

ECC | Maret Partnership

ANC 3/4G Special Meeting

February 1, 2022

PRESENTATION OVERVIEW

- Our Purpose, Objective and Commitment (Marjo Talbott)
- Collaborative Community Engagement (M. Talbott)
- The ECC | Maret Proposal, Including Updates Made in Response to Neighborhood Input (Trey Holloway)
 - Site Design and Stormwater Management (T. Holloway)
 - Use of Athletic Fields (T. Holloway)
 - Transportation Considerations (Jami Milanovich, Wells + Associates)
- Proposed Conditions of Approval (T. Holloway)
- Next Steps (Paul Tummonds, Goulston & Storrs)
- Conclusion (M. Talbott)

OVERVIEW OF COMMUNITY ENGAGEMENT EFFORTS

NOVEMBER 2021:

- Four in-person neighborhood gatherings to hear perspectives from neighbors on all sides of the proposed athletic fields
- Online zoom session to confirm what we heard and elicit additional feedback from neighborhood stakeholders regarding use, site design, storm water management, transportation, and security issues
- Launched comprehensive project website and community input portal

DECEMBER 2021/JANUARY 2022:

- Community meetings to review updated proposals, including office hours sessions with transportation consultant and design team
- Town Hall meeting hosted by Council Member Janeese Lewis George
- Presentation at ANC3/4G Meeting on January 10
- Released digital 3D model and updated project website
- Extensive direct in-person, e-mail, and telephone follow-up with members of the community
- Responded to every question asked of us, including more than 140 responses posted online

SITE DESIGN AND STORM WATER MANAGEMENT ELEMENTS

Trey Holloway

Assistant Head: Finance & Operations

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

Shifted scoreboard location from center of Rittenhouse Street alley to northwest corner of site, buffered by relocated Heritage Trees

Site secured by perimeter fence to ensure players and visitors do not have access to adjacent properties and alleys from the playing fields

No field lighting [other than security lighting]

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

Location and heights of retaining walls throughout site reconfigured to respond to neighbors' input

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]

Exploring football goal posts that are removable after the fall season

Enhanced perimeter landscape buffers throughout site

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

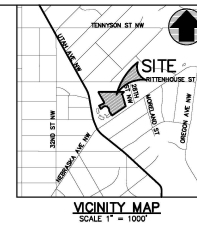
Adjusted parking lot to be fully within Building Restriction Line (BRL)

Reduced width of curb cut to 24'

Relocated trash collection away from Utah Avenue alley

Eliminated existing curb cut

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



MARET SCHOOL OF ATHLETIC FIELDS
CONGRESSIONAL AVENUE NW &
NEBRASKA AVENUE NW
WASHINGTON, D.C. 20515

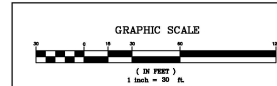
SITE UTILITY PLAN



VKA CAPITAL REVISIONS	
#	DATE DESCRIPTION
1	08/23/21
2	09/01/21
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DATE: 08/23/21
DES: KUO
SCALE: AS SHOWN
PROJECT/FILE NO: VC0626C
SHEET NO: CIV0300

FOR LOCATION OF UTILITIES CALL
844-4-UT-8888 OR 1-800-257-7777 OR LOG ON TO
OR AT THE BUREAU OF APPLICABLE ACTS
WORK IN THIS VICINITY



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
- Storage structures and batting cages located to minimize impact on surrounding neighbors
- Rain garden shifted toward interior of site
- Perimeter landscape buffer enhanced
- Exploring football goal posts that are removable after the fall season
- Neighborhood open space amenity at site of relocated Heritage Trees

OVERVIEW OF UPDATES IN RESPONSE TO NEIGHBORHOOD INPUT

FACILITY USE

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

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



FALL SEASON — REDUCED HOURS

PROPOSED USAGE: JANUARY 2022

		Fall (Labor Day to Thanksgiving)						
		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am	Fields Open	Fields Open	Fields Open	Fields Open	Fields Open	Fields Open	Fields Open	Maret Games or Youth Sports
9am								
10am								
11am	Youth Sports							
12pm								
1pm								
2pm								
3pm		Maret Practice /Game	Maret Practice /Game	Maret Practice /Game	Maret Games			
4pm								
5pm	Fields Open							
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

