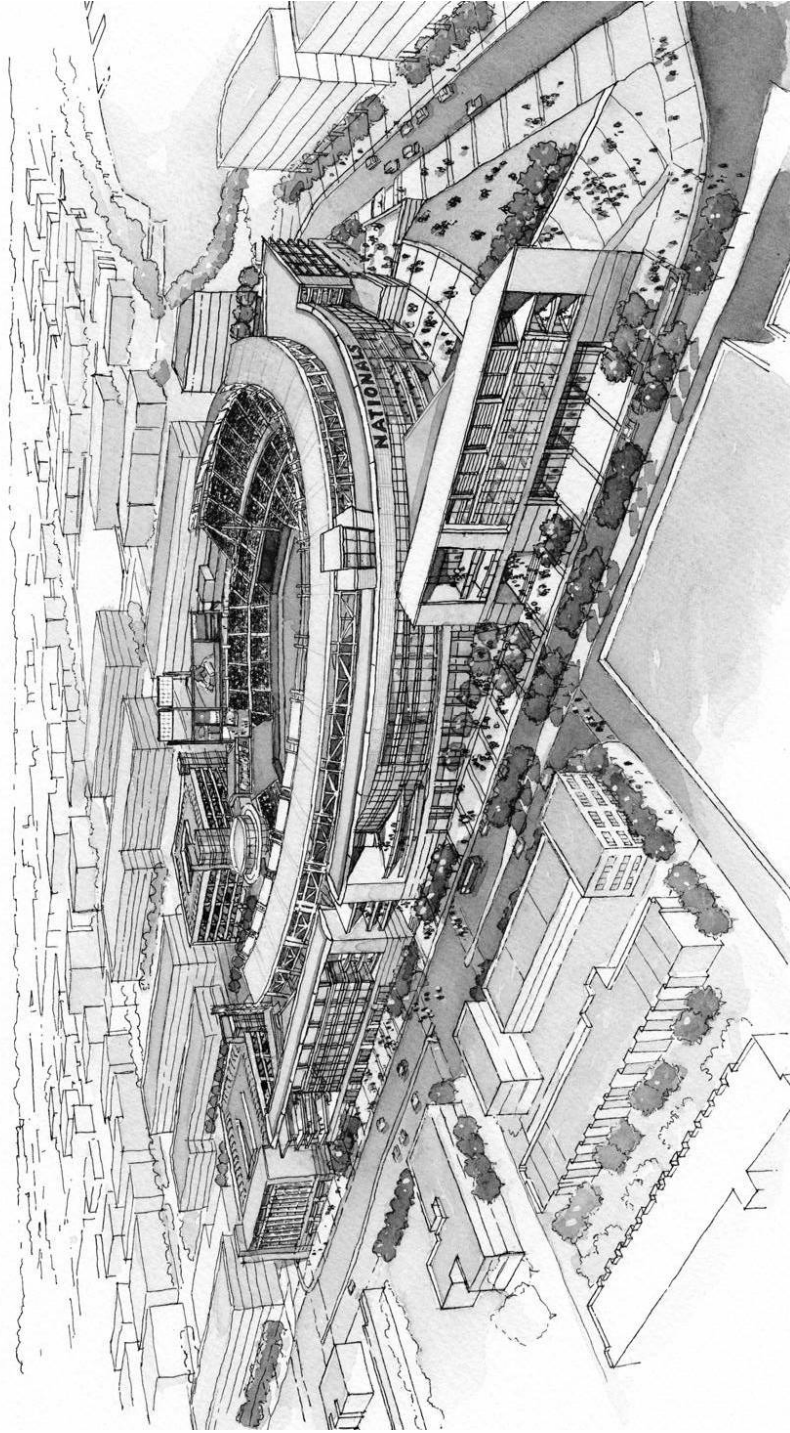


Fig 6 Southwest Aerial View

