

**EXHIBIT F:
STATUS OF DISCUSSIONS AND AGREEMENT WITH RATHBONE/BOCANEGRA**

In response to Chairman Hill's request for a status of the discussions and agreement with Meredith Rathbone and Stephen Bocanegra, a chronology of key contacts and correspondence between the Applicant and Ms. Rathbone and Mr. Bocanegra follows:

- Summer 2021 through January 2022: Marty Sullivan, the attorney for Ms. Rathbone and Mr. Bocanegra, engaged in conversations with Maret counsel Paul Tummonds regarding Ms. Rathbone and Mr. Bocanegra's proposal to close the public alley behind their property as well as the area that is shared along the lot line with ECC.
- Mid-October 2021: Maret team connected with Ms. Rathbone to make arrangements for a small group meeting with Utah Avenue neighbors to discuss the Maret proposal.
- October 21, 2021: Ms. Rathbone and Mr. Bocanegra signed an initial letter prepared by ECC neighbors indicating concerns about the Maret proposal.
- October 24 - 28, 2021: Ms. Rathbone and the Maret project team coordinated a meeting at their home to understand Ms. Rathbone and Mr. Bocanegra's specific concerns.
- November 2, 2021: Maret team met with Ms. Rathbone and Mr. Bocanegra at their home to walk their property and understand their specific concerns about the project, including noise, use of the field, and trash removal. Ms. Rathbone and Mr. Bocanegra also shared that they were pursuing an effort to close the alley between their house and ECC and also behind their house and their desire to have the underlying property added to their lot.
- November 2, 2021: Ms. Rathbone and Mr. Bocanegra participated in small group discussion with Maret team and other Utah Street residents to discuss the project.
- November 16, 2021: Ms. Rathbone and Mr. Bocanegra participated in an online community meeting convened by Maret to review neighborhood feedback and discuss the project timeline and next steps.
- November/December 2021: Maret made changes to its initial proposal in response to concerns raised by Ms. Rathbone and Mr. Bocanegra and other neighborhood residents, including relocating the dumpster from its originally proposed location near the Utah Avenue alley to the parking lot.
- December 15, 2021: Ms. Rathbone and Mr. Bocanegra participated in an online community meeting convened by Maret to review an updated proposal specifically including changes made in response to community input and feedback.
- January 10, 2022: Ms. Rathbone and Mr. Bocanegra participated in discussion regarding the project with the Maret project team at a regularly scheduled ANC3/4G meeting and shared their concerns about the project.
- January 11, 2022: Ms. Rathbone e-mailed Maret requesting a meeting with Maret team to follow up on issues raised during the January 10, 2022 ANC 3/4G meeting. Maret suggested that this meeting include ECC since they were the adjoining property owners with respect to the alley closure Ms. Rathbone and Mr. Bocanegra were seeking.
- January 13, 2022: Maret team and Stephanie Nash (ECC President and CEO) and Bill Simmons (ECC Board Chair) met with Ms. Rathbone and Mr. Bocanegra at their home to walk their property and understand their specific concerns as well as their desire to close the paper alley between their house and ECC and have the underlying property added to their lot. Following this meeting, the ECC board voted to approve allowing Ms. Rathbone and Mr.

Bocanegra to have the entirety of the alleys they requested to be closed (although traditional practice would be for the property owner on each side of a closed alley to receive half of the closed alley area).

