

## Exhibit B

### RESPONSES TO QUESTIONS AND COMMENTS FROM MARET | ECC ONLINE *COMMUNITY INPUT PORTAL*

Throughout the community-based planning process, neighbors and other interested stakeholders were encouraged to submit questions and comments to an online *community input portal* accessible from the project website. To date, ECC and Maret have responded to more than 140 submitted questions which have all been posted on the website and are provided below.

Comments and responses have been categorized by the following topic areas:

- Background Issues
- Review and Approval Process
- Use of Facility
- Transportation and Parking
- Site Design
- Stormwater Management
- Security
- Construction

***Responses B-1 through B-13 are related to project background issues***

**B-1: Why is the ECC leasing the property to any entity, especially when it is still exploring the possibility of reintroducing educational programs on its campus?**

The Episcopal Center for Children has been dedicated to serving the needs of children and their families for the past 125 years. In June 2019, the ECC suspended operation for its K-8 therapeutic school for children with emotional challenges. During this pause in operations, the ECC was contacted by various entities inquiring about ECC's interest in considering a partnership opportunity or selling the property.

Once approached by Maret school, it was felt by the Board of directors that an ECC/Maret partnership would provide an important source of revenue to help fund ECC's return to programming and support its long-range mission.

**B-2: Is the ECC Charter available for public review?**

Yes. The original charter (1908) did not have a limited purpose. The amendment filed in 1966 changed the name to reflect the change from an orphanage to a center for children. The Episcopal Center for Children's rich history is well documented in the public file, as well as in recently obtained Landmark Nomination historic designation of the buildings. DC Code (§ 29–403.02) enables any corporation for profit/non-profit to engage in any activity that a corporation could lawfully do.

**B-3: Does the ECC charter require that use of the property be child-based and that no commercial enterprise be allowed use of the buildings and grounds?**

The Episcopal Center for Children (ECC) remains committed to its mission of serving children with special needs and their families. There are plans to resume ECC's therapeutic educational school in addition to the provision of an afterschool enrichment program to begin in the fall of 2022.

The use of the property pursuant to the proposed ECC/Maret Partnership would be focused on supporting youth athletic activities to another non-profit school and is consistent with ECC's historic mission.

**B-4: What other alternatives (other than the Maret proposal) have been proposed?**

Immediately after the Episcopal Center for Children's school closure in June 2019, ECC was approached by real estate brokers and developers, both locally and internationally, interested in purchasing the property. These developers represented senior living facilities, housing developments, and other entities.

In late January 2021, Local ANC Commissioners and a representation of Lafayette Elementary School parents approached ECC with interest in the buildings/campus as a potential site for a portion of Lafayette's pre-K programming. The ECC was interested in the proposition and explored the feasibility of a lease option with the District of Columbia Public Schools. DCPS, however, explained that a long-term lease would not be possible. Their interest in ECC's campus was only if the property was for sale.

**B-5: Would the development of the fields be compatible with the historic designation of the ECC campus?**

The property that will include the athletic facilities is not subject to the recent historic designation of some of the ECC buildings and a portion of the ECC property.

**B-6: Confirm what remains negotiable with neighbors regarding Maret's proposed plan.**

Maret has indicated that the development of the athletic fields as proposed and supporting infrastructure (including on-site parking), and Maret's use of the fields are required elements of the project. Other considerations that have been raised about the project—location of scoreboard, hours of use by third parties, and another of other items—are part of our work together now and will be the subject of continued discussions with members of the community and ANC3/4G Commissioners.

**B-7: Why isn't the current lease with Jelleff (expires 2029?) not being renewed?**

For decades Maret has sought to identify a location that would provide a long-term solution to address our need for athletic playing fields. The public-private partnership between Maret School and the DC Department of Parks and Recreation (DPR)—which resulted in Maret funding a complete rehabilitation of the Jelleff playing field—is not a lease, but provides Maret with limited preferred permitting for field use at Jelleff. Maret typically uses the Jelleff field two hours a day after school for 10 weeks in the fall and in the spring. This leaves the school day, evenings, and most weekends for other schools and many community groups to receive permitting through DPR for approximately 90% of the overall availability. The ECC opportunity would allow Maret to meet a significantly broader range of our athletic program needs, over an extended term, as compared to the limited access currently permitted at Jelleff.

**B-8: ECC land records - parcel and lot consolidation and subdivision with associated dates.**

Materials related to the ECC subdivision are available [here](#).

**B-9: Why is Maret applying for the special exception and not ECC?**

Maret is entering into a long-term ground lease with ECC for the use of the five-acre portion of the property that is the subject of the special exception. Accordingly, Maret is the appropriate party to apply for the special exception approval.

**B-10: But where are the responses?**

Maret's written response to the October 21, 2021 letter from neighbors of ECC was provided on November 8, 2021. Responses to those questions and all subsequent questions and comments submitted to the online community input portal can be found on the project website on the [Feedback and Responses](#) page. To date, more than 70 questions and responses have been posted. To read responses on the website, click on the plus sign next to each question,

**B-11: Examples of Maret's contracts with other users of their current facilities.**

A copy of a [sample use agreement](#) for the Maret athletic facilities in Woodley Park is provided as Attachment A. As Maret has noted throughout the planning process, we are willing to consider including additional conditions to future use agreements for groups that would be utilizing the athletic fields at ECC.

**B-12: We understand Maret's and ECC's reluctance to disclose their lease agreement, but we believe that some of the terms may be relevant to our consideration. We do not need financial or other proprietary or confidential information, but it would be helpful if you could provide a redacted copy of the lease that excludes any sensitive information.**

As we have noted in our discussions with members of the community, neither Maret nor ECC believe it is appropriate to publicly release the lease agreement between ECC and Maret. We

have, however, been willing to share specific terms that are relevant to the scope of the community and regulatory review of the proposed project—including, for example, the lease term (up to 50 years); permitted uses and improvements (the field space shall be used for athletic fields and Media Center shall be used for storage, general office use, restrooms, and ancillary uses); and restrictions regarding lighting (Maret is prohibited from lighting the athletic fields, but may install lighting in the parking area). If the ANC has identified other lease provisions that would be relevant to the discussions regarding the proposed athletic fields, please let us know and we will discuss the request with ECC and promptly respond. As has been noted previously, the lease is between private parties and may be subject to amendment, while the term of any agreements reached with the ANC and the conditions of the BZA’s order of approval—which we are currently focused on developing collaboratively with the ANC and community residents—will be binding and enforceable.

**B-13: Provide the estimated impact on our home market value if the project is approved.**

We do not believe the project will have an adverse impact on surrounding property values. We have recently commissioned RCLCO, a nationally-recognized real estate analytics firm, to evaluate the impact of similar projects in residential neighborhoods and we will share this study with members of the community once it has been completed.

Maret’s main campus with its gymnasiums and field is in the midst of a single-family neighborhood. There is a constant buzz of vibrant activity--a good bit more activity than there will be at the proposed Maret ECC field because we are both a 650-student school and a field. There is no evidence of any negative impact on property values for homes across the street from and close to Maret as compared to homes farther from Maret in the same sub-market. In fact, homes near to and adjacent to Maret and the field are sought after and routinely sell quickly and for prices consistent with and above the broader Woodley Park market. The study we have commissioned will utilize Maret as one of its examples.

***Responses P-1 through P-11 are related to project review and approval process issues***

**P-1: The proposed development would require significant re-zoning and exceptions. The proposed rental of playing fields would introduce non-conforming commercial revenue generating activity at odds with residential zoning.**

The proposed athletic facilities do not require re-zoning the property; rather, pursuant to the DC Zoning Regulations, the proposed athletic facilities only require special exception approval by the Board of Zoning Adjustment (“BZA”). The proposed use of the athletic facilities by a limited number of District-based youth organizations is consistent with permitted uses of private, and public, school properties throughout the District of Columbia.

**P-2: What role will the ANC and District assume in oversight?**

Details regarding the role of the ANC in the long-term oversight of the use of the facilities will be subject to further discussion over the coming weeks. The District Office of the Zoning Administrator is responsible for enforcing provisions of the DC Zoning Regulations and any conditions of approval included in the BZA's written order approving the project application.

