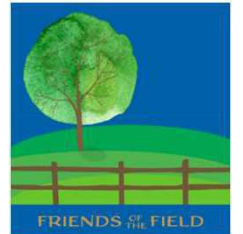
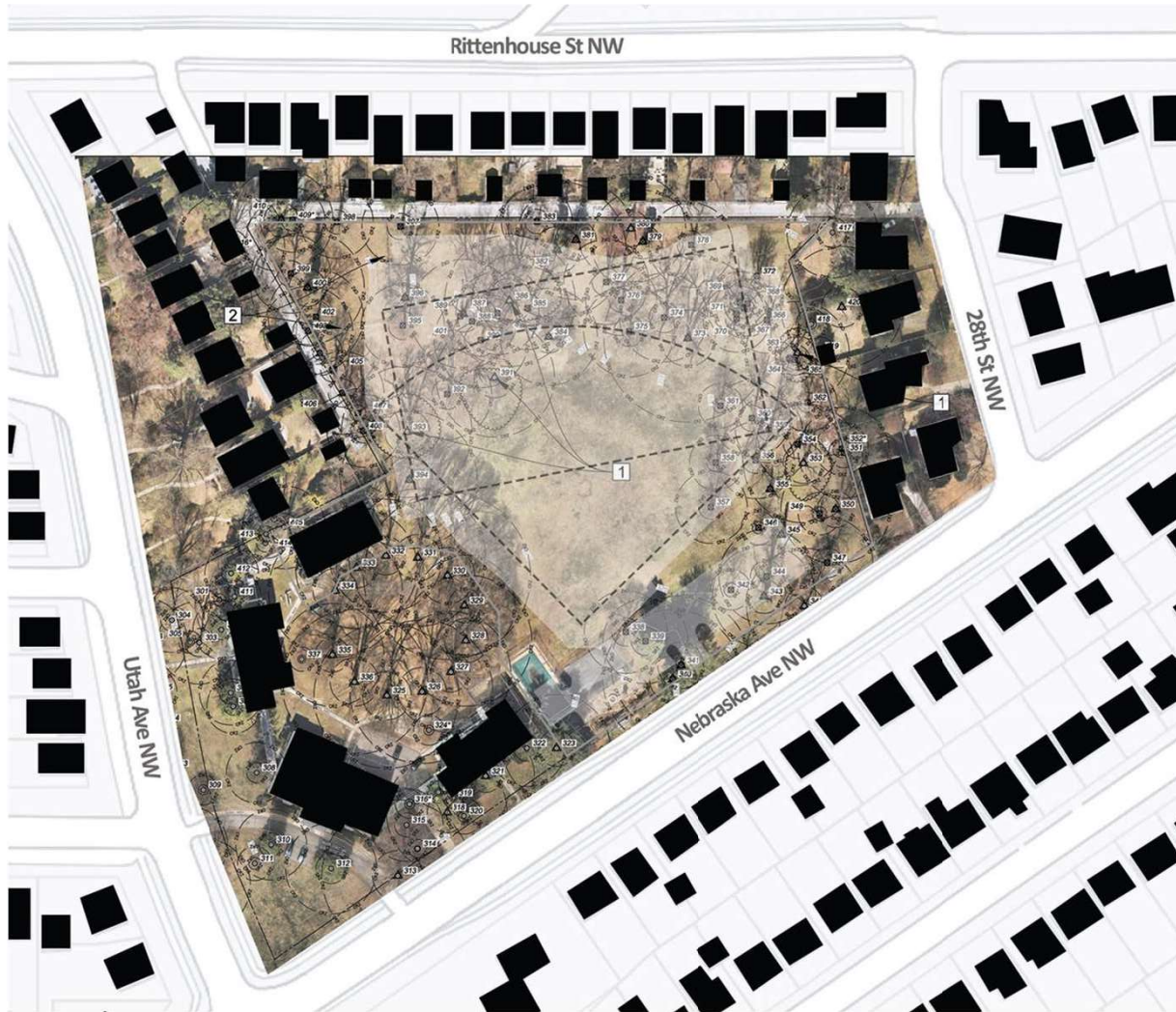
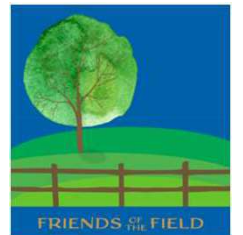