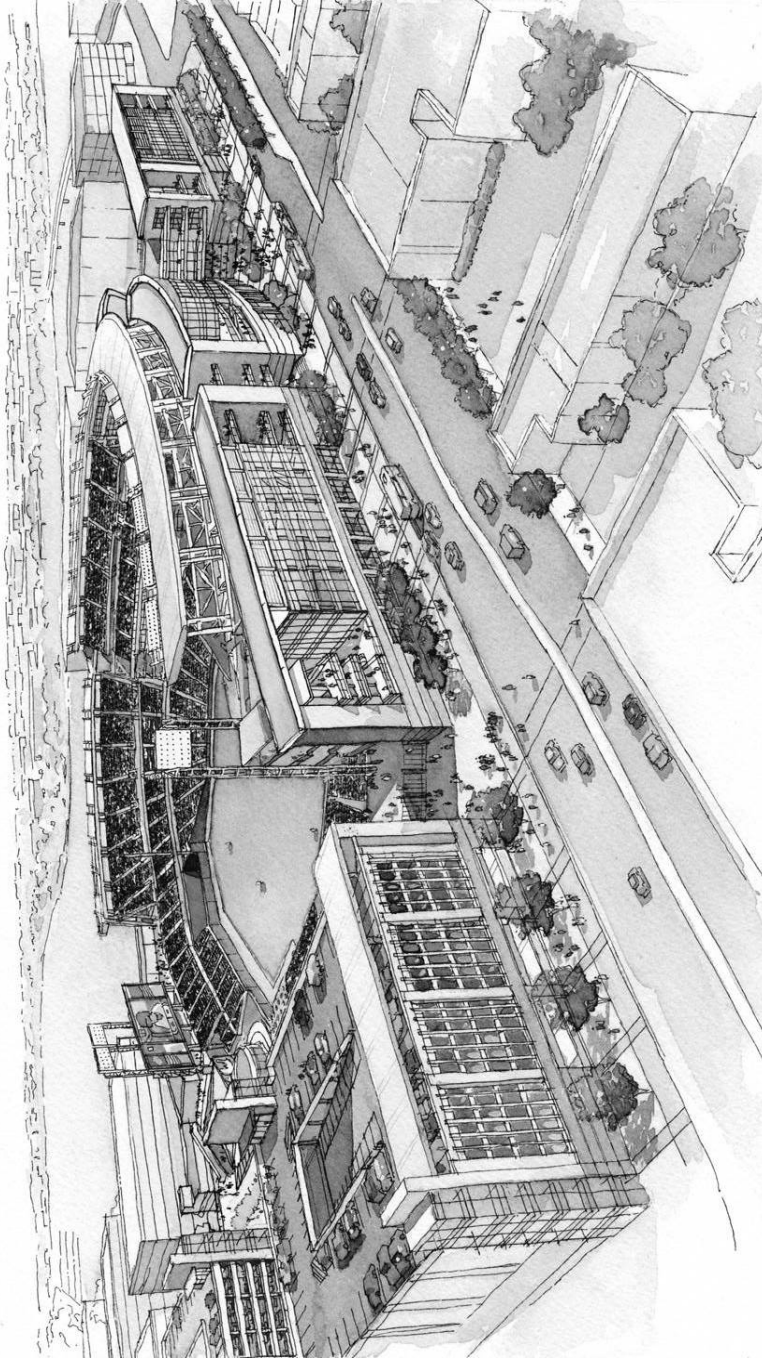


Fig 7 Southwest Aerial View

