

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :

District of Columbia Sports : Case No. 06-22
and Entertainment Commission :
Construction of a Major League :
Baseball Ballpark :

Monday,
June 26, 2006

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 06-22 by the District of Columbia Zoning Commission convened at 6:00 p.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., Anthony Hood, Vice-Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD	Vice-Chairperson
GREGORY JEFFRIES	Commissioner
JOHN PARSONS	Commissioner (NPS)
MICHAEL G. TURNBULL	Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN Secretary

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OFFICE OF PLANNING STAFF PRESENT:

ELLEN McCARTHY
JENNIFER STEINGASSER
JOEL LAWSON

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

ALAN BERGSTEIN, ESQ.

This transcript constitutes the minutes
from the Public Hearing held on Monday, June 26,
2006.

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

6:30 p.m.

VICE-CHAIRPERSON HOOD: Zoning Commission
of the District of Columbia for Monday, June 26, 2006.

My name is Anthony J. Hood, Vice-Chairman.
Joining me this evening are Commissioners Grey
Jeffries, John Parsons and Mike Turnbull.

The subject of this evening's hearing in
Zoning Commission Case Number 06-22, this is a request
by the D.C. Sports and Entertainment Commission for
approval of construction of the major league baseball
stadium. The property is located in Square 702
through 706 and Reservation 247.

Notice of today's hearing was published in
the D.C. Register on May 19th, 2006. Copies of
today's hearing announcement are available to you and
are located to my left in the wall bin near the door.

This hearing will be conducted in
accordance with provisions of 11 DCMR 3022.

The order of procedure will be as follows:
preliminary matters, Applicant's case, report of the
Office of Planning, report of other Government
agencies, report of Advisory Neighborhood Commission
and in this case, it's 6D, organizations and persons
in support, organizations and persons in opposition.

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1 The following time constraints will be
2 maintained in this meeting: the Applicant 60 minutes,
3 organizations five minutes, individuals three minutes.

4 The Commission intends to adhere to the
5 time limits as strictly as possible in order to hear
6 the case in a reasonable period of time. The
7 Commission reserves the right to change the time
8 limits for presentations if necessary and notes that
9 no time shall be ceded.

10 All persons appearing before the
11 Commission are to fill out two witness cards. These
12 cards are located to my left on the table near the
13 door. Upon coming forward to speak to the Commission,
14 please give both cards to the reporter sitting to my
15 right before taking a seat at the table.

16 Please be advised that this proceeding is
17 being recorded by a court reporter and is also webcast
18 live. Accordingly, we must ask you to refrain from
19 any disruptive noises or actions in the hearing room.

20 When presenting information to the
21 Commission, please turn on and speak into the
22 microphone. First stating your name and home address.

23 When you are finished speaking, please
24 turn your microphone off so that your microphone is no
25 longer picking up sound or background noise.

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1 The decision of the Commission in this
2 case must be based exclusively on the public record.
3 To avoid any appearance to the contrary, the
4 Commission requests that the persons present not
5 engage the members of the Commission in conversation
6 during any recess or at any time.

7 The staff will be available throughout the
8 hearing to discuss procedural questions.

9 Please turn off all beepers and cell
10 phones at this time so not to disrupt the proceedings.

11 At this time, the Commission will consider
12 any preliminary matters.

13 Does the staff have any preliminary
14 matters?

15 MS. SCHELLIN: The staff would just like
16 to advise that Andy Litsky is here as a representative
17 for ANC 6D. There's some confusion about their
18 report. He thought it was sent in. However, we do
19 not have it, but he is here to present testimony on
20 behalf of the ANC. He is the Chair.

21 VICE-CHAIRPERSON HOOD: Okay. So, make
22 sure I understand, Ms. Schellin. Bear with me. Mr.
23 Litsky's testimony, he needs a waiver?

24 MS. SCHELLIN: Well, he can give his
25 testimony. It's just that they may need some time to

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1 actually file the report. He thought it was already
2 submitted, but it's here.

3 VICE-CHAIRPERSON HOOD: Okay. Okay.

4 MS. SCHELLIN: Mr. Litsky, if you need
5 him --

6 VICE-CHAIRPERSON HOOD: Okay. I
7 understand. It got you now.

8 MR. BERGSTEIN: Mr. Chair, he needs a
9 waiver in order for the Commission to give the written
10 report great weight and in order for the ANC to
11 participate as a party if it cares to do so.

12 VICE-CHAIRPERSON HOOD: Okay. Typically,
13 colleagues, we usually -- ANCs normally are given
14 great weight and I think in this case I don't have any
15 objection. Any objections? Okay. So, no objections.
16 ANC 6D will be -- their submittal will be waved in
17 and also, we will give them party status.

18 And we have no other requests for party
19 status. So noted.

20 MS. SCHELLIN: That's correct.

21 VICE-CHAIRPERSON HOOD: Okay. Any other
22 preliminary matters?

23 MS. SCHELLIN: We have one more and that
24 is with regard to the supplemental filing that was
25 received on Friday, June 23rd from the Applicant

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1 supplementing their application.

2 MR. BERGSTEIN: The question, Mr. Chair,
3 is whether or not the supplement represents a
4 modification to the application. Your rules provide
5 that such modifications are permitted, but must be
6 provided 20 days prior to the hearing. This was
7 provided on Friday and so, you would need to waive
8 your rules to allow for the modification to be
9 submitted if you, in fact, find it's a modification.

10 So, the first thing you would need to do
11 is to decide whether or not this supplement represents
12 a modification to the application and then if it does,
13 you would need to waive your rules in order to have it
14 submitted.

15 VICE-CHAIRPERSON HOOD: Okay. Colleagues,
16 we have Rule 3000.8. The Commission may for good
17 cause waive any of the provisions of this chapter if
18 in the judgment of the Commission the waiver would not
19 prejudice the rights of the party and is not otherwise
20 prohibited by law.

21 I guess I will open up to my colleagues.
22 Do we need to ask Mr. Nettler to come forward and tell
23 us what his good cause was why we didn't get that
24 within 20 days?

25 MR. NETTLER: Good evening.

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1 VICE-CHAIRPERSON HOOD: Hold on, Mr.
2 Nettler.

3 MR. NETTLER: Sure.

4 VICE-CHAIRPERSON HOOD: You might not have
5 to do it.

6 MR. NETTLER: All right.

7 VICE-CHAIRPERSON HOOD: Okay. Well, since
8 you started, now, you have to do it.

9 MR. NETTLER: Oh, sorry I started. I hope
10 you can see me above the grandstands, but my name is
11 Richard Nettler. I'm with the law firm of Robins,
12 Kaplan, Miller & Ciresi. I'm here on behalf of the
13 D.C. Sports and Entertainment Commission and I
14 appreciate the opportunity to be here tonight as well
15 as to address you with regard to the submission that
16 we made on Friday.

17 As you know, at your last hearing in which
18 you -- at the last meeting of the Zoning Commission,
19 you addressed a number of issues to us which you
20 desire to have us deal with at this hearing today. In
21 conjunction with that and pursuant to the Anacostia
22 Waterfront Initiative, there have been successful
23 efforts made by the city to move a development
24 proposal along that would be consistent with and
25 actually an improvement over the application that we

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1 had submitted at the time in May so as to become part
2 of this application itself. Something that we had
3 anticipated although not as current as this submission
4 is that we had anticipated in our application by
5 making reference to a second phase that would address
6 the development that would be proposed pursuant to the
7 Anacostia Waterfront Initiative.

8 Only in the last actually few days has
9 that come to fruition to enable us to provide to you
10 a more complete package in which to address both the
11 stadium, the issues that you've raised in the context
12 of the construction of that stadium, issues that were
13 raised by the Office of Planning in its preliminary
14 report, issues that were raised as well by the
15 Advisory Neighborhood Commission and so, we ask that
16 you either consider this as a supplement short of a
17 modification, but if a modification, certainly a one
18 that is something that was beyond our control. But,
19 that is, in fact, responsive to what you had been
20 seeking us to do in order to insure that both parking
21 issues can be addressed in somewhat of a different
22 fashion than had originally been presented. But, that
23 development opportunities on top of this northern
24 portion of the site can also be addressed and so, we
25 ask for you to consider that tonight.

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1 VICE-CHAIRPERSON HOOD: Okay. Thank you,
2 Mr. Nettler.

3 Let me ask the ANC did they have any
4 objection? Okay. No objection. Thank you. So,
5 noted that they say they have no objection.

6 Colleagues, any objection?

7 COMMISSIONER PARSONS: No, I would agree
8 with Mr. Nettler. In this two-step process we've been
9 going through here where a month ago we asked for them
10 to respond to us and they've done that. Fortunately,
11 a lot of people seem to like their submission as well.

12 So, I would move that we waive our rules.
13 That is 3013.8 which requires 20-days notice.

14 VICE-CHAIRPERSON HOOD: Okay. It's been
15 moved. Can I get a second?

16 COMMISSIONER JEFFRIES: Second.

17 VICE-CHAIRPERSON HOOD: Moved and properly
18 second. All those in favor.

19 (Ayes.)

20 VICE-CHAIRPERSON HOOD: Staff, would you
21 record the vote?

22 MS. SCHELLIN: Yes, staff will record the
23 vote 4-0-1 to accept the supplemental filing from the
24 Applicant. Commissioner Parsons moving. Commissioner
25 Jeffries seconding. Commissioners Hood and Turnbull

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1 in favor. Commissioner Mitten not present not voting.

2 VICE-CHAIRPERSON HOOD: I didn't call for
3 opposition because I heard four ayes. So, I just
4 wanted the record to reflect.

5 Okay. Now, at this point, would all
6 individuals wishing to testify please rise to take the
7 oath.

8 MS. SCHELLIN: Do you solemnly swear or
9 affirm that the testimony you'll give in this
10 evening's proceeding will be the truth, the whole
11 truth and nothing but the truth?

12 WITNESSES: I do.

13 MS. SCHELLIN: Thank you.

14 VICE-CHAIRPERSON HOOD: I have noticed,
15 Mr. Nettler, we've been joined by the Honorable
16 Council Member from Ward 6 Ms. Sharon Ambrose and
17 typically, and I will leave it up to your advisement
18 and I know she's a witness, but typically we usually
19 let the council member's come first because of their
20 schedule.

21 MR. NETTLER: That is fine with us.

22 VICE-CHAIRPERSON HOOD: Okay. I don't
23 want to take your presentation.

24 MR. NETTLER: No. No, absolutely not.

25 VICE-CHAIRPERSON HOOD: Also, but before

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1 I do that, I understand now that we've been joined by
2 the Honorable Mayor Anthony A. Williams and typically,
3 as I was saying, we normally let the Mayor and the
4 council members go first and also Council Member
5 Barry.

6 So, at this time, I would ask if you
7 choose or if they choose to come now and we can
8 present their testimony because we know they all have
9 a busy schedule and we'll go in this fashion if you
10 don't mind. I would say the Mayor, naturally, Council
11 Member Ambrose and then Council Member Barry.

12 MR. NETTLER: I am very grateful for that.
13 I will, therefore, also hold off on what would have
14 normally been my opening statement before the Mayor to
15 allow the Mayor to testify and the council members and
16 then come back to my statement.

17 VICE-CHAIRPERSON HOOD: Okay. I just gave
18 you the option. I don't want to mess up your
19 presentation.

20 MR. NETTLER: No, that's fine.

21 VICE-CHAIRPERSON HOOD: Okay.

22 MR. NETTLER: That's fine.

23 VICE-CHAIRPERSON HOOD: All right.

24 MR. NETTLER: Thank you.

25 VICE-CHAIRPERSON HOOD: All right. Thank

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1 you. We need to make sure that the council member
2 also has a place at the table I guess. Unless you
3 want to -- however you want to do it.

4 Let me first welcome the Honorable Mayor
5 Anthony A. Williams, the Honorable Council Member Ms.
6 Sharon Ambrose and the Honorable Council Member Marion
7 Barry.

8 Well, begin with your testimony.

9 MAYOR WILLIAMS: Good evening, Vice-
10 Chairperson Hood and other members of the Commission.

11 I'm Tony William. As you know, Mayor of
12 the District of Columbia. I'm pleased to appear here
13 today with the Sports Commission under the
14 Chairmanship of Mark Tuohey and to appear before you
15 along side of our baseball team and importantly with
16 Council Member Sharon Ambrose the Chair of the
17 Economic Development Committee and well as Council
18 Member and Former Mayor Marion Barry who will also be
19 testifying I understand before you today.

20 We have arrived at another important point
21 in the process of building the ballpark which will be,
22 I believe, the catalyst to revitalize an entire
23 neighborhood, really an entire complex, development
24 complex, along the Anacostia Waterfront.

25 The zoning approval that we're seeking

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1 this evening will allow construction to proceed on the
2 ballpark within the required time frame for us to
3 fulfill our commitment for an opening day in the
4 spring of 2008 and that's very, very important. We've
5 got to obviously live within our budget constraints as
6 they were set forth in the governing agreements and
7 acts of the council as well as meet the important or
8 critical path project time frames as well to have this
9 underway in spring of 2008 and how do we harmonize all
10 the different factors? How do we balance the
11 different objectives that we have?

12 In fact, the construction of this ballpark
13 is more than vehicle for the games that will be played
14 there, important as that is. Though we've already
15 seen that these games and the spirit they engender,
16 the psychology within our city and region are a great
17 contribution in and of themselves. In fact, no, the
18 ballpark will be the engine that will speed
19 development throughout the surrounding area which will
20 become the ballpark district. It will be the draw for
21 an entire mix-use community with offices, housing, new
22 retail and entertainment. It will be a lively area
23 that will be active 24 hours a day, seven days a week,
24 365 days a year and not just on game days.

25 Our financial investment in the ballpark

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1 will also bring eight great economic returns. The
2 ballpark I believe will spur \$2 billion in private
3 investment creating 20,000 jobs and between \$50
4 million to \$75 million in annual tax revenues. It
5 will also support, and this is very important to me
6 and I believe to the council members who are with me,
7 it will also support a \$450 million community benefit
8 fund which will fund projects throughout the District
9 including \$125 million for school construction and
10 modernization and \$45 million for our neighborhood
11 libraries.

12 The D.C. Sports and Entertainment
13 Commission under Chairman Tuohey and under the
14 committee of Member Bill Hall will address the
15 specifics of its application before you for
16 construction of a modern ballpark that will serve as
17 the catalyst I've described. They have submitted a
18 number of development options as we seek to achieve
19 the best design consistent with a Capital Gateway
20 Overlay and the vision for this District along the
21 Anacostia Waterfront.

22 The retail surrounding the ballpark will
23 be a very critical contribution to our city bringing
24 people I believe south on First Street to the
25 Waterfront connecting the development in the complex

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1 to the Waterfront and the required parking, I believe,
2 can be constructed in the same time frame as the
3 ballpark itself with other amenities that fit into the
4 complex of this neighborhood development.

5 We have worked very hard to arrive at a
6 compromise parking plan that I support and I'm asking
7 you to support as well. As many of you know, my goal
8 and our overall goal to begin with was to have
9 underground parking to maximize the development
10 potential and I think also to maximize our potential
11 from an aesthetic design point of view, but as one
12 navigator once put it we are where we are and we are
13 where we are in terms of the budget for the project,
14 in terms of the time frame for the project and I
15 believe that the compromise that we have worked out
16 best balances the need to have the parking up and
17 running on opening day.

18 In other words, meeting our project
19 responsibilities, do it in a cost efficient manner,
20 meeting our budget responsibilities, but to the extent
21 practical and feasible and I think economical meet our
22 design obligations which I think are very important
23 here as well as our obligation to achieve maximum
24 community benefit, economic benefit for our city
25 because we are putting a serious amount of money into

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1 the financing of this.

2 So, we worked hard at a compromise parking
3 plan and I urge your support. I believe that the plan
4 will provide the necessary ballpark parking above
5 ground as well as below grade parking for retail and
6 residential uses that will also be built on the site.
7 These additional uses will be built surrounding and
8 above the parking levels minimizing the negative
9 impacts of structured parking as we've commonly
10 understand it, minimizing those impacts to the
11 surrounding neighborhood.

12 This new approach to me is very important.
13 It's of paramount importance to integrating the
14 ballpark into the lively mix use entertainment
15 district that we've talked about.

16 In closing, I'm here in person to
17 emphasize and I really can't emphasize strongly enough
18 the importance of this project to our city and I can't
19 emphasize enough the importance of this project of a
20 positive and timely decision on the application before
21 you. The ballpark is being constructed on a very
22 aggressive time frame and we seek your support to
23 allow us to move forward toward completion by opening
24 day 2008.

25 I ask that you approve the application

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1 before you without further delay. I know and as you
2 know, I very much respect your deliberations. I spent
3 a lot of time as Mayor rebuilding and refurbishing our
4 Planning Office because I think your function is of
5 extraordinary importance to a city like Washington,
6 D.C. Especially, a city like Washington, D.C. which
7 is the greatest example of a planned city in the world
8 today. So, no one believes more strongly than I do in
9 your work. No one supports as strongly as I do the
10 deliberations that you conduct, but I do beg you and
11 implore you as Mayor to give your favorable approval
12 to this project as quickly as possible.

13 Thank you very much and I'd be happy to
14 answer whatever questions you may have.

15 VICE-CHAIRPERSON HOOD: Okay. Thank you,
16 Mayor Williams. If you'll just hold your seat for a
17 second.

18 Colleagues, any questions? Any questions?
19 Mr. Parsons.

20 COMMISSIONER PARSONS: Mr. Mayor, in the
21 supplemental application which you just described, I
22 want to congratulate you and everybody in the room
23 who's responded in the right way here I think, but the
24 Applicant is still asking us to take a look at the old
25 proposal and possibly approve it in the alternative in

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1 case things don't go well and I'm trying to narrow
2 that to see if we can eliminate that option.

3 MAYOR WILLIAMS: Well, we're trying to as
4 quickly as we can wrap up all the elements of this,
5 the design elements, the financing elements. I
6 believe that there is a very, very high probability,
7 very, very high probability that we'll have all of
8 those tied together and reconciled to allow this
9 project to meet, you know, the time frames that we've
10 discussed. But, I think it's prudent and it's
11 responsible to have a fall back default position and
12 that we have in terms of the structured parking.

13 I actually think it's unlikely that we
14 will get to that place, but I would be less than
15 straightforward with you and transparent with you if
16 I didn't recognize that we have to have that backup,
17 but we're going to do everything we humanly can to
18 avoid getting to that point.

19 COMMISSIONER PARSONS: Thank you.

20 MAYOR WILLIAMS: Thank you.

21 VICE-CHAIRPERSON HOOD: Any other
22 questions? I'm sure the Applicant you don't have any
23 questions of the Mayor. Okay.

24 ANC 6D, do you have any questions of the
25 Mayor? Do you have any questions? Okay. Thank you.

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1 Mr. Mayor, being cognizant of your
2 schedule, we wanted to get you out of here, but you're
3 more than welcome to stay with us if you see fit.

4 MAYOR WILLIAMS: Okay. I might sit back
5 in the fan section. Thank you.

6 VICE-CHAIRPERSON HOOD: Okay. Okay.
7 Next, what I'd like to do is move in that same fashion
8 with Council Member Ambrose.

9 COUNCIL MEMBER AMBROSE: Thank you. It's
10 very good to be here. I have been before the Zoning
11 Commission many, many times and I am always pleased to
12 represent Ward 6 and to represent what I think is the
13 best efforts of the city to come to a well-planned, as
14 the Mayor said, goal.

15 I think that what we have been trying to
16 do with the baseball stadium and the baseball area in
17 Ward 6 is accommodate as much as we can the concerns
18 of the neighbors. The orientation of the stadium
19 itself is such as to minimize any adverse affect on
20 the neighborhood of light, noise, et cetera.

21 I believe that we have done our very best
22 to accommodate a lot of those concerns and at the same
23 time, I am personally very pleased that the architects
24 have responded to what I kept saying which was I want
25 the Sydney Opera House on the Anacostia. They have

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1 given us a signature structure that I think we can be
2 proud of.

3 I think that the sooner we get it
4 together, the sooner we get it done, the sooner
5 everybody can rest easily that we're going to meet
6 that opening day '08 time frame, the better off
7 everyone will be.

8 Parking has been a real struggle for
9 everybody and I would just say along with the Mayor
10 that I think we're at a position right now where we
11 have to say we can't let the perfect be the enemy of
12 the good and we really need to move forward with the
13 best we can possibly put together and I think the
14 compromise plan is that.

15 I know that asking you all to do an
16 expedited decision is really asking a lot, but this is
17 very important to the city. It is perhaps the most
18 important public works project we've had in the time
19 I've been around and some of you, especially you,
20 Commissioner Hood, know how long that is. It's been
21 a good long time and I think that this is very
22 important not just to this area of the city, but to
23 the city as a whole.

24 I think that for once we will open up the
25 Anacostia River. We will invite people to our

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1 riverside in way that we have never been able to do
2 before.

3 So, I urge you, gentleman and lady, to
4 please see if you can't make an expedited decision on
5 what is a difficult issue and I thank you for your
6 measured decisions on all of this.

7 VICE-CHAIRPERSON HOOD: Okay. Thank you,
8 Council Member Ambrose for your testimony.

9 Colleagues, any questions? Commissioner
10 Jeffries.

11 COMMISSIONER JEFFRIES: Yes. It's
12 absolutely great to see you here this evening, Council
13 Member Ambrose.

14 I do have a question and it's really sort
15 of a follow-up to Commissioner Parsons question and
16 that is this whole notion of contingencies.
17 Apparently, based on what I've reviewed, there are
18 several critical approvals that are required before
19 the proposal that's before us this evening is
20 approved.

21 I mean what is the likelihood? I mean
22 there's like seven or eight, I don't know the exact
23 number, of critical approvals that are needed before
24 this particular scenario goes forward. What's the
25 likelihood that all these will happen?

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1 COUNCIL MEMBER AMBROSE: I think the
2 likelihood is great. Because I think that we have
3 everybody pretty much on the same page. Everybody
4 willing to work in the same direction, to pull in the
5 same direction if you will and I think everyone is
6 committed to doing what we need to do on our end to
7 make these things happen.

8 COMMISSIONER JEFFRIES: Thank you.

9 VICE-CHAIRPERSON HOOD: Any other
10 questions, Commissioners? Okay. Mr. Nettler?

11 MR. NETTLER: I have no questions.

12 VICE-CHAIRPERSON HOOD: Okay. Sure. ANC
13 6D, thank you. Okay. Thank you again, Council Member
14 Ambrose and the same invitation to you. You're more
15 than welcome to stay with us, but we wanted to be
16 cognizant of your schedule.

17 COUNCIL MEMBER AMBROSE: Thank you.

18 VICE-CHAIRPERSON HOOD: Council Member
19 Barry.

20 COUNCIL MEMBER BARRY: Good evening to
21 members of the Zoning Commission. Am I on? Okay.

22 VICE-CHAIRPERSON HOOD: Yes, we're picking
23 you up.

24 COUNCIL MEMBER BARRY: Okay. Thank you.

25 And it's good to see you, Mr. Hood. I had the honor

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1 and pleasure of nominating you to the Commission when
2 I was mayor of our great city and you've served us
3 well and I think the community ought to be proud of
4 your service.

5 VICE-CHAIRPERSON HOOD: I thank you for
6 going out on a limb. I appreciate it also.

7 COUNCIL MEMBER BARRY: And I didn't saw it
8 off either.

9 And to other members of the Commission, as
10 you probably know, this baseball stadium and the
11 baseball area has been the most contentious and
12 controversial matter facing the City Council in the
13 last 15/20 years. Even though in December of '04,
14 seven members of the Council voted to approve the
15 Baseball Revenue Act, six members voted against it.

16 You probably already also know that the
17 lease sent over by the Mayor was opposed by many of
18 us. We finally had a vote eight to five to disapprove
19 the lease and I put it in the context that this
20 Council is not unanimous. Close to being unanimous in
21 its decision about anything affecting this.

22 There are four members of the Council Mr.
23 Fenty, Mr. Graham, Mr. Mendelson, Mr. Catania have
24 voted no on every aspect of this. So, you would put
25 them in the never, never do anything that would

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1 support this project category and I say that in the
2 context of my forthcoming testimony.

3 Eight of us voted against the lease. Then
4 nine of us worked out a compromise with an act, et
5 cetera to let us go forward now. So, happen to be in
6 part of the leadership of the four of us who finally
7 came over to the other side and it was a very
8 difficult kind of decision.

9 What made us change our view is the fact
10 that the project was expanded to include all the area
11 on First and M -- I mean through South Capitol and M
12 and down to the Waterfront, down First Street. We
13 were told by the Mayor that we would have
14 entertainment districts and retail and housing and
15 probably some office building on the M Street side of
16 that project, but the District was prepared, and I'm
17 an alternate on the Metro board, to move the bus
18 garage elsewhere and I want to move it to part of my
19 ward and I'm looking at that.

20 And so, I put all of this in context so
21 you could see the total picture and what bothers some
22 of us on the Council is the lack of a comprehensive
23 review and view about this from the administration.
24 Even though it's a monument, for instance, on private
25 land, on Half Street, M Street, they have to be

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1 brought into the total picture of how this whole
2 vision looks for that area.

3 The same thing is true of Mr. Cohen and
4 his people. Same thing is true of Western Development
5 and what we're missing here at this juncture is that
6 overall view of it.

7 Now, in terms of the parking, the Council
8 was very clear. It understood that there would be
9 underground parking on the baseball site from N Street
10 down to Potomac and from South Capitol over to the
11 First Street. That was what we call the baseball
12 site, the 21 acres and that the two northern squares
13 between M and N would be used exclusively for
14 development, housing and retail.

15 And so, the Council put a specific
16 prohibition against any revenues derived from the sale
17 of that land going but for two places any cost overrun
18 for the land and environmental cost overruns. It
19 couldn't be used to pay for parking. It could not --
20 the revenues could not be used to pay for anything
21 else, for any overruns to the stadium. Very clear.
22 It's in the act itself.

23 And so, we now come here where we have to
24 have a compromise which we -- those of us who support
25 the stadium could probably support that. The only

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1 issue with us is that the Mayor has not submitted a
2 financial plan. How are you going to pay for this
3 parking?

4 I think the Commission would be derelict
5 if we didn't get the answers to that question before
6 you voted. Because again, you're going to find a
7 situation where if you don't get the answer and when
8 the Mayor sends over a proposal that violates the
9 Council's act which I don't think he would do, it's
10 voted down. Then we're in a dilemma.

11 You got the Commission on one hand voting
12 to approve this structure -- limited structure
13 parking. Yet, there's no financing and you got the
14 Council voting against it. So, where are we? At a
15 stalemate and that's not how government ought to work.
16 We ought to be in concert.

17 The other issue is that some members of
18 the Council have asked a question why can't we have
19 fully underground parking? Well, I got a good answer.
20 You're going to have to talk to Mr. Lew today about
21 that.

22 It seems to me we need to require a
23 structure engineer and architects and construction
24 people to tell us why you can't do it on time. All of
25 us are not unaware of the fact that it may not be

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1 possible to do from an engineer/architectural point of
2 view because there's a big sewer line that runs
3 somewhere down that site.

4 So, I'm being rather detailed so you can
5 understand that we're not just being frivolous about
6 this. We are very serious. We want this baseball
7 stadium. We want this development to occur. Want it
8 to open on time. Want it to be the finest in the
9 nation. But, on the other hand, we would be derelict
10 if we didn't ask those kind of questions.

11 So, in summary, what I'm asking the
12 Commission to do -- and it's clear that there's not
13 unanimity on this question on the Council. Mrs.
14 Ambrose's testimony. There are some hurdles that have
15 to be taken on.

16 I wouldn't take it for granted, Mr.
17 Jeffries, that those things are going to just be
18 automatically approved. They're not. Because we're
19 not going to -- I'm not going to vote for ERA or for
20 anything else until we get good answers to these
21 questions.

22 I just met with the Mayor about an hour
23 ago working on this because we want this to work. So,
24 I'm not here just to be adversarial or to be negative,
25 but to try to be positive and be supportive, but we're

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1 not going to be supportive just to be supportive.
2 We're not going to do that.

3 So, I think the Commission -- it will be
4 wise for the Commission to give us a couple of weeks
5 to work all this out. I think it can be worked out
6 where you can have concrete answers, real answers,
7 realistic time tables that will work.

8 And why I took the time to give you the
9 history because it's been contentious. We've been
10 promised certain things and have not gotten them, but
11 that's our side of it. I don't want to air too much
12 dirty laundry, but sometimes you got to put a little
13 bit out there in the air so that everybody can know
14 that we're serious about this.

15 So, I appreciate the opportunity to
16 testify. I told the Mayor that I would stop doing
17 anything that I'm doing and the six or seven of us on
18 the Council who want to make this work would do the
19 same thing to sit down and to make this thing work in
20 terms of the financing. I'm for private financing.
21 A number of proposals before us.

22 I'm for the structured parking if it can
23 be financed. Even though it takes from the FAR for
24 the development on top because the idea was that we
25 would have full development and when you put 900

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1 spaces up there, that means that you got to lessen the
2 amount of space for retail or housing or anything that
3 can go up there.

4 So, I would hope that you would take this
5 consideration and that again, finally say that I
6 suggest -- I'm not head of a meeting of the other
7 members of the Council voter, but we talk to each
8 other everyday and I suspect you would get strong
9 support for this position from the majority of us on
10 the Council to give us a couple of weeks to put all
11 this together. We're hard at it and I'm confident we
12 can put it together satisfactorily to all parties
13 concerned and then let us go forward.

14 No one wants to stop this project. I know
15 I don't. Well, yes, we do. We have four members of
16 the Council that want to, but the nine of us don't.

17 Thank you very, very much.

18 VICE-CHAIRPERSON HOOD: Thank you, Council
19 Member Barry, for your testimony.

20 I just have one question. You're asking
21 for a couple of weeks. You're asking us to hold off
22 our decision for a couple of weeks. Is that what
23 you're asking?

24 COUNCIL MEMBER BARRY: Yes. Absolutely.

25 VICE-CHAIRPERSON HOOD: Okay.

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1 COUNCIL MEMBER BARRY: Absolutely.

2 VICE-CHAIRPERSON HOOD: All right. Any
3 other questions? Mr. Turnbull.

4 COMMISSIONER TURNBULL: Council Member
5 Barry, I want to thank you.

6 COUNCIL MEMBER BARRY: Thanks.

7 COMMISSIONER TURNBULL: Appreciate your
8 candor and your honesty and I think that hopefully
9 tonight in tonight's hearing that we'll continue on.
10 We'll hopefully get some answers to those questions
11 that you've brought up. I think there's a lot of
12 questions that we have too and I think that this
13 Committee is obviously very dedicated to getting
14 through all this. We see a vision for this ballpark.
15 We, too, want to see this done as quickly as possible
16 and come up with a solution that's equitable and fair
17 and represents the best land use and the best for the
18 District of Columbia.

19 I think I guess from our feeling, this
20 Commission, and I guess speaking for myself growing up
21 in Chicago, I guess the only thing, and I think Mr.
22 Jeffries, is that looking at the great Ernie Banks
23 talking about baseball and what the game should be
24 played often would say let's play two today. That's
25 what this Commission is here to do. We will play

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1 today. We'll play a night game to do whatever we can
2 to resolve this, but we hope that the other bodies out
3 there are also going to play two today.

4 This is not an easy thing to do. I
5 understand that there's a lot of politics. There's a
6 lot of feelings on both sides, but I think if we play
7 two today we're going to get there and I think Mr.
8 Jeffries has probably watched Mr. Banks play and I
9 think that kind of feeling is what we have.

10 We have a great love of this game. We
11 want to see this whole area developed and we want to
12 see this ballpark definitely be a signature facility.

13 Thank you.

14 VICE-CHAIRPERSON HOOD: Mr. Jeffries, are
15 you playing --

16 COUNCIL MEMBER BARRY: May I respond to
17 that, Mr. Chairman.

18 VICE-CHAIRPERSON HOOD: We are playing
19 two.

20 COUNCIL MEMBER BARRY: May I respond?

21 VICE-CHAIRPERSON HOOD: Yes.

22 COUNCIL MEMBER BARRY: Let me tell you,
23 Mr. Turnbull, I want to play two today, but on the
24 other hand, here's what happens politically in
25 Washington, D.C. and I know a lot about Chicago. My

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1 grandmother lived there for 60 years. I got relatives
2 there. I got a cousin that trades and sells in
3 horses. So, I, too, am a little familiar with that
4 and I do love this game.

5 For 12 years, I tried to get Major League
6 Baseball to come here. You know, I didn't want to
7 give away the store. So, therefore, they wouldn't
8 come.

9 But, here's the situation we're into.
10 We're talking -- I'm talking about a compromise
11 collaborative approach here. Because when I was
12 talking with the Mayor, of course, the Council has
13 other ways of stopping this project if it doesn't like
14 what's going on. It can vote no against a right
15 agreement. I don't want to do that. It can vote no
16 against the attic closing. It doesn't want to do
17 that.

18 So, I'm saying that with this time frame
19 of just a couple of weeks will give us all a chance to
20 really sit down like we've been doing and come to a
21 way that we don't have to be over here with this kind
22 of way of doing it where the Council trying to
23 disapprove this over here. To me, the negative kind
24 of way of getting it done. That's all. You
25 understand what I'm saying?

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1 Thank you.

2 VICE-CHAIRPERSON HOOD: Any other
3 questions for Council Member Barry? Mr. Nettler?

4 MR. NETTLER: No.

5 VICE-CHAIRPERSON HOOD: ANC 6D? Okay.

6 Thank you.

7 Let me thank the Honorable Mayor Anthony
8 Williams, the Honorable Council Member Sharon Ambrose
9 and the Honorable Mayor -- I mean Council Member,
10 you've been the mayor for awhile, but Honorable
11 Council Member Marion Barry.