**VISUAL IMPACT**  
**5800 Block Nebraska Ave NW**



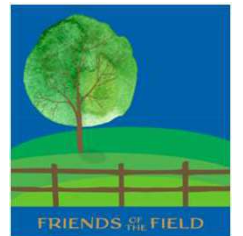


## MARET SCHEME VEGETATION IMPACT





**MARET SCHEME**  
**STORMWATER RUNOFF**  
March 9, 2022



# Noise

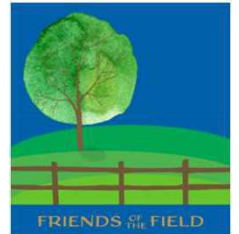
Martin Beam, Miller, Beam & Paganelli, Inc., Expert Witness for Acoustics

While non-commercial unamplified speech is exempt from the maximum dB levels contained in the code, since Maret is proposing to generate income from renting the fields then this should be considered a commercial form of speech and thus subject to the maximum limits in the code.

Even if the unamplified speech in this case is considered non-commercial speech and thus exempt from the maximum noise levels in the code, it would still be in violation of the the Noise Disturbance portion of the code in that the sound impacting the neighbors will be "loud and raucous ... and unreasonably disturbs the peace and quiet of a reasonable person of ordinary sensibilities..."

The fields will be using referees' whistles intermittently throughout the day which typically range in level from 113 dBA up to 127 dBA at a distance of 6 ft from the whistle. This will impact the nearest neighbors (which according to the Maret acoustical consultant, Phoenix) are 25' from the fields at a level between 100 dBA for the quietest whistle up to 115 dBA for the loudest whistles. These levels violate the noise code maximum levels.

The noise impact of the whistles at the furthest residents (85' according to Phoenix) will result in noise levels of 90 dBA for the quietest whistles and 104 dBA for the loudest whistles.



# Noise

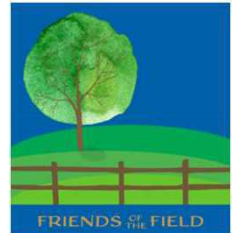
Martin Beam, Miller, Beam & Paganelli, Inc., Expert Witness for Acoustics

Whistles are not exempt from the maximum noise level limits and thus their use would represent an ongoing, unpredictable, and extremely alerting noise violation and noise disturbance to the residents. Consider that whistles are designed to be alerting and extremely loud.

Similarly, the air horns used for the shot clocks are not exempt from the noise code maximum levels and are also extremely loud, 129 dBA according to the CDC which warns against their use due to the likelihood of hearing damage.

In addition, aluminum baseball bats create highly tonal and impulsive noise levels of approximately 124 dBA.

Tonal and impulsive sounds are more disturbing to people than bland, steady sound and all three of these sources – whistles, air horns, and baseball bats hitting balls – are highly tonal and impulsive that will exceed the maximum noise levels allowed by the code at the neighbors' residences.



# Problems of Plastic Turf

Kyla Bennett, Director of Science Policy, Public Employees for Environmental Responsibility  
Diana Conway, President, Safe Health Playing Fields

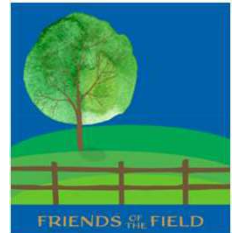
**Injury:** dramatically higher injury rates on plastic turf than grass, according to multiple studies published in peer-review journals (NFL, NCAA).

**Disposal:** unrecyclable and unsustainable; must be replaced every 7-10 years, more often with heavy use; cannot be recycled in the US.

**Heat:** heat islands can become 35-50<sup>0</sup> F hotter than grass, radiating heat, causing EHS (exertional heat stroke), heat distress, and even death.