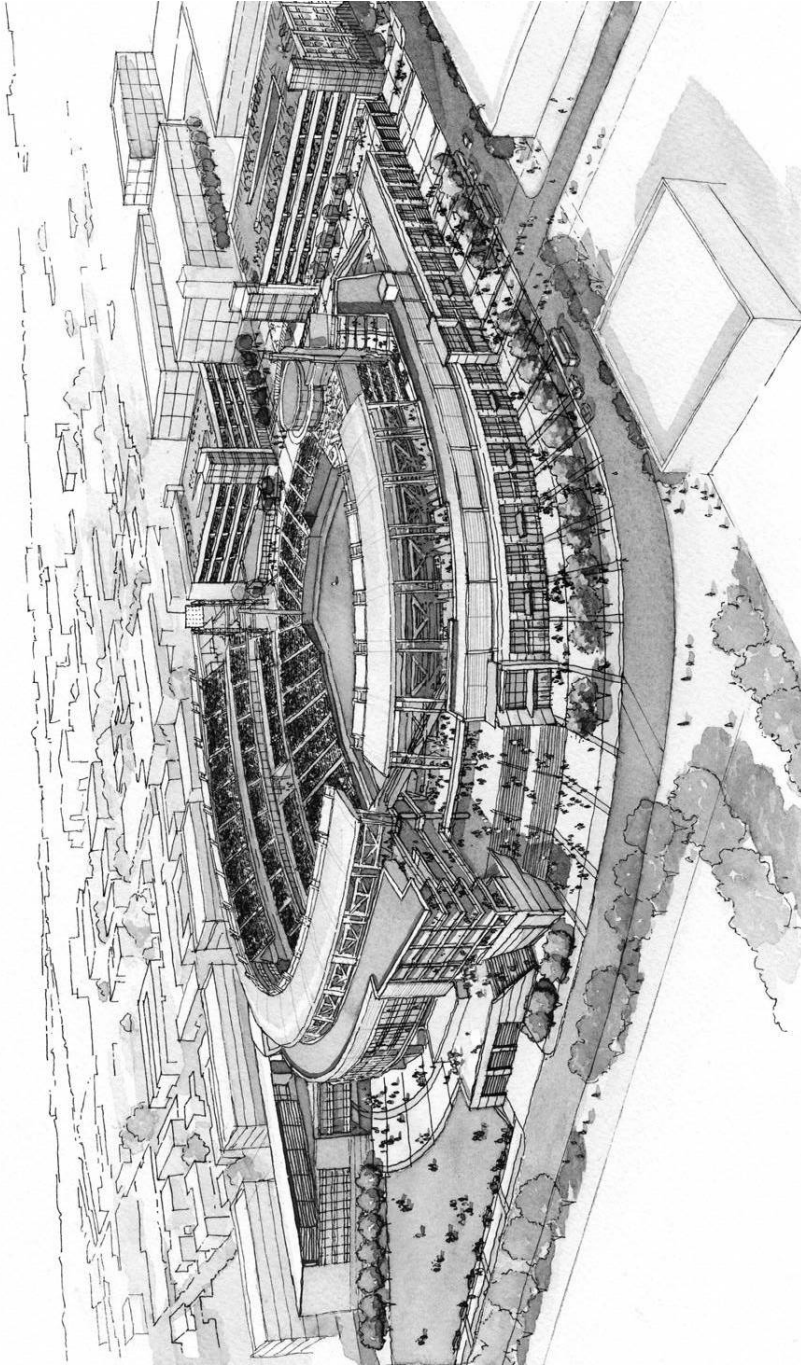


Fig 8 Southeast Aerial View

