

November 1, 2021

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **The Maret School – BZA Application for Proposed Athletics Facilities
(Square 2319, Lot 832) (the “Property”) – Special Exception Applications**

Dear Members of the Board:

Please accept for filing the enclosed application of The Maret School (the “**Applicant**”) for special exceptions to establish a private school use (sports/athletic facilities) on the Property (the “**Project**”). The Applicant is seeking special exceptions pursuant to 11-U DCMR § 203.1(m) and 11-X DCMR § 104 to permit a private school use in a residential zone district; and pursuant to 11-C DCMR § 710.3 to allow parking spaces to be located in the front yard of the Property.

The application package includes the following materials:

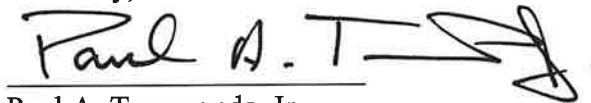
- Statement of the Applicant, including the statement of existing and intended use of the Property and the statement of public outreach;
- BZA Form 135, Self-Certification;
- Authorization Letter signed by the Property owner authorizing the Applicant and Goulston & Storrs to process this application;
- Zoning map with Property outlined in red;
- Certification of Proficiency;
- Preliminary Transportation Management Plan (Exhibit C of the Statement of the Applicant);
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property;
- List of witnesses and outlines of witness testimony (Exhibit D of the Statement of the Applicant)

- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed athletic facilities on the Property (See page 18 of Exhibit A of the Statement of the Applicant); and
- Proposed plans for the Project, including photographs of the Property (Exhibit A of the Statement of the Applicant).

Also enclosed is a check for \$4,810.00, which represents the filing fee in this matter. The application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible.

If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1157. Thank you for your attention to this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul A. T." followed by a stylized flourish.

Paul A. Tummonds, Jr.

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing application materials were delivered by electronic mail to the following addresses on November 1, 2021.

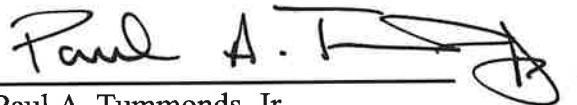
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A handwritten signature in black ink, appearing to read "Paul A. Tummonds, Jr.", written over a horizontal line.

Paul A. Tummonds, Jr.

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of
The Maret School

ANC: 3/4G02

STATEMENT OF THE APPLICANT

I. Nature of Application

This application is made by The Maret School (“**Maret**” or the “**Applicant**”) for special exceptions to use a portion of the property that has an address of 5901 Utah Avenue NW (Square 2319, Lot 832) (the “**Property**”) for athletics programming. Maret proposes to re-purpose one of the existing buildings on the Property to be used as a Fieldhouse and to construct a baseball diamond, a multi-purpose field and parking spaces on the Property (collectively, the “**Athletic Facilities**”). This application requests special exception relief pursuant to 11-U DCMR § 203.1(m) and 11-X DCMR § 104 to permit a private school use in a residential zone district; and pursuant to 11-C DCMR § 710.3 to allow parking spaces within a front yard. The development of the Athletics Facilities will conform to the Zoning Regulations requirements in the R-1-B Zone District in all other respects.

II. Jurisdiction of the Board

The Board of Zoning Adjustment (“**BZA**” or “**Board**”) has jurisdiction to grant the relief requested pursuant to Subtitle X § 901.1 of the Zoning Regulations (11-X DCMR §901.1).

III. Description of Property and Surrounding Area

The Property is bound by Nebraska Avenue, NW and an alley that serves properties that have frontage along Utah Avenue, NW, Rittenhouse, Street, NW and 28th Street, NW. The Property is comprised of approximately 5 acres and is located in the R-1-B Zone District. Single-family homes are located across Nebraska Avenue, NW from the Property, adjacent to the

Property along 28th Street, NW and Utah Avenue, NW, and across the alley from the Property with frontage on Rittenhouse Street, NW. The Property currently includes significant topographical changes, with a grade change of approximately 35 feet from a high-point at the northwest corner of the property to a low-point at the southeast corner of the property. The Property currently has a curb cut from Nebraska Avenue, NW and vehicular access from the internal alley system in Square 2319.

The Property is currently used as playing fields and open space for the adjacent Episcopal Center for Children (“ECC”) private school, located on Lot 831 in Square 2319 (the “ECC Property”). The ECC Property consists of approximately 2.24 acres and includes three buildings that have frontage along Utah Avenue, NW and Nebraska Avenue, NW. The use and potential future operations of the ECC Property are not part of this application.

IV. Maret School Background and Athletic Field History

A. The Maret School

The Maret School is an independent, coed, college-preparatory day school which was founded in 1911 as a school for international students. Maret has a long tradition of exploring and embracing the unique international culture of the nation’s capital and has its main campus on seven acres in the Woodley Park neighborhood at 3000 Cathedral Avenue, NW. Maret has approximately 650 students in grades K-12, with over 400 of those students residing in the District across all eight Wards. 51% of Maret’s students identify as students of color and approximately 25% of the Maret student body receives need-based financial aid.

B. Athletic Field History and Partnership with the ECC

Maret is committed to being an exemplary District citizen, “Building Community” is part of Maret’s Mission Statement. As evidence of this commitment, Maret has made its existing

campus athletic facilities at 3000 Cathedral Avenue, NW (two gymnasiums and a multipurpose athletic field) available to as many community groups as possible. These groups have included Stoddert Soccer (now known as DC Soccer), DC Dynasty Baseball, Horizons of Greater Washington, the DC Metropolitan Police Department and numerous other youth-focused organizations. In addition, Maret's Woodley Park campus is used for the Twin Spring's Farmers Market and Cleveland and Woodley Park Village activities.

While Maret makes extensive use of its Woodley Park campus athletic facilities, the Maret sports programs still require additional field space for athletic practices and competitions. Maret has utilized athletic facilities throughout the District, including: Duke Ellington Field; Wilson High School; Taft Junior High School; Jelleff Recreation Center; and the University of the District of Columbia. In the Fall of 2020, Maret signed a long-term lease (up to 50 years) with the ECC for the Property. Revenue from this lease with Maret will allow the ECC to remain a beneficial presence in the community where it has been for over 80 years, and will also allow Maret to augment its existing athletic facilities and satisfy its programmatic need for field space.

V. Development Proposal

The development of the Athletic Facilities on the Property presents a unique opportunity for Maret to enhance and simplify its athletic field needs, while also providing a significant community benefit in the form of athletic fields and open space that can be utilized by local schools, youth sports organizations, and residents of the surrounding community.

A. Athletic Fields

Maret proposes to develop a baseball diamond and a multi-purpose field that will be used for baseball, football, soccer, and lacrosse. The development of these fields will require re-

grading of the Property to provide appropriate playing surfaces, and the relocation of a handful of Heritage Trees. Small areas of bleacher seating are proposed along the first and third base lines adjacent to the baseball diamond and a seating area is proposed in the northwest corner of the Property for fans/guests/visitors watching games on the multi-purpose field. The baseball diamond and the multi-purpose field will be ringed by unobtrusive netting and support posts to keep balls from exiting the playing area. A scoreboard, with a height of approximately 20 feet above the adjacent finished grade, is proposed to be located on the northern end of the Property. This scoreboard will only be used for Maret games, and will not be used during any youth sports organization games. Various materials depicting the Athletic Facilities are provided in Exhibits A and B.

The siting, screening, and layouts of the athletic fields have been carefully studied in order to accommodate the significant grade change on the Property and to minimize any potential impacts on the adjacent properties. A significant landscape screening buffer is proposed (see Exhibit A and the renderings in Exhibit B) and the Applicant has agreed that the athletic fields will not include any lights.

B. Fieldhouse

The former ECC Media Center will be renovated in order to serve as the Fieldhouse for the Property. No additions are proposed to the former Media Center building, but interior renovations will be undertaken in order to provide locker/changing rooms for visiting teams, office space for Maret coaches and Athletic Department Staff, storage space, and restrooms for players/coaches/staff/fans/visitors to the Property. A new entrance to the Fieldhouse will be provided on the side of the building that faces the athletic fields.

C. Proposed Field Usage

The proposed development of athletic fields on the Property presents a unique opportunity for Maret to enhance and simplify its athletic field needs, while providing a wonderful benefit and amenity to the surrounding community. The intended use for the Athletic Facilities will be for both Maret and other youth sport organizations consistent with Maret's policies at the 3000 Cathedral Avenue, NW property. During the school year, the Athletic Facilities will not be utilized by Maret prior to 2:00 pm. This presents an opportunity for ECC students or students from nearby schools to use the Athletic Facilities during portions of their school day. In addition, Maret anticipates that there will be the opportunity for structured neighbor access to the Property on weekends and in the early evenings throughout the year.

A description of the anticipated use of the Athletic Facilities and the Property are provided in detail below.

Mid-August to Labor Day

Maret teams will be using the Athletic Facilities Monday – Friday during the hours of 8:00 am – 6:00 pm (generally in three-hour blocks). Coaches and players will arrive at the Property via bus, with 50-60 coaches and players expected at any one time. Maret anticipates that the Property will be made available for structured neighbor access on the weekends and during the early evening hours. No activities are anticipated over the Labor Day weekend.

Fall Season (After Labor Day to Thanksgiving)

On weekdays (Monday – Thursday) in the Fall, Maret expects to utilize the Athletic Facilities after school from 3:00 pm – 6:00 pm, with Wednesday practices and games starting at 2:00 pm. About half of the weekday afternoons are practices with up to 60 players and coaches bused to the site; most game days will include approximately 40 players and coaches along with approximately 50 to 60 spectators. On those rare Friday afternoon/early evening games and

Saturday games (from 1:00 pm to 6:00 pm) which are "rivalry games" as many as a couple of hundred spectators may attend. During the entire year - both fall and spring – these “rivalry games” will not account for more than 5% of Maret's total use of the Athletic Facilities.

Maret expects to make the Athletic Facilities available for youth sports organizations on Saturdays from 9:00 am – 1:00 pm and on Sundays from 10:00 am – 5:00 pm. Structured neighbor access is anticipated on the weekends when the Property is not being used for the activities described above. No activities are anticipated over the federal holiday weekends of Indigenous People’s Day and Thanksgiving.

Winter Season (Thanksgiving through mid-February)

During the winter months, Maret does not expect to utilize the Athletic Facilities. Maret intends to make the Athletics Facilities available to youth sports organizations on Saturdays from 10:00 am – 5:00 pm, on Sundays from 9:00 am – 5:00 pm, and during the week from 3:00 pm – 6:00 pm. Structured neighbor access is anticipated on the weekends when the Property is not being used for the activities described above. No activities are anticipated on Christmas Day, New Year’s Day, and the federal holiday weekends of Martin Luther King, Jr. Day and Presidents Day.

Spring Season (Post Presidents Day to Memorial Day)

When the Spring seasons start, Maret’s use of the Athletic Facilities will look very similar to the Fall season, with some additional times due to the lengthening days. Maret expects to utilize the Athletic Facilities after school from 3:00 pm – 7:00 pm, with Wednesday practices and games starting at 2:00 pm. Practices during these times will normally consist of 50-60 players and coaches who will be bused from Maret’s Woodley Park campus to the site. Weekday games during these times are expected to include approximately 40 players and

coaches along with 50-60 spectators for each game. Friday afternoon/early evening games and Saturday games (from 10:00 am – 5:00 pm) will occur approximately six times during the Spring season and are expected to draw up to 100 spectators and approximately 40 players and coaches. As noted above, “rivalry” games that could result in up to a couple of hundred spectators and these “rivalry games” (in total) will not account for more than 5% of Maret's total use of the Athletic Facilities.

Maret expects to make the Athletic Facilities available for youth sports organizations only on Sundays from 10:00 am – 6:00 pm. Structured neighbor access is anticipated on the weekends when the Property is not being used for the activities described above. No activities are anticipated over the federal holiday weekend of Memorial Day.

Summer Season (Early June – Mid August)

Maret does not anticipate utilizing the Athletic Facilities during the Summer months, but does anticipate making the facilities available to outside groups who can appropriately use the facilities, while also providing a benefit to the wider community. Potential Summer uses during the week could include a sports/day camp between 9:00 am and 3:00 pm. Participants in these camps are expected to be dropped off in the morning and picked up in the afternoon and not exceed 100 participants.

Maret expects to make the Athletic Facilities available for youth sports organizations in the weekday afternoons from 4:00 pm – 7:00 pm. Structured neighbor access is anticipated on the weekends. No activities are anticipated over the federal 4th of July holiday.

VI. Description of Relief Requested

Pursuant to 11-U DCMR § 203.1(m), the Board may grant special exception relief to allow private schools in the R-1-B Zone, subject to certain considerations. Pursuant to 11-X

DCMR § 104, the Board may grant a special exception for general education use by a private school, subject to similar considerations. As described above, Maret requests special exception relief pursuant to 11-U DCMR § 203.1(m) and 11-X DCMR § 104. In addition, pursuant to 11-C DCMR § 710.3, the Board may grant special exception relief regarding the location of required parking spaces, subject to certain conditions. The Applicant is requesting special exception relief to locate the parking spaces in the front yard of the Property, adjacent to the Nebraska Avenue, NW entrance.

All of 11-U DCMR §§ 203.1(m), 11-X DCMR § 104, and 11-C DCMR § 710.3 set forth the standards for consideration of a special exception and are discussed in more detail below. 11-X DCMR § 901.2 also sets forth additional standards for all special exceptions, which are also detailed further below.

VII. Satisfaction of Standards for Relief

The proposed development and use of the Athletic Facilities satisfies all of the standards and conditions for the special exception relief requested, as detailed below in Sections A and B, as well as the general special exception standards, as detailed in Section C.

