

March 9, Friends of the Field Testimony in Opposition
BZA Application # 20643

Transcribed Notes as part of Powerpoint Evidence.
ENVIRONMENTAL/SITE PLAN CONCERNS

My name is Claudia Russell, and I live at 5860 Nebraska Ave. I am an abutting neighbor and architect. I have been a resident for 23 years.

(NEXT SLIDE 1: Site Context)

The proposed design is simply not in keeping with the fabric of our community of single family homes. As stated in the code, this proposal should **not tend to affect adversely the use of neighboring properties.**”

(NEXT SLIDE 2: Maret Scheme)

Maret pushes their program out to the property lines with minimal to no buffers for sight, sound and privacy. There is NO FIELD in the city as tightly wedged into a residential neighborhood as Maret proposes this one. What Maret presented in their model shots is curiously devoid of the residences, the very owners of which who feel squeezed by this overwrought fit. The density of the footprint and the intensity of use has boiled down to our epithet: *“You may attend a game or practice, but we will be required to attend all games and practices.”* *(The gray is the field area of plastic turf and the parking of impervious pavers. The walls are shown in heavy black and the purple is the extensive netting. The white is the left-over space.)*

We were told at the outset by Maret that they would not negotiate the footprint except for the rearrangement of some minor elements and little nips and tucks around the edges such as 20’ netting on the Rittenhouse alley.

(NEXT SLIDE 3: Visual Impact, 6004 28th St. NW.)

This hillside, which slopes 35 feet from west to east, will be FLATTENED with high stepped walls to hold the earth. The walls on the east side would total 12’ high and begin just 4’ from the residential property line. Permanent fencing and 30’ netting would top these walls. *(This is a diagrammatic rendering from the backyard of 6004 28th Street showing the proposed stepped wall. Note the arrow on the key plan.)*

(NEXT SLIDE 4: Visual Impact, 6004 28th St. NW.)

The combination of grade, walls, fences and netting exceeds the heights of many of the homes around the site. The field sends a message of an Island of enclosure and NOT of community. *(This is a view from 5860 Nebraska towards 6004 28th Street.)*

(NEXT SLIDE 5: Visual Impact, 5939 Utah Ave. NW.)

This is a view from 5939 Utah Ave. again showing the enclosure of the site and, of course, bereft of trees.

(NEXT SLIDE 6: Visual Impact, 5800 Block Nebraska Ave NW.)

The front yard parking lot, a requested zoning exception, projects beyond the homes on the same block. The length of the parking lot, equivalent to seven residential lots, would essentially be a strip mall for 47 cars. Ordinary-sized cars parked on the lot will rise higher than the adjacent home. *(This is a view from Nebraska Ave. showing the adjacent home, 5860, as reference.)*

(NEXT SLIDE 7: Maret Scheme, Vegetation Impact)

Maret plans to remove 14 heritage trees and over 40 special trees per their documentation and sweep clean a 3.7 acre portion of the fields and replace it with plastic turf. That undoubtedly will increase the heat island effect with this loss of vegetation. This directly contradicts *Climate Ready DC*. and is not in keeping with DOEE's goal to achieve forty percent healthy tree canopy in the District by 2033. *(Note the substantial impact on the landscape and the tree coverage.)*

(NEXT SLIDE 8: Maret Scheme, Stormwater Runoff)

The removal of the filtering top soil and water absorbing vegetation runs counter to the work that has been done by the city to capture rainwater in our neighborhood before it overwhelms Rock Creek.

Maret plans to exceed the current requirements of a 15 year storm to a 25 year storm. However, this "upgrade" does not realistically incorporate the current and projected frequency and intensity of rainfall in DC. The possible adverse outcomes of cumulative water of the fields and the field house are of great concern to the neighborhood. A good neighbor would anticipate and design a system to accommodate a 50 year storm.

Before this becomes a reality, we hope that forward-thinking prevails and the dramatic plan for our neighborhood will be reconsidered.