



MARET

Proposed Athletic Fields at ECC

BZA Application No. 20643 | March 9, 2022

Board of Zoning Adjustment
District of Columbia
CASE NO.20643
EXHIBIT NO.262

PRESENTATION OVERVIEW

- Our Purpose, Objective and Commitment (Marjo Talbott | Maret Head of School)
- Collaborative Community Engagement (M. Talbott)
- Overview of Proposal, Including Updates Made in Response to Neighborhood Input (Trey Holloway | Maret Assistant Head: Finance & Administration)
- Transportation and Parking Considerations (Jami Milanovich | Wells + Associates)
- Proposed Conditions of Approval (T. Holloway)
- Conclusion

PURPOSE, OBJECTIVE, AND COMMITMENT

Marjo Talbott

Maret | Head of School

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COLLABORATIVE COMMUNITY ENGAGEMENT

2019

ECC informed neighbors that ECC would be ceasing services and would be looking at options to allow them to reopen

2020

ECC and Maret released a joint statement on neighborhood listservs to inform the community about their discussions to establish a partnership for athletic field space on the ECC campus

2021

Discussed proposal with ANC3/4G and city agencies

Posted updated information on listservs and launched website

Met onsite with adjacent neighbors to discuss proposal

Shared initial proposal at ANC 3/4G meeting

Met in person with small groups of residents from each surrounding street

Convened open online community information meetings

2022

Hosted "office hours" with members of the project team

Participated in Ward 4 community forum hosted by CM Lewis George

Participated in 6 ANC3/4G meetings

Released CTR for community review (two weeks early)

Prepared and shared 3D digital model

Mailed project update package to 500 neighbors

OVERVIEW OF PROPOSAL

Trey Holloway

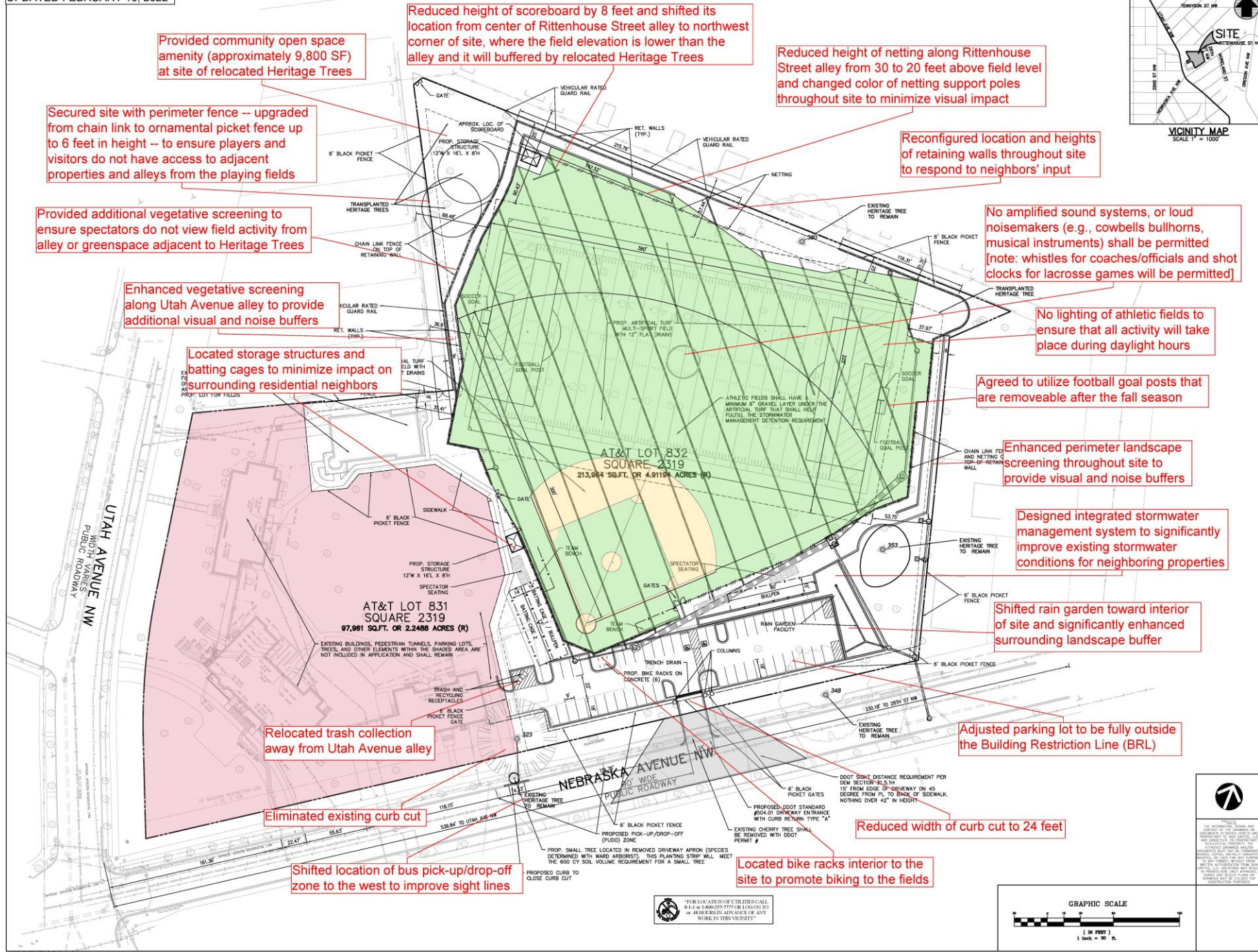
Maret | Assistant Head: Finance & Operations