**P-3: What assurances will there be against intensified future use and development?**

The permitted use of the athletic facilities, and any conditions related to the permitted use, will be enumerated in the BZA's written order approving the project application. If, in the future, Maret proposes any changes to the permitted use or conditions of approval, Maret will need to return to the BZA for review and approval of such changes.

**P-4: Who will assure that Maret will be a good neighbor?**

Maret is an exemplary District citizen, and has established deep and long-standing relationships with dozens of organizations in the District over the school's 110-year history. This commitment is embodied in Maret's mission statement which is specifically focused on "Building Community." For example, for 20 years Maret has hosted the six-week Horizons enrichment program on its campus, benefitting roughly 130 public school students each summer. In addition, Maret offers its field and gyms to outside community groups, and students participate in service-learning programs throughout the city each year. Maret is committed to continuing to collaborate with members of the community surrounding the ECC to ensure that questions and concerns are addressed, that impacts associated with the project are appropriately mitigated, and Maret remains a good neighbor and valued contributor to the community.

**P-5: What is the timeline of the project review process and when can affected neighbors and other citizens participate in the evaluation process?**

The anticipated timeline for the project review and approval process includes the following key milestones and opportunities for neighborhood input and participation:

- September 27, 2021: Preliminary presentation at ANC3/4G meeting to share the Maret proposal and exchange ideas with members of the community
- October 2021 through Spring 2022: Community engagement and collaboration including the following opportunities for input and feedback:
  - Ongoing discussions with individual neighbors and ANC Commissioners
  - Small group gatherings for adjacent neighbors (November 1 through November 4, 2021)
  - Community information and listening sessions (November 16, 2021 and additional dates through BZA hearing)
  - Community site visits (November 2021 through BZA hearing)
- November 1, 2021: Submit application to the District's Board of Zoning Adjustment (BZA)
- January 2022: Public Space Committee meeting (anticipated)

- January 2022: Pre-hearing presentation at ANC3/4G meeting to review any updates to the proposal and respond to questions from Commissioners and members of the community; anticipated vote by ANC3/4G
- January 2022: Submit Comprehensive Transportation Review (CTR)
- March 9, 2022: BZA Public Hearing

If the BZA approves Maret's plans, a tentative outline of next steps includes:

- Spring 2022: Prepare heritage trees for relocation
- Spring/Summer 2022: Begin soil movement and grading
- Summer/Fall 2022: Relocate heritage trees
- Fall/Winter 2022: Complete soil movement and grading
- Winter 2023: Begin construction on field surfaces and renovation of existing building
- Spring/Summer 2023: Complete construction

Maret will convene a series of meetings for neighbors to communicate construction details and to ensure an open dialogue leading up to and throughout the duration of the construction process.

[P-6: Will a comprehensive impact assessment of the sports facilities on the neighborhood be provided? Will that assessment include case studies of comparable facilities across the city?](#)

The BZA special exception approval process requires Maret to show, and the BZA to determine, that the proposed athletic facilities will not create objectionable impacts on neighboring properties due to noise, traffic, the number of students, or other objectionable conditions. Maret's statement in support of the BZA application addresses in detail how these standards are satisfied.

[P-7: A 3-D study model and 3-D presentation materials are needed to understand the magnitude of the proposed project.](#)

Maret has prepared and included in the BZA application a series of illustrative renderings of the proposal, including views from the four surrounding streets and an overhead view of the site. These renderings, along with the written statement in support, describe the scope and scale of the project. The project team is evaluating additional materials and approaches to further illustrate project details to members of the surrounding community.

[P-8: How will the ANC lead, monitor, and record the meetings with Maret and various neighborhood groups to ensure that the process is public, understood, and fair?](#)

The extent of the ANC's role in the engagement process with neighborhood groups will be determined by the ANC chair and Single Member District (SMD) Commissioner. Maret is committed to working in a collaborative and transparent manner with all stakeholders, and has pursued and welcomes the active involvement of the ANC.

[P-9: Availability for discussion with Paul Tummonds \(on Maret's dime\).](#)

A discussion with Paul Tummonds can be scheduled at the convenience of the ECC neighbors.

P-10: What special exceptions for R-1-B are being requested in the BZA application?

As detailed in the BZA application, Maret is seeking two special exceptions in connection with this project: (1) Educational use by a private school in a residential zone; (2) location of required parking space in the front yard of the property.

P-11: Confirm that addresses 5860 Nebraska Avenue and 5864 Nebraska Avenue will be added to the section “III, Description of Property and Surrounding Area” in “Applicant’s Statement” of the BZA Application.

5860 Nebraska Avenue and 5864 Nebraska Avenue will be noted in the supplemental statement that will be included in our 21-day pre-hearing submission to the Zoning Commission.

***Responses U-1 through U-36 are related to use of the project facilities.***

U-1: What will be the frequency of use of the facilities?

Maret’s Upper School athletic teams will use the facilities for fall and spring practices, which generally occur on weekday afternoons, and games, which occur weekday afternoons and some Saturdays. The facilities will also be used by Maret teams during the day for two to three weeks before Labor Day for pre-season practices. As has been discussed with members of the community, Maret feels strongly about sharing use of the field with a limited number of District-based youth organizations in order to address the need for athletic field space for such groups within the District. In response to feedback received from several members of the community regarding the hours and days that the facility would be available to these groups, Maret is currently reviewing the proposed non-Maret usage information included in the [BZA application](#). Discussions with neighbors on this important topic will continue over the coming weeks.

U-2: What controls would be used to select and limit the number of additional user groups beyond Maret?

In keeping with its foundational values of fostering a strong sense of community, Maret is committed to sharing its resources to help address the limited field space available for youth athletics in the District of Columbia. This includes providing access to Maret’s current athletic facilities to outside groups and renovating and maintaining city-run facilities so that residents can enjoy quality outdoor experiences. Maret plans to permit use of the new athletic fields on the ECC property with other carefully-screened District youth-based organizations. Maret will have sole management and operational oversight of the facilities, and will actively manage the

utilization of the fields so as not to create objectionable impacts on the surrounding residential community.

U-3: Will there be a cap on the frequency and duration of use of the facilities?

See response to Question 6 with respect to the proposed use of the facilities. The extent of the frequency and duration of use of the facilities will continue to be a subject of ongoing discussion with neighborhood stakeholders.

U-4: Who would control the requirements for entry and use and how would they be enforced?

Maret will have sole management and operational oversight of the facilities and will control the requirements for entry to and use of the fields.

U-5: What limits or controls on noise are proposed?

Amplified sound will not be permitted at the athletic facilities. In addition, Maret will also prohibit the use of artificial noisemakers, such as cowbells or airhorns, by fans or visitors who are watching a game or practice on the athletic fields.

U-6: Will there be a PA system?

There will not be a PA system. The BZA filing will be updated to clarify and explicitly confirm this important consideration.

U-7: Will music be allowed?

No amplified music will be permitted.

U-8: What is the expected maximum number of spectators allowed?

Maret team weekday games are expected to be attended by approximately 50 to 60 spectators. Weekday Maret team practices are not anticipated to draw any spectators, and students and coaches will be bused to the facility from the Maret campus. Games on Friday afternoons and early evening games, as well as Saturday games (which would occur between 1:00pm and 6:00pm) are expected to draw approximately 100 spectators. During special Maret “rivalry” games, which occur approximately five (5) times per calendar year, there could be a couple of hundred spectators.

U-9: How many bleacher seats are proposed?



Two areas of bleacher seating accommodating approximately 50 spectators each are proposed along the first and third base lines adjacent to the baseball diamond. Two movable bleachers each accommodating approximately 50 spectators are also proposed for the multi-purpose field.

**U-10: How would the capacity of the fields be controlled?**

Maret staff, including coaches, faculty, and administrators, will be on site for athletic games to appropriately manage visitors.

**U-11: How would crowd size and behavior be controlled?**

As with Maret's Woodley Park campus and other fields where Maret teams play, Maret expects its students, staff, and families to exhibit Maret's core value of respect when attending athletic events. This would also govern behavior of any non-Maret users of the field. Maret prides itself on being a good neighbor in Woodley Park and fully expects to maintain the same positive relationship with neighbors of the ECC site.