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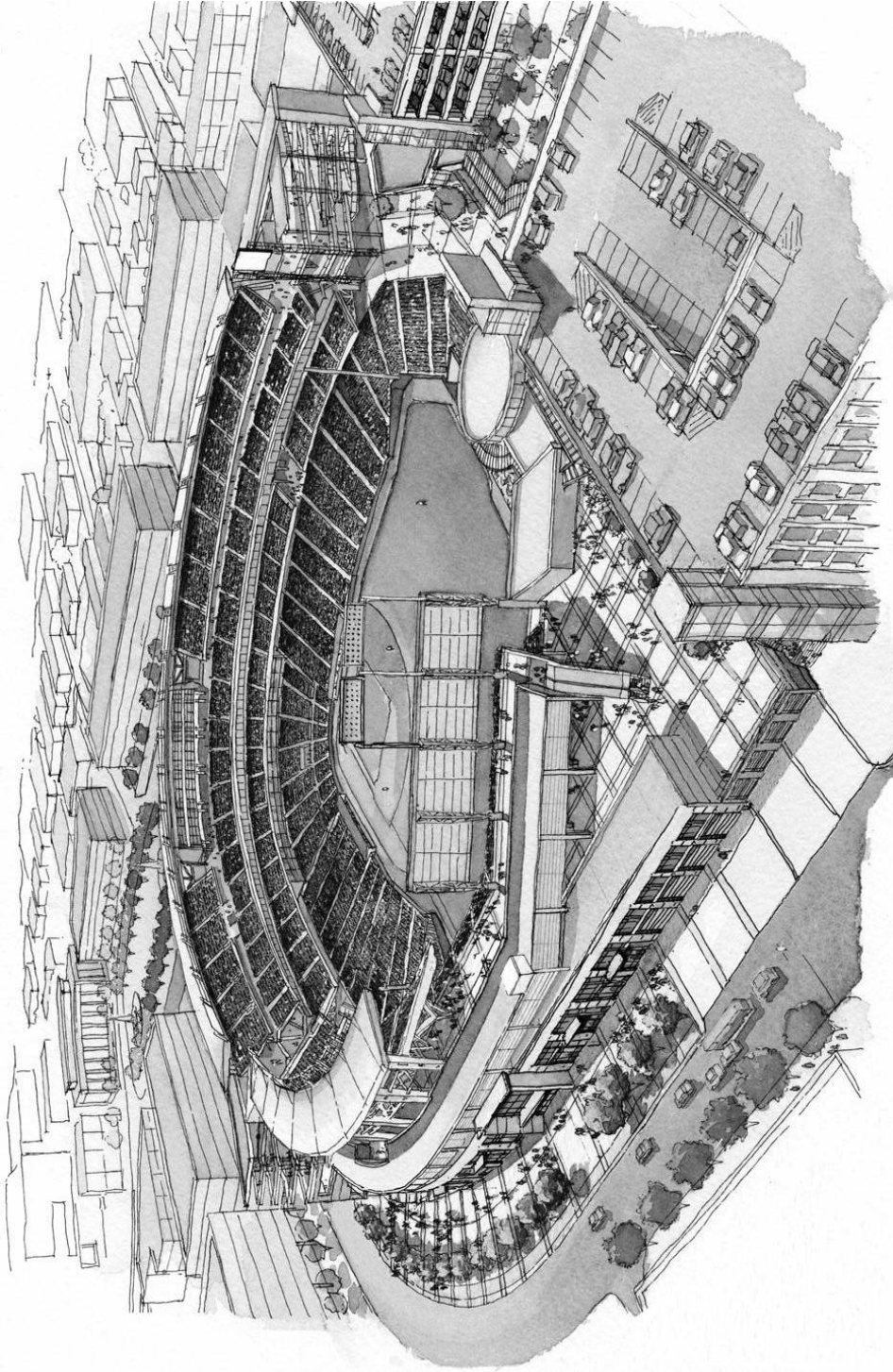