12 COUNCIL MEMBER BARRY: I don't mind mayor
13 for life. That's fine.

14 VICE-CHAIRPERSON HOOD: Well, let me thank
15 you all for coming down and providing us testimony.
16 We are honored that you showed up and provided us with
17 your input. We want to thank you. Okay. And as
18 always, you all are welcome to stay. Okay.

19 Mr. Nettler, I'm sorry if I rearranged
20 your presentation.

21 MR. NETTLER: Not at all.

22 VICE-CHAIRPERSON HOOD: But, I wanted to
23 make sure we give due diligence where it was due.

24 MR. NETTLER: I appreciate it.

25 VICE-CHAIRPERSON HOOD: I think you have

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1 a few witnesses that you want to offer as experts. If
2 you can run down that and we'll deal with that first
3 and I think after that, we'll be ready to move into
4 the presentation.

5 MR. NETTLER: Well, then let me just deal
6 with them. We have as --

7 COMMISSIONER JEFFRIES: Excuse me, Mr.
8 Nettler. Could you make sure you speak into that
9 mike? Sometimes it fades out. Thank you.

10 MR. NETTLER: I'm sorry. We have
11 submitted résumés for you for a number of individuals.
12 Some of who have appeared before you in the past and
13 others who are known both nationally and
14 internationally in their expertise.

15 The first of which is Joe Spear who's
16 Senior Principal of HOK Sports, preeminent architect
17 of stadiums in the United States.

18 Marshall Purnell, FAIA and soon to be
19 President of the American Institute of Architects and
20 who has appeared before you on numerous occasions.
21 Well known here in the District of Columbia and
22 elsewhere as well.

23 Other members of HOK, Susan Klumpp,
24 William Hellmuth who is the President and Director of
25 HOK and who hopefully will make it, but apparently,

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1 his plane may not allow that to happen. But, Duncan
2 Kirk whose résumé we've also submitted who's been
3 working with Mr. Hellmuth on a component of the
4 project as well is here. Suzette Goldstein also of
5 HOK.

6 Alan Harwood the Principal and Vice
7 President of EDAW who I think you've certainly seen
8 before and whose résumé is before you and Lou Slade,
9 Vice President and Principal of Garo Slade who has
10 probably been before you on hundreds if not thousands
11 of times over the number of years.

12 Those are the experts that we will be
13 presenting in tonight on behalf of our application and
14 we ask that they be accepted as experts in their
15 field.

16 VICE-CHAIRPERSON HOOD: Mr. Nettler,
17 before I go to my colleagues, the only person that I
18 would ask that we hold off on is the person -- who is
19 that? Hellmuth? Who's not --

20 MR. NETTLER: Right. He may not make it.
21 That's correct.

22 VICE-CHAIRPERSON HOOD: Right. So, we
23 don't want to make him an expert.

24 MR. NETTLER: That's fine.

25 VICE-CHAIRPERSON HOOD: He's not even --

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1 you know, his testimony. So --

2 MR. NETTLER: That's fine.

3 VICE-CHAIRPERSON HOOD: -- let's hold off
4 on him and let's do that when you recognize that he
5 comes in.

6 MR. NETTLER: Okay.

7 VICE-CHAIRPERSON HOOD: Colleagues, we've
8 had the résumés and I think they were in both of our
9 submittals. No objection? So, we'll accept all of
10 them as expert witnesses.

11 Okay. Mr. Nettler, you can begin your
12 presentation.

13 MR. NETTLER: I'm going to try and be very
14 brief. I know you have given us an hour. I'm going
15 to ask you to be somewhat charitable toward us since
16 this project has become a little bit more complex
17 since the hour was a little bit -- the hour was at
18 first set for project and there are a number of
19 different components and I'm sure a number of
20 questions that you have which while not going into our
21 time certainly need to be addressed.

22 It would be impossible for me to say in
23 any different fashion from what the Mayor has already
24 said about how important this project is both to the
25 city and to this area in terms of revitalization and

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1 I think you will hear from our witnesses a response to
2 a number of the issues that you raised at your
3 previous meeting as well as hopefully a response to
4 some of the questions that have been raised by the
5 comments made by Council Member Barry and by others as
6 well.

7 This has been a concerted effort over the
8 last number of weeks and particularly over the last
9 week to come before you with a proposal that I
10 personally felt was not possible in terms of reaching
11 the work that the architects have done over the last
12 week and over the past weekend almost on a 24-hour
13 basis to provide the detailed plans that we have
14 before you and we have some iterations even tonight to
15 those addressing some issues the Office of Planning
16 has raised over the weekend is just incredible and I
17 applaud them for the work that they've done and I hope
18 you do as well.

19 We have narrowed the application down in
20 one sense to our option one as part of our
21 application. Although that option one which we
22 believe addresses the best overall goals and
23 objectives of the ballpark site has -- we will be
24 asking you to take from option two one component and
25 that is when you ultimately hopefully approve our

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1 application that you give us the opportunity to expand
2 the retail out to the depth that we have provided in
3 option two. The funds are available through the
4 Anacostia Waterfront Initiative in the future, but
5 consistent with the plans that we have submitted to
6 you back in May which would provide a substantial
7 amount of addition retail as well as resolving both --
8 particularly the depth issues that the Office of
9 Planning had noted and that we've been responding to.

10 We have -- as the Mayor stated and as
11 you've asked of him, there area a number of conditions
12 that need to be satisfied by the city to ensure that
13 the proposal that we're presenting to you tonight
14 comes to fruition and they will be addressed in more
15 detail by our witnesses, but we are essentially going
16 to ask you to approve of our proposal or our modified
17 proposal tonight conditioned upon the Council approval
18 on July 11th of the land disposition agreement, a
19 resolution and approving of the land disposition
20 agreement, financing that is satisfactory to the
21 District of Columbia at that time as well and to a
22 guarantee as to the performance so that the project,
23 the construction of the stadium will not be hindered
24 by the construction of the additional development that
25 we have submitted.

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1 However, in the alternative -- and we're
2 going to ask to come back before you and ask you to
3 set aside July 24th preliminarily as a status
4 depending on what happens here tonight. But, July
5 24th to insure that that has been accomplished and the
6 alternative if that has not been accomplished and we
7 will address it tonight, the above grade parking
8 component of this and we will also provide you with
9 both from an architectural standpoint, from a
10 programmatic standpoint the basis for that aspect of
11 this as well.

12 But, obviously, our preference is what we
13 have asked you to consider tonight. The modification
14 that provides for the development on the northern part
15 of the site and we will -- without wasting too much
16 more time of everybody else's factual statement, I'd
17 like to end it there and introduce our first witnesses
18 which are from the Sports and Entertainment Commission
19 Bill Hall and Mark Tuohey.

20 MR. TUOHEY: Chairman Hood, Commissioners
21 Jeffries, Parsons and Turnbull, thank you for the
22 opportunity to appear before you tonight.

23 My colleague Bill Hall who chairs the
24 Baseball Committee and I have divided up the brief
25 testimony into I think two sort of logical frameworks

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1 for your consideration.

2 First, I will address and then come back
3 to the primary focus of our ask for your approval
4 which, of course, is the favorable -- the proposal
5 that Mayor Williams has addressed, but then the
6 reasons why there has to be a backup give our
7 contractual obligations.

8 But, I want to say first and foremost and
9 then have --

10 VICE-CHAIRPERSON HOOD: I hate to cut you
11 off. I've heard you a lot. So, I know you're going
12 to speak right into that microphone --

13 MR. TUOHEY: I will.

14 VICE-CHAIRPERSON HOOD: -- so we all can
15 hear you.

16 MR. TUOHEY: Yes, sir, I will. I
17 generally don't need a microphone. So, that's why I
18 don't pay much attention, but I will, Mr. Chairman.
19 I promise.

20 As you are aware, the principal vision
21 behind this entire project is Mayor Williams and Mayor
22 Williams and his staff have worked long and hard and
23 with the assistance of certainly the Council, the
24 Sports Commission, any number of agencies. Have
25 developed this vision for the Southeast Waterfront and

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1 we believe that the ballpark will serve as the
2 catalyst that it's been referred to and that it has
3 component parts. The baseball stadium and its
4 facilities including parking being one. Development
5 on the site, around the site being the other.

6 But, we also are mindful -- as members of
7 this Board's Commission, we are mindful of this
8 Commission's responsibilities and goals and that of
9 the Anacostia Waterfront Initiative, the Capitol
10 Overlay Gateway and so, we are here to discuss with
11 you our views about what is, what we think will suit
12 the important goals that all of us have in this
13 regard.

14 So, we are mindful and respectful of the
15 goals and responsibilities that this Commission has.

16 Before we get into some of the details of
17 why it is necessary, I'd like my colleague Bill Hall
18 who's labored long in this vineyard to discuss with
19 you some of the background of what this stadium is
20 going to look like and then what this separate
21 development issue means because it is intricate or
22 integral to this concept.

23 Bill.

24 MR. HALL: Good evening, Commissioners.

25 The Sports and Entertainment Commission is

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1 required to build a ballpark that complies with the
2 program requirements agreed to by the District and
3 Major League Baseball. That program requires and will
4 provide a first-class open-air ballpark with at least
5 41,000 seats. The ballpark will also have luxury
6 suites, a club level and concession areas that are
7 consistent with comparable stadiums that are
8 identified in our agreements in six other cities,
9 Cincinnati, Detroit, Pittsburgh, Philadelphia, San
10 Francisco and San Diego.

11 Although not technically required by the
12 program, the Commission has caused its architects to
13 design a ballpark that reflects the unique character
14 of Washington, D.C. and will be a unique and new
15 landmark in our city.

16 Importantly, our agreements with Major
17 League Baseball and the team which the City Council
18 and Mayor have approved permits the District to pursue
19 what is referred to as separate development on the
20 ballpark site provided it does not jeopardize the
21 ability to deliver the ballpark on time and on budget.
22 This is the development which has already been
23 referred to which is an integral part of one of the
24 parking plans we're proposing tonight.

25 At the same time, our program agreement

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1 with the team also requires the Sports Commission to
2 use its reasonable best efforts to deliver 1,225
3 parking spots on the ballpark site in time for the
4 2008 season and if that's not delivered or our --
5 using our best efforts, there are potential
6 consequences.

7 So, it's really with that background that
8 we are here to discuss two parking plans we seek
9 approval for which Mark will describe in more detail,
10 but with the important objective ideally of satisfying
11 both the development objective of the city as well as
12 the important objective of providing the parking on
13 time and on budget.

14 Mark.

15 MR. TUOHEY: Mr. Chairman, members of the
16 Commission, the Sports Commission as an
17 instrumentality of the District Government has been
18 charged by the Mayor and the Council with developing
19 a ballpark on time and on budget.

20 More importantly, on behalf of the
21 District of Columbia, the Sports Commission
22 contractually obligated itself and the District to
23 build the stadium on time and on budget. A lot of
24 thought, a lot of time, a lot of thought, a lot of
25 effort by numerous people on both sides of these

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1 questions dealt with a program statement that defines
2 the ballpark. Dealt with parking on-site which
3 defines one of the issues before you tonight.

4 So, we have the obligation as part of the
5 ballpark plan which has been approved by both the
6 owners of the team at the time, Major League Baseball,
7 and the Commission and the District requires that
8 approximately 1225 spots -- parking spots on the site
9 be provided with roughly 300 of those sites on the
10 south side and so, the parking issues became
11 intertwined with and integral with the ballpark plan.
12 We are charged and my colleague, Al Lew, who many of
13 you -- well, all of you know I'm sure is our primary
14 person to achieve the goal that we're obligated to and
15 for that reason, we are seeking approval.

16 In response to Commissioner Parsons
17 question/comment, fair question/fair comment why we
18 are requesting respectfully that while the preference
19 is the proposal advanced by the Mayor through our
20 colleague Mr. Nettler and with the approval of the
21 Commission for the development on-site, the backup is
22 essential because we must have as part of our
23 obligation the stadium and the parking available when
24 this opens in March/April of '08.

25 Now, there are a number of conditions that

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1 are going -- have been referred to. A number of
2 conditions that are required and as Mr. Nettler
3 actually himself in the opening, his opening
4 statement, pointed out, a number of conditions that
5 are required for the development plan, the preferred
6 plan to be successful. As he said and others will
7 say, the Council must approve the land disposition by
8 July 11th when it goes into recess for the summer.
9 Adequate financial resources approved by the Chief
10 Financial Officer and his staff must be in place for
11 both the parking and the development and finally the
12 performance guarantee. Not to mention that the -- one
13 of the requirements under the contractual obligation
14 is that the team does have approval rights.

15 We believe in response to one of the
16 questions that the proposal is reasonable, is doable,
17 but all of this must be accomplished within a short
18 time frame and as Mr. Lew will further detail for you,
19 these conditions must be met by the 24th day of July
20 this year in order for the August 1st date which the
21 contractor and architect have required be honored to
22 advise them of the results so that they can begin the
23 process of drawings and construction that will result
24 in a stadium on time and on budget and I can't
25 emphasize that enough.

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1 My colleague Mr. Hall made reference to
2 it. It is not a matter that can be taken lightly. It
3 is an important requirement.

4 So, we are prepared to play as
5 Commissioner Turnbull suggested. We're prepared to
6 play tonight. We're prepared to play a double header
7 or more.

8 And we will devote whatever time is
9 necessary to assure three things. That this is done
10 on time. That it's done on budget and that it is done
11 in a way that this city, its Mayor, its legislative
12 body and this group an important regulatory body you
13 can be proud of.

14 We're prepared to answer any questions,
15 but my colleague Mr. Lew will follow me. Thank you.
16 Mr. Chairman, thank you.

17 VICE-CHAIRPERSON HOOD: Ask all of our
18 questions at the end.

19 MR. TUOHEY: Okay.

20 VICE-CHAIRPERSON HOOD: End of the
21 presentation.

22 MR. LEW: Okay. Good evening, Chairman
23 Hood, members of the Zoning Commission.

24 For the record, my name is Allen Lew. I
25 am the CEO of the D.C. Sports and Entertainment

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1 Commission. I'm pleased to appear before you tonight
2 to address any questions or concerns the Zoning
3 Commission may have regarding the application
4 submitted on behalf of the Sports Commission in May of
5 2006.

6 I have spent most of my professional
7 career managing large scale real estate development
8 projects in the public and private sectors and tonight
9 I would like to present an overview of the information
10 that our architects and consultants will present as
11 well as highlight a number of changes that we have
12 made to our original submission.

13 We have revised our original submission
14 and are no longer seeking permission to place the
15 loading docks on First Street. Instead, we have
16 revised the proposal so that loading docks will be
17 internal to the building and preferred uses will be
18 located along First Street.

19 With this change, 20 percent of the
20 perimeter will be devoted to preferred uses and by
21 preferred uses, I think we mean retail uses.

22 In addition, we're presenting an
23 alternative proposal for mixed-use development on the
24 northern part of the site. This proposal will include
25 parking on the northern portion of the site that would

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1 be located both below grade and above grade and the
2 above grade parking levels will be clad with mixed-use
3 development and you'll see more of that from the
4 architects later on.

5 Our design process began a year and a half
6 ago when the Sports Commission issued an RFP for an
7 architectural team to design the new ballpark. In
8 that RFP, we sought architects that could develop a
9 timeless piece of architecture that respected the
10 city's monumental core and the intrinsic nature of
11 Washington, D.C. as the nation's capital.

12 As a result of that RFP, we believe we
13 selected the most talented design team. The design
14 team we selected is a joint venture consisting of HOK,
15 Sport and Deveral Purnell to design a new ballpark.

16 Tonight, we are joined by Joe Spear, a
17 principal of HOK. There's probably no other architect
18 in the country who is more qualified and experienced
19 to design this ballpark for the nation's capital. Mr.
20 Spear's firm has designed the majority of the new
21 ballparks built in the past 15 years.

22 Also with us tonight is Marshall Purnell
23 principal of Deveral Purnell. Mr. Purnell is, in my
24 view, one of the most gifted designers in the
25 architectural profession and as Mr. Nettler pointed

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1 out, he was recently honored and elected as the
2 incoming National President for the American Institute
3 of Architects at the annual AIA convention in Los
4 Angeles a couple of weeks ago.

5 The architects will discuss the design in
6 greater detail. However, it is important to know that
7 the design had to meet the requirements of the program
8 and be consistent with the budget approved by the
9 Council.

10 We have held numerous meetings with the
11 design team, the builders, the Nationals, the affected
12 community groups in order to reconcile competing
13 requirements and realize the District's social and
14 economic goals.

15 This process culminated with the
16 negotiation of a design build and completion guarantee
17 agreement with a joint venture of Clark, Hunts &
18 Smoot. That was presented and approved by the Council
19 in March of this year.

20 With the exception of the parking options
21 depicted on the northern portion of the site, the
22 design we're presenting to you is encompassed by the
23 completion guarantee agreement.

24 We have met with various District agencies
25 that are impacted by the proposal including the Office

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1 of Planning, Department of Transportation, the
2 Anacostia Waterfront Corporation and we've obviously
3 worked closely with the Mayor's office, particularly
4 the Deputy Mayor of Economic Development and Planning
5 Office.

6 The design reflects the input that we've
7 received from these entities and is intended to
8 minimize the impact of the ballpark on the community.

9 More than a year ago, the Sports
10 Commission engaged the environmental consulting firm
11 EDAW to prepare an environmental mitigation study that
12 was designed to identify the potential impact such as
13 light pollution, noise pollution that the ballpark
14 might have on the surrounding neighborhoods. The
15 study was structured similar to that used by the
16 Federal Government in preparing an environmental
17 impact statement.

18 This effort was led by Alan Harwood of
19 EDAW and was designed not only to identify but to
20 mitigate those impacts. Mr. Harwood is in attendance
21 tonight and available to address any questions or
22 concerns you may have.

23 The Sports Commission also engaged Gross
24 Slade Associates to prepare a transportation
25 management plan for the ballpark. This plan has been

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1 completed and we're currently working to develop a
2 transportation operations plan that will refine
3 exactly how traffic and other transportation issues
4 will be handled.

5 We will be entering into a memorandum of
6 agreement with the Department of Transportation and
7 that MOA will set forth the manner in which the Sports
8 Commission and DDOT will work together on this
9 project.

10 The Sports Commissioners were excited
11 about the opportunity to develop a new ballpark and
12 believe it will act as a powerful economic catalyst
13 for economic development in the Anacostia area.

14 We also think that the new ballpark will
15 add to and complement the city's great monuments.

16 This concludes my statement. At this
17 point, I would like to ask Joe Spear and Marshall
18 Purnell to walk you through the ballpark design,
19 present the major architectural features and how the
20 design responds to the surrounding neighborhood.

21 I'm available should you have any
22 questions. Thank you.

23

24 VICE-CHAIRPERSON HOOD: Just going to keep
25 it going. Okay. We'll ask our questions on the end.

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1 I also have a handheld. You want to make
2 sure you speak into it.

3 MR. SPEAR: Thank you.

4 VICE-CHAIRPERSON HOOD: Thank you.

5 MR. SPEAR: For the record, my name's Joe
6 Spear. I live in Kansas City, Missouri.

7 What Allen Lew did not tell you is that I
8 have worked in designing sports facilities for the
9 last 26 years. In fact, in the last 23 years, I've
10 worked on the design of nine major league baseball
11 parks that have been built.

12 Richard Nettler wants me to compress that
13 knowledge into seven minutes and teach you everything
14 that I've learned in those 23 years here this evening.
15 So, we'll have a go at it and see how we do.

16 You all familiar with the ballpark site?
17 It's located on the river bounded by, I've got a
18 pointer here, South Capitol, First Street. There's
19 the Frederick Douglass Bridge. N Street on the north
20 and Potomac --

21 VICE-CHAIRPERSON HOOD: Are we picking him
22 up?

23 MR. SPEAR: Is this better?

24 VICE-CHAIRPERSON HOOD: You want to speak
25 in the mike also so they can hear you. Everybody

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1 wants to hear.

2 MR. SPEAR: Is this better?

3 VICE-CHAIRPERSON HOOD: Okay. Yes.

4 MR. SPEAR: Apologize for that.

5 One of the first things we realized when
6 we were assigned to this project was that there was a
7 very good planning framework in place, the NCP
8 planned for South Capitol and we want to talk to you
9 more about how we've responded to that architecturally
10 here in a few moments.

11 But, the other first thing that we needed
12 to know was when does the fan become a pedestrian
13 because as we design the ballpark, we want to place
14 the entrances in such a way that they are convenient
15 and logical to people some of whom only come to a
16 couple of games a years. So, you'll notice that the
17 stars around the ballpark site here and again to get
18 you oriented, north will be up on these plans. Half
19 Street and N Street.

20 Looking at the preliminary parking plans
21 with Lou Slade, we determined that about 70 percent of
22 the fans coming to a ball game would enter the
23 ballpark on the northern side. I think about 12,000
24 people will enter at the intersection of N and Half
25 Street. About 13,000 and some change will enter at

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1 the intersection of N and First Street and about 3,000
2 will come down South Capitol and they're walking from
3 parking fields sometimes up to half or three-quarters
4 of a mile away and then, of course, there's a lot of
5 pedestrians that arrive at this site via the Metro
6 Station on M Street.

7 And so, that tells us a lot about the way
8 the ballpark will be perceived and will be used and
9 idea happened very early on to create a large civic
10 space there that says plaza on the north.

11 If you could indicate, Marshall. Thank
12 you.

13 Because we perceive that on a sell-out
14 night 25,000 people will enter the ballpark through
15 that location.

16 Now, if you added up all the numbers that
17 are represented by the stars here, you're going to get
18 a number around 46,000 people and as you all know or
19 maybe you don't, the ballpark capacity is 41,000
20 people. But, what we anticipate is that the parking
21 fields will shift around a bit over time. In fact, if
22 the Potomac Oval happens soon, then that will
23 drastically change the entry -- the loading of the
24 entrance facilities for the ballpark.

25 The ballpark is located on South Capitol.

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1 It's about a mile away from the Capitol itself and
2 then this is our site plan and when I press the button
3 again, you'll see the different types of entrances
4 that we have.

5 The yellow entrance arrows indicate
6 vehicular entrance for parking. We have parking on
7 the north and some parking on the south.

8 The gray arrows indicate service entrance
9 or exits of some kind. We have a loading dock on
10 First Street and we have an ambulance and field access
11 entrance also on First Street.

12 The orange arrows indicate locations that
13 fans can actually enter the ball park. We didn't
14 weight the size of the arrows here. We just indicated
15 with that color and then the pink arrows, the one at
16 the south indicates the entrance for the admin
17 building and the one at the north indicates the
18 entrance to the restaurant which is intended to be a
19 year-round facility.

20 There's a lot of a ballpark that the fans
21 never see. This is the service level and what we've
22 tried to do on every project that I've been involved
23 in is depress the playing field above street level.
24 In this case, I think it's about 19 feet below the
25 street and we set the elevation of the main concourse

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1 to match the elevation at N and Half Street and I
2 explained that we were trying to make it convenient
3 for fans to enter the ballpark. So, about half or a
4 little bit better than half of the fans are at their
5 home concourse as soon as they come through the gate
6 and I think that's a very -- your fans and your
7 customers here will feel that's a very convenient
8 thing.

9 But, what that created was a private area
10 of the ballpark back of the house area of the ballpark
11 and we've located the truck docks and the television
12 truck parking off of First Street. Immediately behind
13 those two facilities is the commissary moving towards
14 left field and then as you walk around the ballpark
15 there's a service tunnel and Marshall, if you could
16 indicate the Nats' clubhouse is on first base and the
17 visitor's clubhouse is on the third base side.

18 Then the other facility that -- the large
19 facility that you see here is that triangular shape
20 which is the 300 parking spaces and again, the program
21 that Mark Tuohey and Allen Lew mentioned actually
22 spells out the location for some of these facilities.
23 In this case, the program requires 300 parking spaces
24 on the south and those are to be used for player
25 parking as well as some staff and VIP parking.

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1 I would mention that that one area of,
2 it's sort of an olive color, is the Founder's Club.
3 That's a premium seating area.

4 And then up on First Street, you'll hear
5 more later about the retail that we've built into the
6 ballpark along First Street.

7 Main concourse, baseball is a sport, but
8 it's also a business. One of the things that people
9 have realized over the years is that whenever they
10 provide a concourse -- I'm talking about baseball
11 clubs now. Whenever they provide a concourse that has
12 a view of the playing field, concession revenues go up
13 and fans are happier. So, this park has been designed
14 so that each and every concourse, not just the main
15 concourse, but each and every concourse has a view of
16 the playing field.

17 I believe if you talk to the Orioles
18 today, the one thing that they would want to do over
19 on their ballpark is to have that view from the
20 concourses. Because as you may know, they chose not
21 to do that. They wanted views of the street level and
22 I believe that that's part of the success of Eutaw
23 Street. It's the only place in the ballpark from the
24 concourse where you can see the game.

25 Others things here.

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1 VICE-CHAIRPERSON HOOD: You're doing fine.

2 MR. SPEAR: The next level up is the club
3 level and on this level, you start to see a split in
4 the ballpark at about the infield skin on the third
5 base and the first base side and I mention that
6 baseball is a business. One of the things that the
7 Nationals wanted to see is all of the premium seat
8 customers and all of the suites located on the infield
9 skin because they know when they do that that they'll
10 be very valuable and will create a condition where the
11 resale of these products is virtually -- well, it's an
12 easy sale.

13 So, we were able to work out with the
14 Sports Commission and the Nationals a way to achieve
15 that and keep the cost of the building budget neutral
16 and that actually allowed us an opportunity that we
17 think is quite unique. I don't know if you can see in
18 the darkened room. We have two building sections
19 here. The section that's over there in front of
20 Richard is the section behind home plate and it has --
21 if you could use the pointer, Marshall, and indicate.
22 It has two levels of suites. One that's hung above
23 the upper concourse and one that sits on the club
24 level concourse and that allows us to as I said
25 concentrate those premium facilities in the areas

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1 where they should be around the plate.

2 If also allows us, if you look at this
3 other section in front of Marshall, to drop the
4 seating bowl when you get past that location on the
5 first base side. In fact, it's all about creating
6 neighborhoods these days. A lot of our clients tell
7 us we don't want 10,000 of anything when it comes to
8 seats. We want you to break up the seating bowl and
9 create unique places. We want our customers to feel
10 like they're one of 2,000 or 3,000 or 4,000 people in
11 a certain seating category instead of one of 20,000.

12 MR. PURNELL: I was going to say also very
13 important to most baseball parks today is the area for
14 the team offices and the staff. There are better than
15 100 people that will work here pretty much all the
16 time and so, that administrative function is an
17 ongoing large sort of a use of administrative office
18 space associated with the team. You wouldn't
19 necessarily think that, but there's the large of
20 people that have to work to make this thing
21 successful.

22 In additional to that, there's a
23 conference need today that we have provided for that
24 was a part of the program element as well and these
25 are significant users and we use those program

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1 elements to create really the necessary street wall
2 that we saw, you know, that was important to provide
3 down South Capitol Street. So, rather than trying to
4 concentrate those spaces elsewhere, we saw that as an
5 excellent opportunity to provide a street wall on
6 South Capitol by using something that is typical of
7 the streets in Washington which is office space and
8 something like a conference center which is rooms not
9 to unlike this one.

10 MR. SPEAR: If you could at the screen,
11 the cursor's over the administrative offices at the
12 moment and this orange color is the conference center
13 that Marshall just mentioned.

14 This level is the upper suite level. It
15 actually forms a balcony and looks down into the club
16 lounge space which if you have ever been to Camden
17 Yards, that club level with the suites sharing the
18 concourse with the club seating will be similar in
19 some ways, but it'll be an extra story in height
20 because of the suite balcony that looks down over.

21 MR. PURNELL: Another thing I learned in
22 working with these guys is that they're looking for
23 every opportunity. Joe has in the stadiums he's done,
24 parks he's done. Is look for every opportunity to
25 provide an enhanced fan experience and he's done this

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1 in a couple of places.

2 And so, here we looked at the ramps. The
3 ramps have been designed to increase into an enhanced
4 fan experience of this ramp here has a nice overlook
5 at its eastern end overlooking the river. That's a
6 great place to stand pre-game, have a beer, hot dog
7 while you can still enjoy the river. At a 7:00
8 evening game when there's still light outside, that's
9 a great place to stand and get this overview of
10 everything south of the ballpark and the river.

11 The other ramp has been designed such that
12 you at this end of the ramp, the east end of the ramp,
13 you can stand there and you'll be able to see this a
14 little better in some of the renderings. You'll stand
15 there and have an excellent view of the ballpark and
16 one of the ballparks that was done I think in San
17 Diego, the view was go nice they wound up putting
18 seats on the ramp.

19 The other end of that ramp, the western
20 end of that ramp is pretty much in line with the
21 Washington Monument and we've then said well, if we
22 can see the Washington Monument by looking west, what
23 will we have to do to be able to see the Capitol? So,
24 we actually have pulled that ramp forward.

25 MR. SPEAR: Cantilevers over the --

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1 MR. PURNELL: We've cantilevered that
2 ramp. We have a setback requirement and so, we
3 cantilevered the ramp 15 feet forward to the property
4 line. It doesn't hang over the property line, but it
5 goes to the property line and then allows you much
6 like a bay window would to stand there and to look
7 north and see the Capitol. We'll show you that view
8 a little later.

9 MR. SPEAR: Much to their chagrin, we've
10 put the press box in the middle of the upper deck.
11 It's the gray area between. They'll have fine views
12 of the Capitol from up there.

13 This is the larger building section over
14 here. We won't spend too much time on it unless you
15 have questions later and we'll probably look at the
16 model.

17 And here you start to see some of the
18 renderings and what we've tried to accomplish here is
19 to respond to that street wall that the NCPC document
20 outlined and I believe it requires that 70 percent of
21 the principal facades of buildings built along South
22 Capitol be at that setback line that Marshall has
23 described.

24 MR. PURNELL: And one of the challenges
25 here is that the ballpark wants to be a curvilinear

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1 structure. There's nothing about a ballpark that
2 wants to be a long straight wall that runs two or
3 three blocks. So, that's why we moved much of the
4 program element out to the outside to the South
5 Capitol Street side so that we could maintain the
6 semblance of a street wall here as opposed to just
7 making everything, you know, working with this curve
8 here.

9 So, this height here along the edge of
10 this building, the administrative wing here is about
11 78 feet and that becomes a datum line all the way
12 around the building. The conference level at the
13 other end is at that 78 feet and it continues at this
14 datum line right here that works around the whole
15 building. The edge of the canopy, the top edge of the
16 canopy is 116 feet and then the bottom edge of it is
17 about 101/100 feet even. We are allowed on this site
18 to go 130 feet.

19 We put the lights on the leading edge of
20 the canopy. The next slide shows that. Put the
21 lights pretty much on the leading edge of the canopy
22 rather than having them on light standards. We do
23 have two light standards with just the light bulbs in
24 the outfield. You can see where this upper deck here
25 drops down 25 feet lower than this deck here, upper

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1 deck and yet the lights still maintain this line with
2 the canopy. That allows you to be on the street look
3 up and not see the lights here, none of these lights,
4 because you'll see this leading edge. You won't be
5 able to see the lights from the street.

6 MR. SPEAR: You can also see in this view
7 that ramp that cantilevers out to the property line
8 and again, we were -- what we were striving to do was
9 create something that was of interest. We didn't want
10 the ramps just to be a functional way to get from the
11 main concourse to the upper deck and so, I think we've
12 hit upon an idea here with both of these ramps that
13 make them be very unique. I think that people will
14 hang out there and watch the game and they'll certain
15 enjoy views of your city.

16 MR. PURNELL: The materials are pre-cast
17 concrete and lots of glass and lots of openings to try
18 and lighten the structure in its appearance.

19 Here's that leading edge of the canopy
20 here from the outside. This is the 78-foot datum
21 line. This is the view looking down P Street. We are
22 interrupting P Street much like P Street is
23 interrupted at its western edge by buildings where the
24 vehicular traffic stops at Four Street and you have to
25 get out of your car and walk to the river. We wanted

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1 to still be able to walk to the river from P Street as
2 it is interpreted by our building at South Capitol.
3 So, this opening lets you walk through on game day or
4 non-game day and still proceed to the river.

5 This is the intersection of O Street and
6 South Capitol Street. Anytime a building really
7 intersects the grid in Washington, we'd like to
8 acknowledge that. This is not a view corridor street,
9 but at the same time, you don't want to ignore the
10 fact that we are interrupting a planned street. So,
11 we have provided an entry element there. So, you
12 don't look at a blank wall when you come down O Street
13 and get the building. It basically is an opening that
14 lets you go into the ballpark.

15 MR. SPEAR: As you can stand on the
16 sidewalk here and see completely through the ballpark
17 and also we have balconies located at various
18 locations --

19 MR. PURNELL: Yes.

20 MR. SPEAR: -- around and flanking this
21 entrance. So, the passerby on the street at least
22 during the games will also see activity and people
23 enjoying those views during the game.

24 MR. PURNELL: This is the conference
25 center here. It can be a glass two-story element.

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1 Those are the kind of spaces and uses we wanted to
2 bring to the outside edge of the ballpark as opposed
3 to burying them within.

4 MR. SPEAR: Here's a view looking north
5 towards the Capitol from the cantilevered ramp. I
6 think this ramp landing is actually the upper ramp
7 landing.

8 MR. PURNELL: It is.

9 MR. SPEAR: Now, this is a couple of views
10 as though you were -- this is looking again north on
11 South Capitol. You are over the Douglass Bridge.
12 You're well above it. As you can see, you're seeing
13 the top of the --

14 MR. PURNELL: This is the Florida Rock
15 Property --

16 MR. SPEAR: Right.

17 MR. PURNELL: -- at a mass -- at about 130
18 feet which is what is allowable on that site.

19 MR. SPEAR: And then this view is more
20 intended to simulate a view that you might have from
21 the off ramp from the bridge.