MARET SCHOOL PROPOSED ATHLETIC FIELDS CORNER NEBRASKA AVENUE NW & UTAH AVENUE NW WASHINGTON, D.C. 20015

SITE UTILITY PLAN



Provided community open space amenity (approximately 9,800 SF) at site of relocated Heritage Trees

Reduced height of scoreboard by 8 feet and shifted its location from center of Rittenhouse Street alley to northwest corner of site, where the field elevation is lower than the alley and it will be buffered by relocated Heritage Trees

Reduced height of netting along Rittenhouse Street alley from 30 to 20 feet above field level and changed color of netting support poles throughout site to minimize visual impact

Reconfigured location and heights of retaining walls throughout site to respond to neighbors' input

Secured site with perimeter fence -- upgraded from chain link to ornamental picket fence up to 6 feet in height -- to ensure players and visitors do not have access to adjacent properties and alleys from the playing fields

No amplified sound systems, or loud noisemakers (e.g., cowbells, bullhorns, musical instruments) shall be permitted [note: whistles for coaches/officials and shot clocks for lacrosse games will be permitted]

Provided additional vegetative screening to ensure spectators do not view field activity from alley or greenspace adjacent to Heritage Trees

No lighting of athletic fields to ensure that all activity will take place during daylight hours

Enhanced vegetative screening along Utah Avenue alley to provide additional visual and noise buffers

Agreed to utilize football goal posts that are removable after the fall season

Located storage structures and batting cages to minimize impact on surrounding residential neighbors

Enhanced perimeter landscape screening throughout site to provide visual and noise buffers

Designed integrated stormwater management system to significantly improve existing stormwater conditions for neighboring properties

Shifted rain garden toward interior of site and significantly enhanced surrounding landscape buffer

Relocated trash collection away from Utah Avenue alley

Adjusted parking lot to be fully outside the Building Restriction Line (BRL)

Eliminated existing curb cut

Reduced width of curb cut to 24 feet

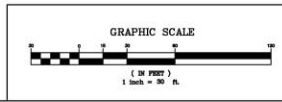
Shifted location of bus pick-up/drop-off zone to the west to improve sight lines

Located bike racks interior to the site to promote biking to the fields

WKA CAPITOL REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/21	ISSUE FOR PERMIT
2	02/16/22	REVISED PER PERMIT COMMENTS

DATE: 08/23/21
 DES: KUO
 DRAWN: BJR
 SCALE: AS SHOWN
 PROJECT/FILE NO: VC0826C
 SHEET NO: CIV0300





B. 5860 NEBRASKA AVE.





C. 6004 28TH ST.
without field goal posts



F. 2814 RITTENHOUSE ST.



I. RITTENHOUSE / UTAH ALLEY INTERSECTION



J. 5939 UTAH AVE

OVERVIEW OF UPDATES IN RESPONSE TO NEIGHBORHOOD INPUT

SITE DESIGN AND STORMWATER MANAGEMENT

- Trash collection moved away from Utah Avenue alley to location near parking lot and center of site, away from neighboring properties
- Locations and heights of retaining walls reconfigured to respond to neighbors' input
- Scoreboard location shifted from center of Rittenhouse Street alley to northwest corner of site, buffered by relocated heritage trees, and height lowered by 8'
- Storage structures and batting cages located to minimize impact on surrounding neighbors
- Rain garden shifted toward interior of site
- Perimeter landscape buffer enhanced
- Football goal posts will be removed after the fall season
- Neighborhood open space amenity at site of relocated Heritage Trees