**U-12: Would food trucks be allowed?**

There may be times where food may be brought to the site for special events such as Homecoming. This would be an infrequent occurrence and only take place with careful planning and management.

**U-13: How would clean-up after activities and events be managed, including spillover activity on surrounding public streets?**

Maret will have sole management and operational oversight of the facilities, and will actively manage the collection of trash and clean-up after events and activities, including clearly informing all users of the athletic facilities of their obligation to remove their trash and other items from the premises and surrounding areas following their use of the facility.

**U-14: How often would the trash receptacles be serviced and what access route would be used?**

Frequency of trash service has not yet been determined. Trash service had initially been anticipated to take place from the public alley, which is where trash pick up occurs for homes that abut the alley; however, following discussions with residents along Utah Avenue, Maret is currently exploring other alternatives for trash service access.

**U-15: When and under what conditions can neighbors use the facility?**

Specific conditions and hours for neighborhood access to the fields are under consideration and will be confirmed as the details regarding the total number of hours the field is in use, security of the facility, and overall intensity of use are determined.

U-16: How would Maret and ECC enforce limitations, restrictions, and guidelines for use at all times? What is the process or mechanism for enforcement and for mediating grievances? What is the proposed method of dispute resolution?

Use agreements would clearly set forth the limitations, restrictions, and guidelines for any non-Maret user of the athletic facilities. Maret expects to manage all third-party use of the athletic facilities similar to the manner in which Maret actively manages parties who use the Woodley Park campus. Contact information for school officials is prominently listed on Maret's website so that any concerns can be directly reported and promptly resolved.

U-17: What assurances are codified in the lease that disallow Maret and/or ECC unilaterally changing any of the safeguards, limits, and agreements without consent of the neighbors directly impacted?

Assurances of this nature will be included as conditions of the BZA order of approval in connection with the project.

U-18: How will the density or intensity of use of the fields be enforced?

The intensity of use of the field will be subject to conditions of the BZA order of approval and will be actively monitored by Maret. Enforcement of zoning orders is handled by the Office of the Zoning Administrator.

U-20: How will noise be regulated?

Noise associated with the fields will be actively monitored by Maret.

U-21: Confirm no sound equipment allowed (built-in or portable).

No amplified sound equipment, built-in or portable, will be permitted at the athletic fields. Shot clots will be used during lacrosse games only (and not during practices); during a typical game, the shot clock horn will sound just a few times.

U-22: Contract(s) between ECC and Maret.

With respect to the requested contracts between ECC and Maret, neither ECC nor Maret agreed to share the lease agreement between the parties publicly; however, during the November 16 Zoom session we did agree to provide additional information about the terms of Maret's use of the site. The allowed usage per the lease agreement for the site is developing athletic fields and utilizing the Media Center Building for storage, general office use, restrooms, and ancillary uses.

U-23: Why not designate the multi-purpose Maret field primarily to baseball/softball? At ECC build one field for soccer/lacrosse/football, not baseball. Maret already has a multi-purpose field that accommodates several sports (soccer, softball etc.). Eliminating baseball/softball from ECC would also remove the proposed batting/pitching cages and create a smaller footprint.

The field space at Maret is suitable for varsity softball and girls' lacrosse and use by Lower and Middle School students; however, it does not accommodate regulation-size fields for our high school varsity baseball, soccer, football, and boys' lacrosse teams. These sports are important to ensure the diversity of our athletic program, which is an integrated component of the Maret curriculum.

U-24: Is there any consideration to eliminating football which would reduce the field footprint at ECC? Maret is a small school with a small football roster, however, Maret is proposing to build a football field that is similar to a school twice its size (St. Johns).

Maret is dedicated to maintaining varsity football for our student-athletes and will be able to accommodate the program at the shared, multi-sport field proposed at the ECC site. Eliminating the football program would not reduce the proposed field footprint at ECC.

U-25: Can you ban whistles and boom boxes as annoying noisemakers?

Whistles will be used by coaching staff and game officials in a manner that is usual and customary for athletic fields. Maret will, however, prohibit the use of artificial noisemakers, such as cowbells and airhorns, by fans or visitors who are watching a game or practice at the athletic fields. Maret will also not use speakers or other accessories to play music on the site.

U-26: How many people (players, coaches, spectators, opponents) do you expect per day throughout the school year?

Approximately 40 to 50 team members and coaches (including the Maret and the opposing team) would participate in a soccer, football, or baseball game. Maret team weekday games are expected to be attended by approximately 50 to 60 spectators. Weekday Maret team practices are not anticipated to draw any spectators, and students and coaches will be bused to the facility from the Maret campus. Games on Friday afternoons and early evening games, as well as Saturday games (which would occur between 1:00pm and 6:00pm), are expected to draw approximately 100 spectators. During special Maret "rivalry" games, which occur approximately five (5) times per calendar year, there could be a couple of hundred spectators.

U-27: Schedule of games that Maret and non-Maret users will have on the fields per BZA Application, i.e., calendar of use for one calendar year (including expected size of teams and spectators, and whether buses will be parked or not).

An overview of proposed use of the fields is provided in slides 8–15 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B). Maret expects each team to include approximately 20 players and anticipates approximately 50–60 spectators at athletic games, with the exception of “rivalry games” that could draw a couple hundred spectators. Maret and visiting team players will travel by bus to the athletic fields for all Maret games. Maret buses will park in the parking lot for Maret practices. Maret is also working on a mutually agreeable arrangement that would allow Maret and visiting teams to park on ECC property when their school is not in session.

U-28: Play a football game on the site and monitor the sound.

This request was raised by a neighbor during one of our November information sessions; however, Maret did not agree to this request because the current field condition does not allow for a football game to be played safely.

U-29: How many Maret students will use the ECC fields per quarter or per semester?

As discussed at the December 15 Community Update meeting, approximately 110 Maret student-athletes would use the field during the fall and spring seasons. At any one time, it is expected that the number of Maret students-athletes utilizing the fields would not exceed 50–60 students.

U-30: How many days or hours would the sports complex be open to use by neighbors? Define days and hours.

Please see slides 8–15 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B) for details regarding proposed days and hours of use of the athletic fields. Specific hours to be designated for community use remains a topic for discussion and input from neighbors.

U-31: Confirm no activity after 6:00pm, 7:00pm in summer.

As discussed at the December 15, 2021 Community Update meeting, the latest the fields have been proposed to be scheduled for use is as follows:

- During the fall season, the fields would not be scheduled for use after 6:00 p.m., with the exception of certain Friday evening games which could extend until 7:00 p.m.
- During the winter season, the fields would not be scheduled for use after 5:30 p.m.
- During the spring season, the fields would not be scheduled for use after 7:00 p.m.
- During the summer season, the fields would not be scheduled for use after 3:00 p.m. on weekdays and after 5:00 p.m. on Saturdays (no use is proposed to be scheduled on Sundays during the summer)
- During the late summer/fall sports pre-season, the fields would not be scheduled for use after 6:00 p.m. on weekdays, and no use is proposed to be scheduled on Saturdays or Sundays

For additional details regarding proposed field usage, please see slides 8–15 of the ECC-Maret December 15, 2021 PowerPoint presentation (Attachment B).

**U-32: Confirm restrictions on Sunday use.**

As discussed at the December 15, 2021 Community Update meeting, Maret has proposed a significantly reduced schedule for Sunday use, including no Sunday scheduled use during the summer season and late summer/fall sport pre-season. Please see slides 8–15 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B).

**U-33: Demonstrate how sound levels would be controlled to remain within the 60dB limit, describing methods and measurements.**

As discussed at our December 15, 2021 Community Update meeting and specifically detailed in our November 23, 2021 letter, no amplified sound equipment, built-in or portable, will be permitted at the athletic fields. Shot clocks will be used during lacrosse games (and not at any practices) but will only sound a few times during a game. Accordingly, there will be no amplified sound on the site that would be subject to the District’s noise regulations.