22 MR. PURNELL: This is the new oval.
23 What's ghosted in here is the Florida Rock Property at
24 130 feet. You can see the ballpark beyond and as we
25 move a little bit north, we go down to South Capitol

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1 Street this is the tail end of the administration
2 building. This is the curve of the park itself and
3 the conference center, you can see the ramp
4 cantilevered here. This datum line here is about 18
5 feet above the street. So, that ramp is well above
6 your head as it reaches out and it just engages the
7 property line.

8 MR. SPEAR: This is a view of that home
9 plate entrance looking back from the intersection of
10 Potomac and South Capitol. The administration
11 building is the mass on the right.

12 MR. PURNELL: Left

13 MR. SPEAR: And the -- pardon me. On the
14 left and the 300 car parking area is on the right
15 here.

16 Here's more an aerial view showing you
17 some of that landscaping. We've described this
18 parking garage as a partly submerged parking because
19 it is intended as an interim condition. The intention
20 is that a building be build in that site at some point
21 in the future.

22 Here you're looking back towards the
23 northwest and you can see the other ramp. Marshall,
24 if you -- there you go and this entrance doesn't take
25 a vast number of people. We thought it was more of a

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1 way to link the ballpark to the riverfront. We
2 believe that it will deliver many more people to the
3 riverfront after a game lets out than it will probably
4 bring before a game.

5 MR. PURNELL: Well, there's talk also as
6 well as developing a modal use down here at the
7 riverfront on the water's edge that might be a water
8 taxi that brings people to the games from Georgetown
9 or as far away as Alexandria and the fact that we
10 wanted to be at the river and to be able to look back
11 at the stadium, we broke the bowl, the seating bowl so
12 you can actually stand there and look right through
13 and into the bowl from the river. So, this gesture is
14 one to acknowledge what may potentially happen at the
15 river, but also just to acknowledge that this an
16 important juncture here in the ballpark.

17 MR. SPEAR: I mentioned the First Street
18 retail earlier. It's located underneath the main
19 concourse which as you remember --

20 MR. PURNELL: Here's the concourse.

21 MR. SPEAR: -- we set at elevation 32 and
22 so, we're able to provide about 16,000 square feet of
23 retail space there. The Text Overlay Amendment
24 requires a clear height of 14 feet and there are a
25 couple of locations in that area we don't have that

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1 height because we're trying to work between that
2 elevation 32 and the sidewalk.

3 The other thing that the base plan asked
4 for a relief on is the --

5 MR. PURNELL: Depth.

6 MR. SPEAR: -- the depth. I believe that
7 the Text Overlay Amendment requires a 50-foot depth
8 and we have a variety of depth indicated on the plans
9 ranging from 41 feet to -- pardon me. Twenty-four
10 feet. Thank you. I was trying to read. You guys had
11 the lights off here.

12 MR. NETTLER: Does the depth in your view
13 affect the viability of that retail?

14 MR. SPEAR: We don't think so. We think
15 that you'll get a variety of uses there. We think
16 that the types of retail or preferred uses that might
17 exist actually the variety helps that. I don't think
18 you'd want to see a massive retail. You wouldn't want
19 to see one retailer come in and take this anyway.

20 MR. NETTLER: Was it at all possible to
21 move -- to adhere to that depth on the interior of the
22 stadium?

23 MR. SPEAR: No, it was not. If we work
24 from the line that's defined by the concourses and the
25 spectator facilities, the 16,000 square feet is the

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1 space that we had available to create the preferred
2 use.

3 MR. PURNELL: In other words, the
4 east/west dimension of the ballpark requires that
5 that's what's left when you actually put the ballpark
6 in there with its dimensions coming from South Capitol
7 with its setback running across the First Street.
8 We've used whatever is left for the retail.

9 MR. SPEAR: Allen Lew and Mark Tuohey
10 mentioned that they're obligated to deliver a certain
11 program to the Washington Nationals and so, that's why
12 we can't just take more space out of the ballpark
13 footprint. That service level program is very
14 specific as to the uses and functions.

15 MR. PURNELL: We will show you an
16 alternative to that retail where you can take that
17 retail possibly to 34,000 square feet, but it involves
18 moving it out into the sidewalk and we'll show you a
19 little scheme of that as well. Here --

20 MR. NETTLER: But, that's still within the
21 property line. Correct?

22 MR. PURNELL: Yes, here is a setback to
23 where we have 16,000 square feet and the next slide
24 shows it at 34,000 square feet of retail. What you
25 would do to create that.

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1 MR. SPEAR: So, we're essentially able to
2 expand that ground floor out to the property line and
3 get --

4 MR. PURNELL: And there you would get the
5 depths of 50 feet or more throughout.

6 This is a rendering of First Street with
7 that retail. It shows really the back of the
8 scoreboard. This is probably the highest point of the
9 ballpark. It's at the 130. The top of those lights
10 is at the 130 and like I said, there's only two
11 instances where we need those lights in the outfield.
12 You have to maintain some separation between these
13 lights and the scoreboard because as you're looking at
14 the scoreboard, you can't look into this bank of
15 lights. So, that's a need to set them up and also to
16 light fly balls. This --

17 MR. SPEAR: What we found is that if you
18 keep about 35 or 40 feet, then fans don't complain too
19 much about the glare of the lights.

20 And then this is a view from the upper
21 concourse near the infield skin behind first base.
22 This sketch was created from a computer model. So, it
23 is fairly accurate, but it doesn't show taller
24 buildings that are planned to be built between --

25 MR. PURNELL: In here.

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1 MR. SPEAR: -- the ballpark and the
2 Capitol.

3 I think that's all of the presentation we
4 had. Okay. Duncan.

5 MR. PURNELL: Duncan Kirk will review the
6 north end development.

7 VICE-CHAIRPERSON HOOD: This is so good to
8 us. We want to make sure we hear you. So, I'm going
9 to ask -- obviously, the microphone, I don't know if
10 we need to turn it on, but if you could speak louder
11 because some of us are having a little problem
12 hearing. I don't guess it's old age. Is it?

13 MR. KIRK: Good evening. I'm Duncan Kirk.
14 I'm a resident of Chevy Chase, Maryland and I'm with
15 HOK. I'm a principal at HOK and standing --

16 COMMISSIONER JEFFRIES: Excuse me. Excuse
17 me. Is it possible for you not to use that mike
18 because I -- your voice is trailing. I barely heard
19 much of Mr. Spear. Thank you.

20 MR. KIRK: Is that better?

21 COMMISSIONER JEFFRIES: Yes, much better.

22 MR. KIRK: So, I don't get feedback.

23 As was mentioned earlier, Bill Hellmuth
24 was to be here tonight. He's our president and design
25 director, but unfortunately, weather has intervened

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1 and he's stuck in Atlanta at the moment. So, I'm
2 standing in for him.

3 Okay. This is the same site plan that
4 you've been looking at in the same orientation as the
5 other plans. N Street is the left and our site is a
6 long site that is bounded by N Street there to the
7 left or north South Capitol and First Street. It's
8 actually part of the baseball ballpark lot and the
9 height of the development is 130 feet. It's measured
10 off of the midpoint of the South Capitol block.

11 The building is broken into two halves by
12 the entrance plaza that aligns with Half Street, but
13 it is a contiguous building that's joined below grade
14 by a parking deck and then broken in half above grade.

15 This is our vision for the building. What
16 we're trying to accomplish is to get the vibrant 24/7
17 live/work kind of an environment that was described as
18 a goal by Mayor Williams and we're doing that by
19 introducing a lot of residential on top of the parking
20 decks and in front of the parking decks and retail and
21 as I go forward, I'd like to talk about what makes
22 good residential, what makes good retail in this type
23 of environment.

24 VICE-CHAIRPERSON HOOD: I must say you all
25 really do a good presentation. I can watch a baseball

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1 game while -- I can't believe we're looking at
2 baseball also. This is a good presentation. But,
3 also know, I'm talking about if you turn around and
4 look, you'll see a baseball game. That's really
5 putting on the added touch.

6 MR. KIRK: Well, I'll try not to be miffed
7 by that, but this is the baseball parking program that
8 we're covering. It's essentially 925 units at the
9 north -- parking spaces at the north end of the site.
10 So, what we're doing is we're cladding the front of
11 that with the residential and retail and we're not
12 doing it with just a skin as has been tried, for
13 instance, at Market Street in Philadelphia or a thin
14 mustache of retail at the bottom floor which I think
15 would have questionable success, but rather, we've got
16 a whole 60-foot depth of actual building use that's a
17 long N Street covering up the parking garage so that
18 it's a full invisible really from the N Street
19 elevation and then those uses also extend around the
20 corner on South Capitol Street and on First Street on
21 the other end.

22 We're also trying to align with the 78-
23 foot datum of the roof of the ballpark here and you
24 can see that carried across on the elevation and then
25 the building's clad in an aluminum and glass high

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1 performance curtain wall and the parking garage the
2 portions of it that are exposed would be clad in an
3 aluminum grillage that would be sympathetic to the
4 curtain wall.

5 The roofs of the building are basically
6 proposed as green roofs right now particularly the
7 lower roofs which will be accessible to views from the
8 residential units and surrounding buildings.

9 The program that we're looking at in
10 addition to the 925 parking spaces is 700 spaces for
11 the residential, retail and hotel use. There's a 180-
12 room hotel at this end of the building and then, of
13 course, the retail roughly 7,000 feet and the
14 residential units which would be approximately 650 to
15 675 units.

16 This is a section through the building,
17 a longitudinal section, showing the entrance plaza
18 here. The building -- the residential buildings are
19 broken into 65-foot wide fingers if you will. The
20 overall configuration of the buildings are an E shape
21 and we have eight stories of residential on top of the
22 parking decks.

23 You can see baseball retail here facing
24 the entrance plaza. The buildings are actually
25 overhanging the entrance plaza slightly near the gates

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1 to maintain the required width of the entry and then
2 in the sections above, you can see this would be a
3 street section. We have retail at grade level and
4 then residential as we go up cladding the front of the
5 parking garage.

6 All right. This would be the B2 level.
7 This is the only level that's fully parking and you
8 can see there three full bays-wide of parking
9 extending across the entire site.

10 The B1 level, the building comes out of
11 grade at N and First Street. The baseball use is
12 shown here in this color. This is sort of an
13 unassigned use that might be used by either
14 residential or retail above and then the hotel and
15 residential lobbies and it really is as much retail as
16 we can get on First Street. We do have the -- one of
17 the main parking garage entrances here, we have
18 combined the ramps. You can see they're neck down to
19 minimize the curb cuts and we have to loading spaces
20 as well there on First Street.

21 And this would be grade level at the plaza
22 and you can see again the plaza is surrounded on both
23 sides by either retail or baseball uses. We have
24 another parking deck and loading dock entrance here
25 for the second building.

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1 Okay. Moving up, again the residential on
2 the face of the two buildings. We've introduced some
3 angles into the buildings to just open up the site
4 lines into the building, particularly on the back
5 facing the ballpark and to let more light down into
6 the lower levels of the residential and you can see
7 there as we move up the building's splaying a little
8 bit more.

9 Also, I think that's helping out the
10 massing. It's not such a static massing. I think
11 intuitively one expects that a large parking structure
12 is going to be just a big box and I think covering it
13 with these more asymmetrical and lively forms really,
14 really sort of belies the expectation that there might
15 be parking behind it.

16 In looking at the appearance of the
17 residential buildings, we're really looking at, you
18 know, some of the more upscale buildings that have
19 been done in Chicago and New York or London. A lot of
20 them tend to rely more on curtain wall and glass and
21 that's the direction that we'd like to go here with
22 these buildings.

23 Again, you can see the fingers or the legs
24 of the E extended through the front elevation. They
25 make a nice rhythm of towers as you look down N Street

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1 instead of an unbroken facade. Each one of the legs
2 of the E is reflected on the facade as a nice glass
3 tower.

4 What makes good retail? Recently, we've
5 taken an approach in a couple of projects, Chevy Chase
6 Center or the Collection up on Wisconsin Avenue in
7 Chevy Chase and another project Longbranch, this is
8 Chevy Chase, where rather than trying to achieve sort
9 of a goal of perfection in the elevations and
10 architect's perfection, we've had a number of
11 architects come in and have the stores do individual
12 shop fronts and it's a little bit more of a chaotic
13 result that comes out of that, but I think sort of the
14 accidents that happen at the intersections lend a lot
15 to the vibrancy of the overall design and I think they
16 -- you know, it conveys an attitude that, you know,
17 maybe everything wasn't built all at one time. It
18 gives it a little feeling that it happened over a
19 period of time and then, of course, as stores come and
20 go, that gets carried along, you know, and becomes
21 part of the building history.

22 This would be the Longbranch project. So,
23 that's what we're proposing for the base of this
24 building. Where also it's important even though the
25 retail is really only one story tall, it might -- it

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1 can be anywhere from 12 to 18 or 20 feet. We want to
2 express it as two to three stories tall at the base.
3 So, the facades of the retail will be much taller to
4 give them a meaningful street presence.

5 And that is my presentation.

6 MR. SPEAR: If I could go back a bit to
7 the plans. I realize now that we failed to discuss
8 the parking that's contained in the base plan. We
9 have parking for about 400 cars on the northeast side,
10 about 500 cars on the northwest side and I mentioned
11 300 cars on the south. So, that kind of defines the
12 base condition.

13 MR. NETTLER: You had been asked and it
14 had been mentioned in the testimony of the Commission
15 that there had been -- you had looked at parking
16 structures at other stadiums as well in terms of
17 whether this was a standard. Could you give some --

18 MR. SPEAR: Yes, I have some facts and
19 figures on some of the other ballparks that we've been
20 involved in.

21 It's not unusual to see parking structures
22 developed as part of these projects. Probably the
23 biggest parking program that we've built in structure
24 parking would be the Great American Ballpark. We
25 actually had two -- and I have images here if you'd

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1 like -- aerial images if you'd like to see them. Two
2 parking garages. One that's a bit remote, a block
3 away from the ballpark site, park 1200 cars and we
4 actually parked 830 cars under the plaza adjacent to
5 the ballpark much like the 300 car scheme that we're
6 doing here. America Park has an above-grade
7 structured parking for about 1,000 and then the
8 balance of their 3500 spaces are surface lots between
9 the Fox Theater and the ballpark.

10 Citizen's Bank Park is actually located in
11 South Philadelphia and it has a massive parking field.
12 I'm saying it's about 170 acres of parking. It has a
13 variety of spectator assembly uses, the ballpark, the
14 Eagles Football Stadium and a couple of arenas. The
15 ballpark is guaranteed on baseball nights 15,000
16 parking spaces, but even so with all that surface
17 parking, Citizen Bank Park had roughly a 200-car
18 parking structure.

19 PNC Park has parking for about 2500 cars
20 in a structured lot, a couple of structured garages
21 one street away from the ballpark and then, of course,
22 they've got -- again, they've got massive parking
23 fields, surface parking lots between the ballpark and
24 the football stadium.

25 MR. NETTLER: Thank you. I know we're

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1 running down on our time. Louis Slade is here and
2 Alan Harwood as well. I can submit their testimony to
3 you and open up to questions. If you would allow us
4 a few minutes for them to testify, I could do that as
5 well, but I will leave that up to your assertion.

6 VICE-CHAIRPERSON HOOD: Unless my
7 colleagues feel otherwise, I would like for them to
8 have a few minutes to testify.

9 MR. NETTLER: Thank you. Lou.

10 MR. SLADE: Good evening, Mr. Chairman,
11 members of the Commission. I'm pleased to be here.

12 My name is Louis Slade. I reside at 3500
13 Quesada Street, Washington, D.C.

14 As Mr. Lew mentioned, I've been involved
15 for quite some time working on this project and what
16 I thought would be best to do is to just give you a
17 very quick overview of everything we've been doing
18 because it'll give you a good handle on all the
19 studies that have taken place so far and other studies
20 that are yet to take place.

21 MR. NETTLER: We passed forward copies of
22 that and I think more copies are being made.

23 VICE-CHAIRPERSON HOOD: Mr. Nettler, you
24 want to speak into the mike so we can make sure we get
25 you.

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1 MR. NETTLER: Oh, I'm sorry. We passed
2 forward copies of that as well as Mr. Harwood's
3 executive summary and more copies are being made for
4 you of that I understand by your staff.

5 MR. SLADE: In addition to the 1225 spaces
6 that will be built on the 21 acres, there is a few
7 thousand additional spaces that will be incorporated
8 into the transportation plan for the ballpark because
9 we'll have many more people who will be driving and
10 looking for parking. So, we done extensive parking
11 supply and demand studies.

12 Mr. Lew mentioned the Transportation
13 Management Plan. I'm going to talk about that for a
14 minute.

15 That dealt with -- and we were fortunate,
16 of course, to have baseball operating at RFK and we
17 were able to do surveys at RFK of how people are
18 getting to RFK today, driving, taking Metro and so
19 forth and that provided some very important and useful
20 information.

21 EDAW and Alan Harwood did the Environment
22 Mitigation Study. We did the transportation and
23 traffic impact portion of that study and then we
24 recently completed something called the preliminary
25 transportation operations plan and what this is is

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1 what will happen on game days.

2 There's 81 games a year and as you can
3 imagine, some streets may be made one way. Some may
4 be closed to traffic. Traffic signals will be re-
5 timed to make the streets work for the general public
6 who are driving through the area as well as getting
7 our fans to the ballpark safely and efficiently. So,
8 the Operations Plan is a set of operations that are
9 put in place only on game days.

10 We've been working with AWC on the
11 development plans for the area around the ballpark and
12 this is important because someday this will all be
13 built out and places that could be surface parking
14 lots today will become buildings in the future and Joe
15 Spear mentioned how the pedestrian patterns will
16 change as development takes place around the ballpark
17 because there will be different opportunities to park.

18 The final and detailed Transportation
19 Operations Plan will be initiated very soon and will
20 be completed by next spring. That's the plan that's
21 being integrated closely in this MOA with DDOT where
22 we'll be working closely with them on how operations
23 will be put in place on the 81-game days a year.

24 I'm going to try to summarize the
25 Transportation Management Plan for you very quickly.

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1 The range of percent of people who took
2 Metro to RFK in the first year last year with the
3 Nationals here ranged from 72 percent by Metro to a
4 low in the low 30s and what we found was that our
5 baseball fans are intelligent and they know when
6 there's going to be traffic congestion and they use
7 Metro when there's going to be traffic congestion.

8 So, on weekends, more people drove, but on
9 weekdays, less people drove. For big -- for games
10 that were known to have high attendance, more people
11 took transit because they knew there will be traffic
12 congestion. So, the market was responding to their
13 perception of when there would be congestion and using
14 transit and the range was tremendous.

15 On average, a little more than 50 percent
16 we anticipate will use public transportation here.
17 But, again as we have more popular games with larger
18 crowds, more and more people will take transit.

19 So, we're planning the parking for about
20 a third of the people to come by car with three people
21 on average per car because that's what we had at RFK.

22 We did surveys at RFK to ask people where
23 they were coming from. Because while we know the zip
24 code where their tickets are being paid for for the
25 season ticket holders, in many cases, those are their

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1 offices and we wanted to know where they're driving
2 from on weekends when they're coming from home.

3 So, the plans for the new ballpark are
4 based extensively on what we've discovered at RFK and
5 I've just given you a brief summary of that.

6 I'm sure you're aware from what you see in
7 the newspaper and other cases you've heard, there's a
8 tremendous amount of activity both in the
9 redevelopment of infrastructure in the Anacostia
10 Waterfront Initiative area along the river. Some of
11 which will be built immediately and in time for
12 baseball with the improvements to South Capitol Street
13 and Potomac Avenue and other nearby streets and within
14 a couple of years after the opening of baseball, other
15 major improvements are going to be taking place. As
16 well as real estate development that will be taken
17 place in this new exciting part of town. So, all of
18 that was taken into account in our plans for the
19 ballpark.

20 When you drive to this area if you're like
21 me before I started really studying it, there was a
22 couple of ramps I knew to get off of the freeway or
23 how to get here. It turns out there's many ramps for
24 getting on and off the southwest and southeast
25 freeways and we're going to exploit the fact that most

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1 of those aren't used by commuters during commuter peak
2 periods. So, on weekday games that end in the
3 afternoon or begin in the evening, they'll be an
4 information system directing ballpark fans to use
5 these other ways to get to the ballpark area and to
6 parking.

7 Of course, the biggest message to get to
8 people will be to use public transportation.

9 We're anticipating that no one who drives
10 to the ballpark if going to have to park on the
11 streets. That there will be adequate off-street
12 parking.

13 We're going to take the on-street parking
14 restriction system that's been put in place at RFK and
15 bring it to this neighborhood, work with the neighbors
16 as part of this TOP, this Transportation Operations
17 Plan and with DDOT to make sure people aren't abusing
18 on-street parking particularly in residential
19 neighborhoods.

20 The off-street parking, you've heard about
21 the 1225 spaces. About 1,000 of that will be for fans
22 with premium seats. Nearby, another 1500 or so will
23 be for fans with season tickets and then there's off-
24 street parking a few blocks further with 2,000 to 2500
25 for the balance of the fans. So, we'll have a total

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1 of 4500 to 5,000 parking places. That's the number
2 that we're working on now to accommodate all games and
3 if and when there is an unusual event where we expect
4 a large number of people to drive that would exceed
5 this capacity, we'll use RFK and shuttle bus and Metro
6 to shuttle people from RFK parking over to the new
7 ballpark, one or two or three times a year.

8 I think you're probably familiar with the
9 public transportation system that's going to serve the
10 site. The west portal of the Navy Yard Station will
11 be improved to provide more capacity so it can handle
12 the crush crowds of capacity games by adding more fare
13 gates and escalators to that west portal.

14 We expect that people will walk north up
15 to the Capitol South Station where they can access
16 other lines. People are walking today, small numbers,
17 from RFK to Union Station to get to the red line.
18 Union Station's actually closer to the new ballpark
19 than it is to RFK.

20 So, there's good access to a lot of
21 transit. The circular bus that runs up and down
22 Seventh Street is going to be expanded to come over to
23 the ballpark and we're anticipating the need for some
24 shuttle bus services from some of the more remote
25 parking areas at least in the early years until people

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1 are comfortable walking in that area.

2 I'm coming close to the end. Joe Spear
3 showed you the large numbers of pedestrians that are
4 going to be moving on the streets. At this time,
5 everyone's anticipating that Half Street will be
6 closed to automobile traffic and from that plaza to
7 that west portal of the Navy Yard Station, you'll be
8 able to walk on a closed street 10,000 to 15,000
9 people directly to that Metro Station and all of the
10 parking entrances that are scattered around the site
11 itself and all the parking that's scattered further on
12 the block further away, that traffic will be directed
13 away from the pedestrians so the pedestrians will be
14 able to flow unimpeded and safely to transit into
15 their own car that they've parked on other blocks.

16 There are a lot of other details. I'll
17 stop at this point, but shuttle buses, charter buses,
18 trucks of all kinds and so forth that we're working
19 out the details on.

20 Thank you very much.

21 MR. NETTLER: Address the --

22 MR. HARWOOD: Okay.

23 MR. NETTLER: -- light and other
24 environmental issues.

25 VICE-CHAIRPERSON HOOD: Mr. Nettler, we

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1 want to make sure we get you on record.

2 MR. NETTLER: Sorry. Alan, if you could
3 briefly address the light and other environmental
4 issues that you looked at.

5 MR. HARWOOD: Okay. Thank you.

6 My name is Alan Harwood. I'm a principal
7 and Vice President of EDAW. We have a long history of
8 working with the Sports Commission and the District of
9 Columbia Government on projects in the District. I
10 led the work on the Environmental Mitigation Study for
11 this particular project, but also the EIS for the
12 Convention Center, the MCI Center and some other major
13 projects in the city.

14 I think it's important to note as Allen
15 Lew had mentioned earlier the EMS that was done for
16 this projected followed NEPA, National Environmental
17 Policy Act, guidelines. It was done to NEPA EIS
18 standards. It was done voluntarily by the Sports
19 Commission to protect the community and the
20 environment.

21 We looked at a wide range of manmade and
22 natural resources from cultural resources to natural
23 resources as well as lighting and noise.

24 Just in terms of schedule, we did the
25 majority of our work last summer and into the fall.

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1 We had a series of meetings last fall with the
2 community to share some initial findings. We kind of
3 worked our document together in February. We've since
4 adjusted it a little bit and refined it somewhat to
5 respond to the most recent design changes and for the
6 most part, really the key issue, the design has taken
7 environmental considerations into account and
8 minimized those as an integral part of the design
9 itself.

10 But, just to talk to lightly specifically,
11 we went to the neighborhood. Particularly, we were
12 most concerned with the communities to the west, South
13 Capitol Street is a real divider between a residential
14 area to the west. As you can see in -- this area --
15 this is South Capitol Street here and the area to the
16 west is a stable solid residential community, tree-
17 lined streets, very quiet and to the east of South
18 Capitol Street much more neighborhood in transition
19 with larger scale uses. A lot of industrial uses.

20 And the existing kind of night light
21 measurements here on M Street, two foot candles and on
22 South Capitol Street three foot candles. That's a
23 very standard kind of street level -- street light
24 kind of measurement and those are actually fairly low
25 and a good residential quality.

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1 What we found and what we did was last
2 summer and last fall, last August and September of
3 2005, we went to a number of ballparks including Coors
4 Field, RFK and Camden Yards in Baltimore and took some
5 measurement noise and light measurements and
6 particularly what we found in Baltimore was a striking
7 urban similarity in terms of a residential community
8 to the west, a kind of developing and higher density
9 community to the east and kind of some not quite
10 defined areas to the south just yet with Florida Rock
11 in terms of -- but, there's a real similarity between
12 downtown to the north, residential to the west and
13 undefined to the east here.

14 So, we took some noise measurements in
15 those particular locations so that we could supersede
16 them and kind of superimpose them onto the ballpark
17 site and what you see is that there would be no change
18 to that same two foot candles here. Just about three
19 foot candles along South Capitol Street and the only
20 kind of light spill would -- and certainly on even
21 lower than that along Potomac Avenue, slightly some
22 light spill about 100 feet outside of the ballpark.
23 This was before there was an above ground facility on
24 the north end of the site, but that's within 100 feet
25 13 foot candles which is fairly bright. But, within

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1 one block, it's down to 5.7 foot candles. That's the
2 same as a -- kind of a shopping center parking lot for
3 point of comparison.

4 So, the dissipation is actually very great
5 because what you're finding is the center of the site
6 is by ballpark standards, by Major League Baseball
7 standards, it's suppose to be 250 foot candles.
8 That's bright enough so that everyone can see the
9 pitches and the pitched and batted balls. So, that
10 dissipation is based on an open outfield and because
11 that's -- we transposed the Baltimore example. With
12 the next kind of air rights development on both
13 corners, that would block that considerably.

14 So, there would not be light spill into
15 the community through. It would be very minimal light
16 spill to the north end and even that would be further
17 reduced with these new elements.

18 And in terms of kind of vertical light
19 spill or glare which is a very subjective element,
20 it's very difficult to measure and the way to think of
21 that is when you look at a car light in the daytime,
22 it doesn't seem very bright, but at night, it seems
23 very bright because of the contrast. The ballpark
24 will contrast with its background and with the night
25 sky at the end of the ball games for a short period of

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1 time before the game is over and the facility is shut
2 down, but that would be a temporary and very localized
3 event particularly looking right across the site.
4 Views in this direction would not be affected because
5 of the light. It's not radiating light. It's just a
6 contrasting element. As you look at it, it appears
7 bright.

8 We also looked at a number of other kinds
9 of issues and I don't think there's time to go through
10 those just now unless you have any questions.

11 MR. NETTLER: Thank you very much for your
12 indulgence. I'd like to now open our witnesses up to
13 questions from yourselves.

14 VICE-CHAIRPERSON HOOD: Thank you all for
15 your presentation. I think it's very thorough and it
16 definitely helped me from this Commission's
17 standpoint.

18 Let me ask this first though. I know it's
19 -- were there any PowerPoint that were, the earlier
20 ones, not the last two, but that we don't have in our
21 submittals or do we have everything?

22 And the reason I'm asking because maybe
23 it's different there, but it looked like I saw arrows
24 and some of things. I just want to make sure we have
25 a complete set for the record. I know we have two

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1 submittals and maybe because it's spread among two
2 different submissions, but I wanted to make sure that
3 we had a complete set.

4 MR. NETTLER: You're correct. I'm being
5 told that the arrows were added to point things out
6 this afternoon, but all the data that's underneath
7 them is the same.

8 VICE-CHAIRPERSON HOOD: So, we have a
9 complete set. It's just in two different submissions.

10 MR. NETTLER: That's correct.

11 VICE-CHAIRPERSON HOOD: Okay. All right.
12 With that, let me open it up. Who's on first? That
13 was corny. You got to have a little fun at this.

14 COMMISSIONER PARSONS: Oh, why should we
15 delay it?

16 I got a number of questions like everybody
17 else I'm sure, but I wanted to have a discussion with
18 Mr. Spear and others about the direction we sent you
19 in by talking about how important South Capitol Street
20 facades were. I guess Mr. Purnell was commenting
21 about this and my concern with the result and I
22 commented on this in the previous meeting of the
23 administration building and how awkward that is to me.

24 And I wanted to recognize the curvilinear
25 nature of the stadium and an open plaza there and as

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1 we do with Union Station have a great public space out
2 front and really celebrate this at the gateway to the
3 city, this curvilinear shape which is the stadium.

4 And the comment I got back or -- in
5 response to my comment, the comment I got back was
6 yes, but, you know, you wanted something on South
7 Capitol Street and that's what we gave you. But, what
8 I wanted to explore with you is how important it is to
9 have the administration building at this location or
10 is it simply a response to the mandate if you will to
11 have facades at a certain setback on South Capitol
12 Street.

13 MR. SPEAR: No, it's a very good question.
14 It is actually a functional, not opportunity, but
15 benefit to put the ball team's offices there, the
16 press boxes nearby when we walk through the service
17 level. I showed you the two clubhouses.

18 Very often, they want to be close to the
19 action between the press box, the press conference
20 rooms, the two clubhouses. Very often, a visiting
21 team and a home team will literally do a deal during
22 a game. I mean you see that all the time in
23 newspapers to worry about this guy got traded and
24 having the offices that close to the suites, the press
25 box and those clubhouses is a real need that the ball

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1 team has.

2 In Camden Yards where we were able to work
3 with the Orioles and the MSA to put the offices in the
4 existing warehouse and we felt strongly that we should
5 put program elements in that warehouse, it happened to
6 be in the outfield as you may know. We had to create
7 -- we had to duplicate facilities. We had to create
8 an office suite 5,000 or 6,000 square feet that became
9 the club president's office during the games. So, we
10 don't have that kind of a luxury of a budget here to
11 be able to duplicate those facilities and it seemed to
12 make sense to us to do two things at once.

13 MR. PURNELL: Another thing, John, is we
14 were looking at -- at one point, we didn't have the
15 administration building there and we were looking at
16 the resulting plaza area that you looked over in terms
17 of the field in the foreground before you got to the
18 building. How far the building was away.

19 If you take this area here and just
20 superimpose it over the field itself, you can begin to
21 see that that plaza is larger than the baseball field
22 and everybody knows the scale pretty much of a ball
23 field. When you go to RFK today, most people get
24 there and they sort of look at it and they say wow,
25 that outfield looks huge.

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1 That plaza without that building in the
2 foreground is larger than the field itself. So, we
3 realized that we would be making a statement about
4 that entry and right there at the building that we
5 really didn't want to make.

6 So, when you put the administration
7 building in perspective of what's there and what's
8 still open in terms of what's revealed, it's still
9 quite a large open area that will then bring that
10 curve -- the curvilinear nature of the front of the
11 ballpark into place and we also felt like by putting
12 a straight edge next to the curve emphasizes the curve
13 more.

14 COMMISSIONER PARSONS: Then you showed a
15 drawing, and I should have made a note of the number,
16 that put another building in this space and what was
17 that?

18 MR. SPEAR: That's the future --

19 COMMISSIONER PARSONS: Frightening drawing
20 that you showed.

21 MR. SPEAR: Yes, it's a future -- see if
22 I can find it here. There it is. That's a future
23 development. I'm not certain that I know or that
24 anyone knows --

25 COMMISSIONER PARSONS: So, nobody is here

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1 tonight asking for approval of something here?

2 MR. SPEAR: No.

3 MR. PURNELL: No.

4 COMMISSIONER PARSONS: Here being this
5 ghost -- the image that you show of a building?

6 Because that to me is hiding the entire
7 stadium when you do that except a very narrow window.
8 All right. Now, I understand that.

9 Now, I also understand there's a surface
10 parking lot going in this place as a temporary
11 measure. Have I understood that correctly?

12 MR. PURNELL: Exactly. Interim measure.

13 MR. SPEAR: Well, it's not surface
14 parking.

15 MR. PURNELL: It's below grade actually.
16 It's just -- it's not covered. It is depressed below
17 grade.

18 COMMISSIONER PARSONS: So, you'll be able
19 to look into it but not at it. You mean it's --

20 MR. PURNELL: Exactly. From the street
21 along Potomac Avenue here, I think it's about four or
22 five feet below grade.

23 MR. SPEAR: Up to six feet.

24 MR. PURNELL: Up to six feet. So, you
25 don't see the fronts of the cars when you look at it

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1 from Potomac Avenue.

2 COMMISSIONER PARSONS: So, what then is
3 proposed on top of this garage ultimately? I mean --

4 MR. SPEAR: Pardon? Could you say your
5 question again?

6 COMMISSIONER PARSONS: The previous
7 drawing showed a great lawn here from last month as I
8 recall. I don't have it in front of me. But, it
9 seemed to be a grass panel. Now, it's an open parking
10 lot and --

11 MR. SPEAR: Yes.

12 COMMISSIONER PARSONS: Where are we going
13 here?

14 MR. NETTLER: We're going to let Allen Lew
15 answer your question.

16 MR. LEW: We're treating the parking
17 features as an interim solution. Either we would come
18 back with a proposal for a development above it or we
19 would look towards possibly covering it. Putting a
20 roof over that and grading that plaza that you were
21 referring to.

