University of Nebraska - Lincoln
DigitalCommons@University of Nebraska - Lincoln

Theses from the Architecture Program | Architecture Program

May 2006

A National Park

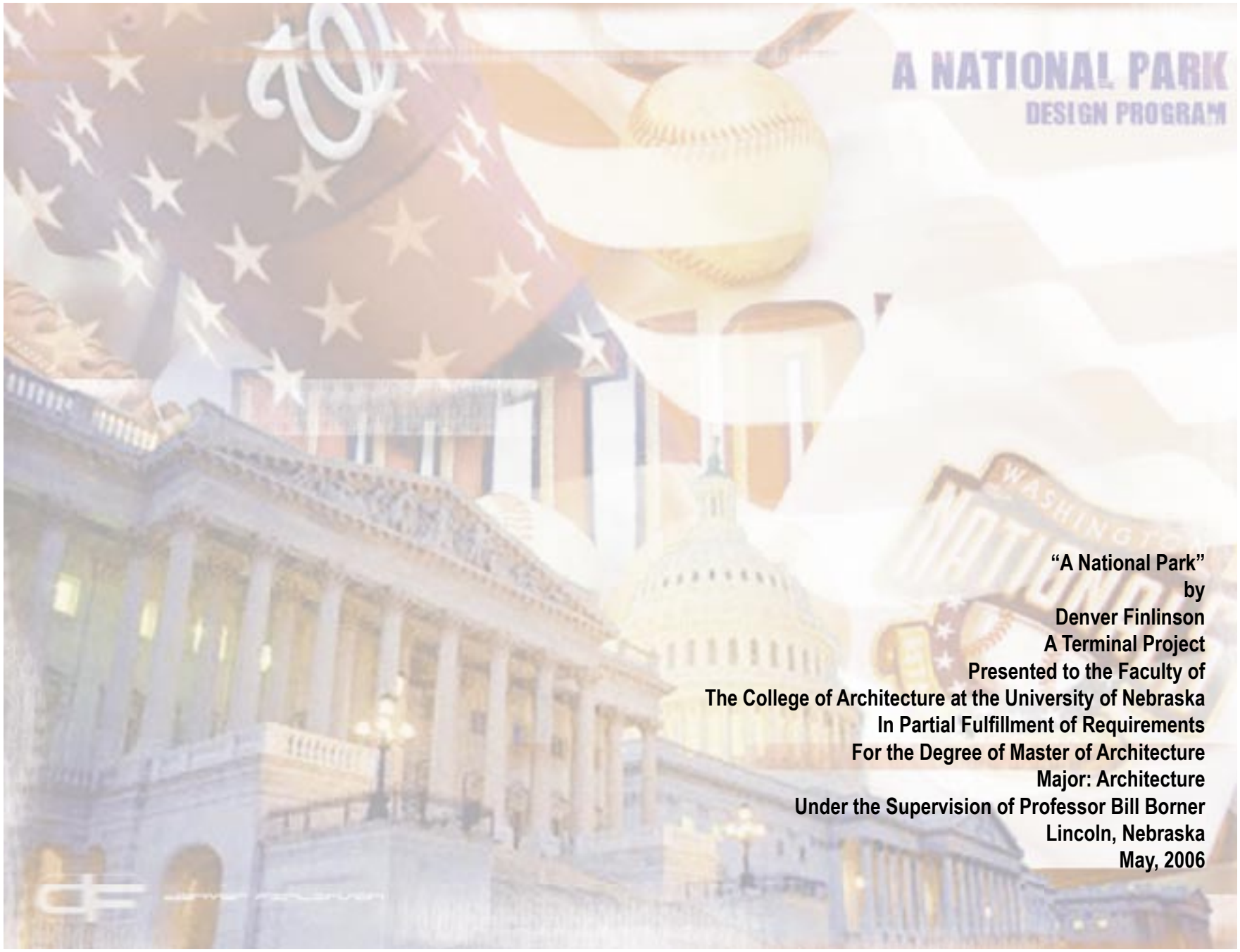
Denver Finlinson
University of Nebraska-Lincoln

Follow this and additional works at: https://digitalcommons.unl.edu/archthesis

 Part of the Architecture Commons

Finlinson, Denver , "A National Park" (2006). *Theses from the Architecture Program*. 18.
https://digitalcommons.unl.edu/archthesis/18

This Article is brought to you for free and open access by the Architecture Program at DigitalCommons@University of Nebraska - Lincoln. It has been accepted for inclusion in Theses from the Architecture Program by an authorized administrator of DigitalCommons@University of Nebraska - Lincoln.



“A National Park”
by
Denver Finlinson
A Terminal Project
Presented to the Faculty of
The College of Architecture at the University of Nebraska
In Partial Fulfillment of Requirements
For the Degree of Master of Architecture
Major: Architecture
Under the Supervision of Professor Bill Borner
Lincoln, Nebraska
May, 2006

Project Abstract

"A NATIONAL PARK"

Livan Hernandez was the starting pitcher for the Nationals opening day game.

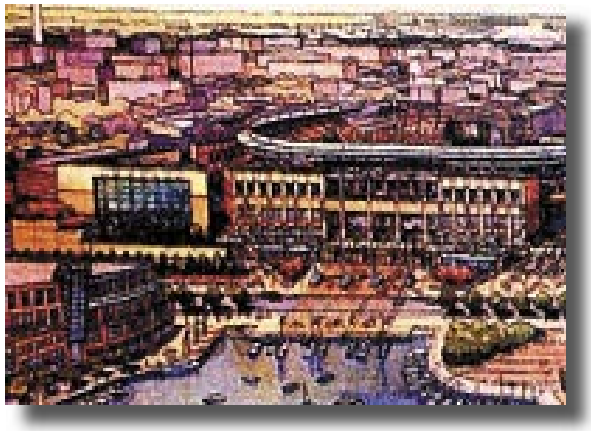
In the fall of 2004, Major league baseball announced the end of an era for thzze Montreal Expos, resulting in their immediate move to the Washington D.C. area to compete in league play starting in the spring of 2005. A temporary solution for the team to play at RFK stadium in the D.C. area has been found, however, a long term solution is needed for the team who will now be known as the Washington Nationals. I am proposing for my thesis project, designing a new home for the Nationals that will meet the demands of the 21st century athletic market that is increasingly looking for their stadiums to be fiscally profitable and competitive both on the field and at the box office. My focus will be broken into two parts, a 70/30 split between stadium design (70%) and urban planning (30%) during the course of this project.

The intent of this

where they will be closer to the play on the field than with previous ballparks. Other considerations that will be given critical analysis and development as part of the o .

The DC Sport and Entertainment Commission on January 14, 2005 sent a "Request for Proposal" for vying architectural firms to submit their qualifications and design concepts as to the solution to the new stadium that is to be designed. It is stipulated that a first class, open-air baseball stadium be designed, located along South Capitol Street by the Anacostia River. The design for the ballpark will need to meet (or exceed) the program

of requirements set forth by the DC Sport and Entertainment Commission. The district is pursuing a long-term redevelopment initiative that is designed to revitalize the Anacostia Waterfront. This initiative is being overseen by the Anacostia Waterfront Corporation and the ballpark's design must incorporate key planning, design and environmental principles from the Initiative. The siting, program and design of the ballpark should help stimulate economic development in the surrounding neighborhood. An environmentally friendly ballpark should be at the basis of the design and be sensitive to this concern.



Artist's impression of open-air baseball stadium

The site for the new ballpark sits at the base of the South Capital Street Bridge, along the shore of the Anacostia Waterfront. This prominent location is at the center of the Anacostia Waterfront Initiative, an 11-mile, 900 acre redevelopment area that has become the center of growth for the 21st century Washington. The ballpark must have an architectural presence befitting its prominent location at the gateway to the Nation's Capital; yet also reflect the city's modern growth and new innovations in building design and technology. The overall goal of the project will be to create a unique and iconic architecture and pedestrian friendly urban design.

Location of the site, south of the Capitol building and National Mall

Close up view of the site in the Near South East Neighborhood.

Over the last five years, several studies and plans have been completed for the larger Near Southeast and Southwest neighborhoods and South Capitol Street by both local and federal agencies. The Anacostia Waterfront Corporation (AWC), in collaboration with the Commission, has initiated a master plan for the area immediately surrounding and including the new baseball stadium. The scope for this area will determine the ballpark siting and define urban design guidelines and development crite

environmental considerations; and open space amenities.

The Initiative is rooted in five principles: a clean and active river; breaking down barriers and gaining access; a great riverfront park system; a civic destination of distinct character; and building strong neighborhoods.

The ballpark will be the destination anchor in the fast-growing Near Southeast neighborhood, home to the historic Washington Navy Yard, the new USDOT Headquarters designed by Michael Graves, a 44-acre mixed-use development master planned by SMWM and Robert A.M. Stern; a 1,600 unit HOPE VI proje

transform Sou

The design for the new ballpark must reflect the design and policy goals of the AWI, incorporating forward-thinking approaches to urban design, architecture, engineering, environmental technologies and public realm. The ballpark must be an urban ballpark, a destination that can support thousands of fans and fan activities on game days, and support a vibrant, mixed-use neighborhood and active street environment on non-game days.

Master plan of the Anacostia Waterfront Project in which the design of the stadium plays a part of. The Blue dot marks the site.

The ballpark must have an architectural presence befitting its prominent location at the gateway to the Nation's Capitol, yet reflective of the city's modern growth and new innovations in building design and technology, to "create architecture for Washington that is distinctive and of this time."[1] It should not be a duplication of other recently

built ball fields in the country, but should take the most successful elements of these new facilities. The design must be timeless, unique in the nation's capitol and its waterfront setting, and representative of 21st century architectural ideals. The sports commission has called on firms to be creative and not simply mimic other stadiums. The consensus among commission members, city leaders and architects is that the stadium will not be of the red brick throwback model popularized by Baltimore's Oriole Park at Camden Yards.[2] The ballpark design must incorporate environmentally sound technol Anacostia River.

The project site is located along South Capitol Street at the foot of the Frederick Douglas Bridge, which crosses the Anacostia River and leads to Interstate 295, a maj

new major gateway element to the Nation's Capital, an opportunity that may be enhanced by the separately planned redevelopment of the Frederick Douglas Bridge and improvement of the South Capitol Street corridor.

The site is located within walking distance of federal and private office districts clustered around the Navy Yard and to the south of the National Mall; the residential neighborhoods of Southwest and Capitol Hill; and the major tourist attractions of the Mall and the U.S. Capitol. The planned Anacostia Waterfront River walk is intended to be a major urban waterfront amenity leading to within a block of the Project site. Views to the U.S. Capitol and national monuments may be achievable from some parts of the ballpark or site.

Aerial photo of the site looking Northwest. The yellow dot marks the site of where the stadium is to be built.

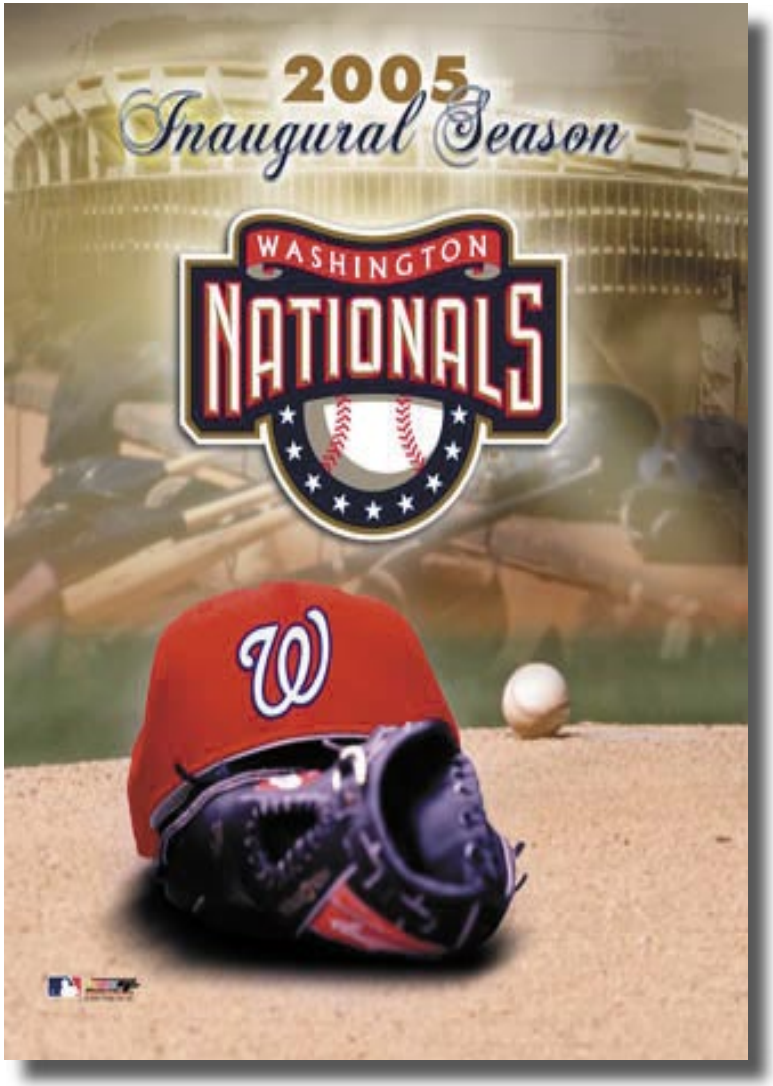
The site is highly accessible, with close adjacency to the two major interstate highways serving the District (I-395 and I-295) and a number of the major streets forming the connected street grid system of the District, including M Street, New Jersey Avenue, and South Capitol Street. The site is one block from the Navy Yard station of the Metro

system, one of the most widely used mass transit systems in the United States with more than 750,000 riders per day. The Navy Yard station is within three stops or less of a connection to every other line in the Metro system, linking the site to the full extent of Metro's 103 miles of rail and convenient access to the approximately 5 million residents of the D.C. metropolitan area. Via Metro, taxi, or even on foot, the site is also easily accessible to the tourist sites and hotels frequented by more than 20 million visitors to D.C. annually (most of whom visit during the same months as the MLB season).

Currently occupied by a variety of vacant or small-scale industrial or commercial properties, the site is of relatively level topography and regular rectilinear geometry. Current or historic industrial uses may indicate the need for some environmental remediation, and the site's proximity to the Anacostia River suggests that the water-table depth is likely to be a consideration in structural design.

Having analyzed the guidelines set forth for the stadium by the DC Sports and Entertainment Commission regarding the stadium design and their desire for a forward looking, progressive stadium in its approach to design and their aspirations of having a new iconic stadium, one that has not been produced and reproduced by other stadiums in and around the country, will give this project an approach unlike any other that the Washington D.C. area has undertaken in the past.

Beginning in the summer semester of 2005, work will begin on the first stages of this thesis project. Goals to be achieved over the course of this summer are that of site analysis which will include a visit to the site itself in Washington D.C. during the week of July 18-23, that will allow for a more in depth



Washingtonians are awaiting the upcoming era of baseball with the arrival of the Nationals is the D.C. area.

u Also on the agenda for the summer beyond site s Camden Yards, Pit

studies that have been conducted and completed by the District of Columbia Planning Office to see how a baseball stadium will fit into the overall master plan of the Anacostia Waterfront Initiative. All of this is to be done with the goal of being complete by the beginning of the fall semester in anticipation of going directly into schematic design.

Table of Contents

Precedence: Generations of Stadium Design

When researching the evolution of stadium design as it relates to my thesis project, there was an intention for classifications of the stadium structures that have preceded the solution for this project. When looking at the landscape of baseball in America and the approach it has taken to its architectural needs of stadium design, there really could be 3 divisions in the category and classification of stadium design, generation 1,2,3.

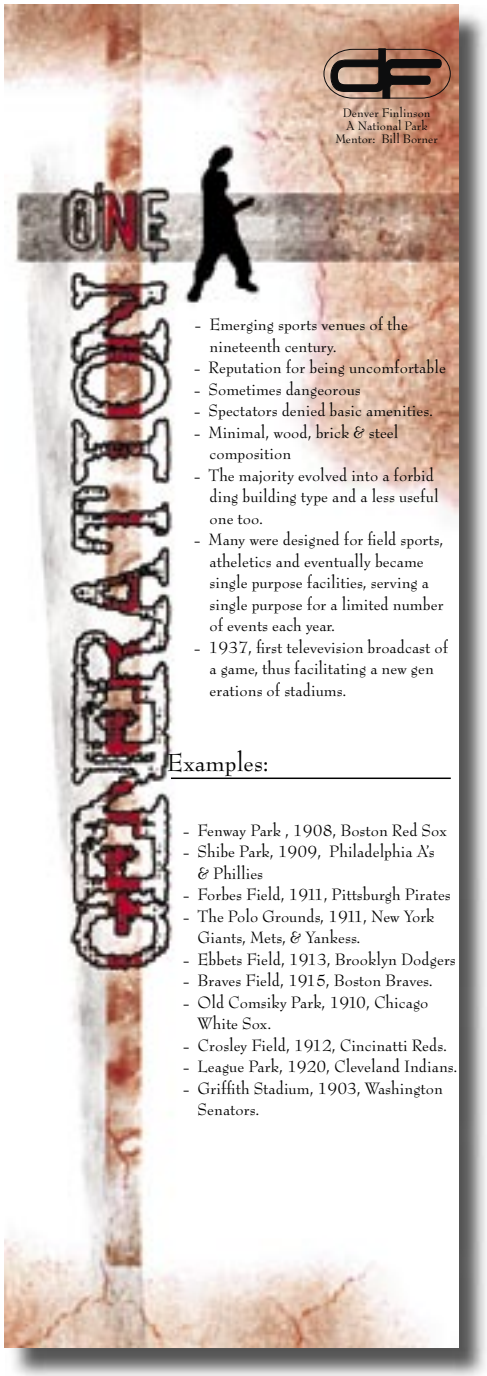
Generation One was the pioneering of baseball stadiums in America which took precedence of the classic stadium structures in the world, such as the coliseum in Rome. The first generation met the basic needs of the fan for viewing the game, at the same time they had a reputation for being uncomfortable and sometimes dangerous. They did not have the present day amenities that fans have become accustomed to at today's sporting events.

Generation Two made improvements of the first generations when sporting events were treated more as a business on the side of the owners. Stadiums were de The evolution into this stage was brought on by design and construction of the Houston Astrodome, which sparked an era of multi-discipline design in the field of stadium architecture and design.

Generation Three evolved when owners realized the work, money, and headaches that went into managing, owning, and promoting such large stadiums that oft The transition from generation two to three was established with the design and construction of Camden Yards in Baltimore, Maryland for the Baltimore Orioles, this set off the "Retro" stadium design craze. This approach to stadium design attempts to have the look, feel, smell, and ambiance of the stadiums of generation one, but with the modern conveniences and technology of today.

The intent of the thesis pr
advanced for the viewing of baseball games.

The following pages depict certain stadiums that are of significant importance in the evolution of stadium design and the classifications of which generations they fall into.



Characteristics:

- Emerging sports venues of the nineteenth century.
- Reputation for being uncomfortable
- Sometimes dangerous
- Spectators denied basic amenities.
- Minimal, wood, brick & steel composition
- The majority evolved into a forbidding building type and a less useful one too.
- Many were designed for field sports, athletics and eventually became single purpose facilities, serving a single purpose for a limited number of events each year.
- 1937, first television broadcast of a game, thus facilitating a new generations of stadiums.

Examples:

- Fenway Park , 1908, Boston Red Sox
- Shibe Park, 1909, Philadelphia A's & Phillies
- Forbes Field, 1911, Pittsburgh Pirates
- The Polo Grounds, 1911, New York Giants, Mets, & Yankees.
- Ebbets Field, 1913, Brooklyn Dodgers
- Braves Field, 1915, Boston Braves.
- Old Comsiky Park, 1910, Chicago White Sox.
- Crosley Field, 1912, Cincinnati Reds.
- League Park, 1920, Cleveland Indians.
- Griffith Stadium, 1903, Washington Senators.

Ebbets Field

Tenant: Brooklyn Dodgers
Capacity: 23,000 (Original) 32,000 (Final)
Surface: Grass
Cost: $ 750,000
Opened: April 9, 1913
Closed: September 24, 1957
Demolished: February 25, 1960
Dimensions: 419-L, 450-C, 301-R, (Original), 348-L, 393-C, 297-R (Final).
Architect: Clarence Randall Buskin
All-Star Games: 1949
World Series: 1916, '20, '41, '47, '49, '52, '53, '55, '56

It was, in the truest sense, a ballpark- a cozy, friendly little place where you could forget your troubles, inhale a few hot dogs and peanuts and cheer on your beloved Dodgers- boisterously and with passion, like hard-living Brooklyn fans attacked everything in life.

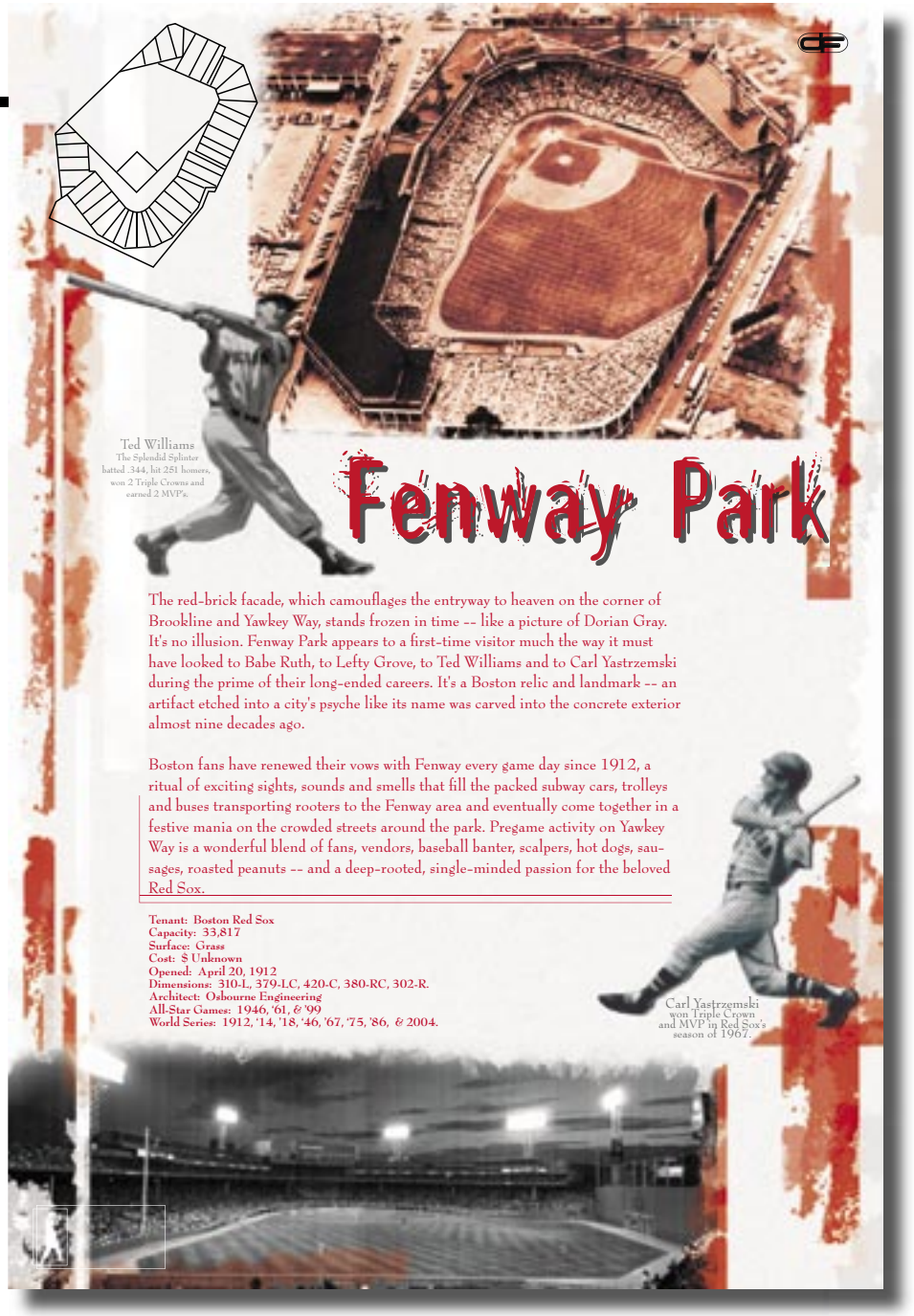
It was a gaudy, colorful, wonderfully-misshapen arena where everything seemed out of sync, balls bounced out of control and you not only learned to expect the unexpected, you counted on it.

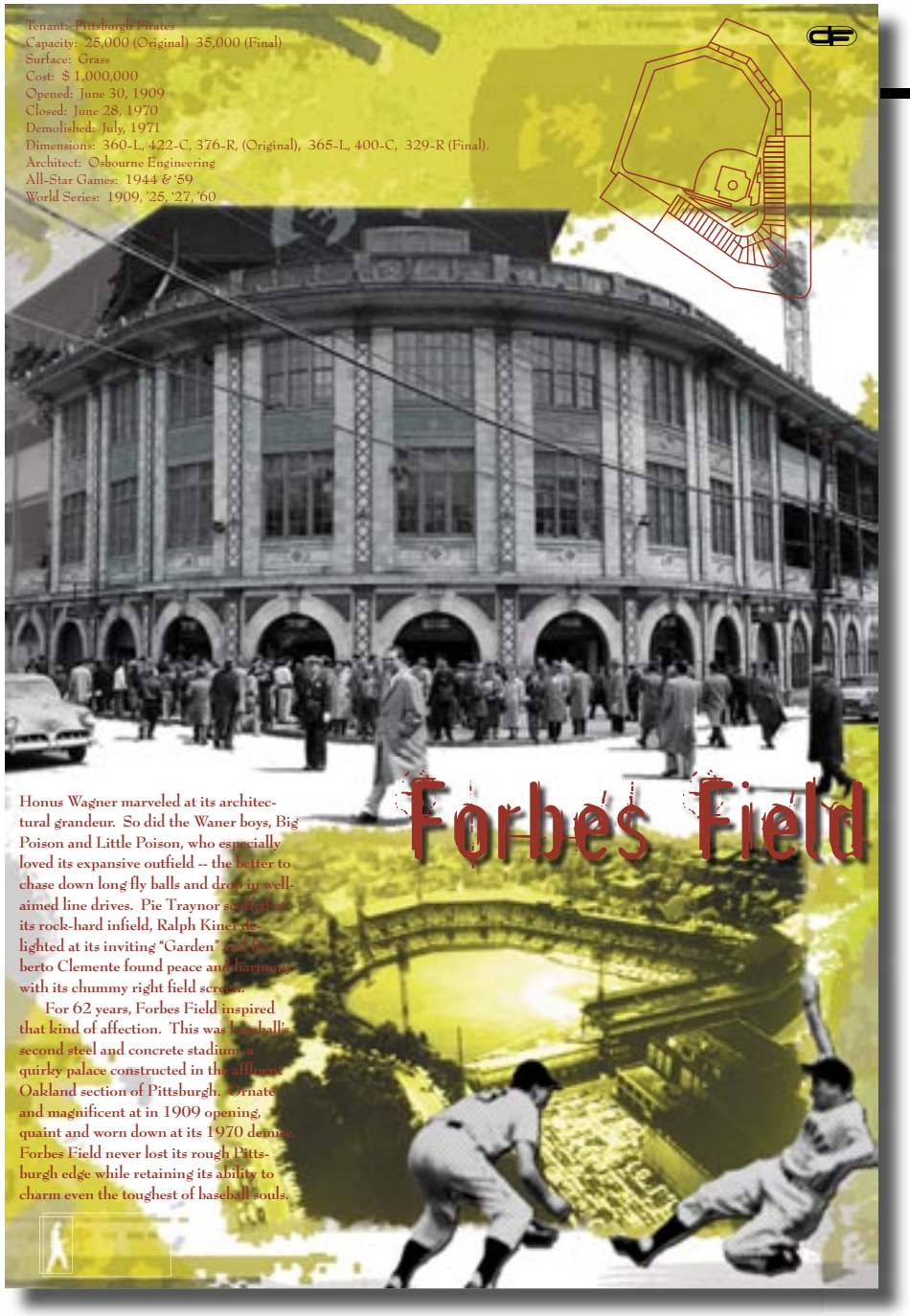
Fenway Park

Tenant: Boston Red Sox
Capacity: 33,817
Surface: Grass
Cost: $ Unknown
Opened: April 20, 1912
Dimensions: 310-L, 379-LC, 420-C, 380-RC, 302-R.
Architect: Osbourne Engineering
All-Star Games: 1946, '61, & '99
World Series: 1912, '14, '18, '46, '67, '75, '86, & 2004.

The red-brick facade, which camouflages the entryway to heaven on the corner of Brookline and Yawkey Way, stands frozen in time -- like a picture of Dorian Gray. It's no illusion. Fenway Park appears to a first-time visitor much the way it must have looked to Babe Ruth, to Lefty Grove, to Ted Williams and to Carl Yastrzemski during the prime of their long-ended careers. It's a Boston relic and landmark -- an artifact etched into a city's psyche like its name was carved into the concrete exterior almost nine decades ago.

Boston fans have renewed their vows with Fenway every game day since 1912, a ritual of exciting sights, sounds and smells that fill the packed subway cars, trolleys and buses transporting rooters to the Fenway area and eventually come together in a festive mania on the crowded streets around the park. Pregame activity on Yawkey Way is a wonderful blend of fans, vendors, baseball banter, scalpers, hot dogs, sausages, roasted peanuts -- and a deep-rooted, single-minded passion for the beloved Red Sox.





Forbes Field

Tenant: Pittsburgh Pirates
Capacity: 25,000 (Original) 35,000 (Final)
Surface: Grass
Cost: $ 1,000,000
Opened: June 30, 1909
Closed: June 28, 1970
Demolished: July, 1971
Dimensions: 360-L, 422-C, 376-R, (Original), 365-L, 400-C, 329-R (Final).
Architect: Osbourne Engineering
All-Star Games: 1944 & '59
World Series: 1909, '25, '27, '60

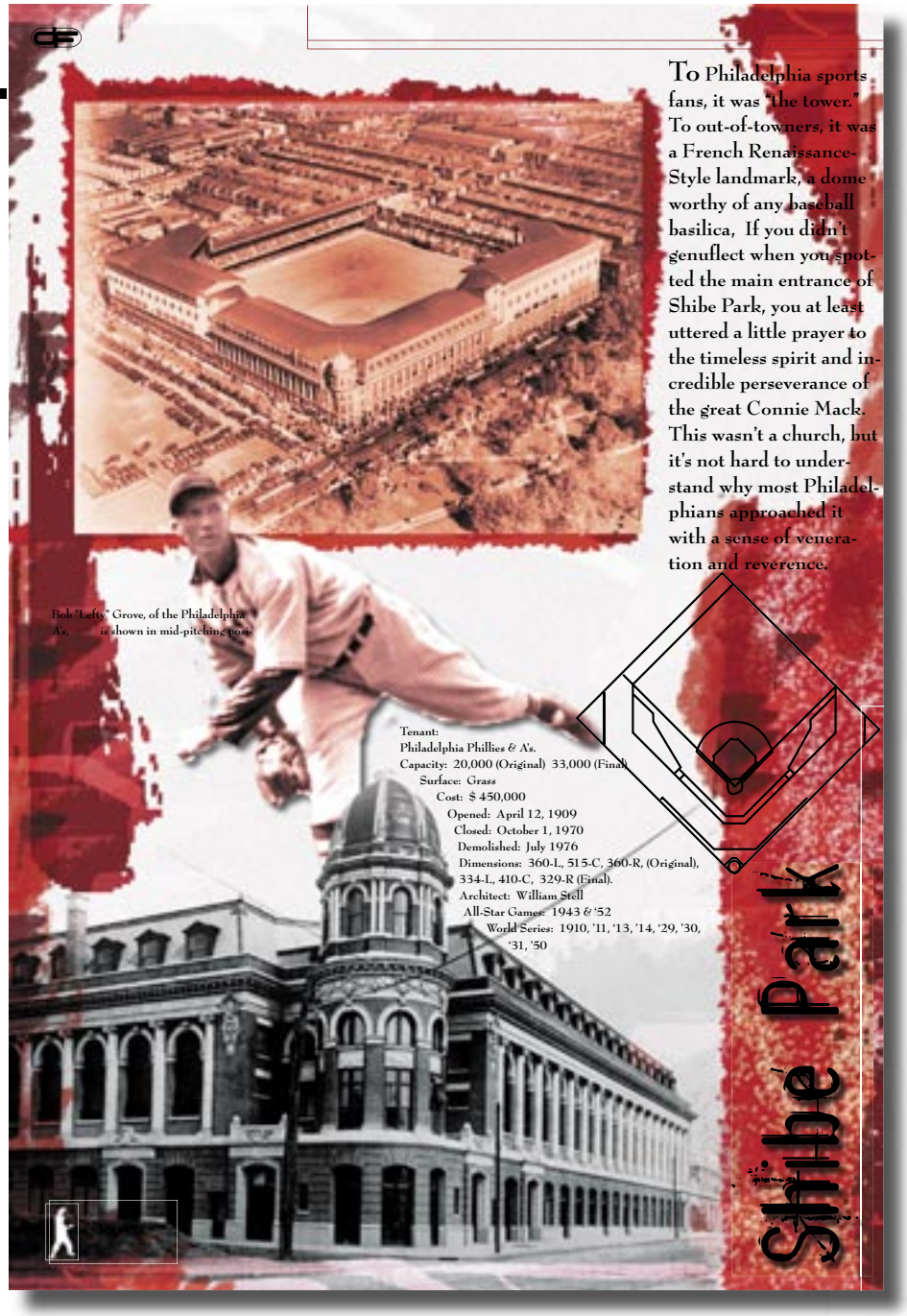
Honus Wagner marveled at its architectural grandeur. So did the Waner boys, Big Poison and Little Poison, who especially loved its expansive outfield -- the better to chase down long fly balls and drop in well-aimed line drives. Pie Traynor scoffed at its rock-hard infield, Ralph Kiner delighted at its inviting "Garden" and Roberto Clemente found peace and harmony with its chummy right field screen.

For 62 years, Forbes Field inspired that kind of affection. This was baseball's second steel and concrete stadium, a quirky palace constructed in the affluent Oakland section of Pittsburgh. Ornate and magnificent at in 1909 opening, quaint and worn down at its 1970 demise, Forbes Field never lost its rough Pittsburgh edge while retaining its ability to charm even the toughest of baseball souls.

Shibe Park

Tenant: Philadelphia Phillies & A's.
Capacity: 20,000 (Original) 33,000 (Final)
Surface: Grass
Cost: $ 450,000
Opened: April 12, 1909
Closed: October 1, 1970
Demolished: July 1976
Dimensions: 360-L, 515-C, 360-R, (Original), 334-L, 410-C, 329-R (Final).
Architect: William Stell
All-Star Games: 1943 & '52
World Series: 1910, '11, '13, '14, '29, '30, '31, '50

To Philadelphia sports fans, it was "the tower." To out-of-towners, it was a French Renaissance-Style landmark, a dome worthy of any baseball basilica, If you didn't genuflect when you spotted the main entrance of Shibe Park, you at least uttered a little prayer to the timeless spirit and incredible perseverance of the great Connie Mack. This wasn't a church, but it's not hard to understand why most Philadelphians approached it with a sense of veneration and reverence.