**U-34: Explain the calendar of usage by all parties, including times, expected sizes of teams and number of spectators, expected modes of transportation, and how usage will be controlled and monitored.**

As noted in our response to A.4 above, an overview of proposed use of the fields is provided in slides 8–15 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B). With respect to Maret’s use, we expect each team to include approximately 20 players, and anticipate approximately 50–60 spectators at athletic games, with the exception of rivalry games that could draw a couple hundred spectators. Maret and visiting team players will be bused to the athletic fields for all Maret games. Usage will be controlled and monitored by Maret staff, in much the same manner as athletic facilities at our Woodley Park campus are effectively managed.

**U-35: You have indicated that Maret has discussed possible subleases with some youth groups. Recognizing that you do not have an exhaustive list at this point, could you provide a list of the potential sublessors that you have considered.**

As noted in your January 3, 2022 letter, Maret has not yet established an exhaustive or firm list of anticipated sublessors of the proposed ECC athletic fields. However, potential youth athletic groups with whom we already have existing relationships and would be considered as sublessors at the ECC athletic fields include the following:

- DC Soccer
- The Player Progression Academy Youth Sports
- District of Columbia State Athletic Association

- Next Level Field Hockey
- Flag Star Football
- DC Dynasty

U-36: Could you provide a multiple-use lease agreement with a youth sports group for Maret's Cleveland Park fields? We appreciate that you have provided a sample redacted agreement for a youth group for its one-time use of Maret's gym. We are looking for a lease agreement, however, that would be more analogous to the ones you might have for the ECC field. Could you provide a multiple-use lease agreement with a youth sports group for Maret's Cleveland Park fields? In particular, please include any provisions relating to Maret's control or monitoring of usage to ensure compliance with sublease requirements. If there are no such provisions in those agreements, please explain how Maret will control or monitor usage at the ECC fields to ensure compliance.

Maret does not have any other form of agreement with youth sports groups along the lines of your request. That being said, we understand the concerns raised by members of the community in this regard and are willing to incorporate appropriate terms in our agreements with groups utilizing the athletic fields at ECC and address how Maret will monitor and enforce compliance with these requirements. To accomplish this, we would like to work directly with the ANC and neighborhood residents to specifically identify and discuss the considerations that are important to the community so that appropriate limitations, restrictions, and guidelines can be clearly and effectively developed for inclusion in our use agreements. In terms of Maret's control and monitoring of activities at the ECC fields, Maret will ensure a regular presence at the site to monitor activity, similar to the manner in which we manage the use of third-party user groups at our Woodley Park campus.

***Responses T-1 through T-16 are related to project transportation and parking issues***

T-1: What kind of traffic study will Maret and ECC perform? How will the study address the major construction on Oregon Avenue that has not yet been completed?

Consistent with similar zoning applications in the District, Maret's transportation consultant will perform a Comprehensive Transportation Review (CTR) study, developed in accordance with DDOT's guidelines, in support of the proposal. The purpose of the study is to determine any transportation-related impacts associated with the project and identify necessary improvements to mitigate those impacts. The CTR is currently being developed and, consistent with District regulations, will be submitted to DDOT at least 45 days prior to the BZA hearing. Maret will share the CTR with the ANC and members of the community at the time it is submitted to DDOT.

Because of the on-going pandemic, PM peak period traffic counts were obtained from 2017 and factored to the current year. Saturday peak period traffic counts were averaged from data

collected in March, April, September, and October 2019 and factored to the current year. In both cases, construction-related impacts did not affect the traffic counts.

**T-2: What parking controls will be proposed?**

As noted in the [BZA application](#), onsite parking for approximately 45 cars has been included in the proposed project site plan. Details regarding parking controls will be addressed in the CTR that is currently under development as detailed in the response to Question T-1. The CTR will be submitted to DDOT, the ANC, and members of the community at least 45 days prior to the BZA hearing.

**T-3: Would there be requirements for users and spectators of the proposed fields to park on-site?**

No; while a significant number of on-site parking spaces will be provided, it is anticipated that available on-street parking may be utilized at certain times.

**T-4: Given that ECC anticipates restarting programs in their buildings, and that their staff frequently park along Nebraska Avenue, how will the overall number of cars be controlled or restricted?**

Details regarding transportation-related controls will be addressed in the CTR that is currently under development as detailed in the response to Question 13. The CTR will be submitted to DDOT, the ANC, and members of the community at least 45 days prior to the BZA hearing.

**T-5: What is the maximum number of buses allowed?**

Team buses are proposed to be parked on Nebraska Avenue adjacent to the ECC property and not in front of neighborhood homes. It is anticipated that no more than two buses will be parked on Nebraska Avenue adjacent to the site at any given time.

**T-6: How would a no-idling rule be enforced?**

Pursuant to District law, no vehicles will be permitted to idle for longer than three minutes while parked, stopped, or standing. Bus drivers and vendors will be regularly informed of this District regulation.

**T-7: What access route would delivery vehicles use?**

Access for deliveries is anticipated to be minimal given the proposed use of the site. Maret is currently evaluating alternatives for service access in light of discussions with neighboring property owners.

**T-8: How will Maret limit the use of single occupancy vehicles to and from games and practices?**

Will Maret require students to return to the main campus on a bus after games and practice? How will Maret encourage walking, biking and transit use to and from games and practices?

T-9: The intersection of Utah Ave and Nebraska Ave doesn't feel safe. The angle of the intersection and the poor site lines leave pedestrians feeling exposed. I would love to see pedestrian improvements at this intersection, including curb bump outs. I think this would be a great addition to your project with real benefits for the neighborhood. Is this something you're willing to explore in partnership with DDOT?

Maret students, parents, and visitors will be actively encouraged to walk and bike to the athletic fields at ECC. Accordingly, Maret's interests are very much aligned with members of the community for whom promoting safety is an important priority. As part of the Comprehensive Transportation Review (CTR) associated with the project, Maret will work closely with DDOT to explore appropriate and effective pedestrian improvements, and will include the Utah Avenue and Nebraska Avenue intersection as a location to be specifically evaluated with DDOT.

T-10: Based on problems created by recent traffic jams (from St. John's), what is Maret's Plan B for parking?

As discussed at the December 15, 2021 Community Update meeting, Wells + Associates, Maret's transportation consultant, is in the process of preparing the Comprehensive Transportation Review (CTR) for the project. The scope of the study, its findings, and initial recommendation are outlined in slides 18–24 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B). Further details regarding transportation-related considerations, including parking issues, will be addressed in the CTR, which is anticipated to be made available for review in January 2022. It should also be noted that the scale of the football program at St. John's College High School varies significantly from the Maret football program and draws many more spectators than would attend football games at ECC.

T-11: Confirm no pick-up by parents after afternoon Maret practices (students ride the bus back to Maret unless they can walk home).

As discussed at the December 15, 2021 Community Update meeting, Maret has confirmed its policy that all Maret students will be bussed to and from Maret practices during the school year, with the exception of students who walk, bike, or take Metrobus/Metrorail. During late summer pre-season practices, up to 12 students during the morning and afternoon sessions may travel to and from practices by car. Please see slide 22 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B).

T-12: Adequately demonstrate to all stakeholders through traffic plans and studies that their safety is paramount and that they will be able to access their homes and adequate parking should the proposed sports complex go forward. Plans should assume a complete, functioning local road



network including a re-opened Oregon Avenue, Beach Drive, and Bingham Drive. (The prospect of a permanently closed Beach Drive should also be studied.)

As discussed at the December 15, 2021 Community Update meeting, Wells + Associates, Maret's transportation consultant, is in the process of preparing the Comprehensive Transportation Review (CTR) for the project. The scope of the study, its findings, and initial recommendation are outlined in slides 18–24 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B). Jami Milanovich of Wells + Associates discussed issues regarding bicycle and pedestrian safety, parking, and how the impacts of various road closures have been addressed in Wells' traffic analysis [[December 15 Community Update Meeting Recording](#)]. Further details regarding transportation-related considerations will be addressed in the CTR, which is anticipated to be made available for review in January 2022.

T-13: Explain the calendar of usage by all parties, including times, expected sizes of teams and number of spectators, expected modes of transportation, and how usage will be controlled and monitored.