PROPOSED USAGE: JANUARY 2022

Winter (December to President's Day)							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am		Fields Open	Fields Open	Fields Open	Fields Open	Fields Open	Fields Open
9am							
10am							
11am							
12pm							
1pm							
2pm							
3pm							
4pm							
5pm	Fields Open						Fields Open
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

PROPOSED USAGE: JANUARY 2022

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

PROPOSED USAGE: JANUARY 2022

		Summer (Mid-June to mid-August)						
		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am	Fields Open							Youth Sports
9am		Youth Sports Camps	Youth Sports Camps	Youth Sports Camps	Youth Sports Camps	Youth Sports Camps	Youth Sports Camps	
10am								
11am								
12pm								
1pm								
2pm								
3pm								Fields Open
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

PRESEASON — REDUCED HOURS

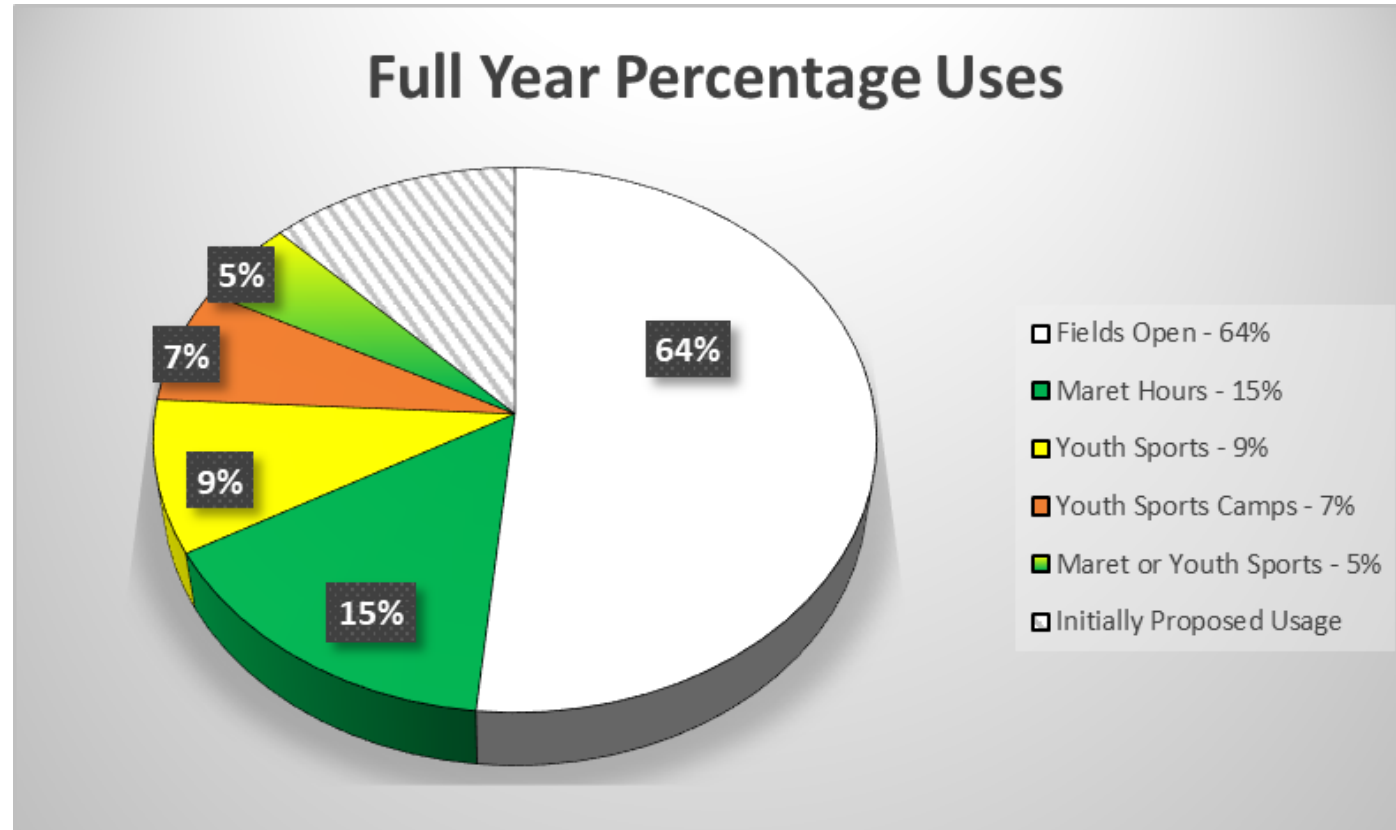
PROPOSED USAGE: JANUARY 2022

Preseason (Mid-August to Labor Day)							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am	Fields Open	Maret Practice	Maret Practice	Maret Practice	Maret Practice	Maret Practice	Fields Open
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

