

# WELCOME



## Janet Marie Smith

Senior Vice President, Planning & Development – Los Angeles Dodgers



















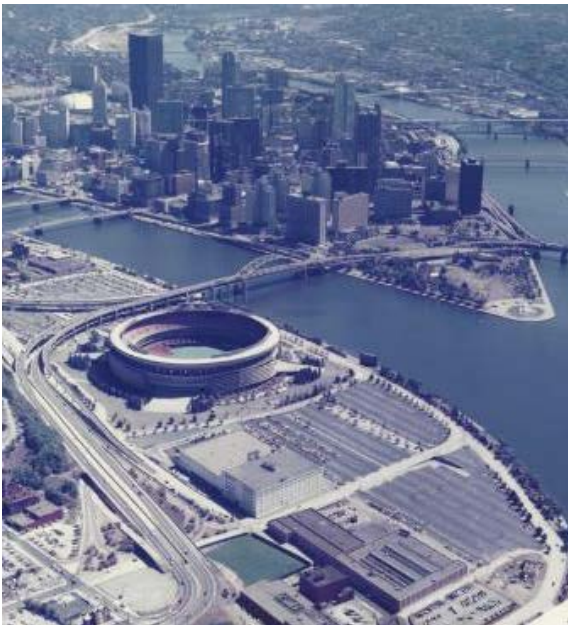












**Three Rivers Stadium, Pittsburgh**



**Atlanta Fulton County Stadium**



**River Front Stadium, Cincinnati**





**Kauffman Stadium, Kansas City**







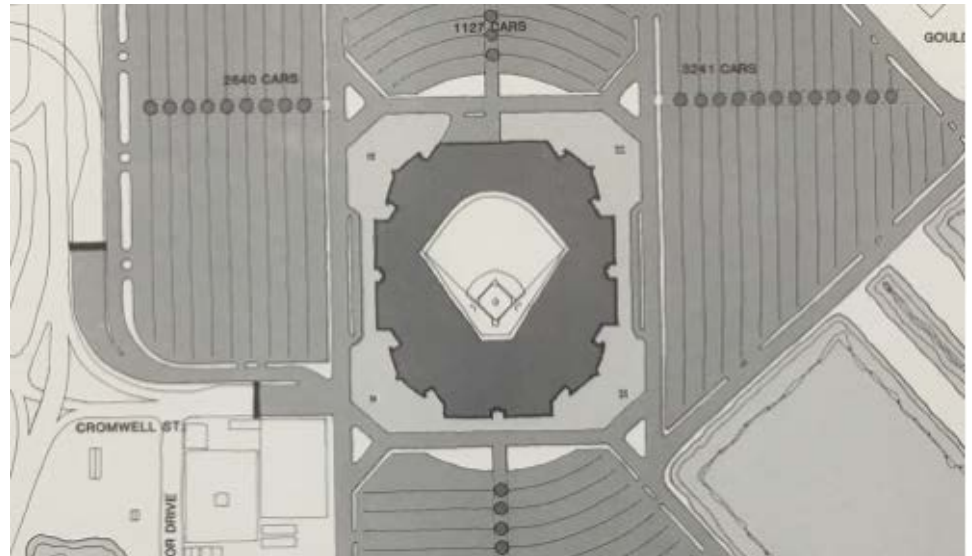
**Memorial Stadium in Baltimore**



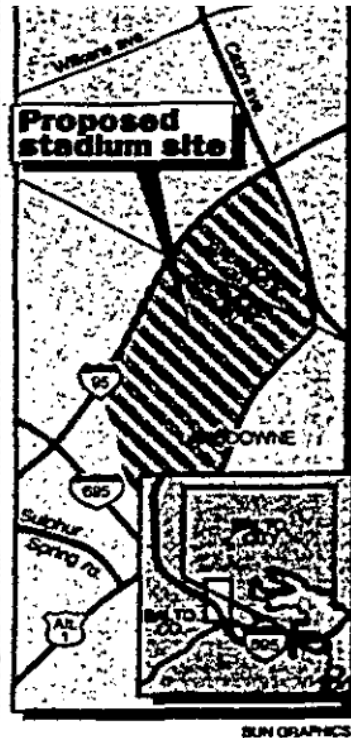
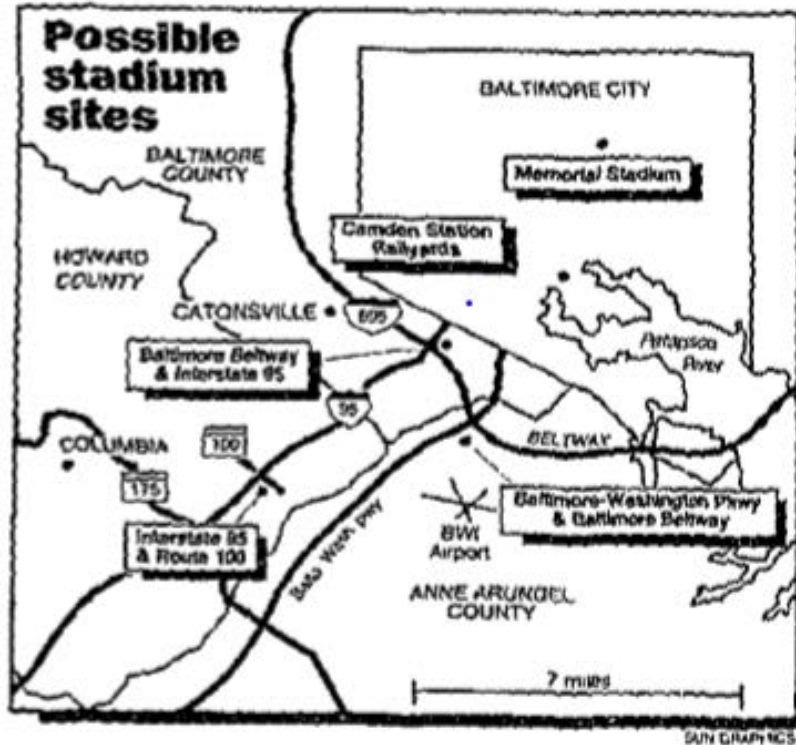


# Planning Department Role in Stadium Planning and Camden Yards

- 1973 Plan
- Preference for Camden Yards over suburban alternatives
- Stadium master-planning
  - Early advocates for a “contextual ballpark”
- 1992 Economic Impact Analysis



# Camden Yards vs. Suburban Sites – The Manekin Commission Report, 8/85



- Landsdowne site preferred, 10/85 – 1/86.
- Schaefer in difficult position.
- State officials gushing



# Critique of the Manekin Commission Report

## January 1986

- Inaccuracies and errors lead to incorrect conclusions:
  - Cost of access improvements
  - Site costs
  - Businesses acquired and relocated
- Adopt suburban model and penalize Camden Yards for urban characteristics.
- Camden advantages in empty-out time and public transportation vastly undervalued, out-balanced.
- Economic impacts were judged the same.
- Hypothetical – horse farm area beat even Landsdowne.

### Aftermath

- Mayor calls Manekin report “Atrocious”
- HOK critique says they used out-of-date maps
- Hughes/legislature authorize new analysis in 1986
- Schaefer wins Governorship, Nov, 86
- Belgrad re-studies issue and recommends Camden Yards in late 1986

