As noted in our response to A.4 above, an overview of proposed use of the fields is provided in slides 8–15 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B). With respect to Maret's use, we expect each team to include approximately 20 players, and anticipate approximately 50–60 spectators at athletic games, with the exception of rivalry games that could draw a couple hundred spectators. Maret and visiting team players will be bused to the athletic fields for all Maret games. Usage will be controlled and monitored by Maret staff, in much the same manner as athletic facilities at our Woodley Park campus are effectively managed.

T-14: Do you have a planned route for busses to get to the North side of Nebraska in front of the site? I applaud all of you for your community outreach...both your willingness to listen and your patience with some of the harsher critics. I think that your usage of the field is a great outcome for the ECC and the neighborhood. I had one quick question/concern. I live on Oliver St in the block that runs parallel to Nebraska just south of the site. As you probably know, it's one block (between Utah and Moreland), so it's a quiet street with no sidewalks. Often there are children playing in the street, and there is not really a reason for any through traffic. Do you have a planned route for busses to get to the North side of Nebraska in front of the site? I am hoping with some planning, we will not have a big increase in traffic on our block. Particularly if that traffic involves large busses speeding down our street.

Thank you very much for your comment. Maret will develop a designated bus route for the proposed athletic fields at the ECC, which will be subject to review and approval by DDOT. Maret does not propose to include Oliver Street in the bus route. We will keep members of the community updated as the bus route is finalized and approved.

T-15: Does Maret's proposal meet sight distance requirements along Nebraska Avenue?

The proposed curb cut on Nebraska Avenue meets DDOT's sight distance requirements outlined in the Design and Engineering Manual, as noted [here](#).

**T-16: The Comprehensive Transportation Review (CTR) analysis is based on trip vehicle occupancy of 2.1. Where does that standard come from?**

The average vehicle occupancy (AVO) of 2.1 persons per vehicle referenced in our CTR is the standard recommended by DDOT in their CTR Guidelines. The AVO is based on the most recent automobile occupancy rates from the 2017 *National Household Travel Survey* for social/recreational trips.

***Responses D-1 through D-48 are related to site design issues***

**D-1: Where would trash bins and dumpsters be located?**

Trash receptacles will be located at appropriate locations throughout the site to ensure that visitors to the athletic fields can conveniently dispose of their trash and recycling. No determination has yet been made as to whether trash bins or dumpsters will be used for trash collection.

**D-2: How often would the trash receptacles be serviced and what access route would be used?**

Frequency of trash service has not yet been determined. Trash service had initially been anticipated to take place from the public alley, which is where trash pick up occurs for homes that abut the alley; however, following discussions with residents along Utah Avenue, Maret is currently exploring other alternatives for trash service access.

**D-3: How many auxiliary buildings are proposed?**

Maret plans to lease the Media Center Building, the smallest of four existing buildings on the ECC property. This space would be modestly renovated to support athletic uses such as team rooms, a training room, offices, and public restrooms that would be available when the fields are being utilized. There is no plan to expand the footprint of the building or make changes to the building's exterior, aside from a new entrance that faces the athletic fields. No additional buildings, with the exception of up to four (4) small storage sheds to store athletic equipment, are proposed to be added to the site.

**D-4: What is the proposed size, height, and materials of the outbuildings?**

The specific size, height, and materials of the proposed storage sheds have not yet been determined; however, the sheds are expected to be single-story structures with only the footprint needed for equipment storage. They will not contain space for occupancy of any kind.

**D-5: What will the setbacks from neighboring properties be?**

See responses to Questions D-3 and D-4.

**D-6: How will the outbuildings be accessed?**

The Media Center Building will be accessed from a new entrance that faces the athletic fields. Storage sheds will have doors by which they can be accessed.

**D-7: Where would retaining walls be located and what are their proposed heights and construction materials?**

The proposed retaining wall locations and heights were shown in the materials included in Exhibit A of the BZA application. Illustrative examples of the facing materials for the retaining walls were also included in Exhibit A. Based on feedback received from adjacent neighbors regarding certain retaining wall locations, the retaining walls are currently being studied and evaluated. As the retaining wall locations and heights are refined, updated plans will be shared and posted on the project website.

**D-8: What would be the setbacks from the retaining walls to neighboring properties?**

The locations of and setbacks of necessary retaining walls are currently being evaluated taking into consideration feedback received from adjacent neighbors. As the retaining wall locations and setbacks are refined, updated plans will be shared and posted on the project website.

**D-9: How close would leveling extend to the Rittenhouse alley and to homes abutting ECC land on the east side of the site?**

Preliminary site plans included in the BZA application for the project are currently being updated, taking into consideration feedback received from adjacent neighbors. As site grading considerations are refined, updated plans will be shared and posted on the project website.

**D-10: What fences and nets are proposed? What are their height, materials, locations, and setbacks from property lines?**

It is anticipated that the site will be fully fenced for safety and security reasons. Netting will be installed along the perimeter of the field to keep balls on the property and protect adjacent homes and vehicles. Temporary netting may also be utilized depending on the sport being played. Details regarding height, materials, and final locations of the netting have not yet been finalized; however, it is currently anticipated that the perimeter netting will be approximately 20 feet tall.

**D-11: What kind of materials are being proposed for the green buffer?**

The landscape buffer will consist of a combination of tree and plant varieties to create an attractive and effective vegetative screening that provides privacy for players and neighbors as well as a pleasing aesthetic condition. Specific details of the buffer will be the subject of further discussions between Maret and the surrounding neighbors.

**D-12: What is the anticipated height and density of the buffers on all sides of the site?**

See response to Question D-11. The height of the landscape buffer will be designed to provide appropriate screening of the perimeter of the site. Conversations with several abutting neighbors have already indicated varying perspectives on the density of buffers desired, as some neighbors prefer full vegetative screening and others would prefer a view of the athletic fields. Specific details of the buffer will be the subject of further discussions between Maret and the surrounding neighbors.

**D-13: What setbacks from residential properties would be required?**

The proposed athletic facilities, including retaining walls, satisfy all required setback requirements. The proposed setbacks from surrounding residential properties and retaining wall heights were shown in the materials included in Exhibit A of the [BZA application](#).

**D-14: How will the locker rooms and restrooms be used by Maret and by third parties? What steps will be taken to reduce congestion and noise in this vicinity?**

Maret plans to use the Media Center Building, the smallest of four existing buildings on the ECC property, to support Maret team rooms, a training room, offices, and public restrooms. The building will be properly secured when not in use by Maret. The public restrooms will be made available to non-Maret users when they are using the facilities subject to a use agreement with Maret. The use agreements with these organizations will clearly identify areas of permitted access and confirm requirements regarding being respectful of neighbors at all times during their use of the facilities. Maret will have sole management and operational oversight of the Media Center Building, and will actively manage the utilization of the locker rooms and rest rooms to discourage congestion and noise in their vicinity.

**D-15: How will the locker rooms and restrooms be cleaned and maintained? Will they be locked when not in use?**

Maret will have sole management and operational oversight of the Media Center Building, including cleaning and maintenance, and will ensure that the building is locked when not in use.

**D-16: What is the proposed location, height, size, and setback of the proposed scoreboard?**

The scoreboard is proposed to be located on the northern end of the property. Its specific location, height, and setback is currently being considered based on feedback received from

members of the community, particularly residents of Rittenhouse Street. The scoreboard will only be used for Maret games, and will not be used during any youth sports organization games.

**D-17: What is the proposed location, height, size, and setback of the proposed goalposts?**

The football goalposts will be located at the far ends of the multipurpose field. While specific goalposts have not yet been identified, 20 feet is the standard height for a high school football goal post. The setback from neighboring properties will be different at each end of the field, but is anticipated to exceed 30 feet.

**D-18: What is the proposed location, height, size, and setback of the proposed shot clocks?**

The shot clocks will be located in the northeast and southwest corners of the multipurpose field. While the specific shot clock model has not yet been identified, each shot clock is anticipated to be about 10 feet above the grade of the field. The setback from neighboring properties will be different at each end of the field, but is anticipated to exceed 30 feet. The shot clocks will be used during lacrosse games only (and not during practices). During a typical game, the short clock horn will sound only approximately two to three times.