A. Private School Use

The proposed development of the Athletic Facilities as a principal use on the Property and the use of those facilities by Maret is consistent with the definition of private education in the Use Categories of Subtitle B, §200.2, which defines “Education, Private” use as:

- (1) An educational, academic, or institutional use with the primary mission of providing education and academic instruction that provides District or state mandated basic education or educational uses.
- (2) Above uses may include, but are not limited to: accessory play and athletic areas, dormitories, cafeterias, recreational, **or sports facilities**; and
- (3) Exceptions: This use category does not include uses which more typically would fall within the daytime care, public education or college/university education use

category. This use category also does not include the home schooling of children in a dwelling by their parent, guardian, or private tutor. (**emphasis added.**)

The proposed Athletic Facilities are sports facilities that are an integral component of Maret's educational and academic instruction and mission. Maret students that participate on varsity athletics teams satisfy a portion of their physical education requirement that is necessary to graduate.

1. *The Campus Will Not Create Objectionable Impacts on Neighboring Properties (Subtitle U, §203.1(m)(1) and Subtitle X, 104.2).*

The use of the Athletic Fields is not likely to create objectionable impacts on neighboring properties due to noise, traffic, the number of students, or otherwise objectionable conditions.

a. Noise

The design of the Athletic Facilities will include significant landscaping to mitigate views and sounds from the immediately adjacent residential properties. A significant landscape screening buffer will be established along the perimeter of the Property, as depicted in Exhibit A.

As noted above in the discussion of the proposed field usage, no late-evening outdoor events that have the potential to create objectionable noise impacts on the neighborhood will be permitted. The Applicant has agreed that it will not propose, nor will it allow the installation or use of any lights to illuminate the athletic fields. Any lighting provided on the Property will solely be down-lit security lighting necessary to provide a safe environment.

Any public address sound system or buzzers/shot clocks¹ associated with the use and operation of the Athletic Fields will be designed to minimize noise. Maret also agrees to prohibit the use of any artificial noisemakers, such as cowbells or airhorns, by fans/visitors who are watching a game or practice on the athletic fields. For these reasons, the Applicant believes that

¹ Shot clocks are only used during lacrosse games and not in practices.

the proposed development and use of the Athletics Facilities will not create objectionable impacts due to noise.

b. Traffic

Maret will implement a Transportation Management Plan to help facilitate the flow of traffic in and out of the site and mitigate any traffic impacts that may result from the application. The Transportation Management Plan will consist of: (i) a Transportation Demand Management (TDM) Plan; and (ii) an Operations Management Plan. A Preliminary Transportation Management Plan is attached as Exhibit C.

Highlights of the preliminary TDM Plan include:

- Enhancement of bicycle infrastructure to encourage non-auto modes of travel (Maret will provide a minimum of nine short-term bicycle racks (18 spaces) on the Property);
- Designation of a bus drop-off/pick-up zone on Nebraska Avenue, NW adjacent to the Property that is sufficient in length to accommodate two full size buses (subject to DDOT approval);
- Requirement that all Maret students and coaches travel to and from the Property by bus for practice (except for students who live in the neighborhood, who will be allowed to walk or bike to/from practice); and
- Requirement that all Maret students and coaches, and all visiting team students and coaches, travel to and from the Property by bus for games (except for students who live in the neighborhood, who will be allowed to walk or bike to/from games).

Highlights of the preliminary Operations Management Plan include:

- Providing notice to Maret parents, visiting teams, and all outside users of the Athletic Facilities that:
 - When the on-site parking lot is full, they are to park only in legal on-street parking spaces (i.e. do not block driveways or park in alleys) and obey all parking restrictions; and
 - They are to obey all traffic laws when travelling to/from the Property.
- Providing event flaggers in the parking lot to direct traffic to available spaces in the parking lot during events in which the parking lot is expected to be at, or near capacity; and
- Trash and recycling will be picked up via the alley with primary trash and recycling receptacles located off the alley at the northwest corner of the Property.

In addition, the Applicant will prepare a comprehensive transportation review (“CTR”) that will provide a detailed analysis of the traffic and parking impacts of the application. The CTR and the final Transportation Management Plan will be provided to DDOT, the BZA, and community stakeholders at least 45 days in advance of the public hearing in this case.

c. Number of Students

Maret’s use of the Property for Athletic Fields will not result in an increase in the number of Maret students. The maximum number of Maret students practicing or playing on the Athletic Facilities at any one time is not expected to exceed 50-60 players. This level of student activity is not expected to generate objectionable impacts on neighboring properties.

d. Other Objectionable Conditions

The development and use of the Athletic Facilities will not create any other objectionable conditions. The Applicant’s design team have undertaken significant efforts to minimize the impact of the development on the environment and have taken steps that will help improve the current conditions of the Property that negatively impact adjacent property owners.

The development of the baseball diamond and multi-purpose field will include the relocation of Heritage Trees to the north and northwest portions of the Property. The Applicant has prepared a tree relocation plan which will allow for the successful relocation of those trees. In addition, the design and layout of the Athletic Facilities has been carefully undertaken in order to reduce any potential impact on the 12 significant trees (sometimes referred to as the Apostle Trees) that are located on the ECC Campus adjacent to the Property.

Maret has designed the Athletic Facilities to mitigate stormwater runoff and actually improve the current stormwater runoff conditions². As shown in Exhibit A, the proposed turf system that will be constructed on both the baseball diamond and the multi-purpose field will facilitate the infiltration of water into the soil, thus creating a pervious surface consistent with Subtitle C, § 502.1(b), and provides for the detention of stormwater. Maret will coordinate its stormwater management plan with the District Department of the Environment (“DDOE”). The Athletics Facilities will comply with all relevant DDOE stormwater management regulations (enumerated in Chapter 5 of Title 21 of the District of Columbia Municipal Regulations) and will satisfy the requirements of the District’s Municipal Separate Storm Sewer System (“MS4”) permit issued by the U.S. Environmental Protection Agency under the Clean Water Act.

2. Ample parking space, but not less than that required by this title shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile (Subtitle U, §203.1(m)(2)).

A private high school use is required to provide two parking spaces for every three teachers or employees and one parking space for every ten seats in the largest auditorium, gymnasium, or area usable for public assembly, whichever is greater (see Subtitle C, §701.5). Based on the maximum number of Maret teachers/employees/coaches/staff that are expected to be on the Property at any one time, and the largest number of seats provided adjacent to the Athletics Facilities, the Zoning Regulations require 20 parking spaces on the Property. The Applicant is proposing to include approximately 50 parking spaces on the Property.

² Currently, the Property includes no stormwater management infrastructure. Members of the Applicant’s design team have met with adjacent property owners on 28th Street, NW and have learned about the issues that those property owners currently have with stormwater flowing onto their properties.

3. *After hearing all evidence, the Board of Zoning Adjustment may require additional parking to that required by this title (Subtitle U, §203.1(m)(3)).*

The Applicant believes that the 50 parking spaces provided on the Property, and the implementation of the TDM Plan, will be sufficient to address the demand for parking generated by the proposed use of the Athletics Facilities. The CTR and the final Transportation Management Plan that will be submitted prior to the public hearing in this case will address this issue in greater detail.

4. *The development standards for a private school shall be those of the zone in which the private school is located. (Subtitle X, §104.3).*

The proposed Athletic Facilities satisfy all of the development standards (lot occupancy, building height, retaining walls, yards, pervious surface, etc.) of the R-1-B Zone District, except for the location of parking spaces adjacent to Nebraska Avenue. The satisfaction of the special exception relief standards for the location of the parking spaces is described in Section B below.

5. *In calculating density, the land area shall include not include public streets and alleys, but may include interior private streets and alleys within the school boundaries. (Subtitle X, §104.4).*

No public streets or alleys are included within the boundaries of the Property.

B. Location of Parking Spaces Adjacent to Nebraska Avenue, NW

As noted above, the Applicant is requesting that it be able to locate the parking spaces adjacent to the Nebraska Avenue, NW entrance to the Athletic Facilities. This area is considered to be the front yard of the Property. The Applicant is requesting special exception relief from the parking space location restrictions of Subtitle C, §710.2, pursuant to the enumerated standards of

Subtitle C, § 710.3. Subtitle C, §710.2 prohibits locating surface parking spaces on a portion of a lot that is between a building restriction line and a front lot line, and within a front yard.

As noted above, the Athletic Facilities will provide approximately 50 parking spaces located on the portion of the Property that is adjacent to Nebraska Avenue, NW. The Property and the proposed Athletics Facilities are affected by several conditions that limit the ability to provide the parking spaces anywhere on the Property, other than the proposed location adjacent to Nebraska Avenue, NW.

1. *It is not practical to locate the parking spaces in accordance with Subtitle C, §710.2 due to the unusual topography and grades of the Property and the proposed location of the parking spaces results in a more efficient use of the land, better design or landscaping, and safer ingress/egress (see Subtitle C, §710.3(a) (1) and (4)).*

Due to the significant topographical changes in the Property, approximately 35 feet from the high-point of the northwest corner to the low-point at the southeast corner, it is not practical to locate the parking spaces in the northern portion (or rear) of the Property and still provide appropriate areas for the multi-purpose field and the baseball diamond. In order to provide for the most efficient use of the site, the fields have been located in the northern part of the Property which allows for an overlapping of the baseball field onto the multi-purpose field. Providing parking in this northern section of the site would essentially create another constraint to the fields, and lessen the overall areas to be used. Similarly, if the parking spaces were required to be located on the northern portion of the Property, adjacent to the alley, the significant topographical changes would require extreme grading throughout the site in order to provide the necessary flat areas for the fields, and relocated Heritage Trees. As noted above, the northern area of the Property has been deemed to be an ideal spot for the relocation of the Heritage Trees. The relocation of the Heritage Trees to the northwest corner of the Property further enhances the overall landscape buffering proposed in this application. Finally, the existing alley is only 15

feet wide and is not conducive to the amount of two-way traffic that would be occurring in accessing the 50 parking spaces on the Property. Therefore, the proposed location of the parking spaces provides a safer alternative for ingress/egress to the Property than a scenario in which the parking spaces were located on the northern portion of the Property.

2. *The parking spaces are located on the Property so as to furnish reasonable and convenient parking facilities for Maret students/faculty/staff, guests, and visitors to the Property (Subtitle C, §710.3(b))*

The location of the proposed parking spaces, adjacent to the Athletics Facilities, provide a simple and easy access point from Nebraska Avenue, NW. Allowing access to the parking spaces from Nebraska Avenue, NW, rather than the internal alley system in Square 2319 also mitigates potential adverse impacts on adjacent properties that have frontage on Utah Avenue, NW, Rittenhouse Street, NW, and 28th Street, NW and share that alley system.

3. *The BZA may impose conditions as to screening, coping, setbacks, fences, the location of entrances and exits, or any other requirement it deems necessary to protect adjacent or nearby property. (Subtitle C, §710.3(c))*

The Applicant believes that the extensive landscape buffer and screening depicted in Exhibit A effectively screens views of the parking spaces and it is not necessary for the Board to impose any additional requirements on the Applicant.

C. Satisfaction of General Special Exception Criteria (Subtitle X, § 901.2)

The BZA is authorized to grant special exceptions when granting such a special exception:

- (a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Maps;*
- (b) *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*
- (c) *Will meet such special conditions as may be specified in this title.*

As described throughout this statement, the proposed development and use of the Athletic Fields will not adversely affect neighboring properties due to noise, traffic, or create other objectionable conditions. The Applicant has sited the fields, designed a significant landscape buffer, and agreed to certain prohibitions on operations of the fields (i.e., no lights, no artificial noisemakers, limiting PA and shot clock/buzzer noise) in a concerted effort to minimize any adverse or objectionable impacts on neighboring properties. As discussed above, the Applicant satisfies all of the specific conditions of approval for the proposed private school use and location of the parking spaces. For these reasons, the Applicant has satisfied the standards of Subtitle X, § 901.2.

VIII. Community Outreach

Representatives of the Applicant have already engaged in significant community outreach regarding the Athletic Facilities and will continue working with the adjacent neighbors, community stakeholders, and Advisory Neighborhood Commission (“ANC”) 3/4G as this application approaches the public hearing date before the BZA. Representatives of the Applicant made a presentation at ANC 3/4G’s monthly meeting on September 27, 2021 and received helpful feedback from the 100+ participants in that Zoom meeting. The Applicant is committed to continuing dialogue and discussions with the adjacent neighbors, ANC 3/4 G, community stakeholders, and DC Government agencies regarding this application.

IX. List of Exhibits

Exhibit A – Plans/materials/pictures of existing conditions/additional information depicting the Athletics Facilities

Exhibit B – Renderings of the proposed Athletic Facilities

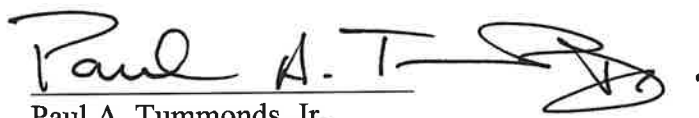
Exhibit C – Preliminary Transportation Management Plan

Exhibit D – List of Expected Witnesses and Preliminary Outline of Witness Testimony

X. Conclusion

For all of the above reasons, the Applicant is entitled to the special exception relief requested in this case. The entire Maret Development Team looks forward to continuing to engage with the community and the ANC prior to the Board's public hearing regarding this application.