OVERVIEW OF UPDATES IN RESPONSE TO NEIGHBORHOOD INPUT

TRANSPORTATION, PARKING, AND SITE SERVICING

- Bike racks site at interior of the site to promote biking to the athletic fields
- Curb cut on Nebraska closely studied and reduced to 24'
- Eliminated curb cut adjacent to parking lot
- Adopted policies to promote non-auto travel, updated Operations Management Plan, and proposed infrastructure Improvements

FACILITY USE

- No amplified sound systems or loud noisemakers
- No lights other than security lighting
- Reduced hours of proposed use by youth sports groups

FALL SEASON: REDUCED HOURS

Fall (Labor Day to Thanksgiving)							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am							
9am		Fields Available for ECC/DCPS Student Use					
10am							
11am	Youth Sports						
12pm							
1pm							Maret Games or Youth Sports
2pm							
3pm		Maret Practice/Game				Maret Games	
4pm	Fields Available for Community Use	Youth Sports					
5pm							
6pm							
7pm							

- ❖ Practices will consist of bus drop-offs of 50-60 players and coaches
- ❖ Weekday (Monday through Thursday) games draw approximately 50-60 spectators and 40 players. Practices will consist of bus drop-offs of 50-60 players and coaches
- ❖ Weekend games draw approximately 100 spectators and 40 players
- ❖ Weekend (Friday and/or Saturday) games will occur approximately 5 times during the Fall. When games are not scheduled on Saturdays, the field will be made available for Youth Sports leagues
- ❖ Rivalry games occur a few times a season and may draw a couple hundred spectators
- ❖ Fields will not be scheduled for use by Maret or others on Federal holidays of Labor Day and Indigenous People's Day
- ❖ When fields are open during the school week, Maret may permit children attending ECC and DCPS traditional and charter schools to use the field

WINTER SEASON: REDUCED HOURS

Winter (December to President's Day)							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am	Fields Available for Community Use						Fields Available for Community Use
9am		Fields Available for ECC/DCPS Student Use					
10am							
11am							
12pm							
1pm							
2pm		Youth Sports					
3pm							
4pm							
5pm							
6pm							
7pm							

- ❖ Fields will not be scheduled for use by Maret or others on the Federal holidays of Christmas, New Year's Day, MLK Day or President's Day
- ❖ When fields are open during the school week, Maret may permit children attending ECC and DCPS traditional and charter schools to use the field

SPRING SEASON: REDUCED HOURS

Spring (Post-President's Day to Mid-June)							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am							
9am		Fields Available for ECC/DCPS Student Use					
10am							
11am	Youth Sports						
12pm							
1pm						Maret Games or Youth Sports	
2pm							
3pm		Maret Practice/Game				Maret Games	
4pm	Fields Available for Community Use						
5pm							
6pm		Youth Sports					
7pm							

- ❖ Practices will consist of bus drop-offs of 50-60 players and coaches
- ❖ Weekday (Monday through Thursday) games draw approximately 50-60 spectators and 40 players. Practices will consist of bus drop-offs of 50-60 players and coaches
- ❖ Weekend games draw approximately 100 spectators and 40 players
- ❖ Saturday games will occur approximately 6 times during the Spring. When games are not scheduled the field will be made available for Youth Sports leagues
- ❖ Rivalry games occur a few times a season and may draw a couple hundred spectators
- ❖ Fields will not be scheduled for structured use on the Federal holiday weekend of Memorial Day
- ❖ When fields are open during the school week, Maret may permit children attending ECC and DCPS traditional and charter schools to use the field

SUMMER SEASON: REDUCED HOURS

Summer (Mid-June to mid-August)							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am	Fields Available for Community Use						
9am		Youth Sports Camps					
10am							Youth Sports
11am							
12pm							
1pm							
2pm							
3pm							
4pm							
5pm							
6pm							
7pm							

- ❖ Youth Sports Camps would consist of children being dropped off in the mornings by parents and being picked up in the afternoon
- ❖ Fields will not be scheduled for structured use on the Federal holiday of Fourth of July
- ❖ Saturday Youth Sports would be limited to 5 Saturdays over the course of the summer

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PRESEASON: REDUCED HOURS

Preseason (Mid-August to Labor Day)								
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
8am	Fields Available for Community Use	Maret Practice					Fields Available for Community Use	
9am								
10am								
11am								
12pm								
1pm								
2pm								
3pm								
4pm								
5pm								
6pm								
7pm								

- ❖ Fields will not be scheduled for use by Maret or others on the Federal holiday weekend of Labor Day
- ❖ Practices will consist of bus drop-offs of 50-60 players and coaches

TRANSPORTATION AND PARKING CONSIDERATIONS

Jami Milanovich, P.E.