**D-19: What is the brand name of the artificial turf being proposed?**

A final determination for the artificial turf manufacturer has not yet been made. This information will be provided once it is available.

**D-20: What is the composition of the base, substrate, and artificial grass fibers?**

The final field specifications have not yet been determined; however, the typical section of an artificial turf field includes synthetic turf, a thin layer of stone dust/small gravel, then a larger layer of gravel with an underdrain system. Additional details will be provided when the field specifications are confirmed.

**D-21: Will the artificial turf have impacts on the air and watershed?**

The turf and infill selected for this project will provide a cooler playing surface than the type of artificial turf used in older installations. The integrated system of synthetic grass blades and subterranean drainage will effectively mitigate impacts on air and water. Also, the artificial turf system will slow the release of water into the watershed system per the DOEE Stormwater Management Requirements. Additional details will be provided when the field specifications are confirmed.

**D-22: How will heat island effect be mitigated?**

See response to Question D-21.

D-23: Other than security lighting, is any other lighting being proposed for the project?

No exterior lighting other than security lighting is proposed for the project.

D-24: What assurances would prevent the later addition of increasingly intrusive night lighting?

Assurances related to night lighting would be included as a condition of the BZA order of approval in connection with the project.

D-25: Would temporary lights be prohibited?

The Maret athletic program has no need for lights on the athletic fields. Assurances related to temporary lighting would be included as a condition of the BZA order of approval in connection with the project.

D-26: Could you move the bus stop to Utah Avenue? After all, Nebraska has to put up with the parking lot and probably the food trucks.

Because Utah Avenue is a “no through trucks” route, it is unlikely that Maret can route buses to park on Utah. In the event it was permissible, there would not be a good way to turn the buses around without using a local street (note that portions of Rittenhouse also are on the “no through trucks” list). Under Maret’s current proposal, the bus stop area would be used as a pick-up/drop-off (“PUDO”) zone for parents dropping off or picking up children when it is not in use by buses. Locating the PUDO zone further away from the fields makes it less likely to be used by families, which would result in more parking in the neighborhood.

D-27: Detailed information (e.g., cut sheets) of artificial turf product. Any studies to relieve concerns about possible harm to environment or people.

As specifically noted in our November 8, 2021 letter, a final determination for the artificial turf manufacturer has not yet been made. This information will be provided once it is available; however, consistent with other similar projects, this information is not anticipated prior to the BZA hearing. As further noted in our November 8, 2021 letter, the turf and infill selected for this project will provide a cooler playing surface than the type of artificial turf used in older installations. The integrated system of synthetic grass blades and subterranean drainage will effectively mitigate impacts on air and water. Also, the artificial turf system will slow the release of water into the watershed system in accordance with DOEE stormwater management requirements.

D-28: Cut and fill maps/drawings.

Cut and fill maps and calculations can be shared when available; however, consistent with other similar projects, this will not occur until construction drawings are developed following the BZA hearing.

#### D-29: Soils and groundwater geotechnical report.

Our team will evaluate soils and groundwater conditions throughout the permitting process as required by DCRA, DOEE, and other District agencies and will satisfy all District permitting requirements. We can provide relevant permit application materials as available at the time they are submitted in connection with the District's review and approval process.

#### D-30: 3-D model of the proposed development.

As discussed at our December 15, 2021 Community Update meeting, the Maret team will prepare updated perspective renderings from each of the four streets surrounding the proposed athletic fields and digital 3-D graphics for review by members of the community. We anticipate having these materials available in January 2022. These updated graphics were appropriately not commissioned until the site plan elements were revised based on neighbor feedback and reviewed with the community on December 15, 2021.

#### D-31: Mock-up of the scoreboard.

Maret will prepare, to the extent possible given existing topography, a mock-up of the scoreboard in the new location reviewed with the community on December 15, 2021. We expect to provide the on-site mock-up during January 2022. As noted in the response to question D40 below and discussed at the December 15, 2021 Community Update meeting, the scoreboard has been relocated to the northwest corner of the site, with a much greater setback from the Rittenhouse alley than had been initially proposed. Furthermore, the scoreboard placement on the diagonal will limit its impact on any single residence, and the scoreboard will be buffered from surrounding properties by two retaining walls and an area of heritage trees; see slide 5 and slides 17–22 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B).

#### D-32: Mock-up of a goalpost.

Maret is actively evaluating the feasibility of preparing a mock-up of a goal post in the locations reviewed with the community on December 15, 2021. Our team is also exploring whether the goalposts can be taken down each year at the end of the fall football season. We will keep the community apprised of our progress in this regard.

#### D-33: Stake the field so people can visualize the size.

Maret will stake the baseball diamond and multipurpose field in the locations reviewed with the community on December 15, 2021. We expect to complete this during January 2022.

**D-34: Where can fences like those proposed for this site be seen?**

Options for site fencing have not yet been specified, but Maret will review site fencing alternatives with neighborhood residents before installation. As discussed at the December 15, 2021 Community Update meeting, Maret's intent and expectation is that the fence will not be a solid barrier but will adequately secure the fields while maintaining visual sight lines to the ECC property; however, Maret will continue to work with neighbors whose homes are adjacent to the site to discuss whether they would prefer solid privacy fencing.

**D-35: Confirm that renderings are corrected to accurately represent tree coverage, especially on the east side of the property, where existing houses are obscured.**

As discussed at our December 15, 2021 Community Update meeting, the Maret team will prepare updated perspective renderings for review by members of the community in January 2022. The updated renderings will accurately represent tree coverage.

**D-36: Confirm details of no "solid fence."**

As noted above in B6, and as discussed at the December 15, 2021 Community Update meeting, Maret's intent and expectation is that the fence will not be a solid barrier but will adequately secure the fields while maintaining visual sight lines to the ECC property; however, Maret will continue to work with neighbors whose homes are adjacent to the site to discuss whether they would prefer solid privacy fencing.

**D-37: Confirm that dumpster will not be near Utah alley.**

Confirmed. As discussed at the December 15, 2021 Community Update meeting, the location of the dumpster has been moved from an area near the Utah alley to a location in the parking lot and internal to the site; see slide 5 and 18 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B).

**D-38: Confirm 20-30 foot setback from Rittenhouse alley to field.**

Confirmed. As discussed at the December 15, 2021 Community Update meeting, the setback between the Rittenhouse alley and the turf surface is approximately 12 feet, and an additional 15 feet to the playing field; see slides 17–22 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B).

**D-39: Confirm height of wall on inside of Rittenhouse alley setback.**

As discussed at the December 15, 2021 Community Update meeting, the height of the retaining wall near the Rittenhouse alley varies along the length of the alley, but in no event does any



individual retaining wall exceed 4 feet; see slides 17–22 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B).

**D-40: Confirm whether the scoreboard would be moved from center field location.**

Confirmed. As discussed at the December 15, 2021 Community Update meeting, the scoreboard has been relocated to the northwest corner of the site, with a much greater setback from the Rittenhouse alley than had been initially proposed. Furthermore, the scoreboard placement on the diagonal will limit its impact on any single residence, and the scoreboard will be buffered from surrounding properties by two retaining walls and an area of heritage trees; see slide 5 and slides 17–22 of the ECC-Maret [December 15, 2021 PowerPoint](#) presentation (Attachment B).

**D-41: Confirm if scoreboard remains in center field, as shown, it would be inside the wall and not on the setback; confirm if scoreboard is retractable.**

As noted in D40, the scoreboard will not remain in its initially-proposed location in center field. The scoreboard will not be retractable.

**D-42: Demonstrate the physical impact on the sports complex in relationship to each home surrounding the proposed development. This must be shown in a clearly defined way so that all stakeholders are able to understand the direct impact of Maret’s proposal. A measurable 3-D model is suggested. This should be very specific, showing grades, wall, fence, and netting heights, as well as trees, vegetation, and outbuildings.**

As discussed at our December 15, 2021 Community Update meeting, the Maret team will prepare updated perspective renderings from each of the four streets surrounding the proposed athletic fields and digital 3-D graphics for review by members of the community. We anticipate having these materials available in January 2022. These updated graphics were appropriately not commissioned until the site plan elements were revised based on neighbor feedback and reviewed with the community on December 15, 2021.