The Polo Grounds

Tenant: New York Giants, Yankees, & Mets
Capacity: 16,000 (Original) 54,555 (Final)
Surface: Grass
Cost: $ 300,000
Opened: June 28, 1911
Closed: September 18, 1963
Demolished: April 1964
Dimensions: 277-L, 455-C, 258-R, (Original), 279-L, 475-C, 257-R (Final).
Architect:
All-Star Games: 1934 & '42
World Series: 1905, '11, '12, '13, '17, '21, '22, '23, '24, '33, '37, '51, '54

At first glance, the Polo Grounds was a baseball illusion -- an elongated, horseshoe-shaped arena with a compressed field squeezed into its unorthodox contours. It was awkward, clumsy and disjointed, a 19th century relic with a 20th century soul. It was an ugly house of pain for visitors, a stately cathedral for New York baseball worshipers. You had to look deep to see the soul, but you couldn't miss a powerful aura that cloaked one of the great sports venues in history.

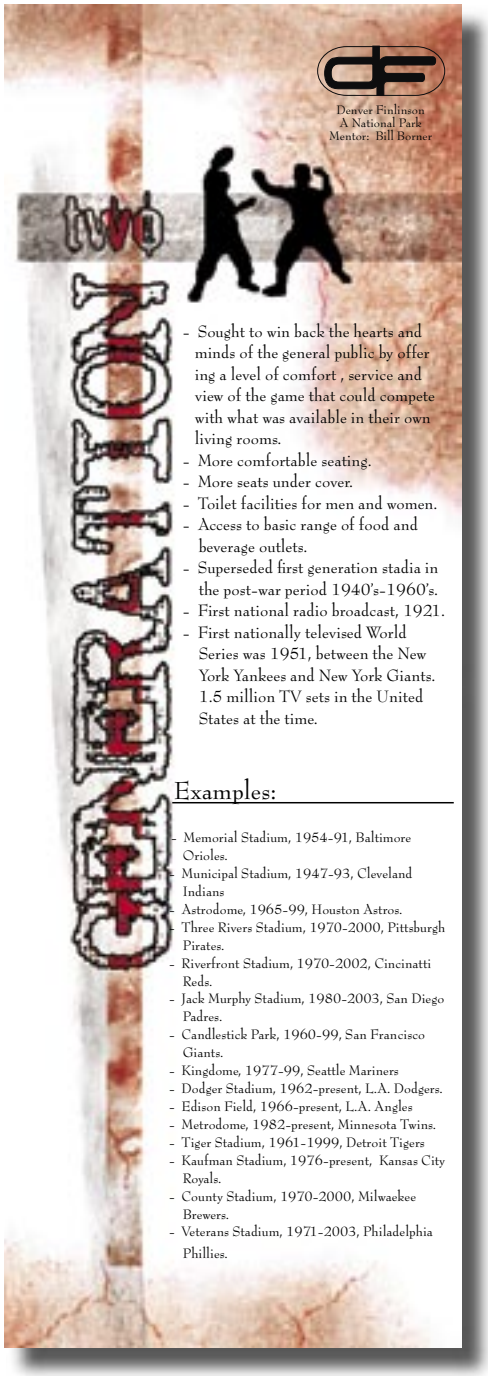
To fully appreciate the modern-era Polo Grounds, you must envision a huge bathtub with a baseball diamond crammed inside. The result was an outlandish field with peculiar dimensions and quirks unlike any other in baseball. The double-deck grandstands circled deep behind home plate (one end of the tub) and rounded off, continuing straight along the entire lengths of the structure before making slight curves at the opposite end. With home plate centered against the two curved ends, half of the side grandstands were in foul territory, the other half in fair.

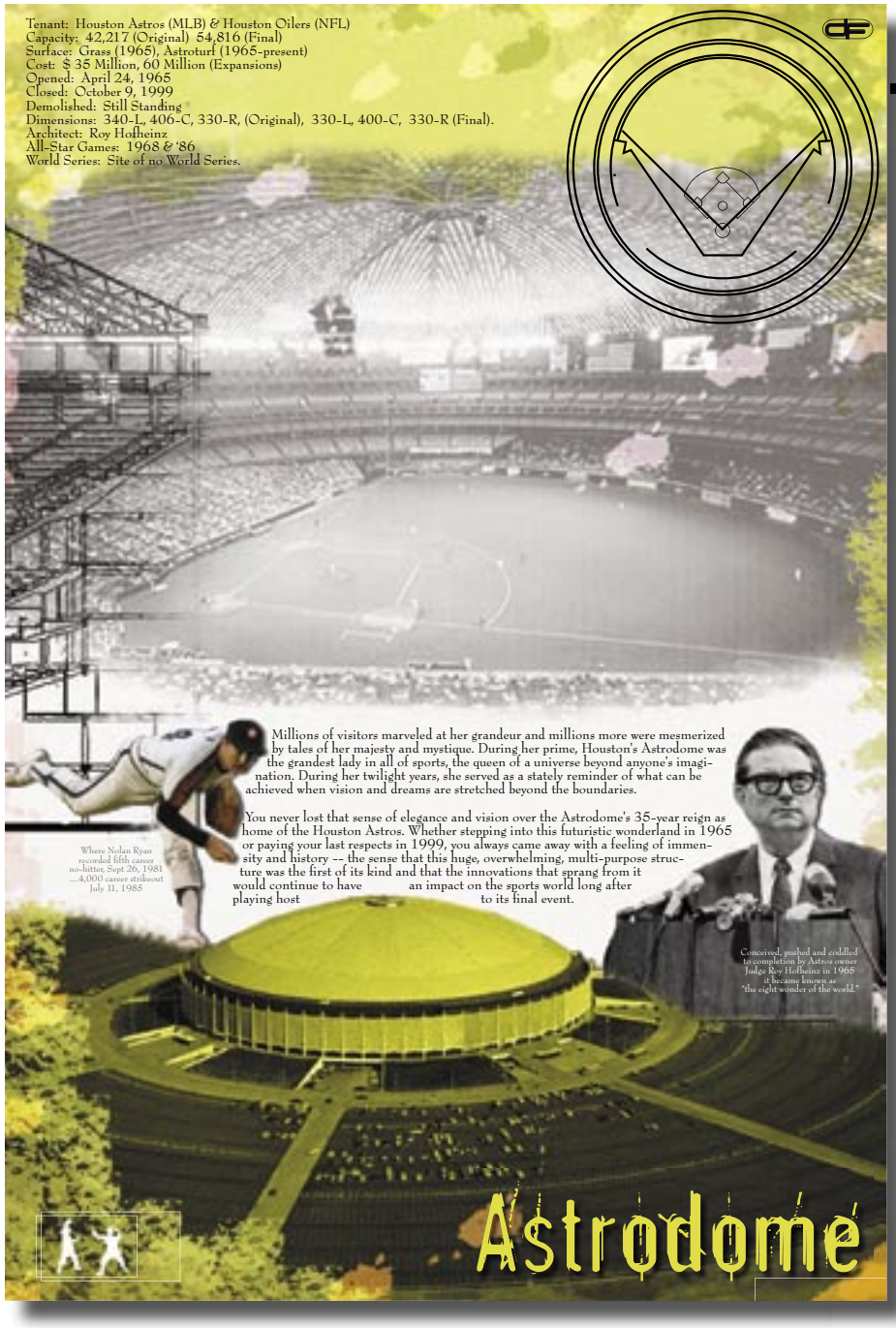
Character

- Sought to win back the hearts and minds of the general public by offering a level of comfort , service and view of the game that could compete with what was available in their own living rooms.
- More comfortable seating.
- More seats under cover.
- Toilet facilities for men and women.
- Access to basic range of food and beverage outlets.
- Superseded first generation stadia in the post-war period 1940's-1960's.
- First national radio broadcast, 1921.
- First nationally televised World Series was 1951, between the New York Yankees and New York Giants. 1.5 million TV sets in the United States at the time.

Examples:

- Memorial Stadium, 1954-91, Baltimore Orioles.
- Municipal Stadium, 1947-93, Cleveland Indians
- Astrodome, 1965-99, Houston Astros.
- Three Rivers Stadium, 1970-2000, Pittsburgh Pirates.
- Riverfront Stadium, 1970-2002, Cincinnati Reds.
- Jack Murphy Stadium, 1980-2003, San Diego Padres.
- Candlestick Park, 1960-99, San Francisco Giants.
- Kingdome, 1977-99, Seattle Mariners
- Dodger Stadium, 1962-present, L.A. Dodgers.
- Edison Field, 1966-present, L.A. Angles
- Metrodome, 1982-present, Minnesota Twins.
- Tiger Stadium, 1961-1999, Detroit Tigers
- Kaufman Stadium, 1976-present, Kansas City Royals.
- County Stadium, 1970-2000, Milwaekee Brewers.
- Veterans Stadium, 1971-2003, Philadelphia Phillies.





Astrodome

Tenant: Houston Astros (MLB) & Houston Oilers (NFL)
Capacity: 42,217 (Original) 54,816 (Final)
Surface: Grass (1965), Astroturf (1965-present)
Cost: $ 35 Million, 60 Million (Expansions)
Opened: April 24, 1965
Closed: October 9, 1999
Demolished: Still Standing
Dimensions: 340-L, 406-C, 330-R, (Original), 330-L, 400-C, 330-R (Final).
Architect: Roy Hofheinz
All-Star Games: 1968 & '86
World Series: Site of no World Series.

Millions of visitors marveled at her grandeur and millions more were mesmerized by tales of her majesty and mystique. During her prime, Houston's Astrodome was the grandest lady in all of sports, the queen of a universe beyond anyone's imagination. During her twilight years, she served as a stately reminder of what can be achieved when vision and dreams are stretched beyond the boundaries.

You never lost that sense of elegance and vision over the Astrodome's 35-year reign as home of the Houston Astros. Whether stepping into this futuristic wonderland in 1965 or paying your last respects in 1999, you always came away with a feeling of immensity and history -- the sense that this huge, overwhelming, multi-purpose structure was the first of its kind and that the innovations that sprang from it would continue to have an impact on the sports world long after playing host to its final event.

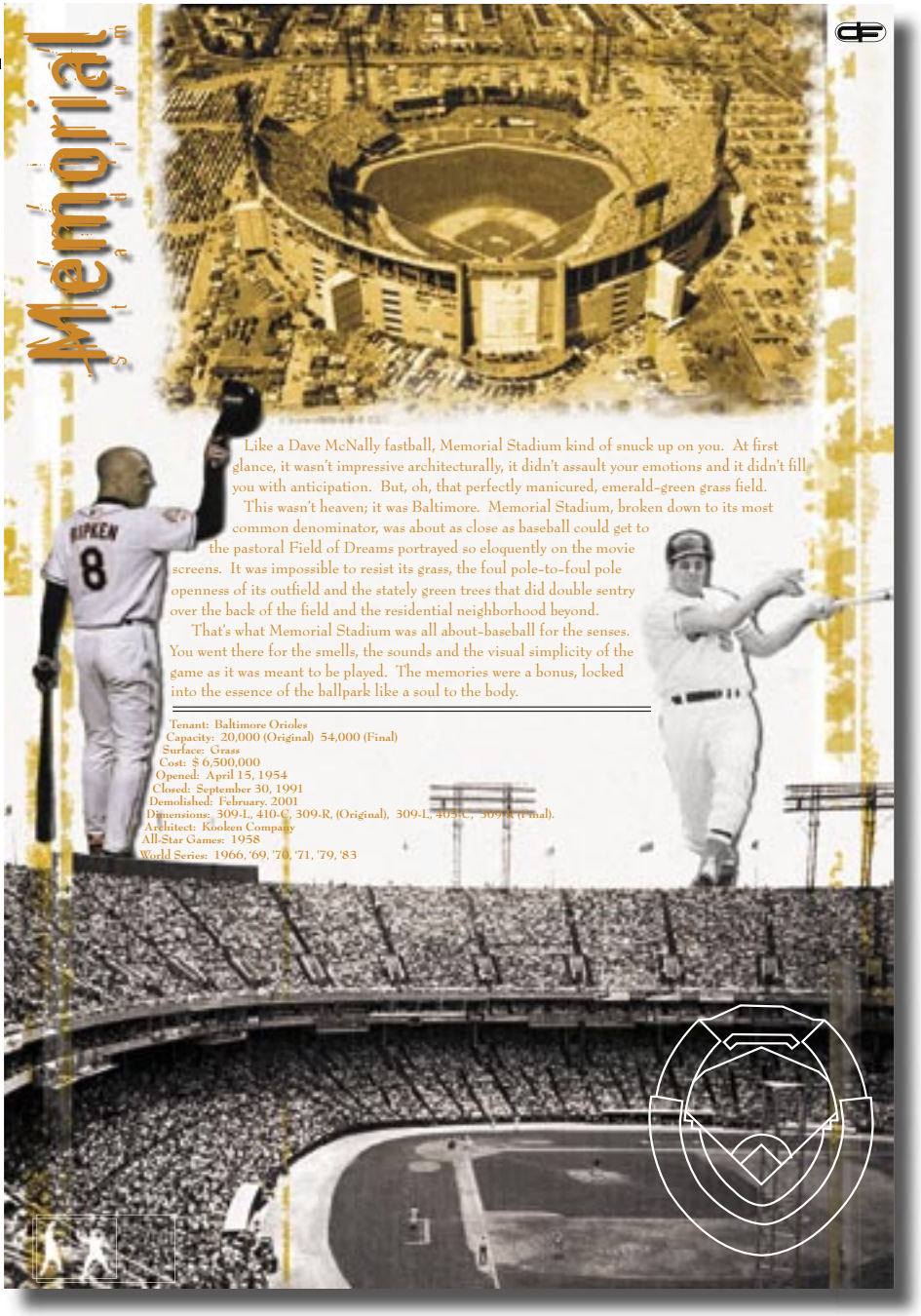
Memorial Stadium

Tenant: Baltimore Orioles
Capacity: 20,000 (Original) 54,000 (Final)
Surface: Grass
Cost: $ 6,500,000
Opened: April 15, 1954
Closed: September 30, 1991
Demolished: February. 2001
Dimensions: 309-L, 410-C, 309-R, (Original), 309-L, 405-C, 309-R (Final).
Architect: Kooken Company
All-Star Games: 1958
World Series: 1966, '69, '70, '71, '79, '83

Like a Dave McNally fastball, Memorial Stadium kind of snuck up on you. At first glance, it wasn't impressive architecturally, it didn't assault your emotions and it didn't fill you with anticipation. But, oh, that perfectly manicured, emerald-green grass field.

This wasn't heaven; it was Baltimore. Memorial Stadium, broken down to its most common denominator, was about as close as baseball could get to the pastoral Field of Dreams portrayed so eloquently on the movie screens. It was impossible to resist its grass, the foul pole-to-foul pole openness of its outfield and the stately green trees that did double sentry over the back of the field and the residential neighborhood beyond.

That's what Memorial Stadium was all about-baseball for the senses. You went there for the smells, the sounds and the visual simplicity of the game as it was meant to be played. The memories were a bonus, locked into the essence of the ballpark like a soul to the body.



Municipal Stadium

Tenant: Cleveland Indians (MLB) & Cleveland Browns (NFL)
Capacity: 78,000 (Original) 74,400 (Final)
Surface: Grass
Cost: $ 2.5 Million, 8.6 Million (Renovations)
Opened: July 31, 1932
Closed: October 3, 1993
Demolished: November 1996
Dimensions: 322-L, 470-C, 322-R, (Original), 320-L, 404-C, 320-R (Final).
Architect: Osbourne Engineering
All-Star Games: 1935, '54, '63, '81
World Series: 1948, '54.

You have to admire its perseverance, a tired, old concrete-and-steel edifice that stood up to a depression, a burning river, economic turmoil, bad baseball and the ill winds that blow relentlessly off Lake Erie. Cleveland Municipal Stadium was a tough old bird, massive, imposing and scarred from years of neglect and abuse. It also was a proud remnant of a bygone era, when ballparks were measured as much by size and function as by charm and charisma.

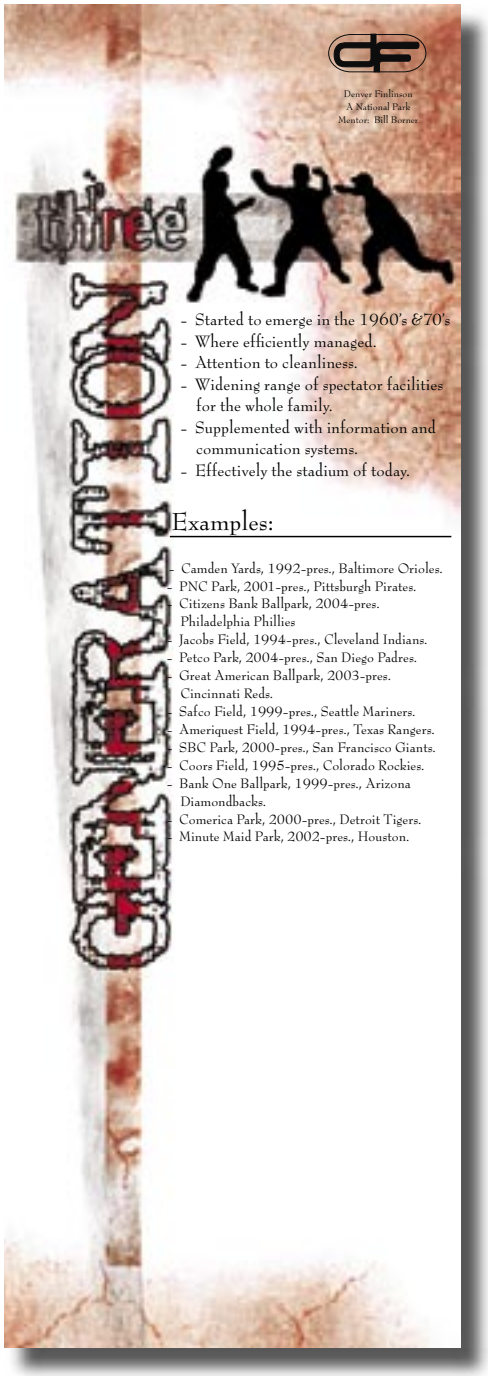
Imposing had given way to clunky and awkward by 1993, when the stadium finally closed its gates to baseball after more than six decades. But through most of its existence, It had been a perfect match for a tough, no frills, factory dominated city in the middle of America's iron belt. It was huge, unpretentious and lacking in the physical quirks and nuances that gave other early era ballparks personality. It was, in the truest sense, a stadium- a downtown sports arena that survived 62 years of erratic lake front weather without a lot of love or tender care.

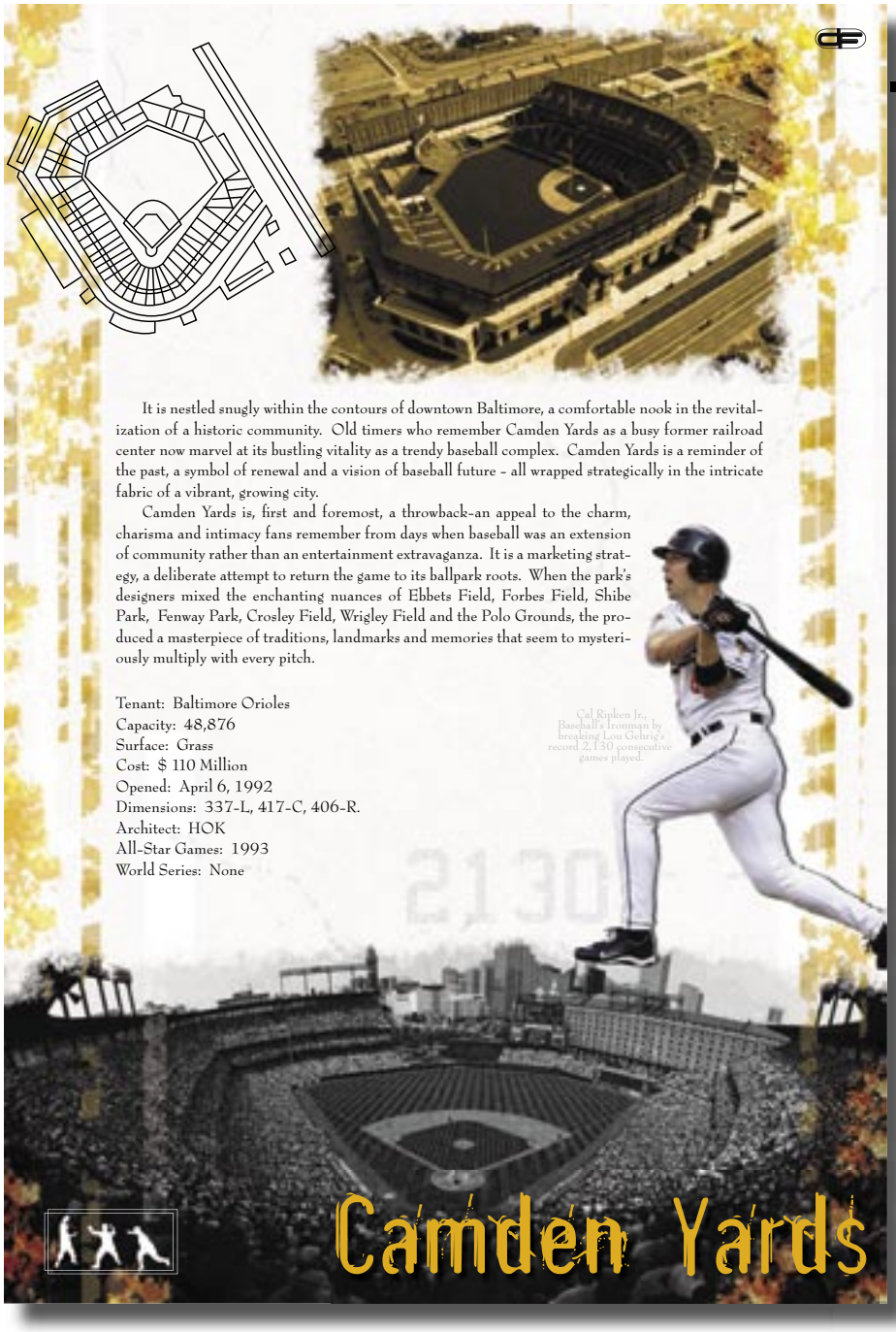
Characteristics:

- Started to emerge in the 1960's &70's
- Where efficiently managed.
- Attention to cleanliness.
- Widening range of spectator facilities for the whole family.
- Supplemented with information and communication systems.
- Effectively the stadium of today.

Examples:

- Camden Yards, 1992-pres., Baltimore Orioles.
- PNC Park, 2001-pres., Pittsburgh Pirates.
- Citizens Bank Ballpark, 2004-pres. Philadelphia Phillies
- Jacobs Field, 1994-pres., Cleveland Indians.
- Petco Park, 2004-pres., San Diego Padres.
- Great American Ballpark, 2003-pres. Cincinnati Reds.
- Safco Field, 1999-pres., Seattle Mariners.
- Ameriquest Field, 1994-pres., Texas Rangers.
- SBC Park, 2000-pres., San Francisco Giants.
- Coors Field, 1995-pres., Colorado Rockies.
- Bank One Ballpark, 1999-pres., Arizona Diamondbacks.
- Comerica Park, 2000-pres., Detroit Tigers.
- Minute Maid Park, 2002-pres., Houston.





Camden Yards

Tenant: Baltimore Orioles
Capacity: 48,876
Surface: Grass
Cost: $ 110 Million
Opened: April 6, 1992
Dimensions: 337-L, 417-C, 406-R.
Architect: HOK
All-Star Games: 1993
World Series: None

It is nestled snugly within the contours of downtown Baltimore, a comfortable nook in the revitalization of a historic community. Old timers who remember Camden Yards as a busy former railroad center now marvel at its bustling vitality as a trendy baseball complex. Camden Yards is a reminder of the past, a symbol of renewal and a vision of baseball future - all wrapped strategically in the intricate fabric of a vibrant, growing city.

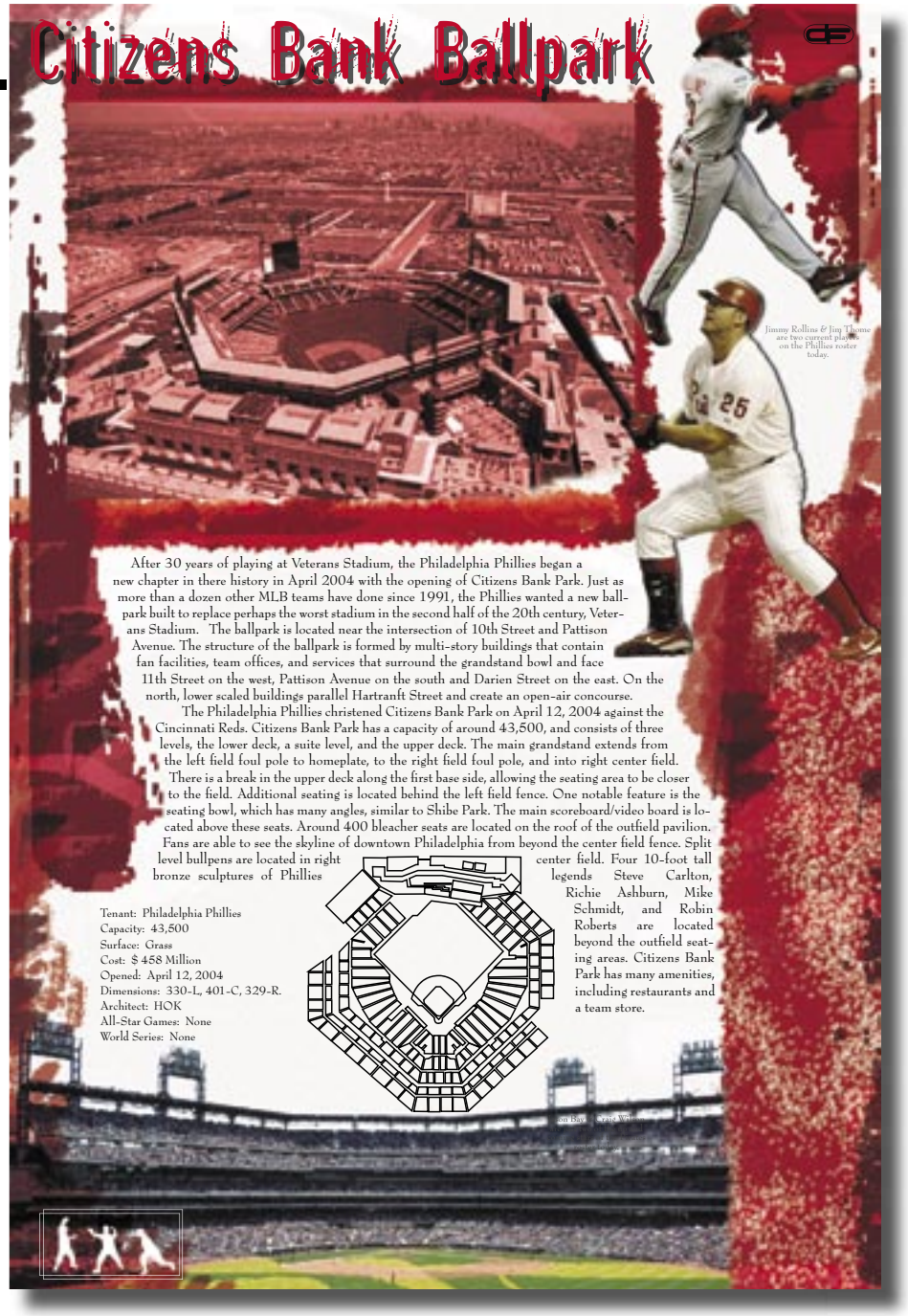
Camden Yards is, first and foremost, a throwback-an appeal to the charm, charisma and intimacy fans remember from days when baseball was an extension of community rather than an entertainment extravaganza. It is a marketing strategy, a deliberate attempt to return the game to its ballpark roots. When the park's designers mixed the enchanting nuances of Ebbets Field, Forbes Field, Shibe Park, Fenway Park, Crosley Field, Wrigley Field and the Polo Grounds, the produced a masterpiece of traditions, landmarks and memories that seem to mysteriously multiply with every pitch.

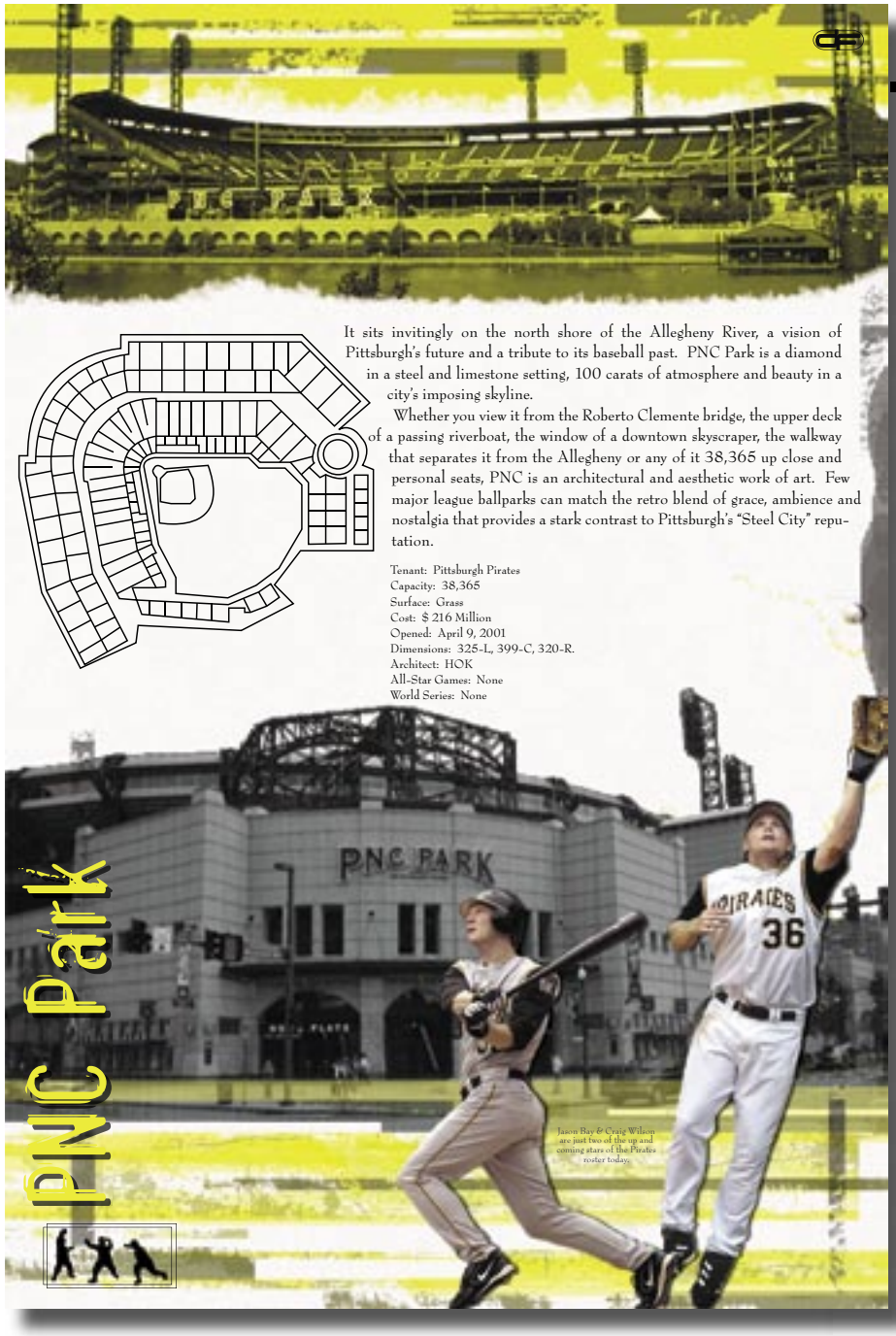
Citizens Bank Ballpark

Tenant: Philadelphia Phillies
Capacity: 43,500
Surface: Grass
Cost: $ 458 Million
Opened: April 12, 2004
Dimensions: 330-L, 401-C, 329-R.
Architect: HOK
All-Star Games: None
World Series: None

After 30 years of playing at Veterans Stadium, the Philadelphia Phillies began a new chapter in there history in April 2004 with the opening of Citizens Bank Park. Just as more than a dozen other MLB teams have done since 1991, the Phillies wanted a new ballpark built to replace perhaps the worst stadium in the second half of the 20th century, Veterans Stadium. The ballpark is located near the intersection of 10th Street and Pattison Avenue. The structure of the ballpark is formed by multi-story buildings that contain fan facilities, team offices, and services that surround the grandstand bowl and face 11th Street on the west, Pattison Avenue on the south and Darien Street on the east. On the north, lower scaled buildings parallel Hartranft Street and create an open-air concourse.

The Philadelphia Phillies christened Citizens Bank Park on April 12, 2004 against the Cincinnati Reds. Citizens Bank Park has a capacity of around 43,500, and consists of three levels, the lower deck, a suite level, and the upper deck. The main grandstand extends from the left field foul pole to home plate, to the right field foul pole, and into right center field. There is a break in the upper deck along the first base side, allowing the seating area to be closer to the field. Additional seating is located behind the left field fence. One notable feature is the seating bowl, which has many angles, similar to Shibe Park. The main scoreboard/video board is located above these seats. Around 400 bleacher seats are located on the roof of the outfield pavilion. Fans are able to see the skyline of downtown Philadelphia from beyond the center field fence. Split level bullpens are located in right center field. Four 10-foot tall bronze sculptures of Phillies legends Steve Carlton, Richie Ashburn, Mike Schmidt, and Robin Roberts are located beyond the outfield seating areas. Citizens Bank Park has many amenities, including restaurants and a team store.





PNC Park

Tenant: Pittsburgh Pirates
Capacity: 38,365
Surface: Grass
Cost: $ 216 Million
Opened: April 9, 2001
Dimensions: 325-L, 399-C, 320-R.
Architect: HOK
All-Star Games: None
World Series: None

It sits invitingly on the north shore of the Allegheny River, a vision of Pittsburgh's future and a tribute to its baseball past. PNC Park is a diamond in a steel and limestone setting, 100 carats of atmosphere and beauty in a city's imposing skyline.

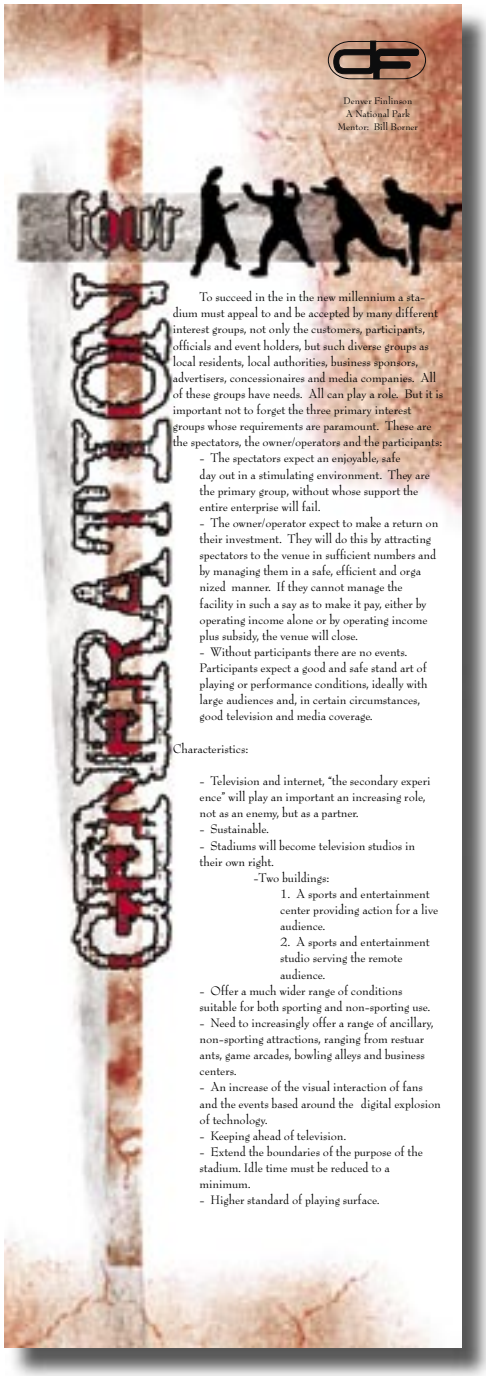
Whether you view it from the Roberto Clemente bridge, the upper deck of a passing riverboat, the window of a downtown skyscraper, the walkway that separates it from the Allegheny or any of it 38,365 up close and personal seats, PNC is an architectural and aesthetic work of art. Few major league ballparks can match the retro blend of grace, ambience and nostalgia that provides a stark contrast to Pittsburgh's "Steel City" reputation.