Fig 9 Northeast Aerial View

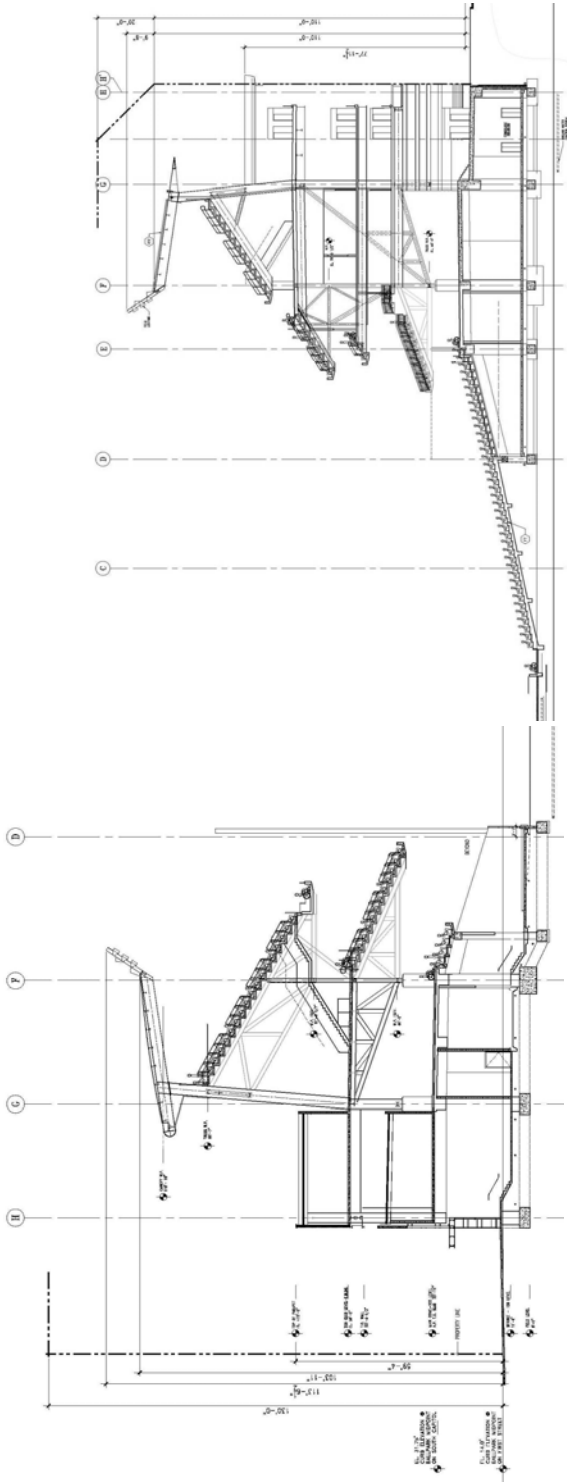


Fig 11 Building Section - South Capitol Street

Fig 10 Building Section - 1st Street

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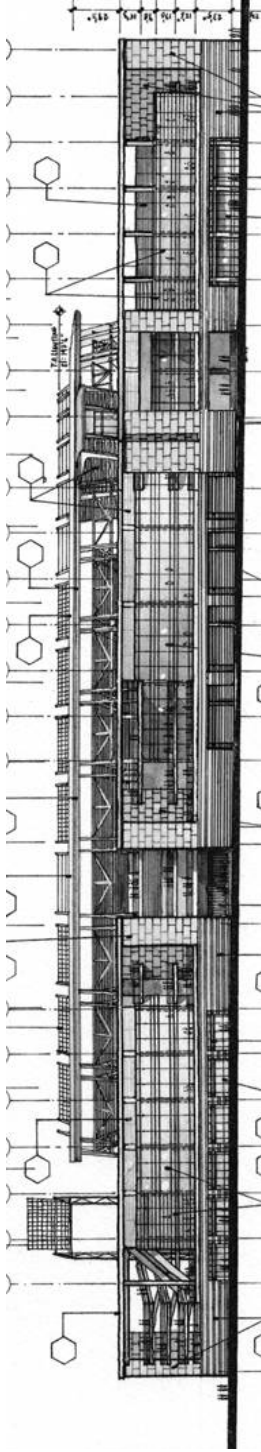