ANNUAL USAGE CHART — REDUCED HOURS

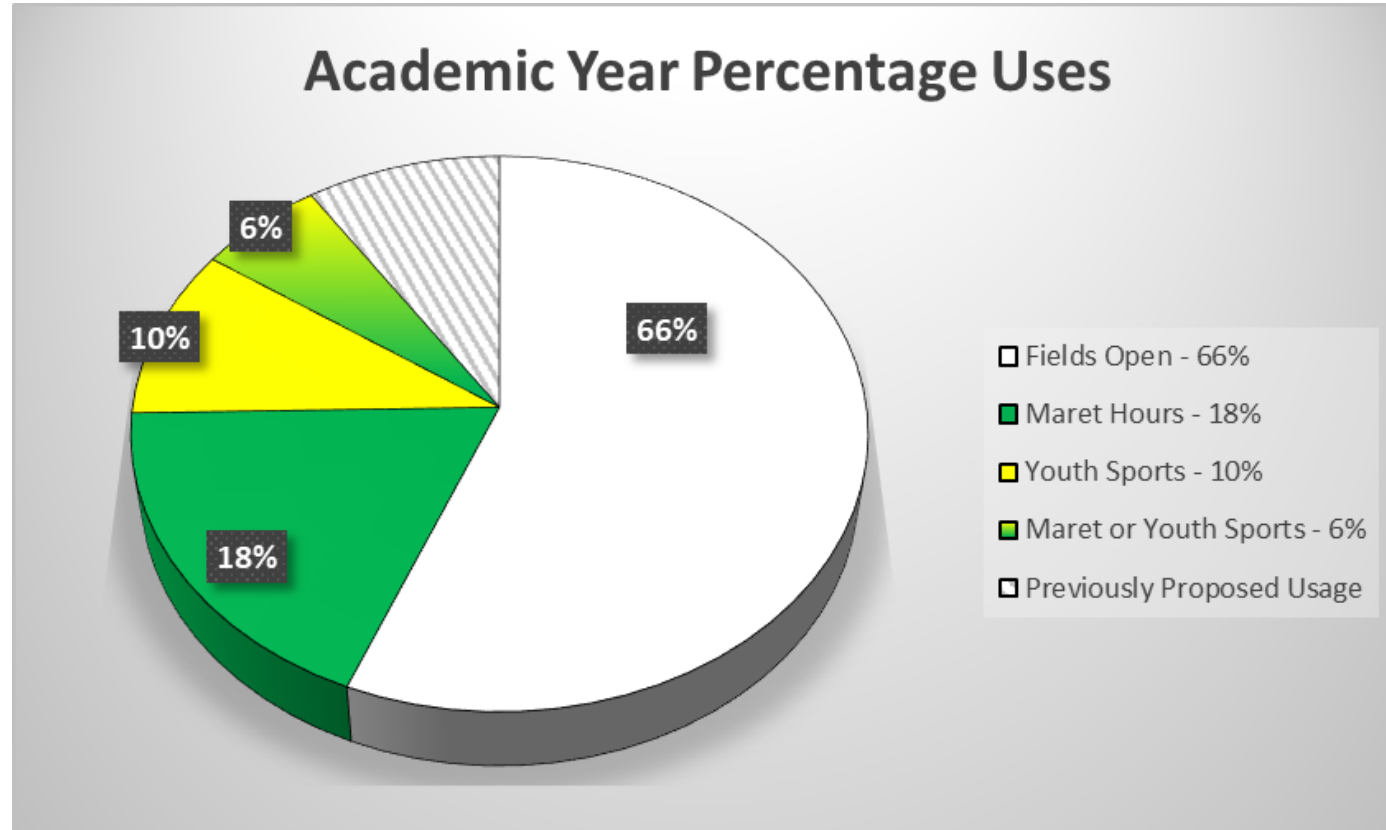
PROPOSED USAGE: JANUARY 2022



Percentages are calculated using daylight hours in the year. For the purposes of calculation, daylight hours are considered to be 8:00 a.m. to 7:00 p.m. The total hours for a particular use are divided by the total daylight hours in the defined time period to arrive at the percentages.