22 COMMISSIONER PARSONS: Could I vote for
23 the plaza now? I guess it's premature. Isn't it?
24 We'll see another time. I just --

25 MR. NETTLER: If I might to that. In the

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1 agreement that exists with regard to the development
2 of this area, there's development opportunities that
3 were provided for both the north site and the southern
4 portion of the site of which this is part of it and
5 there is an outside datum which a decision has to be
6 made as to whether development will occur on that or
7 not and I believe the team has some say in that as
8 well.

9 Also, as part of the agreement with Major
10 League Baseball, there needs to be 300 spaces provided
11 on the southern portion of the site. So, both in
12 terms of -- and a majority actually of that parking is
13 not visible. A majority of that parking actually is
14 underneath the plaza. Both the stairway that leads
15 up, you see a portion of it.

16 But, if there's going to be a development
17 on top of it at this point, it's cost effective to
18 bring that development back to you rather than closing
19 it off and all that accompanies the closing of it off,
20 but we are committed to closing it off if that's not
21 going to happen. It's just establishing the date
22 certain of when that happens. So, that it would
23 either revert back to the plaza or you will have a
24 development option to review above that parking
25 facility.

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1 COMMISSIONER PARSONS: Well, my
2 frustration is -- my personal preference would
3 probably to build the second building rather than the
4 first and then we'd have a true facade showing to the
5 street.

6 MR. NETTLER: Right.

7 COMMISSIONER PARSONS: But, I guess it's
8 just too hard.

9 I wanted to refer to the drawing next to
10 the Mayor there that's on the easel and my difficulty
11 with the facade on South Capitol Street described as
12 a scrim protecting or not protecting -- screening the
13 parking garage. I think it was sheet number 24 on
14 your presentation if you wanted to put it on the wall,
15 but that's the same one. Yes.

16 So, could we talk a little bit about what
17 that aluminum image is? We could dim the lights I
18 guess, but oh, I'm sorry. Wrong architect.

19 MR. TUOHEY: First of the parking garage
20 only comprises about two-thirds of the length of the
21 elevation and it comprises approximately the first 50
22 feet in height of the elevation. So, it's actually --

23 COMMISSIONER PARSONS: So, those are
24 windows of apartments?

25 MR. TUOHEY: That's correct. Largely

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1 that's correct. We do want to be able to naturally
2 ventilate the parking garage to the extent possible.
3 So, we would like to have some openings in the skin
4 that clads it, but we would like it to look as
5 compatible as possible with the wall, the glazed
6 aluminum curtain wall on the apartment building that's
7 above.

8 The other thing that we're trying to
9 respond to is the 78 foot datum that's established by
10 the roof of the stadium along South Capitol Street.

11 COMMISSIONER PARSONS: All right. That's
12 fine. But, let's talk about what I'll call bridge
13 like structures on the roof. You didn't talk about
14 those. Could you tell us about those?

15 MR. TUOHEY: Are you referring to the sort
16 of C-shaped element for instance on the building
17 closest to us?

18 COMMISSIONER PARSONS: Well, both sets of
19 buildings. Then the E shape as you described it --

20 MR. TUOHEY: Um-hum.

21 COMMISSIONER PARSONS: -- have upon the
22 roof what appear to be --

23 MR. TUOHEY: This?

24 COMMISSIONER PARSONS: There you go.

25 MR. TUOHEY: That's right. That's a

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1 mechanical penthouse. One of the things that we'll
2 need to do to have an all glass curtain wall on this
3 building that's devoid of louvers and what are
4 affectionately known as pig snouts for the mechanical
5 units in the apartment building is to have a central
6 mechanical system.

7 COMMISSIONER PARSONS: Um-hum.

8 MR. TUOHEY: That will also help us with
9 the greenness of the building if you will. Because
10 that's a very energy efficient way to heat and cool
11 the building. So, a penthouse --

12 COMMISSIONER PARSONS: Okay.

13 MR. TUOHEY: -- will be required to --

14 COMMISSIONER PARSONS: All right. Fine.

15 MR. TUOHEY: -- for those cooling towers
16 and that's what those are and we're just trying to
17 organize them, you know, to work with the massing of
18 the building below.

19 COMMISSIONER PARSONS: Good. Very
20 creative. Not our normal Washington, D.C. penthouses.

21 Now, Mr. Spear, what are the building
22 heights going to do to the view from the right field
23 seats here? We're up to 130 feet plus a penthouse and
24 is that going to damage the views from the stadium out
25 towards the Capitol dome?

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1 MR. SPEAR: Yes, there's a building under
2 construction on M Street now that will probably block
3 the view from the seating area of the Capitol
4 Building.

5 COMMISSIONER PARSONS: You mean it's the
6 other guys that have already done the damage? Is that
7 what you mean?

8 MR. SPEAR: Well, all of this development
9 is by rights able to go to 130 feet.

10 COMMISSIONER PARSONS: Right.

11 MR. SPEAR: Our last row of seating is 118
12 feet above the street. So, that -- those roof
13 parapets will actually be above your eye line. So,
14 the Capitol would have to be much taller or the
15 ballpark far exceed the height limit to be able to see
16 over those.

17 COMMISSIONER PARSONS: Well, it's a good
18 thing -- Mr. Turnbull here he's with the architect of
19 the Capitol and maybe he can do something with that
20 dome. No, I'm -- will there be any seats in the
21 stadium that can see the Capitol dome?

22 MR. NETTLER: No, the --

23 COMMISSIONER PARSONS: None.

24 MR. NETTLER: -- building's already being
25 constructed that will block that.

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1 COMMISSIONER PARSONS: I'm sorry.

2 MR. NETTLER: There are buildings already
3 being constructed that block that.

4 MR. SPEAR: And I believe that what you'll
5 see are beauty shots on the television --

6 COMMISSIONER PARSONS: Yes.

7 MR. SPEAR: -- broadcast from here that
8 will definitely have that view. There will probably
9 be a select number of seats that are able to see
10 through the entry plaza if you will

11 COMMISSIONER PARSONS: Um-hum.

12 MR. PURNELL: The Half Street right-of-
13 way.

14 COMMISSIONER PARSONS: Right.

15 MR. PURNELL: If you happen to be in a
16 line with that Half Street right-of-way and then the
17 Capitol dome, there will be a few seats probably
18 despite the 130 foot limit that will still have that
19 view.

20 COMMISSIONER PARSONS: Okay.

21 MR. SPEAR: It would be a very limited
22 number of seats and that's why we did things like --
23 or we're asking for permission to cantilever that ramp
24 landing --

25 COMMISSIONER PARSONS: Yes.

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1 MR. SPEAR: -- and other things of that
2 nature.

3 COMMISSIONER PARSONS: Okay. Now, I got
4 confused on your supplement testimony if you will when
5 you came back and talked about parking, parking under
6 the northeast quadrant, the northwest quadrant. Three
7 hundred cars on one side, 200 on the other. Those
8 aren't in Mr. Slade's report. These are different
9 parking spaces. What are they for? Players or --

10 MR. SPEAR: Well, there's 300 spaces on
11 the south. There are actually 391 on the northeast
12 and about 534 on the northwest. We have a program
13 requirement to provide 1225 on-site parking spaces for
14 the Nationals.

15 COMMISSIONER PARSONS: So, these are
16 public parking spaces?

17 MR. SPEAR: These are spaces that the ball
18 team can use to enhance season ticket sales.

19 COMMISSIONER PARSONS: Okay.

20 MR. NETTLER: What he's referring to are
21 the two garages that were a part of our initial
22 proposal which hopefully we will not be getting to if
23 we -- everything comes to fruition with the
24 modification that we have before you, but that's what
25 those garages contained.

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1 COMMISSIONER PARSONS: Oh, now I
2 understand. I thought he was --

3 MR. NETTLER: No, they're not in addition
4 to. No.

5 COMMISSIONER PARSONS: All right. Let's
6 talk about -- could you put up a plan, any plan of the
7 ballpark. Now, what occurs under the outfield behind
8 the scoreboard, that large triangular space where I
9 saw some loading docks, but what else goes on in
10 there? An enormous --

11 MR. NETTLER: Is your question about the
12 service level?

13 COMMISSIONER PARSONS: Well, I'm not sure.
14 There's this whole --

15 MR. NETTLER: There's a floor plan.

16 COMMISSIONER PARSONS: -- area where
17 people can walk around or whatever and then beneath
18 it, I didn't understand.

19 MR. NETTLER: But, this is the main
20 concourse and this area of the concourse is left open.
21 It's actually a family picnic area or a group sales
22 picnic area and it's a program element that --

23 COMMISSIONER PARSONS: I see.

24 MR. NETTLER: -- the Nationals have asked
25 for. It needs to have a view of the playing field and

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1 basically, it works very similar in function to the
2 picnic area that you see at Camden Yards. In other
3 words, you have --

4 COMMISSIONER PARSONS: All right.

5 MR. NETTLER: -- company group picnics
6 there for a variety of companies.

7 COMMISSIONER JEFFRIES: Be a lot of
8 children activity events happening there as well.

9 COMMISSIONER PARSONS: All right.

10 COMMISSIONER JEFFRIES: The requirement is
11 about 10,000 square feet. Isn't it?

12 MR. SPEAR: It's actually -- there's two
13 10,000 square foot blocks of space. An 8,000 square
14 foot block of space, it's called a --

15 COMMISSIONER PARSONS: Okay.

16 MR. SPEAR: -- kid's training area.

17 COMMISSIONER PARSONS: I'll stop you
18 because I really wanted to know what was going on --

19 MR. SPEAR: Okay.

20 COMMISSIONER PARSONS: -- underneath that.

21 MR. SPEAR: Underneath if you can look at
22 the screen, this is a large loading dock area. It
23 contains two types of trucks. Four trucks that
24 deliver beer, hot dogs and soda and four trucks that
25 -- just to the other side, four trucks that deliver

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1 television broadcasts from the facility. Those are
2 all required to be within the building.

3 So, they -- the layout that we've got the
4 trucks can -- all eight of those trucks can actually
5 enter the building, maneuver sometimes in a four-point
6 turn and park themselves. The television trucks here
7 or the food and beverage delivery trucks here and
8 that's why the commissary is located right there.

9 MR. PURNELL: What's in the triangular
10 area, Joe, right up under the plaza? Why don't you
11 mention there in the light gray? You know --

12 MR. SPEAR: This is grounds keeper and
13 maintenance shops.

14 COMMISSIONER PARSONS: It's an incredible
15 amount of space for a loading dock. I mean I'm glad
16 you're not turning around in the street, but I just --
17 I'm looking for other places to park cars and I just
18 wondered what was going on underneath there.

19 MR. SPEAR: Yes, those trucks like you say
20 they have to turn around within the structure if they
21 come in.

22 COMMISSIONER PARSONS: Now, I wanted to
23 talk about retail because I was enamored of your --
24 not enamored. I preferred your option which I guess
25 is -- was option two in your last submission which

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1 gave us the 50 foot depth of retail, went out into the
2 street and as I understood it from Mr. Nettler, that
3 was still on the table or was that Mr. Purnell?

4 MR. SPEAR: No, that's still --

5 MR. NETTLER: Excuse me. That we are
6 asking for you to allow us to build to that depth
7 although the --

8 COMMISSIONER PARSONS: So, option two is
9 what you're looking for.

10 MR. NETTLER: It's option one with the --
11 but, allowing us to go to that depth if the money is
12 provided to us which we hope it will be to allow us to
13 build out that -- the retail to that depth. But, the
14 option one is what we presently have budgeted for as
15 part of the program for the stadium which provides for
16 the minimum amount of retail that's required.

17 COMMISSIONER PARSONS: I understand others
18 are talking about putting retail on top of this. I
19 mean residential on top of the retail. Are you
20 familiar with that? I just read it in the paper this
21 morning.

22 MR. NETTLER: I've heard it.

23 COMMISSIONER PARSONS: I read it in the
24 paper this morning. Is it possible?

25 MR. NETTLER: It's not part of our --

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1 COMMISSIONER PARSONS: I mean if you get
2 the -- I know it's not part of it, but, you know, it
3 would be great to be able to take advantage of this.
4 Well, that's maybe another day.

5 Now, I was a little confused by Mr. Slade
6 and this is my last question because everybody's going
7 to get mad at me in a minute.

8 Page 18, Mr. Slade. I'm looking at page
9 18 of the summary you just sent up here tonight and
10 this one surprised me a little bit. It talks about
11 the number of parking spaces and it says premier
12 season ticket holders 975 and you're saying that you
13 feel like it would be temporarily located nearby until
14 garages are constructed on the site. Is that --

15 MR. SLADE: I think we're past that. That
16 was an earlier concept. While this was all being
17 worked out, that there was an opportunity to provide
18 the 975 spaces on surface parking, but these two
19 schemes eliminate the need to do that.

20 MR. NETTLER: Right. That was part of an
21 interim plan that was part of our original filing
22 which we're beyond. We're not longer at all
23 contemplating doing it.

24 COMMISSIONER PARSONS: You mean it's no
25 longer possible to park cars temporarily in case these

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1 garages are not built?

2 MR. NETTLER: It certainly is, but that's
3 not what we're planning on doing.

4 COMMISSIONER PARSONS: I understand that,
5 but I mean we're also told to allow undesirable
6 parking garages to be built as an option. Where
7 apparently at one point there was a plan to park and
8 the next line is to park Colonel Parking on M Street
9 for 1500 season ticket holders.

10 MR. SPEAR: Well, that's part of the
11 parking beyond the first 975. That will be --

12 COMMISSIONER PARSONS: That you will do.

13 MR. SPEAR: -- put in place over the next
14 two years. Yes, but the first line you mentioned was
15 while we were looking at the possibility of the option
16 that's in front of you, the preferred option that's in
17 front of you. Did we need to use surface parking and
18 now this option can be constructed within the time
19 limits that we've been talking about.

20 MR. NETTLER: In other words, it would not
21 be -- we would not be in compliance with the agreement
22 with Major League Baseball to provide parking off-site
23 as opposed to what we're proposing tonight.

24 COMMISSIONER PARSONS: I'm beginning to
25 understand. Thank you, Mr. Chairman.

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1 VICE-CHAIRPERSON HOOD: Okay. Thank you,
2 Commissioner Parsons. Mr. Turnbull.

3 COMMISSIONER TURNBULL: Thank you, Mr.
4 Chairman.

5 Mainly, I just have one question for the
6 panel to start off. Aren't you under construction
7 now?

8 MR. LEW: The answer is yes.

9 COMMISSIONER TURNBULL: Okay. I just
10 wanted to clarify that because it was a comment raised
11 earlier about this Commission approving everything so
12 architects and engineers could continue on their work
13 when actually you're doing that without us needing to
14 approve anything.

15 MR. NETTLER: Well, that's not actually
16 true. The ability to proceed with excavation is
17 permitted by the filing of the application.

18 COMMISSIONER TURNBULL: Right.

19 MR. NETTLER: That will stop if there is
20 not action taken by the Zoning Commission on this
21 application.

22 COMMISSIONER TURNBULL: Okay. I didn't
23 know if everybody understood that out there, but I'm
24 glad you clarified that for everyone. Thank you.

25 I guess the other thing I wanted to get

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1 into is getting onto what -- a little bit of what Mr.
2 Parsons was talking about and that's on First -- on
3 South Capitol with the retail portion of it.

4 Was there any reason why the retail
5 portion couldn't wraparound onto First Street on that
6 corner of the building where you now have just
7 parking?

8 MR. KIRK: I think the limiting factor is
9 the length of the parking structure, the need to
10 provide park ramps and therefore, to have the ramps
11 slope at 5 percent and we have a limited length on the
12 building. We're trying to provide baseball retail on
13 the plaza side. So, I think there would be some
14 difficulty in getting retail in that location.

15 COMMISSIONER TURNBULL: Well, what I'm
16 looking at on the plan on --

17 MR. KIRK: I'm talking about South Capitol
18 now. Was I answering the right question or --

19 COMMISSIONER TURNBULL: Right. Yes, I'm
20 just looking at G1 on your sheet A902 and it sort of
21 shows that at the corner there's retail in a lobby.

22 MR. KIRK: That's correct, but --

23 COMMISSIONER TURNBULL: And I don't know
24 why you can't continue. I'm just asking the question.

25 MR. KIRK: Well, we have a hundred --

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1 nominally 180 foot wide building starting from N
2 Street going back to the ballpark which is wide enough
3 for three bays of parking, but the first 60 foot bay
4 is taken up by the residential and retail uses that
5 are cladding the front of the deck.

6 So, the reason that we're getting back the
7 first 60 feet is that we're part of that cladding.
8 After that, we're into the 120 feet of deck.

9 COMMISSIONER TURNBULL: Okay. So, you're
10 not going to do that. All right.

11 I guess my other question that I'm very
12 concerned about which Mr. Parsons brought up is the
13 cladding of the building and looking into an open
14 garage deck with cars. I think we talked about that
15 before that the prospective, the elevations that we
16 saw before we hideous. Having exposed garages is
17 something that is really not in the taste that I think
18 we want to see.

19 MR. TUOHEY: If I could --

20 COMMISSIONER TURNBULL: And I think we're
21 very concerned about what that's going to look like.

22 MR. TUOHEY: If I could have -- Mr.
23 Hellmuth is -- his plane has landed and if we could
24 have him -- I know we at one point had wanted to have
25 him introduced as an expert and he is the architect

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1 responsible for the design and he's here to answer
2 that question if I can --

3 VICE-CHAIRPERSON HOOD: Colleagues, any
4 objection? No objection.

5 MR. TUOHEY: And he needs to be sworn in
6 as well.

7 VICE-CHAIRPERSON HOOD: He needs to be
8 sworn in? Ms. Schellin, can you swear --

9 MS. SCHELLIN: Do you solemnly swear or
10 affirm that the testimony you will give this evening
11 will be the truth, the whole truth and nothing but the
12 truth?

13 MR. HELLMUTH: I do.

14 MS. SCHELLIN: Thank you.

15 MR. HELLMUTH: I apologize for my wetness
16 and tardiness.

17 VICE-CHAIRPERSON HOOD: We're glad you
18 made it.

19 MR. HELLMUTH: Thank you.

20 COMMISSIONER TURNBULL: We love to have
21 you here, Mr. Hellmuth.

22 MR. HELLMUTH: So, the question is really
23 on the cladding --

24 COMMISSIONER TURNBULL: The skin, the
25 appearance of what we're going to see. I think we're

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1 -- as we expressed at our -- about a month ago, we had
2 very serious concerns about what the skins looked
3 like. What we saw in sketch form was hideous and we
4 saw a lot of just open car decks and we have this fear
5 that we're going to build this temporary thing for 50
6 years that's not going to look very good.

7 MR. HELLMUTH: Well, the -- the scheme
8 that Duncan presented, let me -- really, the key to it
9 -- okay, first of all, here this is the N Street --
10 sorry.

11 VICE-CHAIRPERSON HOOD: We'll ask you to
12 hold -- can you hold your mike a little closer.

13 MR. HELLMUTH: That's all right. This is
14 the N Street facade right in here and essentially, the
15 key to this scheme is that all along N Street there is
16 no visibility of the garage other than the garage
17 entrance. There's essentially a 60 foot deep layer of
18 retain and residential all along N Street.

19 On the side along North Capitol or South
20 Capitol and along First Street, there is the building
21 skin, the glass skin which comes down over just these
22 areas right from here to here. I'm sorry from here to
23 here and from here to here and that's a glass skin
24 that you won't see any cars inside of that.

25 On this side and this side, what we have

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1 is a screen which is obscuring the cars. However,
2 that does allow -- it's a screen with louvers where
3 you cannot see in, but it does allow air to move in
4 along this side and this side.

5 If we look at -- let's come up to actually
6 the second floor.

7 COMMISSIONER TURNBULL: But, basically,
8 everybody in the stadium is going to be looking at the
9 skin.

10 MR. HELLMUTH: From the stadium side.
11 Well, let's -- the stadium will see on this side -- it
12 will not see into the cars. It will see a screen of
13 either expanded mesh metal. Not dissimilar to the
14 screen that's going onto the parking garage on the
15 sides or at least was earlier proposed at Union
16 Station. It's not something that you can see into,
17 but it does allow area to go through.

18 Now, that is an area that we can have
19 discussion about whether, you know, that should be
20 skin or not on that side as well.

21 COMMISSIONER TURNBULL: What do you see at
22 night in night games with lighting coming out? Are
23 you going to see -- I mean are you going to see images
24 of cars?

25 MR. HELLMUTH: I think it's -- I think --

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1 I think it really depends on how we light it. If
2 there is more light from the outside going towards it,
3 I think that there are ways with these screens. It's
4 almost like a theatrical scrim. You know in the
5 theater if you get more light on one side of that
6 scrim, basically, you see the image and the scenery
7 and so forth. If you have the light on the back side
8 where you would see the headlights of the cars, that
9 wouldn't work.

10 But, I do think we could have a lighting
11 scheme where you would basically see that material as
12 material and not see through to the cars.

13 COMMISSIONER TURNBULL: Okay. I guess my
14 concern is that -- and I understand which way you're
15 going on this, but my concern is that there's not just
16 a principal facade on this ballpark. There's four
17 facades and each one of them to me is as critical as
18 the other because you either got residential, you got
19 the shops, but --

20 MR. HELLMUTH: Right.

21 COMMISSIONER TURNBULL: -- even from the
22 ballpark what you perceive is going to be a very
23 critical element of this. So, that was my one
24 question.

25 I guess -- moving on from that, I guess I

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1 was -- you responded to at least several of us had
2 questions last month about green roofs and green
3 design and trying to incorporate that and I think
4 we're very pleased that you're initiating that on
5 these buildings, but you still haven't gone -- no
6 one's gone back and done anything on the other low-
7 rise buildings, either the admin building or the other
8 administration area along South Capitol, green roofs
9 or anything along there. I didn't see any response to
10 any of that.

11 MR. HELLMUTH: Well, I personally can only
12 address the northern blocks because those are the --

13 COMMISSIONER TURNBULL: Okay.

14 MR. HELLMUTH: -- the ones that are in the
15 control of our design and being a -- sort of a private
16 sort of issue or project, we can work within that
17 economic framework to make it green and at HOK, we --
18 actually, we're very proud of that fact that we
19 produced the first green roof in Washington at the
20 Human Rights Campaign which was a retrofit and this is
21 something that we believe very deeply and the -- I'll
22 let Joe or Susan describe the rest of it which I
23 believe has more to do with economics than anything
24 else.

25 MS. KLUMPP: I'm Susan Klumpp and I'm --

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1 I have a dual role. I'm a lead accredited
2 professional and I'm also working on the ballpark with
3 Marshall and Joe and I've been the steward of the
4 environmental practices for the ballpark so far.

5 And I put together a couple of slides for
6 you that are really the best environmental aspects of
7 the ballpark because I understand it wasn't adequately
8 addressed last time and I thought I would highlight
9 some of the things the ballpark is doing besides
10 consideration of green roofs which was your initial
11 question which we are still considering.

12 First of all, we consider this a very
13 sustainable oriented site. It's been oriented.
14 There's multiple Metro Stations available. It's
15 oriented towards mass transit. This site also is part
16 of the voluntary clean-up program. It has had a
17 number of things that have required remediation that
18 we've discovered during the excavation process.

19 We think it's a candidate for brown field
20 site remediation credit in the U.S. GBC's green matrix
21 -- rating matrix.

22 It's actually -- we're actually on the
23 site separating 20 acres. That's a typo. So, excuse
24 that. Not 30 acres. Storm and sewer which currently
25 are combined which is a huge achievement actually

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1 considering the size of the site.

2 We've been very meticulously looking at
3 how the storm water is handled on the site. I
4 actually brought a section through what we have come
5 up with which is a rather unique design to this
6 ballpark which we're calling a super sand filter which
7 separates -- there's been numerous concerns about how
8 wash-down water is handled and the potential for some
9 detergents in the wash-down water. The super sand
10 filter in essence would separate the wash-down water
11 when that part of the ballpark cleaning operation is
12 beginning and directed into a sanitary at a low flow.
13 So, it is not being dumped back into the storm which
14 was a concern.

15 We're also -- there's been concerns
16 expressed about how the playing field drainage is
17 going to be handled. In essence, we've created a
18 concept called a sampling manhole where the playing
19 field with the nitrates if there are any residual
20 nitrates because we're looking at, you know, low
21 nitrogen release fertilizers would be directed towards
22 a manhole where it would be tested prior to release.
23 But, in essence, we have a two foot thick envelope
24 that the playing field irrigation is being cleaned by.

25 And we also -- because of some of the

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1 groundwater constituents found on the site, we're
2 providing carbon filters for contaminated groundwater
3 in a separate vault to mitigate that.

4 We've looked at drought resistant plant
5 materials that don't need irrigation. So, we're
6 minimizing water usage on the site. We're looking at
7 devices within the ballpark like a touch tap sink
8 fixture that will minimize water usage. Next.

9 And then some -- the building materials in
10 general. This is a huge building. It has a lot of
11 materials. We're looking up to-- we've done a quick
12 matrix with the contractor. We think we are actually
13 going to meet and most likely exceed 10 percent of the
14 materials being used in total on this project as
15 recyclable materials and that's everything from the
16 steel to aspects of the concrete.

17 We also are looking at where the materials
18 are coming from. We think a minimum up to 10 percent
19 will be within a 500 mile radius which saves on gas
20 and a lot of other things.

21 And the interior of the ballpark is being
22 designed to use as many environmentally sensitive
23 materials as possible from carpet to, you know, low
24 VOC paints, sealants, coatings, et cetera.

25 We're also trying to minimize heat gain

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1 for roofs by using light colored membranes on the
2 roofs.

3 So, we feel that we're doing a lot of
4 things that are environmentally correct.

5 We did a very quick -- using the U.S.
6 GBC's matrix of how many points we thought we could
7 get -- this project by the way is registered with the
8 U.S. GBC using version 2.2 which is the most recent
9 version. Right now, we feel we have 20 points that
10 are within our reach. The additional six have some
11 cost requirements. We're looking to find funding to
12 get the additional six.

13 And I brought a section for the super sand
14 filter just so you can see. This is a current detail
15 off the storm water submission that went to DOH and
16 that's where we are.

17 COMMISSIONER TURNBULL: Well, thank you.
18 That's very commendable and I really appreciate your
19 initiative and I think some of us were still hoping
20 that -- especially as we've seen under the Mayor's
21 tenure, D.C. has really had an incredible amount of
22 green roofs installed and this would have been an
23 incredible legacy on this ballpark for the residential
24 units on South Capitol to be able to look over and see
25 those green roofs. I think that would have been a

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1 fantastic part that sort of really makes this ballpark
2 something to look at.

3 But, thank you. No, I really appreciate
4 your efforts.

5 I guess the other thing and I'll get back
6 to my colleagues Mr. Parsons when we talked about
7 South Capitol Street and I want to get to the ramp and
8 I think I mentioned the ramp once before last month
9 and God love it. I'd love to have everybody have a
10 view of the Capitol and I feel like the Grinch by
11 saying -- in speaking against it, but I'll do it
12 again.

13 To me, I think you've hit a bunt. You
14 haven't hit a line drive here that we really want to
15 think is really great. I think it's a bunt. Almost
16 a foul ball. I think if you really want to hit
17 something, you had to do it and I think that if I look
18 at your drawings, it looks like it's basically your
19 ramps don't work and you need to go into the sidewalk
20 area to be able to overhang and do it, the 15 feet and
21 I'm just a little bit concerned from a safety
22 standpoint of having people hanging out looking at
23 this thing, looking at the Capitol, looking at the
24 Anacostia with babies, strollers, wheelchairs and
25 trying to maneuver people up on that ramp in that area

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1 and trying to appreciate a view of the Capitol and
2 when I heard the comment they might be out there with
3 a beer.

4 It's wonderful. I'd love to be able to
5 stand up there, but I have a -- I just think you've
6 got something going, but I just think it's not going
7 in the right direction. I think you really need to
8 refine that and make that work.

9 I think if I was to do it, I'd look at
10 that whole entrance and how that's coming in, create
11 the vista, expand it somehow and really make it work.
12 To me it looks like -- if I look at your elevations,
13 it looks like a diving platform at an olympic event
14 and I'm waiting for someone to jump off. It just
15 doesn't excite.

16 I think if I want to have a vista looking
17 at the Anacostia or looking up at the Capitol down
18 this -- what will be a magnificent gateway to this
19 city, I think it needs to speak that kind of a
20 vocabulary.

21 If I look at this now, I don't -- maybe
22 it's just my sense of just -- it's just -- it leaves
23 me hanging as to what that could really be. I think
24 it's an opportunity that needs to be developed and I
25 don't think it's there.

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1 But, I think you need to -- my feeling is
2 you just need to look at that plan and just get a
3 sense of what you're trying to do there. I just think
4 that there's a nugget, but the nugget, you know, it
5 just hasn't hit home yet and I just feel like it's --
6 if you had come and said I need relief because the
7 ramps don't work and I need to overhang, I would have
8 felt more comfortable, but when you coach it in
9 language that I'm giving you a view of the Capitol, I
10 feel like you've got a fast ball with some Vaseline on
11 it coming and I'm a little suspect of that and I want
12 it to work. But, I just -- I'm a little suspicious of
13 where we're going with this and it just doesn't really
14 seem to really reach me.

15 MR. PURNELL: It's not designed that way
16 because "they don't work" any other way. We
17 consciously did that. It was more or less to get
18 people out beyond the building line of all of the
19 buildings that would be along South Capitol. There's
20 a setback that we are adhering to with the ballpark
21 that as we understand all the buildings along South
22 Capitol Street --

23 COMMISSIONER TURNBULL: Right.

24 MR. PURNELL: -- will have to adhere to.
25 So --

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1 COMMISSIONER TURNBULL: But, if I look at
2 your ramp and where the ramp breaks, the ramp breaks
3 right at the building line. So, if you need a
4 turnaround space, you have to go into the sidewalk
5 area. The ramp breaks at the building line. The
6 turnaround --

7 MR. PURNELL: I'm not going to -- I don't
8 want to debate the property line. Yes. It does. It
9 goes out to the property line.

10 COMMISSIONER TURNBULL: Right.

11 MR. PURNELL: Fifteen feet.

12 COMMISSIONER TURNBULL: And then it goes
13 out beyond. You go out 15 feet to make your turn to
14 go up. I don't want to argue the point.

15 All I want to say is I think that the
16 experience that you're trying to create and how you're
17 saying it is a little weak. I just don't think that
18 I could look at that and say I'm going to look down
19 the street and see some cantilevered concrete decks
20 with wire rails on them that are going to rust and
21 deteriorate over a public way and feel comfortable
22 about it.

23 If you're going to do it, I think it has
24 to be done in a very tasteful way and right now, I
25 just think it's a very tacked on look and it doesn't

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1 really speak to the nature of what you really want to
2 do and how you want to experience it.

3 There's a way to do it, but I'm not going
4 to -- but, I just feel that it falls a little short
5 right now.

6 I guess and I want to -- I'll try to get
7 that done with some of my comments here, too. I guess
8 the other thing in going back to Mr. Parsons' comment.
9 Looking at the Anacostia and what we had originally
10 seen as this beautiful green sward last month and now,
11 all of a sudden it's come back and we see that there's
12 going to be a ghost building, could be, and now, it's
13 going to be open parking, you never really raised that
14 to us in any preliminary items before that. So, I get
15 a little uneasy when I suddenly -- when we see these
16 things in discovery at a meeting like this and I
17 understand the economics.

18 I understand that, but it's -- when we're
19 presented with something a month ago and all of a
20 sudden it shows up four days ago and it's changed and
21 no one addresses it in any kind of a written format,
22 I mean it sort of comes out in your presentation, I
23 feel a little uncomfortable that you're not being as
24 forward on some of the issues that you really want and
25 need to talk about.

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1 I guess the only other comment that I
2 guess it's -- and we've got a lot of different things
3 that we need to go back and look at from an agenda
4 standpoint as to what you're asking us to review at
5 and my feeling is it's option one, but with this
6 minimum retail area, your option is to get 21 percent.
7 But, you're at the minimum. You're asking us to
8 approve only the minimum.

9 Am I correct in understanding that?

10 MR. NETTLER: We're asking you to approve
11 the minimum that we -- the option that responds to the
12 minimum requirement and allow us to expand it to the
13 amount that was provided in option two if the funding
14 is provided to us.

15 COMMISSIONER TURNBULL: Okay.

16 MR. NETTLER: So, we are --

17 COMMISSIONER TURNBULL: Okay. Thank you.
18 Mr. Chairman, that's all the questions.

19 VICE-CHAIRPERSON HOOD: Let me just make
20 this announcement. I talked to -- and I didn't talk
21 to you Commissioner Turnbull, but we plan on going the
22 long haul. We plan on trying to finish tonight and I
23 know the Metro closes at 12:00, but with the rain, I
24 don't know if it's already closed. But, I know that
25 it closes at 12:00. So, our goal is to finish

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1 tonight.

2 Okay. Commissioner Jeffries.

3 COMMISSIONER JEFFRIES: Thank you, Vice-
4 Chair.

5 Well, I guess my initial comments are
6 really around the alternative design at the north of
7 the ballpark.

8 How much time has been spent in terms of
9 putting together this design? I mean this had to be
10 within like five days or seven days or I mean I'm just
11 somewhat concerned.

12 I mean I look at the ground floor retail
13 area facing N Street and I mean clearly it just seems
14 like there could perhaps be a bit more development of
15 that and so, I'm just curious as to, you know, whether
16 -- just the amount of time that's been spent because,
17 you know, you knew you had the June 26th date here.
18 Whether we're getting the absolute best development
19 scheme here. I just would like if somebody could
20 speak to that.

21 MR. HELLMUTH: I'm happy to speak to that.

22 The actual proposal of the drawings that
23 have come in to this presentation have, in fact, been
24 done in a relatively short amount of time with an
25 awful lot of people working around the clock to do it.

