

Re: Board of Zoning Adjustment Case #20643: Maret School

18 January 2022

Dear ANC 3/4G Chairman, Mr. Randy Speck; Commissioner John Higgins;

I am writing to indicate my serious concerns regarding the imposition of the Maret School sports complex proposed for the neighborhood. I am dismayed by Maret's BZA application and its thorough lack of substantive detail, and do not feel that the plan has provided sufficient information to make any determination, positive or negative, on the proposed use of the land.

My primary concern comes from the lack of a visual render of the proposed construction, with top-down angles from multiple frames of view. While there is a concept to this effect provided with Exhibit 3, the now-superseded architectural plans and elevations, that document is simply a rough render on top of a Google earth 3D render, and in no way can be considered representative or accurate. In order for the Board, the ANC, and the community at large to fully understand the scope of this project and its impacts on the surrounding area, there is no substitute for a full and representative render of the project and its surroundings.

The second concern is the lack of full specification regarding any of the materials used in the drainage systems specified by Maret. I am a mechanical engineer, responsible every day for validating mechanisms and systems for use, and on many occasions have witnessed how small changes in material specification can result in dramatic differences in performance. Typically, in order to understand the impacts of the materials and designs used a study would be conducted to determine the potential causes and impacts of failures in the system. While the study could only be accurately performed by the professionals designing this proposed construction, we in the public cannot even begin to approximate it as the requisite information has not been provided by Maret, despite public requests for those details. Given that Maret plans to install retaining walls with a height of six to eight feet and that with improper drainage water could accumulate behind those walls, in my professional opinion it is necessary to understand the potential risks involved in system failure, and to take steps to not only mitigate and eliminate those risks but also to communicate to those potentially at risk the steps that have been taken on their behalf. So far, to the best of my knowledge, none of this has been studied, understood, or communicated by Maret or any of their representatives.

I do not believe that the plan at present represents a responsible approach to community development, or even a reasonable proposition to the community at large. At present there is no way to discern the impact this project will have on those around it, and there is no way that we in good conscience can approve of Maret's proposal or the poor precedent this sets for further proposed building plans.

Yours sincerely,

Sam Sherman