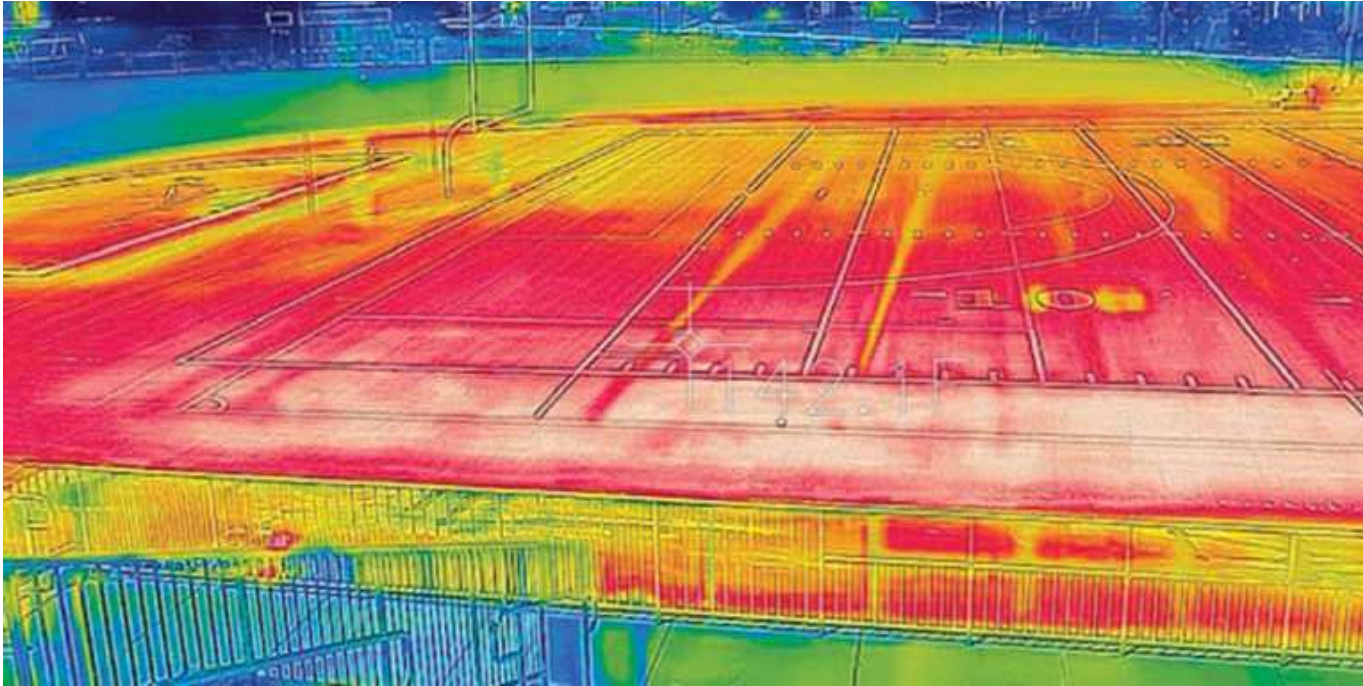
**Toxicity:** plastic grass and infill contain numerous toxic chemicals and carcinogens, a danger to players, neighbors, soil, and water.

**Natural Infills – NOT a solution:** all new infills simply create new, unsolved problems (e.g., dust, slippage, clumping).



# Heat Effect of Plastic Turf

Infrared photo showing 140° on day in the 80s



Newly installed B-CC High School plastic turf field. Infrared image shows 140° on a sunny day in the 80s [Turf War Bethesda Magazine](#)

# Dramatically Higher Injury Rates on Plastic Turf



Rams' wide receiver Odell Beckham Jr., injured in Super Bowl 2022.  
NFL players have called for grass for over 20 years.



NFL study of plastic turf injuries:  
Knee: 56-67% > than on grass  
Ankle: 68-103% > than on grass



# Plastic Turf: Unrecyclable Anywhere in US



# Traffic

Tom Downs, former DDOT Director  
David Patton, Transportation Planner, Arlington County

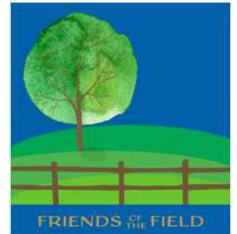
Maret planning is based on a badly flawed study (Comprehensive Transportation Review).