ACADEMIC YEAR USAGE CHART — REDUCED HOURS

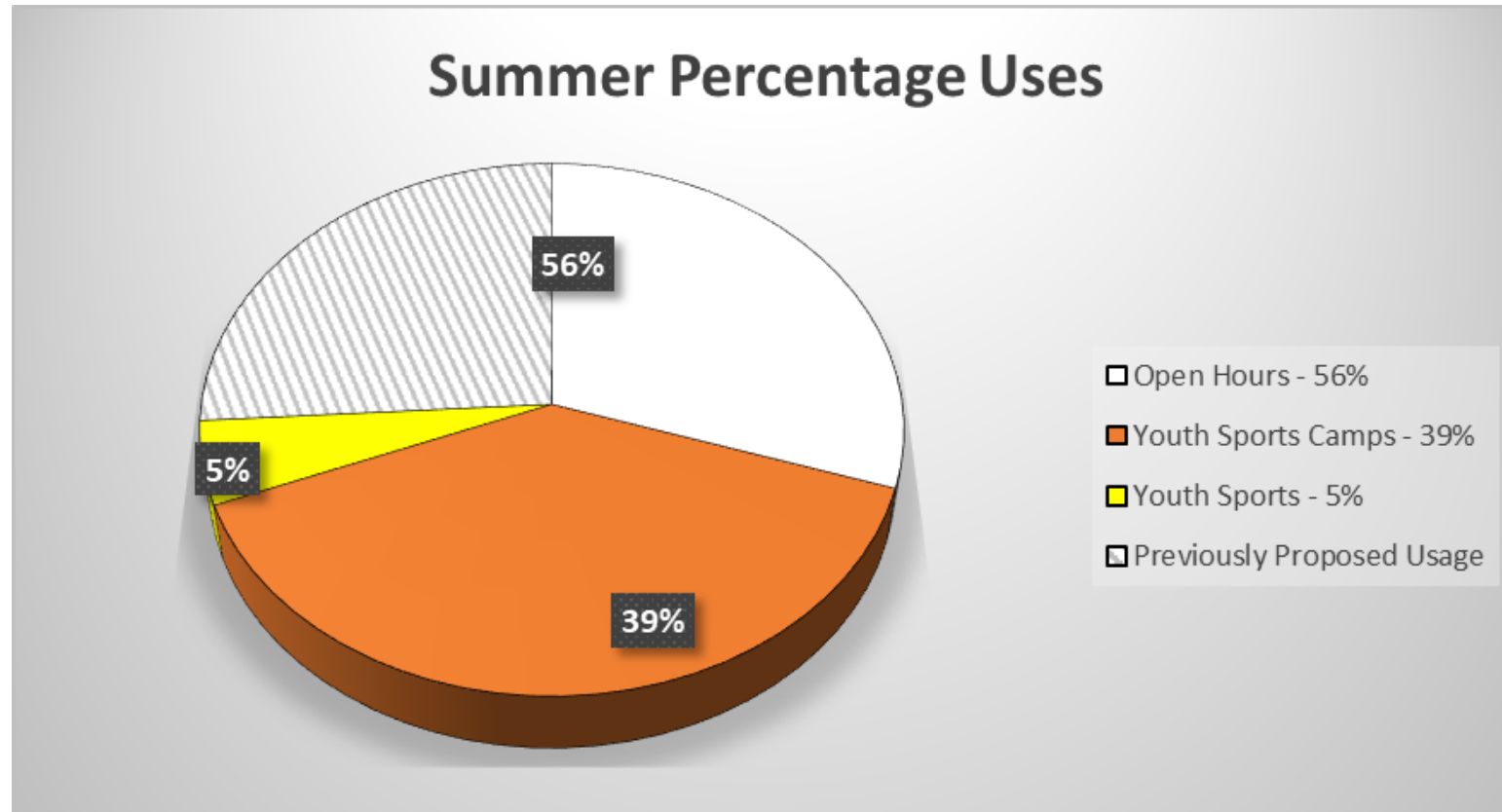
PROPOSED USAGE: JANUARY 2022



Percentages are calculated using daylight hours in the year. For the purposes of calculation, daylight hours are considered to be 8:00 a.m. to 7:00 p.m. The total hours for a particular use are divided by the total daylight hours in the defined time period to arrive at the percentages. The Academic Year includes the three weeks of Preseason from mid-August to Labor Day and runs through mid-June.