To succeed in the in the new millennium a stadium must appeal to and be accepted by many different interest groups, not only the customers, participants, officials and event holders, but such diverse groups as local residents, local authorities, business sponsors, advertisers, concessionaires and media companies. All of these groups have needs. All can play a role. But it is important not to forget the three primary interest groups whose requirements are paramount. These are the spectators, the owner/operators and the participants:

- The spectators expect an enjoyable, safe day out in a stimulating environment. They are the primary group, without whose support the entire enterprise will fail.
- The owner/operator expect to make a return on their investment. They will do this by attracting spectators to the venue in sufficient numbers and by managing them in a safe, efficient and organized manner. If they cannot manage the facility in such a way as to make it pay, either by operating income alone or by operating income plus subsidy, the venue will close.
- Without participants there are no events. Participants expect a good and safe standard of playing or performance conditions, ideally with large audiences and, in certain circumstances, good television and media coverage.

Characteristics:

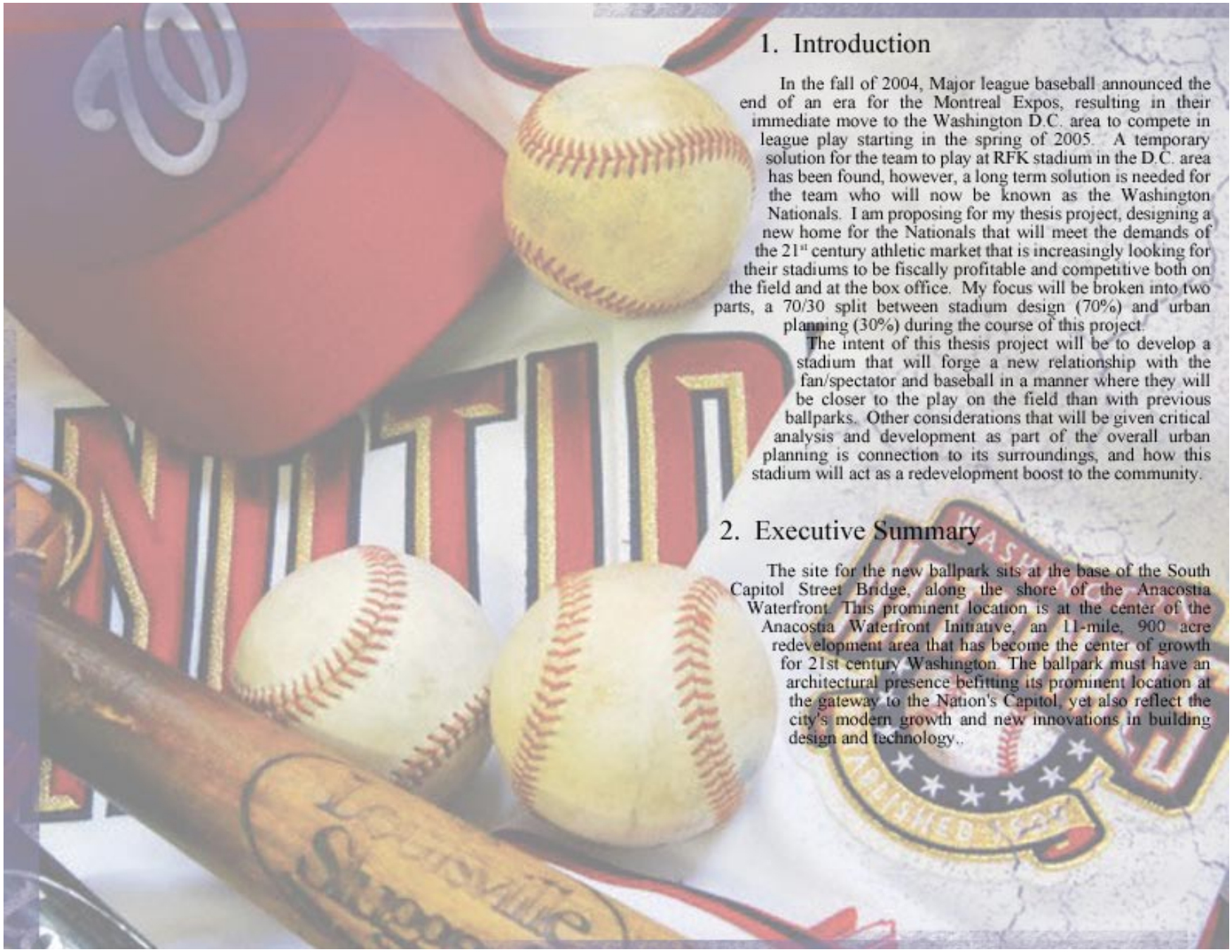
- Television and internet, “the secondary experience” will play an important an increasing role,not as an enemy, but as a partner.
- Sustainable.
- Stadiums will become television studios in their own right.
    - -Two buildings:
        1. A sports and entertainment center providing action for a livee audience.
        2. A sports and entertainment studio serving the remote audience.
- Offer a much wider range of conditions suitable for both sporting and non-sporting use.
- Need to increasingly offer a range of ancillary, non-sporting attractions, ranging from res tuarants, game arcades, bowling alleys and business centers.
- An increase of the visual interaction of fans and the events based around the digital explosion of technology.
- Keeping ahead of television.
- Extend the boundaries of the purpose of the stadium. Idle time must be reduced to a minimum.
- Higher standard of playing surface.



Programming


A NATIONAL PARK
DESIGN PROGRAM
WASHINGTON
NATIONALS


A NATIONAL PARK
DESIGN PROGRAM
1. Introduction
2. Executive Summary
3. Site Analysis
- Location
- Neighborhood Context
- Size and Zoning
- Natural Physical Characteristics
- Circulation
- Climate
4. Client Profile
- The Cleint
- The User
5. Contraints
- Codes
- Master Plans
6. Mission Statement
7. Goals and space Requirements
- Spectator Facilities
- Food Service and Retail Facilities
- Media Facilities
- Clubhouse Facilities
- Service and Operations Facilities
- Administration Facilities
- Playing Field Facilities
- Parking
- Circulation
10. Appendix



1. Introduction

In the fall of 2004, Major league baseball announced the end of an era for the Montreal Expos, resulting in their immediate move to the Washington D.C. area to compete in league play starting in the spring of 2005. A temporary solution for the team to play at RFK stadium in the D.C. area has been found, however, a long term solution is needed for the team who will now be known as the Washington Nationals. I am proposing for my thesis project, designing a new home for the Nationals that will meet the demands of the 21st century athletic market that is increasingly looking for their stadiums to be fiscally profitable and competitive both on the field and at the box office. My focus will be broken into two parts, a 70/30 split between stadium design (70%) and urban planning (30%) during the course of this project.

The intent of this thesis project will be to develop a stadium that will forge a new relationship with the fan/spectator and baseball in a manner where they will be closer to the play on the field than with previous ballparks. Other considerations that will be given critical analysis and development as part of the overall urban planning is connection to its surroundings, and how this stadium will act as a redevelopment boost to the community.

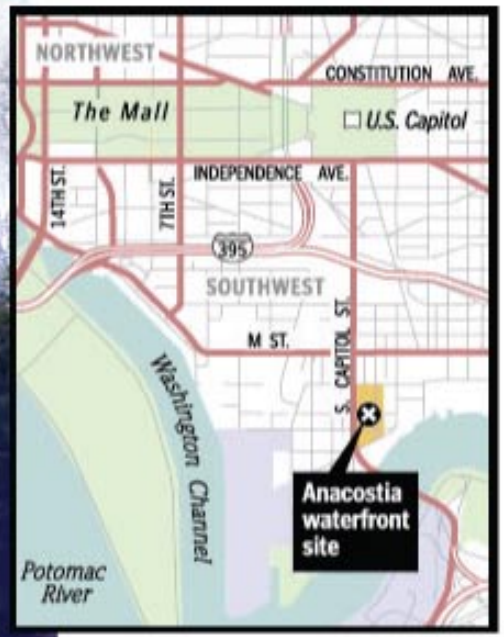
2. Executive Summary

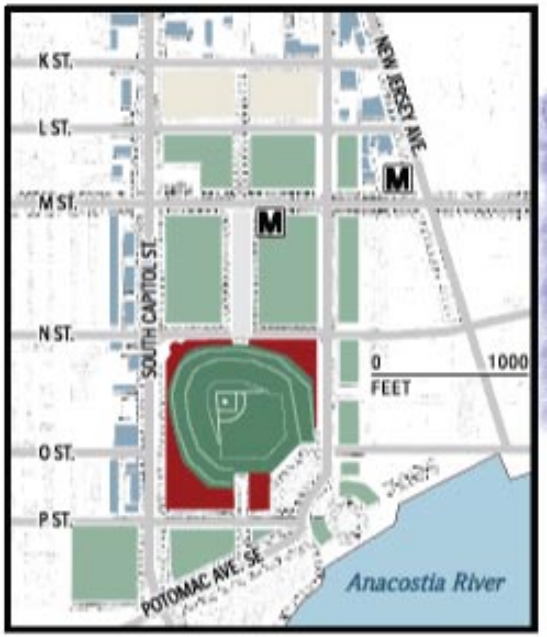
The site for the new ballpark sits at the base of the South Capitol Street Bridge, along the shore of the Anacostia Waterfront. This prominent location is at the center of the Anacostia Waterfront Initiative, an 11-mile, 900 acre redevelopment area that has become the center of growth for 21st century Washington. The ballpark must have an architectural presence befitting its prominent location at the gateway to the Nation's Capitol, yet also reflect the city's modern growth and new innovations in building design and technology..

3. Site Analysis:

- Location:

The District of Columbia city council recently announced plans calling for the development of 2,800 acres in Southeast D.C., featuring the new home of the Department of Transportation and the Southeast Federal Center as well as the proposed baseball stadium. The site location is a 26 acre piece of real estate located approximately one mile south of our nations capital, southeast of the national mall, and near the waterfront of the Anacostia River. The site is bounded by "N" Street SE on the North, South Capitol Street SE on the West, Potomac Avenue SE on the South, and 1st Street SE to the East. The site is highly accessible by both Metro and vehicular traffic. The west entrance to the Metro's green line Navy Yard station is within the site location. The SEU-Waterfront station is just blocks away. The site is served directly by I-395 and I-295 and South Capitol Street, and is in close proximity to the Anacostia's three spans. The site for a proposed stadium has been determined by the DC Sports commission who will own the stadium and lease it to the Nationals.





Overview of site location on left, and specific boundries of site, shaded in green on right.

Half & “N” street mark the center of the site.

Views North and South on Half Street

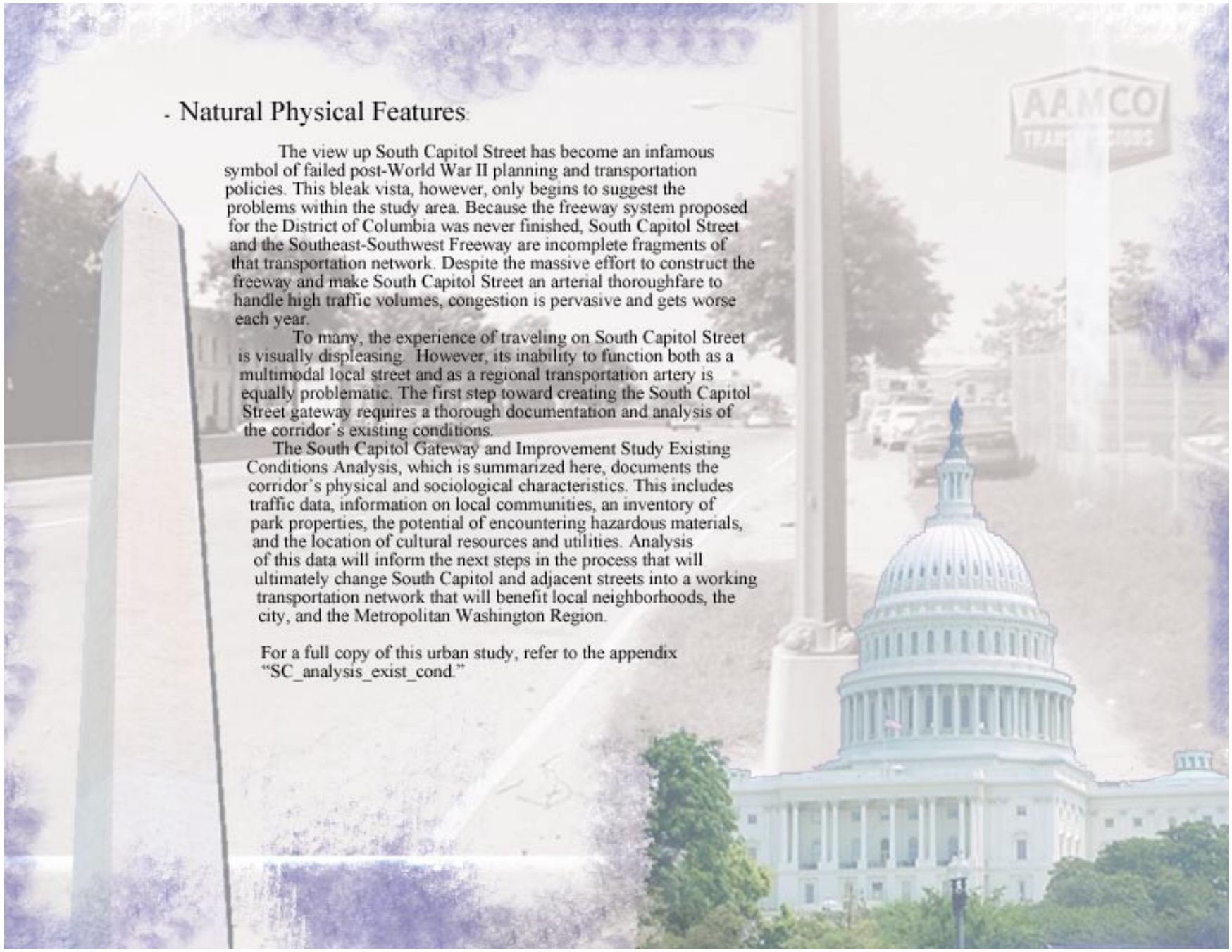
All four pictures: existing business establishments on "O" Street, that will be removed to make way for new stadium.

Top right: view of “O” Street looking East. All others: Views adjacent to and North and South of South Capital street, the Western edge of site.

More views of the North and South direction of South Capital Street, the western edge of the site.

Miscellaneous views of the existing site condition.


- Neighborhood Context:
As of the census of 2000, there are 572,059 people, 248,338 households, and 114,235 families residing in the city. The population density is 3,597.3/km? (9,316.4/mi?). There are 274,845 housing units at an average density of 1,728.3/km? (4,476.1/mi?). The racial makeup of the city is 30.78% White, 60.01% African American, 0.30% Native American, 2.66% Asian, 0.06% Pacific Islander, 3.84% from other races, and 2.35% from two or more races. 7.86% of the population are Hispanic or Latino of any race.
There are 248,338 households out of which 19.8% have children under the age of 18 living with them, 22.8% are married couples living together, 18.9% have a female householder with no husband present, and 54.0% are non-families. 43.8% of all households are made up of individuals and 10.0% have someone living alone who is 65 years of age or older. The average household size is 2.16 and the average family size is 3.07.
In the city the population is spread out with 20.1% under the age of 18, 12.7% from 18 to 24, 33.1% from 25 to 44, 21.9% from 45 to 64, and 12.2% who are 65 years of age or older. The median age is 35 years. For every 100 females there are 89.0 males. For every 100 females age 18 and over, there are 86.1 males.
The median income for a household in the city is $40,127, and the median income for a family is $46,283. Males have a median income of $40,513 versus $36,361 for females. The per capita income for the city is $28,659. 20.2% of the population and 16.7% of families are below the poverty line. Out of the total people living in poverty, 31.1% are under the age of 18 and 16.4% are 65 or older. The median income for a household in the city is $40,127, and the median income for a family is $46,283. Males have a median income of $40,513 versus $36,361 for females. The per capita income for the city is $28,659. 20.2% of the population and 16.7% of families are below the poverty line. Out of the total population, 31.1% of those under the age of 18 and 16.4% of those 65 and older are living below the poverty line.



- Natural Physical Features:

The view up South Capitol Street has become an infamous symbol of failed post-World War II planning and transportation policies. This bleak vista, however, only begins to suggest the problems within the study area. Because the freeway system proposed for the District of Columbia was never finished, South Capitol Street and the Southeast-Southwest Freeway are incomplete fragments of that transportation network. Despite the massive effort to construct the freeway and make South Capitol Street an arterial thoroughfare to handle high traffic volumes, congestion is pervasive and gets worse each year.

To many, the experience of traveling on South Capitol Street is visually displeasing. However, its inability to function both as a multimodal local street and as a regional transportation artery is equally problematic. The first step toward creating the South Capitol Street gateway requires a thorough documentation and analysis of the corridor's existing conditions.

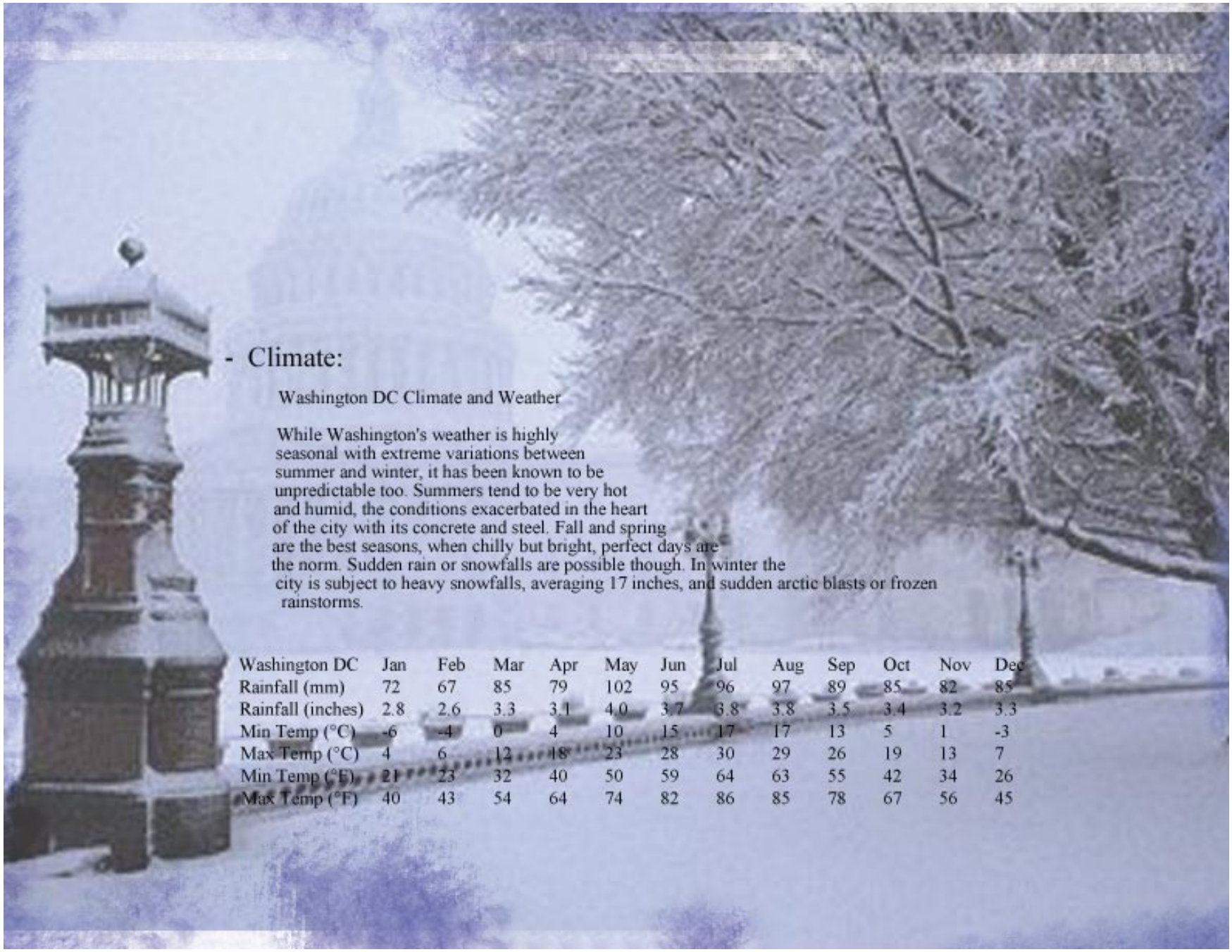
The South Capitol Gateway and Improvement Study Existing Conditions Analysis, which is summarized here, documents the corridor's physical and sociological characteristics. This includes traffic data, information on local communities, an inventory of park properties, the potential of encountering hazardous materials, and the location of cultural resources and utilities. Analysis of this data will inform the next steps in the process that will ultimately change South Capitol and adjacent streets into a working transportation network that will benefit local neighborhoods, the city, and the Metropolitan Washington Region.

For a full copy of this urban study, refer to the appendix "SC_analysis_exist_cond."

- Circulation:

The site is highly accessible, with close adjacency to the two major interstate highways serving the District (I-395 and I-295) and a number of the major streets forming the connected street grid system of the District, including M Street, New Jersey Avenue, and South Capitol Street. The site is one block from the Navy Yard station of the Metro system, one of the most widely used mass transit systems in the United States with more than 750,000 riders per day. The Navy Yard station is within three stops or less of a connection to every other line in the Metro system, linking the site to the full extent of Metro's 103 miles of rail and convenient access to the approximately 5 million residents of the D.C. metropolitan area. Via Metro, taxi, or even on foot, the site is also easily accessible to the tourist sites and hotels frequented by more than 20 million visitors to D.C. annually (most of whom visit during the same months as the MLB season).

Currently occupied by a variety of vacant or small-scale industrial or commercial properties, the site is of relatively level topography and regular rectilinear geometry. Current or historic industrial uses may indicate the need for some environmental remediation, and the site's proximity to the Anacostia River suggests that the water-table depth is likely to be a consideration in structural design.



- Climate:

Washington DC Climate and Weather

While Washington's weather is highly seasonal with extreme variations between summer and winter, it has been known to be unpredictable too. Summers tend to be very hot and humid, the conditions exacerbated in the heart of the city with its concrete and steel. Fall and spring are the best seasons, when chilly but bright, perfect days are the norm. Sudden rain or snowfalls are possible though. In winter the city is subject to heavy snowfalls, averaging 17 inches, and sudden arctic blasts or frozen rainstorms.

Washington DC	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rainfall (mm)	72	67	85	79	102	95	96	97	89	85	82	85
Rainfall (inches)	2.8	2.6	3.3	3.1	4.0	3.7	3.8	3.8	3.5	3.4	3.2	3.3
Min Temp (°C)	-6	-4	0	4	10	15	17	17	13	5	1	-3
Max Temp (°C)	4	6	12	18	23	28	30	29	26	19	13	7
Min Temp (°F)	21	23	32	40	50	59	64	63	55	42	34	26
Max Temp (°F)	40	43	54	64	74	82	86	85	78	67	56	45

4. Client Profile

- The Client

The D.C. Sports & Entertainment Commission, an independent agency of the District of Columbia government, is responsible for the management and operation of Robert F. Kennedy Memorial Stadium, the D.C. Armory and their adjacent facilities and for presenting and promoting sports, entertainment and special events in the District and the Washington, D.C. metropolitan area. The Commission is overseen by an 11-member board of directors, led by Chairman Mark Tuohoy.

The Commission played a significant role in bringing major league baseball back to the nations capitol. The Washington Nationals will play at RFK Stadium until a new stadium is built along the Anacostia/Southwest waterfront. The Comission is leading the contracting effort for construction of the new stadium and will own and lease the facility when complete.

Also backing the effort to Bring Baseball back to Washington was a powerful lineup of public officials and private investors. This diverse group of men and women has the political will and the financial wherewithal to field a successful Major League Baseball team in the nation's capital. The key players include:

- A dynamic mayor committed to Washington.
- A united City Council that has formally pledged its support
- A diverse and influential group of investors with the capital to acquire and field a successful team.

DC SPORTS & ENTERTAINMENT COMMISSION

- The User

Washington today is not only the capital of the free world but also the dynamic hub of a metropolitan area spanning parts of two states.

- Home to 4.7million people.
- Eighth largest television market in the country.
- Number one in household income.
- "Buying Power Index" greater than Charlotte, NC, Portland, OR and Las Vegas, NV combined.
- A mecca for leading edge technology companies. With a team in Washington, Major League Baseball has a tremendous opportunity to spread its appeal both nationally and internationally.
- Home to the President and the people`s representatives, to embassies of almost every nation, and to bureaus of every major media outlet in the world.
- Twenty two million visitors in 1998 — two million from foreign countries.
- $5.9 billion in vistior revenues in 1998. Washington has become "the hot corner" with new offices, residences and attractions.
- Largest market without a Major League Baseball team.
- Hub of a regional transportation system, including a103-mile subway system, highways, commuter trains, and pedestrian and bicycle trails.
- Home for NBA and NHL teams relocated from the suburbs.
- Ready with political support, fan support, financial backing and plans in place to build a state of the art ball park in view of the Capitol Dome.

5. Constraints

- Codes

Refer to appendix for Washington D.C. Zoning Ordinances.

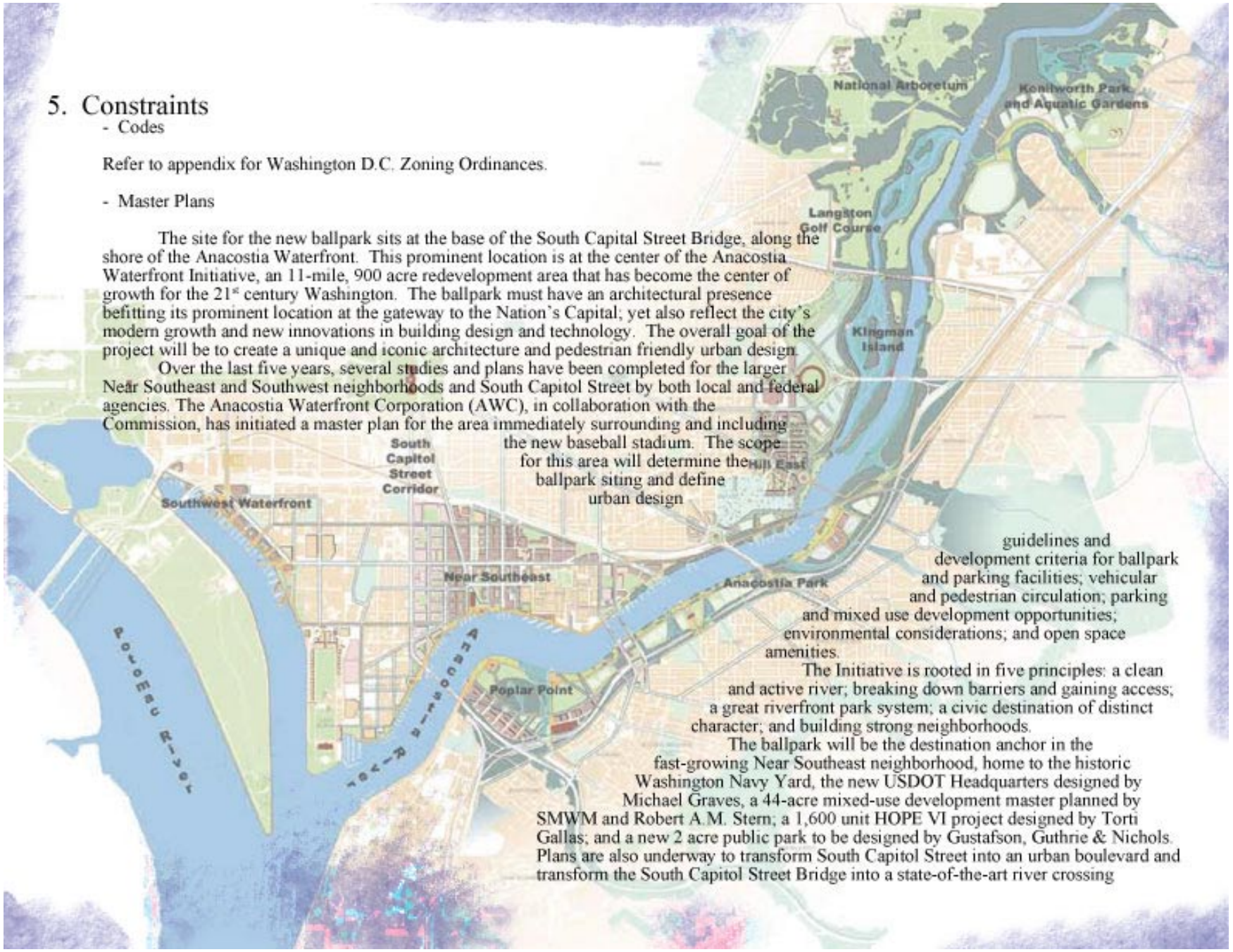
- Master Plans

The site for the new ballpark sits at the base of the South Capital Street Bridge, along the shore of the Anacostia Waterfront. This prominent location is at the center of the Anacostia Waterfront Initiative, an 11-mile, 900 acre redevelopment area that has become the center of growth for the 21st century Washington. The ballpark must have an architectural presence befitting its prominent location at the gateway to the Nation's Capital; yet also reflect the city's modern growth and new innovations in building design and technology. The overall goal of the project will be to create a unique and iconic architecture and pedestrian friendly urban design.

Over the last five years, several studies and plans have been completed for the larger Near Southeast and Southwest neighborhoods and South Capitol Street by both local and federal agencies. The Anacostia Waterfront Corporation (AWC), in collaboration with the Commission, has initiated a master plan for the area immediately surrounding and including the new baseball stadium. The scope for this area will determine the ballpark siting and define urban design guidelines and development criteria for ballpark and parking facilities; vehicular and pedestrian circulation; parking and mixed use development opportunities; environmental considerations; and open space amenities.

The Initiative is rooted in five principles: a clean and active river; breaking down barriers and gaining access; a great riverfront park system; a civic destination of distinct character; and building strong neighborhoods.

The ballpark will be the destination anchor in the fast-growing Near Southeast neighborhood, home to the historic Washington Navy Yard, the new USDOT Headquarters designed by Michael Graves, a 44-acre mixed-use development master planned by SMWM and Robert A.M. Stern; a 1,600 unit HOPE VI project designed by Torti Gallas; and a new 2 acre public park to be designed by Gustafson, Guthrie & Nichols. Plans are also underway to transform South Capitol Street into an urban boulevard and transform the South Capitol Street Bridge into a state-of-the-art river crossing



6. Mission Statement:

The ballpark must have an architectural presence befitting its prominent location at the gateway to the Nation's Capitol, yet also reflect the city's modern growth and new innovations in building design and technology.

7. Goals and space requirements:

- Master Planning:

- Field Layout –

1.04

THE PLAYING FIELD. The field shall be laid out according to the instructions below, supplemented by Diagrams No. 1, No. 2 and No. 3. The infield shall be a 90 foot square. The outfield shall be the area between two foul lines formed by extending two sides of the square, as in Diagram 1. The distance from home base to the nearest fence, stand or other obstruction on fair territory shall be 250 feet or more. A distance of 320 feet or more along the foul lines, and 400 feet or more to center field is preferable. The infield shall be graded so that the base lines and home plate are level. The pitcher's plate shall be 10 inches above the level of home plate. The degree of slope from a point 6 inches in front of the pitcher's plate to a point 6 feet toward home plate shall be 1 inch to 1 foot, and such degree of slope shall be uniform. The infield and outfield, including the boundary lines, are fair territory and all other area is foul territory. It is desirable that the line from home base through the pitchers plate to second base shall run East Northeast. It is recommended that the distance from home base to the backstop, and from the base lines to the nearest fence, stand or other obstruction on foul territory shall be 60 feet or more. See Diagram 1. When location of home base is determined, with a steel tape measure 127 feet, 3 3/8 inches in desired direction to establish second base. From home base, measure 90 feet toward first base; from second base, measure 90 feet toward first base; the intersection of these lines establishes first base. From home base, measure 90 feet toward third base; from second base, measure 90 feet toward third base; the intersection of these lines establishes third base. The distance between first base and third base is 127 feet, 3 3/8 inches. All measurements from home base shall be taken from the point where the first and third base lines intersect. The catcher's box, the batters' boxes, the coaches' boxes, the three foot first base lines and the next batter's boxes shall be laid out as shown in Diagrams 1 and 2. The foul lines and all other playing lines indicated in the diagrams by solid black lines shall be marked with wet, unslaked lime, chalk or other white material. The grass lines and dimensions shown on the diagrams are those used in many fields, but they are not mandatory and each club shall determine the size and shape of the grassed and bare areas of its playing field. NOTE (a) Any Playing Field constructed by a professional club after June 1, 1958, shall provide a minimum distance of 325 feet from home base to the nearest fence, stand or other obstruction on the right and left field foul lines, and a minimum distance of 400 feet to the center field fence. (b) No existing playing field shall be remodeled after June 1, 1958, in such manner as to reduce the distance from home base to the foul poles and to the center field fence below the minimum specified in paragraph (a) above.

1.05

Home base shall be marked by a five sided slab of whitened rubber. It shall be a 17 inch square with two of the corners removed so that one edge is 17 inches long, two adjacent sides are 8 1/2 inches and the remaining two sides are 12 inches and set at an angle to make a point. It shall be set in the ground with the point at the intersection of the lines extending from home base to first base and to third base; with the 17 inch edge facing the pitcher's plate, and the two 12 inch edges coinciding with the first and third base lines. The top edges of home base shall be beveled and the base shall be fixed in the ground level with the ground surface. Diagram 2:

1.06

First, second and third bases shall be marked by white canvas bags, securely attached to the ground as indicated in Diagram 2. The first and third base bags shall be entirely within the infield. The second base bag shall be centered on second base. The bags shall be 15 inches square, not less than three nor more than five inches thick, and filled with soft material.

1.07

The pitcher's plate shall be a rectangular slab of whitened rubber, 24 inches by 6 inches. It shall be set in the ground as shown in Diagrams 1 and 2, so that the distance between the pitcher's plate and home base (the rear point of home plate) shall be 60 feet, 6 inches.

1.08The home club shall furnish players' benches, one each for the home and visiting teams. Such benches shall not be less than twenty five feet from the base lines. They shall be roofed and shall be enclosed at the back and ends.