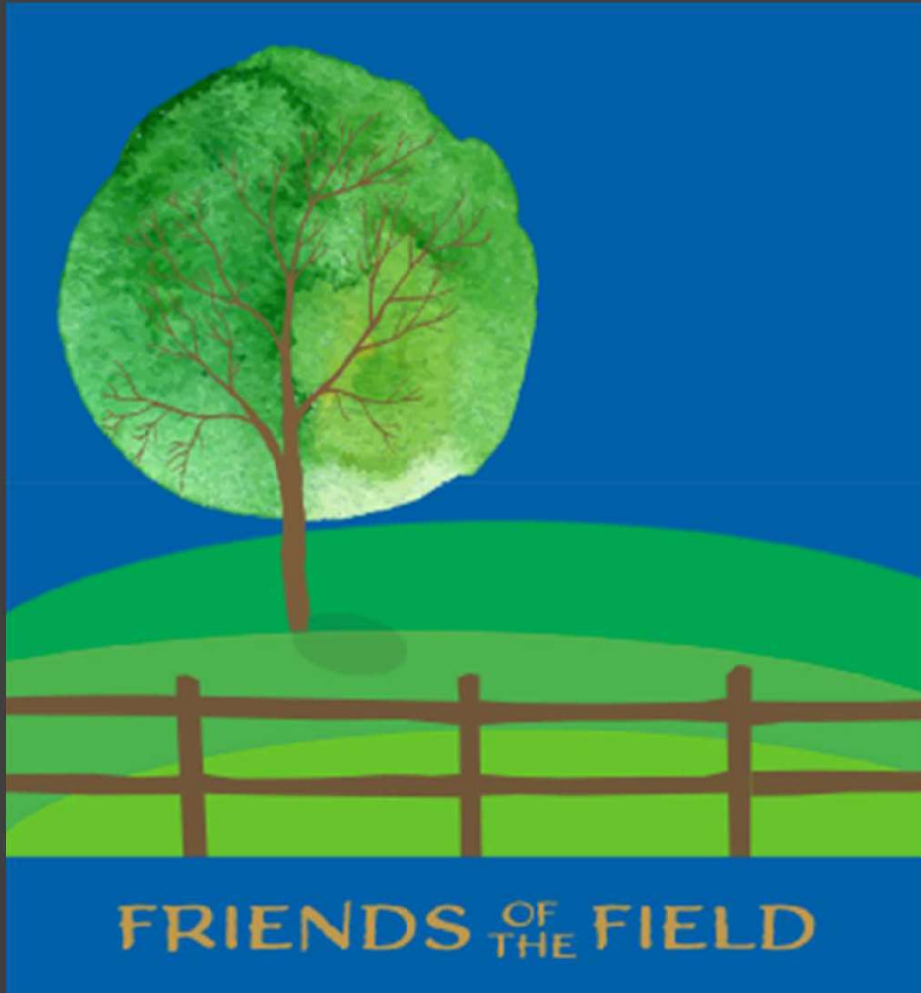
The study overlooked long-term road closures and Nebraska Avenue as a well-established commuter route, and underestimated future volumes.

The field would become a magnet for single occupancy vehicle (SOV) trips.

The site would generate dangerous congestion at changeover.

It would spawn dangerous pedestrian crossings on Nebraska Avenue.





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## Our Alternative Vision: Explained

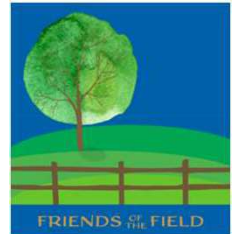
# Our Proposal in Brief

One field

Natural turf

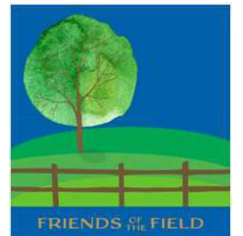
Use by ECC, Maret, and neighbors only – no leasing to sports organizations