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1 The overall design scheme, however, has
2 been around for much longer than that. We looked at
3 all sorts of alternatives working with AWC and looking
4 at different ways of shaping those buildings and
5 different ways of having entrances into the ballpark
6 and so forth and came up with this one.

7 Now, I will also say we have as you almost
8 always do in presentation, we've met with OP. They
9 had some very good suggestions having to do with ramps
10 coming in and out of the garage. We scrambled and
11 achieved some of their goals. I hope most of their
12 goals, but probably not all of their goals with
13 respect to vehicles coming in and out of the building
14 because it has to happen someplace and there are
15 really only two facades for that to happen on.

16 This has been an ongoing process for
17 several months. The actual drawings that you see
18 before you --

19 COMMISSIONER JEFFRIES: Yes.

20 MR. HELLMUTH: -- however, the electrons
21 that you see on the screen are relatively new.

22 I don't think that belies the fact that
23 this idea -- I really think we have an opportunity
24 here to do an absolutely world class residential
25 project and one that Washington doesn't have any like.

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1 I mean if you look at the finest residential buildings
2 that are going on in London, in New York, in Chicago,
3 in San Francisco, they are all beautifully articulated
4 curtain wall buildings or most of the really fine
5 ones.

6 COMMISSIONER JEFFRIES: You're just
7 speaking of elevation designs?

8 MR. HELLMUTH: Of the elevation design in
9 the massing.

10 We have an opportunity here and Washington
11 has undergone a terrific renaissance of residential
12 buildings downtown, but they have all followed pretty
13 much the same red brick, punch window, occasional
14 balconies, maybe a bay or two mold and that's a fine
15 mold, but certainly not the only one and certainly not
16 always reaching as high as it can.

17 I think we have the opportunity here and
18 I think these elevations describe that to do the
19 finest hippest, if that's an acceptable word in a
20 grouping like this. This is -- you know, this is sort
21 of not my father's residential building. This is for
22 young with-it, maybe old with-it people moving into
23 these projects. But, it really notches up the whole
24 notion of residential design in Washington, D.C. to
25 another level.

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1 COMMISSIONER JEFFRIES: With aboveground
2 parking.

3 MR. HELLMUTH: And then --

4 COMMISSIONER TURNBULL: But, with the
5 development wrapping around aboveground parking.

6 MR. HELLMUTH: Yes. What it does is it
7 activates N Street. By having, you know, the
8 development from N Street -- the way N Street has to
9 work you have to have, in my opinion, you have to have
10 the retail uses along there. Directly above the
11 retail uses, you have to have real uses with real
12 people behind those windows or you will have a dead
13 street.

14 All you have to do is go to Philadelphia
15 and look at Market Street to understand how if you
16 have just retail and then four or five levels of
17 parking no matter how beautifully disguised and then
18 a building on top of that, it just doesn't work and
19 thank God, they stopped doing it.

20 So, having those activities along there,
21 looking in a window and sometimes seeing the light on,
22 sometimes not, but seeing that there's really activity
23 there really has the opportunity to create that
24 district that I think everyone dreamed of when the
25 ballpark was put on this site to begin with.

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1 COMMISSIONER JEFFRIES: Well, this will be
2 a very catalytic, very important, should be a forward-
3 thinking design. We have seen -- at this Commission
4 in just the last few months, I don't know if all of my
5 colleagues would agree with me, we've seen some pretty
6 innovative design here, contemporary, hip as you say
7 and I just don't think -- as I look at the elevation,
8 the perspective, it just does not seem as if it is
9 fully developed, one.

10 And then when I look at the floor plan on
11 N Street, I absolutely appreciate the retail and so
12 forth that faces onto N Street. That absolutely makes
13 sense. You know, but I'm concerned. You know, I see
14 here miscellaneous baseball and I think you sort of
15 went through some of that with Commissioner Parsons.
16 You know, I mean this is sort of at schematic design
17 phase, you know, and there just needs to be some more
18 development. I think you're definitely moving in the
19 right direction.

20 I have to sort of, you know, take issue a
21 little bit about this being this great architectural
22 statement. Because I think, you know, having, you
23 know, development just sort of wraparound perhaps
24 takes away from some of that. But, I do think it can
25 work and so, I think you're moving in the right

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1 direction.

2 I'm just concerned that from time to time
3 the best design ideas don't come under pressure, under
4 sort of a time line. That you have to get something
5 done by X date, you know, because you just don't have
6 the time to really put forth the best ideas and so,
7 that's just a general comment and I just wanted to
8 make certain and I don't know whether down the road we
9 get a second look at this or how that perhaps will
10 work as it relates to the design of this building.
11 I'm just somewhat concerned about that.

12 Less about -- less about the uses.

13 MR. HELLMUTH: Don't get me wrong. The
14 development of the skin has not stopped with these
15 drawings.

16 COMMISSIONER JEFFRIES: Right.

17 MR. HELLMUTH: I mean we will continue to
18 refine and develop and so forth and even in the
19 retail, one of the lessons we learned and I believe
20 Duncan showed you it. Maybe we should go back to it.
21 The Chevy Chase Center project which has been a wildly
22 successful -- people who know nothing about
23 architecture call my wife and say did Bill have
24 something to do with that? You know, that means that
25 it's -- not only architecturally it's working, but

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1 it's working in terms -- on all sorts of other levels.

2 What we allowed there to happen was each
3 of the stores as they developed to start to develop
4 their own character of their facade within guidelines
5 that we had set up and each of those -- one of -- you
6 know -- and you can start to see in this photograph
7 along the bottom which is sort of a photo shop. Kind
8 of a strange photograph of where we made it look like
9 an elevation even though we had to take each one
10 separately.

11 COMMISSIONER JEFFRIES: Right.

12 MR. HELLMUTH: Each one of the stores we
13 did common elements. In here, certain other common
14 elements and we did a couple of a store fronts, but
15 they all worked within the design guidelines to create
16 this place that rings true. It's not a walk down, a
17 sort of a Williamsburg street, a pretend, make
18 everything look old. Although, you know, Ralph Lauren
19 couldn't help himself. His always looks that way.
20 But, each of the -- whether it was Chanel or Gouchie
21 or whatever, each had their own contemporary
22 expression and what that allows it to do is be much
23 more organic, much more real.

24 Today's version of what happened in
25 Georgetown over time where you had a variety of stores

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1 coming in and moving in, but this is of our time in
2 allowing each of them to have that expression.

3 And then further in the elevation, not
4 just having it be that first story, but giving it the
5 expression of the first three floors so that you don't
6 have this kind of funny little mustache at the bottom
7 of the building.

8 COMMISSIONER JEFFRIES: All right.

9 MR. HELLMUTH: And then coming into the
10 body of the building.

11 COMMISSIONER JEFFRIES: No, I like the
12 whole notion of sort of this organic, you know,
13 creation of the ground level. I mean that's, you
14 know, less of the concern. I just, you know, want to
15 make certain as we look at the overall building and so
16 forth that it really speaks to, you know, a forward
17 thinking contemporary statement which is very similar
18 to what you're trying to do with the overall ballpark
19 design.

20 So, that's it. I don't need to go back
21 into that anymore.

22 And last month during our Zoning
23 Commission comment, I did express some concern about
24 the south plaza and that was even with the green
25 space. I was really trying to understand just why on

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1 non-baseball days people are walking down there. What
2 is actually going to be the anchor or what will really
3 bring them to that part on non-baseball days?

4 And if you can go back I think -- if you
5 can go back to one of your prospective that shows it,
6 I just want to get a sense of how that south plaza's
7 working and now with this ghost building and this
8 parking that I think someone said that we really won't
9 be able to see, but we could see. I'm just trying to
10 understand how all that's working.

11 MR. SPEAR: Well, on non-game days, maybe
12 a site plan would be the place to start this
13 conversation.

14 On non-game days, what we've done is
15 arrange the building so it actually -- the admin
16 building so it actually bridges above what is a
17 pedestrian walkway that is at grade and is a visual
18 response to -- along LeFaunt Street here, P Street.
19 So, a person can -- assuming they can get across South
20 Capitol, they can continue to walk on down and get to
21 Potomac Street. Similarly, someone walking down South
22 Capitol on the east side of the road can make that
23 motion.

24 You know, you'll be able to see glimpses
25 into the baseball park here. You won't necessarily be

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1 able to go into that park. There is a retail store
2 here. A satellite retail store. It will be of
3 interest, but I don't believe that it will be open --

4 COMMISSIONER JEFFRIES: It won't be open
5 on non-baseball days?

6 MR. SPEAR: That's correct. Part of the
7 idea of putting the offices here on South Capitol was
8 to create that kind of activity that goes along with
9 an office function. I mean the Nationals will have
10 somewhere between 95 and 130 people who work in this
11 building everyday. So, if you have business with the
12 Nationals, you'd go down and you'd -- this would be
13 their office entrance.

14 So, it's not a completely dead zone. I do
15 have concerns about it in the near term until the
16 Potomac Oval is done. Because I think we believe that
17 this will be a very lightly foot trafficked area of
18 the city until some of these other developments come
19 on line. The Florida Rock development. The AWC plans
20 for the river. I think those are the elements that
21 are going to make or break this as a pedestrian area.

22 I did comment earlier we think there's
23 something like 3,000 or 4,000 people who will make
24 their way to this entrance or this ramp. When the
25 game -- when they depart the game, however, it's a

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1 different story. We believe you'll be delivering, you
2 know, 8,000 or 10,000 people to the street at this
3 location.

4 COMMISSIONER JEFFRIES: Can you show the
5 perspective of the retail and then how it empties or
6 spills out into the south plaza. I just want -- if
7 you can just walk me through the pedestrian
8 experience.

9 MR. SPEAR: Into the south plaza?

10 COMMISSIONER JEFFRIES: Yes, right there.

11 MR. SPEAR: This image?

12 COMMISSIONER JEFFRIES: Yes.

13 MR. SPEAR: Okay. So, I believe that
14 others in the room could tell you what the plans are
15 for Florida Rock and for some of the other properties
16 on the east side of First Street, but our, pardon me,
17 our anticipation --

18 MR. PURNELL: Well, that's -- yes. Right.

19 MR. SPEAR: I touched the wrong button.
20 Sorry. Our anticipation is that people will be able
21 to stroll along the edge of the ballpark here and
22 continue all the way around.

23 COMMISSIONER JEFFRIES: Okay. Well, so,
24 west of the stairs -- I can't make out -- let me see.
25 So, I'm walking, I'm walking, I'm walking and then

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1 what's --

2 MR. SPEAR: There's a grade change right
3 in here from the -- this concourse level is about
4 31/32 feet and that carries around the whole of the
5 ballpark. First Street is down at about 16 feet. So,
6 as you are coming down First Street here, you'll going
7 in and out of these retail shops.

8 COMMISSIONER JEFFRIES: Correct.

9 MR. SPEAR: To get around to the South
10 Capitol Street, you'd have to transition up these
11 steps into the ballpark --

12 COMMISSIONER JEFFRIES: Ballpark.

13 MR. SPEAR: -- or up some steps here to
14 take you back to this concourse plaza level. If you
15 continue all the way down here, this sidewalk here
16 slowly gets you up to a point where it meets the grade
17 along South Capitol Street.

18 COMMISSIONER JEFFRIES: Okay. So, that
19 plaza is really -- just really belongs to the
20 ballpark. I mean it's really not --

21 MR. PURNELL: Yes.

22 COMMISSIONER JEFFRIES: Okay. Okay.

23 MR. PURNELL: But, you can get to this
24 portion of the plaza game day or non-game day.

25 COMMISSIONER JEFFRIES: Right.

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1 MR. PURNELL: This area in here.

2 COMMISSIONER JEFFRIES: And I just -- you
3 know, it's probably better that it just belongs to the
4 ballpark and not trying to appeal to be something that
5 is an amenity of sorts to the -- you know, to the
6 overall, you know, residents or the community.
7 Because I see it now as just really being part of the
8 ballpark and before about a month ago, I thought it
9 was much more of a public amenity and I don't -- and
10 you might still consider it as such, but I see it less
11 particularly as you, you know, walk me up and around
12 the stairs and so.

13 MR. PURNELL: The design that allows you
14 to -- from the concourse to see the field will bring
15 folks to the outer edge all around the building
16 standing there on non-game days sort of looking in
17 getting that glimpse of field.

18 COMMISSIONER JEFFRIES: And that's pretty
19 typical around the country? I mean people are always
20 looking to --

21 MR. PURNELL: Not at Camden Yards where
22 the concourse is --

23 COMMISSIONER JEFFRIES: Yes.

24 MR. PURNELL: You can't see the field
25 because the grandstands, I mean, the seating comes in

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1 front of you. So, where you -- that's one reason you
2 do it is so that the whole park seems to be more open
3 from the perimeter.

4 COMMISSIONER JEFFRIES: Okay. Okay. And
5 the only -- the other questions I have area for Mr.
6 Slade. Did he leave?

7 I'll try to be quick. So, I read in your
8 report that, you know, obviously you're trying to
9 minimize on-street parking and you're particularly
10 concerned about parking in some of the currently
11 commercial areas.

12 Where do you see, you know, by like 2008
13 where people might try to, you know, on-street parking
14 in some of the commercial areas that aren't developed
15 yet?

16 MR. SLADE: Well, I -- I know I said there
17 would be no need for anyone to park on-street. That
18 will be a decision that the District will have to
19 make. That DDOT and DPW will have to make about --

20 COMMISSIONER JEFFRIES: Um-hum.

21 MR. SLADE: -- whether or not -- where to
22 regulate on-street parking. Certainly, the
23 neighborhoods are not going to want ballpark fans
24 parking --

25 COMMISSIONER JEFFRIES: Right. Right.

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1 MR. SLADE: -- on residential streets.
2 You know, we have lots of meters and if people are
3 willing to feed a meter to go to a ball game and risk
4 a ticket or whatever, that'll -- could be legal.

5 Some of the streets we'll want cleared to
6 move traffic before the game and after the game. So,
7 we're talking about fine points here that haven't been
8 addressed yet. So, when I said no need to park on the
9 streets, definitely not in the residential
10 neighborhoods --

11 COMMISSIONER JEFFRIES: Right.

12 MR. SLADE: -- we -- there is already
13 assembled enough parking we believe to park all the
14 games within walking distance in off-street
15 facilities.

16 COMMISSIONER JEFFRIES: Yes, my question
17 -- I mean if there are -- who feel as if that they can
18 park on the street in some of the commercial zones, I
19 mean that's obviously creating more vehicular traffic,
20 more congestion. So, to deter that, you know, that
21 was sort of, you know, where I was going in terms of
22 if --

23 MR. SLADE: Yes, I mean that will be
24 something we'll decide over the next two years before
25 opening whether it's, you know, we regulate every

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1 single street and just make no parking available so
2 that pedestrians and cars will be able to move on
3 those streets without the impedance of people pulling
4 in and out of parking places.

5 COMMISSIONER JEFFRIES: You're going to
6 give me the same answer for my next questions, but I'm
7 going to put them on the table anyway.

8 I just want to get a better understanding
9 of this sort of restrictive right and left turns and
10 the post-game watershed of traffic operation concept.

11 I guess I'm concerned about the residents
12 that are living, you know, west of the ballpark and
13 how they negotiate and get through, you know, after a
14 game. How are they -- I mean they're going to have to
15 do a lot of compromising to get home or to go
16 particularly east if they're trying -- if you put up
17 these operational concepts as you call them.

18 MR. SLADE: Yes, you're absolutely right
19 and that's going to be a test of putting this TOP
20 together to make sure we impose as little as possible
21 on the residents.

22 You know, this may mean the residents
23 within the neighborhoods that are close by the
24 ballpark will have special stickers on their cars so
25 they can come home and pass through an area that's

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1 otherwise restricted.

2 COMMISSIONER JEFFRIES: Checkpoint Charlie
3 or something.

4 MR. SLADE: Right.

5 COMMISSIONER JEFFRIES: Okay. And the
6 other question I had is I think you said here that
7 there's a demand -- you're assuming, you're projecting
8 4500 vehicles will -- there will be demand for 4500
9 vehicles on a typical game day.

10 Where are those vehicles mostly coming
11 from? Are they coming from Virginia?

12 MR. SLADE: A big portion will come from
13 Virginia and they'll either come across the 14th
14 Bridge or one of the other bridges crossing the
15 Potomac there and try to come eastward and then down
16 into the ballpark area to park.

17 Particularly for the 7:30 weeknight game,
18 the 7:00 weeknight game, crossing the new Wilson
19 Bridge and coming up to 295 and the South Capitol
20 Street Bridge will actually be the easier way to go
21 and we're anticipating that the information that goes
22 out to season ticket holders and the general public
23 will say try this route because it'll be better
24 because you'll be counter-flow to the commuters who
25 are leaving town at that time of night.

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1 COMMISSIONER JEFFRIES: Okay. Okay.
2 That's it. Thank you.

3 VICE-CHAIRPERSON HOOD: Thank you,
4 Commissioners. I just have a few questions.

5 Mr. Nettler, I want to make sure for our
6 deliberation purposes that we're on the same page.
7 You're going to need to demonstrate compliance with
8 1606.7, 1606.14(d) and (e), 1606.22, 1606.16, 1606.5,
9 1606.18, 1606.19, 1606.20.

10 Now, I'm just asking. I'm not saying that
11 you haven't done that, but those are the things --
12 that's how I'm going to be leading that discussion
13 during our deliberation.

14 I want to make sure we're on the same page
15 and before our deliberations, if you differ from what
16 I have here on anything additional, then we make sure
17 -- because it's all within the presentation, but it
18 just doesn't jump out at you. Okay.

19 MR. NETTLER: Yes, well, we've tried --
20 well, we've tried to focus on -- I think what we did
21 in our initial application was to take all those
22 sections just as the Office of Planning has been doing
23 in its report and try to focus tonight on the ones
24 where, one, we were seeking waivers from which have
25 minimized by the proposal by both the option one and

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1 the other proposals and in explaining certain things
2 that were raised at the hearing -- at the meeting of
3 the Zoning Commission in May before this.

4 So, but that's correct. We've tried to --

5 VICE-CHAIRPERSON HOOD: Some of them I
6 will admit have been addressed.

7 MR. NETTLER: Right.

8 VICE-CHAIRPERSON HOOD: But, I just want
9 to make sure we're on the same page.

10 MR. NETTLER: Right.

11 VICE-CHAIRPERSON HOOD: Okay. The next
12 question I have, Mr. Nettler, is July the 24th --

13 MR. NETTLER: Yes.

14 VICE-CHAIRPERSON HOOD: -- I missed
15 something. Did you ask us --

16 MR. NETTLER: Why have I picked that date?

17 VICE-CHAIRPERSON HOOD: Yes.

18 MR. NETTLER: I picked that date for two
19 reasons. For three reasons. One is I am under the
20 impression that you have very little scheduled for
21 that day. Is one. But, it is a date that's been --
22 that is open I think as far as your schedule is.

23 Two, it provides enough opportunity for
24 the three conditions that are suppose to be met by --

25 VICE-CHAIRPERSON HOOD: The 11th?

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1 MR. NETTLER: -- by the 11th and
2 thereafter to actually take the time to do so and it's
3 the -- the last one that I believe August 1st date
4 when -- when we are faced with the commitment that's
5 been made in terms of the architectural engineering
6 and all the other things that have to happen.

7 So, that's -- I tried to give all of those
8 things sort of a play within looking at a date that
9 would work in July for coming back not necessarily as
10 I said to make a decision, but to make sure that we
11 have -- if you make a decision in our favor, that we
12 have been able to accomplish what you have decided
13 which is the preferred option that we are suggesting.

14 VICE-CHAIRPERSON HOOD: Okay. Thanks.

15 MR. NETTLER: And if we're not able to do
16 that, then you would have an opportunity to either
17 request -- have requested us which we may decide after
18 this meeting additional information that you want or
19 for us to have -- give you some additional information
20 that may be necessary to deal with the consequences.

21 VICE-CHAIRPERSON HOOD: Okay. All right.
22 That's good. Thank you.

23 Mr. Spear -- and I'm going to try to move
24 very quickly. Mr. Spear, let me ask you a quick
25 question and I know you have 26 years of experience,

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1 nine major ball fields and I don't have nearly as much
2 as that experience, but I will ask.

3 How did we get to the orientation of home
4 plate? How did we get there?

5 MR. SLADE: Big debate early on. That was
6 one of the first debates that we had. There's --
7 there's several things that you need to consider as
8 you design a major league baseball park.

9 One of them is the sun. There's a rule in
10 the rule book that says the sun shall never be in the
11 batter's eye and can only affect one set of fielders
12 at a time and that gets you to either this orientation
13 or essentially 90 degrees clockwise to this
14 orientation.

15 So, home plate could be where we have
16 suggested it or home plate could be where we have
17 currently shown left field.

18 The debate about which way to orient the
19 ballpark then was one about what was best for the
20 city. What we saw when the Mayor's office picked this
21 site was they were picking it for redevelopment. They
22 see an area that is many, many properties. Needs to
23 be assembled. Needs to be redeveloped. Needs to have
24 -- maximize its impact economically on the community.

25 And what we've learned over the years is

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1 that when you can give businesses a view into the
2 ballpark, that adds value to that business.

3 Similarly -- and so as we talked about it,
4 as we had the debate, orienting it towards the water
5 didn't seem to maximize the benefit economically for
6 the community. So, we were early fans of the
7 orientation back towards the city.

8 VICE-CHAIRPERSON HOOD: Okay.

9 MR. SLADE: The other thing that we wanted
10 to do -- I had talked about when the fans become
11 pedestrians 70 percent of them are approaching from
12 the north. We want that fan to get off the Metro,
13 walk to the intersection of M and Half Street, turn,
14 see into the seating bowl. He can look right down
15 through Half Street through this entrance plaza into
16 the giant room and feel like I'm already there. I may
17 as well relax. I've got a half an hour until the game
18 starts. Let's stop and have a sandwich here as
19 opposed to going into the ball game.

20 So, those were the things that were on our
21 mind for that orientation.

22 VICE-CHAIRPERSON HOOD: Okay. Okay.
23 Thank you. You've actually answered my question early
24 on.

25 My next issue or question is -- okay. You

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1 mentioned that most of the fans are coming from the
2 north which I believe is the blue and orange line. Is
3 that -- that's Capitol South. Am I correct? My
4 orientation may be off. Oh, Navy Yard. The green
5 line from the north. Well, I have to turn back in my
6 orientation badge because I'm just solely disoriented.

7 I'm thinking that the -- okay. The north
8 is coming from -- orientate me again please.

9 MR. SLADE: No, it's to the left. So --

10 VICE-CHAIRPERSON HOOD: To the left of --

11 MR. SLADE: Half Street -- N Street here.

12 Half Street runs perpendicular. This is First Street,
13 Potomac and if I hadn't touched the wrong button,
14 South Capitol here.

15 VICE-CHAIRPERSON HOOD: South Capitol.
16 Okay. In best practices, right now, what's going on
17 over at RFK, most of the people come from the blue and
18 orange line. Don't they? Yes, I know. Believe me I
19 know.

20 And that's what gives me a comfort level.
21 Because I can tell you and I said this at the other
22 hearing when we gave our comments, that I really don't
23 have that much of an issue on the parking issue
24 because when you ride with the folks who go to the
25 game at 5:00 in the evening, you come home from work,

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1 you rest assured, it's proven that they do take the
2 Metro and I'm a witness to that.

3 But, my question is are people willing to
4 transfer to the green line as opposed to stay on that
5 with Capitol South I think it is and walk the 15
6 minutes? I mean looking at best practices, are people
7 willing to do that? I know we're doing all the
8 expansions with the Navy Yard, Metro and all of that,
9 but are people willing to make that transfer? Are
10 they just willing to walk?

11 MR. SLADE: Well, I think you hit the nail
12 on the head. You know, if it's a nice day, if you're
13 going to a ball game, you're feeling energetic.
14 That's not a bad walk at all from Capitol South and
15 the red -- the blue and orange lines down to this same
16 entry is only, you know, I don't know, a half a dozen
17 blocks further than that green line station. So, you
18 make a decision. My office, I can walk to the blue
19 line or the red line. If I want to get closer, I got
20 to make a transfer off the blue line and, you know, if
21 it's a nice day, I'll make the extra few blocks walk.

22 And as development occurs in this area, it
23 will be an interesting walk. I mean it's not the
24 greatest walk in the world right now, but this is
25 where it's going to be happening in the city for the

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1 next ten years.

2 VICE-CHAIRPERSON HOOD: Okay. And your
3 second submittal, Mr. Slade, and I guess you'll be the
4 one to answer this, the second submittal, we have a
5 proposal of parking information. I guess it shows
6 where the clubs -- people who have club seats and
7 season tickets and general public. Is that something
8 that's down the road or are we looking to institute
9 that as development occurs?

10 MR. SLADE: You mean that chart with the
11 parking spaces associated with each of those
12 categories?

13 VICE-CHAIRPERSON HOOD: Yes. It doesn't
14 unfortunately have a page. This is the one I'm
15 looking at and it -- and it --

16 MR. SLADE: Oh, yes.

17 VICE-CHAIRPERSON HOOD: -- it's parking
18 information for regional highway direction and tips.

19 MR. SLADE: Right.

20 VICE-CHAIRPERSON HOOD: It says
21 demonstrative purposes only.

22 MR. SLADE: Right.

23 VICE-CHAIRPERSON HOOD: But, it this
24 something we're looking at?

25 MR. SLADE: That's a mock-up of a website

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1 that would be out there as well as printed on paper
2 that would go out with tickets and so forth to give
3 fans information about the best ways to get to the
4 ballpark.

5 VICE-CHAIRPERSON HOOD: Okay. But, this
6 is something that's realistic. This is going to
7 happen.

8 MR. SLADE: Yes. Yes, next two years
9 it'll be put together.

10 VICE-CHAIRPERSON HOOD: Okay. The next
11 thing, Mr. Slade, South Capitol and M Street. Do we
12 know what the level of service and I don't know if you
13 had it in your report. If you did, I missed it.

14 MR. SLADE: Level of service at that
15 intersection is terrible.

16 VICE-CHAIRPERSON HOOD: So, it's already
17 an F?

18 MR. SLADE: Yes.

19 VICE-CHAIRPERSON HOOD: It's already.

20 MR. SLADE: Right and I went pretty
21 quickly when I made my direct presentation, but that's
22 why, number one, the abundance of parking not just
23 that parking that we've been talking about right on
24 the site, but several other thousand spaces are going
25 to be scattered around. So, we don't have to carry

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1 all the traffic through that intersection. You'll be
2 able to approach from the east on M Street and get to
3 some parking and walk the last few blocks and you
4 won't have to go through that intersection.

5 And -- and the freeway itself coming from
6 the west or the east, there are multiple places to use
7 ramps to get off the freeway and to get back on at the
8 end of the game. You don't have to use the South Cap
9 ramps to access the freeway or to come off the
10 freeway.

11 So, using that kind of website that you --
12 page that you pulled up a second ago, we'll be able to
13 inform ballpark fans that there are good ways to get
14 here that you don't want to take South Capitol Street.

15 I don't know if you've ever been to
16 Anacostia Waterfront Corporation Offices, New Jersey
17 and M, and if you go there late in the afternoon,
18 you're going to hit a lot of traffic if you try to get
19 off at South Cap. But, if you go one more exit to 6th
20 Street and then head down M and back, it's a very
21 uncongested route because it just doesn't carry that
22 much traffic. People aren't using the freeway to get
23 home to Capitol Hill.

24 So, there's ways to get around that highly
25 congested crossing point right in the middle of this

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1 neighborhood.

2 VICE-CHAIRPERSON HOOD: So, with the
3 ongoing -- the MOU with DDOT and everything, we'll
4 continue to keep looking at that especially with that
5 level of service. Whether we need to change the
6 traffic or whatever needs to happen and you try to
7 improve upon that.

8 MR. SLADE: Yes.

9 VICE-CHAIRPERSON HOOD: Because if it's a
10 F now and with the impact, I don't know what the
11 manual calls for lower than an F, but we need to try
12 to keep looking at that.

13 MR. SLADE: Yes, but I heard what you said
14 about going to RFK. You know, when you got tickets
15 and you're going to games on a regular basis, you
16 begin to understand the patterns and so forth and how
17 to avoid the congestion and what days to take transit
18 and what days to drive and so forth and we found a
19 tremendous swing at RFK between people taking transit
20 and driving just depending on their need to avoid
21 congestion. So, I --

22 VICE-CHAIRPERSON HOOD: Some of this we're
23 on predicate on fan traits and being responsible. How
24 is the quickest way in and out of there.

25 MR. SLADE: Yes.

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1 VICE-CHAIRPERSON HOOD: Okay. I have one
2 more quick question. On South Capitol Street, I think
3 the 16,000 -- what was it, 16,000 square feet whether
4 that's option one or two depending upon the finances
5 to continue to build out, if you build out, is there
6 enough pedestrian walkway and has there been looked at
7 as far as the safety on South Capitol Street with fans
8 and pedestrians walking up and down on the South
9 Capitol Street?

10 MR. PURNELL: I believe the walkway on
11 South Capitol Street is 30 to 35 feet -- on First
12 Street.

13 VICE-CHAIRPERSON HOOD: No, actually, it's
14 South Capitol. It's actually South Capitol.

15 MR. PURNELL: I'm told that it's almost 40
16 feet wide the walkway on South Capitol Street. So,
17 yes, we been -- and you saw from the slide that said
18 where people are walking from. That most of the
19 pedestrian traffic is coming from the north. You'll
20 find some people that will slide down South Capitol to
21 avoid the entry plaza because the seating bowl -- it's
22 interesting you talked about the orientation.

23 Another reason we sort of oriented it that
24 way was the concept was to try and get people close to
25 the river and down to the river and by orienting the

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1 field to the northeast, you bring people actually
2 closer to the river and so, after the game, rather
3 than walk around the concourse, they're likely to use
4 the ramps and the exits that let you come right down
5 toward Potomac. So, you'll have people walking back
6 north along South Capitol to get to the Metro and
7 others. So, to have a 40 foot wide sidewalk there is
8 a good thing.

9 You do have traffic that's going to be
10 moving by you at some rate of speed along South
11 Capitol Street. You won't necessarily have that issue
12 on First Street. There will be traffic, but it won't
13 be moving. It's a much smaller less traveled street.
14 The sidewalk there is still quite adequate even if you
15 use the expanded retail option.

16 VICE-CHAIRPERSON HOOD: Okay. My last
17 question is if a home run is hit, where will the ball
18 land?

19 MR. PURNELL: Which field? If it goes to
20 right field, hopefully, we'll have some upper deck
21 home runs to right field. Some lower deck home runs
22 to right field.

23 VICE-CHAIRPERSON HOOD: In that opening.

24 MR. PURNELL: No, I don't believe that the
25 ball will actually leave the park --

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1 VICE-CHAIRPERSON HOOD: Okay.

2 MR. PURNELL: -- and land on First Street
3 if that's what you're concerned about or --

4 VICE-CHAIRPERSON HOOD: Well, we better
5 recruit some better players. That's all the questions
6 I have.

7 MR. PURNELL: Maybe in your soup in the
8 restaurant if you're out in center field.

9 VICE-CHAIRPERSON HOOD: All right. Thank
10 you. Anymore questions?

11 COMMISSIONER JEFFRIES: I have one more
12 questions, Mr. Purnell.

13 In fact, you started it and I'd like you
14 to sort of finish it. If you can just speak about I
15 guess option two and the amount of sidewalk that would
16 occur if we were to bring out the retail. How much
17 sidewalk? You said 30 feet?

18 MR. PURNELL: Along South Capitol Street
19 now we have almost 40.

20 COMMISSIONER JEFFRIES: No. No. No,
21 First Street. First Street.

22 MR. PURNELL: On First Street --

23 COMMISSIONER JEFFRIES: Yes.

24 MR. PURNELL: -- I think it's going to be
25 about 25 feet there once it's out. I'm not sure. Is

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1 it that far? Between 20 and 25 feet in the expanded
2 version, option two, with 34,000 square feet of
3 retail. For instance, sidewalks around MCI Arena are
4 15 feet.

5 COMMISSIONER JEFFRIES: Okay. So, we're
6 not talking about outdoor café. I mean umbrellas or
7 any of that. You just won't really have the room for
8 that.

9 MR. PURNELL: Where Potomac Avenue begins
10 to bend, you might have it there, but along the whole
11 run of South Capitol -- I mean of First Street, not
12 likely.

13 COMMISSIONER JEFFRIES: Okay. And then in
14 terms of -- and the depth there is? What's the depth
15 of the space with the option two again?

16 MR. PURNELL: I would still vary, but that
17 would probably add another 30 feet to it and we're
18 averaging 37 feet now. So, the average would go up to
19 probably over 55 feet or something like that. Yes,
20 about to 67 feet average.

21 COMMISSIONER JEFFRIES: And then floor to
22 ceiling, we're looking anywhere from 12 to --

23 MR. PURNELL: We would have less
24 restrictions on the space that actually came out from
25 under the concourse.

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1 COMMISSIONER JEFFRIES: Um-hum.

2 MR. PURNELL: As you would -- as you would
3 imagine. We could then make that -- the 14 foot
4 minimum on that without much of a problem there.

5 COMMISSIONER JEFFRIES: Okay. I mean I'm
6 just trying to get a sense of the type of retail we're
7 looking at and, you know, for those spaces. Because
8 what were they? Like 17,000/16,000 square feet that
9 we're looking at.

10 MR. PURNELL: Correct.

11 COMMISSIONER JEFFRIES: Okay. Thank you.

12 VICE-CHAIRPERSON HOOD: Any other
13 questions?

14 COMMISSIONER TURNBULL: Mr. Chairman, I
15 want to follow up on that one question you had brought
16 up with Mr. Slade on the shuttle bus service.

17 What if in just following up on your
18 comment about the South Capitol Street, the orange and
19 blue line, if there were any type of a shuttle service
20 up and down South Capitol to the Metro, would it
21 change any of your figures and counts? I mean are we
22 looking at mainly people going to the green line right
23 now or coming off?

