

COMMISSION ACTION

NCPC File No. ZC 05-08



**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**

Squares 702, 703, 704, 705, and 706 and Reservation 247
Southeast Washington, D.C.

Submission by the Zoning Commission of the District of Columbia

August 4, 2005

Commission Action Requested by Applicant

Approval of report to the Zoning Commission of the District of Columbia pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. § 8724(a)) and D.C. Code § 2-1006(a).

Commission Action

The Commission:

Comments 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, and finds that it does not adversely affect the identified federal interests and that it is not inconsistent with the Comprehensive Plan for the National Capital.

Makes the following recommendations:

- (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 include the height of stadium lighting above the building structure.
- (d) That signage both interior and exterior to the stadium be 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.

Deborah B. Young
Secretary to the National Capital Planning Commission