- Stand Capacity –

approximately 41,000 seats

- Sightline Generation:

N(Riser Height)= (R+C) x (D+T) – R / D

'R' Height of eye above focus

'C' Distance between top of head and sightline

'D' Distance to focus

'T' Tread length

CLASSIFICATION 1: SPECTATOR FACILITIES							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Spectator	A total of _____ seats will be provided, distributed	41000					
seating	across the following categories:						
	A: Bleacher seating, (18"min. width):_____	6000	5.5	33000			
	B: Armchair seating, permanent (19"min. width):____	19000	6	90000			
	C: Armchair seating, removable (19" min. width):____	10000	6	60000			
	D: Club seating, permanent (21" min. width):_____	2000	6.5	39000			
	E: Suite seating, permanent (22" min. width):_____	4000	7	28000			
	F. "Smart Seats", permanent: _____			0			
	Note: accommodations for wheelchair and ambulatory						
	disabled persons and their companions shall be						
	provided in accordance with the ADA.						
Public Entry	Suite/Club Elevator Lobbies	4	2000	8000			
Lobbies							
Club Loung-es	Lounge featuring a variety of food and beverage offer-ings						
	for use by premium seat holders on game day, and for						
	meetings and banquets at other times (review non-game day						
	access requirements and location requirements						
	A: Home plate Club - Social lounge for premium seat-holders						
	typically at field level:						
	1. Home plate Club Lobby	1	4000	4000			
	2. Dining/bar area occupancy	600	15	9000			
	3. Wait station	25	15	375			

	4. Home plate club kitchen	1	2000	2000			
	5. Business Center Reception	1	6000	6000			
	6. Business Center Phone/Fax Rooms	8	200	1600			
	7. Business Center Conference Room	8	1000	8000			
	8. Club toilet Room - Men's:____w.c.+_____Urinals +		60	60			
	_____lavs.						
	9. Club toilet Room - Women's:____w.c.+____lavs		60	60			
	10. Family Toilet Room		70	70			
	11. Smoking will be allowed: yes/no				no smoking allowed		
	B. Club Level Lounge/Concourse - Club Level concourse		9				
	featuring a variety of upscale food and beverage, and						
	amenities located throughout the lounge. View of field (full						
	or partial) expected?						
	1. Dining Occupancy	500	15	7500			
	2. Mens Toilets:____w.c._____urinals+_____lavs		60	60			
	3. Womens Toilets: _____w.c. _____ lavs		60	60			
	4. Number of family toilets: _____		70	70			
	5. Smoking will be allowed: yes/ no				no smoking allowed		
Stadium Suites	A. Luxury suites: a total of ___74_ private suites seating _20_	74					
	will be provided. Suites will be fit out with: 1) a back bar						
	with sink, undercounter refrigerator, and undercounter						
	icemaker/ice bin: 2) coat closet; 3) ___TV monitors; 4) stereo						
	system; 5) other.						

	1. Number of seats with toilets: _____	1480					
	2. Number of seats without toilets: _____	0					
	B. Party suites: a total of _____ party suites with _____	0					
	will be provided.						
	C: Other						
CLASSIFCATION 1: SPECTATOR FACILITIES (CONTINUED)							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Public Toilet	Public toilet facilities will be provided based on an assumed						
Rooms	ration of 50:50 male-female attendance. Note: the following						
	rations are based on IPC 2000 codes: chech state and local						
	requirments.						
	A. Public toilet rooms:						
	1. Mens toilets:_____w.c. (1:300) + _____ urinals		58	58			
	(1:100) + _____ lavs (1:200)						
	2. Womens toilets:_____w.c. (1:75) + _____ lavs (1:150)		58	58			
	B. Family Toilets Rooms:		80	80			
Business	A. Business Center Reception	2	4000	8000			
Centers	B. Business Center Equipment Room	1	1000	1000			
	C. Business Center Conference Room	4	1000	4000			
Group Sales	A. Picnic Area - A designated outfield dining area including	1	2000	2000			
Facilities	a total number of ___200__ seats to be provided.						
	B. Group Sales Area						
Kids' Area	A. Activity Zone	1					

	B. Kids' concession stand	1					
	C. Kids' novelty stand	1					
Fan Ac-	A. Fan information stations	15	20	300			
coma-							
dations	B. Customer relatons room	5	100	500			
First Aid	A. Primary first aid stations	1	1000	1000			
	B. Satellite first aid stations	15	25	375			
Ticket	A. Main ticket office	1	1500	1500			
Facilities	B. Satellite ticket booth	5	300	1500			
	(approx._____ windows total assuming (1) window per 1000	41					
	spectators)						
SUB-TO-							
TAL (NET				317226			
AREA							
CLASSIFICATION 2: FOOD SERVICE & RETAIL FACILITIES							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Concession	Concession stands will be distributed at regular inter-						
	vals on						
Stands	the concourse(s). Five linear feet of counter space is						
	allowed per point of sale, with 22' depth to accommo-						
	date						
	storage in each stand.						
	A. Public concession stands - base on a ration of 1:200						
	spectators, for a total of __205___ points of sale.	205	200	41000			
	B. Club concessions stands - based on a ration fo	12	150	1800			
	1:175						
	spectators, for a total of __12___ points of sale.						

	C. Food court - this is a cluster of concession stands with a				Centrally located to		
	common seating area of tables and chairs.				fans and their seats		
	D. Portable specialty vendor concession stands - pro-vided	20					
	in the concourse area, with utility services.						
Novelty Stores	A. Main retail store	1	4,000	4,000			
	B. Satellite retail stores	4	1,500	6,000			
	C. Novelty stores	8	330	2640			
	D. Portable novelty stands	15	0	0			
	E. Retail warehouse	1	5000	5000			
Restaurants	A. In-stadium restaurant	1	4000	4000			
	B. Other restaurant						
Commissar-ies	A. Main commissary - Serves as the base for the food						
	service operator and as the centralized bulk storage for food						
	supplies and paper goods, including climate controlled						
	storage rooms. (located in proximity to food service loading						
	dock)						
	1. Food services office	1	400	400			
	2. Dry storage/ distribution	1	3000	3000			
	3. Refrigerated food storage	1	2000	2000			
	4. Frozen food storage	1	2000	2000			
	5. Main kitchen	1	4000	4000			
	6. Food service loading dock (apron only @ 20x20 per bay	1	400	400			
	B. Vendor commissaries	5	1200	6000			

Staff Facili-ties	Assumes a single food service operator. Food service staff						
	entry my be combined with event staff but separation is						
	usually preferable.						
	A. Entry clock in area	1	500	500			
	B. Staff break area/training	1	1000	1000			
	C. Uniform/storage distribution	1	500	500			
	D. Laundry/ Uniform repair	1	300	300			
	E. Staff Locker Room-Men: (Assuming a 60/40 ratio of	1		1	To be determined		
	women to men) _____ 12” 4-high lockers, _____ shower+ ____				later		
	w.c. + _____ lavs.						
	F. Staff Locker room women:____12” 4- high lockers, ____	1		1			
	shower +_____ w.c. + _____ lavs.						
	G. Break Rooms - (provide @ each public level of ballpark)	5	400	2000			
Kitchens	A. Catering kitchens -						
	1. Catering kitchen - supports club lounges, suites and	1	5000	5000			
	other main food prep.						
	2. In-seat service kitchens - serve club seats	1	2000	2000			
	3. Suite pantries - final prep and staging area. In-cludes	74	500	37000			
	dish washing and liquor storage?						
Beverage	Note: define if: a) kegs of beer will be distributed				beer to be stored in		
Distribution	and stored in each concession stand, or b) if beer will be				one location and		
Rooms	pumped to stands through a piped system.				pumped to each		

	A. Beer Cooler(s)	1	2000		concession stand.		
SUB-TO-TAL (NET AREA				130542			
CLASSIFICATION 3: MEDIA FACILITIES							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Press Box	A. Writing press area (125 stations)	1	2000	2000			
Facilities	B. PR workroom	2	350	700			
	C. Press toilet rooms (Mens and Womens)	4	200	800			
	D. Stringers booth?						
	E. Press dining room/ lounge	1	1000	1000			
	F. Overflow/post season press	1	500	500			
Broadcast-ing	A. TV broadcast booth	4	175	700			
Facilities	B. Radio broadcast booth	4	175	700			
	C. Radio production room	1	200	200			
	D. Organist booth	1	80	80			
	E. Music booth	1	80	80			
	F. Scoreboard / PA booth	1	1500	1500			
Field Level	A. Press conference / Interview room - This room will seat	1	1000	1000			
Media Fa-cilities	approximately __100_ people and is to be used for large scale						
	press conferences and post game interviews.						
	B. Press check in	1	100	100			
	C. Photographers' (common) work area						
	1. Team Photographers	1	500	500			
	2. AP/local paper/ Reuters dedicated workroom?	1	500	500			
	D. Press toilets						

Camera/Still	A. Camera positions - provide standard MLB TV camera						
photo	positions						
positions	B. Still photo positions - (4) locations at each end of the						
	dugouts and (1) location behind home plate (photo wells						
	shall be recessed)						
Media Facilities	A. Truck parking - provide _____ protected and secured dock	8	1440	11520			
	spaces @ 24' x 60' each (expandable type)						
	B. Production crew area - provide a feeding / catering area	1	650	650			
	for production crews.						
	C. Storage room - lockable cages available to broadcast	3	1000	1000			
	users as needed						
	D. Crew toilets	2	100	200			
SUB-TOTAL (NET AREA				23730			
CLASSIFICATION 4: CLUBHOUSE FACILITIES							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Home	The home team locker room suite includes the following						
Clubhouse	spaces:						
	A. Players locker room: (40) 42"w x 36"d.	1	3500	3500			
	B. Players grooming area:_____showers + _____w.c. + _____	1	1000	1000			
	urinals + _____ lavs						

	C. Coaches locker room and grooming area: (8) 42" x 36"	1	700	700			
	_____ shower + _____w.c. + _____urinals + _____ lavs						
	D. Managers office / locker room	1	350	350			
	E. Coaches meeting room	1	350	350			
	F. Players lounge - provide a dining area for players and	1	1000	1000			
	coaching staff including a small service kitchen and						
	storage area.						
	G. Bat boy / staff locker room: (12-16) 12" W locker + _____	2	320	640			
	shower +_____ w.c. + _____ lavs + _____ urinals.						
	H. Training room	1	1300	1300			
	I. Training staff office	1	350	350			
	J. Team doctors office	1	250	250			
	K. X-ray room	1	200	200			
	L. Hydrotherapy room	1	750	750			
	M. Training storage area	1	300	300			
	N. Weight trainin room	1	2800	2800			
	O. Equipment room	1	1000	1000			
	P. Clubhouse managers office	1	150	150			
	Q. Stroage trunk and luggage room	1	500	500			
	R. Laundry room - facilities for team uniforms, including _____	1	700	700			
	gas / electric washers and _____ gas/ electric dryers						
	S. Videotape room	1	500	500			
	T. Family lounge	1	1000	1000			
Home Dug-out	The home dugout and adjacent facilities are to be in close						

Tunnel	proximity to the home team clubhouse and are to in-clude the						
	following spaces:						
	A. Home dugout: Approximately 80' x ____ D.	1	800	800			
	B. Dugout equipment room	1	500	500			
	C. Dugout tunnel	1	500	500			
	D. Batting / Pitching tunnel: include (2) cages, side by side		3600	3600			
	@ 20' x 90'						
Visitor	The visiting team locker room suite includes the fol-lowing						
Clubhouse	spaces:						
	A. Players locker room: (40) 42"w x 36"d.	1	2000	2000			
	B. Players grooming area:_____showers + _____w.c. + _____	1	1000	1000			
	urinals + _____ lavs						
	C. Coaches locker room and grooming area: (8) 42" x 36"	1	600	600			
	_____ shower + _____w.c. + _____urinals + _____ lavs						
	D. Managers office / locker room	1	240	240			
	E. Players lounge - provide a dinning area for players and	1	800	800			
	coaching staff including a small service kitchen and						
	storage area.						
	F. Training room	1	600	60			
	G. Weight training room	1					
	H. Equipment room	1	250	250			
	I. Clubhouse managers office	1	120	120			
	J. Laundry room	1	270	270			
	K. Family lounge	1	500	500			

Visitor Dug-out	The visitors dugout and adjacent facilities are to be in close						
Tunnel	proximity to the visitors team clubhouse and are to include						
	the following spaces:						
	A. Visitors dugout: Approximately 80' x ____ D.	1	800	800			
	B. Dugout Tunnel	1					
	C. Batting / Pitching tunnel: include (2) cages, side by side	1	1800	1800			
	@ 20' x 90'						
Umpires	A. Umpires locker room: (8) cubicle lockers @ 42" W.	1	400	400			
Locker	B. Umpires grooming area: _____ shower + _____ w.c. +	1	300	300			
Facilities	_____ urinals + _____ lavs.						
	C. Umpires lounge	1	300	300			
Auxiliary	The auxiliary clubhouse will be used to accommodate large						
Clubhouse	groups for non- MLB teams and for performers at special						
	events held the stadium						
	A. Auxiliary locker room (50) 18" w. cubicle lockers, _____	2	1250	2500			
	shower + _____ w.c. + _____ urinals + _____ lavs (provide						
	mens and womens locker rooms)						
	B. Star dressing room / Women umpires	2	250	500			
	C. Mascot dressing room	1	300	300			
SUB-TO-TAL (NET AREA				35480			
CLASSIFICATION 5: SERVICE & OPERATIONS FACILITIES							

Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Circulation	Service tunnel						
Event staff	Determine projected # of staff in each function, m/w ratio						
Facilities	and required / preferred separation						
	A. Entry check in area	1	500	500			
	B. Staff break area/training	1	1000	1000			
	C. Uniform/storage distribution	1	500	500			
	D. Laundry/ Uniform repair	1	300	300			
	E. Event staff locker room - men (assuming a _____ratio of	1	1500	1500			
	men to women) _____ 12” half height lockers, _____ shower +						
	_____ w.c. + _____ urinals + _____ lavs						
	F. Event staff locker room - women (assuming a _____ratio of	1					
	men to women) _____ 12” half height lockers, _____ shower +						
	_____ w.c. + _____ lavs						
	G. Break Rooms - (provide @ each public level of ballpark)	4	200	800			
	H. Security supervisor office	1	120	120			
	I. Supervisors office	1	100	100			
	J. Security staff locker room - men	1		1			
	K. Security staff locker room - women	1		1			
	L. Security staff break room	1	200	200			
	M. Event staff toilet room - Men ____ w.c. + ____ urinals +	1	300	300			
	_____ lavs						

	N. Event staff toilet room - Women ____ w.c. + ____ lavs	1	300	300			
	O. Parking / Retail cashier room	1	640	640			
	P. Ticket takers counting room	1	360	360			
Stadium	A. Ballpark operations offices (location @ service level? With						
Operations	public access?						
	1. Reception area: ____ sf	1	100	100			
	2. V.P. of operations: _____ sf	3	300	900			
	3. V.P. of engineering office: _____sf	2	300	600			
	4. Director of operations: _____ sf	1	300	300			
	5. Security storage / radio room: _____ sf	3	300	900			
	6. Other private offices: _____ sf	3	300	900			
	7. Workstations: _____ sf	3	300	900			
	8. Conference room: _____ sf	1	300	300			
	9. Copy / Office supply room: _____ sf	1	300	300			
	10. Toilet: _____ sf	2	300	600			
	B. Payroll / accounting office	1	350	350			
	C. Retail operations office						
	1. General Manager	1	180	180			
	2. Operations Manager	1	120	120			
	3. Merchandising	1	100	100			
	D. Supervisors Office	1	100	100			
	E. Building Command Center - contains manned operating		1000	1000			
	controls for security, fire, and life safety equipment within						
	the stadium.						
Stadium	A. Trash rooms	6	300	1800			
Maintenance	B. Trash chutes - (to be locked at each level)	4	50	200			
	C. Cleaning Office	1	200	200			

	D. Cleaning crew equipment	1	400	400			
Building	A. Security command post (located in the outfield with an	1	200	200			
Security	unobstructed view of all the seating.						
	B. Security office:						
	1. Reception area: ____ sf	1	100	100			
	2. Interview room	3	100	300			
	3. Holding cells	5	100	500			
	C. Police sub-station	2	200	400			
Shop Areas	Preferred separation of shops to be determined. (pro-vide						
	fire separated storage areas where required in each)						
	A. Carpenters shop	1	1500	1500			
	B . Electricians shop	1	1000	1000			
	C. Plumbers shop	1	500	500			
	D. Paint shop	1	400	400			
	E. Tradesman locker room - men (20) full height lock-ers,____		625	625			
	showers + w.c. + _____ urinals + _____ lavs						
	F. Tradesman locker room -women (10) full height lockers,____		425	425			
	showers + w.c. + _____ lavs						
	G. Roof engineer's shop (If applicable)	1	800	800			
	H. Break room	1	225	225			
Grounds	The following spaces are to be located @ service level with						
Keeping	access to playing field.						
	A. Head grounds keeping office	1	300	300			
	B. Equipment and bin storage area	1	5000	5000			

	C. Field maintenance room (with infield access)	1	300	300			
	D. Groundskeeper apartment	1	150	150			
	E. Ground crew lounge	1	325	325			
	F. Grounds crew locker room (men + women)	2	600	1200			
	G. Deluge shower	1	20	20			
	H. Fertilizer storage area	1	300	300			
	I. Fuel storage area	1	200	200			
	J. Batting cage storage	1	500	500			
	K. Fireworks stadium supply	1	200	200			
Loading	A. Service loading docks						
Docks	B. Trash/recycling docks	1	1500	1500			
	C. Dock office	1	100	100			
Storage areas	A. Stadium vehicle storage	3	500	1500			
	B. General Storage	3	400	1200			
	C. Promotions storage	1	1400	1400			
	D. Promo Holding rooms	2	300	600			
	E. Suites/ Housekeeping storage	1	400	400			
	F. Paper Products storage	1	10000	10000			
M/E/P	A. Mechanical Room	1	500	500			
Facilities	B. Boiler Room	1	500	500			
	C. Chiller room	1	500	500			
	D. Main Electrical room	1	400	400			
	E. Emergency generator room	1	400	400			
	F. Electrical Closet	1	300	300			
	G. Main Tele / Data Room	1	300	300			
	H. Fire dump room	1	200	200			
	J. Fire sprinkler shut off	1	100	100			
	K. Fireworks stadium supply	1	1000	1000			

SUB-TO-TAL (NET AREA)				53242			
CLASSIFICATION 6: ADMINISTRATION FACILITIES							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Team's Admin.	Club offices, including baseball operations, business		20000	20000			
Offices	operations, main reception and ancillary space. Excludes						
	ticket operations. (see below)						
Private Boxes	A. Home general manager box	1	250	250			
	B. Visiting general manager box	1	250	250			
	C. Owners suite	1	750	750			
	D. Owners box	1	250	250			
	E. Sponsors suite	1	500	500			
	E. Day of game staff box	1	500	500			
Ticket	Typically located adjacent to the main bank of ticket windows.						
operations	A. General office area	1	1000	1000			
Offices	B. Managers office	1	200	200			
	C. Workroom	3	300	900			
	D. Vault	1	800	800			
	E. Computer Room	1	800	800			
	F. Phone room / Telemarketing	1	600	600			
	G. Bathrooms						
	H. Break room	1	200	200			
	I. Storage room	1	300	300			
Group sales	A. Reception area	1	100	100			

ticket office	B. General office area	1	1000	1000			
	C. Managers office	1	200	200			
	D. Conference rooms	2	500	500			
	E. Bathrooms						
	F. Break room	1	200	200			
Food service							
operators							
Offices							
Other offices	Administrative offices may be required for outside						
	Management partners, city/county, etc.						
SUB-TO-TAL (NET AREA)				29300			
CLASSIFICATION 7: PLAYING FIELD FACILITIES							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Bullpens	A. Bullpens- visitor and home	2	2500	5000			
	B. Field toilets	2	50	100			
SUB-TO-TAL (NET AREA)				5100			
CLASSIFICATION 8: PARKING							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Parking	On site parking of automobiles						
	A. Players / coaches	100					
	B. Administration	100					
	C. Premium seatholders	1000					
	D. Media	20					

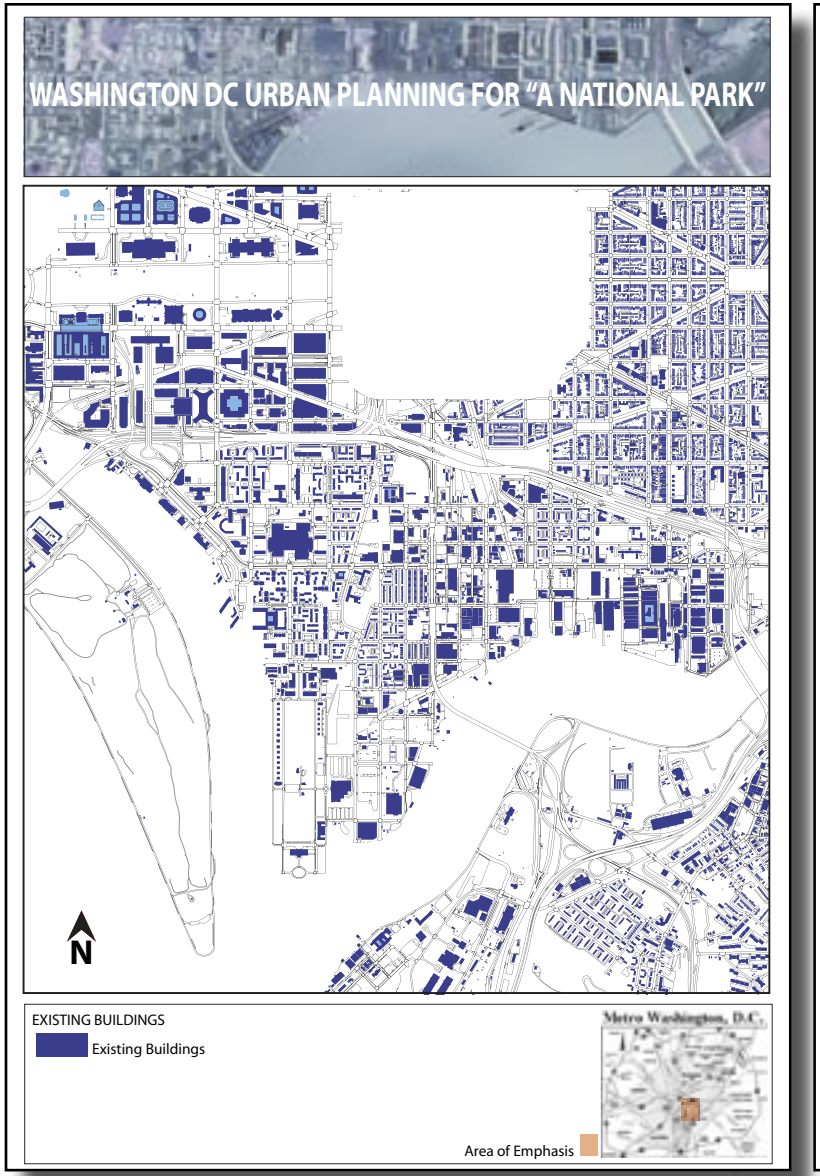
	E. Reserved for Box office	20					
	F. Emergency vehicles	10					
	G. Other	20					
SUB-TO-TAL (NET AREA)							
CLASSIFICATION 9: CIRCULATION							
Space Type	Room Description	Recommended			Comments		
		Units	SF	Total SF			
Concourses	A. Public concourses						
	B. Suite Concourse						
Vertical	A. No. of ramps						
Circulation	B. No. of stairwells						
	C. Elevators:						
	1. No. of 2500 lb. passenger elevators:_____						
	2. No. of 3500 lb. passenger elevators:_____						
	3. No. of 4500 lb. passenger/service elevators:___ __						
	4. No. of 5000 lb. passenger/service elevators:___ __						
	5. No. of 6000 lb. Freight elevators:_____						
	D. No. of escalators:_____						
SUB-TO-TAL (NET AREA)							
TOTAL (GROSS AREA)				477130			

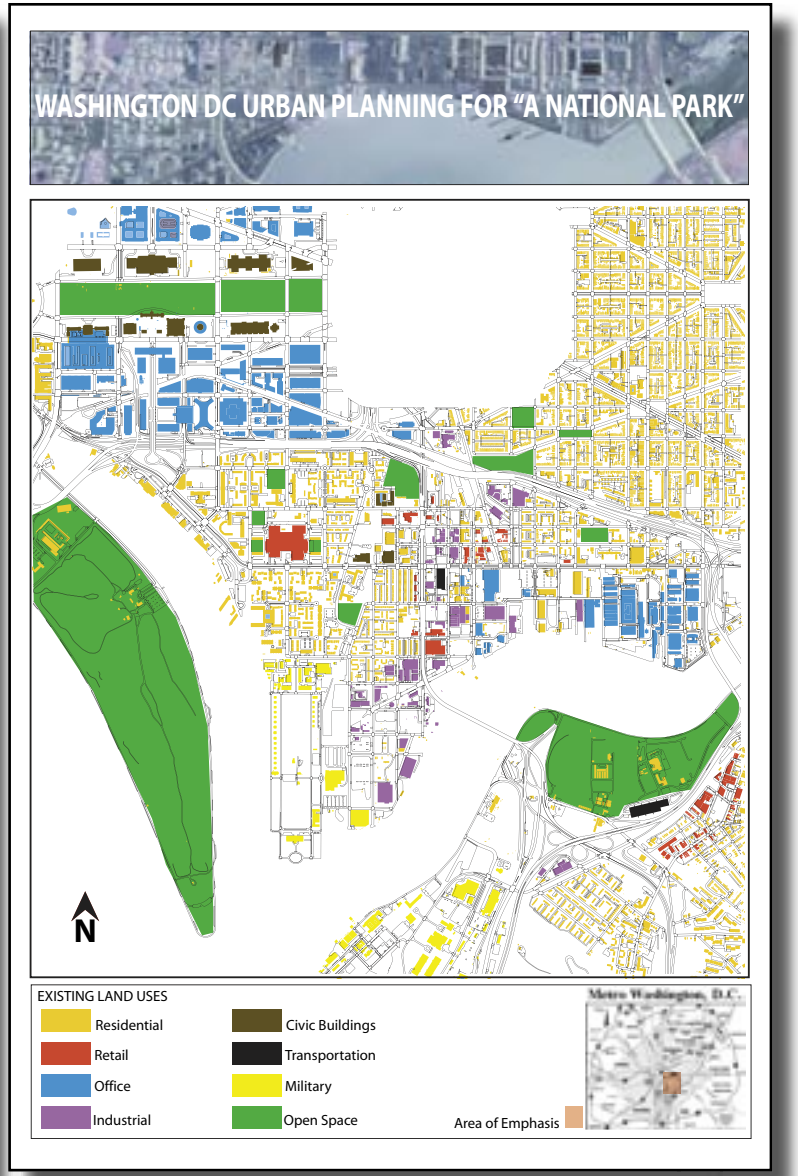
10. Appendix

Site Analysis

The Anacostia Waterfront

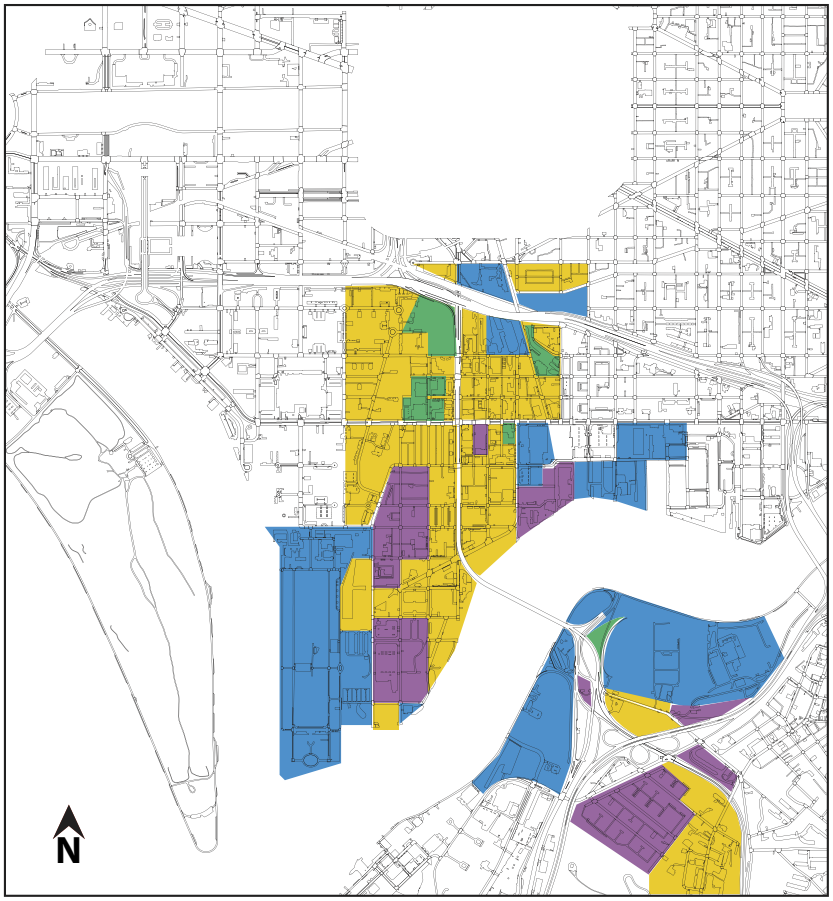
The Anacostia Waterfront Initiative is a partnership between the District of Columbia, the federal government, and the community. Its purpose is to (1) develop a collaborative p
and federal agencies
tion to the waterfront to attract new resources that will benefit the community. The Washington Nationals baseball stadium is an integral first step in the overall implementation of this plan





The following diagrams are an attempt to define the anacostia site and the influences that are acting upon it. Many of these factors could have influences on the direction one could take in understanding the urban planning one would employ in the design solution for the Washington Nationals baseball stadium. The six diagrams categorize the Existing buildings, Metrorail locations and Proximities, Street Grid Hierarch, Foliage and Topography, Existing Ownership Plan, and Existing Land Uses.

WASHINGTON DC URBAN PLANNING FOR "A NATIONAL PARK"

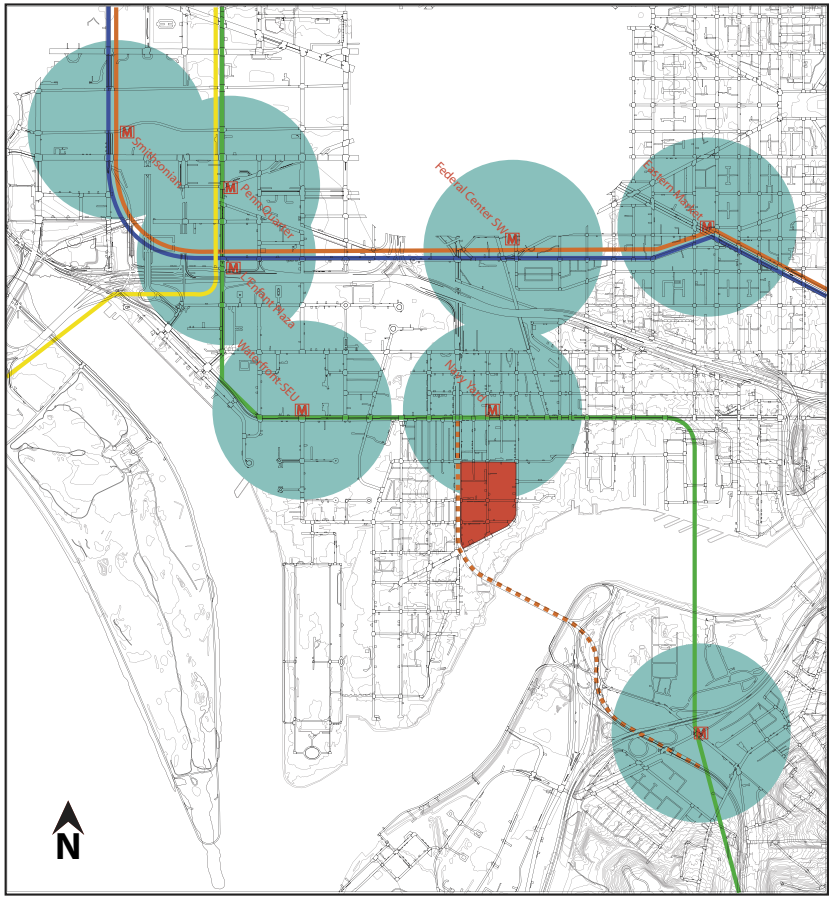


EXISTING OWNERSHIP PLAN

- Private Ownership
- Federal Government
- District of Columbia
- Authorities & Utilities

Area of Emphasis

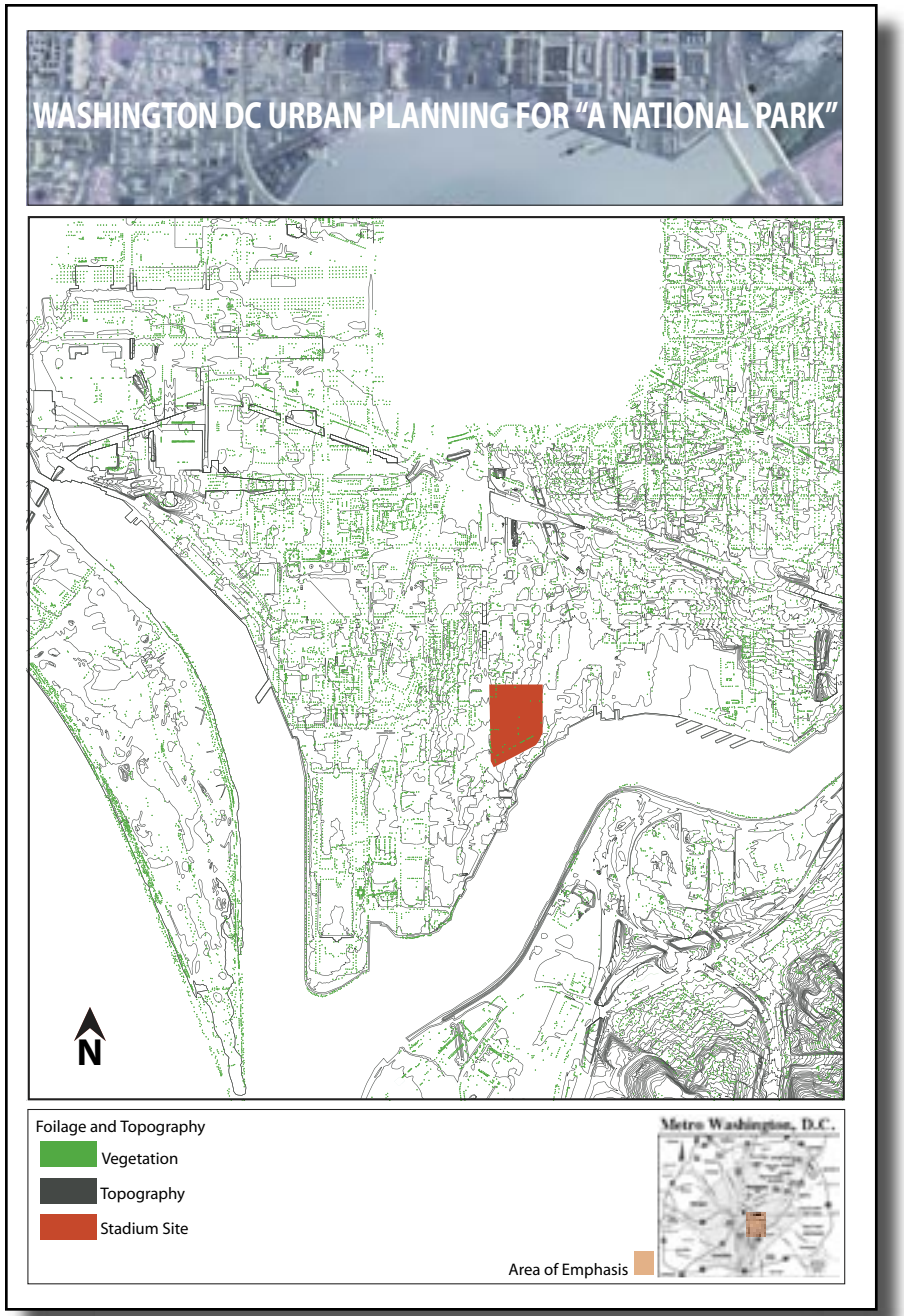
WASHINGTON DC URBAN PLANNING FOR "A NATIONAL PARK"