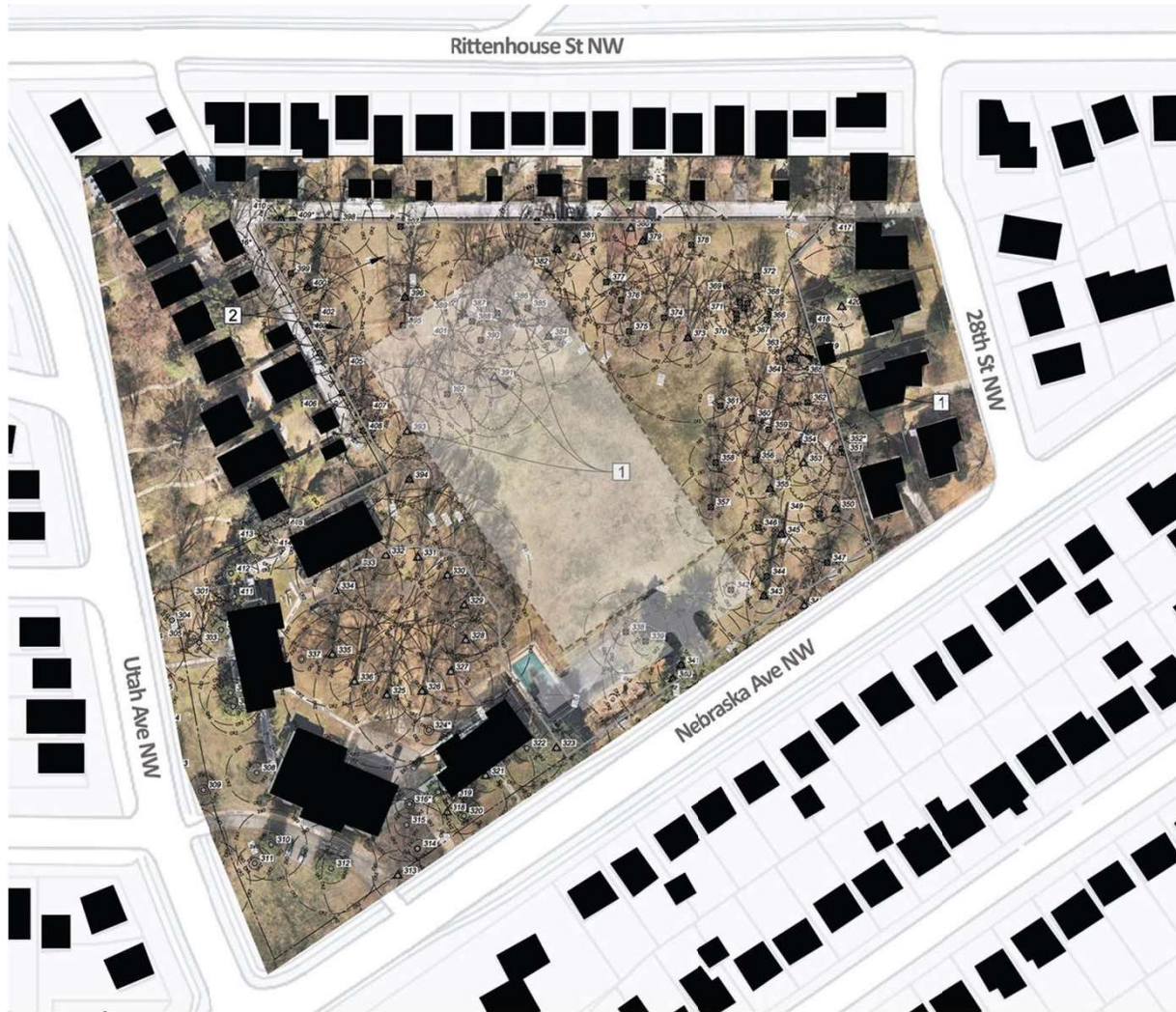
***These alternative design and use provisions will mitigate the majority of adverse effects of Maret's proposal and make it acceptable to the immediate neighbors.***