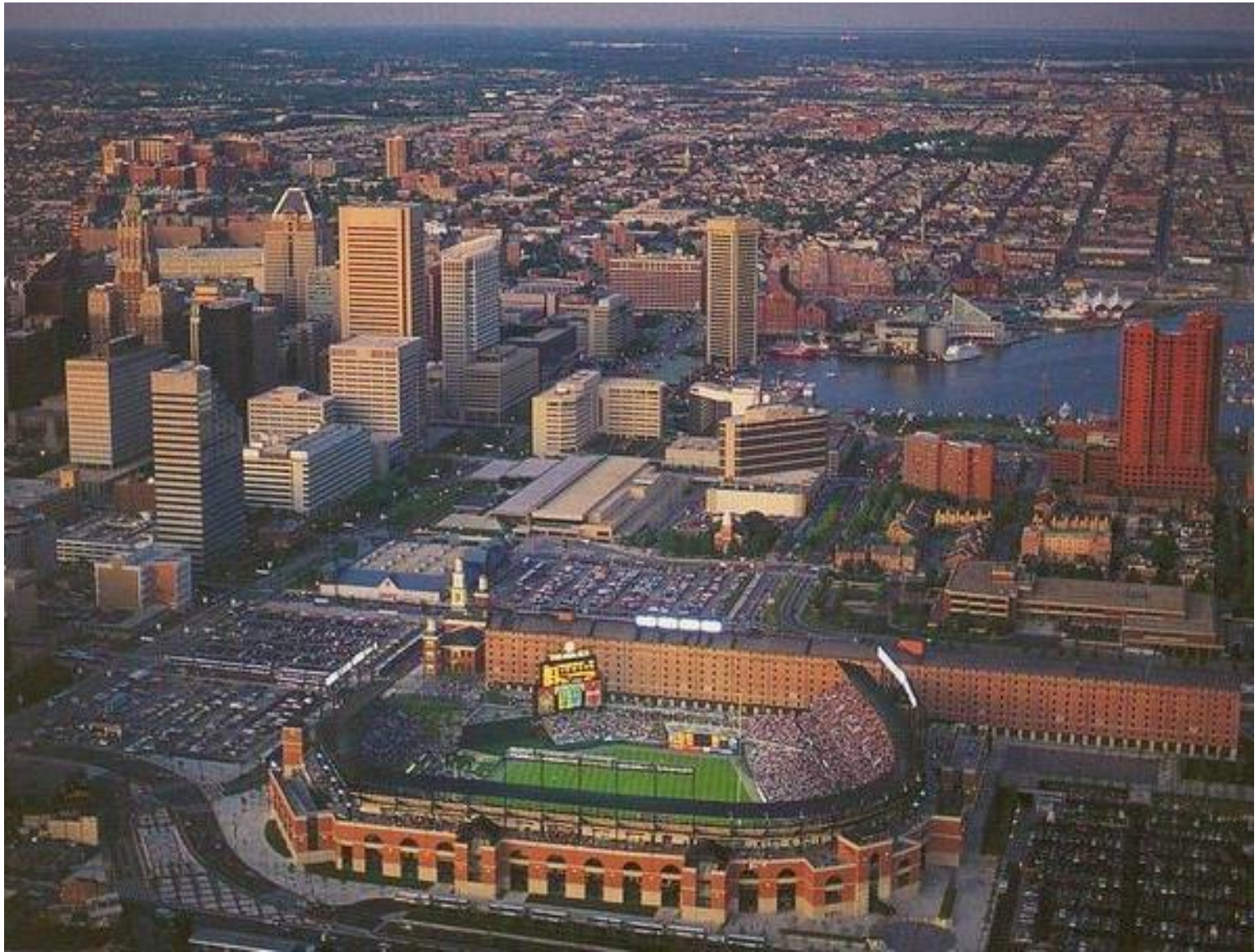


**Oriole Park at Camden Yards, Baltimore**

















**Coors Field, Denver**





**AT&T Park, San Francisco**



**PNC Park, Pittsburgh**





**San Diego: Before and After Petco Park**















































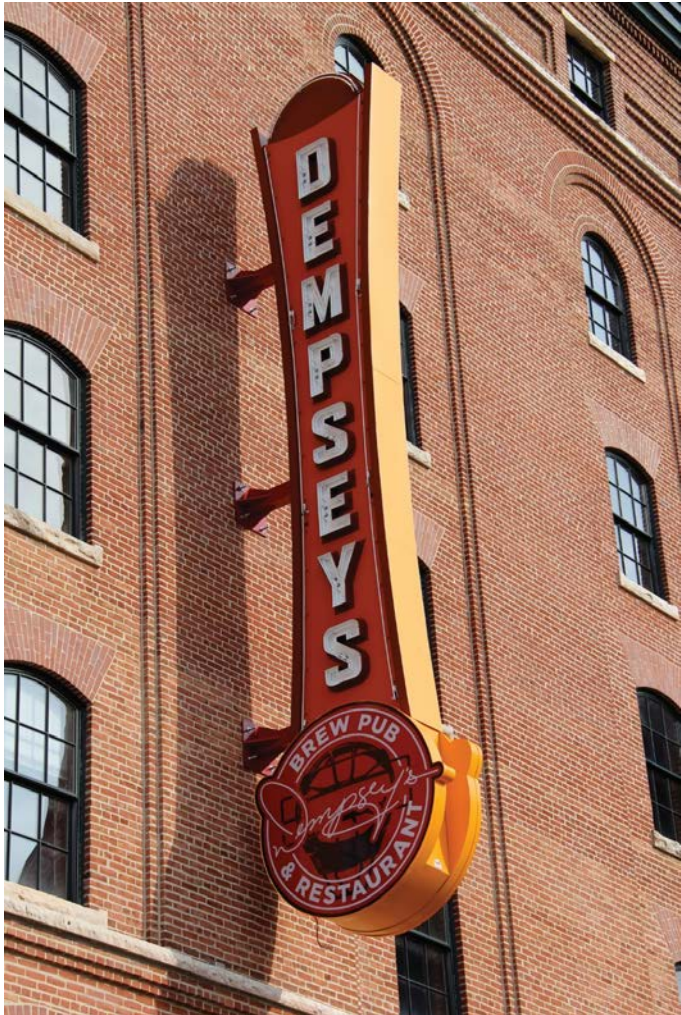


















THANK YOU

■ Janet Marie Smith