



Maret Response to February 13, 2022 Letter from Friends of the Field on Maret Curb Cut Application

Commissioners Speck and Higgins,

Many of the points made in the letter from the Friends of the Field relate to traffic, and are not focused on the curb cut itself. As indicated in the Maret Comprehensive Traffic Review (CTR), the curb cut was analyzed and is projected to operate: 1) at acceptable levels of service; 2) in accordance with DDOT's criteria and; 3) without adverse impact to the surrounding neighborhood, including pedestrians and bicyclists. Additionally, the location of the proposed driveway is appropriately located to ensure that queues from the traffic signal at Utah Avenue/Nebraska Avenue intersection do not block the driveway, as also demonstrated in the CTR. Creating curb cuts does not cause more traffic and projected increases in traffic, because of Oregon Avenue, Beach Drive, the pandemic, or any other reason, do not have bearing on the acceptability and reasonableness of a curb cut.

Before responding to the specific points, below are some overall thoughts:

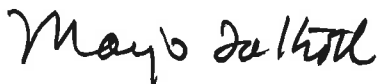
- Maret agreed that no access to the parking spaces should occur via the public alley in order to minimize impacts on the intensity of use of the alley, which was recently constructed as an environmentally friendly alley. You may recall that DDOT had originally requested that access be taken from the alley. Maret let them know that neighbors would not be pleased with the alley as an access point. The project could still be approved without a curb cut and that would mean access would be taken from the alley. Many signatories of this letter and others in the neighborhood would be very upset with that outcome.
- The curb cut has been appropriately sited on Nebraska Avenue to satisfy all DDOT sight distance requirements.
- All of the parking spaces associated with the athletic fields have been pushed further into the site, away from Nebraska Avenue, and outside of the Building Restriction Line.
- Maret and the ECC have agreed to close one of the existing curb cuts from Nebraska Avenue that provides access to the ECC campus. Nebraska Avenue will now have the existing curb cut for the circular driveway, one curb cut for the ECC parking lot and buildings and a curb cut for the athletic field.
- Maret and the ECC explored the possibility of sharing the one ECC curb cut from Nebraska Avenue into the ECC Campus and determined it would not be feasible due to existing building locations and the protection of the large Apostle trees on the ECC campus and a Heritage Tree in the public space along Nebraska Avenue.

Point by point responses:

- a) See introductory paragraph above.
- b) See introductory paragraph above.

- c) The north side of the 5800 block of Nebraska will continue to have one existing residential driveway and three curb cuts that serve the needs of the ECC and Maret
- d) See introductory paragraph above.
- e) See introductory paragraph above.
- f) See introductory paragraph above.
- g) See introductory paragraph above.
- h) See introductory paragraph above. Additionally, for clarification, there are currently three curb cuts on Nebraska. With the closing of an existing curb cut, the application does not propose an additional curb cut on Nebraska Avenue.
- i) DDOT Urban Forestry has approved Maret's tree preservation plan for its curb cut application, including the distance of the trees from the proposed curb cut. See the attached email. The referenced tree preservation plan can be accessed via the Maret website or on the ANC website with additional context on the submission from Trey Holloway.
- j) Our latest site plan, which will be included in our pre-hearing submission on February 16, calls for the bus pick-up/drop-off to be shifted west on Nebraska to improve the sightlines for those utilizing the curb cut. This change was the result of a productive conversation during the January 26, 2022 office hours. Maret is meeting with DDOT on February 15 to ensure this change is acceptable.

Very Respectfully,



Marjo Talbott, Head of School