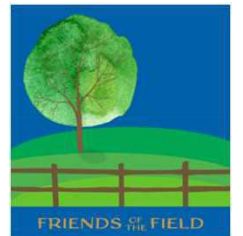


ALTERNATIVE SCHEME A



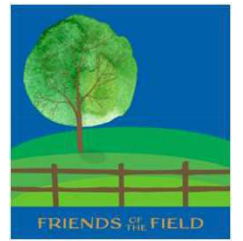


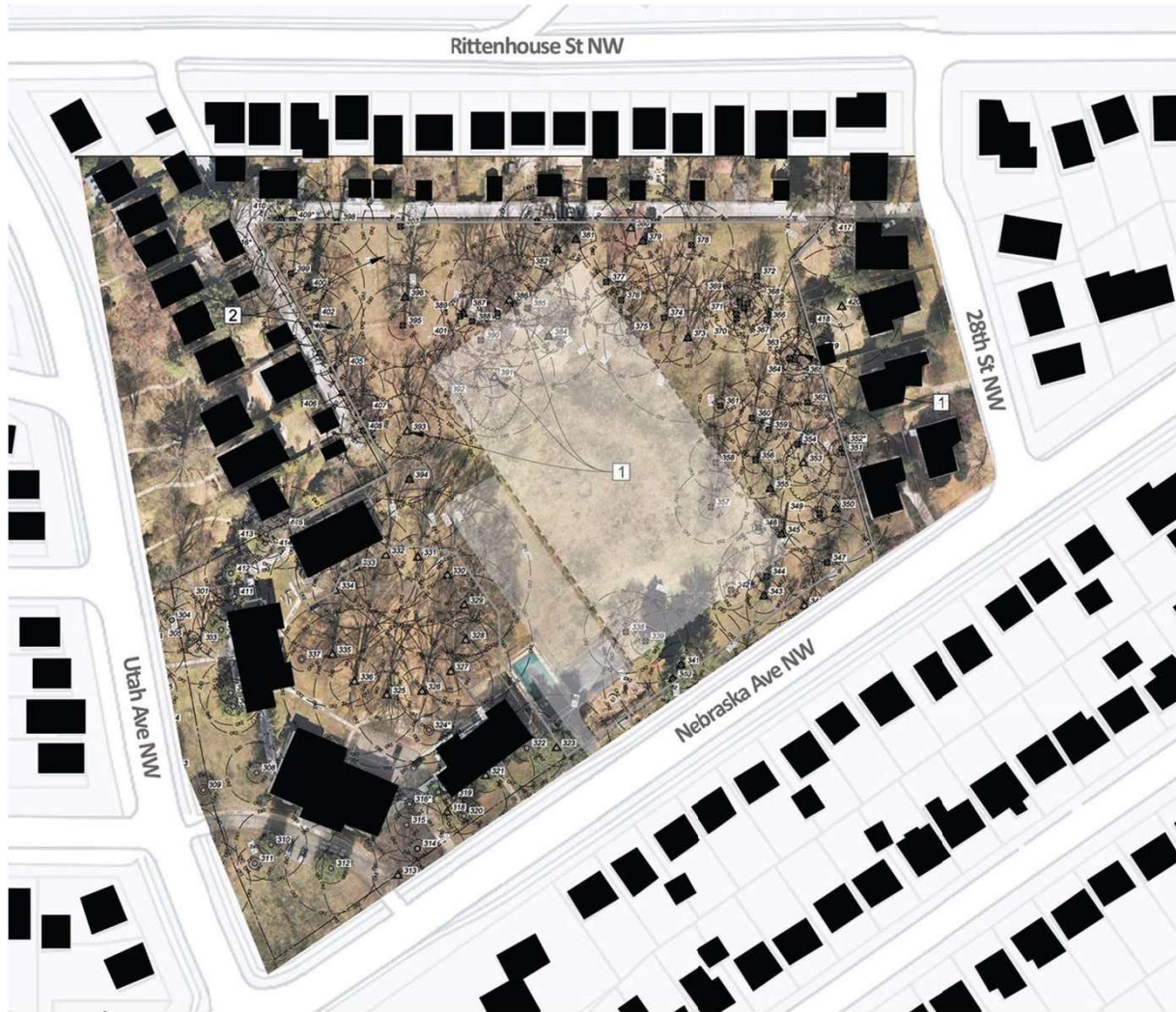
**ALTERNATIVE SCHEME A  
IMPACT ON TREES**