SUMMER USAGE CHART — REDUCED HOURS

PROPOSED USAGE: JANUARY 2022



Percentages are calculated using daylight hours in the year. For the purposes of calculation, daylight hours are considered to be 8:00 a.m. to 7:00 p.m. The total hours for a particular use are divided by the total daylight hours in the defined time period to arrive at the percentages. Summer consists of mid-June to mid-August.

PROPOSED CONDITIONS OF APPROVAL

- No lighting of the fields other than down-lit security lighting necessary to provide a safe environment
- No amplified sound systems (two shot clocks used only for lacrosse games will be permitted)
- No bullhorns, cowbells, or other similar devices (although coaches and officials may use whistles in customary manner)
- Use by Maret and its lessees shall not exceed hours outlined in this presentation

PROPOSED CONDITIONS OF APPROVAL

- Maret may permit use of the fields by ECC and DCPS students during school hours
- Members of the community will have access to the fields at times throughout the year
- Facility will be secured from dusk until dawn and when not scheduled for use
- Maret will provide 48 off-street parking spaces, a minimum of 6 bicycle racks, and abide by the terms of Transportation Demand Management Plan
- Trash and recycling pick up will be limited to restricted hours

PROPOSED CONDITIONS OF APPROVAL

- Maret will abide by comprehensive construction management conditions including:
 - Limits on hours of construction
 - Provide key project point of contact
 - Conduct pre-construction conditions surveys for residents of 28th Street
 - Develop Traffic Control Plan, Parking and Transportation Plan, Construction Management Plan
 - Implement site controls for noise, construction debris and trash removal, etc.

TRANSPORTATION, PARKING, AND SITE SERVICING CONSIDERATIONS

Jami Milanovich, P.E.
Wells + Associates | Principal

OVERVIEW OF TRANSPORTATION PRESENTATION

- Anticipated Trip Generation for the Ball Fields
- Recommendations to Mitigate the Traffic Impact

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

TRIP GENERATION

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

TRIP GENERATION

Assumes 10 parents wait; the remainder drop-off

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

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
Outside Rental - Cars‡	33	23	56	48	48	96
Maret Soccer Games - Cars†	0	34	34	0	0	0
Maret Soccer Games - Buses†	0	2	2	0	0	0
Total	33	59	92	48	48	96

