

February 28, 2022

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

Dear Chairman Hill,

I have lived near ECC for the past 26 years, and am in full support of ECC's mission. ECC has been a good neighbor, and I am glad it will be able to return to operation. However, the proposed field plan ensuing from its lease to Maret poses some serious concerns. Others have vocalized detrimental impact regarding environment, traffic, noise, etc. I will focus on one particular concern that has received little attention: Maret's intent to sublease.

While Maret has presented a general outline of its intent to use (which raises its own set of concerns), there is vague information on possible sublease activity. Indeed there is little delineation regarding who and how (terms of use) other entities will be using the field. Because Maret intends to rent and not donate use of the field, there is a monetary incentive to maximize rentals. In the 12/15/21 meeting, the estimated hours outlined for summer camp use is 9am-2pm. Having raised four children, I am quite familiar with summer camp options in DC, most of which operate with a larger time frame especially when you factor in times for drop off, pick up, a possible two session (morning + afternoon) format, and potential after care. In addition, the proposed parking lot is not sizable enough to accommodate a carpool drop off and pick up system, and hence likely to result in lined up cars on Nebraska Ave.

I implore the board to get further information and commitment from Maret in order to implement measures to ensure use of the field will not lead to hazardous conditions and further adverse impact. Some critical questions that ought to be answered include:

- *Are there bound hours with regard to use by sublease entities during the summer months?
- *Will rentals by summer camp groups be limited to one at a time or will it rent to multiple summer camps simultaneously as other schools in the area are known to do?
- *How will traffic and parking for camps be addressed? Maret has committed to transporting its students/athletes via bus during the academic year but what about campers in the summer?
- *Will there be a capacity limit in terms of summer camp participants (campers + staff)?
- *Can Maret confirm that third-party entities will be limited to DC based groups as suggested, and not include those based in MD and VA?

Let's get the answers we need. The board serves a vital role as the community relies on it to make good decisions that will substantially impact everyday life in our neighborhood. Thank you for your work.

Sincerely,

Lisa Tsui
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Cc: ANC 3/4G