- January 26, 2022: Ms. Rathbone and Mr. Bocanegra attended an “office hours” session convened by Maret to review the digital model of the project.
- February 3, 2022: Ms. Rathbone and Mr. Bocanegra attended an “office hours” session convened by Maret to review the digital model of the project. During this session, Ms. Rathbone and Mr. Bocanegra commented on additional areas of concern for them, including landscape screening, fence locations and materials, and the location of the access to the existing Media Center Building which is adjacent to their home.
- February 11, 2022: Ms. Rathbone and Mr. Bocanegra e-mailed a letter to Maret outlining their remaining concerns about the project, including noise mitigation and screening, site access and security, and access to the existing Media Center Building
- February 20, 2022: Maret received a follow up e-mail from Ms. Rathbone clarifying points raised in the February 11, 2022 letter.
- February 23, 2022: Maret responded to all of the issues identified in their February 11, 2022 letter and February 20, 2022 email. As detailed in this letter (see pages F-4 through F-8 of this Exhibit), Maret affirmatively agreed to each of the requests made by Ms. Rathbone and Mr. Bocanegra regarding noise mitigation, screening, site access, and security issues. With respect to access to the existing Media Center Building, Ms. Rathbone and Mr. Bocanegra requested that Maret not use the existing entrance to the building, but construct a new entrance on the southwest side of the building (on the same side of the building as the existing entrance, but closer to the proposed playing fields). In response to Ms. Rathbone and Mr. Bocanegra’s request, the Maret team carefully reconsidered building access. Maret agreed to limit access to the Media Center Building to the existing doors on the southwest side of the entrance vestibule furthest from Ms. Rathbone and Mr. Bocanegra’s home, and further agreed, subject to DC fire and safety codes, to convert the additional set of existing doors on the west (Utah Avenue side) of the entrance vestibule closest to Ms. Rathbone and Mr. Bocanegra’s home as emergency egress only. Maret also agreed to explore the use of quiet-close doors in response to Ms. Rathbone and Mr. Bocanegra’s request.
- March 8, 2022: Ms. Rathbone and Mr. Bocanegra e-mailed a letter to Maret acknowledging that Maret had addressed many of their concerns, but indicated, consistent with Ms. Rathbone’s testimony at the March 9, 2022 BZA hearing the next day, that they were not satisfied with Maret’s proposed solution with respect to access to the Media Center Building and restated their request that Maret construct a new building entrance on the same side of the building as the existing entrance, but closer to the proposed athletic fields.

In summary, the Applicant has agreed to the following measures to mitigate potential impacts associated with its proposed athletic fields in response to concerns raised by Ms. Rathbone and Mr. Bocanegra:

- Plant additional trees, hedges and bushes to prevent or otherwise discourage people from accessing and/or loitering in spaces near the Media Center Building – both between the Media Center Building and the property line of 5931 Utah Avenue, NW and between the Media Center Building and the multi-purpose field.
- Continue to work with Ms. Rathbone and Mr. Bocanegra and other neighbors and the ANC

regarding the type, number, and maturity of the trees to be planted in connection with the project.

- Install a fence along the walkway between the ECC and the west side of the Media Center that wraps around the existing Media Center Building entrance vestibule and ends at the edge of the vestibule, limiting access to the lawn between the vestibule and the existing brick tunnel only to ECC students and staff and not to any field users.
- Replace the fence along the property line of 5931 Utah Avenue, NW, from the alley extending parallel to the Media Center Building to the point of the outer corner of the entrance vestibule, with a solid fence to enhance visual screening and noise mitigation.
- Install a fence 6' in height with a locked gate between the east side of the Media Center Building and the above-mentioned new solid fence along the 5931 Utah Avenue, NW property line to prevent unauthorized access to the space adjacent the Media Center Building that is near 5931 Utah Avenue, NW.
- Increase the height of the gate at the end of the Utah Avenue alley to 6' in height and ensure that it is locked when it is not in use by ECC or Maret for maintenance purposes or for emergency vehicles.
- Ensure that any security lights used on the property Maret is leasing from ECC will be low-glare and low-wattage so as to avoid light pollution at night.
- Provide access to the Media Center Building from the existing doors on the southwest (ECC-facing) side entrance vestibule and, subject to DC fire and safety codes, convert the existing doors on the west (Utah Avenue-facing) side of the entrance vestibule to emergency egress only.
- Explore the use of quiet-close doors.
- Relocate the dumpster from its originally-proposed location right near the Utah Avenue alley to the parking lot.