24 MR. SLADE: I don't remember the exact
25 percentage, but the vast majority of transit users we

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1 assumed would go to the green line and, you know, that
2 -- that's a consistent assumption with WMATA and
3 that's why the investment's being made in that station
4 to expand its capacity.

5 I'm -- I'll be frank. I don't think we
6 need shuttle buses to the ballpark.

7 COMMISSIONER TURNBULL: Okay.

8 MR. SLADE: I think all the parking is
9 within walking distance and I think the Capitol South
10 station is within walking distance. It's a long walk,
11 but we have plenty of capacity close by within a few
12 blocks at the Navy Yard station.

13 But, we're planning for shuttle buses and
14 establishing where they would stop and the routes in
15 the blocks immediately around the ballpark. So, if
16 there is a shuttle from RFK, for example, for employee
17 parking, there would be a route that those shuttle
18 buses would use that wouldn't interfere with
19 pedestrian movements and so forth.

20 So, I'm a little -- being a little vague
21 I think in my answer because we haven't worked it out
22 yet. There will probably be some shuttle service in
23 the early -- in the first year or two and then I think
24 it'll -- it won't be necessary. I think people will
25 find it easier to walk and if you don't want to walk

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1 that far, you can make the transfer and take the train
2 directly to a block away.

3 COMMISSIONER TURNBULL: Okay. Thank you.

4 VICE-CHAIRPERSON HOOD: Any other
5 questions?

6 ANC Chairman Litsky, you have any cross
7 examination?

8 COMMISSIONER LITSKY: Thank you very much.

9 VICE-CHAIRPERSON HOOD: Can I do this?

10 COMMISSIONER LITSKY: Yes.

11 VICE-CHAIRPERSON HOOD: Let me just do a
12 time check. About how many questions and how much
13 time do you think --

14 COMMISSIONER LITSKY: About eight
15 questions.

16 VICE-CHAIRPERSON HOOD: About eight
17 questions. Okay. How many people are here to testify
18 or to say a few words tonight? Okay. Okay. I think
19 things start shutting down about midnight. So, we
20 want to make sure -- we want to watch our time. I
21 would like to finish tonight. That's the goal. Thank
22 you. Go ahead.

23 COMMISSIONER LITSKY: Thank you. I have
24 a question and perhaps that -- perhaps one of the
25 architects can address this. If we're dealing with

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1 the original option, the base option, the two parking
2 garages, how much square footage is involved in those
3 two parking garages?

4 MR. PURNELL: Approximately
5 315,000/320,000 square feet.

6 COMMISSIONER LITSKY: Okay. I'm glad that
7 the question was asked about the orientation of the
8 ballpark and why the ballpark, as it was answered, was
9 oriented in that direction and that was because you
10 expected that we were going to be having retail in
11 that area. So, my question would be -- and I know
12 that Steve Green is not here, but maybe Mr. Lew can
13 answer this.

14 If we have 315,000 square feet of space
15 that would otherwise be used for commercial
16 development and for apartment complexes and for
17 retail, how much over the course of the 40 year life
18 of the stadium would the District lose in real estate
19 taxes and sales taxes were this to be remaining as a
20 parking garage -- two parking garages?

21 Has anybody ever factored that out?

22 MR. LEW: There may have been some
23 analysis on that. I don't have it with me. We'd have
24 to see if that information's available.

25 COMMISSIONER LITSKY: I think that's an

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1 important thing to take a look at.

2 I do have a question for Alan. Yes, for
3 Alan Harwood.

4 We had spoken and perhaps this is a
5 question having to do with environmental. I'm not
6 sure, Alan, that's you or --

7 VICE-CHAIRPERSON HOOD: Mr. Litsky, is
8 your mike on?

9 COMMISSIONER LITSKY: Is it on? It's on.
10 I'm sorry. I wasn't holding it closely enough.

11 I had a question about the environmental.
12 You had -- and I don't know whether you're the one to
13 answer it or you on this.

14 You had said that you were waiting for six
15 points. There were six more points that you wanted to
16 try to get in the environmental plan.

17 If you get those points, what do we
18 achieve?

19 MR. LEW: Can I answer that question?

20 COMMISSIONER LITSKY: Yes, absolutely.

21 MR. LEW: Yes, if we get 26 points, we
22 would be the first stadium in the entire country that
23 achieves lead certification.

24 COMMISSIONER LITSKY: Right. So,
25 currently, we don't have lead certification?

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1 MR. LEW: Currently, we don't have lead
2 certification.

3 COMMISSIONER LITSKY: Okay.

4 MR. LEW: We're looking at it. That's our
5 goal.

6 COMMISSIONER LITSKY: Okay. Great. Thank
7 you.

8 For Mr. Slade, I have a number of
9 questions. Your presentation didn't speak to the
10 manner in which South Capitol parking would -- South
11 Capitol Street parking would -- not parking. I'm
12 sorry. South Capitol Street transportation would be
13 working. If indeed we assume that traffic is going to
14 be coming up South Capitol Street and then back down
15 South Capitol Street after the games, was that
16 included in the TOP at all? The impact on the new
17 parking garages and how that's going to work.

18 MR. SLADE: We initially assumed based on
19 where people are coming from today to go to RFK --

20 COMMISSIONER LITSKY: Right.

21 MR. SLADE: -- that only 10 percent would
22 arrive from the south on South Capitol Street,
23 arriving at a game and 10 percent would leave in that
24 direction. But, looking at the congestion points on
25 the network, we're going to follow a strategy to

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1 encourage people particularly coming from Virginia and
2 Southern Maryland to use South Cap to come to the
3 ballpark.

4 They would have -- they'll be, of course,
5 the 1225 spaces on the site and people who come from
6 that direction would turn right on N Street to enter
7 the parking.

8 There will be parking among the scattered
9 facilities on Buzzard Point and you'd make a left turn
10 onto Potomac Avenue off of South Capitol Street or
11 make a right turn onto Potomac from South Capitol
12 Street to get over to the Southeast Federal Center
13 when there will be scattered parking.

14 So, you'll have three areas of parking
15 that you'll approach from --

16 COMMISSIONER LITSKY: And I understood
17 that. My question was what kind of problems will be
18 caused on South Capitol Street with that queue
19 downtown South Capital Street waiting for people to
20 either make the turn into the parking area at the
21 ballpark or in some other area?

22 MR. SLADE: Well, you know, that entrance
23 to the garage will serve about half of the spaces in
24 the garage. I'm talking about the option with the
25 residential clad and so forth. So, about 450 cars

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1 spread out over an hour and a half shouldn't queue up
2 on South Capitol Street. They should be able to turn
3 -- make a right turn on N and drive directly into
4 parking without backing up. Because they won't --
5 these are fans with premium seats who will have access
6 to those parking spaces as a privilege of owning those
7 seats and there won't be any control. You don't stop
8 to pick up a ticket or anything like that. You roll
9 right in.

10 COMMISSIONER LITSKY: On taxis, taxi
11 operations was also something you addressed in the
12 preliminary TOP. You had said that between 1 and 1.5
13 percent of the patrons would utilize taxis. That
14 means that we're going to have between 400 and 600
15 people arriving at the stadium if the stadium is full
16 by taxi.

17 My question is what arrangements have you
18 made or have the architects made for pick up and drop
19 off at the stadium? What are we going to do?

20 MR. SLADE: Yes, we think that has to be
21 controlled and should be limited to a certain area
22 where they would be able to circulate around the block
23 and have a block face to use the curb lane. That has
24 to be worked out with DDOT and with the taxi
25 association on exactly how that will work. But,

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1 rather than let it be a random thing with cabs sort of
2 picking up everywhere, we think it would be better to
3 control it in a specific location.

4 COMMISSIONER LITSKY: I also -- I have a
5 question for the architect about the scoreboard.

6 There had been some discussion, was it May
7 24th when we were here the last time, about the naming
8 rights portion of that scoreboard and so, my question
9 is we know how high the scoreboard is going to be.
10 However, what was not listed and what was not
11 delineated in the addendum, the secondary proposal was
12 the exact height above the stadium scoreboard for
13 naming rights. Do you have an exact number for that?

14 MR. SLADE: No, we don't. At this point,
15 I mean the anticipation is that there will be a naming
16 rights opportunity there. The Nationals negotiated
17 for it. It's part of the program, but the new
18 ownership is responsible to make that business
19 arrangement and until -- they actually don't own the
20 team yet for another few days. Until we get them
21 engaged in that process, we won't know.

22 COMMISSIONER LITSKY: I had another
23 question, and this is really one of the final ones,
24 also about signage, but about signage on -- for the
25 naming rights on the outside of the stadium. If

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1 you're taking a look at the stadium from the grand
2 entrance to the city along the south -- South Capitol
3 Street, the thing that first everybody sees, of
4 course, is the Capitol dome.

5 My concern is about the brightness and
6 maybe, Alan, this is something that you can speak
7 about since there's nobody here from National Capital
8 Planning Commission. My concern is that if the Zoning
9 Commission or some other body does not take a look at
10 the manner in which the naming rights or the Nationals
11 name on the stadium is going to be illuminated, it
12 will significantly detract from the view of the
13 Capitol to the north and so, this is something that --
14 I don't know whether you've addressed this or you've
15 given any thought to this or whether NCPC has given
16 any thought to this as well or the Zoning Commission.

17 So, that's just a question and a point
18 that I had. I don't know if you've given this any
19 thought at all.

20 MR. SLADE: Not yet. I would direct your
21 attention to the screen however. We have identified
22 a location here about that entrance where it says
23 Nationals. The anticipation is that would be the site
24 for this naming rights sign.

25 So, as you round the Potomac Oval, you'd

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1 be able to have a glimpse of it. You probably would
2 not see that as you're crossing the Douglass Bridge
3 because of the height of the developments across the
4 street, across Potomac Street. So, it's almost like
5 an urban courtyard and you get that glimpse of that
6 sign and it's postcard --

7 COMMISSIONER LITSKY: But, so, that would
8 be the only place that you would anticipate that we
9 would have naming rights.

10 MR. SLADE: There would be a naming rights
11 sign above the entry turnstiles out there on that
12 plaza in center field. Naming right sign on the
13 scoreboard. Probably be smaller welcome to such and
14 such field at South Capitol Street. You know, over
15 the entrances, but in terms of the big advertising if
16 you will naming rights, it would be limited to those
17 locations.

18 COMMISSIONER LITSKY: Great. These are
19 the only questions I had. Thank you.

20 VICE-CHAIRPERSON HOOD: Okay. We do have
21 someone -- I guess they're still here from the
22 National Capital Planning Commission. Commissioner
23 will be speaking and I think it's in their submittal.
24 So, they will be talking on one of the issues you did
25 raise. I guess -- I hope they're still here. Okay.

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1 Okay. No other parties. Okay. We'll go
2 straight to the Office of Planning.

3 MS. MCCARTHY: Thank you, Mr. Chair.

4 I wanted to switch metaphors somewhat.
5 We've been hearing a lot of baseball metaphors earlier
6 today and to one that's somewhat opposite, I wanted to
7 talk just a little bit about knitting and in
8 particular about the challenge that's before us of
9 knitting a rather large baseball stadium into the
10 texture and fabric of the new revitalized Anacostia
11 Waterfront.

12 It's a very ironic task. It's a very
13 difficult balancing task because we've got on the one
14 hand the need to celebrate a major civic building and
15 on the other hand to acknowledge the fact that it's
16 generally going to be used for 80 games a year plus,
17 of course, all the playoffs, National League
18 Championship Series and the World Series in just a
19 very short period of time, but still that doesn't get
20 us above 100 days a year and even if we throw in a few
21 concerts, we've got to find something that helps that
22 rather large civic building fit into the neighborhood.

23 And that brings us to the north buildings
24 and the reasons why we think it is so important to
25 support the alternative that's been introduced by

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1 Western Development as the way to deal with the
2 parking north of the stadium.

3 As the Mayor indicated, the importance of
4 the ballpark is to speed the revitalization of the
5 Anacostia Waterfront. If the site is primarily
6 parking for the baseball stadium with a little bit of
7 retail at the ground level, there is nothing there in
8 the entire north section of the ballpark to generate
9 any activity or patrons for that retail in that whole
10 section on non-game days. It becomes a dead zone and
11 I don't think we can afford that 285 days a year.

12 Whereas, if we've got apartments, if we've
13 got hotels and the retail intimately connected with
14 those, the fact that there is parking tucked in there
15 is a much different thing than if there's absolutely
16 nothing to animate it other than parking which is
17 basically not going to be used other than the days of
18 the baseball games.

19 And the second part of that is something
20 that I know Mr. Parsons would remember well because
21 early on in the AWI planning, OP held a workshop I
22 believe in conjunction with GSA on the near southeast
23 and there were several major design conclusions that
24 were reached as we were trying to grabble and get our
25 hands around what should we take as important design

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1 principles in the near southeast and one of the most
2 important was no enclaves.

3 So, we talked about Arthur Capper and the
4 public housing and how we wanted to de-enclave that
5 and open it up to the neighborhood and we talked about
6 the Navy Yard and southeast Federal Center and we said
7 with regard to all of those, they had to be opened up.
8 They had to reach in and fit into the neighborhood.

9 It's the same thing with this project. We
10 don't want a baseball enclave. We want a great
11 baseball -- a great ballpark, but we want something
12 that knits it into the rest of the community so it's
13 an asset and not a detriment.

14 So, I think that's why I just say as an
15 opening statement why the Office of Planning would
16 strongly support the supplemental application that you
17 received for the north building and then I want to
18 introduce Mr. Lawson to talk about the standards and
19 conditions that were set out for the ballpark and the
20 Office of Planning's conclusions with regard to them.

21 MR. LAWSON: Thanks, Ellen. That's going
22 to be kind of tough to top, but my name's Joel Lawson.
23 I'm with the D.C. Office of Planning.

24 I'm just going to speak very briefly about
25 this. I think the Applicant has certainly presented

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1 the case in much detail. So, I don't think I --
2 there's an awful lot that I can add to that.

3 I'll just note that OP has provided a
4 couple of reports on this current proposal. Our first
5 report dated June the 19th provided sort of basic
6 analysis of the scheme as it was presented at that
7 time and that analysis focused on the stadium itself.

8 Subsequent to that, we continue to work
9 with the Applicant and their architects particularly
10 related to the area that Ellen was outlining, the area
11 to the north of the ballpark and how that development
12 might proceed. Those meetings we felt were very
13 productive and we were impressed with the way that the
14 Applicant was able to address many of the concerns
15 that we were raising and were being raised by other
16 factors as well.

17 So, we submitted a supplementary report
18 which you received today and it provides additional
19 analysis mainly related to those two north towers.
20 Noting that OP is in general very strong support of
21 this new scheme especially as compared to the original
22 ballpark parking structure scheme that was part of the
23 original application.

24 The report also notes areas where the
25 Applicant was able to address the concerns raised by

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1 OP in those discussions with the Applicant.

2 Finally, OP also continues to support the
3 option one design for the ballpark itself. There's
4 certainly many aspects of that design which are very
5 exciting. For example, the presentation by the
6 Applicant tonight reenforced in my mind the importance
7 of the floating rooftop canopy and how that reflects
8 the shape of the stadium below and how that becomes
9 the unifying kind of feature of the entire stadium and
10 it's kind of interesting to see that reenforced again
11 which is great because it's a really great feature.

12 Finally, OP would also support in concept
13 the additional retail as indicated in option two along
14 First Street. That retail could be extended out as
15 far as the property line and would certainly add
16 additional vitality to First Street and make that
17 retail -- just give that retail that much more kind of
18 opportunity for a variety of different types.

19 So, I guess in general we feel that with
20 the changes that are being proposed over the last few
21 days by the Applicant particularly to the area north
22 of the ballpark, we think that we're getting to a
23 solution that really does address the general
24 guidelines and the objectives of the overlay and with
25 that, I think I'll just close out and OP will be

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1 available for questions. Thank you.

2 VICE-CHAIRPERSON HOOD: Okay. Thank you,
3 Ms. McCarthy and Mr. Lawson. Do you have any
4 questions of the Office of Planning? Mr. Turnbull.

5 COMMISSIONER TURNBULL: Thank you, Mr.
6 Chairman.

7 Mr. Lawson and Ms. McCarthy, I just had
8 one question. Obviously, the north development
9 significant new feature, but the caveat that the
10 Applicant wants is that they also want us to approve
11 just above ground parking garages should all else
12 fail. Could we have your position on that?

13 MS. MCCARTHY: I think we would -- I
14 believe our initial report even indicated we supported
15 option one, but not the above grade parking garages.

16 COMMISSIONER TURNBULL: I just wanted to
17 clarify that your position was still the same from
18 previously.

19 MS. MCCARTHY: Yes.

20 COMMISSIONER TURNBULL: Thank you.

21 VICE-CHAIRPERSON HOOD: Any other
22 questions of the Office of Planning? Okay. Mr.
23 Nettler?

24 MR. NETTLER: I have no questions.

25 VICE-CHAIRPERSON HOOD: No questions.

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1 Commissioner Litsky, is he still -- oh, any questions
2 of the Office of Planning? Okay. No questions.

3 Okay. Report of other government
4 agencies. I have listed the Department of
5 Transportation, Mr. Ken Laden. Also, I have the
6 National Capital -- and then the Anacostia -- Mr. --
7 okay. Let me ask if we can kind of clear the table
8 and let them come. See about how much time all three
9 -- we're looking at. We're not rushing. We're just
10 trying to keep from having to come back Wednesday.

11 Mr. Laden, about how much time to you need
12 to give your report?

13 MR. LADEN: Actually, my statement is
14 about 60 seconds or less and then I'm available to
15 answer questions.

16 VICE-CHAIRPERSON HOOD: We're starting off
17 good. Okay.

18 MR. LADEN: I was going to be 30 seconds,
19 but the gentleman from NCPC needs time to set up -- or
20 the Anacostia Waterfront Commission needs time to set
21 up his computer.

22 VICE-CHAIRPERSON HOOD: Okay. And then as
23 you finish, we'll have Ms. --

24 MR. LADEN: Okay.

25 VICE-CHAIRPERSON HOOD: Thank you.

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1 MR. LADEN: Again, my name is Ken Laden.
2 I'm the Associate Director for Transportation Policy
3 and Planning in the D.C. Department of Transportation.

4 Again, I didn't really have any formal
5 statements to make. We submitted some written
6 testimony approximately a week or so ago.

7 Since that time, we've had some very good
8 discussions with representatives from the D.C. Sports
9 and Entertainment Commission. We're in the position
10 now of almost having completed a memorandum of
11 agreement which will outline transportation policies
12 and some capital recommendations to improve
13 transportation connections to the new stadium. We
14 hope to have that document completed and signed within
15 the next day or two and we'll be submitting that to
16 the Commission when it's completed.

17 That's the end of my testimony.

18 VICE-CHAIRPERSON HOOD: Okay. Mr. Laden,
19 we also have your submission here from June 19th. I
20 think we just received it this evening. So, we're
21 kind of glancing through it. But, any -- colleagues,
22 any questions of Mr. Laden? Mr. Parsons.

23 COMMISSIONER PARSONS: Well, I just -- not
24 familiar with this MOA technique. Have you used this
25 before in other cases? The convention center or is

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1 this a new idea?

2 MR. LADEN: I think this is a new concept.
3 We've applied similar principles I think in other
4 zoning cases where we've worked out arrangements with
5 developers to provide certain infrastructure or to
6 provide --

7 COMMISSIONER PARSONS: Yes.

8 MR. LADEN: -- certain kinds of
9 operational improvements.

10 In this case, we're making it a little bit
11 more formal in that there will be a signed agreement
12 between the Department and the D.C. Sports and
13 Entertainment Commission, but it's basically along
14 those same principles.

15 COMMISSIONER PARSONS: And how would that
16 be enforced?

17 MR. LADEN: I think it -- have to refer to
18 the lawyers on that question, but again, I think it --
19 you assume that if an agency director and a chief of
20 a sports and entertainment commission sign a document,
21 they intend to do so with good faith.

22 COMMISSIONER PARSONS: Oh, yes. I just
23 meant of some things went awry. In other words as you
24 go to -- the way this is really proceeding is the
25 Zoning Commission will have no way to help you

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1 reenforce that. In other words, it's something that
2 we would not be able to include in our order as I
3 understand it.

4 MR. LADEN: Well, again, I think most of
5 the principles that are being outlined in that
6 document have mutual agreement by both organizations.
7 So, I don't really see any significant problems in
8 implementing it.

9 COMMISSIONER PARSONS: Thank you.

10 VICE-CHAIRPERSON HOOD: Mr. Jeffries.

11 COMMISSIONER JEFFRIES: If you can refer
12 to your memo of June 19th, number ten, you talk about
13 the ballpark option two. I think it was the question
14 that I asked Mr. Purnell about. What's the sidewalk
15 width on First Street and you're saying that with a
16 six foot tree box it leaves about 11 feet of usable
17 sidewalk width. Are you concerned about that? Is
18 that you? Yes. And so, your concern is that it won't
19 be able to accommodate heavy pedestrian traffic?

20 MR. LADEN: Again, at that one location,
21 it might be a little bit pinched over the optimal, but
22 we think overall the sidewalk widths are adequate
23 including at that area as well.

24 Again, I think most of the pedestrian
25 traffic as been described earlier will be coming from

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1 the north and will be picked up at the larger Half
2 Street Plaza.

3 COMMISSIONER JEFFRIES: And then number
4 four, you're -- and I'm sorry. I just got this today.
5 So, I'm just going through it. Number four, you're
6 saying that accommodating traffic arriving from
7 Virginia on I-395 will be challenging, require a
8 special consideration.

9 Are you fairly confident that you're going
10 to get this MOA signed up and squared away? I mean
11 there's not the possibility that there might be two or
12 three outstanding issues that you just can't come to
13 terms with?

14 MR. LADEN: We had a meeting this
15 afternoon to go over some final edits to the document
16 and I believe we have agreement in principle.

17 COMMISSIONER JEFFRIES: Yes, because we
18 got a window up here and, you know, just it's going to
19 be closing perhaps and I just want to make certain
20 because there's a number of things here. Okay. Thank
21 you.

22 MR. LADEN: That's why I was working over
23 the weekend. Yes.

24 COMMISSIONER JEFFRIES: Okay. Great.

25 MR. LADEN: I think we all were.

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1 COMMISSIONER JEFFRIES: Okay. Apparently.
2 Thank you.

3 VICE-CHAIRPERSON HOOD: Any other
4 questions, colleagues. Mr. Nettler, any questions?

5 MR. NETTLER: Just one. Mr. Laden, the
6 expectation is that the agreement's going to be signed
7 tomorrow morning. Is that correct?

8 MR. LADEN: We're going to be making some
9 final edits, have the lawyers look at it one more time
10 and if the lawyers agree, we'll have it signed
11 tomorrow or the day following, but it will be done
12 within the next two or three days.

13 VICE-CHAIRPERSON HOOD: Okay.
14 Commissioner Litsky, any questions of DDOT.

15 COMMISSIONER LITSKY: My only question is
16 when will that --

17 VICE-CHAIRPERSON HOOD: Can you come to
18 the mike and --

19 COMMISSIONER LITSKY: My only question
20 would be once that agreement is signed, how quickly
21 will the community get a chance to see it?

22 MR. LADEN: Again, I think as soon as we
23 can get that agreement signed, we'll send it over to
24 the Office of Planning for delivery to the Commission
25 and at that point, it would be a public document

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1 available to anyone.

2 VICE-CHAIRPERSON HOOD: Any other
3 questions? Thank you, Mr. Laden. Ms. Saum, NCPC.

4 MS. SAUM: Thank you. I won't go through
5 my entire written testimony given the hour. I just
6 would like to thank the Commission for the opportunity
7 to address you this evening and note that NCPC did
8 take an action on the previous submission, the
9 material before last Friday at our June Commission
10 meeting and is generally supportive of that stadium.

11 We did notice that there were certain
12 elements that had not been fully developed yet such as
13 the signage and the lighting that were mentioned by
14 the ANC representative and that we do hope that the
15 Zoning Commission will, you know, request an
16 opportunity to take another look at those items as the
17 design is more fully developed.

18 Regarding the information that was
19 submitted by the Applicant on Friday, I would like to
20 note that as the NCPC has not reviewed it as the full
21 Commission has not reviewed that any comments that I
22 have to make this evening will be staff comments and
23 do not reflect the official position of the
24 Commission.

25 One of the things that we had really hoped

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1 when we had the opportunity to see the north buildings
2 was that it would increase the opportunity for
3 vitality along South Capitol Street. As you know and
4 was mentioned several times in the presentation
5 earlier this evening, NCPC's plan for South Capitol
6 Street envisions a much enlivened and improved
7 appropriate gateway to the Capitol from the south and
8 at the very least, we were hoping to see ground floor
9 retail and I would also think that we would like to
10 see something above the ground floor retail that
11 looked like occupied space even if it was parking.

12 So, I would think that our concerns having
13 to do with the north parcels are more with the design
14 than with the implementation -- I mean than with the
15 concept. That the idea of surface -- of structured
16 parking surrounded by other uses is not in itself
17 something that NCPC staff would not support, but the
18 design that we have seen so far, we have some
19 significant issues with particularly the area along
20 South Capitol Street.

21 We also have some issues with the height.
22 I'm not completely convinced that because there are
23 taller buildings being built along M Street that views
24 will be blocked and it is, therefore, appropriate to
25 build buildings to a height of 130 feet on these

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1 parcels.

2 I think that it would be important to do
3 some additional study of the site corridors. Some of
4 the information that was presented this evening was
5 quite helpful, but it doesn't substitute for actually
6 doing views from actually different points within the
7 stadium looking north towards the Capitol and I would
8 hope that those sorts of studies can be done before
9 information on the -- before the full building volume
10 and allowable height will be determined.

11 Otherwise, I will just let my statement
12 from my written statement stand for the record and I'm
13 available for questions.

14 VICE-CHAIRPERSON HOOD: Ms. Saum, I just
15 have a quick question for you.

16 In the -- first, this is not a Commission
17 action. This is staff. Staff is making these
18 comments or was it a Commission action?

19 MS. SAUM: There was a Commission action
20 taken June 1st of which you have a copy of both the
21 Commission action and the staff report.

22 VICE-CHAIRPERSON HOOD: Okay.

23 MS. SAUM: But, the Commission action was
24 on the material that was provided --

25 VICE-CHAIRPERSON HOOD: Previously.

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1 MS. SAUM: -- previously.

2 VICE-CHAIRPERSON HOOD: Okay. And just
3 one quick question. You mentioned here -- well, it's
4 mentioned here to request the Applicant to resubmit
5 for approval of these elements which -- when their
6 design is finalized, perimeter security.

7 Can you elaborate for me? Help me. When
8 you say perimeter security.

9 MS. SAUM: Ballards.

10 VICE-CHAIRPERSON HOOD: Okay.

11 MS. SAUM: There was information in the
12 previous submission that there would be ballards or
13 some other sort of perimeter security in the public
14 sidewalk around the outside of the building and we
15 would like to have more information on that.

16 VICE-CHAIRPERSON HOOD: Okay. All right.
17 Colleagues, any other questions of Ms. Saum?

18 COMMISSIONER JEFFRIES: I have a question.
19 I guess I need some further explanation in terms of
20 your concern about the buildings on the north end
21 being 130 feet.

22 Your thought is that they're just --
23 because the buildings that are north of that are tall,
24 then that shouldn't be the reason why you would
25 necessarily come up to 130 feet and what's your

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1 reasoning for being uncomfortable with 130 feet there?

2 MS. SAUM: Well, for starters, the Zoning
3 Commission's regulations for the stadium itself
4 include, for instance, a setback above 110 -- a one-
5 to- one setback above 110 along South Capitol Street.

6 I'd also like to note that looking up the
7 Half Street corridor --

8 COMMISSIONER JEFFRIES: Um-hum.

9 MS. SAUM: -- while street -- while
10 properties that have a front on South Capitol Street
11 will be allowed to build to 130 feet, properties that
12 do not front on South Capitol Street will be limited
13 by the Height Act to something less than that.

14 COMMISSIONER JEFFRIES: Right.

15 MS. SAUM: And also, just the bare fact
16 that as you get further away, buildings get smaller,
17 appear to be smaller and you'll be looking up at the
18 Capitol.

19 So, I'm not completely convinced that just
20 because you're building, for instance, a tall building
21 on M Street that it's going to block your views of the
22 Capitol and, therefore, I think that some creative use
23 of setbacks may be warranted here in order to insure
24 that those places where the views are still possible
25 can preserve -- can be preserved.

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1 COMMISSIONER JEFFRIES: It might be
2 helpful, you know, for the Applicant at some point to
3 submit, you know, some views to sort of address this
4 issue that you're talking about. I mean I -- you
5 know, I -- I understand what you're saying. You know,
6 obviously, there are, you know, a lot of economic
7 development issues and things that are sort of driving
8 the height of this and so forth, but it might be
9 helpful if, you know, the Applicant could at some
10 point provide -- or unless we have that. Do we have
11 the actual views to -- we don't.

12 MR. SLADE: We don't have the actual
13 views, but I do want to point out -- we don't have the
14 actual views with us, but I do want to point out two
15 things. One is that on South Capitol the proposal
16 does set back at 110 feet with the one-on-one setback.

17 COMMISSIONER JEFFRIES: Thank you

18 MR. SLADE: So, that which is -- was part
19 of the zoning for the whole ballpark is also reflected
20 in the north residential buildings.

21 Also, in terms of setbacks of those
22 buildings in the view corridor up Half Street, Half
23 Street is an 80 foot right-of-way. The separation
24 between the two buildings is 160 feet. So, each of
25 the faces of those two buildings as you look north

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1 from the bowl of the ballpark has a 40 foot setback
2 from the face of Half Street. If that's helpful.

3 COMMISSIONER JEFFRIES: Does that -- did
4 that help you out at all?

5 MS. SAUM: I'm not completely -- I mean
6 it's possible that given more time to study it, it
7 would, but I think that given the fact that we've only
8 had several days to look at this. If it -- for
9 instance, if -- I recognize that the 110 setback is
10 acknowledged on South Capitol Street, but, for
11 instance, if a setback is warranted on South Capitol
12 Street, might a setback not also be warranted at some
13 height along Half Street, along First Street.

14 The issue is that the -- not that the
15 basic concept of wrapping these parking garages with
16 other uses is not appropriate, but that I would be
17 very concerned about the Zoning Commission taken an
18 action at this point to approve the envelope without
19 having more of an opportunity to study it in detail.

20 COMMISSIONER JEFFRIES: Well, I mean that
21 was one of my questions earlier. I mean, you know,
22 obviously, five-day-old design and yes, I mean my
23 question really wasn't around density and so forth.

24 MS. SAUM: Um-hum.

25 COMMISSIONER JEFFRIES: It was just really

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1 around design and really trying to leverage perhaps
2 more retail on the ground floor and so forth.

3 But, I just -- that's the first time I've
4 heard that. So, in terms of your concern about
5 density at that location and I just wanted to make
6 certain I was clear about what your issues were.

7 MS. SAUM: Okay.

8 VICE-CHAIRPERSON HOOD: Any other?
9 Commissioner Turnbull.

10 COMMISSIONER TURNBULL: Thanks, Mr.
11 Chairman.

12 Ms. Saum, one question. The Applicant and
13 sort of -- I know NCPC sees South Capitol Street as a
14 major gateway and I think we all do, but the Applicant
15 is really looking at the retail as really developing
16 more on First Street. Is that contrary -- although I
17 tried to get them to wrap that corner more on South
18 Capitol, but there is some. But, there's very
19 minimal. Does that --

20 MS. SAUM: That's a concern to NCPC. We
21 would have preferred to see retail. There's virtually
22 no retail I believe anywhere along this -- in the
23 stadium along South Capitol Street except perhaps at
24 the -- I think that there may be some kind of public
25 use at the ground level on the administration building

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1 and that's why we had hoped to see some at the -- in
2 the north parcel site.

3 I think there is going to be an -- there
4 is an opportunity there because you will have people
5 -- there's a major entrance just south of that and
6 people will be coming past it and I would think that
7 there would be an opportunity for enough foot traffic
8 to support retail at that location and we would
9 definitely not support parking basically as a use at
10 the ground level on South Capitol Street.

11 COMMISSIONER TURNBULL: Okay. Thank you.

12 VICE-CHAIRPERSON HOOD: Any other
13 questions?

14 COMMISSIONER PARSONS: Well, Ms. Saum, it
15 appears from your statement here that you will not
16 support or agree to any parking above grade in this
17 project.

18 MS. SAUM: I believe that the statement
19 was as currently designed. As I said at the
20 beginning, I think that this is a -- more of a design
21 issue than an issue of the basic concept or function.

22 COMMISSIONER PARSONS: It says "NCPC staff
23 would not support providing relief from the zoning
24 regulation that requires all parking spaces to be
25 underground."

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1 I mean the way I read that is anything
2 that goes above grade you wouldn't support.

3 MS. SAUM: Well, I think it's -- then the
4 last piece of that sentence is "given the project as
5 currently proposed."

6 COMMISSIONER PARSONS: I understand.

7 MS. SAUM: Yes.

8 COMMISSIONER PARSONS: Thank you.

9 COMMISSIONER JEFFRIES: Okay. Ms. Saum,
10 okay, I guess I'm a bit perplexed here and perhaps
11 AWC's going to speak on this, but I thought that the
12 focus was for retail to be along First Street.

13 I'm having a very difficult time trying to
14 understand what retail looks like along a monumental
15 civic boulevard as South Capitol. I'm just -- I mean
16 can you speak on that a little bit. I mean I did --
17 I had no idea that you -- that NCPC was looking for
18 there to be a retail presence on South Capitol and is
19 that in conflict with what AWC is thinking about in
20 terms of the baseball district?

21 MS. SAUM: The previous -- the Commission
22 action that NCPC took in June, and I'm sorry, I don't
23 have a copy of it in front of us -- in front of me,
24 recommended additional activity along the South
25 Capitol Street front to make sure that there was

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1 pedestrian activity and vitality along South Capitol
2 Street. Thank you.