Wells + Associates | Principal

OVERVIEW OF TRANSPORTATION PRESENTATION

- Overview of Methodology
- Anticipated Trip Generation for the Athletic Fields
- Recommendations to Mitigate the Traffic Impact
- Conclusions

METHODOLOGY

- Comprehensive Transportation Review
 - Conducted in accordance with DDOT guidelines and requirements
 - Conducted in accordance with industry-standard practices
- Study was scoped with DDOT
- Evaluation of Existing Conditions
- Evaluation of Future Conditions without Athletic Fields
 - Regional Growth
 - Nearby Planned/Approved Developments (e.g., ECC)
- Evaluation of Future Conditions with Athletic Fields
- Identification of Adverse Impacts
- Recommendations to Mitigate Impacts

MARET

TRIP GENERATION

- PM peak hour trips included for analysis:
 - Typical Maret game (soccer, lacrosse, baseball) with spectators
 - Outside rental following conclusion of Maret game
- Saturday peak hour trips included for analysis:
 - Back-to-back youth sports games

MARET

TRIP GENERATION

USER	PM PEAK HOUR			SAT PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Maret Soccer Games - Cars	0	34	34	0	0	0
Maret Soccer Games - Buses	0	2	2	0	0	0
Outside Rental - Cars	33	23	56	48	48	96
Total	33	59	92	48	48	96

MARET

TRIP GENERATION

Assumes Maret spectators leave during same time period when parents are dropping off for rental use

USER	PM PEAK HOUR			SAT PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Maret Soccer Games - Cars	0	34	34	0	0	0
Maret Soccer Games - Buses	0	2	2	0	0	0
Outside Rental - Cars	33	23	56	48	48	96
Total	33	59	92	48	48	96

MARET

TRIP GENERATION

Assumes buses transporting Maret and visiting team leave during same time period

USER	PM PEAK HOUR			SAT PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Maret Soccer Games - Cars	0	34	34	0	0	0
Maret Soccer Games - Buses	0	2	2	0	0	0
Outside Rental - Cars	33	23	56	48	48	96
Total	33	59	92	48	48	96

MARET

TRIP GENERATION

Assumes 10 parents wait; the remainder drop-off

USER	PM PEAK HOUR			SAT PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Maret Soccer Games - Cars	0	34	34	0	0	0
Maret Soccer Games - Buses	0	2	2	0	0	0
Outside Rental - Cars	33	23	56	48	48	96
Total	33	59	92	48	48	96