Fig. 12 West Elevation - South Capitol Street

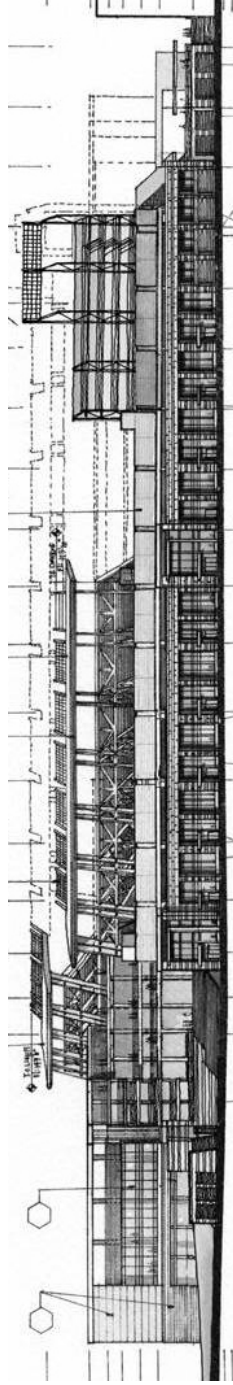


Fig 13 East Elevation - 1st Street

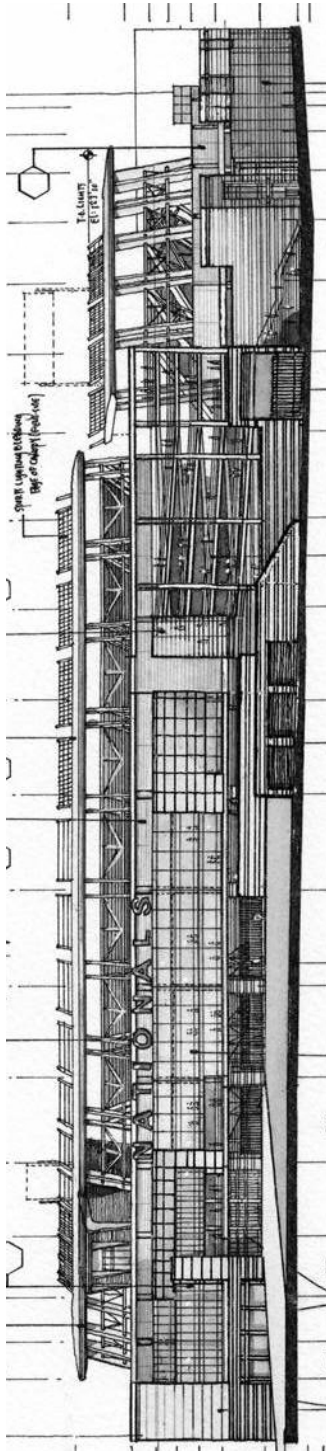


Fig 14 South Elevation – Potomac Avenue

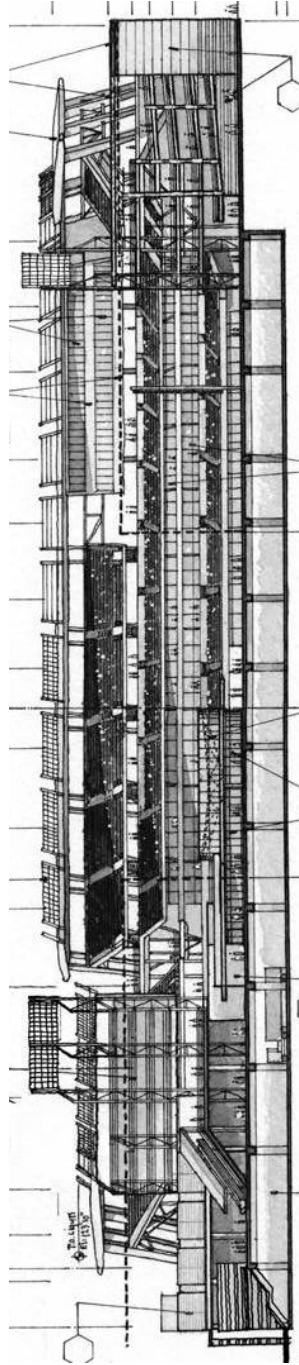


Fig 15 North Elevation – N Street

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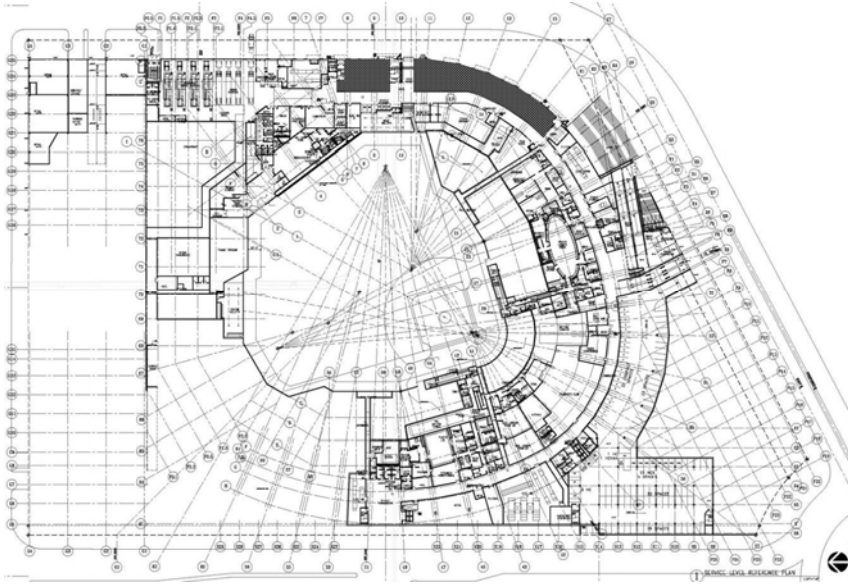