Respectfully submitted,

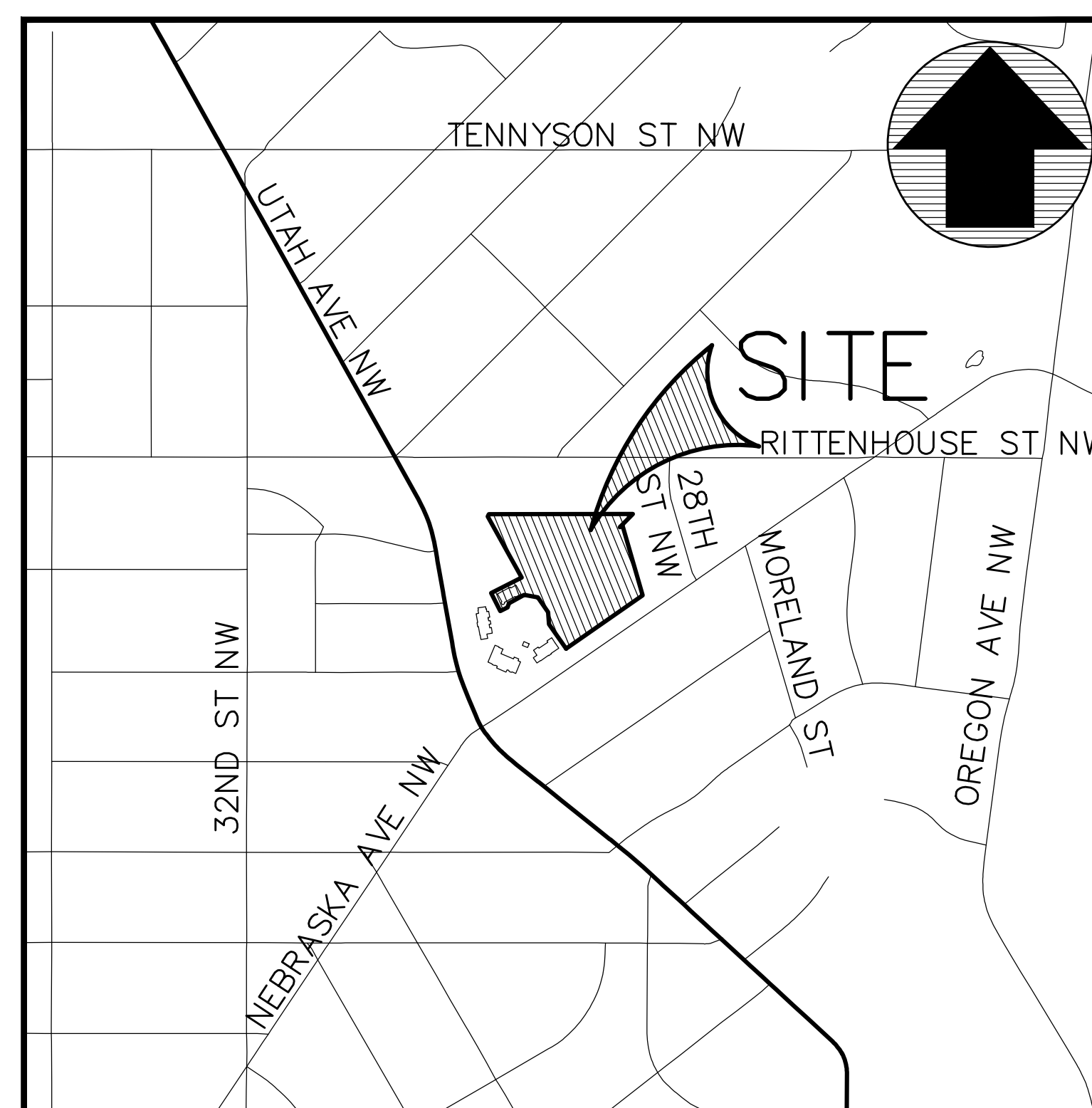

Paul A. Tummonds, Jr.

A

MARET SCHOOL PROPOSED ATHLETIC FIELDS

CORNER OF UTAH AVE NW
AND NEBRASKA AVE NW

WASHINGTON, DC 20015



VICINITY MAP
SCALE 1" = 500'

SHEET INDEX

- | | |
|---------|---|
| CIV0000 | COVER SHEET |
| CIV0100 | EXISTING CONDITIONS PLAN |
| CIV0110 | EXISTING CONDITIONS PHOTOS |
| CIV0120 | LOT PLAN |
| CIV0300 | SITE UTILITY PLAN |
| CIV0400 | GRADING PLAN |
| CIV0450 | SITE SECTION |
| CIV0460 | SITE SECTION |
| CIV0600 | STORMWATER MANAGEMENT PLAN |
| CIV0650 | LANDSCAPE PLAN |
| CIV0660 | LANDSCAPE MATERIALS |
| CIV0680 | RENDERED ELEVATIONS |
| CIV0690 | RENDERED ELEVATIONS |
| CIV0700 | SEDIMENT AND EROSION CONTROL PLAN |
| CIV0910 | SITE MATERIAL IMAGES |
| CIV0920 | SITE MATERIAL IMAGES |
| CIV1100 | STORMWATER MANAGEMENT NOTES AND DETAILS |
| CIV1200 | BUILDING PLAT |

OWNER

EPISCOPAL CENTER FOR CHILDREN
5901 UTAH AVE NW
WASHINGTON, DC 20015

APPLICANT

MARET SCHOOL
3000 CATHEDRAL AVE NW
WASHINGTON, DC 20008
CONTACT: TREY HOLLOWAY
CONTACT NUMBER: (202) 939-8832

COUNSEL

GOULDSTON & STORRS
1999 K ST NW
WASHINGTON, DC 20006
CONTACT: PAUL TUMMONDS
CONTACT NUMBER: (202) 744-2886

CIVIL ENGINEER

VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE, NW
SUITE 16
WASHINGTON, DC 20016
CONTACT: KYLE OLIVER
CONTACT NUMBER: (202) 244-4140

PROJECT NARRATIVE

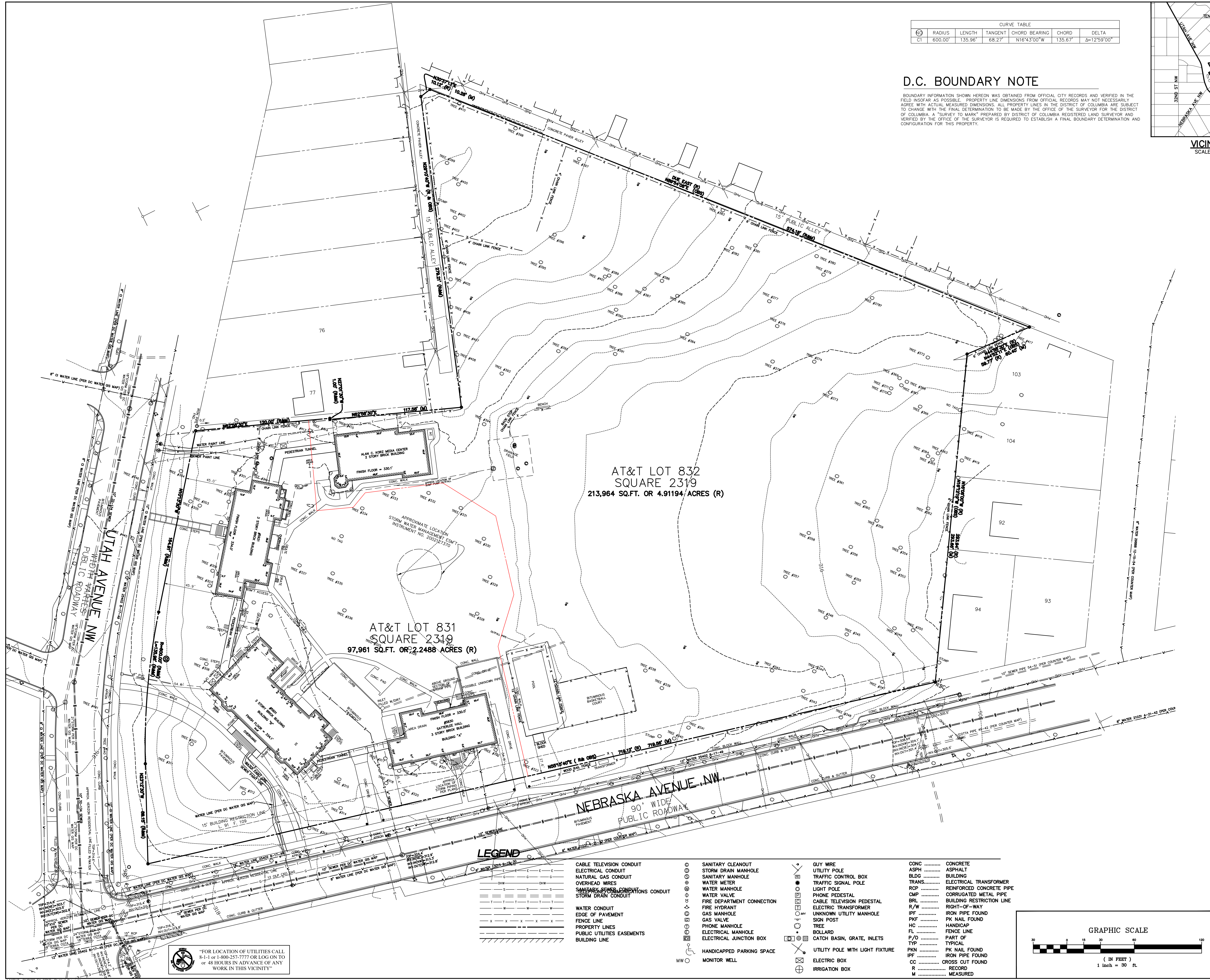
THE SITE PLAN PROPOSES THE CONSTRUCTION OF A NEW MULTI-PURPOSE ATHLETIC FIELD WITH AN ACCOMPANYING BASEBALL/SOFTBALL FIELD WITH A PARKING LOT FOR THE MARET SCHOOL'S USE.

STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED ON-SITE VIA A BIORETENTION FACILITY NEXT TO THE PROPOSED PARKING LOT IN THE SOUTHWEST CORNER.

A NEW STORM SERVICE DRAINAGE LINE SHALL CONNECT TO PUBLIC STORM SEWER LOCATED IN NEBRASKA AVENUE NW.

THE EXISTING WATER, ELECTRIC, AND SANITARY SEWER CONNECTIONS WILL CONTINUE TO BE USED.

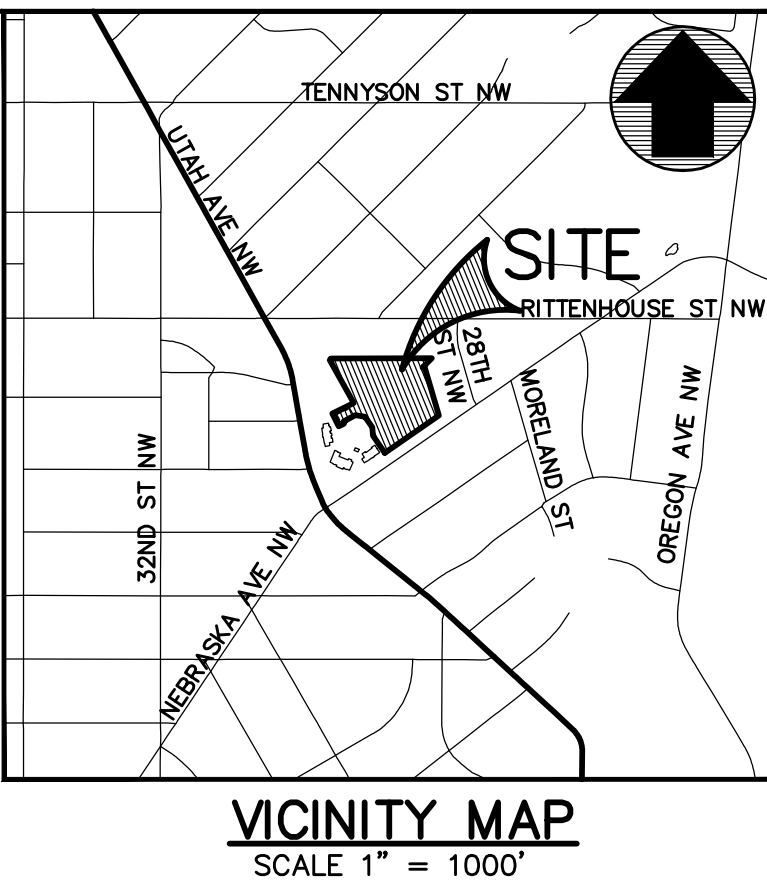
<p style="text-align: center;">**NOTE**</p> <p>THE INFORMATION, DESIGN AND CONCEPT OF THE DRAWINGS OR DOCUMENTS ATTACHED HERETO ARE PROPRIETARY TO VIKI CAPITAL, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THE ATTACHED DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, REPRODUCED, OR USED FOR ANY PURPOSES IN ANY FORM, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKI CAPITAL, LLC. VIOLATIONS MAY RESULT IN PROSECUTION, CIVIL AND CRIMINAL SUITS AND SEIZURE OF DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.</p>	VIKA CAPITAL REVISIONS		
	#	DATE	DESCRIPTION
</			



CURVE TABLE						
STATION	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
10+00.00	600.00'	135.96'	68.27'	N16°43'00"W	135.67'	Δ=12°59'00"

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.