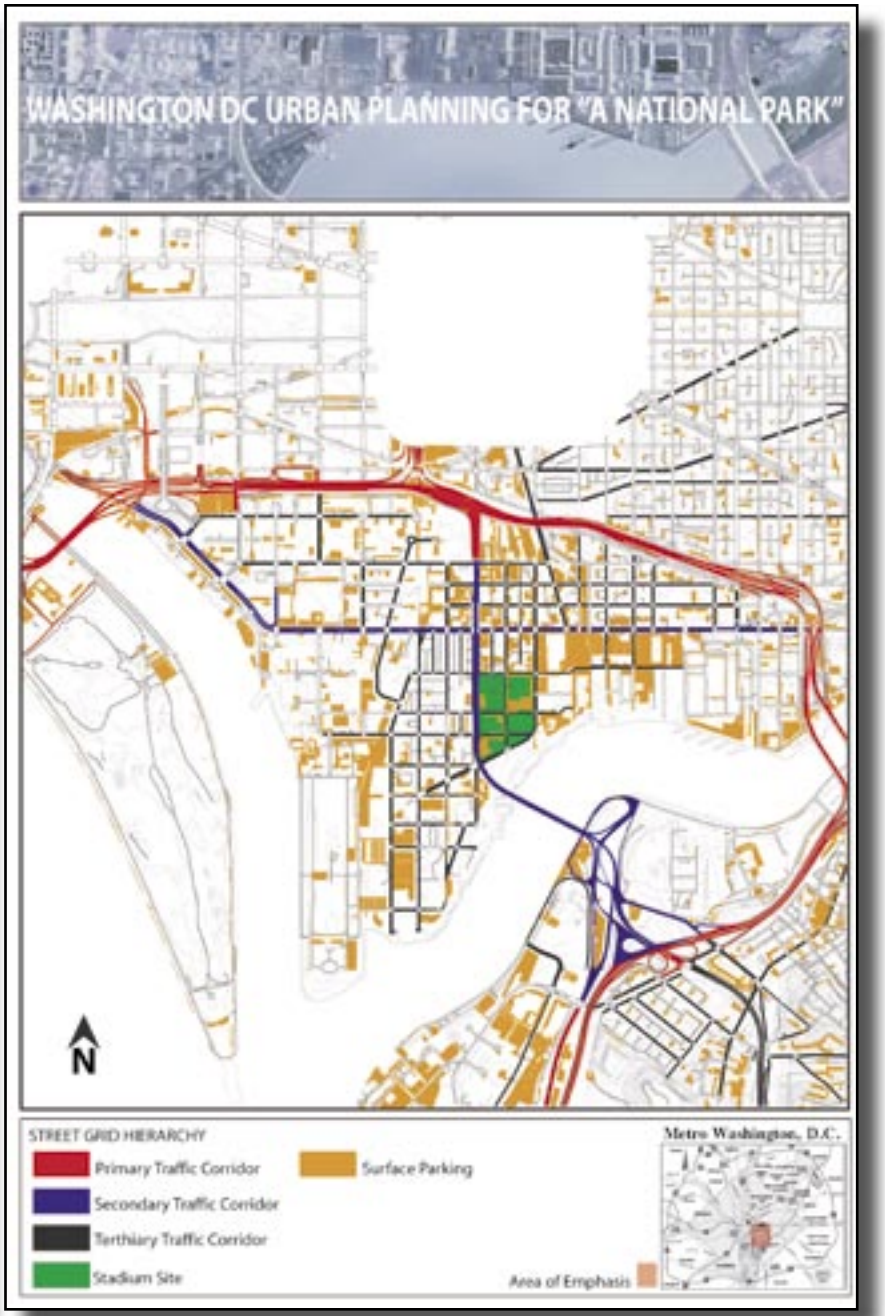


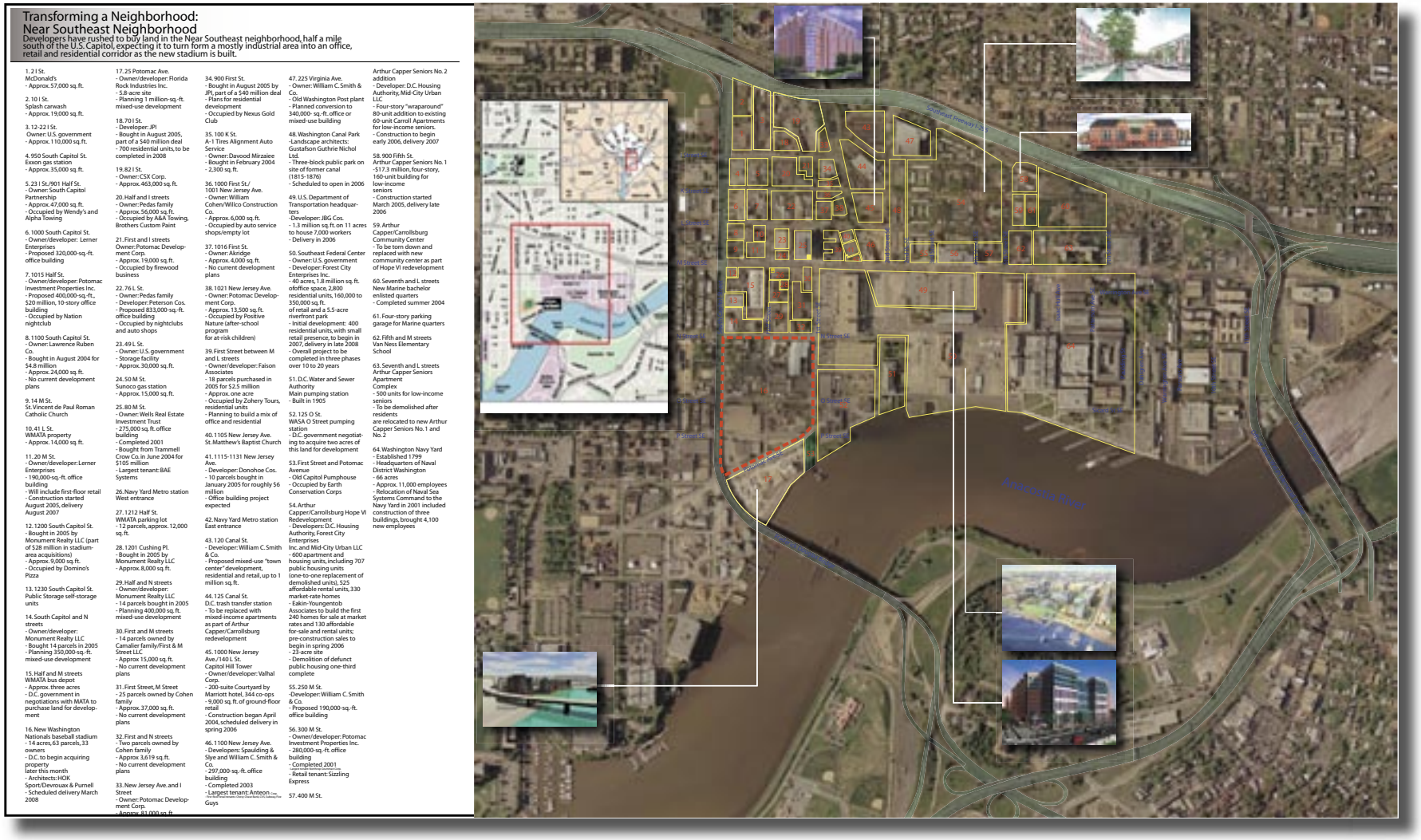
METRORAIL LOCATIONS AND PROXIMITES

- Five Minute Walking Radius of Metro Stop
- Proposed Light Rail
- Metro Green Line
- Metro Yellow Line
- Metro Blue Line
- Metro Orange Line

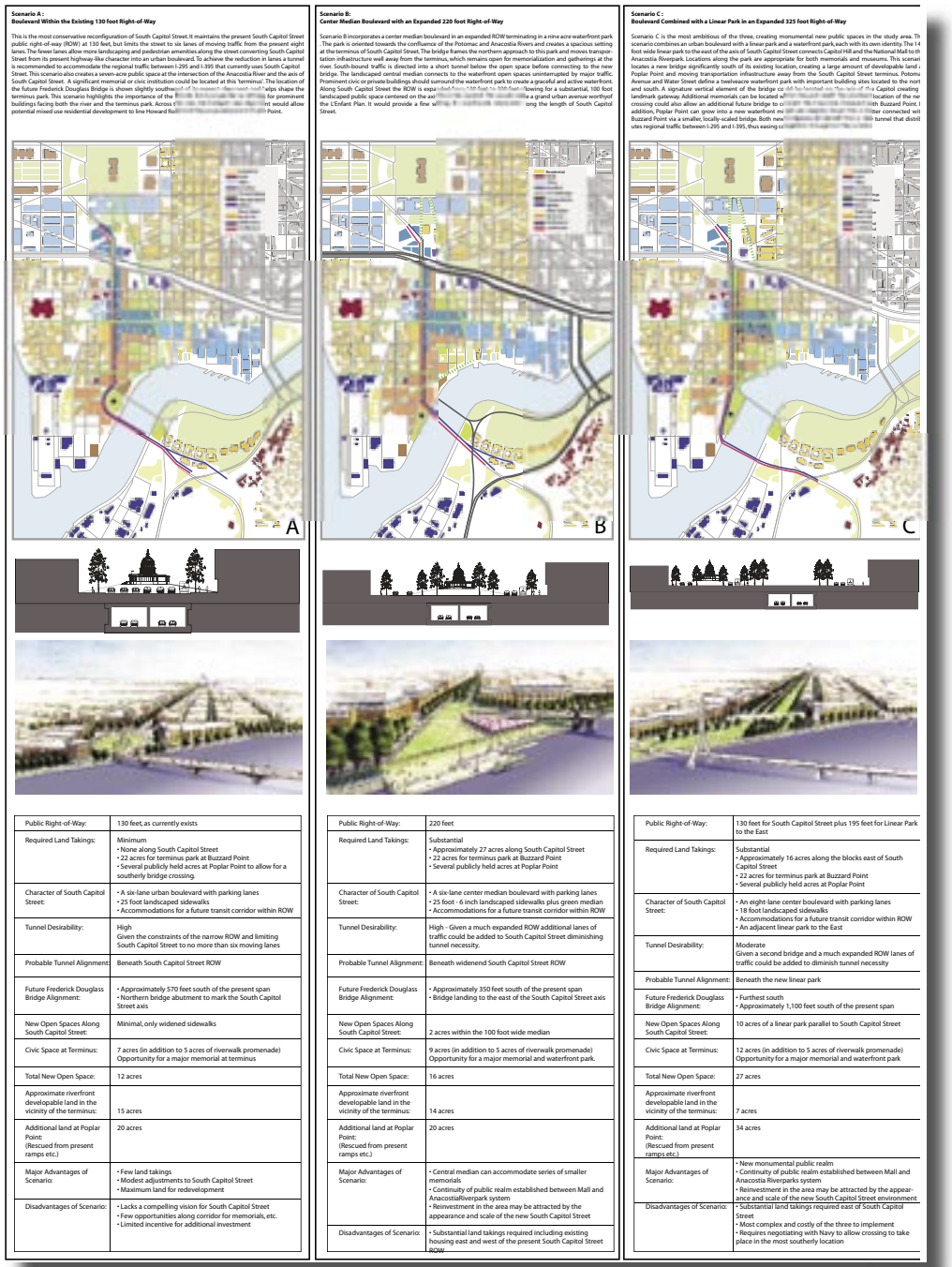
Area of Emphasis


WASHINGTON DC URBAN PLANNING FOR "A NATIONAL PARK"
N
Foilage and Topography
Vegetation
Topography
Stadium Site
Area of Emphasis
Metro Washington, D.C.


WASHINGTON DC URBAN PLANNING FOR "A NATIONAL PARK"
N
STREET GRID HIERARCHY
Primary Traffic Corridor
Secondary Traffic Corridor
Terthiary Traffic Corridor
Stadium Site
Surface Parking
Area of Emphasis
Metro Washington, D.C.



This display board was a way of understanding the influences acting upon the site that more or less were out of the control of the designer. Land uses, and future development were only some of the information on this site. Major traffic patterns were also highlighted in an attempt to understand where the major flow of traffic would be coming from when games were to be held during the baseball season. Land values were assessed to each plot of land, and in turn the values were increased when the announcement of the stadium was made for this anacostia site.



Scenario A :
Boulevard Within the Existing 130 foot Right-of-Way

This is the most conservative reconfiguration of South Capitol Street. It maintains the present South Capitol Street public right-of-way (ROW) at 130 feet, but limits the street to six lanes of moving traffic from the present eight lanes. The fewer lanes allow more landscaping and pedestrian amenities along the street converting South Capitol Street from its present highway-like character into an urban boulevard. To achieve the reduction in lanes a tunnel is recommended to accommodate the regional traffic between I-295 and I-395 that currently uses South Capitol Street. This scenario also creates a seven-acre public space at the intersection of the Anacostia River and the axis of South Capitol Street. A significant memorial or civic institution could be located at this 'terminus'. The location of the future Frederick Douglass Bridge is shown slightly southward of its present alignment which helps shape the terminus park. This scenario highlights the importance of the [illegible] for prominent buildings facing both the river and the terminus park. Across t[illegible]rt would allow potential mixed use residential development to line Howard Ro[illegible] Point.

Public Right-of-Way:	130 feet, as currently exists
Required Land Takings:	Minimum • None along South Capitol Street • 22 acres for terminus park at Buzzard Point • Several publicly held acres at Poplar Point to allow for a southerly bridge crossing.
Character of South Capitol Street:	• A six-lane urban boulevard with parking lanes • 25 foot landscaped sidewalks • Accommodations for a future transit corridor within ROW
Tunnel Desirability:	High Given the constraints of the narrow ROW and limiting South Capitol Street to no more than six moving lanes
Probable Tunnel Alignment:	Beneath South Capitol Street ROW
Future Frederick Douglass Bridge Alignment:	• Approximately 570 feet south of the present span • Northern bridge abutment to mark the South Capitol Street axis
New Open Spaces Along South Capitol Street:	Minimal, only widened sidewalks
Civic Space at Terminus:	7 acres (in addition to 5 acres of riverwalk promenade) Opportunity for a major memorial at terminus
Total New Open Space:	12 acres
Approximate riverfront developable land in the vicinity of the terminus:	15 acres
Additional land at Poplar Point: (Rescued from present ramps etc.)	20 acres
Major Advantages of Scenario:	• Few land takings • Modest adjustments to South Capitol Street • Maximum land for redevelopment
Disadvantages of Scenario:	• Lacks a compelling vision for South Capitol Street • Few opportunities along corridor for memorials, etc. • Limited incentive for additional investment

Scenario B:
Center Median Boulevard with an Expanded 220 foot Right-of-Way

Scenario B incorporates a center median boulevard in an expanded ROW terminating in a nine acre waterfront park . The park is oriented towards the confluence of the Potomac and Anacostia Rivers and creates a spacious setting at the terminus of South Capitol Street. The bridge frames the northern approach to this park and moves transportation infrastructure well away from the terminus, which remains open for memorialization and gatherings at the river. South-bound traffic is directed into a short tunnel below the open space before connecting to the new bridge. The landscaped central median connects to the waterfront open spaces uninterrupted by major traffic. Prominent civic or private buildings should surround the waterfront park to create a graceful and active waterfront. Along South Capitol Street the ROW is e[illegible] from 130 feet to 220 feet - allowing for a substantial, 100 foot landscaped public space centered on the ax[illegible] a grand urban avenue worthy of the L'Enfant Plan. It would provide a fine s[illegible]ong the length of South Capitol Street.

Public Right-of-Way:	220 feet
Required Land Takings:	Substantial • Approximately 27 acres along South Capitol Street • 22 acres for terminus park at Buzzard Point • Several publicly held acres at Poplar Point
Character of South Capitol Street:	• A six-lane center median boulevard with parking lanes • 25 foot - 6 inch landscaped sidewalks plus green median • Accommodations for a future transit corridor within ROW
Tunnel Desirability:	High - Given a much expanded ROW additional lanes of traffic could be added to South Capitol Street diminishing tunnel necessity.
Probable Tunnel Alignment:	Beneath widenend South Capitol Street ROW
Future Frederick Douglass Bridge Alignment:	• Approximately 350 feet south of the present span • Bridge landing to the east of the South Capitol Street axis
New Open Spaces Along South Capitol Street:	2 acres within the 100 foot wide median
Civic Space at Terminus:	9 acres (in addition to 5 acres of riverwalk promenade) Opportunity for a major memorial and waterfront park.
Total New Open Space:	16 acres
Approximate riverfront developable land in the vicinity of the terminus:	14 acres
Additional land at Poplar Point: (Rescued from present ramps etc.)	20 acres
Major Advantages of Scenario:	• Central median can accommodate series of smaller memorials • Continuity of public realm established between Mall and AnacostiaRiverpark system • Reinvestment in the area may be attracted by the appearance and scale of the new South Capitol Street
Disadvantages of Scenario:	• Substantial land takings required including existing housing east and west of the present South Capitol Street ROW

Scenario C :
Boulevard Combined with a Linear Park in an Expanded 325 foot Right-of-Way

Scenario C is the most ambitious of the three, creating monumental new public spaces in the study area. Th scenario combines an urban boulevard with a linear park and a waterfront park,each with its own identity. The 14 foot wide linear park to the east of the axis of South Capitol Street connects Capitol Hill and the National Mall to th Anacostia Riverpark. Locations along the park are appropriate for both memorials and museums. This scenar locates a new bridge significantly south of its existing location, creating a large amount of developable land Poplar Point and moving transportation infrastructure away from the South Capitol Street terminus. Potoma Avenue and Water Street define a twelveacre waterfront park with important building sites located to the nort and south. A signature vertical element of the bridge co[illegible] the Capitol creating landmark gateway. Additional memorials can be located w[illegible] location of the ne crossing could also allow an additional future bridge to c[illegible]th Buzzard Point. addition, Poplar Point can grow into a new waterfront mi[illegible]ter connected wi Buzzard Point via a smaller, locally-scaled bridge. Both new[illegible] tunnel that distril uses regional traffic between I-295 and I-395, thus easing c[illegible]

Public Right-of-Way:	130 feet for South Capitol Street plus 195 feet for Linear Park to the East
Required Land Takings:	Substantial • Approximately 16 acres along the blocks east of South Capitol Street • 22 acres for terminus park at Buzzard Point • Several publicly held acres at Poplar Point
Character of South Capitol Street:	• An eight-lane center boulevard with parking lanes • 18 foot landscaped sidewalks • Accommodations for a future transit corridor within ROW • An adjacent linear park to the East
Tunnel Desirability:	Moderate Given a second bridge and a much expanded ROW lanes of traffic could be added to diminish tunnel necessity
Probable Tunnel Alignment:	Beneath the new linear park
Future Frederick Douglass Bridge Alignment:	• Furthest south • Approximately 1,100 feet south of the present span
New Open Spaces Along South Capitol Street:	10 acres of a linear park parallel to South Capitol Street
Civic Space at Terminus:	12 acres (in addition to 5 acres of riverwalk promenade) Opportunity for a major memorial and waterfront park
Total New Open Space:	27 acres
Approximate riverfront developable land in the vicinity of the terminus:	7 acres
Additional land at Poplar Point: (Rescued from present ramps etc.)	34 acres
Major Advantages of Scenario:	• New monumental public realm • Continuity of public realm established between Mall and Anacostia Riverparks system • Reinvestment in the area may be attracted by the appearance and scale of the new South Capitol Street environment
Disadvantages of Scenario:	• Substantial land takings required east of South Capitol Street • Most complex and costly of the three to implement • Requires negotiating with Navy to allow crossing to take place in the most southerly location

These diagrams depict different design scenarios that urban planners in Washington D.C. had devised prior to the announcement of the Nationals and Major League Baseball coming back to the D.C. area. I used this information and the scenario and adapted it to the urban planning effort as it relates to the design scheme of the baseball stadium. Ultimately, the final solution was a hybrid of part of all three of these.

Intent/Design Narrative

Denver Finlinson
6th Year Thesis Project
"A National Park"
Semester End Review
12.12.05

Statement of Intent:

In the fa ashington D.C. area to compete in league play starting in the spring of 2005. A temporary solution for the team to play at RFK stadium in the D.C. area has been found, however, a long term solution is needed for the team who will now be known as the Washington Nationals. The direction of this thesis project is designing a new home for the Nationals that will meet the demands of the 21st century athletic market that is increasingly looking for their stadiums to be fiscally profitable and competitive both on the field and at the box office. My focus will be broken into two parts, a split between stadium design and urban planning during the course of this project. The intent of this thesis project will be to develop a stadium that will forge a new relationship with the fan/spectator, citizens of Washington D.C., and baseball in a manner that will strengthen the existing urban plan implemented by Pierre Charles L'enfant in 1791. Other co - roundings, and how this stadium will act as a redevelopment boost to the community.

Project Definition:

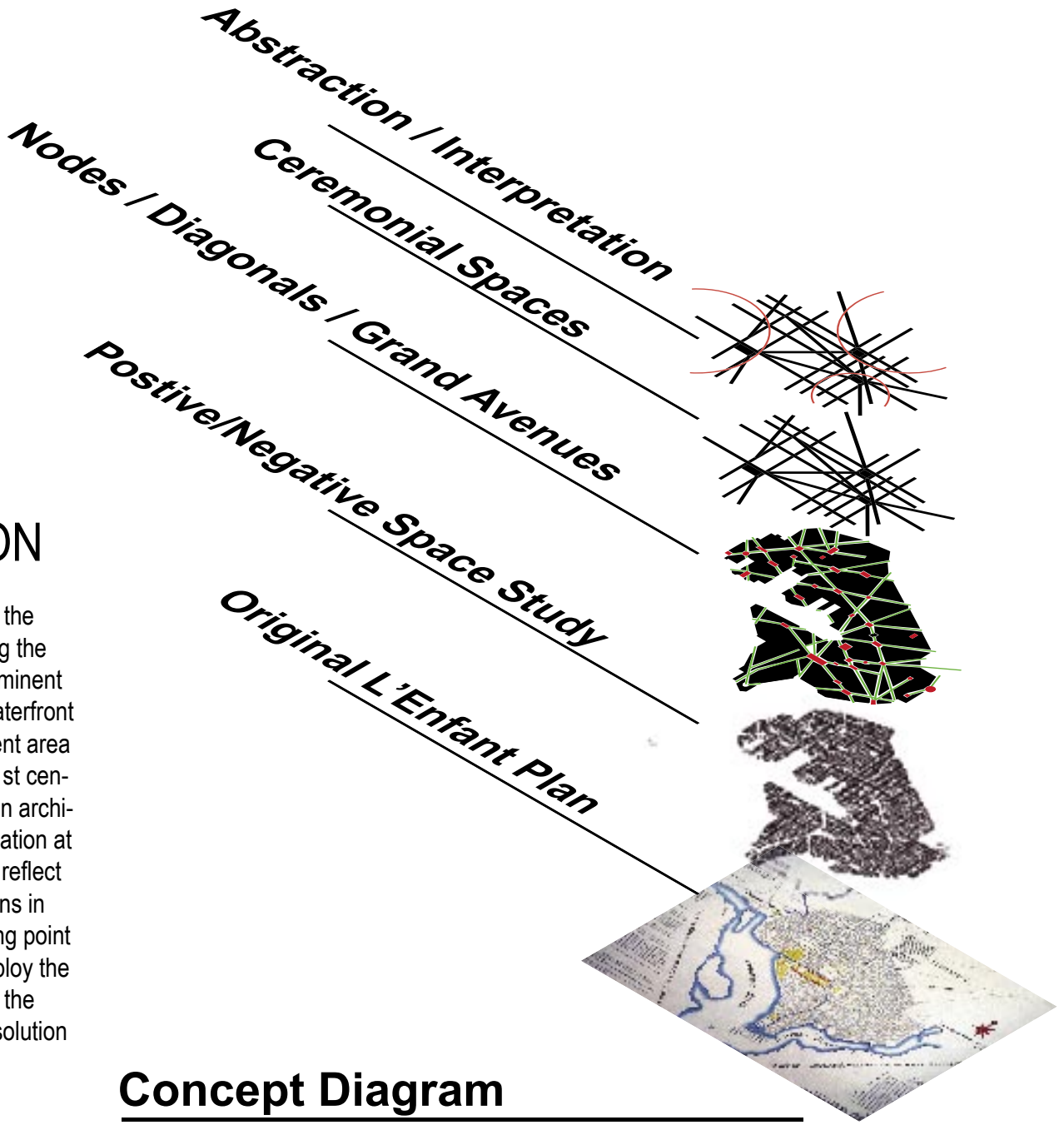
The site for the new ballpark sits at the base of the south capitol street bridge, along the shore of the Anacostia waterfront. This prominent location is at the center of the Anacostia Waterfront Initiative, an 11-mile, 900 acre redevelopment area that has become the center of growth for 21st century Washington. The ballpark must have an architectural presence befitting its prominent location at the gateway to the Nations capitol; yet also reflect the city's modern growth and new innovations in building design and technology. As a starting point for the design process, the stadium will employ the L'Enfant plan as a source of inspiration and the generation of ideas in finding a successful solution to the stated problem.

Objectives:

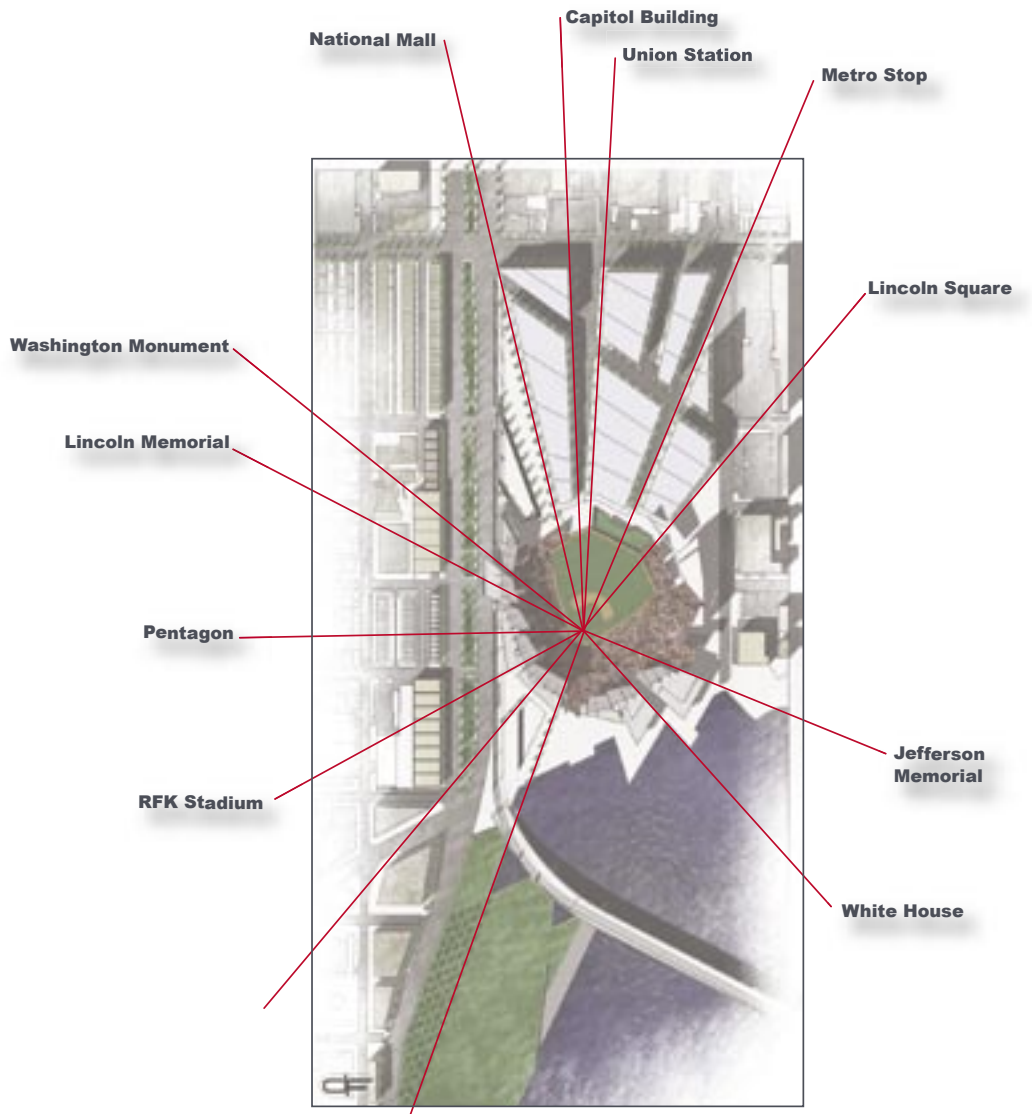
A. Implementation of the stadium as a "destination" within Washington D.C. with mixed use/commercial space combined with the stadium, Hotel, and a water front green space that will act as an attraction not solely for baseball 82 days a year, but will act as a civic building with an indelible connection to Washington D.C.
B. Employment of the L'Enfant plan as a guiding direction in the progression of a design solution. Grand Avenues, Nodes, Diagonals combined with a visual connection to Washington D.C. landmarks result in an abstract design vocabulary suitable for the design of this baseball stadium.
C. Facilitate the use of public transportation in the arrival and departure to the stadium. An elevated tramway/light-rail combined with the existing Metro subway system that will be able to transport people to and from the stadium to public parking and other destinations throughout Washington D.C.

PROJECT DEFINITION

The site for the new ballpark sits at the base of the south capitol street bridge, along the shore of the Anacostia waterfront. This prominent location is at the center of the Anacostia Waterfront Initiative, an 11-mile, 900 acre redevelopment area that has become the center of growth for 21st century Washington. The ballpark must have an architectural presence befitting it's prominent location at the gateway to the Nations capitol, yet also reflect the city's modern growth and new innovations in building design and technology. As a starting point for the design process, the stadium will employ the L'Enfant plan as a source of inspiration and the generation of ideas in finding a successful solution to the stated problem.



Concept Diagram

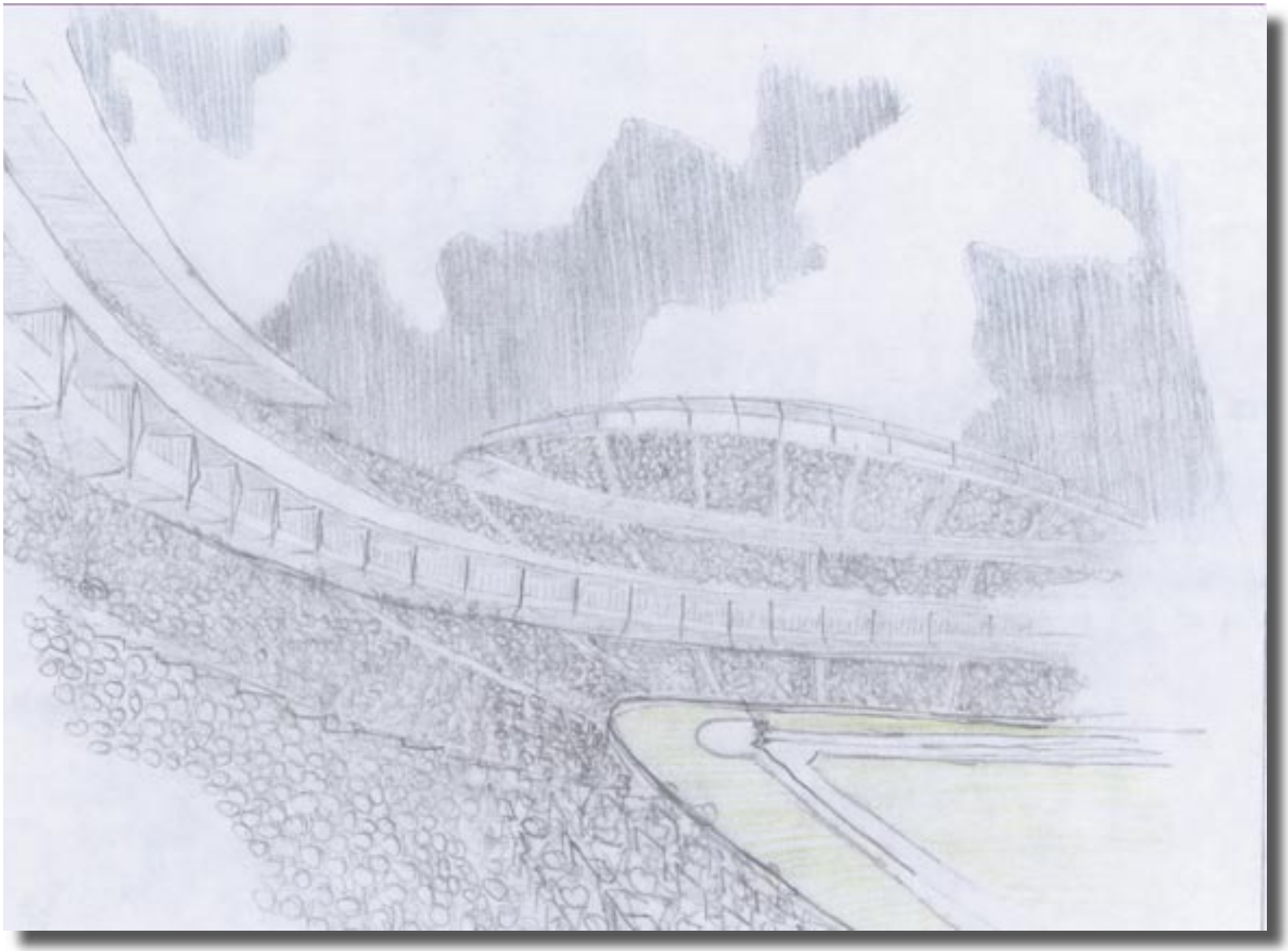


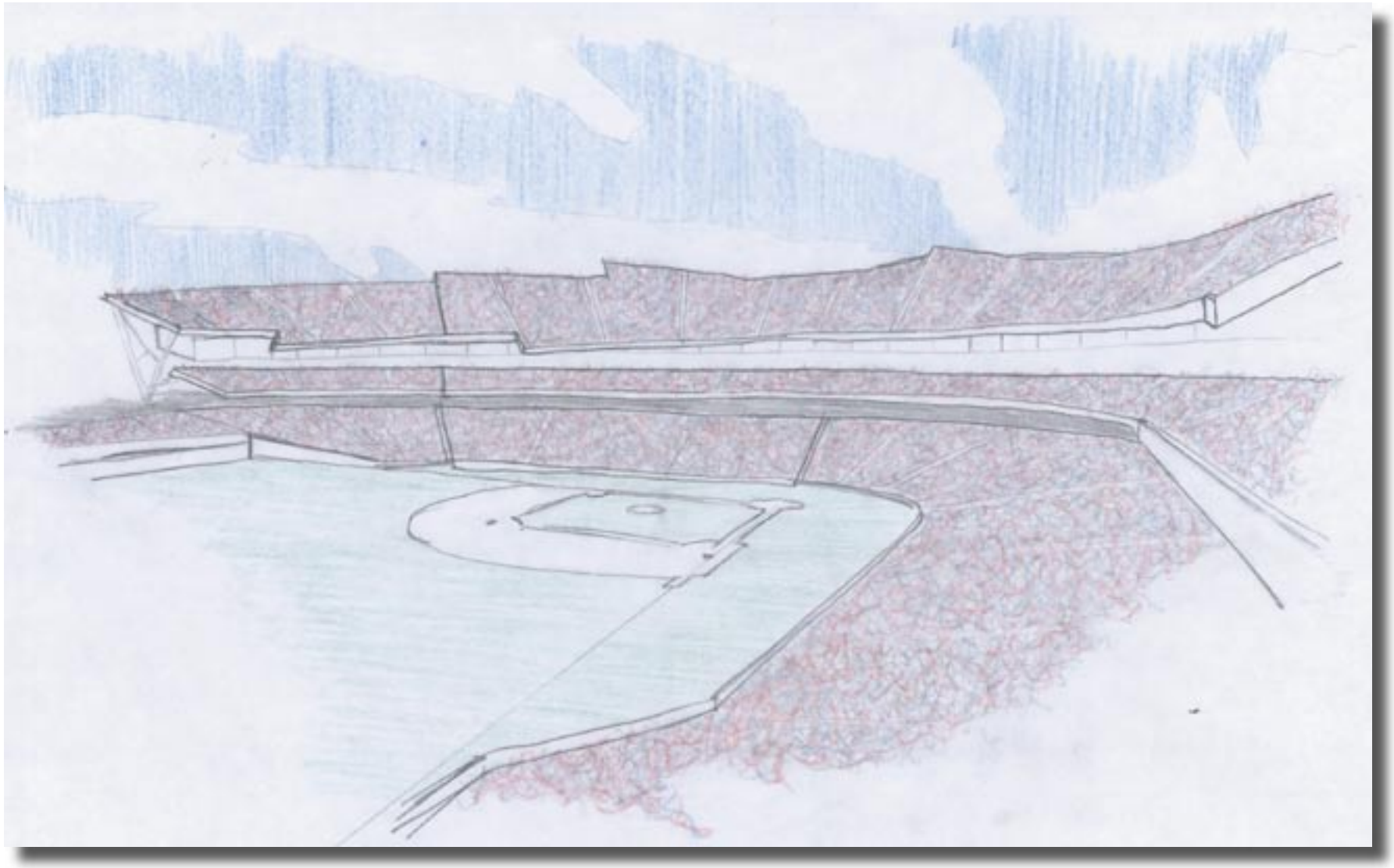
Conceptual Regulating Lines:

In applying the primary element of home plate in the scope of the schematic design, several significant landmarks that are identifiable with Washington D.C. have been used in the structure and outline of the concept of relating the L'Enfant plan for the purpose of this baseball stadium. With Grand Avenues, Sight lines, Hierarchical open spaces all converging to a point being some of the aspects of the plan, are used abstractly in the development and direction of this stadium design.