Fig 17 **Base Plan Preferred Uses – Service Level**

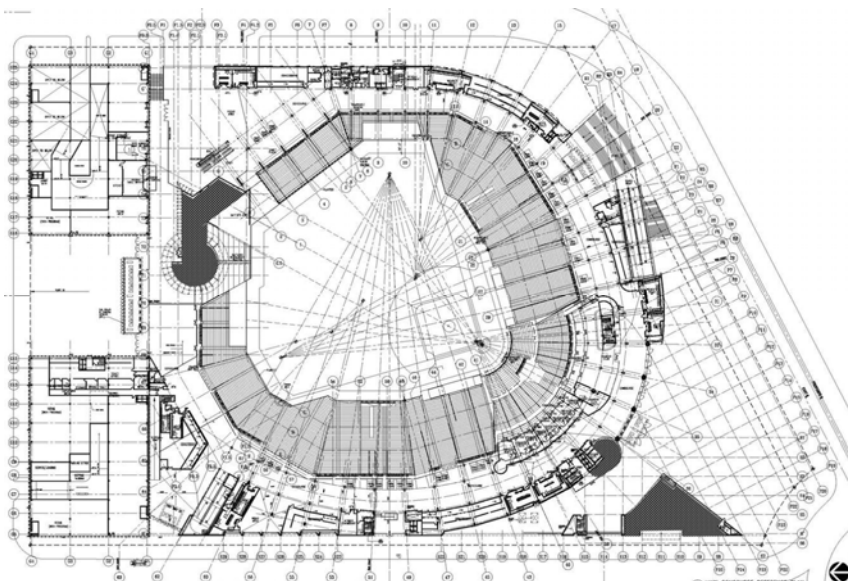


Fig 16 **Base Plan and Opt 1 & 2 Preferred Uses – Main Concourse Level**

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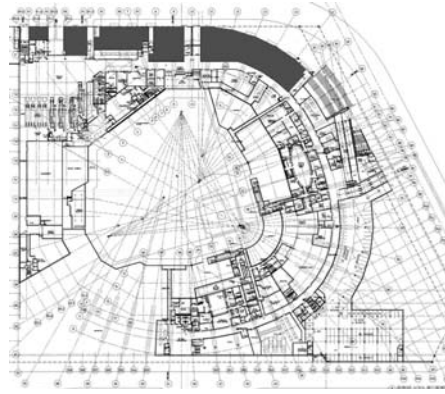
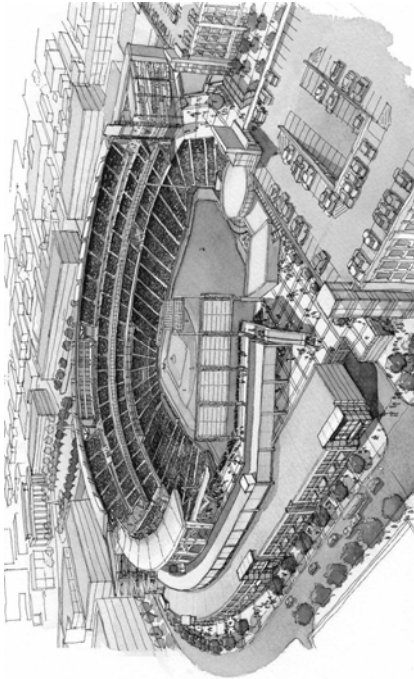


Fig 19 Base Plan Option 2 – Northeast Aerial
and Preferred Uses - Service Level

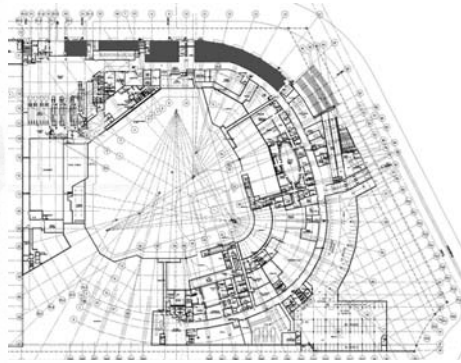
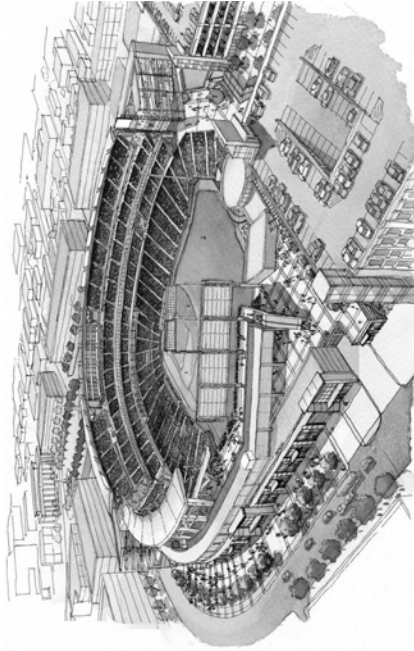