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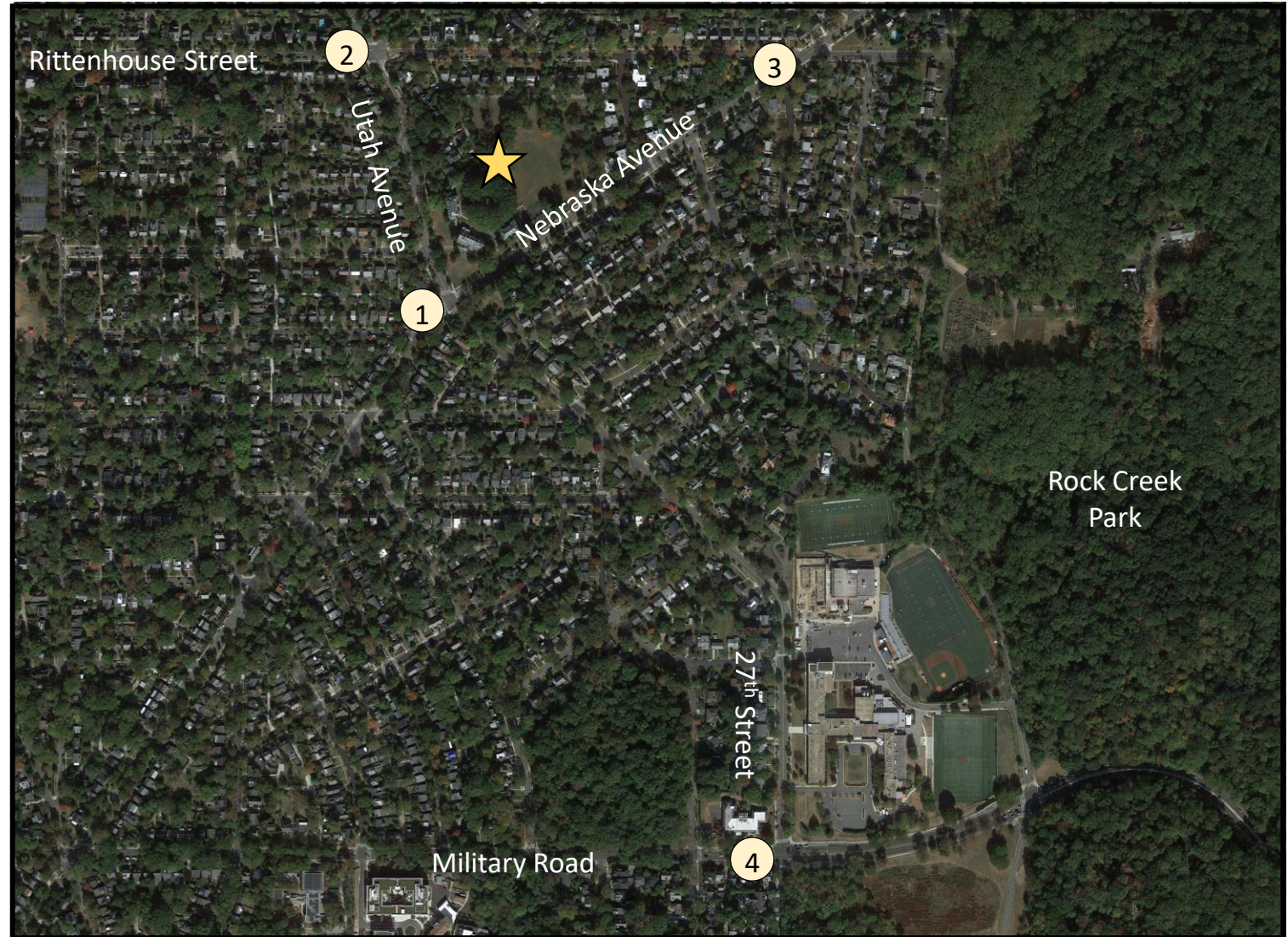
TRIP GENERATION

Assumes overlap between parents/spectators exiting while parents/spectators are arriving for the next game

USER	PM PEAK HOUR			SAT PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Maret Soccer Games - Cars	0	34	34	0	0	0
Maret Soccer Games - Buses	0	2	2	0	0	0
Outside Rental - Cars	33	23	56	48	48	96
Total	33	59	92	48	48	96