Process Documentation

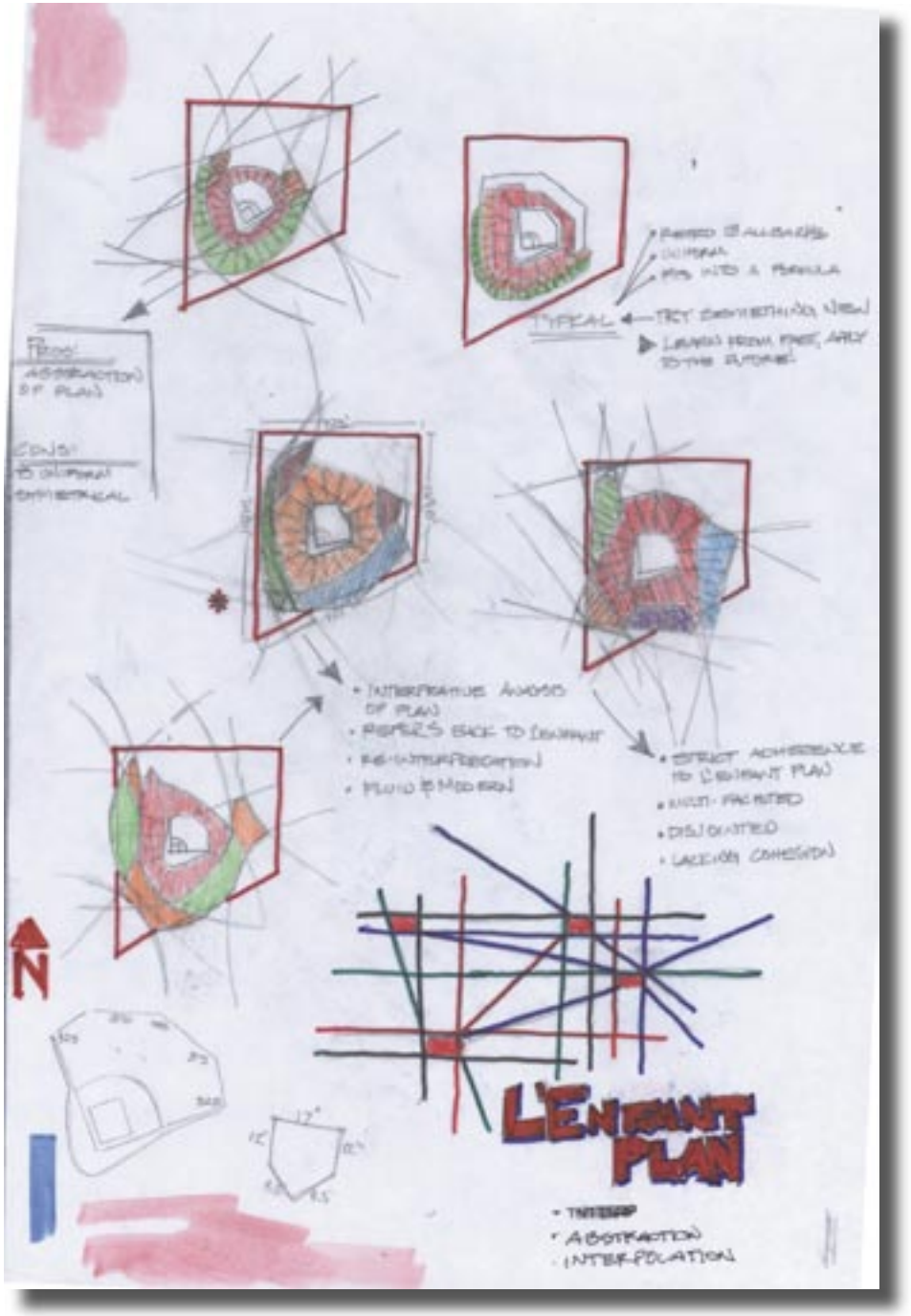
At the beginning of the design phase, the use of sketches are employed in an attempt to capture the essence or ambiance of a particular design scheme. These sketches are intended solely for the feel and nature of a design. If one can understand the type or nature of a design and the intended direction before the actual scheme is developed, a stronger direction in which to follow is exhibited in the conceptual and schematic design phase.

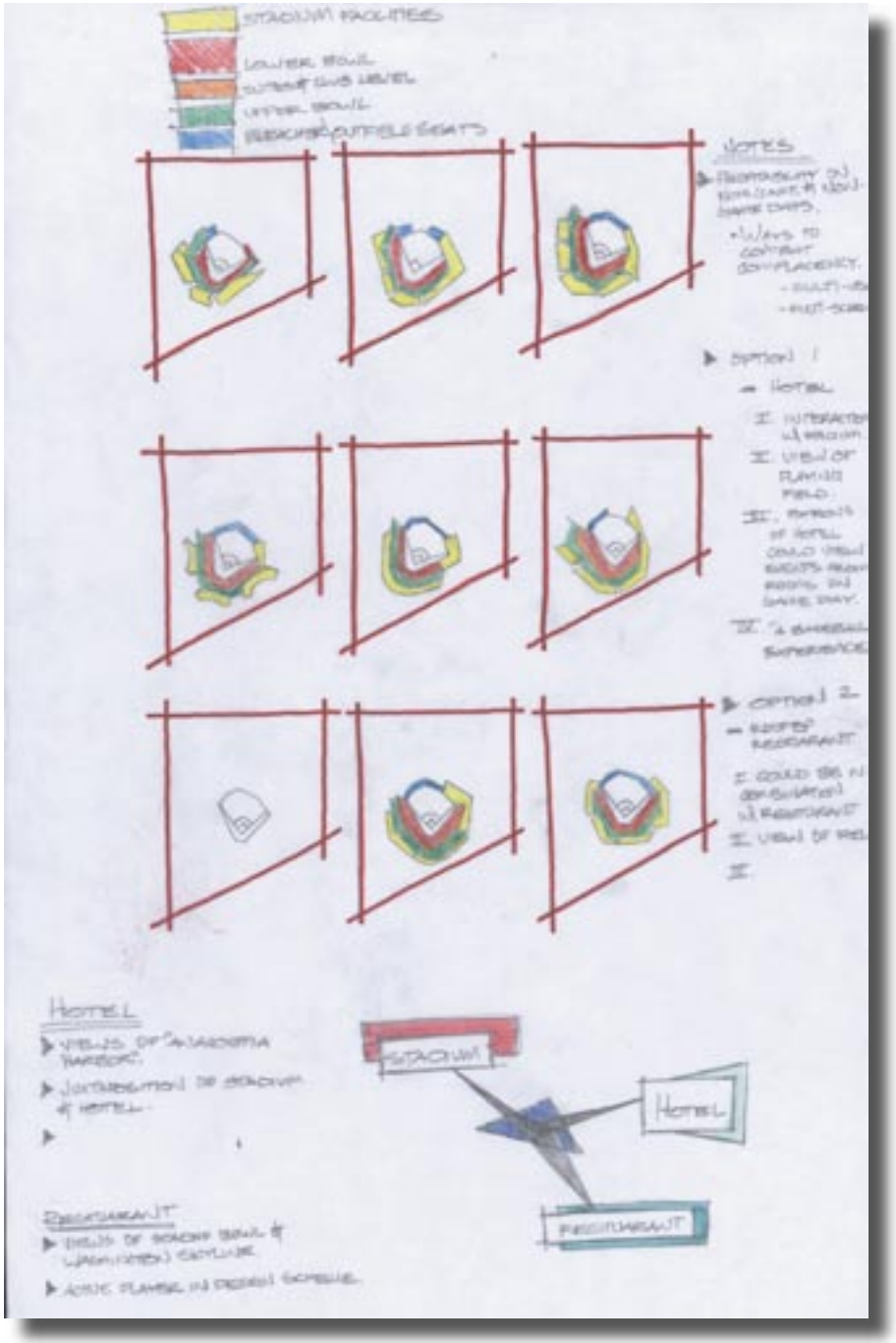




These are the initial conceptual development drawings. They were the beginning steps in coming to a conclusion of what the understanding of how the project definition of the L'enfant plan were to be employed the design scheme. Many different schemes were played with in an attempt to understand the abstraction of space and the visual vocabulary of the master plan of Washington D.C., and what aspects of that plan could be used in the design scheme of the solution for the baseball stadium of the Washington Nationals.

Siteing, orientation, size, and volume were some of the initial challenges that were dealt with at this phase. There was a strong desire to orient the views of the fans towards the national mall to the north to take advantage of the views that the Washington Monument, U.S. Capital building, and the White House presented, or to orient the fans views towards the Anacostia River in an attempt to have an intimate relationship with waterfront environment. Ultimately, the views toward the National Mall won out and the final solution was oriented towards that direction and the vast majority of fans would be able to view those landmarks from their locations in the stadium.





In the beginning, there were two distinct directions that were being developed for the final solution for the state problem. These diagrams were the initial stages that ultimately were widdled down to the two solutions. Presented here are roughly nine different configurations and layouts for the design of the baseball stadium. Also, conceptual diagrams and color coding was used to understand the relationship of different parts of the stadium.

These sketches and diagrams were made in an attempt to understand the visual vocabulary of the L'enfant plan which was implement by the European urban planner Pierre Charles L'enfant in 1791 under the direction of George Washington. This was done for an indelible connection to the Washington D.C. region, conceptually I wanted there to be some type of connection to the area in some way, shape, or manner. The research and analysis and dissection of the L'enfant plan was a way to connect to that idea. By breaking the visual display of the plan down into solid void relationships, there was exhibited a vocabulary of lines, nodes, diagonals, and a visual connection to different parts of the city. At this point, that vocabulary was introduced into my scheme and used the remainder of the project.

Initial design sketches relating to the urban planning and siteing of the ballpark. Also, an important stage in the conceptual design stage is the construction of study models. In the following pages there are several photos of the two major design schemes that were developed on the path to the final conclusion of what the stadium would ultimately look like. This stage is where the formal look and feel of the building was starting to develop. Several models were built out of pink foam and several different configurations were made in an attempt to have a cohesive design vocabulary. Once both scenarios were studied in this manner, one was chosen to move onto a more thorough investigation of what the solution would be.

Schematic model of scheme #1

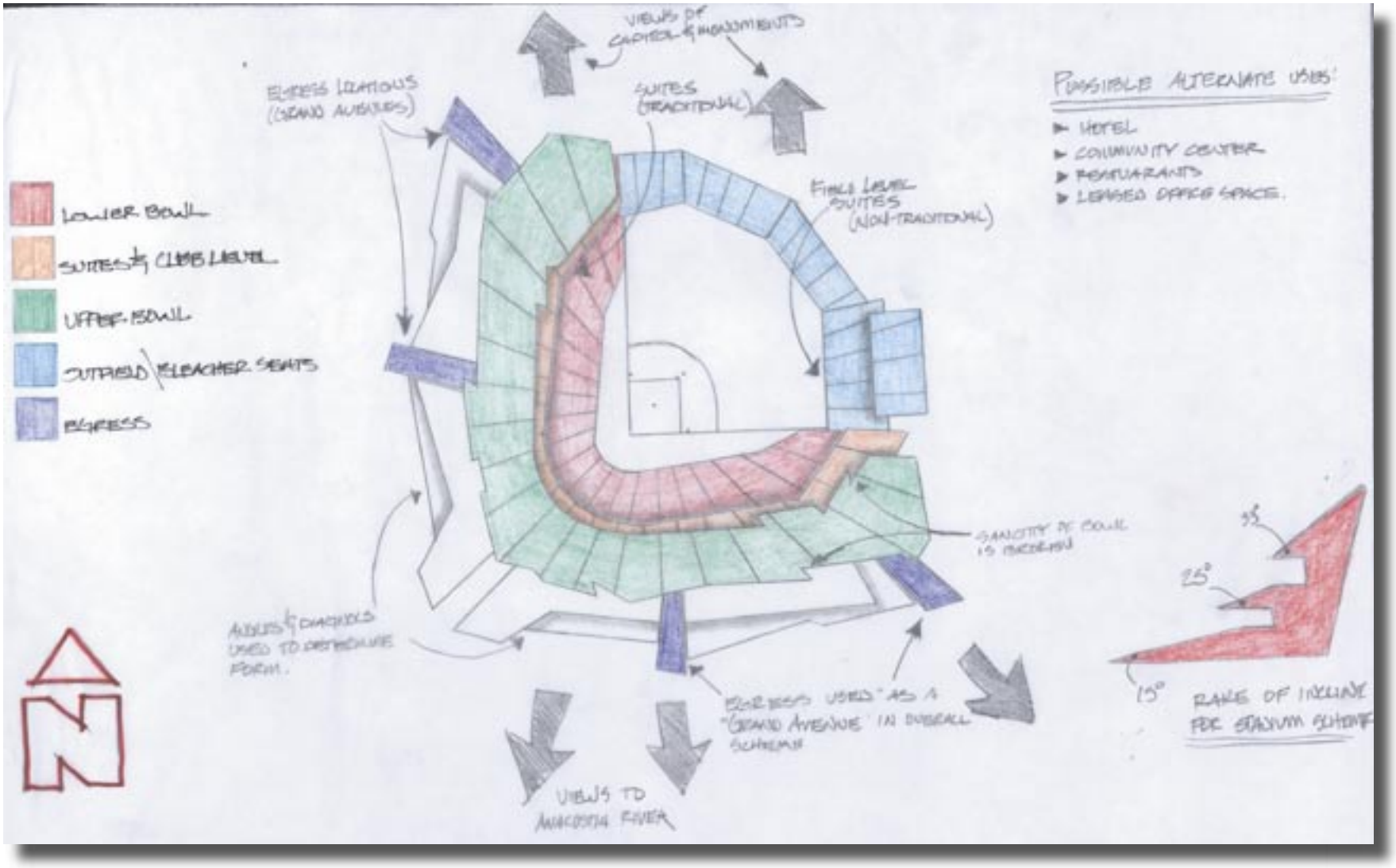
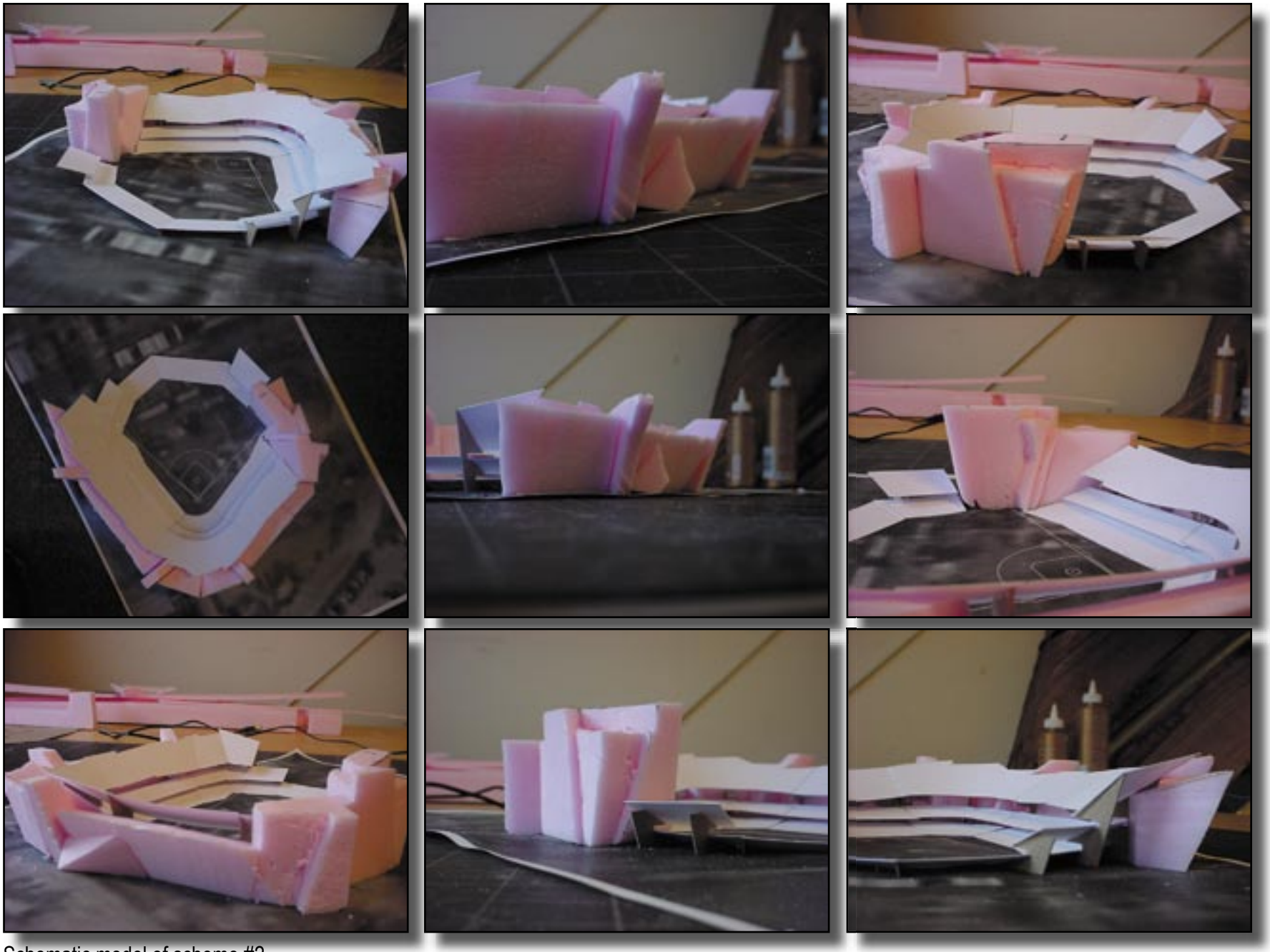


Diagram highlighting the major aspects of scenario #1 and some of the influences that played a major role in the design scheme.



Schematic model of scheme #2

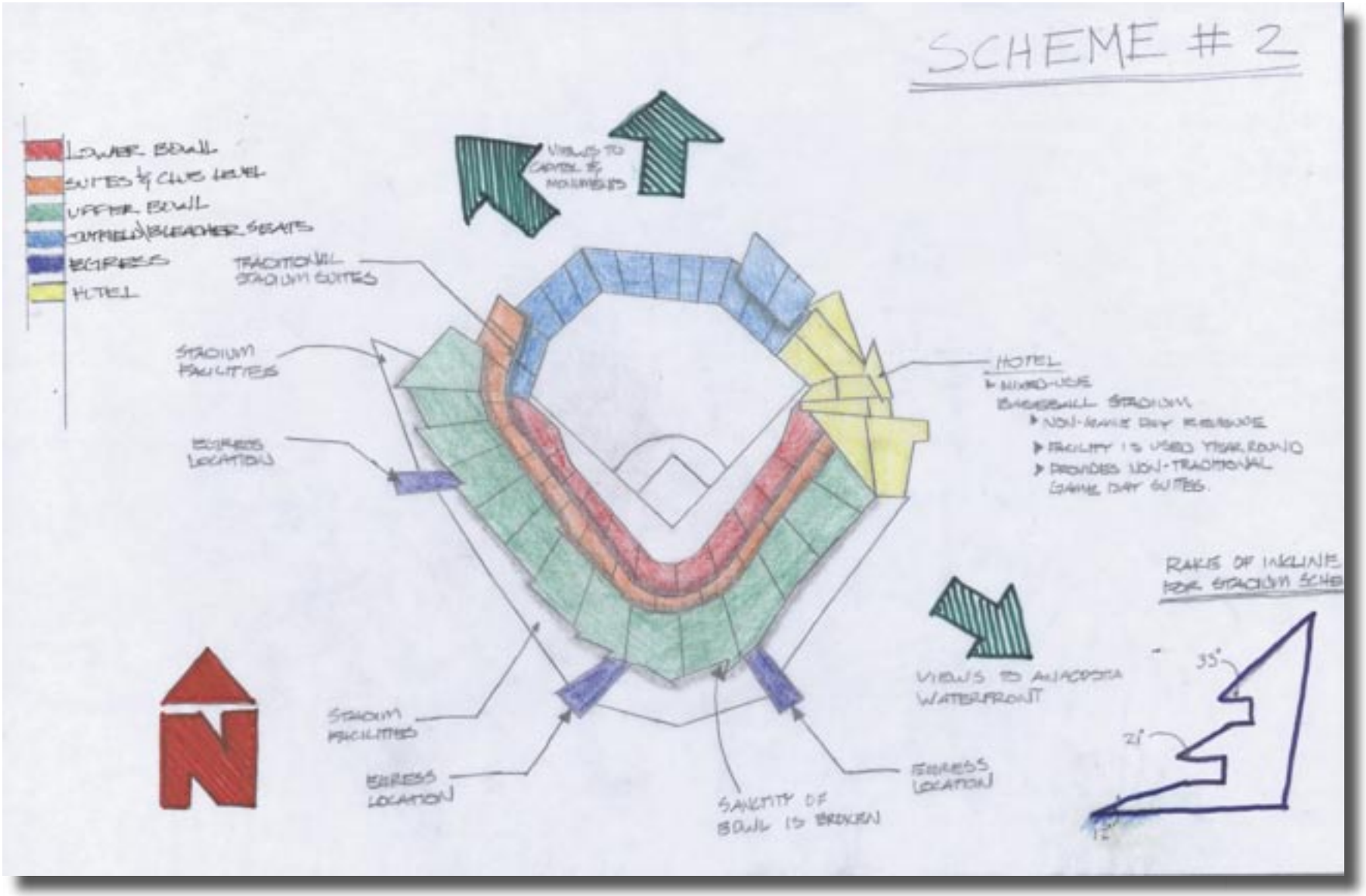
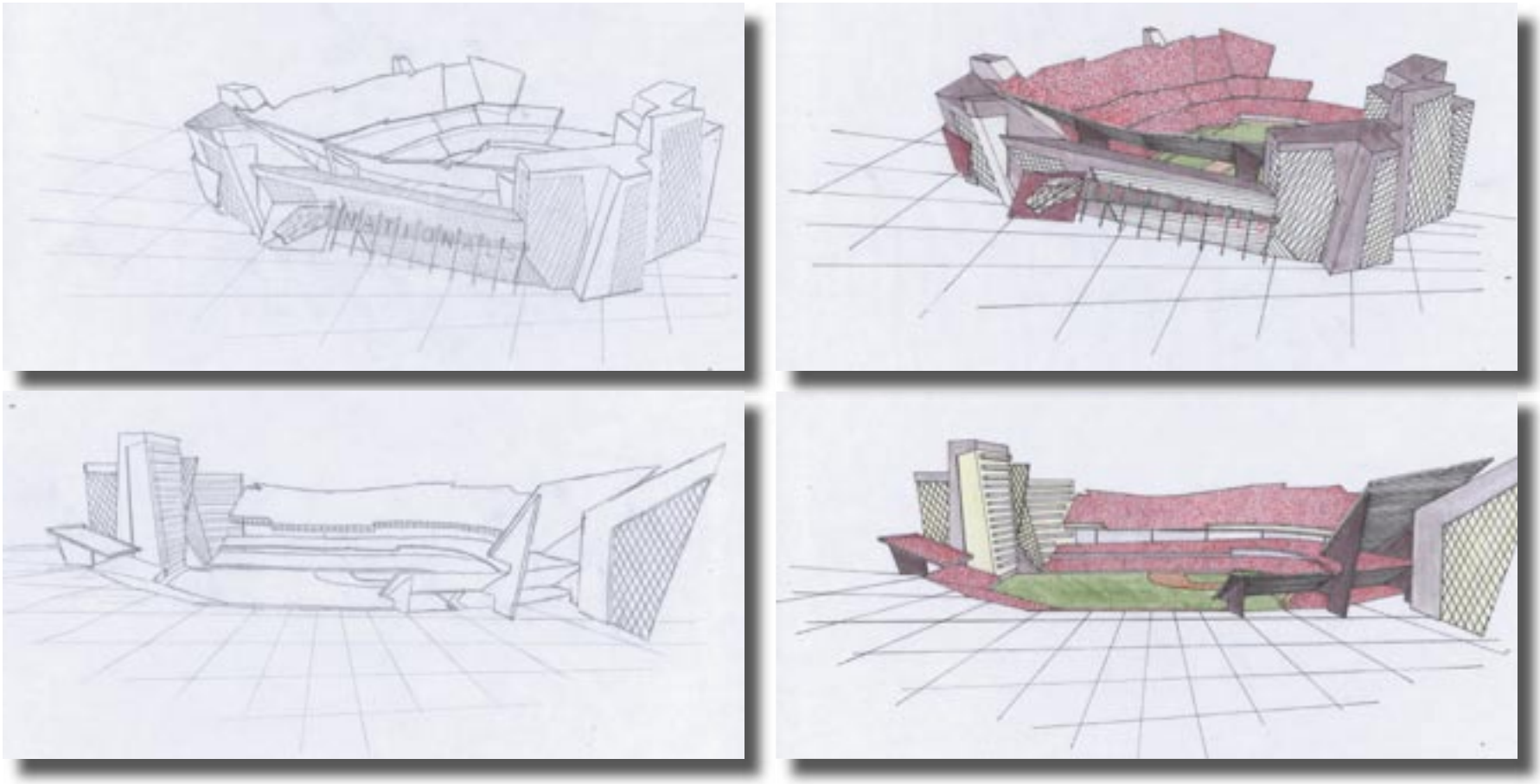
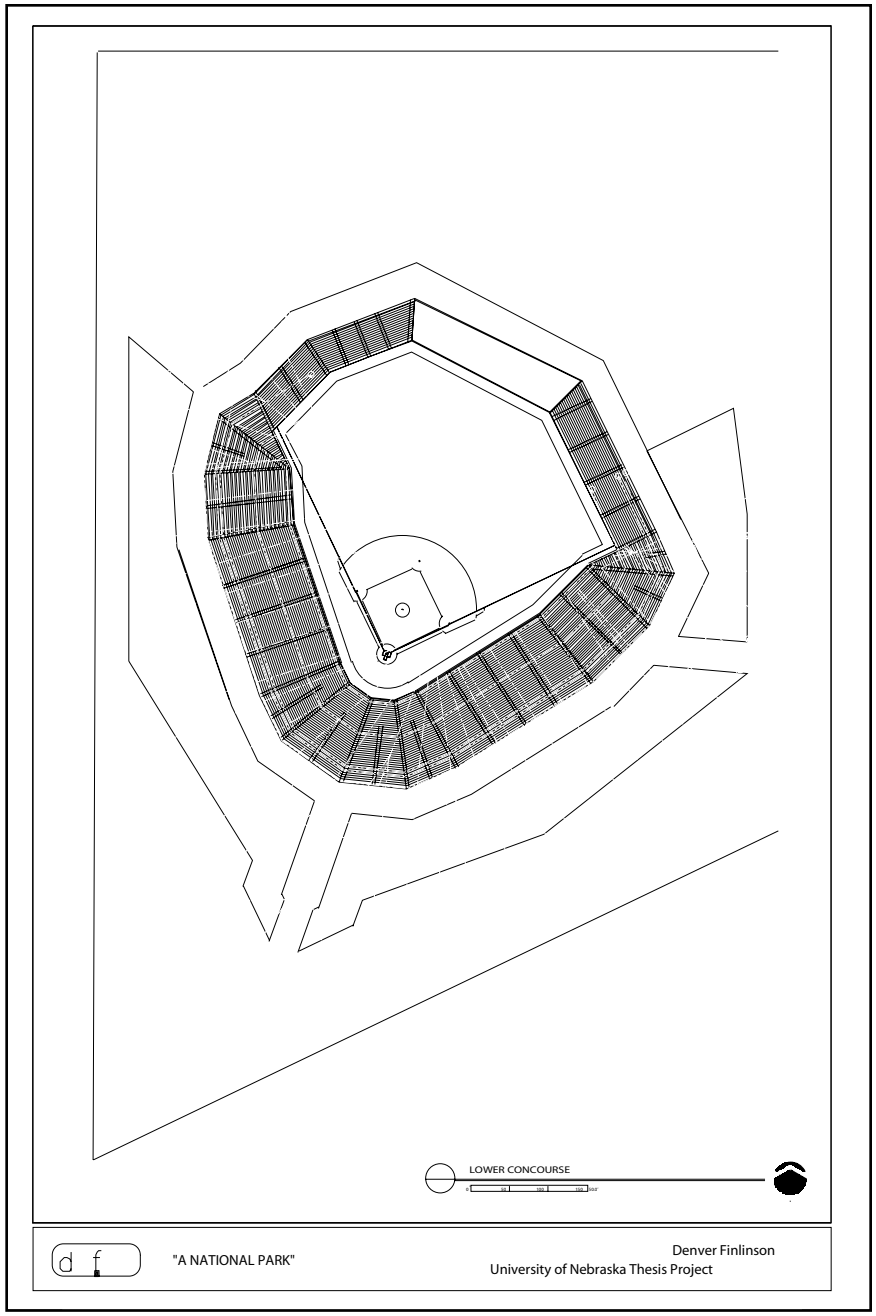
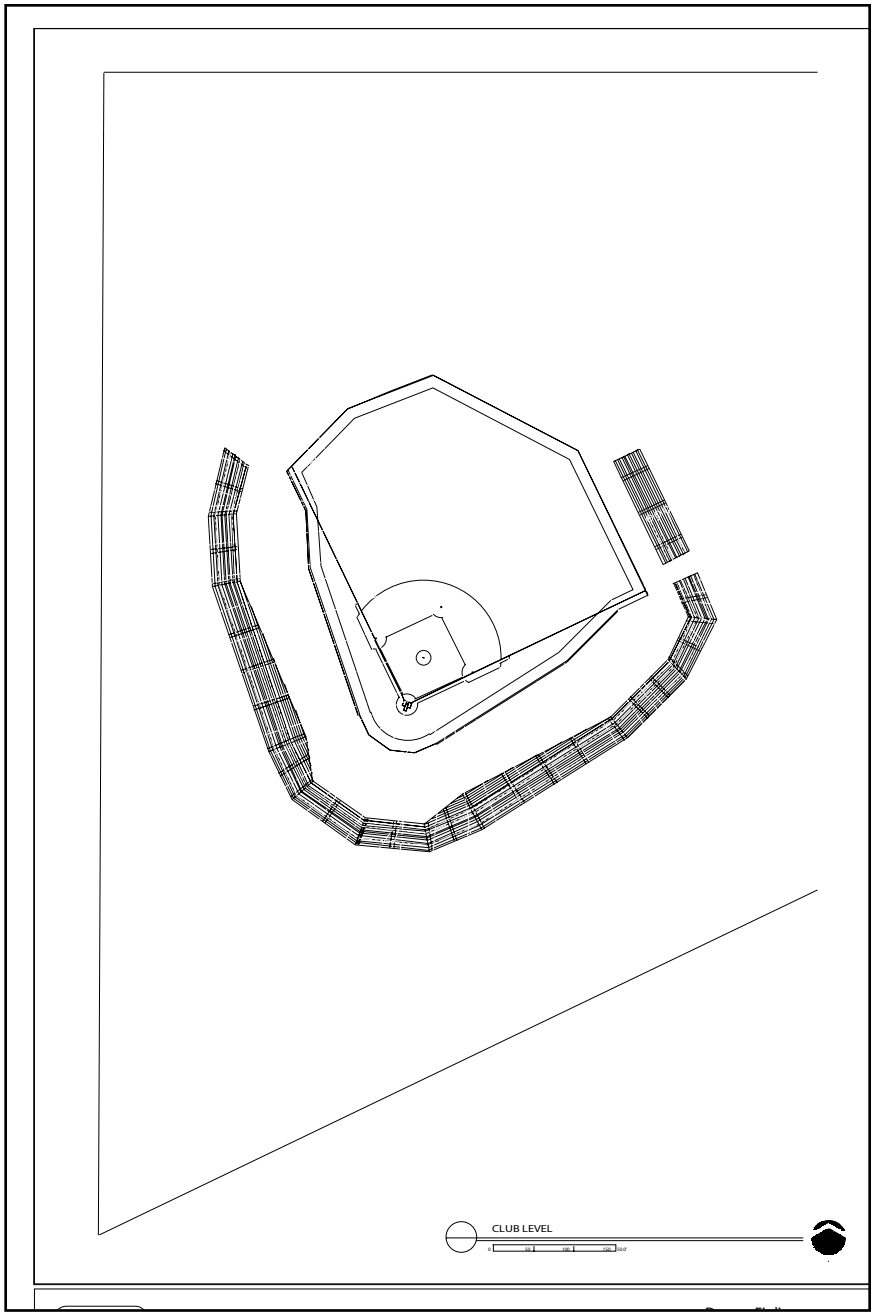


Diagram highlighting the major aspects of scenario #2 and some of the influences that played a major role in the design scheme.