Fig 18 Base Plan Option 1 – Northeast Aerial and
Preferred Uses -Service Level Plan

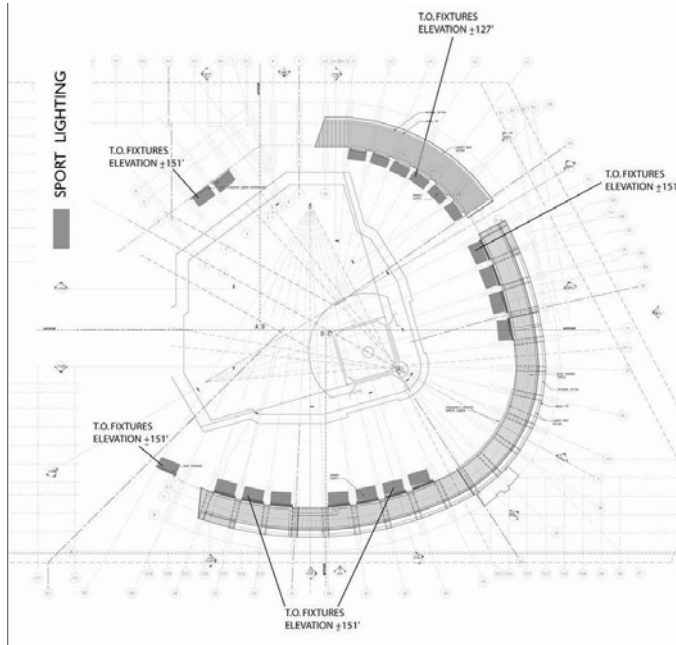


Fig 21 Sports Lighting

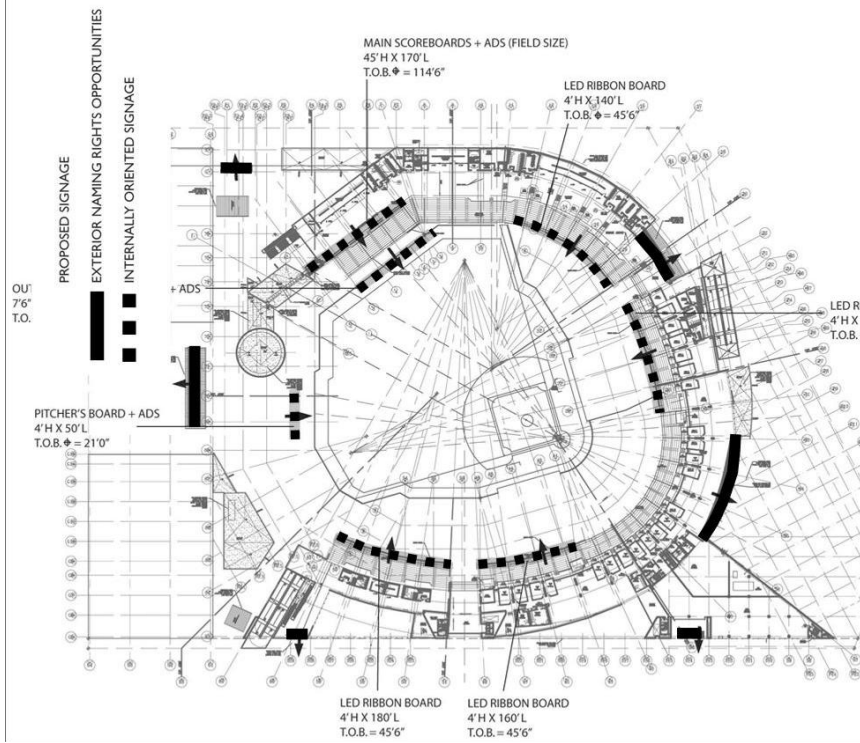


Fig 20 Signage