3 When we developed the South Capitol Street
4 plan, nobody knew about -- that there was going to be
5 a baseball stadium and we certainly understand where
6 the Office of Planning and the AWC -- what they're
7 trying to accomplish with the retail activity along
8 First Street.

9 But, we do not support the idea that you
10 can channel all of the activity off South Capitol
11 Street and then still have South Capitol Street be
12 redeveloped as a vibrant attractive urban corridor and
13 so, in terms of exactly what the retail would look
14 like, I can't tell you exactly what it would look
15 like. It might just be, you know, a Starbuck's or
16 something, but --

17 COMMISSIONER JEFFRIES: A Starbuck's on
18 South Capitol?

19 MS. SAUM: -- any -- but, it's a -- but,
20 hey, personally I think that the idea of a parking
21 garage on South Capitol Street is --

22 COMMISSIONER JEFFRIES: I absolutely --

23 MS. SAUM: -- unacceptable.

24 COMMISSIONER JEFFRIES: -- I agree with
25 you I mean, but continue.

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1 MS. SAUM: Well, I guess the bottom line
2 is that I can't -- I'm not designing this project.
3 I'm not sure that I can tell you exactly what it would
4 look like, but it's an area of concern for NCPC.

5 COMMISSIONER JEFFRIES: Thank you.

6 VICE-CHAIRPERSON HOOD: Any other
7 questions? Okay. Mr. Nettler, you have any questions
8 of Ms. Saum?

9 MR. NETTLER: No, I think the questions
10 were asked.

11 VICE-CHAIRPERSON HOOD: Okay.
12 Commissioner, no questions? Thank you. Okay.

13 Moving right along, the -- we'll go to Mr.
14 Washington and Mr. Brandes and let me just ask about
15 how long is your presentation? Not trying to cut you
16 short.

17 MR. WASHINGTON: Mine will be short. Mr.
18 Brandes will be a little longer, but not too long.

19 VICE-CHAIRPERSON HOOD: Okay. About --

20 MR. WASHINGTON: Okay.

21 VICE-CHAIRPERSON HOOD: -- ten minutes?
22 Five minutes? Okay.

23 MR. WASHINGTON: Yes.

24 VICE-CHAIRPERSON HOOD: Thank you.

25 MR. WASHINGTON: Yes, for the record, my

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1 name is Adrian Washington. I'm President and CEO of
2 the Anacostia Waterfront Corporation. As I said, Mr.
3 Brandes will do the bulk of the testimony.

4 I just wanted to make a couple of quick
5 points. I think one of the things the Commission
6 looked at and one of the things spoken about early in
7 the presentation was the financial viability of the
8 proposed development and, you know, quite frankly, the
9 Commission asked what were the chances that this
10 development would go forward and could be financed.

11 We feel very strongly that the viability
12 of this project is very strong. The economics of it
13 are very compelling both in terms of the value of the
14 air rights and as well as the fiscal impact on our
15 city. We estimate conservatively that this would
16 generate between \$6 to \$8 million per year in property
17 taxes and sales taxes from this vertical development
18 that would not happen if there were just parking
19 garages there as well.

20 The Mayor and the Sports Commission have
21 laid out a very aggressive timetable. However, we are
22 confident that AWC working with its development
23 partners, Western, Lynch & Jarvis, can meet those time
24 lines and we think that it will be a great benefit for
25 the neighborhood and so, we are strongly supportive

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1 and strongly confident that we can perform.

2 Thank you.

3 MR. BRANDES: Good evening. My name is
4 Uwe Brandes. I'm the Director of Capitol Projects and
5 Planning at the Anacostia Waterfront Corporation.

6 And what I'd like to do tonight is speak
7 to some of the design issues related to not just the
8 ballpark itself, but this merging neighborhood.

9 Before I do that, what I'd like to do is
10 make a couple of introductory remarks. Then I'm going
11 to go into the PowerPoint.

12 First of all, I'd like to just demonstrate
13 strong support for bringing baseball to the Anacostia
14 River. I think it's the nature of these hearings that
15 you focus on details and criticisms. But, it has to
16 be underscored that the fundamental nature of this
17 project is to revitalize and invest into a part of the
18 city that has quite literally been off the map.

19 I'd also like to underscore the positive
20 teamwork that has gotten us to where we are today. It
21 is not -- the process of the design is not the
22 Commission's jurisdiction, but I'm here to tell you
23 that this is one of the most complex projects I've
24 ever seen involving many meetings of lawyers and
25 architects and engineers, landscape architects,

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1 planners, developers and the good faith effort that's
2 gotten us here today has -- is hard to demonstrate I
3 think in a presentation like this. But, I'm going to
4 speak to a little bit of that in my PowerPoint
5 presentation.

6 I'd like to also just single out Joe Spear
7 for the great introduction that he brought to many of
8 the District employees having to grapple with very
9 difficult questions surrounding ballpark design. All
10 of us had never designed one before. He had and there
11 was a really important and constructive learning
12 process in kicking the project off.

13 I want to quickly speak to actually some
14 of the discussion this evening. Some of the points
15 that were made and then I'll move forward into the
16 presentation.

17 Many of the questions and some of the
18 discussion had been about the plazas around the
19 project, the organization of the central ballpark
20 program itself and what to many of us has been an
21 opportunity to bring additional uses to the site that
22 are not part of the core ballpark program.

23 With all due respect to Council Woman
24 Ambrose, when we commenced this project and commenced
25 the discussions with HOK Sports, we had a very clear

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1 conversation about what the design model would be.
2 For such a large project in a neighborhood with very
3 little existing context and while the temptation is
4 there and I think everyone recognized the temptation
5 was there to create a very iconoclastic building, a
6 design that screamed me, me, me, I think that the
7 alternative model was identified which establishes a
8 kind of monumentality which is appropriate to South
9 Capitol Street but which is more analogous to
10 Rockefeller Center as opposed to the Sidney Opera
11 House and one of the positive developments in this
12 entire process was that when the design process for
13 the ballpark commenced, there had already been
14 significant discussion with regard to the design of
15 South Capitol Street, the oval terminus and the
16 potential and wonderful opportunity for a new bridge
17 crossing the river.

18 And as we commenced the discussions, AWC,
19 the Sports Commission, the Mayor's office, Office of
20 Planning, there was an idea that this could be an
21 ensemble of building that created a neighborhood
22 context and was the beginning, the nucleus of what we
23 hoped to be much more development and, in fact, an
24 entire creation of an entire new neighborhood that
25 does not even exist today.

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1 One small detail that I just would like to
2 call attention to before I forget and that is with
3 regard to the discussion of the ramps and South
4 Capitol Street and the South Capitol Street notion was
5 to take and create essentially a new front yard along
6 South Capitol Street of a 15 foot setback and I think
7 it's just important if the justification for the
8 protruding ramp into the South Capitol Street street
9 section if you will because it's not a protrusion into
10 the public right-of-way, it's actually on private land
11 or on the ballpark site, I think that the views from
12 that location must be clearly studied and they can't
13 just be studied in the abstract. They have to be
14 studied with regard to the anticipated future
15 development around the ballpark site.

16 Finally, I just want to just put a little
17 pin in this discussion of security and I think the
18 Commissioners are well aware of the impact that the
19 United States Department of Transportation building is
20 having on the neighborhood and it recalls for me some
21 of the concepts and ideas and really mandates that
22 Allen raised, Ms. McCarthy, in the relationship
23 between these large projects. There are security
24 requirements and then the impact that they have on
25 surrounding development and having been over at Office

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1 of Planning and working with staff there at the time,
2 the struggle to get Starbuck's into the U.S. DOT
3 building was a very real struggle. Had a lot of
4 important security discussions surrounding it and as
5 difficult of a struggle as that was, as the building
6 is constructed now, I think it's very clear what the
7 impact is of entire stretches of building with no
8 retail and security setbacks lined with ballards and
9 I think that the example is right before us when we
10 talk about those issues.

11 That being said and clearly, it's AWC's
12 intention to have retail everywhere which we know is
13 not market feasible. The design considerations of how
14 the facades are designed along South Capitol Street
15 can in and of themselves bring vitality to the street
16 and I think this is one area where the current design
17 is exemplary in the location of entrances into the
18 ballpark, the civic design of some of the openings,
19 the change of scale and one key design feature which
20 AWC was always in support of which was the expression
21 of the curvature of the back of the field in the South
22 Capitol Street street wall and that was again going
23 back and thinking about a design notion such as the
24 Rockefeller Center ensemble of buildings.

25 That expression of the curvature was one

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1 thing that really celebrated the fact that this was
2 not an office building. This was not a typical civic
3 building within the city, but indeed, it was a
4 ballpark.

5 With that, what I'd like to do is turn off
6 the lights and very quickly and I will rush through
7 this. This is not the hour-long version of -- of the
8 strategy.

9 VICE-CHAIRPERSON HOOD: Thank you.
10 Because at this late hour with the lights being out,
11 I would appreciate if you --

12 MR. BRANDES: The river itself, of course,
13 has a history. It has a history of commerce and this
14 neighborhood is seeing a new kind of commerce that
15 once did exist here, but doesn't today. The site, of
16 course, what we call the ballpark district is bound by
17 M Street, South Capitol and New Jersey Avenues and the
18 river of course and while the ballpark is central to
19 the ballpark district, the ballpark district itself is
20 central to four other major large-scale development
21 projects, North of M, the Southeast Federal Center,
22 Buzzard's Point and across the river at Popular Point.

23 Everyone's familiar with the outline of
24 the various areas. AWC has essentially codified the
25 ballpark district as the area south of M to the

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1 Anacostia River.

2 In 2004, there was significant District
3 coordination between many, many District agencies and
4 Federal agencies at the NCPC task force for South
5 Capitol Street. Literally, in the last month of that
6 effort, the baseball announcement was made and AWC at
7 the time revised its drawings and literally just
8 plumped in a ballpark into the site plan and that
9 became the departure point for our thinking about how
10 the ballpark could fit.

11 And again, I'd like to speak directly to
12 the concerns that I know Commissioner Parsons has
13 expressed and that is that the ballpark cannot play
14 role in the city the way that Union Station or the
15 Lincoln Memorial play. It is just not -- you know, if
16 it were centered on axis with South Capitol Street
17 maybe, you know, you could celebrate it as an isolated
18 point building within the LeFaunt plan.

19 The exciting aspect of all of this is the
20 creation of a great new civic space which is this oval
21 at the foot of South Capitol Street and the manner in
22 which the ballpark addresses that oval should from our
23 perspective be one of activity in addition to the
24 appropriate civic design.

25 That process also brought to us this

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1 notion that South Capitol Street need not be an
2 interstate freeway, but DDOT's efforts now are to
3 actually de-list it from the regional infrastructure
4 and transform it into an urban boulevard and it is
5 extraordinary that the ballpark project itself has
6 become the catalyst for making those improvements
7 along one section of the street.

8 At the end -- again, this is after maybe
9 three or four weeks of thinking about the ballpark, at
10 the end of that process, a rendering was made and I
11 think this rendering is indicative because it has --
12 it has a notion of a ballpark in a neighborhood, but
13 also the creation of street walls, the creation of
14 great streets with activity along them and this is the
15 rendering that really was the closure of the South
16 Capitol Street planning process and the commencement
17 of the ballpark planning process.

18 And we know in the previous Commission's
19 meeting, there was a question about precedents across
20 the country and while there are great precedents across
21 the country, there are also miserable failures and
22 here in Cincinnati, we can see how extraordinary
23 public investment has been made along a river, the
24 reconstruction of a highway, the construction of not
25 one but two stadiums, but where is the river? Where

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1 is the riverfront and where is the civic component of
2 this project?

3 So, when we look at the ballpark site and
4 the ballpark district, we look at the bones of this
5 neighborhood and they can help inform us how to design
6 not only the ballpark, but how to organize uses within
7 the neighborhood. We quickly see that the sheer size
8 of the ballpark requiring Half Street to be closed
9 places emphasis on First Street as a way of connecting
10 not only the ballpark, but all of the surrounding
11 development. The development even up to M Street and
12 beyond M Street. In fact, going up to the New Jersey
13 Avenue corridor down to the riverfront.

14 Again, we heard some discussion earlier
15 this evening about the orientation and indeed our
16 first reaction at AWC was to orient the ballpark
17 towards the river. Why not bring people down to the
18 ballpark. Let them see the river in the outfield.
19 Let them discover the wonders of the Anacostia River
20 and its waterfront. But, after a long and very
21 constructive discussion with HOK, we came around and
22 fully endorse and support now the orientation towards
23 the northeast and we do believe that by bringing the
24 center of gravity if you will of the ballpark furthest
25 down to the south, closest to the river, it will help

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1 engender the riverfront to future civic uses.

2 Along the way, approximately -- let's see.
3 Approximately nine months ago, AWC was charged by the
4 Mayor to lead the redevelopment process for public
5 sites adjacent to the ballpark itself and this is one
6 of the great opportunities of this project. Not only
7 on-site, but other public sites adjacent to the
8 ballpark to be redeveloped and to contribute to this
9 notion of a new waterfront neighborhood and those two
10 sites, of course, are the WMATA site which is adjacent
11 to the Navy Yard Metro Station and where the current
12 WMATA bus garage is and then the WASA site which is
13 directly across First Street from the ballpark site.

14 And in that process, working together with
15 developers who owned land in the neighborhood and
16 developers who brought fresh ideas to the
17 neighborhood. Collectively we worked under the
18 guidance of Cooper Robertson Partners of New York City
19 on crafting a neighborhood development strategy.

20 And one of the very first issues that was
21 really raised as so important to the overall character
22 and long term sustainability of the neighborhood was
23 this notion of how it fared on non-game days and while
24 the game day experience must be brilliant, it must be
25 of national caliber indeed international in caliber,

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1 the non-game day must be compelling for people to
2 live, work and play along the Anacostia River.

3 And as we look more closely to the real
4 challenge of how to link this neighborhood down to the
5 river, we really don't have the option on non-game
6 days of proceeding through the ballpark and so, First
7 Street again becomes so key and Cooper Robertson, this
8 is an early sketch on the right, their notion of how
9 the ballpark could be figured in the neighborhood so
10 as to both be on access with the Half Street entrance
11 and have that civic entrance be celebrated, but also
12 by bringing additional uses around the ballpark. On
13 the ballpark site create retail streets that have two
14 sides. That have retail on both sides. Create
15 housing. Create real street walls that have a life of
16 their own on non-game days and you can see in this
17 sketch an illustration of that idea.

18 VICE-CHAIRPERSON HOOD: Mr. Brandes, I'm
19 following you in your presentation and I see we're on
20 page six and we're going to have to go to page 30.
21 We're not trying to slight you, but what may have to
22 happen if all this needs to be conveyed to us and then
23 these cannot speak for themselves, we may have to go
24 to a second day because I want to be respectful of
25 those people who have been here especially from the

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1 community who -- even though we only have eight and
2 I've calculated this 27 minutes.

3 But, my question to you is while you've
4 been on page, I think, seven now, seven, can we get
5 through seven to 30 in your presentation maybe within
6 the next five minutes?

7 MR. BRANDES: Absolutely.

8 VICE-CHAIRPERSON HOOD: Okay. Thank you.

9 MR. BRANDES: The development strategy
10 really includes the basic elements, celebrates the
11 basic elements of the Navy Yard, Metro Station, Half
12 Street, the central node within the ballpark district,
13 First Street, Potomac Avenue and the extension of
14 Potomac Avenue, Diamond Teague Park which is the First
15 Street landing that the Mayor has already dedicated to
16 the memory of Diamond Teague and the Anacostia River
17 Walk.

18 We believe in this district approximately
19 9 million square feet of development will occur.
20 Approximately up to 12,000 spaces of parking and
21 roughly a balance between residential and office
22 development.

23 Here's a retail plan. An idea that was
24 developed by Cooper Robertson and then an overview of
25 a build-out of the neighborhood.

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1 I'm going to very quickly go through some
2 of the key points of First Street which I know is of
3 importance to all.

4 So, if we look at First Street and First
5 Street today and we look at the great retail streets
6 of the city including M Street and Georgetown, 18th
7 Street in Adams Morgan and we look at the plan and
8 here is the base plan indicated with the retail inside
9 I believe what's described as the drip line of the
10 stadium and then the second option. Clearly, the
11 second option begins to create the street wall
12 condition that I was discussing before.

13 Now, AWC is asking a question what if and
14 this is a what if that's already received some
15 substantive feedback from the Office of Planning. Not
16 positive feedback, but we've presented to you this
17 evening as a what if and that is if the street right-
18 of-way of First Street were narrowed similar to
19 Potomac Avenue, the way that was narrowed, we would
20 create an additional retail opportunity and in
21 section, I think you begin to see the importance of
22 how the retail is actually structured in the building
23 and the kind of streetscape environment it creates and
24 here is this notion. Again, this is a what if that
25 requires a lot more public input, additional approvals

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1 and certainly and Historic Preservation review. There
2 is an opportunity to create a different kind of street
3 along First Street.

4 Here again is the base condition. The
5 option and then the notion of what First Street could
6 be and I leave you with this rendering of First
7 Street. This notion great activity can occur in the
8 ballpark itself and First Street can itself have the
9 neighborhood vitality that it deserves on non-game
10 days.

11 And lastly, the waterfront, the great
12 opportunity of actually extending Potomac Avenue into
13 the WASA site which itself is technically challenging,
14 but certainly can be achieved for an additional block
15 and might also help improve some of the circulation
16 around the ballpark and this is an issue that AWC has
17 not studied the traffic of, the traffic considerations
18 for, but is an idea of restoring the street grid to
19 the neighborhood.

20 And I'm going to skip through these scale
21 comparisons. I'm going to end on this note of the
22 notion of Potomac Avenue extending into the WASA site
23 and the notion of public spaces being organized along
24 the Anacostia related to the organization of the
25 ballpark and its stair leading down to the First

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1 Street node.

2 Thank you very much.

3 VICE-CHAIRPERSON HOOD: Thank you, Mr.
4 Brandes and Mr. Washington.

5 Colleagues, we have any questions of the
6 AWC, Mr. Brandes or Mr. Washington? Okay. No, Mr.
7 Turnbull.

8 COMMISSIONER TURNBULL: I just have a
9 couple of questions for Mr. Brandes.

10 It sounds like or maybe I'm -- it seems to
11 be that there's a little -- your interpretation of
12 South Capitol Street seems to be a little bit at odds
13 with NCPC and I even sense the Office of Planning and
14 Ms. McCarthy talking about knitting and this whole
15 idea of the infrastructure coming together and you
16 having 285 days where a street is going to have to be
17 alive and you seem to be quite happy that that part of
18 South Capitol Street would not need anything and I'm
19 just curious on -- from a planning standpoint and a
20 land-use standpoint from this area, do you feel that
21 there are going to be residential across the street.
22 That you see this as just a barren street. I don't
23 know. I'm just curious. I mean the way I'm trying to
24 interpret this.

25 MR. BRANDES: I think you've

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1 misinterpreted. I think that the idea of South
2 Capitol Street as a great civic corridor leading to
3 the Capitol Building is one that we embrace and
4 recommend.

5 The challenges, we have some very
6 pragmatic challenges. You get right into an
7 architectural dilemma with the ballpark and I think
8 HOK can speak to this and that is that, you know, you
9 literally just can't fit anything else onto the site.

10 We're having difficulties with First
11 Street just getting the proper depth of retail there.

12 COMMISSIONER TURNBULL: No, that's fine.
13 Okay. So, what we're talking about is not so much
14 interpretation of the street as far as the
15 architectural footprint and you've chosen First Street
16 as you feel is the most practical street to be
17 developed for that kind of commercial activity.

18 MR. BRANDES: And I think the tipping
19 point for us was actually looking at the ballpark in
20 San Francisco which has a long facade which Mr. Spear
21 coincidentally also designed. Has a long facade with
22 no retail in it, but has a very handsome address to
23 the rest of the city that is civic. It's truly civic
24 in nature. There are entrances with no retail, but it
25 addresses the street in a very urban way.

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1 COMMISSIONER TURNBULL: Okay. Thank you.
2 My only other -- let me make one last comment on your
3 comment on my comment on the ramp and my comment is
4 simply that if you're going to do a feature such as
5 that, you need to do it in a very specific and clear
6 way and I think the way it's done right now doesn't
7 really express the opportunities that are present.

8 You can have opportunities on Pennsylvania
9 Avenue and a lot of other avenues to have overlook and
10 look at the Capitol. We don't usually do that, but
11 it's an opportunity that could be there. If you're
12 going to do it and you're enhance it, then I think it
13 ought to be an integral part of that structure and not
14 something that's simply stuck out, hanging over people
15 down below. It just doesn't seem to be an
16 architectural feature is that engaging to the people
17 who want to be on the street.

18 Thank you.

19 VICE-CHAIRPERSON HOOD: Okay. Good. All
20 right. Thank you. Any other questions of AWC? Mr.
21 Nettler?

22 MR. NETTLER: No.

23 VICE-CHAIRPERSON HOOD: Commissioner
24 Litsky, any questions? Okay. Thank you, both,
25 gentlemen.

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1 Next, we'll have our report of the
2 Advisory Neighborhood Commission 6D. Commissioner
3 Andy Litsky.

4 Commissioner, I just want to let you know
5 we do have your submittal and --

6 COMMISSIONER LITSKY: I appreciate that.

7 VICE-CHAIRPERSON HOOD: Okay.

8 COMMISSIONER LITSKY: And --

9 VICE-CHAIRPERSON HOOD: Sir, turn your
10 microphone on.

11 COMMISSIONER LITSKY: -- and as a
12 consequence, I'm going to dramatically cut what it is
13 that I have to say this evening.

14 For the record, my name is Andy Litsky.
15 I'm the Chair of ANC 6D and we represent southwest and
16 near southeast. The stadium is at the geographic
17 center of our ANC.

18 I wanted to address one thing in
19 particular because I do know that we're short on time
20 and hopefully, we can get other community residents to
21 speak this evening. What I'd like to address is
22 really the question of the parking and the parking
23 garages.

24 One of the greatest concerns that we've
25 had as an ANC and as a community has been the location

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1 of above-grade parking at the stadium site.

2 The Mayor, AWC, his economic development
3 team had promised us along that the stadium site would
4 create a dynamic mixed-use development, an environment
5 of apartments and restaurants and shops and public
6 spaces that would contribute not just to our city's
7 tax base, but to the expedited redevelopment of this
8 emerging neighborhood.

9 If a zoning plan for the stadium is
10 approved that allows two above-grade parking lots as
11 the Applicant proposed in the originally filed
12 application, there's little hope of achieving anywhere
13 near the level of positive social and economic
14 benefits coming out of this stadium project that we've
15 been led to believe will occur.

16 We are very grateful or at least I'm very
17 grateful that Western Development has stepped up to
18 the plate with a plan that ameliorates at least some
19 of the concerns on this issue. However, since my ANC
20 was presented with only the original parking option to
21 publicly review, we can make no formal statement in
22 support or opposition to the proposal of the
23 compromise presented to this Commission.

24 However, we do strongly reject the notion
25 that two parking options be approved, the original

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1 proposal and the new preferred alternative as it's
2 called with the wraparound residential and retail
3 hotel components.

4 We believe that as much space as possible
5 ought to be devoted to providing positive amenities.
6 Aboveground parking detracts from the space that can
7 be devoted to those amenities.

8 We urge you to reject the request that the
9 original aboveground parking plan be approved
10 concurrently as a fall-back option to the revised
11 plan.

12 I conclude.

13 VICE-CHAIRPERSON HOOD: Thank you very
14 much. Hold your seat.

15 COMMISSIONER LITSKY: You bet. Sure.

16 VICE-CHAIRPERSON HOOD: Commissioner, I
17 know that the ANC Commission has not had a chance to
18 look at what's been revised. Do you all meet --

19 COMMISSIONER LITSKY: We had a chance to
20 look at it individually. They were sent to us late
21 Friday afternoon when you had received it as well, but
22 we've not had an opportunity to meet and discuss it.

23 VICE-CHAIRPERSON HOOD: Opportunity.
24 Okay. Well, let's see how it goes. I'm going to see
25 -- hopefully, we can make sure that that happens.

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1 Because I'm sure that we will want the ANC to weigh in
2 with the great weight especially being a party. So,
3 any other questions of the Chairman of ANC 6D? Okay.
4 Mr. Nettler? That's it. Thank you very much.

5 COMMISSIONER LITSKY: Great.

6 VICE-CHAIRPERSON HOOD: I appreciate your
7 expeditious presentation. Okay. Let me -- okay.

8 Let's move right into the persons in
9 support. I have -- and if I mispronounce your name,
10 if it sounds right, just come forward. Tom Heinem
11 from the Southwest Neighborhood Assembly. Let me see.
12 That's all we have in support. Okay. Again, Tom
13 Heinem from the Southwest Neighborhood Assembly.

14 MS. SCHELLIN: He may have left. He left
15 his written testimony. He may not have been able to
16 stay to actually present it.

17 VICE-CHAIRPERSON HOOD: Okay.

18 MS. SCHELLIN: But, I do have his written
19 testimony for you.

20 VICE-CHAIRPERSON HOOD: Okay. Good. We
21 will take his written testimony and read it.

22 Now, that's all I have. Anyone else
23 wishing to testify in support? I saw a hand up in
24 support. Okay. Okay.

25 Now, persons in opposition, Tad Balwin,

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1 Rob Tilson, American Social -- well, I'll let you --
2 no, I'm sorry. American Society of Landscape
3 Architects and then Carolyn Mitchell, Southwest
4 Neighborhood Assembly.

5 Mr. Tilson, let me ask are you
6 representing your organization or are you just
7 speaking on behalf of yourself?

8 MR. TILSON: No, I'm representing the
9 organization.

10 VICE-CHAIRPERSON HOOD: Okay. You'll have
11 five minutes.

12 Tad Balwin. Mr. Balwin, you'll have --
13 let me call. Tad Balwin. He left? Okay.

14 Did they submit something? Okay.

15 Mr. Richard Westbrook, Southwest Citizens,
16 Tour Guide. You have three minutes.

17 Mr. Tilson five minutes. Ms. Mitchell
18 three minutes and Mr. Westbrook three minutes and
19 let's proceed and I'm going to ask that we kind of
20 stick to the time limit.

21 MR. TILSON: Right.

22 VICE-CHAIRPERSON HOOD: Sixty seconds
23 good. We won't seize your time. We'll keep that one.

24 MR. TILSON: Right.

25 VICE-CHAIRPERSON HOOD: Okay. Okay. Mr.

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1 Tilson.

2 MR. TILSON: Just before I make some
3 formal remarks, I think there are some confusion
4 between opposition or proposed. I mean there's two
5 different proposals on the table from what we've heard
6 tonight. So, with that, one could be opposed to one
7 and one could be in favor of the other and that's
8 basically what I'm here to speak about tonight. So,
9 let me begin with my formal remarks.

10 My name is Rob Tilson. I represent the
11 Potomac Chapter of the American Society of Landscape
12 Architects.

13 Our profession encompasses the analysis,
14 planning, design, management and stewardship of
15 natural and built environments. In short, landscape
16 architects create places where people feel free, feel
17 connected to their families, neighbors and
18 communities.

19 We share the belief that the new ballpark
20 for the Washington Nationals should be such a place.
21 Our members stand in strong support for placing
22 parking facilities for the new stadium underground in
23 order to encourage mixed-use neighborhood development
24 around the ballpark.

25 As you know, there are many design

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1 elements and other factors that come together to
2 create that sense of place that draws people together.
3 The ballpark will have a key advantage, the draw of
4 the baseball games six months out of the year.
5 However, to make this development a boon for the
6 community, the draw needs to reach beyond the 81 home
7 games each season. The area surrounding the ballpark
8 must become a vibrant neighborhood and destination as
9 well.

10 The American Society of Landscape
11 Architects has been deeply concerned that the decision
12 to create aboveground parking would severely inhibit
13 the sense of place so critical to the success of this
14 project.

15 This impact goes beyond economic
16 development in the southeast corridor. If the city
17 does not develop a place where Washingtonians want to
18 live and to visit, the Nationals will struggle to
19 develop their fan base as well.

20 By contrast, the Verizon Center has
21 leveraged via development for several blocks on all
22 sides creating an exciting, diverse neighborhood every
23 night of the year. The Verizon Center demonstrates
24 how mixed-use development can create a vibrant
25 neighborhood for residents, tourists and sports fans

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1 alike. We believe the decision to locate the center's
2 parking underground has been critical to this success.

3 This success can be repeated with the new
4 ballpark, but will take a long-range vision well
5 beyond opening day of the new stadium.

6 The American Society of Landscape
7 Architects supports Mayor Anthony Williams' compromise
8 proposal for a combination of underground and
9 aboveground parking that is hidden from view. Even
10 without all parking below ground, this plan preserves
11 the mixed-use principles that will tie the ballpark
12 together with the neighborhood and help create a
13 lively environment in a baseball season and in every
14 season.

15 In conclusion, we appreciate the
16 opportunity to offer the expertise of our members,
17 landscape architects who live and work in the Greater
18 Washington Metropolitan area.

19 Thank you for your kind consideration in
20 our position.

21 VICE-CHAIRPERSON HOOD: Thank you, Mr.
22 Tilson. Do we have your testimony?

23 MR. TILSON: No, but I have a copy of it.

24 VICE-CHAIRPERSON HOOD: Okay. Thank you.
25 Ms. Mitchell.

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1 MS. MITCHELL: My name is Carolyn Mitchell
2 and I live at 1401 3rd Street, S.W. and I am the
3 District 3 representative for the Southwest
4 Neighborhood Assembly.

5 My neighbors and I believe the ballpark
6 will bring exciting new development to our city.
7 However, we strongly encourage the Commission, city
8 leaders and the National owners to make decisions on
9 parking that will serve the long term and year around
10 interests of our community.

11 We support underground parking because it
12 will provide better development opportunities on all
13 sides of the stadium, housing, stores, restaurants and
14 businesses that will serve community residents and
15 visitors all year around.

16 Our community deserves the same type of
17 good development decisions that were made when the
18 Verizon Center was built. No one would ever dream of
19 building aboveground parking garages downtown and they
20 wouldn't be considered for the new stadium either.
21 Shouldn't be considered.

22 Thank you for this opportunity to share
23 our concerns with the Commission.

24 VICE-CHAIRPERSON HOOD: Okay. Thank you,
25 Ms. Mitchell. Do we have your -- okay. If you can

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1 make sure we get that. Okay. Mr. Westbrook.

2 MR. WESTBROOK: Mr. Chairman, I don't have
3 a written statement, but I just want to go over some
4 notes that I've got here. So, if you just --

5 VICE-CHAIRPERSON HOOD: Okay.

6 MR. WESTBROOK: You know, I think this
7 ballpark is a beautiful job. It's just in the wrong
8 place. I ought to be in reservation 13 and use the
9 parking at RFK. All right.

10 I've been involved with area for 40 years
11 now. Joined the staff of NCPC January 1966. NCPC
12 worked on a plan for this area at that time. It
13 appeared in the proposed comprehensive plan of 1968.
14 You can tell it by they've got a marina carved out on
15 the north side of the South Capitol Street Bridge and
16 they've had well at least four major planning efforts
17 since and never a ballpark there.

18 The comprehensive plan -- the local
19 element of the comprehensive plan uses local public
20 facilities, RFK, UDC. Judiciary Square around here
21 was never such a designation in the local element of
22 the comprehensive plan.

23 I think use of the eminent domain to take
24 those sites, to take that acreage is a mistake and
25 should be -- I think it's illegal. It was, but it's

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1 done.

2 What I really have a concern about at this
3 location is getting 40,000 people in and out of that
4 stadium in a reasonable length of time. If you go
5 down there, that road pattern just does not support
6 that kind of a peak time. You start about 3:30 at
7 South Capitol Street and M Street and you get back-ups
8 right then from 3:30 until 6:30.

9 And another thing --

10 VICE-CHAIRPERSON HOOD: You probably have
11 just a little less than a minute.

12 MR. WESTBROOK: Yes. This -- this whole
13 thing on opportunity cost and loss revenue, the
14 existing zoning would create 3.5 million square feet
15 of space on those 14 acres of tax -- it was taxable
16 property.

17 Here we are spending 611 million on the
18 bonds plus the interest and foregoing potential of
19 about 50 million a year in taxes from that 3.5 -- 3.5
20 million square feet of space and I use this figure in
21 keeping with what Florida Rock has planned and
22 proposed on the waterfront itself.

23 The revision is a beautiful addition and
24 a change to the original PUD approved by this
25 Commission years ago.

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1 VICE-CHAIRPERSON HOOD: Okay. All right.

2 MR. WESTBROOK: Thank you.

3 VICE-CHAIRPERSON HOOD: Thank you, Mr.
4 Westbrook and thank you all. Hold your seats for a
5 second.

6 Colleagues, any questions? Mr. Nettler?
7 Mr. Litsky, any questions of this panel?

8 Thank you all for your testimony and if we
9 can make sure we get copies so we can -- for those who
10 have copies so we can review it.

11 Okay. Brian Vanway. Brian Vanway from
12 the Anacostia River Keeper. Okay. I must have
13 pronounced his last name wrong. Doug -- Doug Sigley.
14 Thank you. Chesapeake Bay Foundation. And Mary C.
15 Williams, ANC 6D03.

16 Now, after this panel, this is all I have
17 on the list. Let me see a show. I see one other
18 person and that will be the last person to testify in
19 opposition.

20 Anyone else wishing to testify? Okay.
21 You'll be the last person. Thank you. I don't think
22 it's enough room at the table. Oh, yes, it is. Come
23 on up. Come on up.

24 Okay. Mr. Brian Vanway has five minutes.
25 Dough Sigley has five minutes. Mary C. Williams

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1 should have three minutes and Commissioner Assalan,
2 you have three minutes.