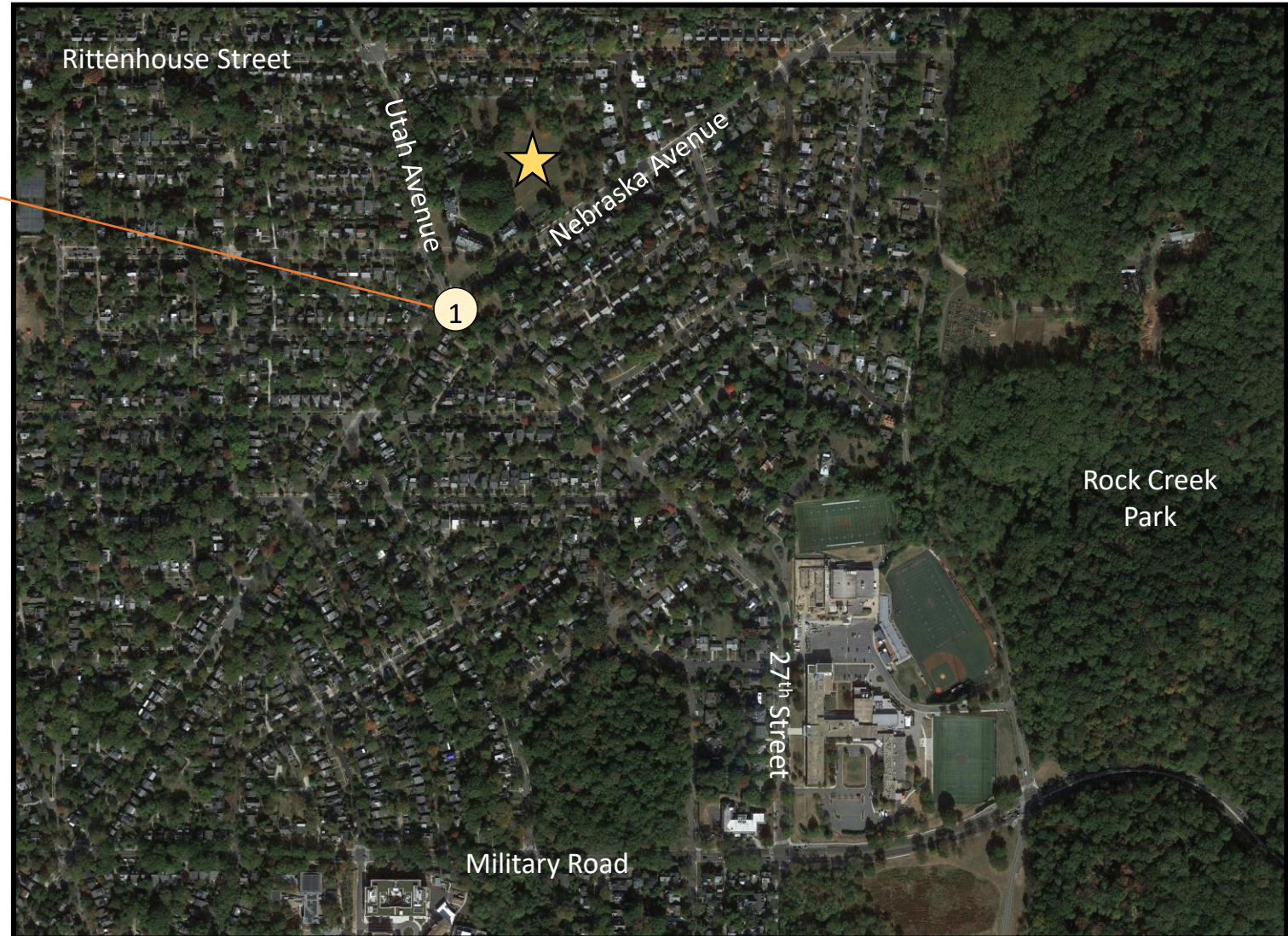
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STUDY AREA



RECOMMENDATIONS

Increase cycle length in PM peak hour to better accommodate volume of traffic at intersection. Improves PM peak hour levels of service compared to existing conditions.

