

Transcribed notes as part of PowerPoint evidence:

Two Schemes:

By this point, you've seen the Maret scheme.

- It's big, at five acres, and intrusive. It would require massive cut and fill excavation and would severely undermine the residential character of this neighborhood.
- In use, it would be noisy, during practices and games, from activities on the field and from crowds
- It would generate increased traffic and cost residents their privacy.
- Visual intrusion would include a large parking lot, the loss of dozens of trees, fencing, 30' netting and a 40' tall baseball backstop.

Friends of the Field have offered an alternative, a scheme based on a single field, with a single user. Lot coverage would be reduced by 45%, many more trees would be retained, and much more of the naturally sloping site preserved. Only the field would be enclosed, not the entire 5-acre site. This idea was prepared while working with the ANC in an attempted compromise with Maret, well before the Attorney General opined that the Maret proposal should not be approved.

There are two versions, each featuring one natural grass playing field, a smaller parking lot, with the program understood to include no leasing to outside entities. More generous buffers and more retained trees – including more retained heritage trees – would lessen visual intrusion, help mitigate noise, and improve privacy for nearby residents.

### **NEXT SLIDE**

- 1 This first alternative scheme features 45% less lot coverage than the Maret scheme, and still has one very large regulation-size (professional soccer-size) rectangular multi-sport field. Parking at the end is moved further to

the interior of the lot and extends no closer to the street than the furthest extension of houses on the same block face.

Sound mitigation, privacy, and visual intrusion are much improved. This would be a field in a park-like setting, not a field perched on a high, artificial plateau. Fencing would only be needed around the field, and not around the entire site. Construction would involve much less cut and fill excavation. This approach sends a message of openness and respect for the setting and the neighbors.

**NEXT SLIDE**

- 2 The same scheme shown against Maret's tree plan. Far more of the natural site is preserved. Much more generous buffers preserve privacy, and help mitigate noise and visual intrusion.
- 3 The second alternative shows parking moved even further to the interior of the lot, further removed from Nebraska Avenue. Locating parking here would not require a special exception. If this parking lot were created with pervious paving, it would allow for underground rainwater storage. That would reduce loads on the stormwater system and provide a reservoir for maintaining the natural grass field.

Engineered natural grass fields are cooler, reduce injuries, carry vastly reduced toxic loads, and support natural groundwater absorption.

**NEXT SLIDE**

- 4 The second alternative now shown against Maret's tree inventory, demonstrates even less impact on existing trees. Additional heritage trees can be saved, and there is an opportunity for planting many new trees, for all the benefits they provide. This would be far preferable to a fringe of landscaping shrubs in raised retaining wall planters. Locating the driveway

here improves sightlines at the crest of the hill of Nebraska. And as before, less intense use means less traffic, fewer safety concerns, less traffic noise.

**NEXT SLIDE**

Going back to the drawing board like this has shown that the Maret proposal is not the only possible alternative, even if Maret can overcome the legal hurdles of building a commercial scale off-campus athletic facility in a residential zoning district.

Our scheme – clearly not a fully elaborated engineering proposal – reduces lot coverage, requires less paved parking, reduces tree impacts, reduces stormwater loads, would reduce traffic and parking pressure, reduces noise, and by increasing buffers, would be more compatible with this residential setting. It would tend to preserve and stabilize our community and this city, not disrupt them.