VKA
CAPITOL

ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS

PROJECTOR:
CORPORATOR:

* VVA CAPITOL, LLC * 4910 MASSACHUSETTS AVENUE, NW, SUITE 16
WASHINGTON, DC 20016 * PHONE: 202.244.4140
* W.W.W.: V.V.A.C.A.P.I.T.O.L.C.O.M

MARET SCHOOL
PROPOSED ATHLETIC FIELDS
CORNER OF UTAH AVE NW &
NEBRASKA AVE NW
WASHINGTON, D.C. 20015

EXISTING CONDITIONS
PLAN

DATE: 08/23/21

DES.	DATE	DESCRIPTION
CUO		
BUR		

SCALE: AS SHOWN

PROJECT/FILE NO. VC0626C

SHEET NO. CIV0100

LEGEND

- CABLE TELEVISION CONDUIT

ELECTRICAL CONDUIT

NATURAL GAS CONDUIT

OVERHEAD WIRES

SEWER EASEMENTS CONDUIT

STORM DRAIN CONDUIT

WATER CONDUIT

EDGE OF PAVEMENT

FENCE LINE

PROPERTY LINES

PUBLIC UTILITIES EASEMENTS

BUILDING LINE
- SANITARY CLEANOUT

○ STORM DRAIN MANHOLE

○ SANITARY MANHOLE

○ WATER METER

○ WATER MANHOLE

○ WATER VALVE

○ FIRE DEPARTMENT CONNECTION

○ FIRE HYDRANT

○ GAS MANHOLE

○ GAS VALVE

○ PHONE MANHOLE

○ ELECTRICAL MANHOLE

○ ELECTRICAL JUNCTION BOX

○ HANDICAPPED PARKING SPACE

○ MONITOR WELL
- GUY WIRE

○ UTILITY POLE

○ TRAFFIC CONTROL BOX

○ TRAFFIC SIGNAL POLE

○ LIGHT POLE

○ PHONE PEDESTAL

○ CABLE TELEVISION PEDESTAL

○ ELECTRICAL TRANSFORMER

○ UNKNOWN UTILITY MANHOLE

○ SIGN POST

○ TREE

○ BOLLARD

○ CATCH BASIN, GRATE, INLETS

○ UTILITY POLE WITH LIGHT FIXTURE

○ ELECTRIC BOX

○ IRRIGATION BOX
- CONC CONCRETE

ASPH ASPHALT

BLDG BUILDING

TRANS ELECTRICAL TRANSFORMER

RCP REINFORCED CONCRETE PIPE

CMP CORRUGATED METAL PIPE

BRL BUILDING RESTRICTION LINE

R/W RIGHT-OF-WAY

IPF IRON PIPE FOUND

PKF PK NAIL FOUND

HC HANDICAP

FL FENCE LINE

P/O PART OF

TYP TYPICAL

PKH PK NAIL FOUND

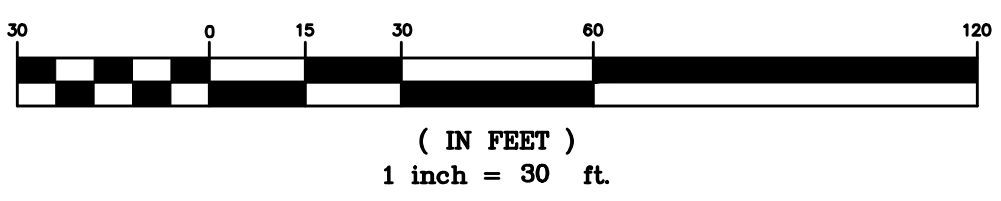
IPF IRON PIPE FOUND

CC CROSS CUT FOUND

R RECORD

M MEASURED

GRAPHIC SCALE



"FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO OR 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

[illegible]

VIA **CAPITOL**

ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVIVORS ★ GEOMATICS

PROJECT COORDINATOR:

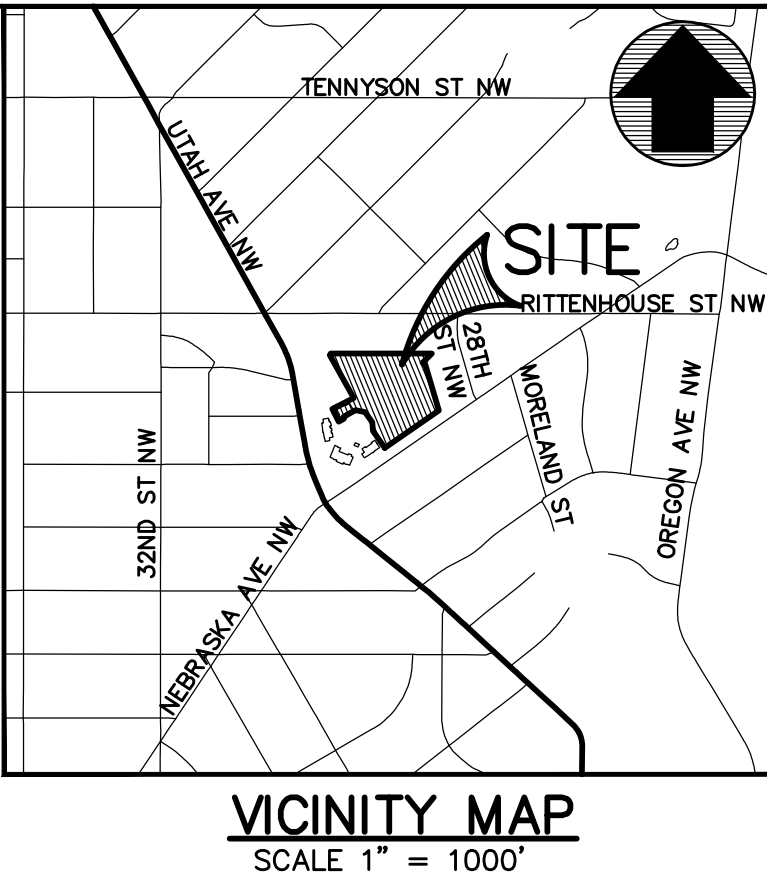
★ VIA CAPITOL, LLC 4910 MASSACHUSETTS AVENUE, SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.244.4140 ★
★ WWW.VIACAPITOL.COM ★

MARET SCHOOL
PROPOSED ATHLETIC FIELDS
CORNER OF UTAH AVE NW &
NEBRASKA AVE NW
WASHINGTON, D.C. 20015

EXISTING CONDITIONS
PHOTOS

LAYOUT: CIV0110 EX COND PHOTOS, Plotted By: ruhi

S:\0001-1000\0626C - 5901 Utah Ave, NW - BZA\codd\preliminary\VC0626C_900.dwg, ~ Oct 12, 2021 AT 6:05:12 PM



VIA CAPITOL
ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS

PROJECTOR:
CORPORATOR:

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WASHINGTON, DC 20016 * PHONE: 202.244.4140
* W.W.W.: V.I.K.A.P.I.T.O.L.C.O.M

* VIK A CAPITOL, LLC * 4910 MASSACHUSETTS AVENUE, NW, SUITE 16
WASHINGTON, DC 20016 * PHONE: 202.244.4140
* W.W.W.: V.I.K.A.P.I.T.O.L.C.O.M

MARET SCHOOL
PROPOSED ATHLETIC FIELDS
CORNER OF UTAH AVE NW &
NEBRASKA AVE NW
WASHINGTON, D.C. 20015

LOT PLAN

DATE: 08/23/21

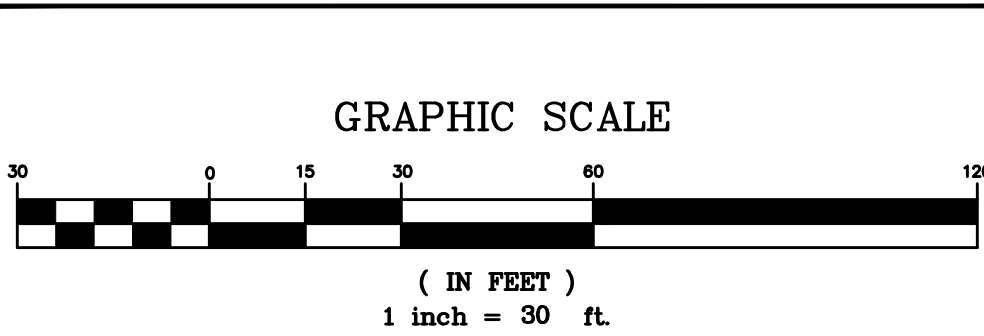
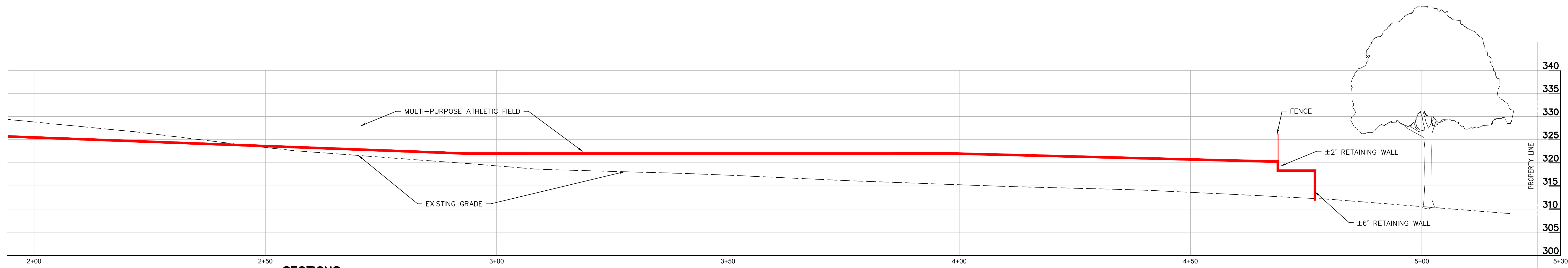
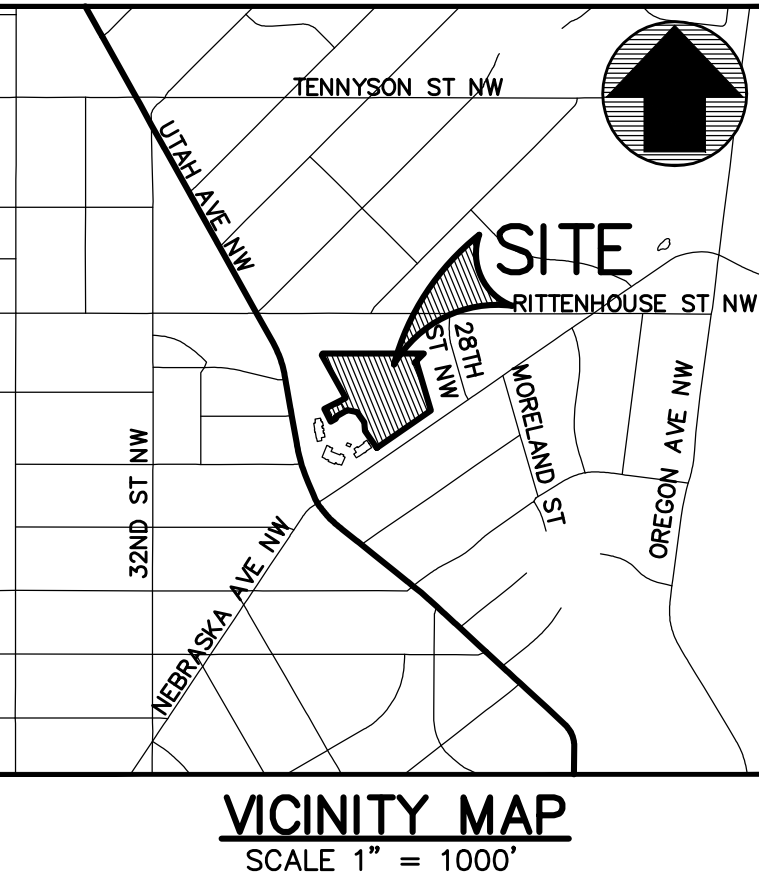
DES.	DATE	DESCRIPTION
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BUR		

SCALE: AS SHOWN

PROJECT/FILE NO. VC0626C

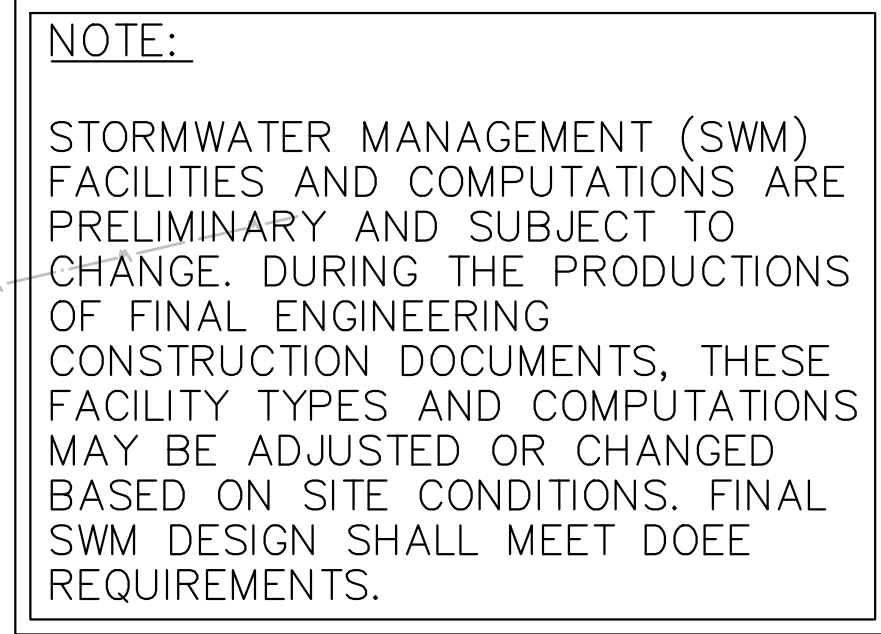
SHEET NO. CIV0120

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OR 48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