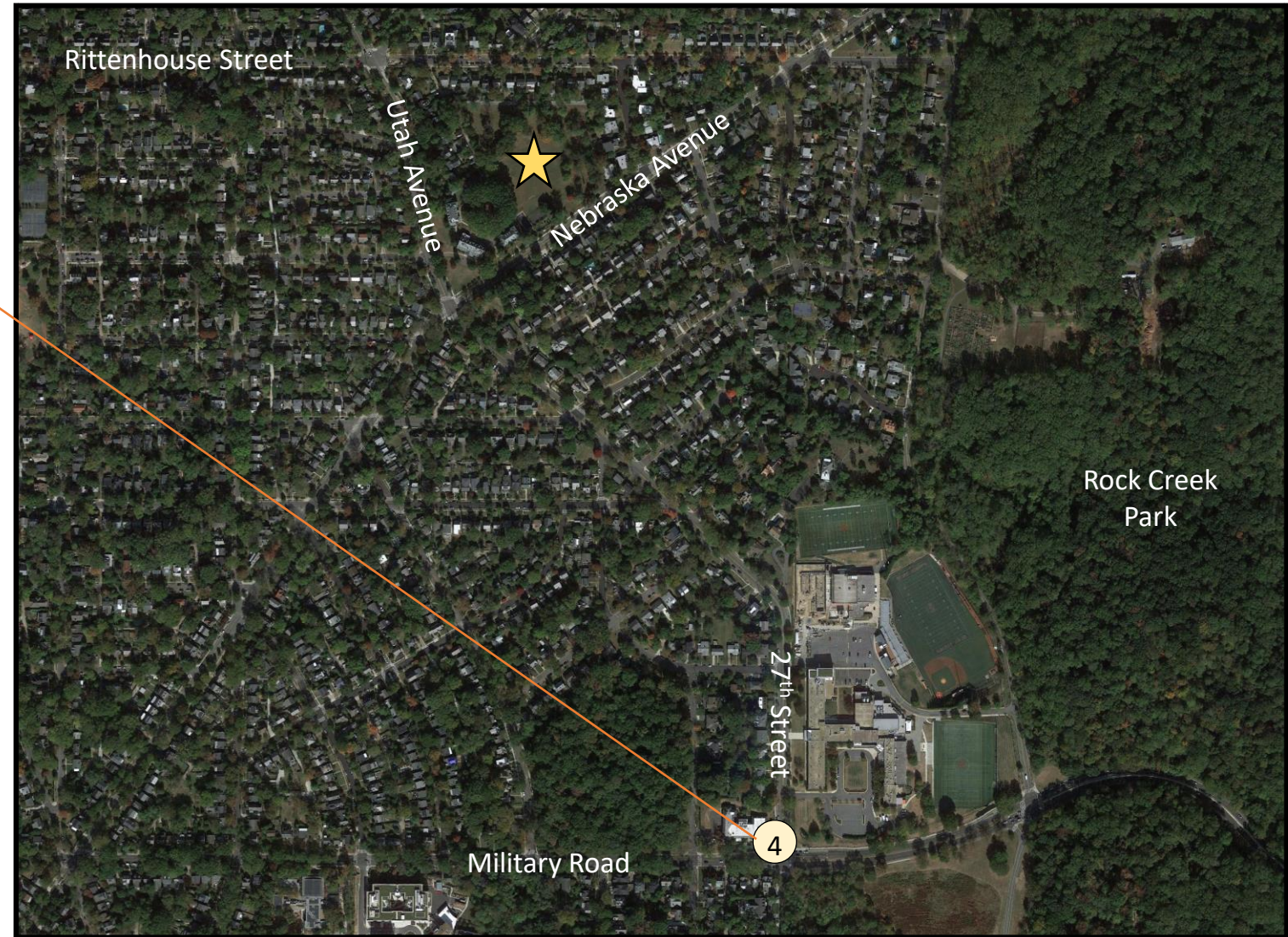


RECOMMENDATIONS

Remove parking on southbound approach of 27th Street and eastbound approach of Military Road (on Saturdays) to create additional travel lanes.

-OR-

Provide non-auto infrastructure and/or safety improvements.



NON-AUTO INFRASTRUCTURE AND SAFETY IMPROVEMENTS

- Fund 19-dock Capital Bikeshare Station
- Install 8 bicycle racks on-site
- Establish bus zone on Nebraska Avenue, subject to DDOT approval
- Install curb extensions or other pedestrian safety counter-measures at Utah Avenue/Nebraska Avenue (cap of \$70,000, plus design and permit fees)
- Install Rapid Flashing Beacon, missing curb ramps, high-visibility crosswalks, and pedestrian signage at Nebraska Avenue/28th Street

NON-AUTO INFRASTRUCTURE AND SAFETY IMPROVEMENTS

- Install two curb extensions at the site driveway
- Upgrade crosswalks along Nebraska Ave. at Rittenhouse Street, Moreland Street, and 27th Street to high visibility markings
- Install missing School Zone signs and ensure visibility of existing School Zone signs
- Implement Transportation Management Plan

TRANSPORTATION MANAGEMENT PLAN

Non-Auto Travel

- All Maret and visiting team students and coaches will be required to travel to and from the athletic fields by bus for practices and games during the school year
- Limited exemptions
 - Students who live in the neighborhood who can walk, bike, or take Metrobus/Metrorail
 - Up to five coaches may drive
 - Team members whose parents attend the games may leave with their parents
 - During the preseason, up to 12 team members and 5 coaches during the morning and afternoon sessions may travel to/from the site via personal vehicles

TRANSPORTATION MANAGEMENT PLAN

Operations Management Plan

- Provide flagger in the parking lot for situations when parking lot is expected to reach capacity
- Provide Traffic Control Officer when more than 75 spectators are anticipated
- Limitations on times for trash pick-up
- 30-minute gap must be provided between the end of one game and scheduled beginning of the next game

TRANSPORTATION MANAGEMENT PLAN

Operations Management Plan

- Provide notification to Maret parents, visiting teams, and all outside users of the fields including the following:
 - When the on-site parking lot is full, park only in legal on-street parking spaces (i.e., do not block driveways or park in alleys) and obey any parking restrictions in place
 - When notified of illegally parked vehicles, Maret shall take prompt and reasonable action to find the vehicle owner and request that the vehicle be moved
 - Obey all traffic laws when traveling to/from the site
- Maret will coordinate with St. John's High School to avoid scheduling home games at the same time