MARET

TRIP GENERATION

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

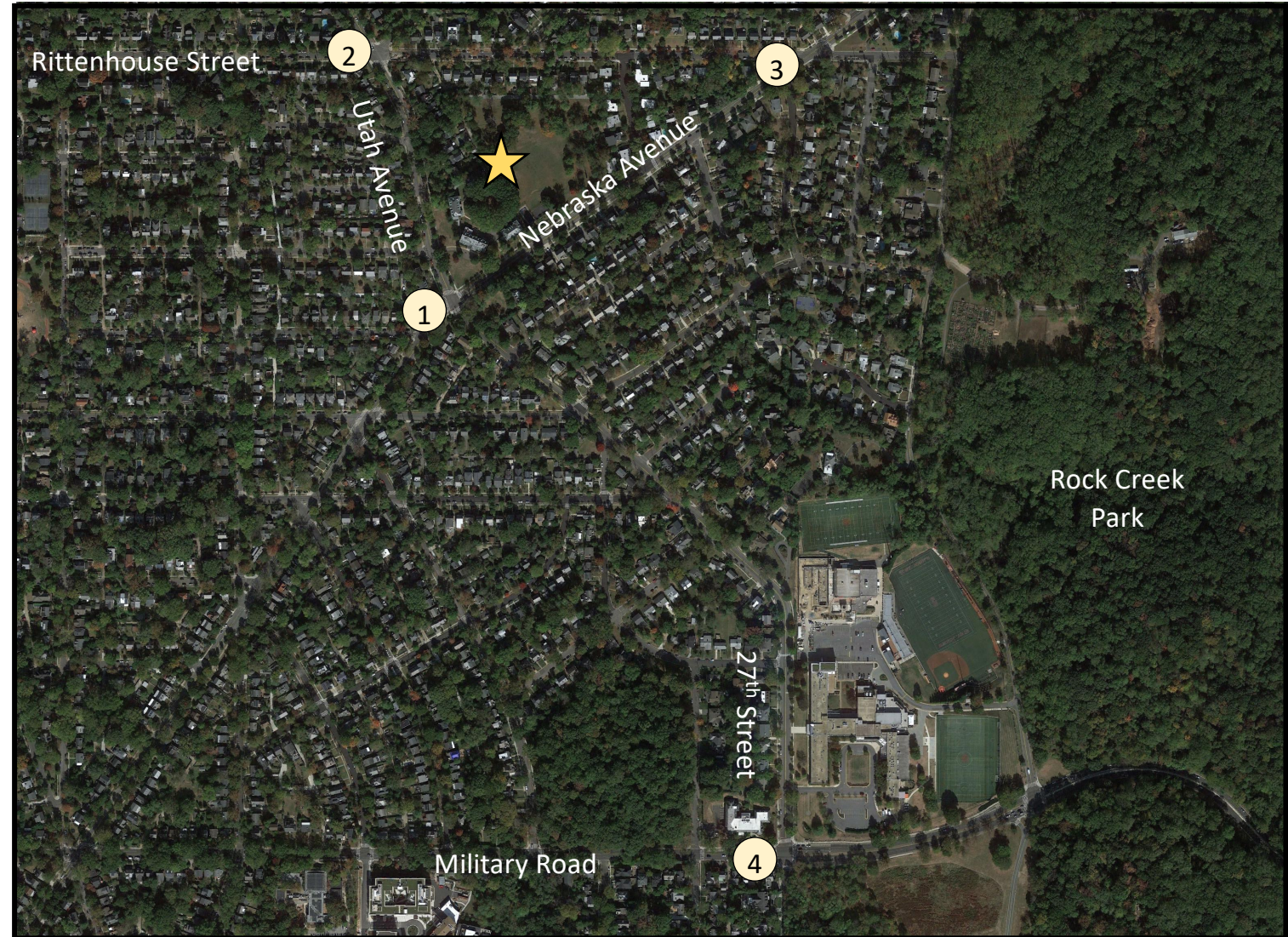
USER	PM PEAK HOUR			SAT PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Outside Rental - Cars‡	33	23	56	48	48	96
Maret Soccer Games - Cars†	0	34	34	0	0	0
Maret Soccer Games - Buses†	0	2	2	0	0	0
Total	33	59	92	48	48	96

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
Outside Rental - Cars‡	33	23	56	48	48	96
Maret Soccer Games - Cars†	0	34	34	0	0	0
Maret Soccer Games - Buses†	0	2	2	0	0	0
Total	33	59	92	48	48	96