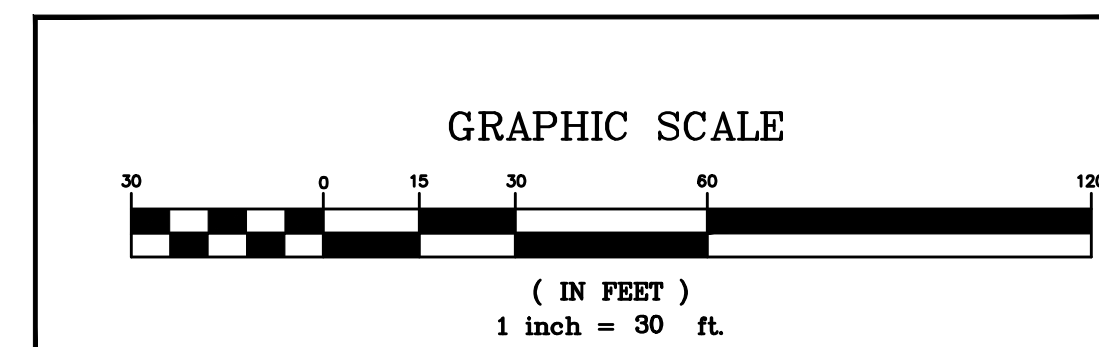
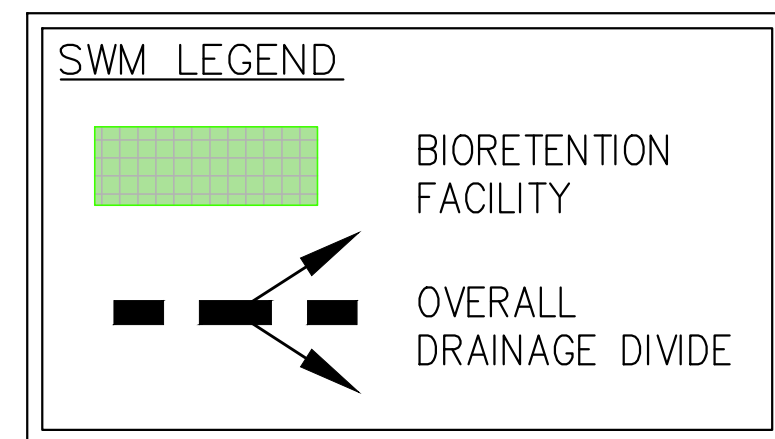
[illegible]




STORMWATER MANAGEMENT PLAN

[illegible]

STORMWATER WILL ALSO BE DETAINED WITHIN THE PIPES AND GRAVEL LAYER OF THE ATHLETIC FIELDS. THESE WILL ALSO BE RELEASED TO A CONNECTION TO AN EXISTING DC WATER STORM DRAIN LOCATED IN NEBRASKA AVE. NW



 "FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
or 48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

A row of Red Maple trees with vibrant autumn foliage in shades of orange, yellow, and green, planted along a sidewalk and road. A dark SUV is parked on the road to the left.

A large, mature Atlas Cedar tree with dense, blue-green foliage, standing in a grassy area. The tree has a conical shape with many branches covered in fine needles. The background shows other trees and a clear sky.

ATLAS CEDAR

A close-up photograph of a Wild Hydrangea (Viburnum cedricum) in full bloom. The plant features numerous large, rounded, and very dense clusters of small white flowers. The foliage consists of large, dark green, ovate leaves with prominent veins. Some unopened flower buds are visible at the bottom of the frame. The background is dark and out of focus, showing more greenery and a tree trunk.

A close-up photograph of a Henry's Garnet Sweetpire shrub. The plant features dense, vibrant green, oval-shaped leaves with prominent veins. Several long, drooping racemes of small, white, star-shaped flowers are visible, extending from the foliage. The background is a soft-focus green, suggesting a garden setting. The text 'HENRY'S GARNET SWEETPIRE' is printed in white capital letters at the bottom of the image.

A large, mature Willow Oak tree with a dense, rounded canopy of green leaves, standing in a suburban yard. The tree is positioned in front of a brick house and a paved driveway. The sky is blue with light clouds.

A large, mature Red Oak tree with a thick trunk and dense green foliage, standing in a park-like setting. An American flag is visible to the left, and people are walking in the background.

A large, dense American Holly tree with green leaves and red berries, standing in a garden. The tree is the central focus, with its branches spreading out. The leaves are a vibrant green, and the berries are a deep red. The background shows a clear blue sky and some other trees in the distance. The ground in the foreground is covered with brown mulch. A small, dark, rectangular sign is visible in the lower right corner of the image, partially obscured by the tree's branches. The overall scene is bright and sunny, suggesting a clear day.



INKBERRY HOLLY

PERENNIALS / GROUNDCOVER

A large, dense shrub covered in bright red berries, identified as Winterberry. The leaves are green and glossy. The berries are small, round, and clustered along the branches. The background shows a grassy lawn and some trees. The text "WINTERBERRY" is overlaid in white capital letters at the bottom left of the image.



DOWNY SERVICEBERRY

A large Eastern Redbud tree in full pink bloom, situated on a grassy lawn next to a paved road. The tree's branches are heavily laden with vibrant pink flowers, creating a dense canopy. The trunk is light gray and relatively smooth. The surrounding area includes a green lawn, a paved road, and a clear blue sky. The text "EASTERN REDBUD" is overlaid in white capital letters at the bottom left of the image.

FLOWERING DOGWOOD

A close-up photograph of a dense cluster of Purple Coneflowers (Echinacea purpurea). The flowers are in various stages of bloom, showing bright pink, slightly ruffled petals radiating from a central, raised, orange-brown cone. The green leaves are broad and serrated, filling the lower and middle portions of the frame. The background is a soft, out-of-focus green, suggesting a garden setting. The overall lighting is bright, highlighting the colors of the flowers.



SMOOTH BLUE ASTER

NOTES:
THE PLANT MATERIALS
SHOWN ARE REPRESENTA-
TIVE OF THE MATERIAL TO BE
INSTALLED. HOWEVER, AD-
DITIONAL PLANTS AND DEVI-
ATIONS TO THIS PRELIMINARY
LIST ARE INEVITABLE DUE TO
AVAILABILITY AND SITE CON-
DITIONS.

\\0001-1000\0826C - 5901 Utah Ave, NW - BZA\cadd\prelim\0826C_900.dwg, ~ Sep 17, 2021 AT 2:58:52 PM



NOTES:

NOTES:
THE IMAGES SHOWN ARE ONLY SCHEMATIC REPRESENTATIVES OF
THE PROPOSED FINAL CONDITIONS AND THEREFORE SUBJECT TO
DESIGN CHANGES.

MARET SCHOOL
PROPOSED ATHLETIC FIELDS
CORNER OF UTAH AVE NW &
NEBRASKA AVE NW
WASHINGTON, D.C. 20015

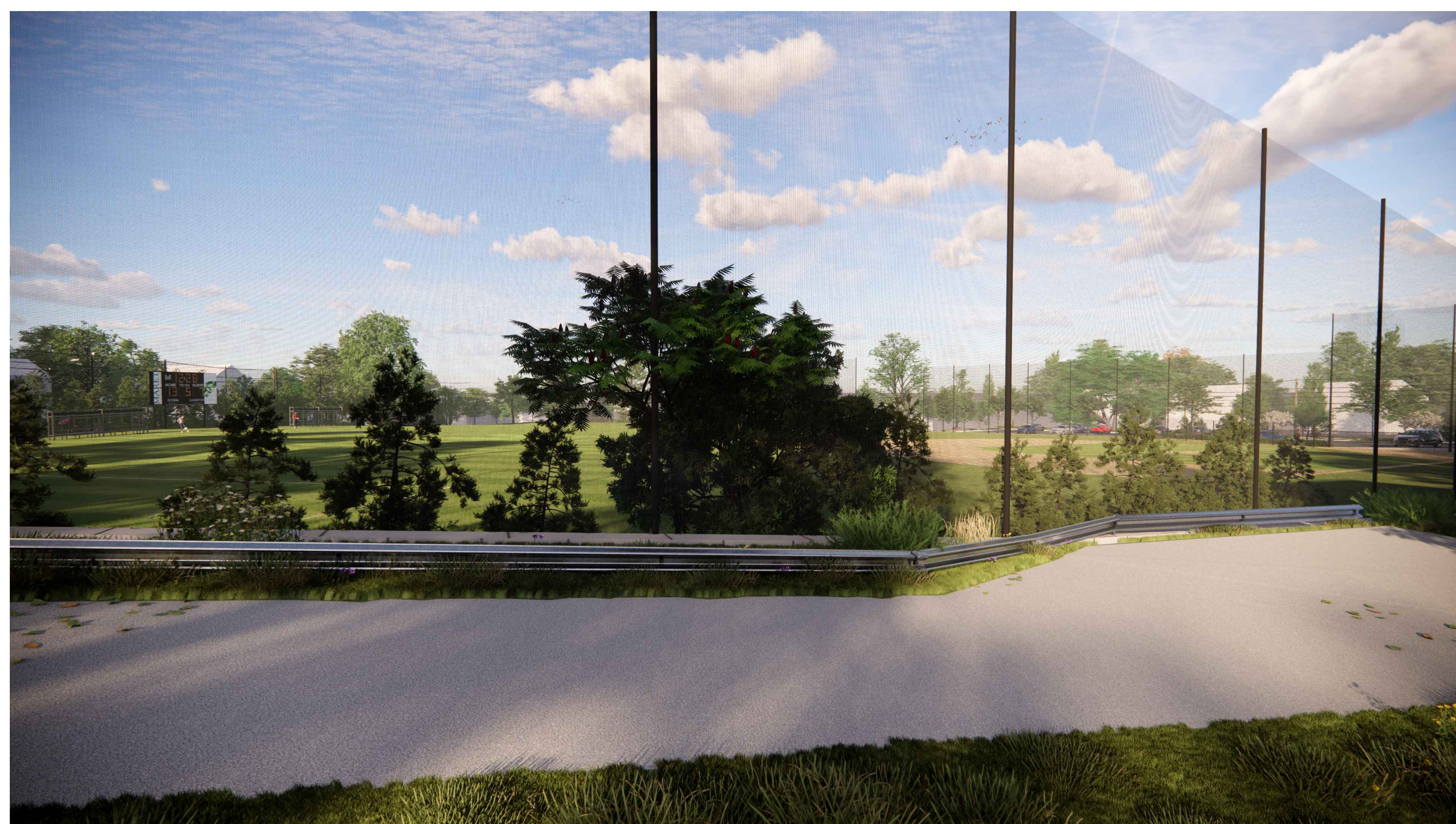
RENDERED ELEVATIONS

MAX CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS

COORDINATOR:

★ VIKACAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.244.4140 ★
★ WWW.VIKACAPITOL.COM ★