3 Let's go with Brian Vanway. Turn your
4 microphone. Hit -- hit -- no, just hit the button.

5 MR. VANWAY: Okay.

6 VICE-CHAIRPERSON HOOD: There you go.

7 MR. VANWAY: Good evening, Commissioners.
8 My name is Brian Vanway. I'm the Anacostia River
9 Keeper at the Earth Conservation Corps.

10 I'm here tonight on behalf of a larger
11 coalition of environmental groups in the area and I
12 want to start off by saying that I think the stadium
13 and we think the stadium is a great opportunity for
14 the District and for the restoration of the river.

15 Unfortunately, our coalition finds that we
16 must urge the Zoning Commission to reject the SEC's
17 application pending the inclusion of additional design
18 features and details that demonstrate how the stadium
19 will use best practices environmental design as
20 required particularly with regard to minimalization of
21 impacts on the Anacostia River.

22 The design details included in the
23 application do not describe a ballpark that satisfies
24 the Zoning Commission's regulatory requirements as
25 approved and incorporated into Section 1606 of the

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1 DCMR. Specifically in that section the regulations
2 call on the applicant to demonstrate that the proposed
3 building or structure including the siting,
4 architectural design, site plan, landscaping, sidewalk
5 treatment and operation will promote the use of best
6 practice environmental design including minimizing
7 potential impacts on the Anacostia River through storm
8 water management and recycling practices.

9 Further, as detailed below, the SEC's
10 application does not fulfill the District Council's
11 legislative mandate for a green stadium nor is it
12 consistent with the District's draft comprehensive
13 plan, the Mayor's vision for the Anacostia River or
14 the mission of the Anacostia Waterfront Corporation.

15 Construction of a ballpark on the banks of
16 the river as I said is a tremendous opportunity for
17 both the District and the restoration of the river.
18 The ballpark will draw millions of visitors and will
19 be televised to millions more across America. It will
20 be a highly visible symbol of the District. Done
21 right, this symbol will show a vibrant capitol city
22 that is world class, a great place to live and raise
23 a family, committed to healthy communities and
24 restoring to its people a river that was once a great
25 resource, but is now one of the nation's most

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1 polluted.

2 The too often neglected and abused
3 Anacostia River is making a comeback. Every year 2
4 billion gallons of raw sewage mixed with storm water
5 pour into it and 70,000 tons of trash, sediment and
6 toxic pollution are washed by storm water into the
7 river and downstream to the Potomac River and
8 Chesapeake Bay. Yet, restoration is gaining momentum
9 and life is returning perhaps illustrated most
10 dramatically by the return of bald eagles to the river
11 after a 50-year absence.

12 The river's full potential as a great
13 resource for the District is yet to be realized, but
14 that future is in jeopardy if the extensive
15 development planned along the waterfront does not
16 protect the river and set an example for all of the
17 future developments that are to come.

18 The ballpark must be protective of the
19 environment and of the river. Mayor Williams and the
20 District Council have articulated that vision. It's
21 part of the Anacostia Waterfront Corporation's
22 mission. Indeed, the river is the centerpiece of the
23 waterfront development and as one of the first major
24 public investments in the area, the ballpark has a
25 potential to set a critical precedent for the

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1 development yet to come.

2 The Council of the District of Columbia
3 gave great promise to that vision when it mandated
4 that the stadium employ -- that it minimize
5 environmental impacts including on the river and to
6 that end, the coalition of environmental groups have
7 been working -- has been working for more than two
8 years to promote the concept of a green ballpark for
9 the District. We've reached out to the SEC well
10 before a design team was chosen and have been meeting
11 with the HOK design team, the SEC and more recently
12 with representatives of the new owners to pursue
13 specific practical recommendations that would help the
14 ballpark achieve the goals of the council's
15 legislation and the Zoning Commission's October 17th,
16 2005 text amendment.

17 These recommendations that we've made, and
18 they're detailed in the testimony, are increasingly
19 common elements of green design and they have been
20 employed in stadiums elsewhere from San Diego to
21 London to Sidney. The green design elements we are
22 promoting are practical, cost effective and necessary
23 to adequately protect the Anacostia.

24 Unfortunately, rather than seizing the
25 opportunity to be a world class model for excellence

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1 in green stadium design, the Nationals' ballpark
2 appears to be on track for a future that is second
3 rate. We think the District, its residents and the
4 Anacostia River deserve better.

5 Before I wrap up, I just want to point out
6 that or ask, you know, if people in this room and
7 people who have been involved in this project have
8 been down to the river recently and I know I was down
9 today. I work down on the river. That's -- that's
10 what I do and unfortunately, most of the day, storm
11 water has been flowing off of the site of the
12 ballpark.

13 Storm water has been flowing past the best
14 management practices that are suppose to control that
15 storm water and this is what is coming off of the
16 river -- off of the -- off of the site and into the
17 river. Contaminated groundwater is flowing into that
18 site and being pumped out and going into the Anacostia
19 river.

20 Those are the kind of best management
21 practices that are called for in the SEC's
22 application, but they aren't -- they aren't truly best
23 environmental practices. The best management
24 practices are business as usual, regulatory minimums
25 and we feel that until -- until best environmental

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1 practices are truly demonstrated in the application
2 that the Zoning Commission should reject the
3 application.

4 Thank you very much.

5 VICE-CHAIRPERSON HOOD: All right. Thank
6 you. I let you go over since you had that graphic,
7 but normally, we like to cut it right off.

8 MR. VANWAY: Sorry about that.

9 VICE-CHAIRPERSON HOOD: That's not the way
10 we're going to run for the next two or three folks.
11 So, thank you. Mr. Sigley. But, thank you for
12 bringing that.

13 MR. SIGLEY: I won't use all my time.
14 Thank you, Commissioners.

15 I represent the Chesapeake Bay Foundation.
16 We're associated with the written remarks that Mr.
17 Vanway's given to you.

18 I want to just take the opportunity to
19 focus on one small piece of this. The site where the
20 ballpark will be located we all know is a highly
21 contaminated site. We know that it was a site that
22 was used for the manufacturer of asphalt, that there
23 were underground petroleum tanks and all sorts of
24 other bad environmental practice there for many, many
25 years.

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1 It is unfortunately going to be the case
2 that the groundwater on the stadium site is going to
3 be contaminated for a very long period of time. The
4 groundwater is going to have to be pumped and it's
5 going to have to go somewhere with its full load of
6 arsenic, lead, benzene, all sorts of petroleum
7 chemical products.

8 It's going to be very, very important for
9 the future of the Anacostia and the future of the
10 Potomac and the future of the Chesapeake Bay that that
11 groundwater be handled appropriately.

12 Ms. Klumpp told us that they're talking
13 about carbon filters for the groundwater. That's the
14 first I've heard of it tonight. Perhaps the first any
15 of us have heard of it. It's not -- such detailed
16 information is not included in the application.

17 But, I want to urge you consistent with
18 Section 1606.20 where you say the stadium site is
19 going to promote the use of best practice
20 environmental design to make sure that we have
21 something close to zero discharge of those nasty
22 environmental chemicals off the site.

23 For the future of the Anacostia, the
24 future of the Potomac and the future of the Bay, don't
25 approve the application until you are absolutely

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1 satisfied that they are, in fact, promoting the use of
2 best practice environment design.

3 Thank you.

4 VICE-CHAIRPERSON HOOD: Thank you, Mr.
5 Sigley. Am I pronouncing your name correct? Sigley?
6 Thank you.

7 Commissioner Williams.

8 COMMISSIONER WILLIAMS: Thank you,
9 Commissioner and Mr. Chair.

10 My name is Mary Williams. I am the ANC
11 Commissioner for 6D03 which represents the
12 neighborhood directly adjacent to the west of the
13 ballpark site. I live at N Street, S.W. and
14 Carrollsburg which is one block over from South
15 Capitol adjacent to the N Street parking garage
16 proposal.

17 First of all, I'd like to say that the ANC
18 on June 12th voted 7 to 0 to reject the proposal
19 submitted by the SEC on this date. This was this
20 booklet which was presented to us and many of the
21 changes as was submitted to you on Friday I think, we
22 received ours Friday afternoon, the changes were noted
23 and I think that the same thing that the ANC rejected
24 unanimously on June 12th, we would stand by today. I
25 know that there aren't very many changes listed in the

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1 supplement that weren't included in the booklet. So,
2 I would think that the booklet we received on Friday
3 -- so, I think we would stand by that same thing.

4 But, I come here to speak on behalf of the
5 residents of the adjacent neighborhood.

6 There are several points I need to make
7 and we'd also like to thank Commissioner Turnbull for
8 recognizing some of our same concerns and also the
9 NCPC.

10 Four years ago, many of my resident
11 neighbors gathered each Saturday morning to talk about
12 the grand plans we had for South Capitol our major
13 street which was in much needed uplifting. We met
14 each Saturday morning for four and five hours to
15 discuss this plan for several months. Selecting,
16 talking about different avenues and we all agreed that
17 South Capitol deserved a major makeover and we thought
18 we had gotten that grand pedestrian boulevard. Well,
19 until last year and all of our plans for that grand
20 pedestrian boulevard on the entrance to the Capitol
21 got trampled by the automobile traffic that now will
22 come with this ballpark stadium.

23 We do not support any plans to have South
24 Capitol turned into what is now an autobahn for the
25 stadium. We're not supporting parking entrances on

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1 South Capitol at all. We do not support any plans to
2 direct traffic west of the stadium which would put the
3 traffic directly into our residential neighborhood.
4 There is no place else for it to go. You can't put an
5 additional 100 cars on South Capitol any day of the
6 week including on weekends and not expect that the
7 cars are going to back up into the residential
8 neighborhood which includes my neighborhood.

9 Also, we -- finally --

10 VICE-CHAIRPERSON HOOD: Okay. Ms.
11 Williams, let me just ask you to do this and I'm going
12 to let you finish your last sentence.

13 COMMISSIONER WILLIAMS: Sure.

14 VICE-CHAIRPERSON HOOD: But, is a lot of
15 your comments already reflected in what the ANC --
16 what Commissioner Litsky has already --

17 COMMISSIONER WILLIAMS: Unfortunately not.

18 VICE-CHAIRPERSON HOOD: Okay. Well, we'll
19 probably leave some -- we'll probably have it open so
20 you can get your comments in, but finish your last
21 sentence.

22 COMMISSIONER WILLIAMS: I would like that.
23 Thank you.

24 VICE-CHAIRPERSON HOOD: It's late and I
25 appreciate --

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1 COMMISSIONER WILLIAMS: And -- and the
2 only thing is -- else, we did and we would expect more
3 retail along South Capitol. There are thousands of
4 residents existing today in this community. The
5 current design almost is rude and excludes the
6 existing neighborhoods. It does not incorporate the
7 existing community into the design. What it does is
8 give it our backside. It says here's the worse part
9 of our design and this is what faces my community
10 across South Capitol. It is a divisive manager --

11 VICE-CHAIRPERSON HOOD: Okay.

12 COMMISSIONER WILLIAMS: -- that will serve
13 to exclude us.

14 VICE-CHAIRPERSON HOOD: Thank you, Ms.
15 Williams. We're looking forward to your submittal.

16 COMMISSIONER WILLIAMS: Thank you.

17 VICE-CHAIRPERSON HOOD: Commissioner.

18 COMMISSIONER ASSALAN: Yes, again, I'm
19 Commissioner Akmed Assalan and I live and represent
20 the people who live directly across the street from
21 this baseball stadium.

22 And I would like to start off by
23 paraphrasing Maxwell Smart and say that this seems to
24 be another case of the old ball game. I say that
25 because my neighborhood is already being adversely

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1 impacted by noise, traffic, rats and other
2 environmental concerns from inadequate remediation
3 practices.

4 Also, we just found out a few days ago and
5 they put it up on the map, but they didn't explain it
6 when they was talking about 12,000 people coming from
7 this direction, 12,000 coming from another direction,
8 but then never mentioned the 5800 people that are
9 going to walk through my neighborhood and come
10 directly through where we have children and families.
11 The only area with the majority of the children and
12 families. We think that is ridiculous for all these
13 people to be proposed to walk through our neighborhood
14 and we want to know what will happen when thousands of
15 ball goers come through our neighborhood.

16 Will we -- the -- the person that spoke
17 already talked about the safety of the people and the
18 fans feeling safe, but what about our safety and the
19 safety of our children or what will happen to us? How
20 will we be safe?

21 We're already going to be placed under
22 siege by the restriction and locked into our own
23 community on game days, but will we be totally under
24 siege by the fans, the Metropolitan Police Department
25 and other agencies or be removed from our community

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1 simply because someone doesn't like to see poor
2 people? Because that's what they're going to be
3 walking through or because they're going to be
4 accosted by poor people. Seeing people -- people who
5 haven't had jobs, 40 percent and higher unemployment
6 for the past 40 years and you're going to walk through
7 our neighborhood with a pocket full of money and just
8 entice the poor people. What is going to happen to
9 us? Who's going to remediate the poor problems of our
10 community?

11 I -- I would like to say that I hope we
12 put out emphasis not so much on idle sport and play,
13 but on alleviating true human suffering and that is
14 what we need to do.

15 Thank you.

16 VICE-CHAIRPERSON HOOD: All right. Thank
17 you, Commissioner Assalan.

18 Colleagues, any questions of this panel?

19 COMMISSIONER JEFFRIES: Just a very quick
20 question and if you can respond very quickly, did you
21 say that the proposal that was submitted, Ms.
22 Williams, by the Applicant on Friday, there was not a
23 vote on it. Just that you suppose that they would be
24 in the same place as it relates to how they feel about
25 the design.

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1 COMMISSIONER WILLIAMS: Well, in the first
2 submission, the booklet that we received prior to the
3 June 12th meeting --

4 COMMISSIONER JEFFRIES: Yes.

5 COMMISSIONER WILLIAMS: -- there were
6 several options.

7 COMMISSIONER JEFFRIES: Right.

8 COMMISSIONER WILLIAMS: And, of course, in
9 the supplement and what we received on Friday, there
10 were some new proposals made and I think on page 18
11 and also a proposal from Mr. Slade to Mr. Miller
12 concerning those things. Those things were not voted
13 on, but based on what was presented and the SEC
14 presented on June 12th, it was unanimously rejected.

15 COMMISSIONER JEFFRIES: Okay.

16 COMMISSIONER WILLIAMS: There was an
17 overall rejection for aboveground parking basically --

18 COMMISSIONER JEFFRIES: So, there's been
19 no vote on anything, you know, imposed June 12th?

20 COMMISSIONER WILLIAMS: After this --
21 well, we didn't get anything after --

22 COMMISSIONER JEFFRIES: Yes. Yes.

23 COMMISSIONER WILLIAMS: -- June 12th.

24 COMMISSIONER JEFFRIES: Okay.

25 COMMISSIONER WILLIAMS: We didn't get the

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1 correct version and like everyone else, we only got
2 the current on Friday evening.

3 COMMISSIONER JEFFRIES: Okay.

4 COMMISSIONER WILLIAMS: So.

5 VICE-CHAIRPERSON HOOD: Any other
6 questions? Thank you. Commissioner -- I mean Mr.
7 Nettler, do you have any questions of this panel?
8 Commissioner Litsky? No questions.

9 Okay. Thank you all. Thank you for your
10 testimony and thank you for sticking with us.

11 Mr. Nettler, if you can come back to the
12 table.

13 I think the way I see it, and anyone can
14 chime right in as they see fit, the way I see it Mr.
15 Nettler is that you all obviously have something that
16 you need to do on July the 11th the way I understood
17 earlier and that may dictate or predicate or may
18 change some of what we have in front of us again. Am
19 I correct thus far?

20 MR. NETTLER: Well, I think what I
21 mentioned on July 11th is the fact that the Council is
22 taking action on the Land Disposition Agreement, a
23 resolution that the Mayor will have before the Council
24 to pass that resolution that will deal with the Land
25 Disposition Agreement which will then be followed by

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1 what we expect to be if that is approved a financial
2 closing that is satisfactory to the District and then
3 a provision of performance guarantees as to time.

4 It's my understanding that certainly the
5 Mayor and the Council and for the -- that project --
6 that component of the project to go forward would like
7 to know that this Zoning Commission is supportive of
8 that project and for that reason, we and the Mayor --
9 we together with the Mayor have asked as Council
10 Member Ambrose said for expedited consideration of
11 this application so we can realize the benefits of
12 having that proposal that we've submitted as a
13 modification.

14 What we are concerned about is
15 jeopardizing the ability to do that and so, we
16 unfortunately are pressuring you obviously to do
17 something possibly before the time that you may have
18 been -- wished to do so, but certainly between now and
19 that date.

20 I understand that there is a meeting of
21 the Commission on July 10th. I believe also as early
22 as July 6th. I'm not sure if that's -- July 10th.
23 Excuse me.

24 VICE-CHAIRPERSON HOOD: We have a few
25 meetings. If we would deliberate this at a special

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1 public meeting, I'm not sure which one would be the
2 most advantageous for us to deal with it.

3 MS. SCHELLIN: We do have our regular
4 meeting July 10th.

5 MR. NETTLER: Right. July 10th. Excuse
6 me.

7 MS. SCHELLIN: But, are you --

8 VICE-CHAIRPERSON HOOD: How does the
9 agenda look? Do we have a --

10 MS. SCHELLIN: It's going to be pretty
11 full.

12 VICE-CHAIRPERSON HOOD: Because there are
13 some things that -- there are some things that I think
14 that we need to ask for that I've heard tonight and I
15 don't take the best notes. So.

16 MS. SCHELLIN: So, what we could do -- we
17 could schedule a special public meeting for July 24th.
18 That would be the next opportunity.

19 VICE-CHAIRPERSON HOOD: July 24th?

20 MS. SCHELLIN: At 7:00.

21 MR. NETTLER: My -- yes, my concern is
22 that without the Council knowing and the financial
23 markets knowing that this Commission is supportive of
24 the proposal that we submitted to you today, the
25 modifications of the proposal, that July 24th may be

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1 too late because there does have to be a financial
2 closing following the Council's action on July 11th
3 which has to be followed in a matter of days not
4 weeks.

5 VICE-CHAIRPERSON HOOD: Right. Here's
6 where I am, Mr. Nettler. I've heard from Mr. Turnbull
7 and they can chime in and tell me whether its -- we
8 need to push the envelope or not, but he mentioned
9 revisiting the ramps. Commissioner Jeffries mentioned
10 design issue.

11 I understand that the MOU with DDOT cannot
12 be put into our conditions, but we want to make sure
13 that is moving forward.

14 Then I also share the same concern I think
15 Commissioner Jeffries agree with the 130 feet from the
16 north side in which the views were mentioned.

17 See it's incumbent upon how fast these
18 things can get in to us of how fast we move.

19 MR. NETTLER: Well, I think by -- we've
20 demonstrated over the last week that in terms of being
21 able to provide information that's responsive I think
22 we can be -- have much more than just a human effort,
23 but a super-human effort in doing so.

24 First of all, I know that we -- as the
25 Department of Transportation said, we will be signing

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1 the MOU tomorrow and we will provide that to you
2 immediately upon that being signed.

3 With regard to the responses about the
4 vistas and the 130 height although that is the
5 direction in which we are going, whatever additional
6 information you may want to have from us we certainly
7 can provide to you as well as a response with regard
8 to the issue of the South Capitol Street pedestrian
9 ramp.

10 But, I don't think that's beyond our
11 capability of doing within a short a period of time as
12 you may see appropriate. We can do that.

13 VICE-CHAIRPERSON HOOD: Can you have --
14 I'm giving a date July 6 at 5:30. That cuts out our
15 4th of July, but July 6 at 5:30. Can you have -- when
16 would the submissions need to be in? That's cutting
17 it close and I know the ANC. I understand. Believe
18 me, I know how it is.

19 MS. SCHELLIN: Need it by Friday.

20 VICE-CHAIRPERSON HOOD: I understand.
21 Need it -- and that'll give everyone an opportunity.

22 COMMISSIONER JEFFRIES: Wait. Excuse me.
23 This Friday they would have to have --

24 VICE-CHAIRPERSON HOOD: Have everything in
25 for the July 6 meeting at 5:30.

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1 MS. SCHELLIN: That's actually giving them
2 more time than we normally give. If they could have
3 it by Wednesday, it would be even better.

4 VICE-CHAIRPERSON HOOD: Our schedule for
5 July 10th I understand is full.

6 MS. SCHELLIN: Very.

7 VICE-CHAIRPERSON HOOD: Very full. If we
8 add this --

9 COMMISSIONER JEFFRIES: Is that -- that's
10 a meeting?

11 VICE-CHAIRPERSON HOOD: Yes, our regular
12 meeting.

13 COMMISSIONER JEFFRIES: Regular meeting.

14 VICE-CHAIRPERSON HOOD: Trying to
15 accommodate them for the July 11th deadline. Send
16 some kind of signal. That's kind of where we are.
17 So, we're going to have to work with that. I don't --
18 I can't, you know. Commissioner Litsky, and I know
19 that doesn't give the ANC a whole lot of time.

20 COMMISSIONER LITSKY: I just want to --

21 VICE-CHAIRPERSON HOOD: Can you come to
22 the table?

23 COMMISSIONER LITSKY: I just wanted to
24 make it clear --

25 VICE-CHAIRPERSON HOOD: Turn your

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1 microphone on.

2 COMMISSIONER LITSKY: Sure. I just wanted
3 to make it clear that according to District law, we
4 are required before we take a vote of this nature to
5 give seven-days notice of any meeting that we would
6 have. So, if we start that now, we would give seven-
7 days notice and we would have to have a meeting
8 somewhere, you know, what is it the 26th?

9 VICE-CHAIRPERSON HOOD: Today is the 26th.
10 So, tomorrow. Start counting tomorrow.

11 COMMISSIONER LITSKY: Exactly. Start
12 counting tomorrow.

13 VICE-CHAIRPERSON HOOD: Okay. So, how
14 many days is that? Twenty-eight --

15 COMMISSIONER LITSKY: We meet on July 3rd
16 the day before July 4th. You know, it's conceivable
17 we could meet July 5th if you were meeting on July
18 6th. Is that what you're planning?

19 VICE-CHAIRPERSON HOOD: Yes, our meeting's
20 July 6th at 5:30. I didn't want to push it to July
21 the 11th -- I mean 10th meeting because we're already
22 inundated.

23 COMMISSIONER LITSKY: No, I understand.
24 But, that's the only opportunity we would have. If we
25 put out the announcement tomorrow, it's conceivable if

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1 we get a quorum on July 5, we could -- we could wind
2 up --

3 VICE-CHAIRPERSON HOOD: Could possibly do
4 it. Well, let's see what you can do.

5 COMMISSIONER LITSKY: Okay.

6 VICE-CHAIRPERSON HOOD: And I appreciate
7 it and I understand how it is when you're
8 volunteering. So, believe me.

9 COMMISSIONER LITSKY: No, it's got nothing
10 to do with volunteering, but it has to do with
11 following District law.

12 VICE-CHAIRPERSON HOOD: Right. Right. I
13 agree, but I understand how it is to try to push a
14 meeting --

15 COMMISSIONER LITSKY: You bet.

16 VICE-CHAIRPERSON HOOD: -- in July. I'm
17 sympathetic, but I appreciate any effort you can do to
18 get that --

19 COMMISSIONER LITSKY: Okay.

20 VICE-CHAIRPERSON HOOD: Because we're
21 looking forward to that and looking favorably with any
22 of your comments. Okay.

23 All right. So, I think July the 6th.
24 Everything's going to be in, Mr. Nettler, this coming
25 Friday.

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1 COMMISSIONER JEFFRIES: Excuse me. Mr.
2 Chair, can we just make certain that we provide the
3 level of specificity on all the things we're looking
4 for.

5 VICE-CHAIRPERSON HOOD: That was my next
6 -- I'm --

7 COMMISSIONER JEFFRIES: Oh, okay.

8 VICE-CHAIRPERSON HOOD: -- getting to
9 that. Just work with me. Let me ask this though
10 first.

11 Mr. Nettler, you mentioned a lot about a
12 waiver. Actually, aren't you asking for variances?
13 You mentioned waivers and I want to make sure we're
14 clear. You're asking for variances.

15 MR. NETTLER: Well, it's our belief that
16 under the way -- the way in which the overlay is
17 worded that these are waivers. These are not
18 variances, but whether -- if you want to characterize
19 them as variances, then we've certainly paid the fee
20 for that because at the request, I guess he's gone,
21 the Office of the Attorney General, it's still I think
22 our belief and I think it was the Office of Planning's
23 belief that these are waivers. This is a sui generis
24 situation.

25 VICE-CHAIRPERSON HOOD: Okay. Long as we

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1 know they're waivers or variances, we're still going
2 for the same thing against the --

3 MR. NETTLER: We're certainly going for
4 the same thing.

5 VICE-CHAIRPERSON HOOD: Right. Okay.

6 MR. NETTLER: The context in which --

7 VICE-CHAIRPERSON HOOD: I just -- I don't
8 want to get bogged down, but I -- we look at it as a
9 variance.

10 MR. NETTLER: We have a unique situation.
11 We certainly --

12 VICE-CHAIRPERSON HOOD: Okay.

13 MR. NETTLER: Yes.

14 VICE-CHAIRPERSON HOOD: All right. Now,
15 let's tie down the specificity as Commissioner
16 Jeffries has mentioned.

17 Again, what I had is revisit the ramps.
18 I mean unless you want to add to that. That's what I
19 had. Design issues. Do you want to expound? Did you
20 want to expound?

21 COMMISSIONER TURNBULL: No, I just think
22 that from our last meeting as we also talked about the
23 ramps and the real need for it and what it's doing and
24 I think as a feature in the stadium overhanging, a
25 view looking up South Capitol Street, now what it

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1 really does and is that the best way to do it and I
2 just think that as a feature that we're suppose weigh
3 in on, my feeling is it falls a little bit short of
4 what it could it. I think from a design element
5 there's more that can be -- for something as
6 significant as this, it ought to be something --
7 treated a little bit differently. I just -- I think
8 it falls short of what it could be.

9 VICE-CHAIRPERSON HOOD: Okay.
10 Commissioner Jeffries.

11 COMMISSIONER JEFFRIES: Well, my only
12 comment is really around the design of the facades on
13 the northern portion of the baseball district. What
14 was submitted today, I would, you know, hopefully like
15 to see sort of greater detail on those elevations.

16 They somehow don't have the level of
17 complexity and sophistication obviously that the
18 actual ballpark facades have along South Capitol and
19 they do seem somewhat of like an addition and not
20 somehow falling in line with the -- or well integrated
21 into the baseball -- the ballpark design.

22 So, I'd just like some further studies on
23 the design of those buildings and if we could also
24 revisit some of the retail on N Street and perhaps how
25 that sort of connects with what's on First Street if

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1 at all that can even happen. I just want some
2 additional investigation into that.

3 And then the other point is this whole
4 notion of views as it relates to my discussion with
5 Ms. Saum from NCPC. Just trying to get a sense of
6 exactly what these views look like.

7 My understanding from Mr. Purnell was
8 that, you know, because of those buildings going up to
9 the north of the ballpark, you'll not going to see the
10 Capitol. But, if there could be some additional
11 studies just to confirm exactly what one will see from
12 the baseball stadium looking north and whether, in
13 fact, there will be no view of the baseball -- sorry,
14 the Capitol.

15 VICE-CHAIRPERSON HOOD: Okay. Thank you.
16 Commissioner Parsons.

17 COMMISSIONER PARSONS: I have three
18 things. One, I'd like a little more forthcoming
19 presentation of the south plaza. I think it's just
20 all over the place. It's the kind of thing that we
21 ought to exempt it from our approval or something.
22 It's just -- to me, it's not acceptable to have a pit
23 full of cars. It's just ain't right period.

24 So, anything you could do to bring forward
25 a better resolution of that, I would appreciate it.

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1 I also would like to see a full response
2 to the river keeper's testimony tonight. Because I
3 think there's material there that needs to be
4 addressed.

5 I also would like to see a response to
6 retail on South Capitol Street and whether there could
7 be a provision within the facade to accommodate retail
8 in the future and also a written statement on why the
9 parking garage entrance or why it can't be eliminated
10 on South Capitol Street. In other words, why is it
11 necessary?

12 MR. NETTLER: There is none on South
13 Capitol.

14 COMMISSIONER PARSONS: None?

15 MR. NETTLER: None.

16 COMMISSIONER PARSONS: None.

17 MR. NETTLER: We did eliminate it.

18 COMMISSIONER PARSONS: Pardon me.

19 MR. NETTLER: We did eliminate it. There
20 is none.

21 COMMISSIONER PARSONS: I'm sorry. Thank
22 you very much. Some of our witnesses didn't think so.

23 MR. NETTLER: Right.

24 COMMISSIONER PARSONS: That's all.

25 COMMISSIONER JEFFRIES: One last thing and

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1 I'm just sort of looking through the report from the
2 Office of Planning. They cite in the conclusion and
3 recommendation a number of things that they're looking
4 for particularly around, you know, more detailed
5 architectural drawings and things of that sort. Now,
6 I know you got a few days, but if we can get that
7 level of specificity, that would be very helpful.
8 Thank you. Just refer to that last Section 6,
9 conclusion and recommendations.

10 VICE-CHAIRPERSON HOOD: And also, the ANC
11 I know will be putting out a notice and trying to do
12 it within the required time in which they have to --
13 so they can be able to weigh in and give them the
14 great weight.

15 The other thing is I would like for us
16 also to look at the -- it was mentioned by
17 Commissioner Assalan about the safety of the
18 neighborhood. I'd like to just kind of see how that
19 has been looked at. Not just the fans or those who
20 are going to be coming, but also as he mentioned,
21 coming through those surrounding neighborhoods. I'd
22 like to see something on that.

23 And that's all I have. Anybody else?
24 Anything else? Commissioner.

25 COMMISSIONER TURNBULL: Commissioner Hood.

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1 Let me just -- there's just a couple of other things
2 that came up when Ms. Saum was testifying and I think
3 it -- some of it goes back to what Mr. Parsons brought
4 up awhile ago and although it's covered in the new
5 material, it might not be covered to the extent that
6 we knew. We talked about signage and lighting and
7 signage and especially whether it's naming features on
8 it and whether we need to clarify what the possible
9 impact of that.

10 COMMISSIONER PARSONS: Well, I think they
11 submitted a diagram --

12 COMMISSIONER TURNBULL: There is --

13 COMMISSIONER PARSONS: -- where the signs
14 would be. The major sign on the building is going to
15 be camouflaged by their own building. So.

16 COMMISSIONER TURNBULL: Right.

17 COMMISSIONER PARSONS: Where it says
18 Nationals there. I don't think anybody will see it.

19 COMMISSIONER TURNBULL: Okay.

20 COMMISSIONER JEFFRIES: Well, unless
21 you're coming along -- you're going north on South
22 Capitol.

23 COMMISSIONER PARSONS: No, they're going
24 to put another building in front of it.

25 COMMISSIONER JEFFRIES: Well, you mean the

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1 ghost building.

2 COMMISSIONER PARSONS: Anyway. There
3 ain't no naming rights there.

4 COMMISSIONER TURNBULL: The only other
5 thing and I don't know whether -- although it was
6 touched upon in their first submittal was the
7 perimeter security features, I'm not sure whether
8 anything else has been done since that as far as
9 what's being developed around the site either
10 integrating it with streetscape ideas. If there's
11 anything you could show us differently.

12 MR. LEW: I have to check with the
13 architects, but there's been discussions instead of
14 ballards maybe streetscape, you know --

15 COMMISSIONER TURNBULL: Yes.

16 MR. LEW: -- furniture on the -- on the
17 sidewalks so to -- you know, to keep cars or something
18 like that --

19 COMMISSIONER TURNBULL: Right.

20 MR. LEW: -- from jumping the curb.

21 COMMISSIONER TURNBULL: Well, I guess if
22 there's anything as an update from what we first saw
23 a month ago or so. It's from some of the initial very
24 sketchy concepts. If there's anything -- okay. Thank
25 you.

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1 MR. LEW: Yes, it'll be an extra, but
2 we'll, you know -- they've agreed to do it. Yes.

3 VICE-CHAIRPERSON HOOD: Okay. With that,
4 if everything's -- let me check with staff and make
5 sure I -- everything's in order. Okay.

6 Let me thank everybody for their time. I
7 know this is -- a lot of work has went into this with
8 Mr. Tuohey, Mr. Hall, the community, the Applicant and
9 the whole -- the architect team and everyone. I think
10 how we end up eventually it'll be a win/win for the
11 city.

12 So, ladies and gentlemen, the other
13 members of the Commission and I wish to thank you for
14 your testimony and assistance in this hearing.

15 The record in this case is closed except
16 for information specifically asked for or requested
17 this evening. You can stop me right now.

18 MR. NETTLER: I had wanted an opportunity
19 to do a final statement, but I think what I will do is
20 provide it in the -- in a covering memorandum.

21 VICE-CHAIRPERSON HOOD: I'm sorry I didn't
22 give you -- do you want to do it?

23 MR. NETTLER: In the memorandum that will
24 be submitted with the documents.

25 VICE-CHAIRPERSON HOOD: Okay. Thank you.

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1 MR. NETTLER: So, we'll have that.

2 VICE-CHAIRPERSON HOOD: Forgive me for not
3 letting you do that.

4 MR. NETTLER: Okay.

5 VICE-CHAIRPERSON HOOD: Please note that
6 all filings are to be in no later than 12 -- by noon
7 on Friday.

8 Any party in this case may file a written
9 response to any information reported as soon as
10 possible and we probably won't get that until the day
11 of the special hearing which is going to be July the
12 6th at 5:30.

13 Commission will make a decision in this
14 case at one of its -- well, we know July the 6th at
15 5:30.

16 If any individuals interested in following
17 this case further, please contact staff to determine
18 whether this case is on the agenda of a particular
19 meeting.

20 I now declare this hearing closed. Good
21 night. Thank you.

22 (Whereon, the hearing was concluded at
23 11:45 p.m.)

24

25