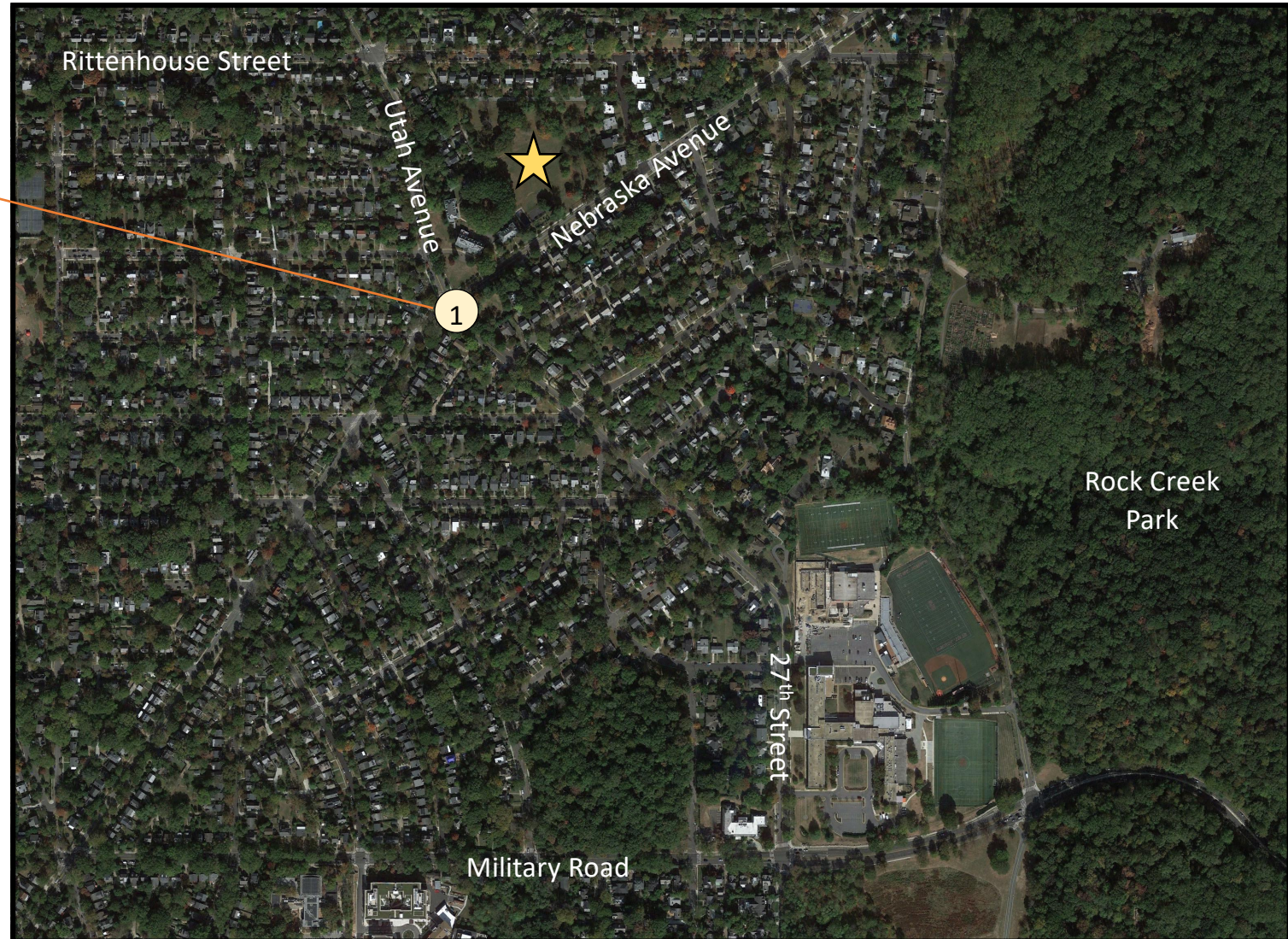
STUDY AREA



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.