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VIA CAPITOL

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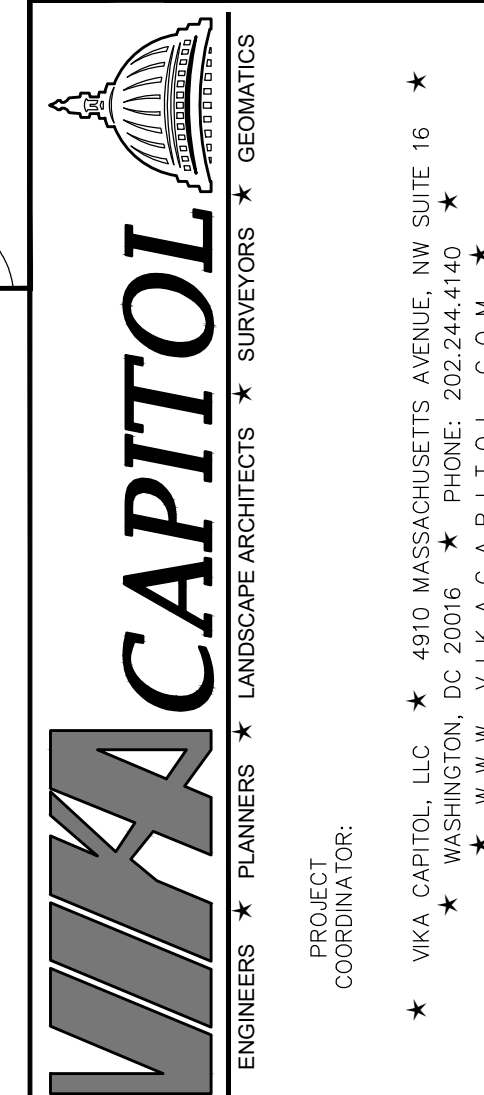
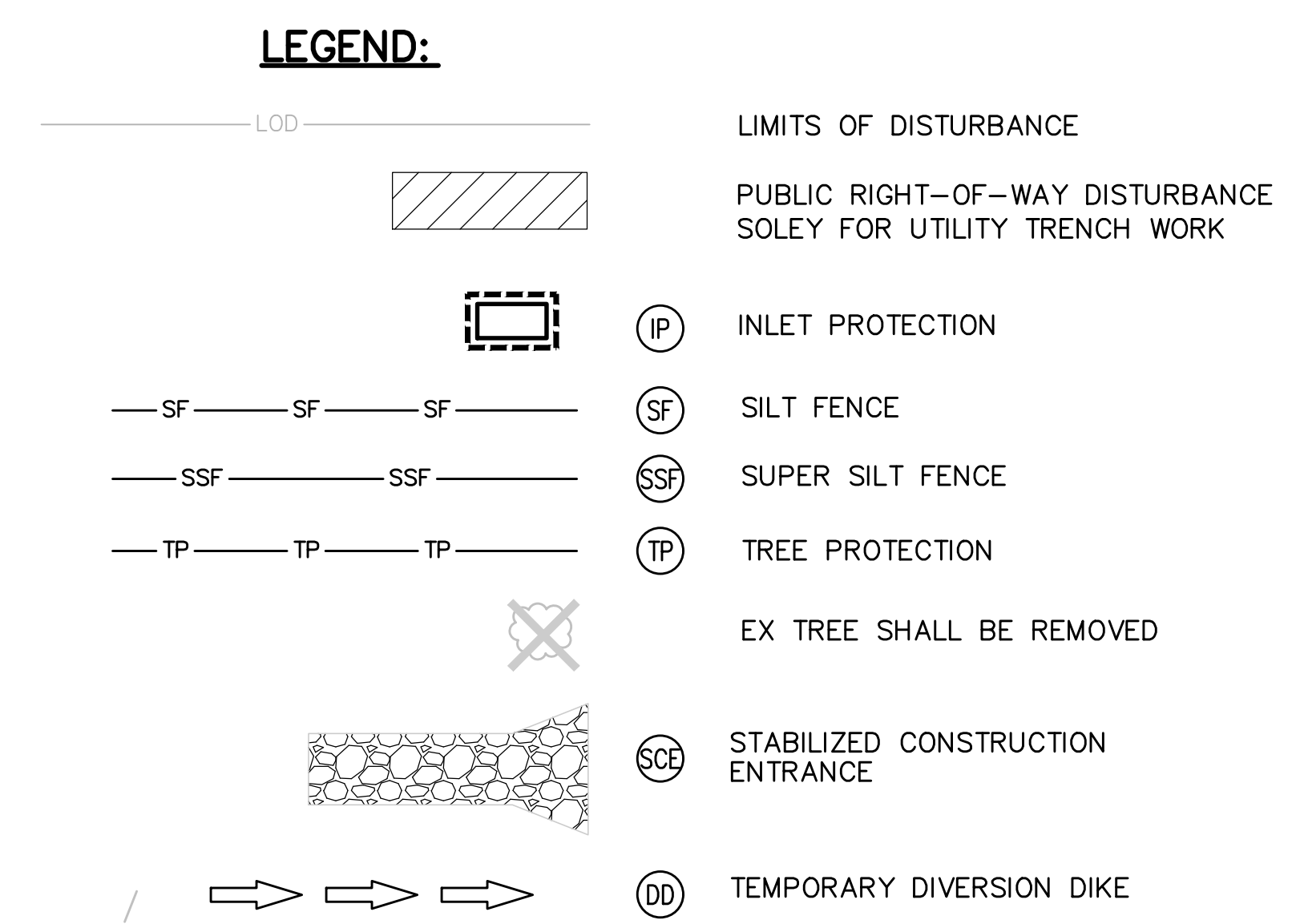
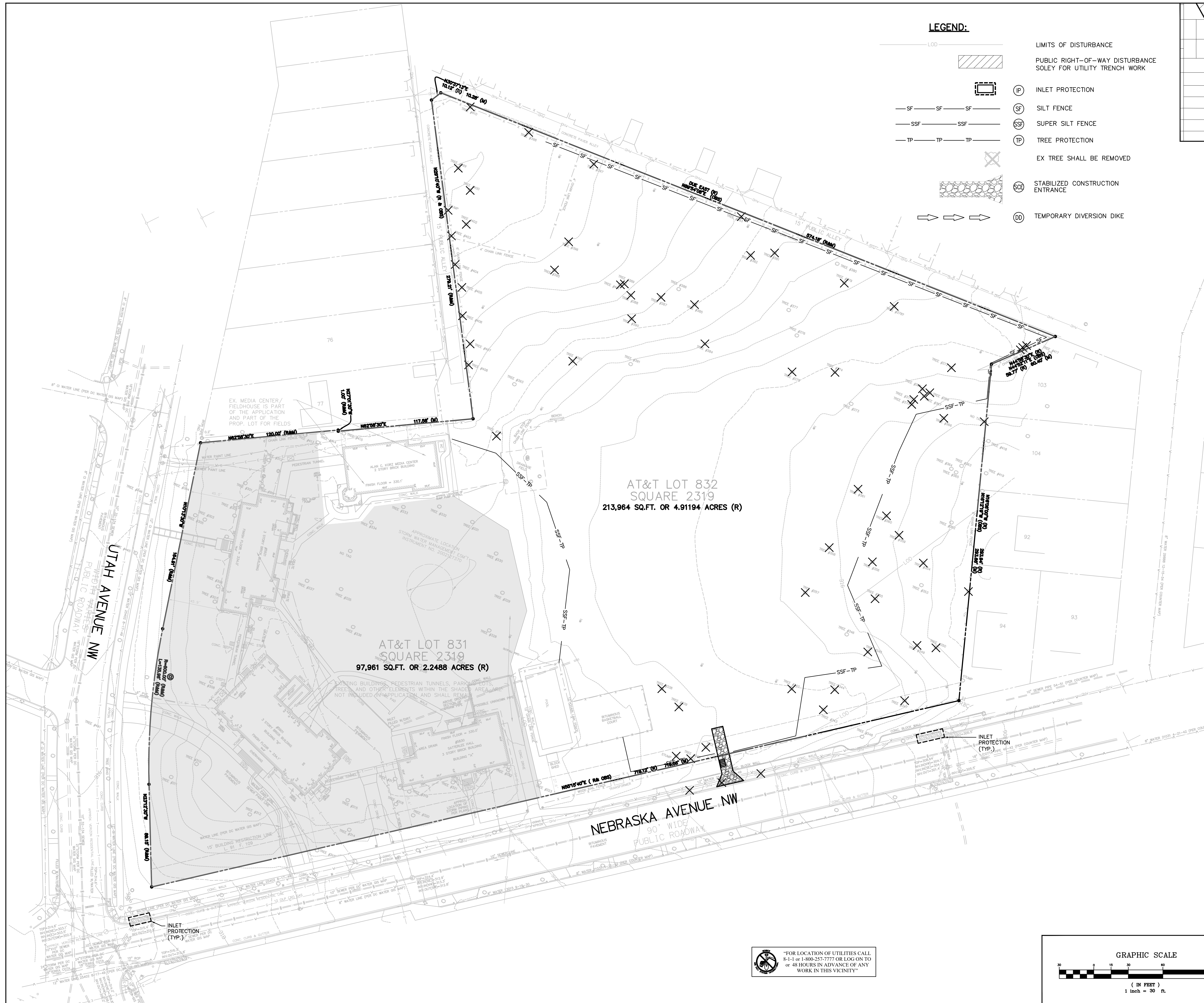
PROJECT
COORDINATOR

★ VIA CAPITOL, LLC ★ 4900 MARGARETTA AVENUE, SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.244.1440 ★
★ WWW.VIACAPITOL.COM ★

MARET SCHOOL
PROPOSED ATHLETIC FIELDS
CORNER OF UTAH AVE NW &
NEBRASKA AVE NW
WASHINGTON, D.C. 20015


RENDERED ELEVATIONS

[illegible]




**MARET SCHOOL
PROPOSED ATHLETIC FIELDS
CORNER OF UTAH AVE NW &
NEBRASKA AVE NW
WASHINGTON, D.C. 20015**

SEDIMENT AND EROSION CONTROL PLAN

[illegible]

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1 SEATING EXAMPLES BUILT INTO SLOPE
CIV0910 N.T.S.

N.T.S.

NOTES:

NOTES:
THE IMAGES SHOWN ARE ONLY SCHEMATIC REPRESENTATIVES OF THE FINAL PRODUCTS/CONDITIONS AND THEREFORE SUBJECT TO CHANGE. THE FINAL MATERIAL SELECTIONS WILL BE BASED ON THE FINAL ENGINEERING, BUDGET, AND CONSTRAINTS.



2 RETAINING WALL EXAMPLE IMAGES
CIV0910 N.T.S.

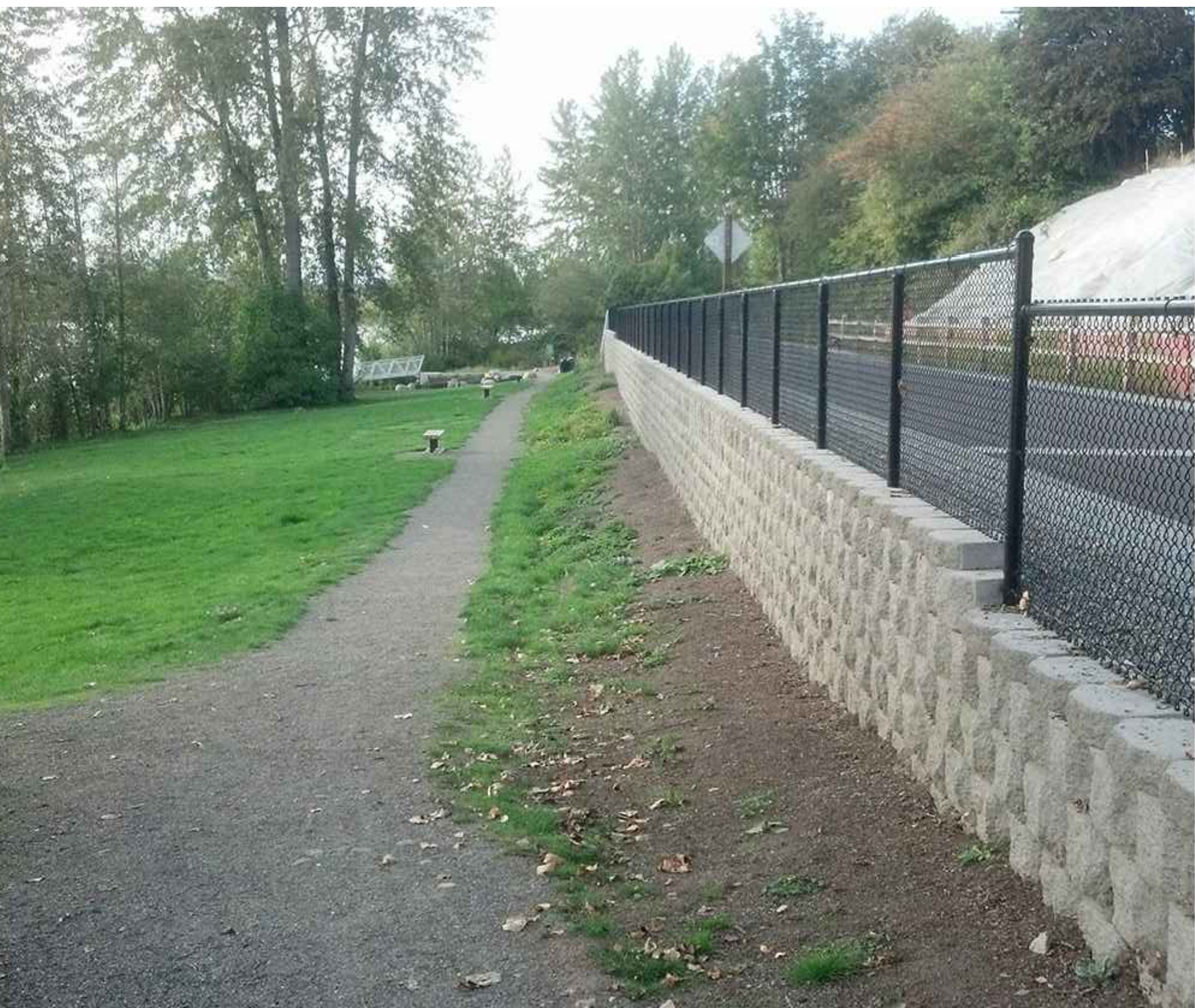
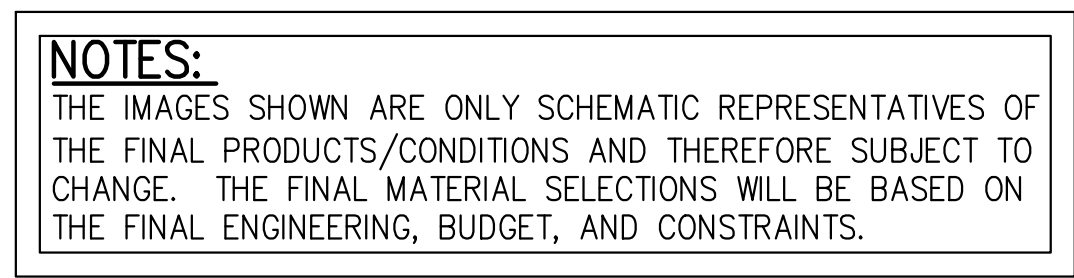
NTS

VIVA CAPITOL

MARET SCHOOL
PROPOSED ATHLETIC FIELDS
CORNER OF UTAH AVE NW &
NEBRASKA AVE NW
WASHINGTON, D.C. 20015

SITE MATERIAL
IMAGES

		VIKA CAPITAL REVISIONS	
#	DATE	DESCRIPTION	
<p align="center">*NOTE</p> <p>THE INFORMATION, DESIGN AND CONTENT OF THE DRAWINGS OR DOCUMENTS ATTACHED HERETO ARE PROPRIETARY TO VIKI CAPITAL, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THE ATTACHED DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, MODIFIED, OR USED FOR ANY PURPOSE IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKI CAPITAL, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED SIGNED AND SEALED BLANK DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.</p>			
	DATE:	08/23/21	
	DES.	KUO	DWN. BJR
	SCALE:	AS SHOWN	
	PROJECT/FILE NO.	VC0626C	
	SHEET NO.	CIV0910	



1 CHAIN LINK FENCE FOR AROUND SITE IMAGE EXAMPLES
CIV0920 N.T.S.



2 TYPICAL VEHICULAR GUARDRAIL IMAGE EXAMPLES



3 SPORTS FIELD NETTING IMAGE EXAMPLES
CIV0920 N.T.S.

	VKA CAPITOL REVISIONS
#	DATE DESCRIPTION
*NOTE	
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DATE:	08/23/21
DWG NO. _____ KUO	BY: BJR
SCALE:	AS SHOWN
PROJECT/FIELD NO. C06026C	
SHEET NO. NV0920	

Washington, D.C., August 30, 2021

Plat for Building Permit of: SQUARE 2319 Lots 92-94, 103 - 104 & 829

Scale: 1 inch = 80 feet

Recorded in Book 135 Page 149 (Lots 92 - 94)
Book 136 Page 95 (Lots 103 - 104)
Book A & T Page 3629 - F (Lot 829)

Receipt No. 21-07615 Drawn by: A.S.