**D-43: Could you provide a list of the types of turf that you are considering, including possible suppliers or manufacturers? We understand that you have not determined the specific turf that will be used on the fields. It would be useful, however, to understand the specifications and characteristics of the turf that you may use.**

Maret understands and shares the community’s interest in fully evaluating the environmental impacts associated with synthetic turf installation. Advances in turf and infill design over the past decade have significantly improved not only the performance characteristics of synthetic turf playing surfaces, but have also successfully resolved concerns associated with older installation methods (e.g., eliminating crumb rubber fill and instead using wood-based infill) while enhancing the environmental benefits associated the use with synthetic turf (e.g., water conservation, eliminating contamination from fertilizers and pesticides needed to maintain grass

field surfaces, reduction in use of pollution-producing maintenance equipment, etc.). While the turf specifications for the proposed athletic fields at ECC have not yet been determined, the fields at Maret's Woodley Park campus as well as the fields developed by Maret at Jelleff utilize Shaw Momentum HP 1.75 sports turf with a wood-based BrockFILL infill mixture.

D-44: You have indicated that Maret is preparing a 3D model of the site. Could you identify what will be included in this model (e.g., depiction of all surface improvements, including the proposed retaining walls, fencing and netting, storage sheds and associated elements in relationship to each of the houses that surround the proposed fields) and when you expect this model to be available?

As discussed at our December 20, 2021 Community Update meeting and detailed in our December 20, 2021 response to the ECC Neighbors, the Maret team recognizes the importance of providing additional graphic representations of the project from various perspectives. Accordingly, we have agreed to prepare updated renderings and digital 3D graphics which will help community members and the ANC better visualize the athletic fields, retaining walls, fencing, and other site improvements within the context of the surrounding built environment. To clarify, it is not our intent to build a physical model of the athletic fields; rather, in light of the size of the site and the predominantly horizontal nature of the improvements, our team is developing digital 3D graphics that will provide more detailed perspectives and also allow greater flexibility to focus on specific areas of concern than a traditional scale model would allow. As noted in our December 20, 2021 response to the ECC neighbors, we expect that these digital 3D renderings will be available by the end of January.

D-45: Can you please tell me where the Heritage trees would be move to? Will they stay on the ECC property, or will they be located elsewhere?

All of the heritage trees will be relocated on the ECC property. Three heritage trees will be relocated to the northwest corner of the site, and one heritage tree will be relocated to the northeast corner of the site.

D-46: Can we get a "winter" view (bare trees) of the 12' of retaining walls behind the 28th Street backyards?

The 3D model software does not include "bare tree" options; however, all trees depicted in the vicinity of the retaining walls will be evergreen.

D-47: What is the thinking about vegetation options for improved screening, evergreens? Greater distance than 4' away from the first 4' retaining wall [behind homes on 28th St.]? Less height if the engineering can sustain that, so the backyards are not in permanent shadow, and different material/facing for the retaining walls, which do not look very attractive in the model?

- Yes, the vegetation options for screening are predominantly evergreen varieties.

- We cannot increase the distance to the first retaining wall; the retaining wall locations are necessary as designed to maintain the grading for the athletic field.
- The 12' change in grade happens over a span of 22' from the property line and does not create a permanent shadow (as depicted in the attached [shadow study](#)).
- The materials of retaining walls have not yet been specified; please let us know if there are certain materials you would like our team to evaluate and consider.

D-48: What is the distance from the 28th Street homes' property line to the field itself and to the goal post on the east side?

- 6012 28<sup>th</sup> St NW: distance from property line to field is approximately 53'; to the goal posts approximately 51'
- 6006 28<sup>th</sup> St NW: distance from property line to field is approximately 57'; to the goal posts it is approximately 50'
- 6004 28<sup>th</sup> St NW: distance from property line to field is approximately 63'; to the goal posts it is approximately 62'
- 5860 Nebraska Ave NW: distance from property line to field is approximately 70'; to the goal posts it is approximately 112'

***Responses SW-1 through SW-8 are related to stormwater management issues***

SW-1: How does Maret propose to manage, detain, or retain stormwater runoff?

Currently, the property includes no stormwater management infrastructure. Members of the design team met with adjacent property owners on 28th Street to gain an understanding of the issues that the property owners have experienced with respect to stormwater flowing onto their properties. Accordingly, Maret has designed the athletic facilities to mitigate stormwater runoff and improve the current stormwater runoff conditions. The proposed turf system will be constructed on both the baseball diamond and the multi-purpose field to facilitate the infiltration of water into the soil, thus creating a pervious surface consistent with Subtitle C, § 502.1(b). This system provides for both retention and detention of stormwater. Maret will coordinate its stormwater management plan with the District's Department of Energy & Environment (DOEE) and will comply with all relevant DDOE stormwater management regulations enumerated in Chapter 5 of Title 21 of the District of Columbia Municipal Regulations and will satisfy the requirements of the District's Municipal Separate Storm Sewer System ("MS4") permit issued by the U.S. Environmental Protection Agency under the Clean Water Act.

SW-2: What is the threshold the stormwater management plan is designed to accommodate?

The current requirement per DOEE is to control the two-year storm event as well as the 15-year storm event. Maret's proposal plans to control a larger storm event (25-year storm event) to better control any runoff that is not collected via the underdrain system.

**SW-3: What would be the design goal for water retention of the artificial turf and its gravel bed?**

The design goal for the water retention of the gravel bed of the artificial turf system would be to meet the 2-year and 15-year post development peak discharge requirements for major land-disturbing activities per DOEE's Stormwater Management Requirements. Furthermore, runoff volume from the 1.2" storm must be detained before discharging into the storm sewer system, also per DOEE's Stormwater Management Requirements.

**SW-4: How would safeguards against water damage and erosion be applied and enforced?**

Maret's [BZA application](#) includes a preliminary design concept for collecting and managing stormwater. The stormwater management system will be engineered to the specific conditions of the site and is subject to the review and approval of the DC Department of Energy and Environment (DOEE) to ensure that the plan will meet the needs of the site and the stringent regulations of the District. In addition, a maintenance covenant for the stormwater management system will be signed and recorded. Lastly, DOEE maintains the right to inspect the site and stormwater management system to ensure compliance with the regulations and conformance to the final approved system.

**SW-5: Confirm that properties on 28th Street and Nebraska will be protected from water runoff.**

The proposed stormwater management system will improve conditions for neighboring properties, including those on 28<sup>th</sup> Street, over existing conditions. Currently, the property includes no stormwater management infrastructure. The new stormwater management system will be engineered to the specific conditions of the site and is subject to the review and approval of the DC Department of Energy and Environment (DOEE) to ensure that the plan will meet the needs of the site and the stringent regulations of the District. A maintenance covenant for the stormwater management system will be signed and recorded. In addition, DOEE maintains the right to inspect the site and stormwater management system to ensure compliance with the regulations and conformance to the final approved system.

**SW-6: Bio-retention plan. Will there be standing water? Will it be fenced? How does it work? Has the idea of a bio-retention pond been abandoned?**

As discussed at the December 15, 2021 Community Update meeting, our team has designed a comprehensive stormwater management system for the site. The proposed bioretention facility (commonly referred to as a "rain garden") will only have standing water during an extreme storm when the capacity of the bio-retention soil is saturated, and the water rises above the soil. Bio-retention facilities are purposefully designed in this manner and have underdrains and overflow drains to accommodate these large storm events. The bio-retention soil is specially designed to hold water so that the plants can use the stormwater instead of just running into the District's storm drainage system. During an extreme storm event, the water can rise above the media before making its way into the overflow structures and into the overall storm system. As the

storm subsides, this water slowly makes its way down through the media and underdrain. The rain garden is not currently planned to be separately fenced. The idea of incorporating a rain garden has not been abandoned, as it is an effective means to meet the District's stormwater management requirements.