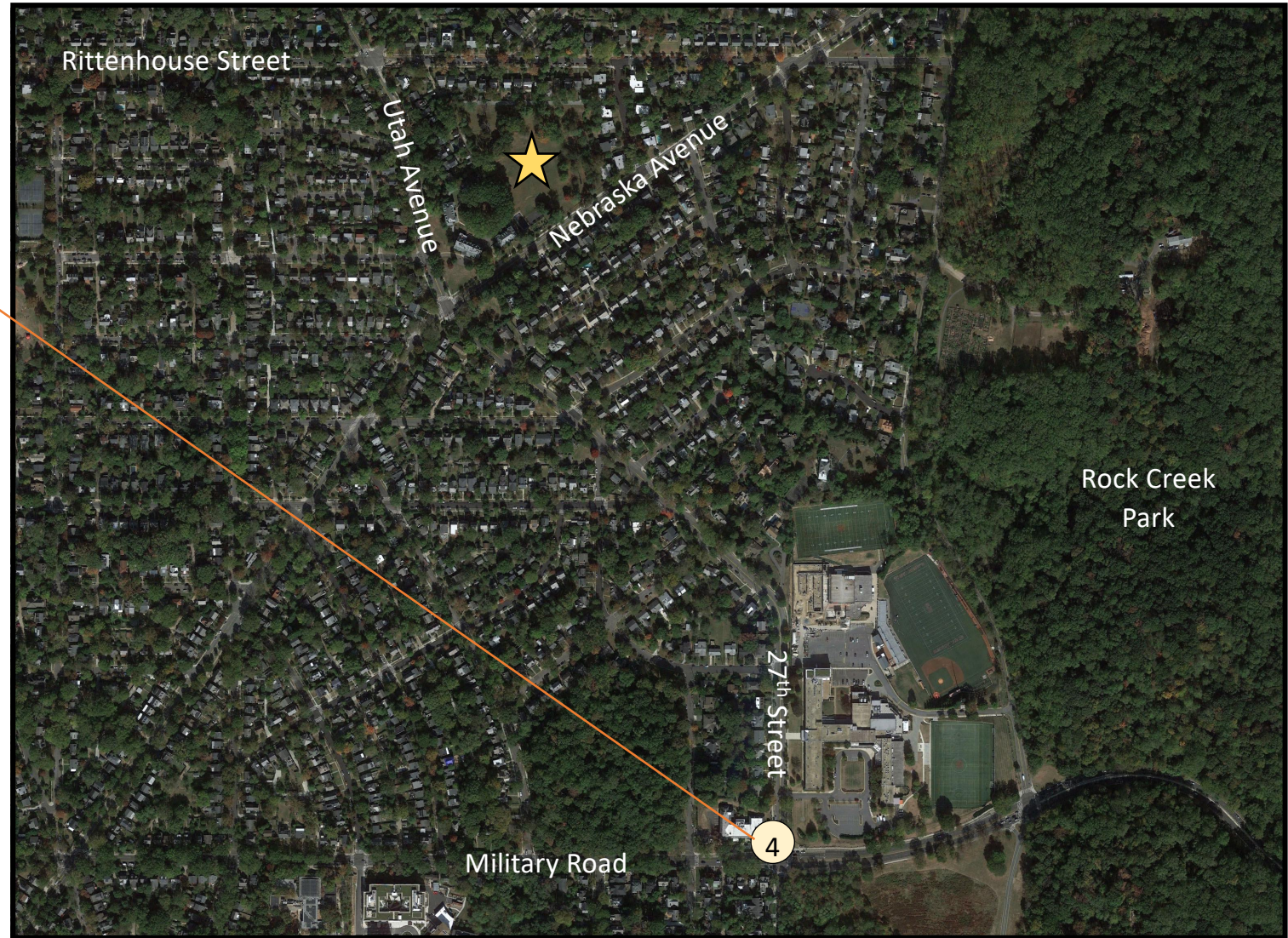


RECOMMENDATIONS

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

- Capital Bikeshare Station
 - DDOT has identified this location as a high-priority proposed Capital Bikeshare station location
- Six bicycle racks on-site
- Bus zone on Nebraska Avenue
- Curb Extensions at Utah Avenue/Nebraska Avenue

MARET

EXAMPLES OF CURB EXTENSIONS



BENEFITS OF CURB EXTENSIONS

- Increases visibility of pedestrians
- Shortens crossing distance for pedestrians
- Reduces vehicle turning speeds
- Decreases illegal parking encroaching on crosswalks
- Increases public streetscape space and space for pedestrians

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
- Students who live in the neighborhood who can walk, bike, or take Metrobus/Metrorail to the athletic fields are exempted

TRANSPORTATION MANAGEMENT PLAN


Operations Management Plan

- Provide flagger in the parking lot for situations when parking lot is expected to reach capacity
- 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
 - Obey all traffic laws when traveling to/from the site
- Limitations on times for trash pick-up

NEXT STEPS

Paul Tummonds
Goulston & Storrs

BZA AND PUBLIC SPACE COMMITTEE REVIEW AND APPROVAL PROCESS

- **JANUARY/FEBRUARY 2022: ANC3/4G Meetings**
 - **JANUARY 10, 2022**
 -  ▪ **FEBRUARY 1, 2022**
 - **FEBRUARY 14, 2022**
 - **FEBRUARY 16, 2022**
 - **FEBRUARY 24, 2022**
- **FEBRUARY 16, 2022: 21-day Pre-Hearing Submission Filed with BZA**
- **FEBRUARY 24, 2022: Public Space Committee (review Nebraska Avenue curb cut)**
- **FEBRUARY 25, 2022: Agency Reports Filed with BZA**
- **MARCH 9, 2022: BZA Hearing**