Furnished to: BRIAN J. RUHL

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or razing of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Section 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____

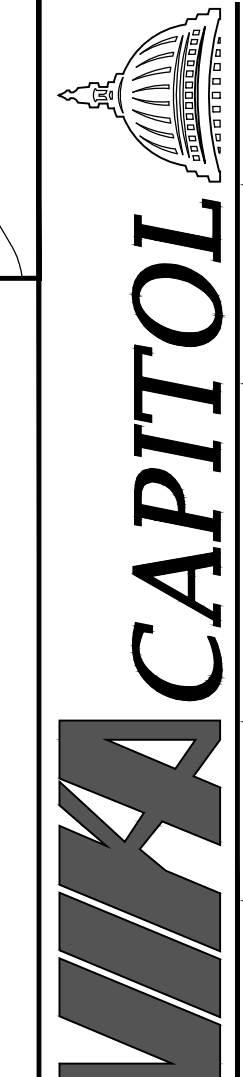
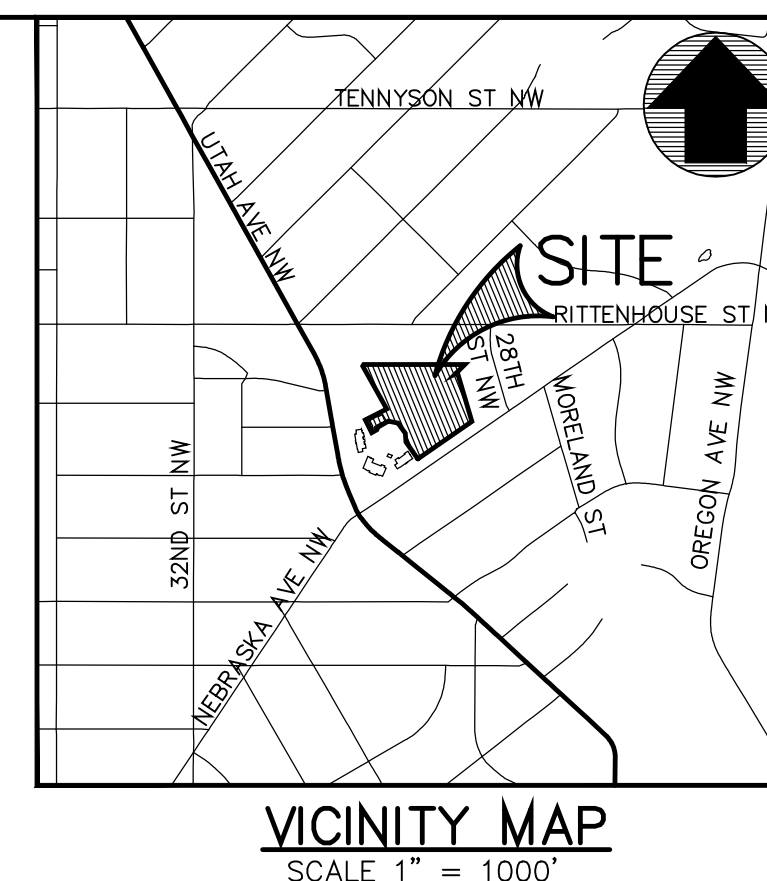
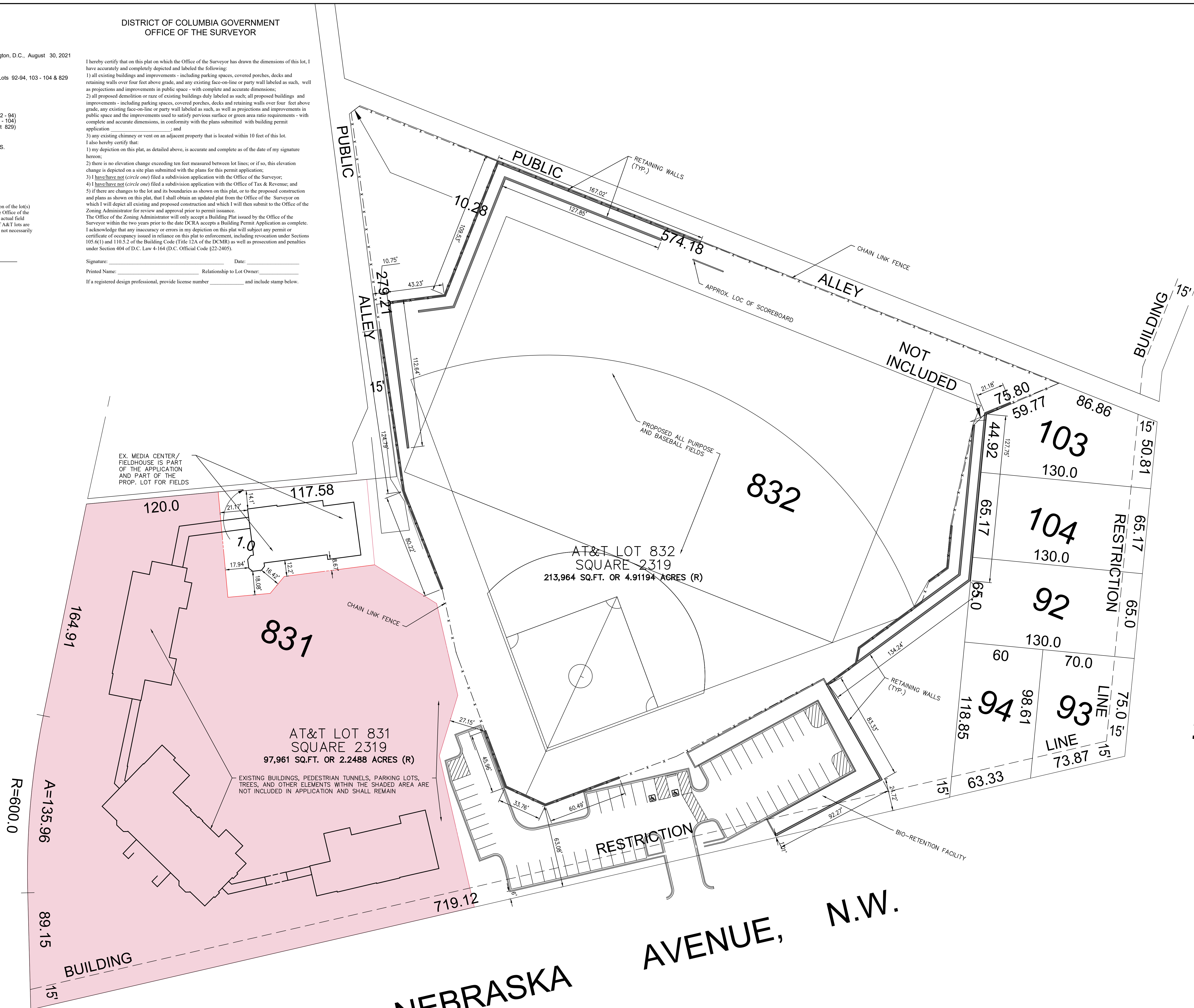
Printed Name: Relationship to Lot Owner:

If a registered design professional, provide license number _____ and include stamp below.

UTAH AVENUE N.W.

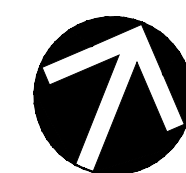
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NEBRASKA AVENUE, N.W.



MARET SCHOOL
PROPOSED ATHLETIC FIELDS
CORNER OF UTAH AVE NW &
NEBRASKA AVE NW
WASHINGTON, D.C. 20015

BUILDING PLAT



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VIKA CAPITOL, LLC. VIOLATIONS MAY
RESULT IN LEGAL ACTION. ONLY
APPROVED AND SEALED PLANS OR
DRAWINGS MAY BE UTILIZED FOR
CONSTRUCTION PURPOSES.

DATE: 08/23/21

DATE:	08/23/21	
DES	DWN	

DES.	KUO	DWN.
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SCALE

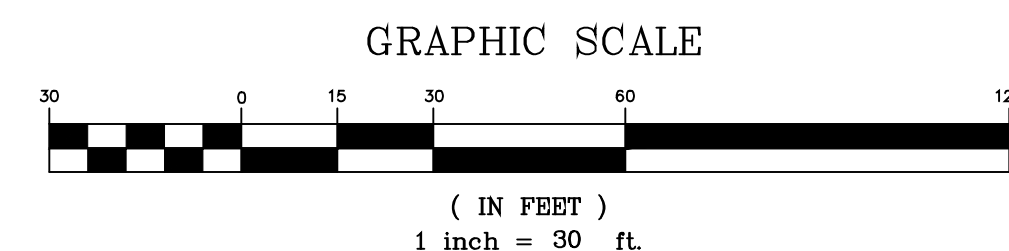
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PROJECT/FILE NO.
VC0636C

VC00200

SHEET NO. 01/1000



B



MARET SCHOOL

RENDERING PACKAGE

September 9, 2021









C

MARET BALL FIELDS PRELIMINARY TRANSPORTATION MANAGEMENT PLAN

Maret School will implement a Transportation Management Plan to help facilitate ingress to, egress from, and the flow of traffic on site and to reduce the impact of the proposed development. The Transportation Management Plan will consist of: 1) a Transportation Demand Management (TDM) Plan and 2) an Operations Management Plan. Each plan is summarized below:

Transportation Demand Management

Overview

Traffic and parking congestion can be solved in one of two ways: 1) increase supply or 2) decrease demand. Increasing supply requires building new roads, widening existing roads, building more parking spaces, or operating additional transit service. These supply solutions are often infeasible in constrained urban environments and, where feasible, can be expensive, time consuming, and in many instances, unacceptable to businesses, government agencies, and/or the general public. Alternatively, the demand for travel and parking can be influenced by Transportation Demand Management (TDM) plans. Typical TDM measures include incentives to use transit or other non-auto modes of transportation, bicycle and pedestrian amenities, parking management, alternative work schedules, telecommuting, and better management of existing resources. TDM plans are most effective when tailored to a specific project or user group.

Proposed Components of TDM Plan

In order to more effectively reduce school-generated traffic volumes, the School will enhance bicycle infrastructure to encourage non-auto modes of travel. Additionally, provisions will be made for transporting Maret students and visiting teams to/from the site via buses. Maret proposes the following strategies as part of their TDM plan:

Infrastructure Improvements:

1. Provide a minimum of nine short-term bicycle racks (18 spaces) in public space abutting the property or within the property itself.
2. Subject to DDOT approval, designate a bus drop-off/pick-up zone on Nebraska Avenue along the site frontage with sufficient length to accommodate two full size school buses.

Non-Auto Travel:

1. All Maret School students and coaches will be required to travel to and from the ball fields by bus for practices, except students who live in the neighborhood. Students who live in the neighborhood will be permitted to walk or bike to practice.
2. All Maret School students and coaches and visiting team students and coaches will be required to travel to the ball fields by bus for games, except those who live in the neighborhood. Students

who live in the neighborhood will be permitted to walk or bike. The buses will transport students from the fields after the conclusion of the games. Students whose parents attended the game may leave with their parents or on the bus. Students who live in the neighborhood will be permitted to walk or bike.

3. Other visitors to the ball fields will be encouraged to use the adjacent Metrobus M4 line, providing connectivity to the Tenleytown Metrorail station when feasible.

Operations Management Plan

In addition to the TDM plan, Maret will implement an Operations Management Plan to promote safe and efficient traffic flow into and out of the site. The following are the components of the plan:

1. Provide notification to Maret parents, visiting teams, and all outside users of the fields including the following:
 - a. 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 and
 - b. Obey all traffic laws when traveling to/from the site.
2. Provide event flaggers in the parking lot to direct traffic to available spaces in the lot during events in which the parking lot is expected to be at or near capacity. Flaggers to be provided by Maret or by groups who may be leasing the field for a particular "event."
3. Trash and recycling will be picked up via the alley with primary trash and recycling receptacles located off of the alley at the northwest corner of the site.