This brief video explains [how a bio-retention facility works](#) to effectively slow down and filter storm runoff.

[SW-7: Explain the stormwater management systems in detail and show how the proposed development would manage stormwater adequately both locally and in terms of downstream impacts. Please address not only 15-year storm intensity, but also projected storms of greater magnitude, such as 50-year, 100-year, and 200-year storms, all of which have occurred in recent years.](#)

VIKA Capitol, the landscape architect and civil engineer for the project, detailed many aspects of the stormwater management systems during the December 15 Community Update Meeting. Site stormwater will be managed in several different ways, all of which will detain and retain stormwater significantly more effectively than current conditions.

First, the site will include a rain garden which will retain much of the storm runoff from the site within the bio-retention soil. The plants will use the water, and the soil will filter the water. During large storm events, the water that cannot be absorbed by the soil and plants will enter a drain and will be released into the District's storm sewers.

Secondly, all of the artificial turf areas will have a stone reservoir of at least 6" in depth pursuant to the District's requirement to detain the water onsite. In addition, underdrains below this gravel layer will be installed to remove any excess water from large storms. Before the water within the gravel layer and underdrains can be released into the District's storm sewer system, it will be detained by an orifice, or weir wall, that slowly releases the water into the system. A good analogy is when you pull the plug on a full bathtub; once the plug is pulled, the water slowly enters the plumbing system at a rate the pipes can accommodate.

Thirdly, drainage inlets with pipes around the site are proposed to capture any other stormwater not captured by the rain garden and artificial turf areas. These structures will capture runoff and pipe them to the District's system. These are also back-up systems that will drain water away during extreme storms and if any other drains get clogged or backed up, thus preventing water from running into the properties of adjacent neighbors.

All of the proposed systems are subject to the District's strict requirements and review and approval by the Department of Energy and Environment (DOEE) before they can be installed. Calculations for all structures will be completed to satisfy DOEE requirements and capacities. The proposed systems will effectively delay the release of stormwater into the District's system, and also intercept the water that is currently flooding the properties of adjacent neighbors.

In recent years there have been extreme storms that have created increased flooding, and the District recognizes this problem. Through the regulations and the requirements DOEE has established, stormwater is being retained and detained on sites throughout the City through rain gardens and bio-retention facilities, green roofs, permeable pavers, and wetland creation. However, DC's overall storm system is not designed to handle the 50, 100, or 200-year storm. Therefore, the proposed bio-retention, gravel layer detention, and storm drains systems are the most effective ways to deal with these storm events

SW-8: I would like to see an environmental impact statement that indicated that the turf field will not add to the drainage woes that have led to years of reconstruction along Nebraska and Oregon avenues. I also want to know what the off gassing from the plastic is, and whether it will lead to additional PCBs in the watershed.

The BZA process does not require the preparation of an environmental impact statement; that level of review is undertaken by the Department of the Energy and Environment during the building permit review process.

Currently, the property includes no stormwater management infrastructure. Maret has designed the athletic facilities to mitigate stormwater runoff and improve the current stormwater runoff conditions. The proposed turf system will be constructed on both the baseball diamond and the multi-purpose field to facilitate the infiltration of water into the soil, thus creating a pervious surface consistent with Subtitle C, § 502.1(b). This system provides for both retention and detention of stormwater. Maret will coordinate its stormwater management plan with the District's Department of Energy & Environment (DOEE) and will comply with all relevant DDOE stormwater management regulations enumerated in Chapter 5 of Title 21 of the District of Columbia Municipal Regulations and will satisfy the requirements of the District's Municipal Separate Storm Sewer System ("MS4") permit issued by the U.S. Environmental Protection Agency under the Clean Water Act.

Maret understands and shares the community's interest in fully evaluating the environmental impacts associated with synthetic turf installation. Advances in turf and infill design over the past decade have significantly improved not only the performance characteristics of synthetic turf playing surfaces, but have also successfully resolved concerns associated with older installation methods (e.g., eliminating crumb rubber fill and instead using wood-based infill) while enhancing the environmental benefits associated the use with synthetic turf (e.g., water conservation, eliminating contamination from fertilizers and pesticides needed to maintain grass field surfaces, reduction in use of pollution-producing maintenance equipment, etc.). While the turf specifications for the proposed athletic fields at ECC have not yet been determined, the fields at Maret's Woodley Park campus as well as the fields developed by Maret at Jelleff utilize Shaw Momentum HP 1.75 sports turf with a wood-based BrockFILL infill mixture.

***Responses S-1 through S-6 are related to project security issues***

S-1: Will the gate to the facilities be locked? Where and how many locked gates will be proposed?

The vehicle access gate to the athletic facilities would be locked each night to prevent vehicular access. Maret has not yet determined how many pedestrian gates will be included in the perimeter fencing; these gates will also be locked each night.

S-2: If active security is planned (e.g., cameras), would this require additional poles and lighting?

It is anticipated that security cameras would not require any additional lighting or poles beyond the security lighting discussed in response to Question S-4.

S-3: Would security personnel be hired to monitor the property when it is in use by third parties?

Security of the site will be addressed through a combination of approaches including personnel on site, security cameras, fencing, and secured gates. Low-wattage security lighting will also be placed in limited locations to discourage trespassing during nighttime hours.

S-4: Why is security lighting necessary? What would be its intensity, location, height, and hours that it would be lit?

Low-wattage security lighting is proposed to discourage trespassing during evening and nighttime hours. These lights would be similar in operation to motion-sensor lights at private residences. Maret is proposing that these security lights would be placed behind home plate of the baseball diamond and at the entrance of the Media Center Building. The light fixtures would be placed at approximately 10 feet above grade and be pointed at the ground.

S-5: Confirm no lights except minimal security lighting.

There will be no lights on the athletic fields except security lighting.

S-6: Confirm that field is completely fenced and locked except when authorized for use.

The facility will be fenced and locked except when authorized for use.

***Responses C-1 through C-7 are related to project construction issues***

C-1: What limits would be placed on the parking and idling of trucks and construction equipment?

A construction management agreement between Maret and the ANC will be developed and will address specific protocols related to construction issues. These specifics have not yet been

defined, but will be discussed, documented, and confirmed in writing by both Maret and the ANC in advance of any construction activities.

**C-2: What limits would control working hours and noise levels?**

A construction management agreement between Maret and the ANC will be developed and will address specific protocols related to construction issues. These specifics have not yet been defined, but will be discussed, documented, and confirmed in writing by both Maret and the ANC in advance of any construction activities.

**C-3: How would the alleys be protected against heavy equipment use and ultimate damage?**

A construction management agreement between Maret and the ANC will be developed and will address specific protocols related to construction issues, including provisions for addressing any damage caused by construction activities. These specifics have not yet been defined, but will be discussed, documented, and confirmed in writing by both Maret and the ANC in advance of any construction activities.

**C-4: Would Maret provide a hotline (not head-of school) to handle any/all problems? (Start times, finish times, access of machinery, etc.)**

Maret will provide a “hotline” to manage neighbor inquiries during construction.

**C-5: Confirm that Rittenhouse alley will not be used for construction or access to field.**

Subject to DDOT and Public Space Committee approval of a curb cut on Nebraska Avenue, the Rittenhouse Street alley will not be used for construction or access to the field except in the case of emergency vehicles.

**C-6: Confirm that Utah alley will not be used for construction and access to field and building.**

Subject to DDOT and Public Space Committee approval of a curb cut on Nebraska Avenue, the Utah Street alley will not be used for construction or access to the field or the Media Center Building except in the case of emergency vehicles or the occasional delivery once the fields are operational.

**C-7: Will you accept liability for any flood damage or foundation damage?**

A construction management agreement between Maret and the ANC will be developed and will address specific protocols related to construction issues. The stormwater management system for the project will be engineered to the specific conditions of the site and is subject to the review and approval of the DC Department of Energy and Environment (DOEE) to ensure that the plan will meet the needs of the site and the stringent regulations of the District. In addition, a



maintenance covenant for the stormwater management system will be signed and recorded. DOEE will maintain the right to inspect the site and stormwater management system to ensure compliance with the regulations and conformance to the final approved plan.