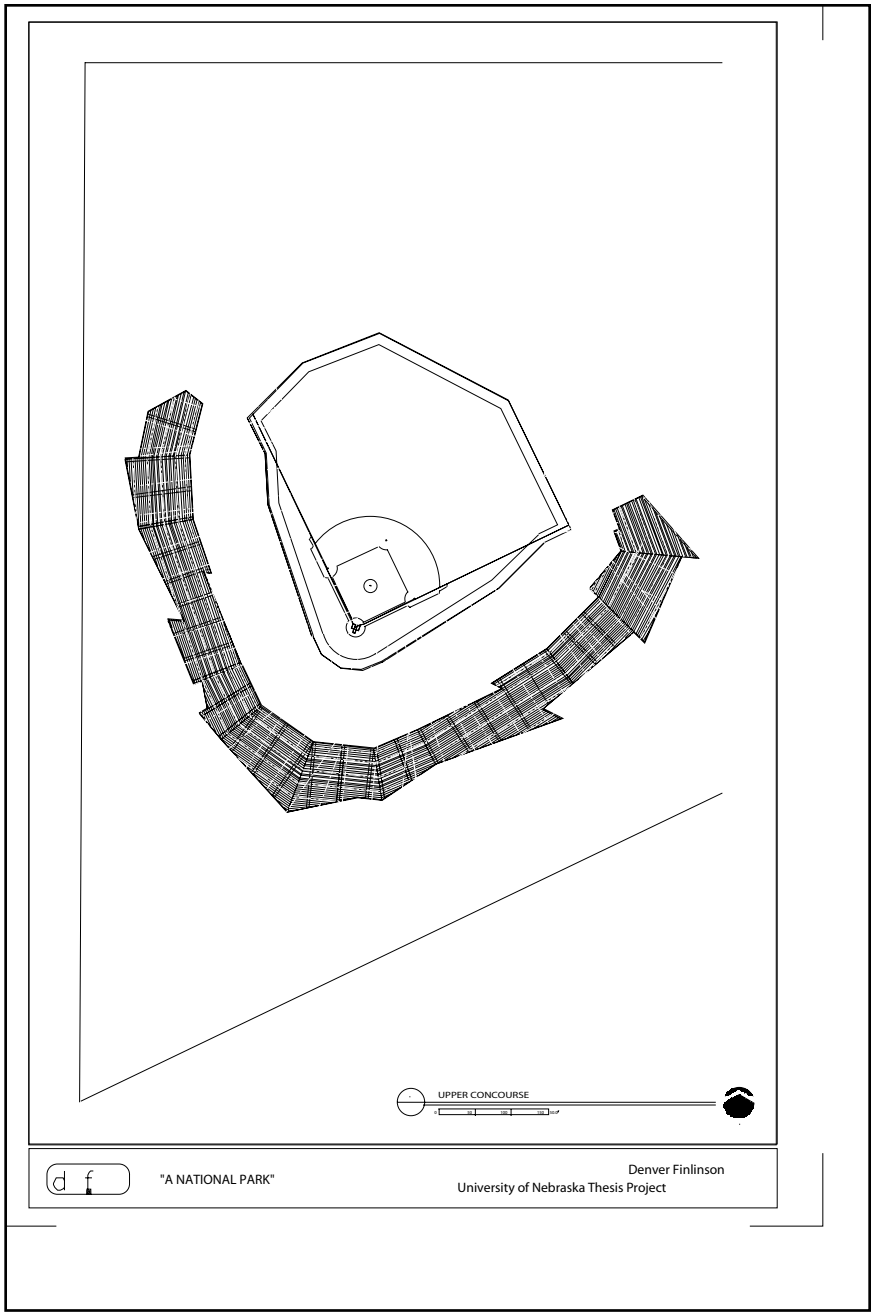


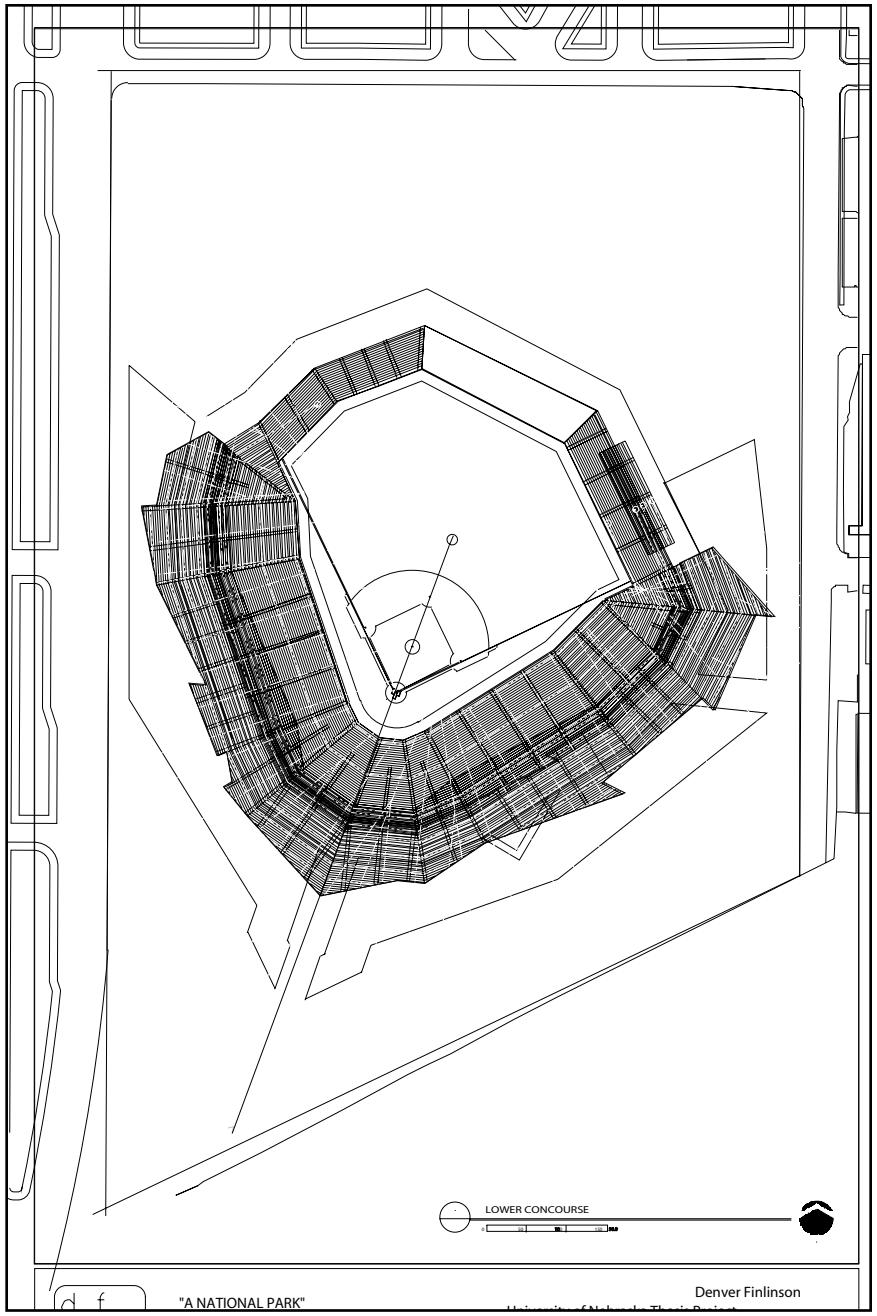
Once scheme #1 wa
the baseball stadium and what it might look like.



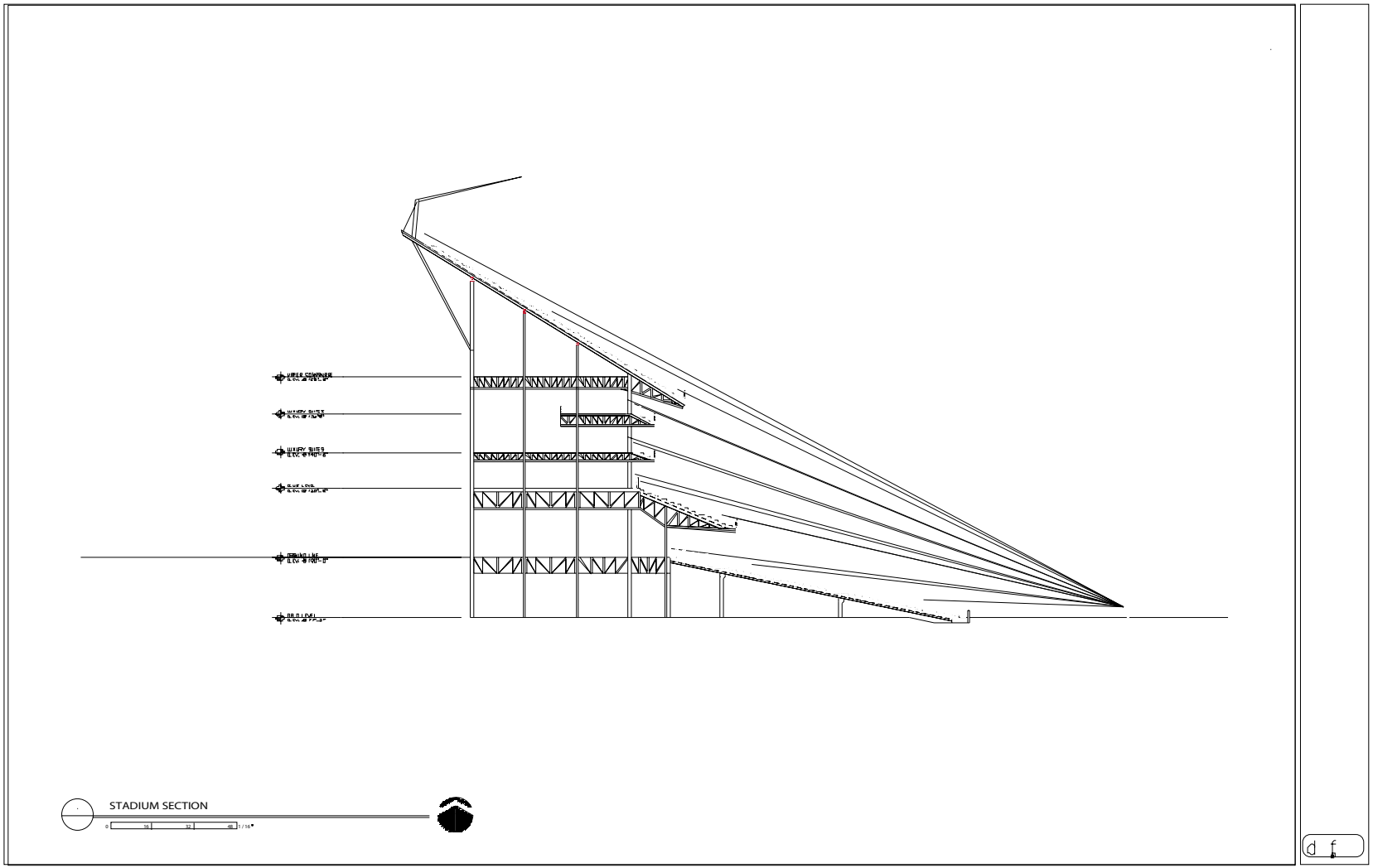


Plans and layout of stadium at December review.

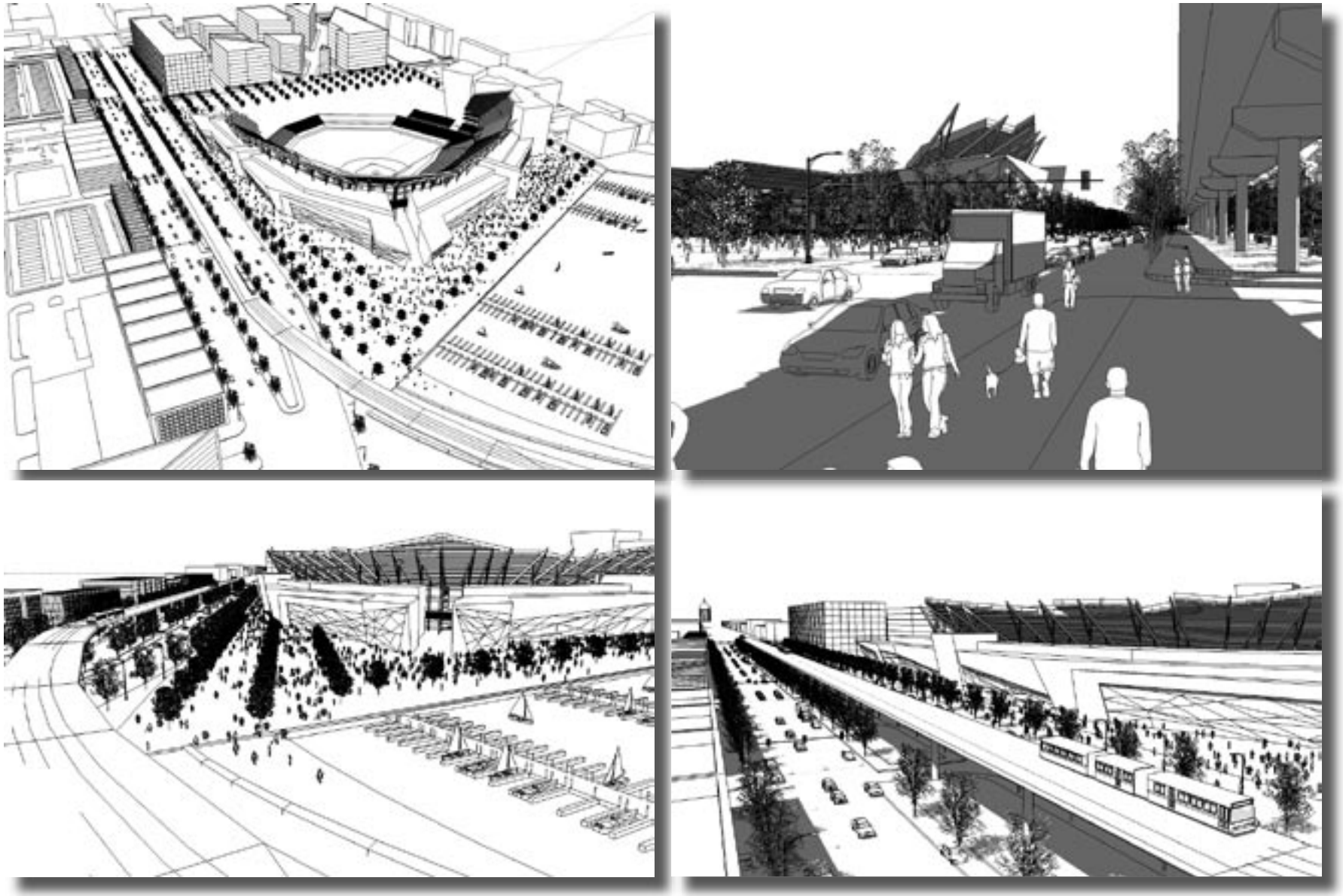




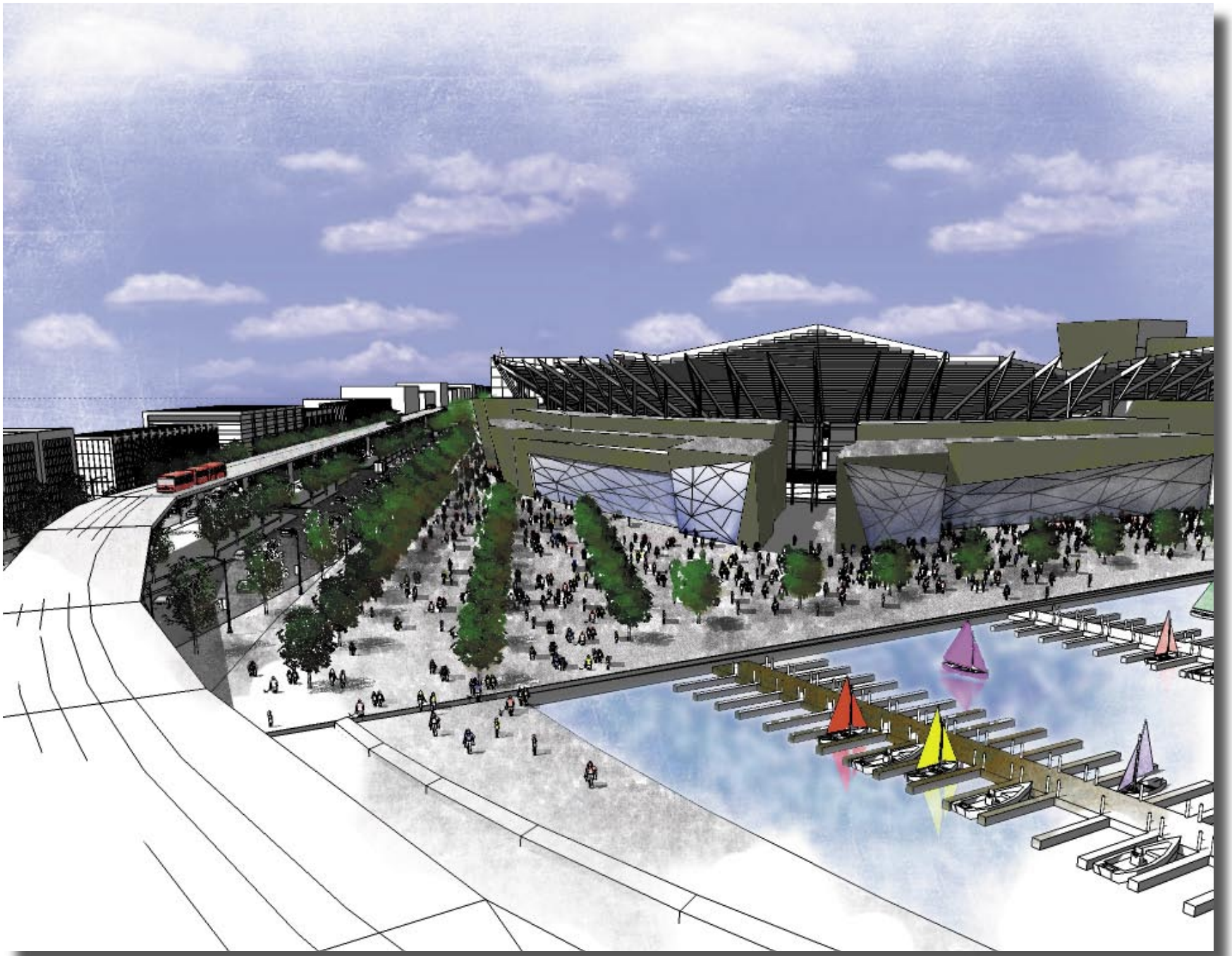
Plans and layout of stadium at December review.



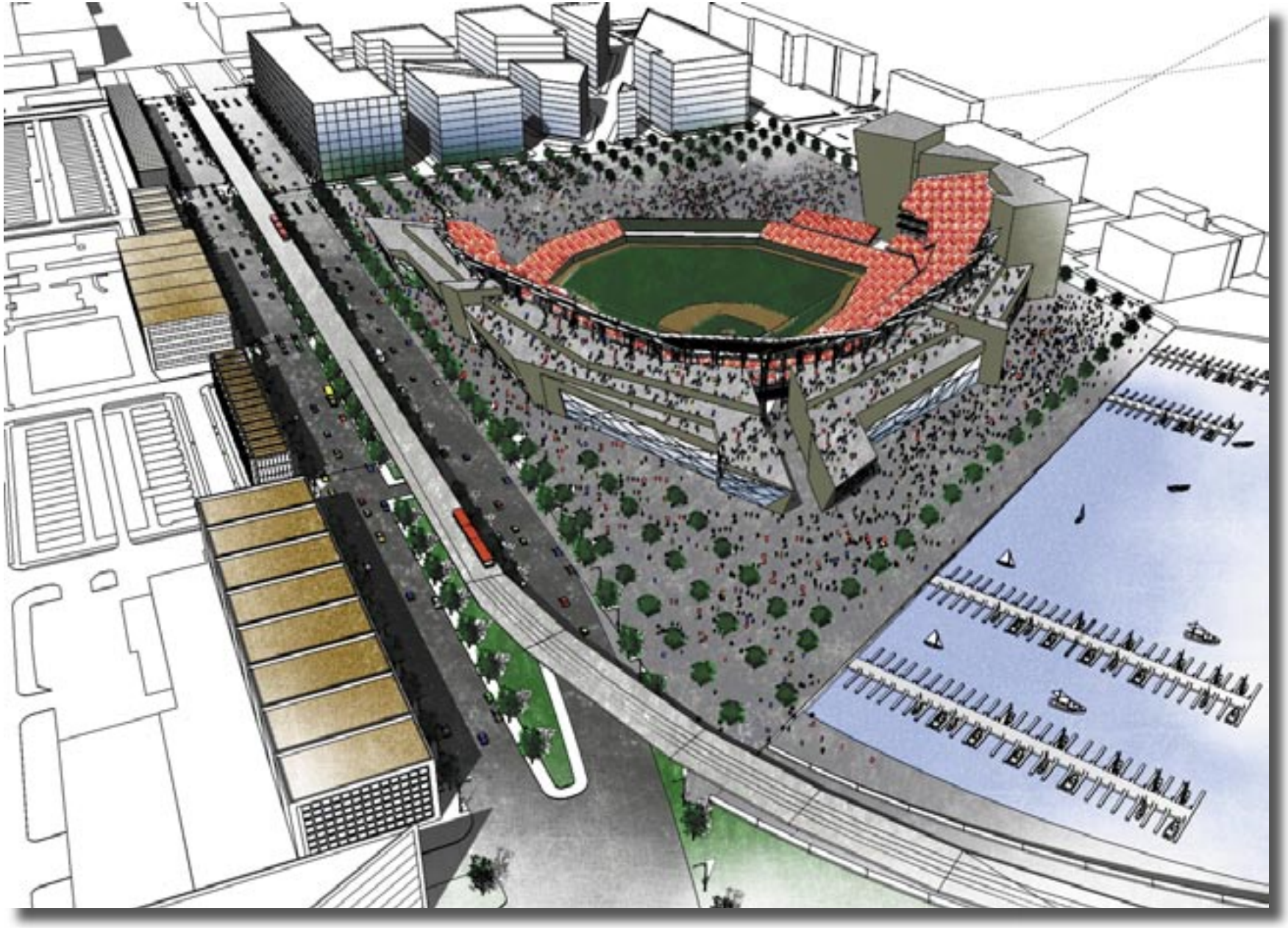
Section of stadium at December review.



Rendering of stadium at the December review.



Rendering looking to the north of the transition from the pedestrian/tramway bridge coming in towards the stadium

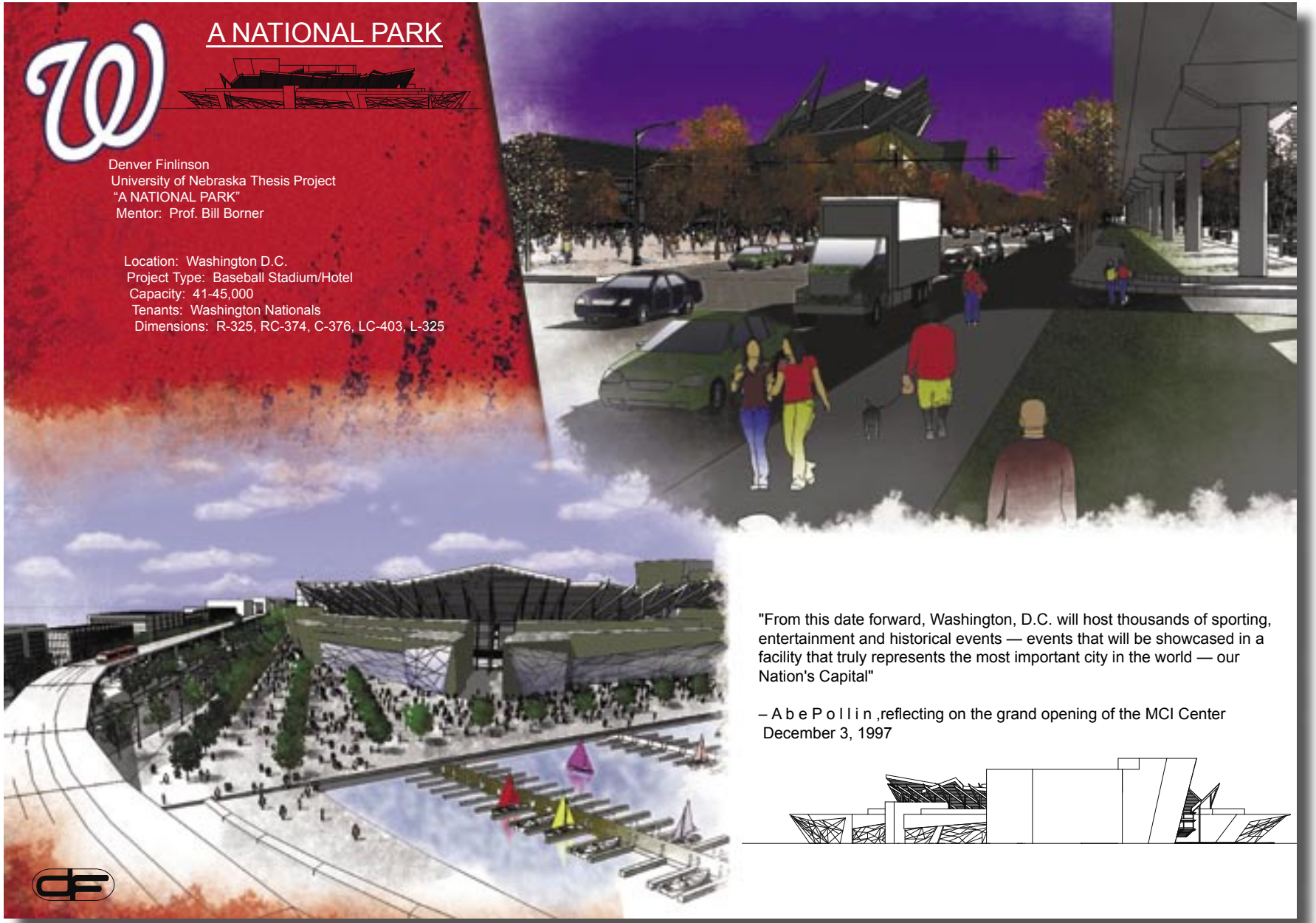


Birds eye view of the stadium looking up South Capitol street in the Northeastern direction.

Rendering of stadium with U.S. Capitol building on the horizon.

Street level view of stadium looking towards the south. One may expect this view on their approach to the stadium on game day.

Display boards of stadium scheme presented at the HOK review in Kansas City, MO in November 2005.



Display boards of stadium scheme presented at the HOK review in Kansas City, MO in November 2005.

Presenting stadium scheme at HOK in Kansas City, MO, November 2005.

DENVER 11-11-05

- HOME PLATE ENTRY?
- OUTFIELD ENTRIES → NON-TRADITIONAL
- COMMUNITY ASSET → BALL PARK
- WATERFRONT - KEY ELEMENT → PLAZA
- THREE YEARS AHEAD
- MASS TRANSIT INTERACTING WITH BALLPARK
- STOP IS THE STADIUM
- CUT THE BOWL → RISE UP TO SEE CITY
- CREATE FOCAL POINTS
- FRAME VIEWS THROUGH OUTSIDE DEVELOPMENT
- PLAN SHOULD CONNECT TO OUTSIDE ENVIRONMENT.
- OPEN PERIMETERS
- 365 DAYS IN USE
- OVERHANG → HAT ON BUILDING - FLOATING PLANE
- MORE DIVERSE PROGRAM

Fee

Presented work and material to HOK in February 2006, at this point the final design direction had been decided upon and selling the idea was the next challenge.

Final Design Documentation

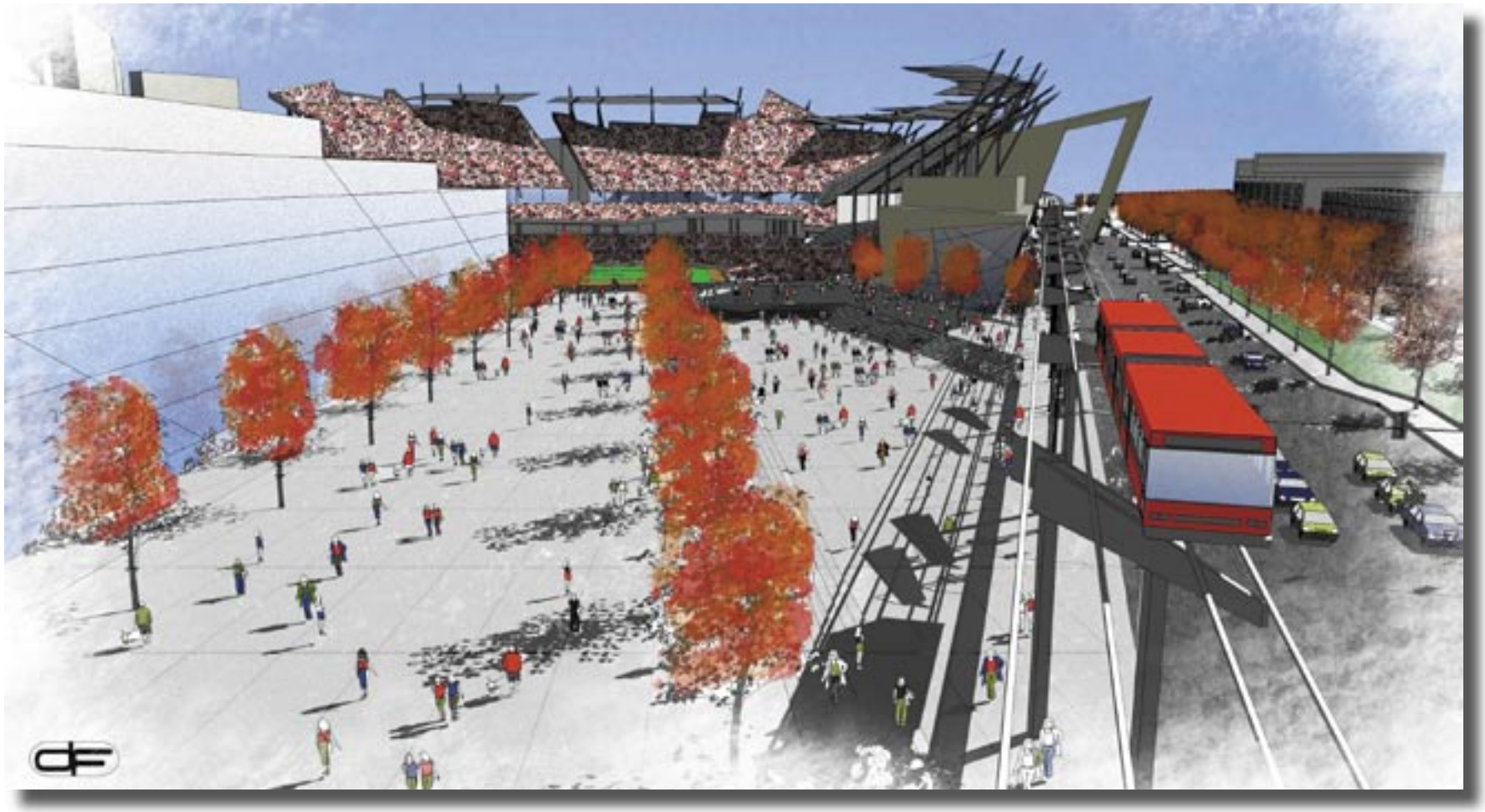
Presentation boards presented at final thesis review March 28th, 2006. This board is the conceptual direction that was implemented in the final design scheme.

Presentation boards presented at final thesis review March 28th, 2006.

Presentation boards presented at final thesis review March 28th, 2006.

Presentation boards presented at final thesis review March 28th, 2006.

Presentation boards presented at final thesis review March 28th, 2006.