D

LIST OF EXPECTED WITNESSES

- 1) Marjo Talbot; Head of School, The Maret School
- 2) Trey Holloway; Assistant Head of School for Finance and Operations, the Maret School
- 3) Jami Milanovich; Transportation Consultant, Wells + Associates

**PRELIMINARY OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE
APPLICANT,
MARJO TALBOT; HEAD OF SCHOOL, THE MARET SCHOL**

- I. History of The Maret School and Current Operations
- II. Athletic Field History and Partnership with the Episcopal Center for Children
- III. Community Engagement and Dialogue Process Undertaken in this Case

**PRELIMINARY OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE
APPLICANT,
TREY HOLLOWAY; ASSISTANT HEAD OF SCHOOL FOR FINANCE AND
OPERATIONS, THE MARET SCHOOL**

- I. Overview of Proposed Athletics Facilities
- II. Overview of Proposed Use of Athletics Facilities
- III. Discussion of Proposed Mitigation Measures
- IV. Discussion of Proposed Conditions of Approval
- V. Conclusion

**PRELIMINARY OUTLINE OF TESTIMONY OF PROJECT TRANSPORTATION
CONSULTANT,
JAMI MILANOVICH; WELLS + ASSOCIATES**

- I. Description of General Site and Area Conditions
- II. Access Conditions
- III. Overview of Proposed Parking Facilities
- IV. Discussion of Trip Generation and CTR Study
- V. Discussion of Transportation Demand Management Plan and Operations Management Plan
- VI. Conclusion



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
Part of 5901 Utah Avenue, NW	2319	832	R-1-B

Single-Member Advisory Neighborhood Commission District(s):	3/4 G02
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CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/> X § 1000.1 - Use Variance	<input type="checkbox"/> X § 1002.1 - Area Variance	<input checked="" type="checkbox"/> X § 901.1-Special Exception
Pursuant to Subsections			U-203.1 (m), X-104, C-703.10

Pursuant to 11 DCMR Y § 300.6, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature		Owner's Name (Please Print)	
		Paul A. Timmonds, Jr.	
Date	11/1/21	D.C. Bar No.	452020
		or	Architect Registration No.

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	213,964sf	5,000	N/A	213,964sf	N/A
Lot Width (ft. to the tenth)	N/A	50 feet	N/A	Complies	N/A
Lot Occupancy (building area/lot area)	N/A	N/A	40%	1.6%	N/A
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	0.03	N/A
Parking Spaces (number)	N/A	20	N/A	50	Relief requested for location of parking spaces
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	Varies	N/A	N/A	Varies	N/A
Rear Yard (ft. to the tenth)	Varies	25 feet	N/A	Varies	N/A
Side Yard (ft. to the tenth)	Varies	8 feet	N/A	Varies	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	Varies	N/A	40 feet	Varies	N/A

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



**NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM
ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
2316	4	3015 OLIVER ST NW	BECKER, JULIE H & SILVERLEIB, ALAN J 3015 OLIVER ST NW WASHINGTON DC 20015-1111
2316	5	3019 OLIVER ST NW	WILLIAMS, DOROTHY & WILLIAMS, STOCKTON 3019 OLIVER ST NW WASHINGTON DC 20015-1111
2316	6	3023 OLIVER ST NW	POURCIAU, MICHELLE & POURCIAU, ERIC 3023 OLIVER ST NW WASHINGTON DC 20015-1111
2316	7	3027 OLIVER ST NW	NOWAK, MICHAEL 3027 OLIVER ST NW WASHINGTON DC 20015-1111
2316	8	3031 OLIVER ST NW	COLLIER, ELAINE & COLLIER, JAMES 3031 OLIVER ST NW WASHINGTON DC 20015-1111
2316	9	3035 OLIVER ST NW	THOMAS M DOWNS TRUSTEE 3035 OLIVER ST NW WASHINGTON DC 20015-1111
2316	10	3039 OLIVER ST NW	MARKS, JAY S 3039 OLIVER ST NW WASHINGTON DC 20015-1111
2316	11	3043 OLIVER ST NW	BETH W O BRIEN & RAYMOND A OBRIEN 111 CO-TRUSTEES 3043 OLIVER ST NW WASHINGTON DC 20015-1111
2316	12	3047 OLIVER ST NW	ELLEN NISSENBAUM & JEFFREY A COLMAN TRUSTEES 3047 OLIVER ST NW WASHINGTON DC 20015-1111
2316	13	3051 OLIVER ST NW	BLUME, SHARON M & BLUME, ANDREW W 3051 OLIVER ST NW WASHINGTON DC 20015-1111
2316	14	3055 OLIVER ST NW	MORUKIAN, MARIA S & MEISCH, CHARLES E 3055 OLIVER ST NW WASHINGTON DC 20015-1111

2316	19	5829 NEBRASKA AVE NW	SHERMAN, JANE T & SHERMAN, BRUCE A 5829 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	20	5833 NEBRASKA AVE NW	REGAN, CELESTE E & SMITH, SAMUEL G 5833 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	21	5837 NEBRASKA AVE NW	REBECCA EASTWICK-HASKELL & JASON EASTWICK-HASKELL TRSUTEES 5837 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	22	5841 NEBRASKA AVE NW	BACKUS, JENNIFER & PAGANO, J E 5841 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	23	5845 NEBRASKA AVE NW	RODRIGUES DE MACEDO, VALERIA & GONCALVES DA SILVA, ALESSANDRO 5845 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	24	5849 NEBRASKA AVE NW	JOANNA MARIE MASTANTUONO TRUSTEE 5849 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	25	5853 NEBRASKA AVE NW	WRIGHT, CRYSTAL S 5853 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	26	5857 NEBRASKA AVE NW	FORCIER, KIMBERLY J & FORCIER II, JOSEPH J 5857 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	27	5861 NEBRASKA AVE NW	SANDRA PRICE CIHLAR TRUSTEE 5861 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	28	5865 NEBRASKA AVE NW	MCKEE, AMY E & OLSON, GREGORY A 5865 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	29	5869 NEBRASKA AVE NW	SUTHERLAND, A & SUTHERLAND, JOSEPH 5869 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	30	5873 NEBRASKA AVE NW	GAYLORD, JULIA & GAYLORD, JESSE 5873 NEBRASKA AVE NW WASHINGTON DC 20015-1267

2316	31	5877 NEBRASKA AVE NW	BUCHHOLZ, FRANK D 5877 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	34	5881 NEBRASKA AVE NW	HALEY, MICHELLE & HALEY, KYLE 5881 NEBRASKA AVE NW WASHINGTON DC 20015-1267
2316	36	5827 UTAH AVE NW	LEONARD, BARTON W 5827 UTAH AVE NW WASHINGTON DC 20015-1233
2319	51	6007 UTAH AVE NW	SHAFTER, JAIME F & SHAFTER, STEVEN 3401 36TH ST NW # 709 WASHINGTON DC 20016-3147
2319	53	6015 UTAH AVE NW	BRAND, JESSICA M & PAN, ADAM J 2914 O ST SE # 1 WASHINGTON DC 20020-3600
2319	54	6019 UTAH AVE NW	ZANNER, V B & ZANNER, CARL W 6019 UTAH AVE NW WASHINGTON DC 20015-1618
2319	57	2924 RITTENHOUSE ST NW	MCCAFFREY, LAURA M 2924 RITTENHOUSE ST NW WASHINGTON DC 20015-1524
2319	58	2920 RITTENHOUSE ST NW	ANDERSON, JENNIFER M & BURDEINICK, DANIEL 2920 RITTENHOUSE ST NW WASHINGTON DC 20015-1524
2319	59	2916 RITTENHOUSE ST NW	KILROY, JACLYN D & KILROY, TIMOTHY J 2916 RITTENHOUSE ST NW WASHINGTON DC 20015-1524
2319	60	2912 RITTENHOUSE ST NW	LUSE, LISA S & LUSE, JUSTIN T 2912 RITTENHOUSE ST NW WASHINGTON DC 20015-1524
2319	61	2908 RITTENHOUSE ST NW	GOLINELLI, DANIELLA & RIDGEWAY, GREFORY K 2908 RITTENHOUSE ST NW WASHINGTON DC 20015-1524
2319	62	2904 RITTENHOUSE ST NW	MYHRE, ELIZABETH B & MYHRE, EDWIN 2904 RITTENHOUSE ST NW WASHINGTON DC 20015-1524
2319	63	2900 RITTENHOUSE ST NW	ROMWEBER, GRETCHEN A & BUKOWSKI, MICHAEL T 2900 RITTENHOUSE ST NW WASHINGTON DC 20015-1524

2319	64	2836 RITTENHOUSE ST NW	COHEN, JESSICA & COHEN, GABRIEL 2836 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	65	2832 RITTENHOUSE ST NW	AXELROD, J & ZACHARY, C 2832 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	66	2830 RITTENHOUSE ST NW	KURZ, AMY F & KURZ, JONATHAN L 2830 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	67	2826 RITTENHOUSE ST NW	BOGER, AMY L & BOGER, ERIC S 2826 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	68	2822 RITTENHOUSE ST NW	ERIKSEN, BRIAN P & MURALLES, CARLOS T 2822 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	69	2818 RITTENHOUSE ST NW	WILLIAMS-KIEF, KARA S & WILLIAMS-KIEF, BRENDAN 2818 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	70	2814 RITTENHOUSE ST NW	DODD, J & DODD, R M 2814 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	71	2810 RITTENHOUSE ST NW	ROTHSCHILD, ERITA S & LANDIS, KYLE 2810 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	74	6031 UTAH AVE NW	MCCONNELL, B J & MCCONNELL, DAVID F 6031 UTAH AVE NW WASHINGTON DC 20015-1618
2319	75	RITTENHOUSE ST NW	
2319	76	5935 UTAH AVE NW	FISHER, NANCY E & FISHER, PAUL S 5935 UTAH AVE NW WASHINGTON DC 20015-1616
2319	77	5931 UTAH AVE NW	RATHBONE, MEREDITH & BOCANEGRA, STEPHEN 5931 UTAH AVE NW WASHINGTON DC 20015-1616
2319	92	6004 28TH ST NW	VOISIN, NANCY A 6004 28TH ST NW WASHINGTON DC 20015-1506
2319	93	5864 NEBRASKA AVE NW	GLADYS S AUSTIN TRUSTEE & KENNETH IAN AUSTIN TRUSTEE 5864 NEBRASKA AVE NW WASHINGTON DC 20015-1266

2319	94	5860 NEBRASKA AVE NW	RUSSELL, CLAUDIA J 5860 NEBRASKA AVE NW WASHINGTON DC 20015-1266
2319	95	5990 NEBRASKA AVE NW	NG, CHARMAINE & LUNDEBYE, JOHAN 5990 NEBRASKA AVE NW WASHINGTON DC 20015-1106
2319	96	6005 28TH ST NW	HIRSH, DARCY L & KERWIN, ALEX D 6005 28TH ST NW WASHINGTON DC 20015-1505
2319	97	6007 28TH ST NW	PATTON, DAVID L 6007 28TH ST NW WASHINGTON DC 20015-1505
2319	100	2800 RITTENHOUSE ST NW	STUBBS, PHYLLIS E 2800 RITTENHOUSE ST NW WASHINGTON DC 20015-1522
2319	101	6020 28TH ST NW	TURNER, LOUISE E & EIGHMIE, JAMES 6020 28TH ST NW WASHINGTON DC 20015-1506
2319	103	6012 28TH ST NW	GOLDEN, WILLA M 6012 28TH ST NW WASHINGTON DC 20015-1506
2319	104	6006 28TH ST NW	TANO, THIERRY A 33 VALERIAN CT ROCKVILLE MD 20852-3431
2319	105	2750 RITTENHOUSE ST NW	PELLIZA, MARIANO L & AHMAD, IMAN 910 M ST NW # 916 WASHINGTON DC 20001-6328
2319	801	UTAH AVE NW	SHAFTER, JAIME F & SHAFTER, STEVEN V 6007 UTAH AVE NW WASHINGTON DC 20015-1618
2319	807	5939 UTAH AVE NW	ABBRUZZETTI, KATHY J & ABBRUZZETTI, MARCELLO 5939 UTAH AVE NW WASHINGTON DC 20015-1616
2319	808	6001 UTAH AVE NW	FLETCHER, SARAH R & FLETCHER, THOMAS C 6001 UTAH AVE NW WASHINGTON DC 20015-1618
2319	809	6005 UTAH AVE NW	KDX ENTERPRISES LLC 1834 N CAPITOL ST NW # B WASHINGTON DC 20002-1576

2319

810

6011 UTAH AVE NW

ERIN E CONROY TRUSTEE
6011 UTAH AVE NW
WASHINGTON DC 20015-1618

ANC 3G
PO BOX 6252
NORTHWEST STATION
WASHINGTON DC 20015

JOHN K. HIGGINS
ANC 3G02
6200 OREGON AVE NW
WASHINGTON DC 20015

Zoning Map Excerpt (Property Outlined in Red)



Mr Fred Hill, Chairman
DC Board of Zoning Adjustment
441 4th Street NW
Room 200S
Washington, D C 20001

**Re: Square 2319 Lot 832 – Agent Authorization Letter – BZA Special Exception
Applications**

Dear Chairman Hill

The Episcopal Center for Children is the owner of the property known as Lot 832 in Square 2319 (the "Property") The purpose of this letter is to authorize The Maret School and Goulston & Storrs to represent the Episcopal Center for Children in the filing and processing of the special exception applications to allow the Maret School to develop and use the Property for athletic facilities

Sincerely,

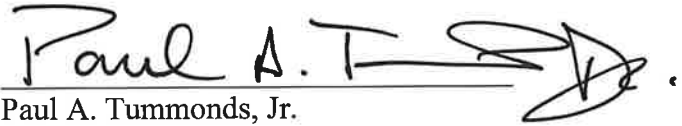
EPISCOPAL CENTER FOR CHILDREN

By


CHAIRMAN

CERTIFICATION OF PROFICIENCY

I hereby certify that I have read the Rules of Practice and Procedure of the D.C. Board of Zoning Adjustment (“**Board**”) as set forth in Subtitle Y of Title 11 of the District of Columbia Municipal Regulations (“**2016 Zoning Regulations**”), and I am able to competently represent the applicant and owner in proceedings before the Board.


Paul A. Tummonds, Jr.