MONITORING PLAN

Trip Monitoring

- Monitor number of trips during PM and Saturday peak hours when field is leased two times per year
- If peak hour trip generation exceeds that used in CTR, Maret must identify steps to be taken to reduce the number of trips
- Bi-annual monitoring shall be conducted until the number of trips is at or below the trip generation identified in the CTR for two consecutive years
- Results must be submitted to ANC 3/4G

MONITORING PLAN

Parking Monitoring

- Monitor number of vehicles parked in the neighborhood two times per year when the on-site parking lot is at or near capacity
- If parking occupancy exceeds 70%, Maret must identify steps to be taken to reduce the number of vehicles parked on nearby streets
- Bi-annual monitoring shall be conducted for three years
- Results must be submitted to ANC 3/4G

CONCLUSIONS

- Maret has agreed to all of DDOT's proposed conditions
- Maret has proposed a comprehensive package of transportation improvements, including:
 - Pedestrian safety improvements
 - Non-auto infrastructure improvements
 - A Transportation Management Plan, including provisions for non-auto travel, management of traffic to/from the site, and a monitoring plan to evaluate effectiveness of the transportation plan

PROPOSED CONDITIONS OF APPROVAL

Trey Holloway

Maret | Assistant Head: Finance & Operations

PROPOSED CONDITIONS OF APPROVAL

SITE IMPROVEMENTS

- Goal posts shall be in place only from August until last football game of the season
- Security fencing shall be installed around the perimeter of the fields
- Protective netting shall be no taller than 30 feet from grade and lower where possible
- Landscape buffer shall be provided and maintained
- Abide by terms of Tree Relocation Plan subject to Urban Forestry review and approval
- Turf field shall use natural-based infill

PROPOSED CONDITIONS OF APPROVAL

SITE IMPROVEMENTS

- Movable bleachers at the multi-purpose field shall be positioned as reasonably possible to minimize noise for adjacent residents
- Report annually for ten years to ANC 3/4G on the operation of the stormwater management system

LIGHTING, SCOREBOARD, AND NOISE ABATEMENT

- No lighting of the fields other than down-lit security lighting necessary to provide a safe environment
- Scoreboard shall be located as identified on site plan and no taller than 20 feet from grade

PROPOSED CONDITIONS OF APPROVAL

LIGHTING, SCOREBOARD, AND NOISE ABATEMENT (*continued*)

- No amplified sound permitted at any time (two shot clocks used only for lacrosse games will be permitted)
- No bullhorns, cowbells, musical instruments or other similar devices shall be permitted (although coaches and officials may use whistles in customary manner)

USE AND ACCESS

- As detailed in the conditions and presented today, with specific hours for Maret and its lessees; ECC and DCPS students; and members of the community

PROPOSED CONDITIONS OF APPROVAL

USE AND ACCESS (*continued*)

- Fields to be secured from dusk until dawn and when not scheduled for use
- Once project is complete and operational Maret will address its use of the Jelleff field with DPR and report to ANC3/4G and ANC2E
- Alcohol shall not be permitted on the field
- Field house shall be locked except 30 minutes before and 30 minutes after scheduled use of the field
- Pedestrians and vehicles shall not have access to the fields from the Rittenhouse Street and Utah Avenue alleys

PROPOSED CONDITIONS OF APPROVAL

TRANSPORTATION AND PARKING

- Project shall include approximately 48 off-street parking spaces, a minimum of 8 bicycle racks, and abide by the terms of Transportation Demand Management Plan
- Maret shall monitor vehicle trips to the facility and survey on-street parking availability
- Trash and recycling shall be limited to defined hours and prohibited on Saturday and Sunday
- Activities at the field shall not impede access by emergency vehicles to and from Knollwood
- Maret shall comply with all conditions recommended by DDOT

PROPOSED CONDITIONS OF APPROVAL

CONSTRUCTION MANAGEMENT

Maret will abide by comprehensive construction management conditions including:

- Provide key project point of contact and project webpage
- Conduct pre-construction conditions surveys
- Develop Traffic Control Plan, Parking and Transportation Plan, Construction Management Plan
- Limits on hours of construction
- Implement site controls for noise, construction debris, trash removal, etc.
- Coordination with Maret Project Task Force



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Proposed Athletic Fields at ECC

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