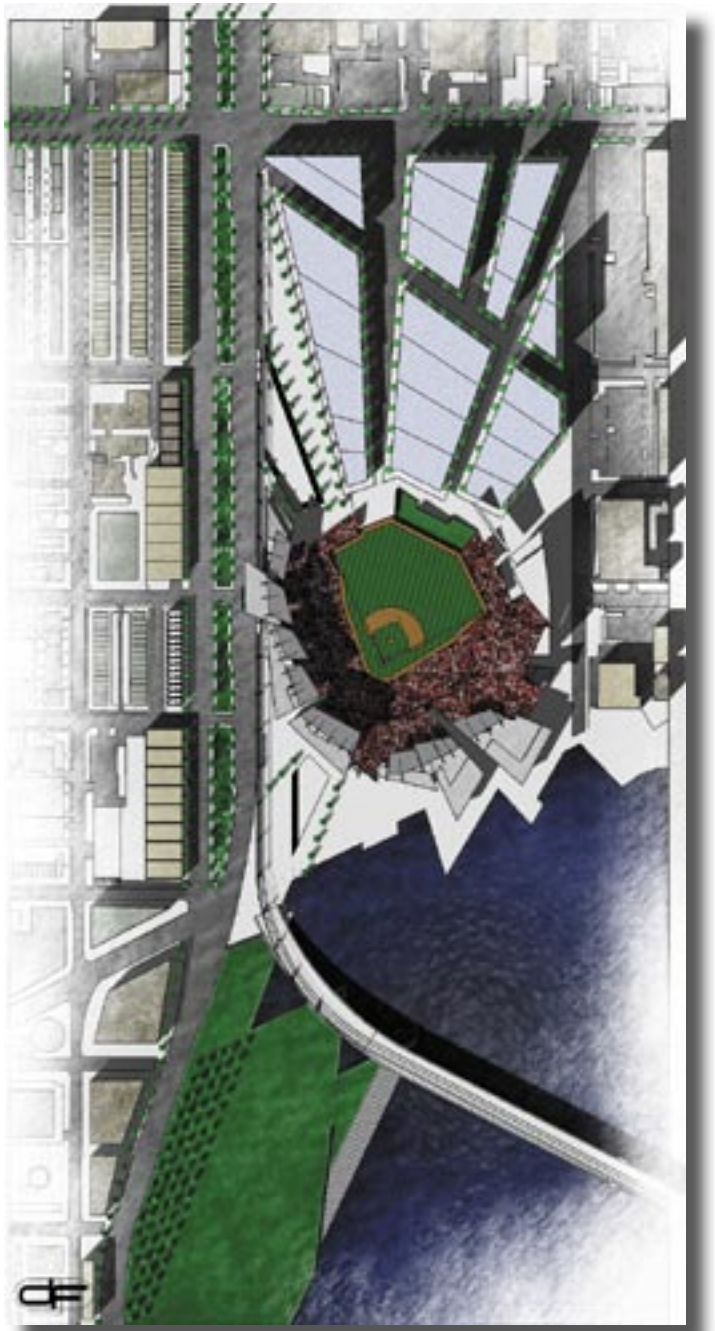


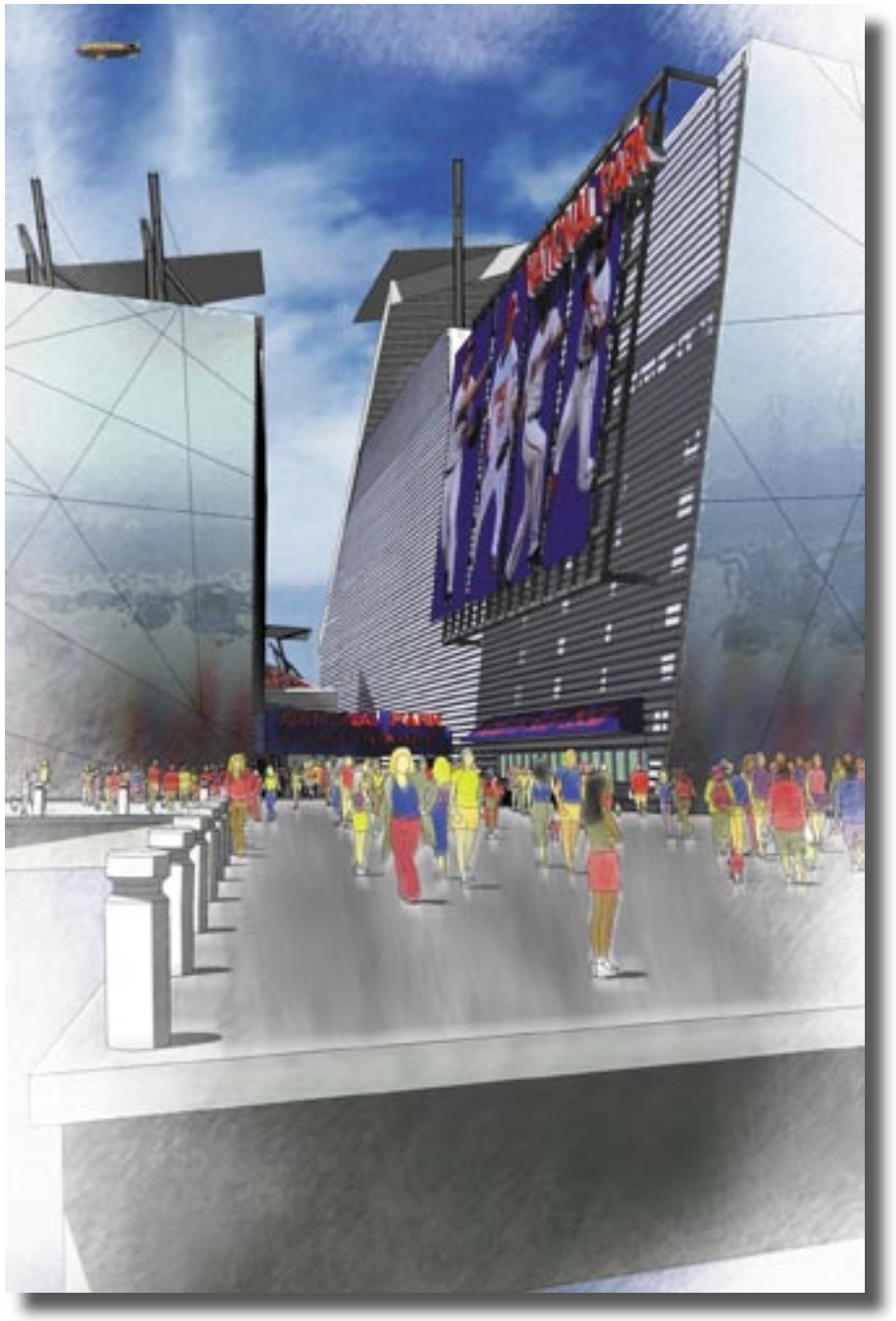
Rendering of view into stadium looking to the south.

Southwest plaza looking North.

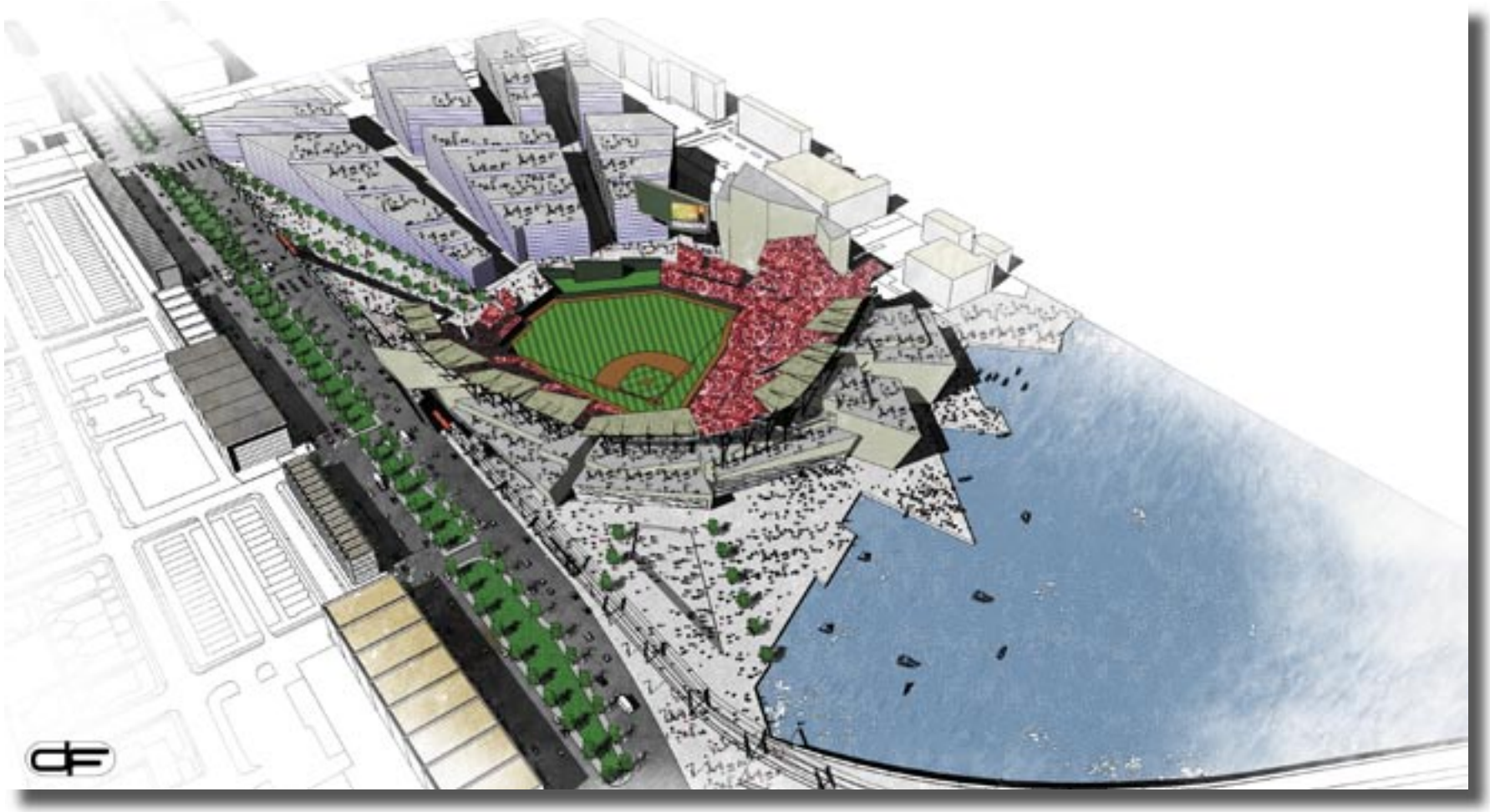
View from Northern facing upper concourse towards the National Mall.

View looking North across harbor.

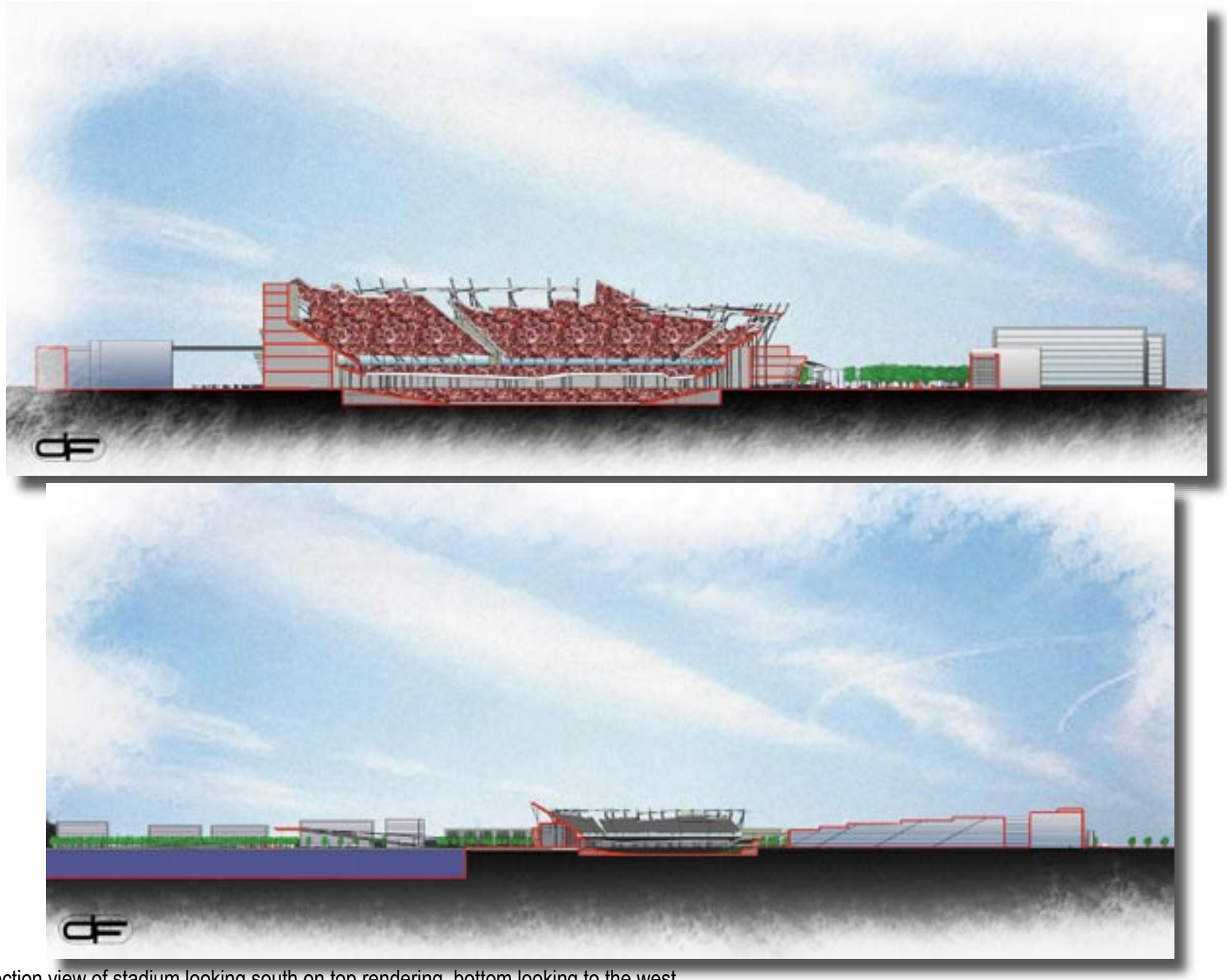




Site Plan and view of 1st base entrance gate.

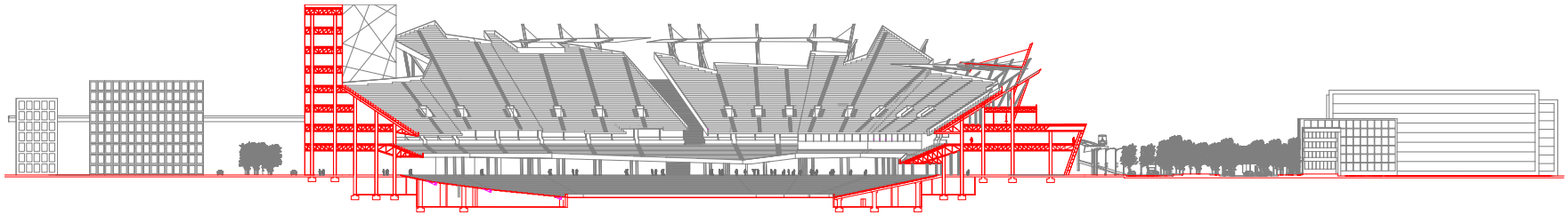


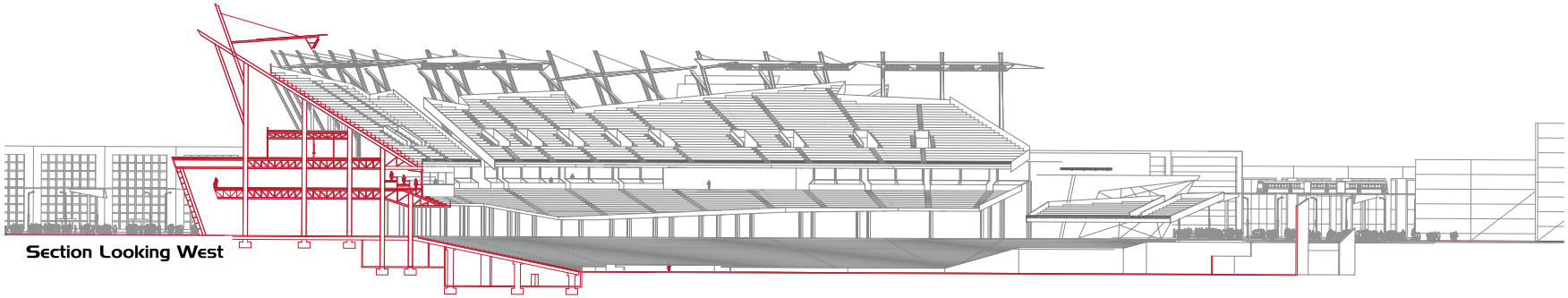
Aerial view looking Northeast.



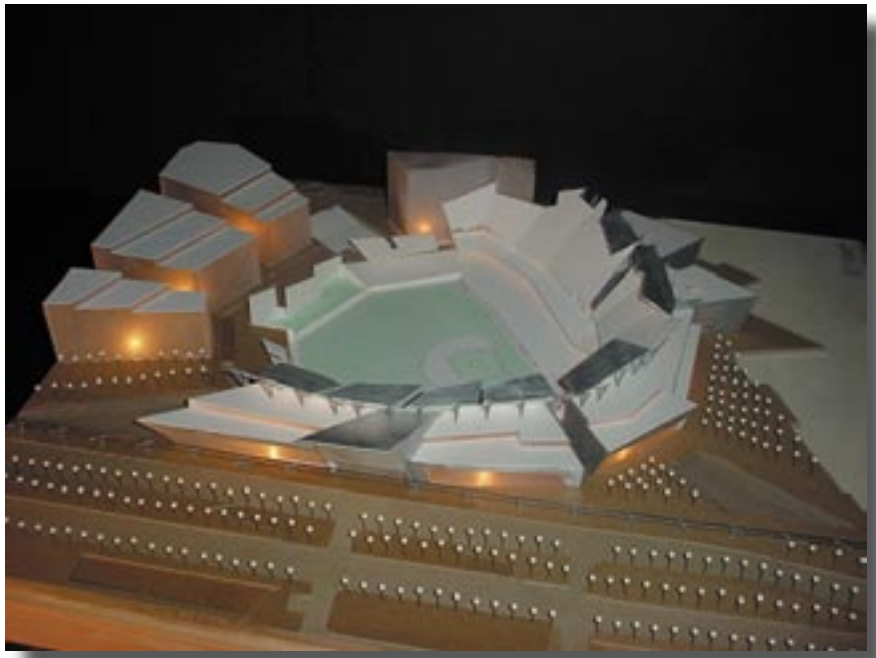
Section view of stadium looking south on top rendering, bottom looking to the west.

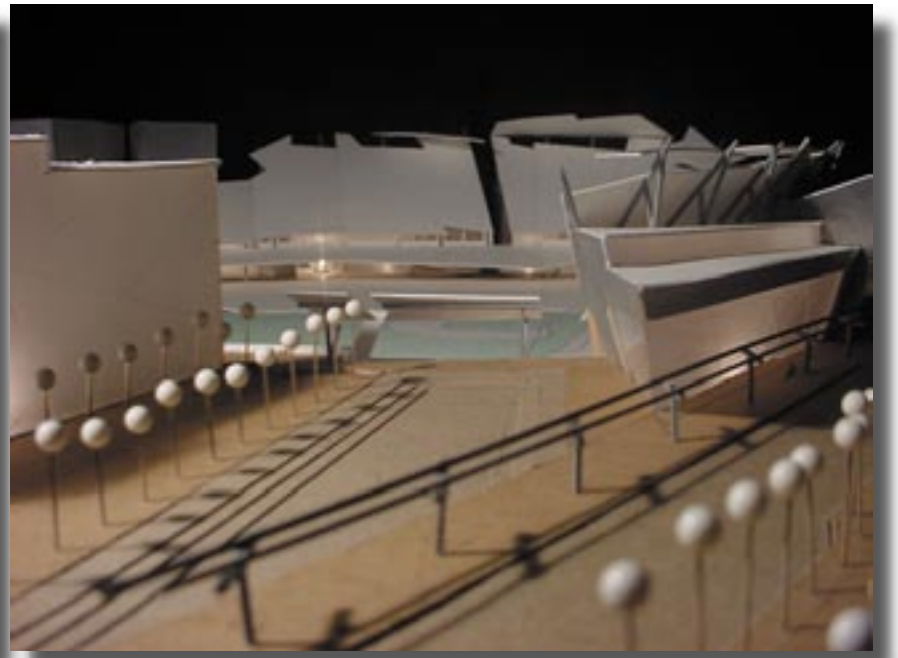
Top: view from main concourse out to playing field and national mall. Middle: South elevation. Bottom: West Elevation



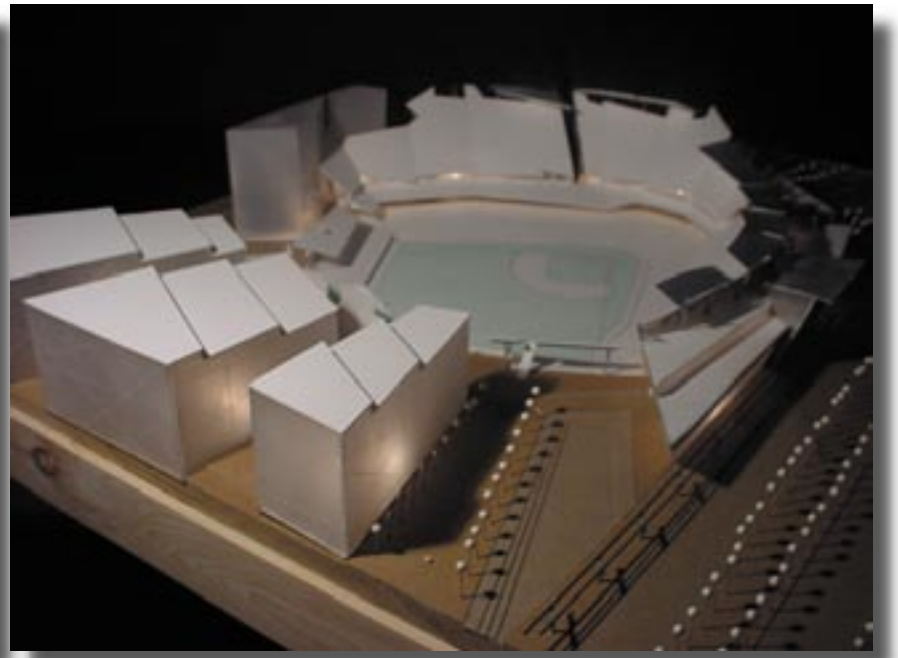


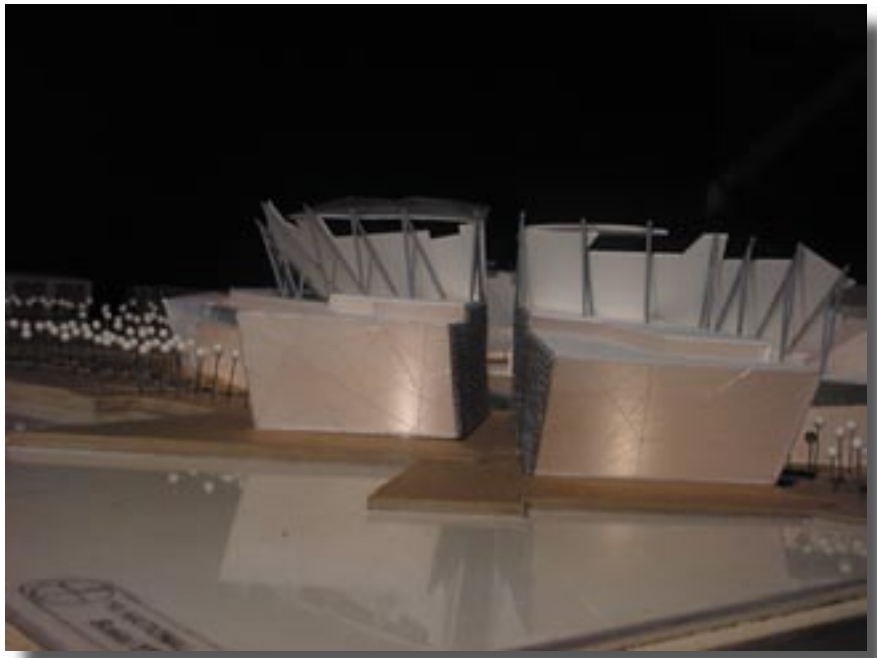
Top: Section Looking South. Bottom: Section Looking West.

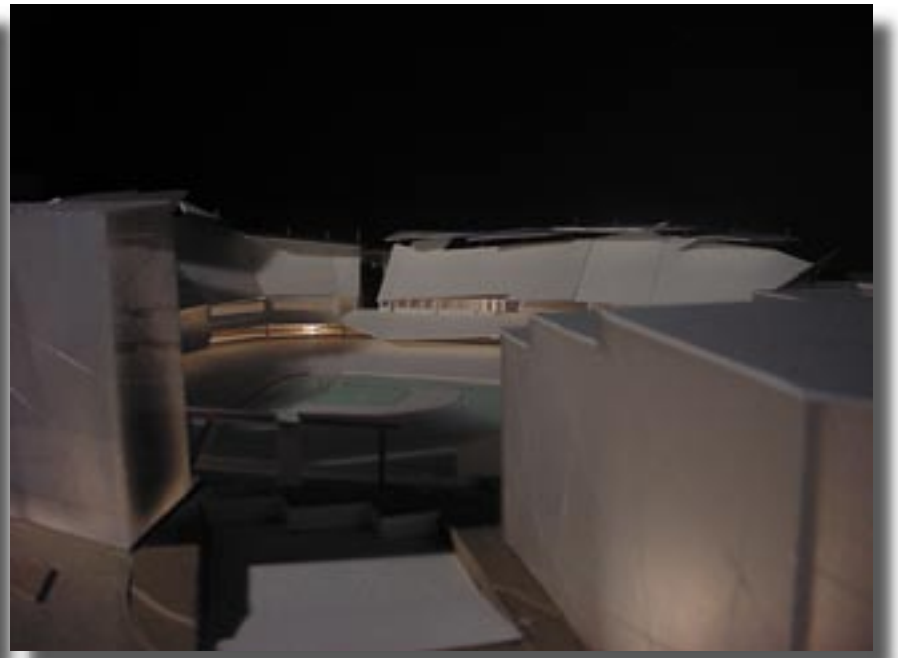




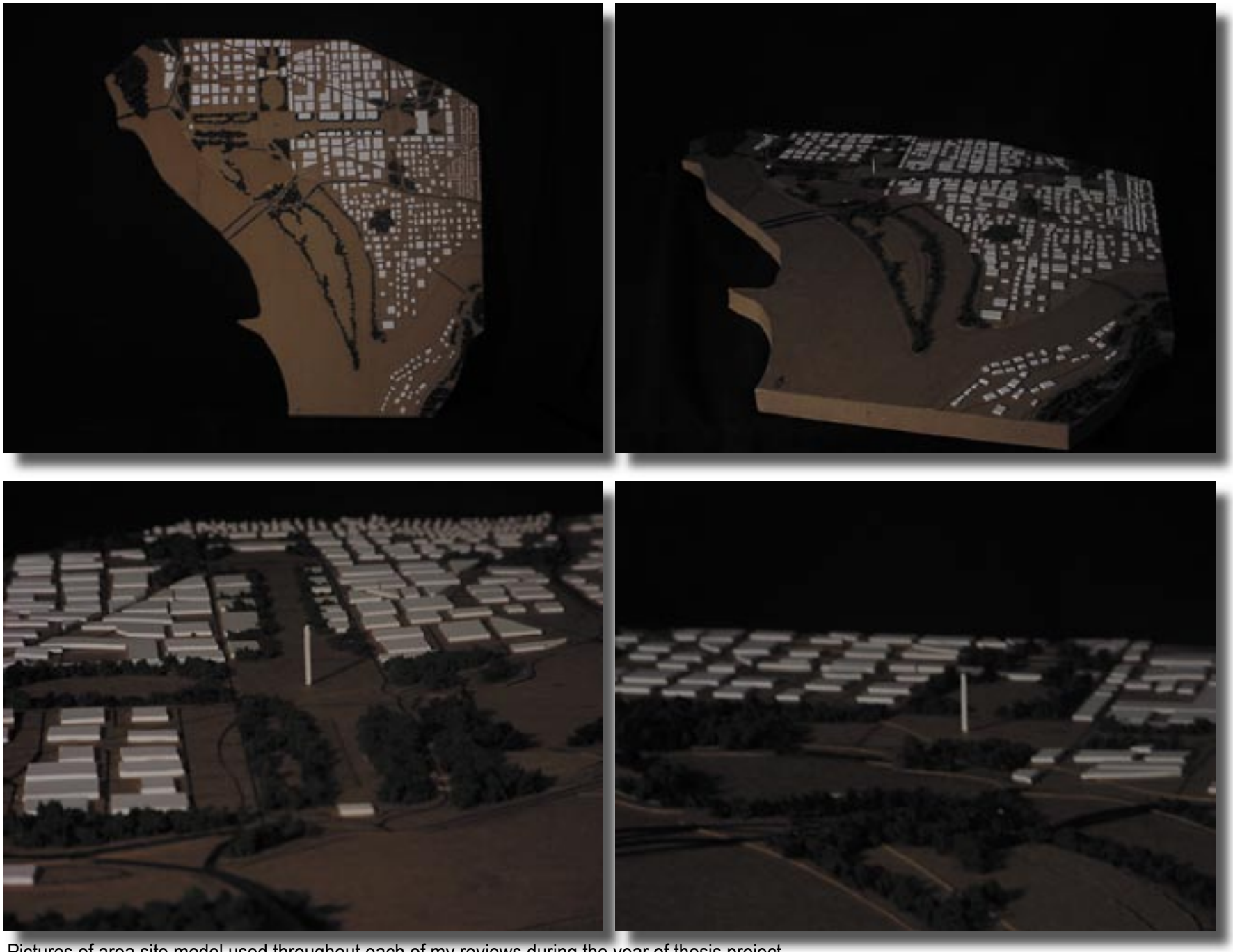
Pictures of model built for final thesis presentation March 28th, 2006



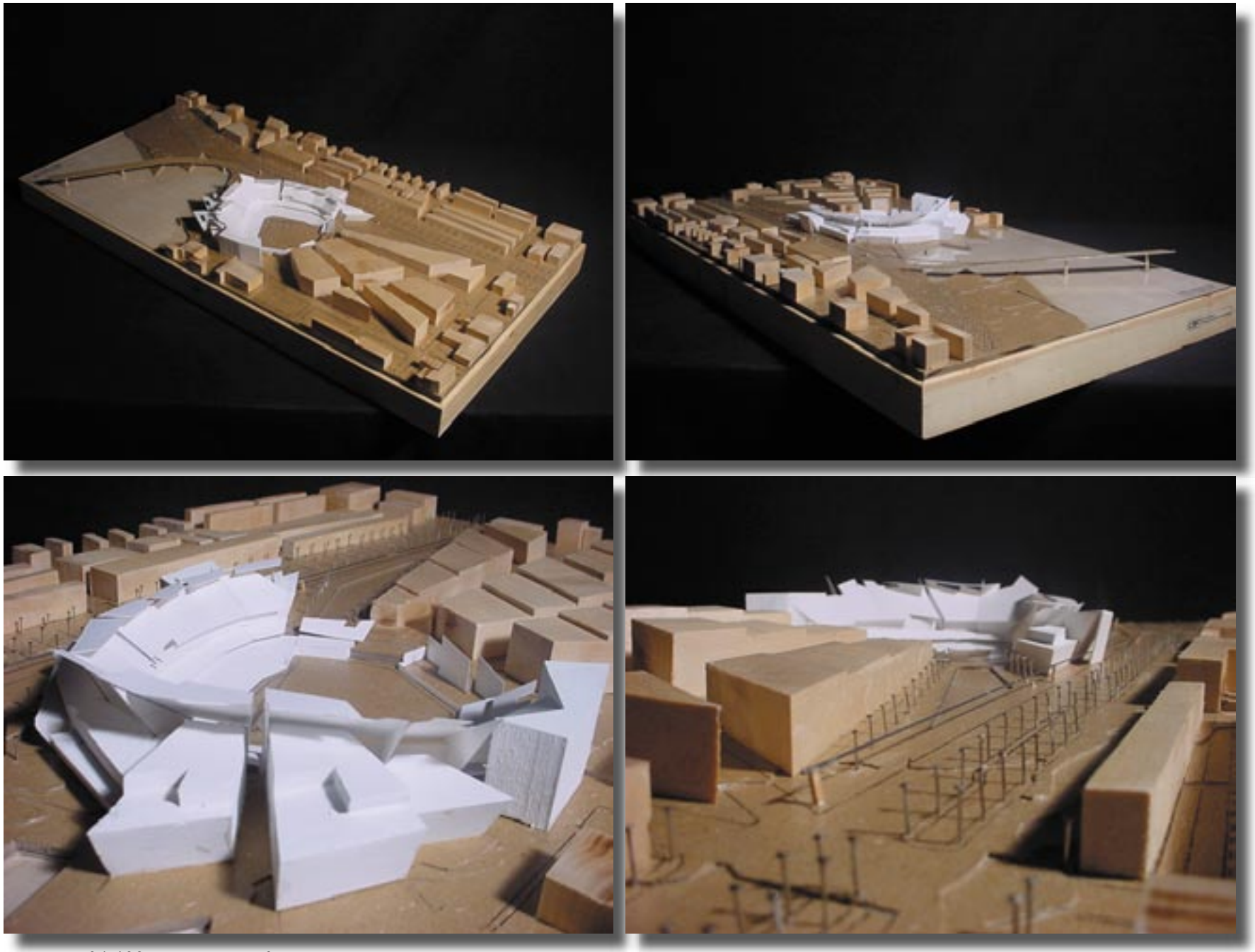




Pictures of model built for final thesis presentation March 28th, 2006



Pictures of area site model used throughout each of my reviews during the year of thesis project



Pictures of 1:100 scale model of the stadium district.

Review Transcription

Denver Finlinson

Evidence of effort and progress in achieving stated objectives and design statement
The committee found ample evidence of effort in a project that many fear may be to big to address in the time remaining. There was concern voiced regarding the choice and knowledge transfer for the case studies. The committee found little evidence of an analytical approach being employed to learn from the past examples cited. The case studies seemed to be superficial image oriented commentaries which did not seem to offer much in the way of applicable insight to the current proposal. The committee also questioned the lack of investigation into contemporary stadium and the limitation to baseball examples.

Evidence of design organization and development of conceptual ideas to a schematic level
The scope of the project is very large and this may have contributed to the lack of development of some aspects of the urban design. While some of the images are compelling, when one looks a little closer one finds little consideration of interaction of the buildings with the adjacent urban space. The design was left at massing in the drawings without much development of strategies for transparency. Connection between the buildings forming the space and the urban space itself is critical to the success of urban space.

Relative to the stadium, it was difficult to see the translation of the L'Enfant plan into the form and tectonic expression of the solution as it stands. Some indication of the process that led to the formal expression currently shown would have been helpful in tracing and understanding the thought process that has yielded the current solution. The same could be said for the application of the case study process as an influence on what you did in the design of the stadium.

Legibility of project representation
The committee had a difficult time finding the story line in all the material put on the wall, with differing formats and no hierarchal consideration as to what is important in the arrangement or the weight of its visual impact. In some instances it was hard to know what was yours and what was part of the current master plan for this area. Little things like keying the location of the site within the larger Washington model and consideration of ones ability to read microscopic text included in some of the presentation would be very helpful in the future.

Positive points regarding directions and opportunities for project development
The imagery included in the project sells the project as an image. This has limitations and they are part of the criticism indicated above. The review group as mentioned above acknowledged that there is a lot of work that has gone into the project as evidenced by all the stuff presented. This also may be a problem to be overcome because the group felt the need to encourage you to focus on the stadium which we believe will allow you to get beyond the marketing imagery and into the substance of the stadium as a piece of tectonically resolved architecture which has structure, a sense of materiality, and addresses to program of a stadium as a cultural event.

All the members of the committee voted to pass this project on to the next phase.

Bibliography

Books

Bingham-Hall, Patrick, ed. HOK Sport + Venue + Event 20 years of great architecture. Sydney Australia: Pesaro Publishing, 2003

Sporting News, The, ed Saturday Shrines: College Football's Most Hallowed Grounds. St. Louis Missouri: Vulcan Sports Media, 2005

Smith, Ron. The Ballpark Book. St. Louis, Missouri: Vulcan Sports Media, 2003

Seward, Aaron. Spectator: selected works by Dan Meis, NBBJ Sports and Entertainment. New York Edizioni Press, c2003

Riera Ojeda, Oscar. Reebok World Headquarters NBBJ. Mulgrave, Vic. : Images, 2002.

Sheard, Rod. Sports architecture. London ; New York : Spon Press, 2001

John, Geraint & Sheard, Rod. Stadia : a design and development guide. Oxford [England] Boston : Butterworth Architecture, 1994.

Internet

http://www.jdland.com/dc/stadium.cfm

http://www.planning.dc.gov/planning/site/default.asp

http://www.worldstadiums.com/

http://www.stadiumsofnfl.com/

http://www.ballparks.com/

http://www.austadiums.com/

http://mlb.mlb.com/NASApp/mlb/index.jsp

http://washington.nationals.mlb.com/NASApp/mlb/index.jsp?c_id=was

http://www.washingtonpost.com/

http://www.dcsec.com/newballpark/projects.html

http://www.washdcsports.com/newballpark/pdfs/dcsec_stadium-facts.pdf

http://www.dcballpark.com/

Acknowledgment & Dedication

It is done, □ rst I care not.
Only to say the direct□
conclusion of this project. Bill Borner, thesis advisor and critic whose attention to the design direction and critical analysis of issues at times unseen by mine own eye. Mike Rodriquez, Mike Wekesser, Jonathan Cole, Greg Sherlock and others at HOK Sport + Venue + Event in Kansas City, your availability and input influenced greatly many of the avenues explored and ultimately decided upon in the final design decisions of this project. Stan Meredith of the DLR Gro□
Seckman, Tanner D□
and generally honest feedback were instrumental at critical parts of the design process.

Most importantly, my wife and family, Shonnie without your unquestioned support and dedication to our education, this whole experience could not have happened and□
lives with fondne□
support, morally, temporally, and spiritually these last seven years would not have been possible, thanks for the way you raised me.