

Cochran, Patricia (DCOZ)

From: Joe and Kim Forcier <jkforcier@yahoo.com>
Sent: Monday, March 7, 2022 8:21 PM
To: DCOZ - BZA Submissions (DCOZ); Reid, Robert (DCOZ)
Subject: BZA case #20643

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Dear Mr. Chairman Hill, my name is Joseph Forcier and I reside at 5857 Nebraska Ave NW directly across from the ECC property and proposed Maret sports complex.

I am writing you to express my opposition to the construction of such a complex in such a tightly confined bucolic space located in the middle of a densely populated residential area of single family homes. In addition to the multitude of safety, environmental, drainage, and congestion issues at play associated with this proposed project, there is the loss in quality of life for the adjacent neighborhood as well as the long-term loss of tax revenue for the District which could be put to use for the betterment of our city as a whole.

In speaking to local realtors, it is quite apparent that the proposed project with its constant use, traffic and attenuating noise emanating from sports events, not to mention the reduction in the bucolic beauty of the neighborhood, will have an impact on adjacent property values (very likely up to 10%). Should adjacent homeowners be expected to accept this loss while property assessments continue to rise? The more likely scenario will involve homeowners appealing assessments and future sale prices reflecting this 'nuisance discount'. The net result will be lower tax revenue for the District. This doesn't even reflect the discussion of whether the development of the ECC property to create more housing wouldn't be a better option for all involved. Certainly, from the standpoint of the city's budget and the environment, residential development of the property would produce a greater net advantage to the city and the neighboring community.

The arguments put forward about youth access to sports fields and the benefits accrued by an educational facility are obfuscations to a large degree to distract from the fact that the Maret School will sublease the property to other private entity sports leagues to finance their lease. Both Maret and the ECC (both tax exempt entities) will in turn further benefit from the District's revenue loss. The limited amount of 'public' use of the property and the small number of students actually helped (by the ECC's own admission) would not off-set the financial losses accrued by the DC Government in the form of lost tax revenue. There are other ways to develop this property to the benefit of DC, its students and the environment.

Mr. Chairman, I urge you to listen to the adjacent residents of the ECC, who stand overwhelmingly in opposition to this proposed project, and urge the interested parties involved to find a better solution for the City's educational, environmental, housing and sports needs.

Sincerely,

Board of Zoning Adjustment
District of Columbia
CASE NO.20643
EXHIBIT NO.264

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