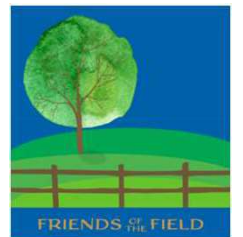


ALTERNATIVE SCHEME B





**ALTERNATIVE SCHEME B  
IMPACT ON TREES**





# The Benefits

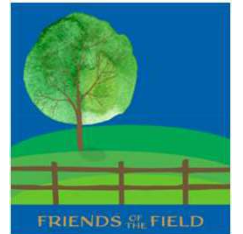
One user: less traffic, less noise, fewer safety concerns, less overall disruption

Natural grass superior: cooler, non-toxic, safer, superior stormwater absorption

Generous buffers mean less noise nuisance, more space for new trees

Smaller field, less parking, saves more trees

Less expensive to build and maintain, including the lower life-cycle cost of natural turf

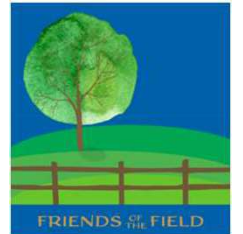


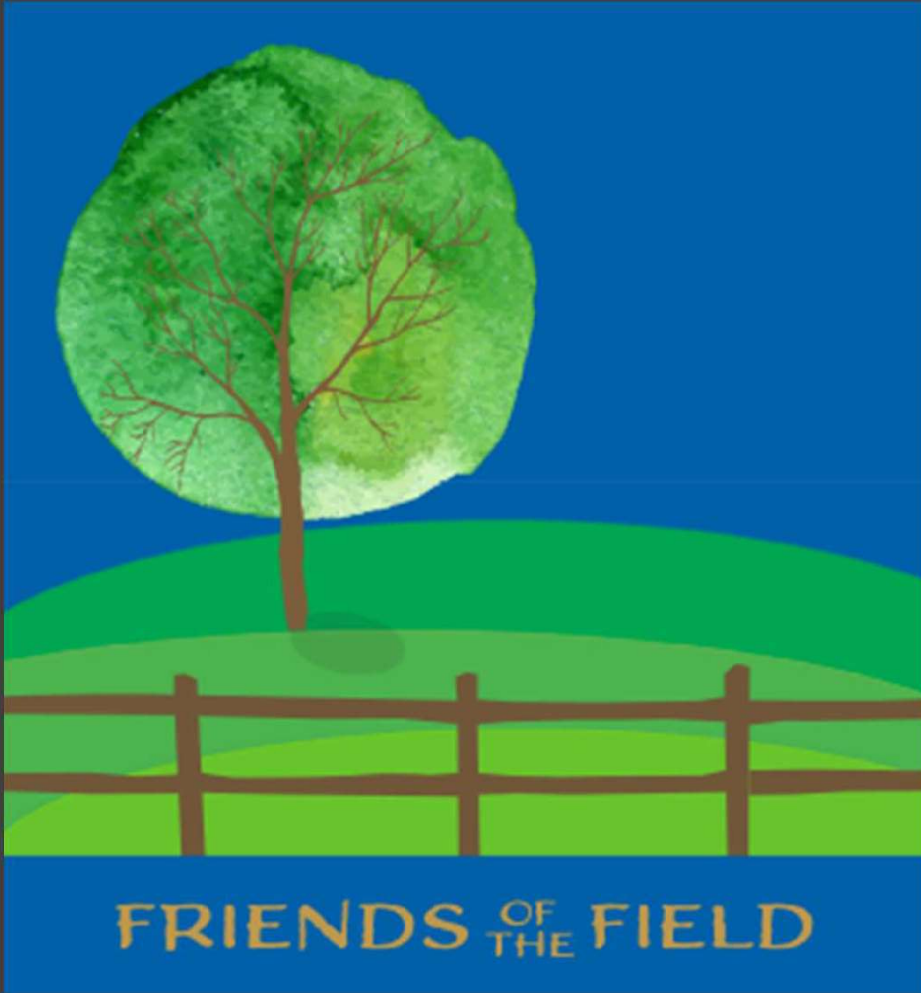
# The Kicker

**Maret still will be able to support 82% of its upper-school athletic programs.**

One multi-purpose, regulation-size field will accommodate nine upper-school teams: (1) girls' soccer – varsity, (2) girls' soccer – junior varsity, (3) boys' soccer – varsity, (4) boys' soccer – JV, (5) girls' lacrosse – varsity, (6) girls' lacrosse – JV, (7) boys' lacrosse – varsity, (8) boys' football – varsity, and (9) boys' football – JV.

Isn't that enough? It's what the neighborhood can live with, assuming Maret can surmount the legal hurdles.



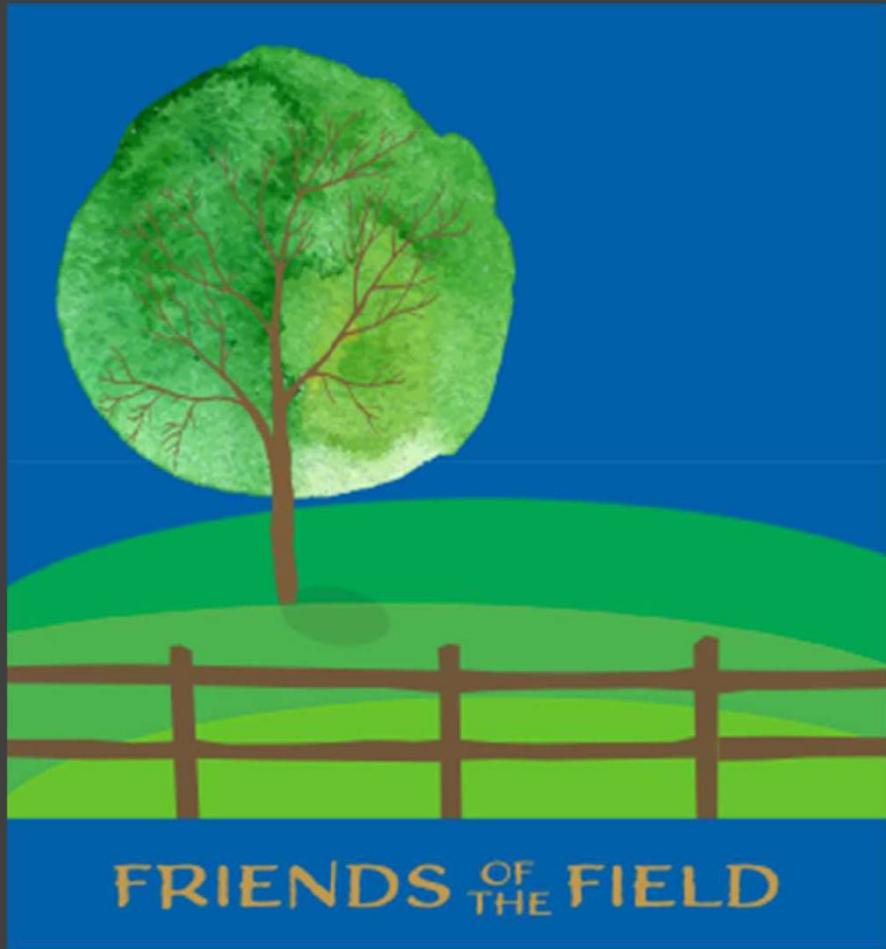


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A Final Word from  
One of Our  
Neighbors

Carol Zachary is an elderly woman with short, wavy white hair. She is wearing a blue and white paisley patterned button-down shirt. She is standing outdoors in a garden or yard. The background features a large green evergreen tree on the left, a wooden fence, and several bare trees and a large leafy tree on the right. The sky is clear and blue. A dark power line runs horizontally across the middle of the frame.

**Carol Zachary**  
40 - Year Resident



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Thank You