February 23, 2022

Meredith Rathbone and Stephen Bocanegra
5931 Utah Avenue NW
Washington, DC 20015
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Dear Meredith and Stephen,

Thank you very much for your continued communication and efforts to work together with our team in connection with the proposed ECC | Maret partnership. We have reviewed your February 11, 2022 letter and your follow-up e-mail from Sunday February 20, 2022. Our response is organized to address the following key issues discussed in your correspondence and our discussions over the past several weeks. Responses to your specific questions and requests are identified in **bold text**.

1. 3D Model

We appreciate that you have found the 3D model to be a helpful tool to visualize the site in the context of the surrounding community. As you noted, the model was designed to focus on the proposed site improvements, and while efforts were made to illustrate the general scale of adjacent homes, the model does not depict each home with complete specificity. We acknowledge that the footprint of your home has changed from the information upon which the model was based, but in light of many discussions and visits to your home, in addition to the helpful graphics you provided in your February 20 e-mail, our team has a clear understanding of the potential impacts that you have detailed in our conversations and your letter.

2. Hours of Use

Your February 11, 2022 letter makes several references to “proposed 7-day-per-week usage throughout much of the year by Maret and its third-party sub-lessees.” To confirm, the fields are only proposed to be used 7 days per week during the spring and fall seasons (approximately 6 months per year), and use of the fields by Maret and youth sports groups is expected to be only 36% of daytime hours.

With respect to use of the Media Center Building, we do not anticipate extensive use of the facility by parties other than Maret. In fact, other than occasional use of the restrooms, third-party lessees will not have access to the Media Center building except in case of emergency or severe weather conditions. Such limited use by other parties does not warrant construction of an additional restroom building near the parking lot or elsewhere on the site. Nonetheless, we have made focused efforts to respond to your request to keep players and spectators from straying into areas of the ECC property around the Media Center Building that are near your house, as detailed more fully in item 3 below.

3. Noise Mitigation and Screening Strategies

To address your desire for Maret to employ mechanisms to prevent people from congregating in areas within close proximity to your property, **Maret will plant additional trees, hedges and bushes to prevent or otherwise discourage people from accessing and/or loitering in spaces near the Media Center Building – both between the Media Center Building and the property line of your house and between the Media Center Building and the multi-purpose field.** Consistent with your request, we will continue to collaborate with you and other neighbors and the ANC regarding the type, number, and maturity of the trees to be planted in connection with the project.

In addition, in consultation with ECC, Maret will fence the area on the west side (ECC) and north (Utah Street) side of the Media Center Building to ensure that users associated with the field cannot access the portion of the ECC site that is most readily visible from your home. Specifically, **the fence along the walkway between the ECC and the west side of the Media Center will wrap around the existing Media Center Building entrance vestibule and end at the edge of the vestibule, limiting access to the lawn between the vestibule and the existing brick tunnel to ECC students and staff only; that area will not be accessible to individuals associated with use of the athletic fields.**

To further enhance visual screening and provide noise mitigation, **Maret will agree to replace the fence along your property line, from the alley extending parallel to the Media Center Building to the point of the outer corner of the entrance vestibule, with a solid fence. Maret will also install a fence 6' in height with a locked gate between the east (closest to your property) side of the Media Center Building and the above-mentioned new solid fence along your property line to prevent unauthorized access to the space adjacent the Media Center Building that is near your property.**

4. Site Access and Security

As we have discussed with you and other members of the community, the field will be accessed by players and spectators only through the parking lot area on Nebraska Avenue and not via the surrounding alleys. **However, to ensure that visitors do not enter the field from the surrounding alleys, and in response to your request, we have increased the height of the gate at the end of the Utah Avenue alley to 6' in height. The gate will be locked when it is not in use by Maret or ECC for maintenance-related purposes or for emergency vehicles.**

As noted in your letter, and as we have confirmed in discussions with you and other members of the community, **any security lights used on the property Maret is leasing from ECC will be low-glare and low-wattage so as to avoid light pollution at night. Furthermore, we are planning to use only motion-sensor lights in the vicinity of the Media Center Building to further limit any impacts associated with the security lighting.**

Also as noted in your letter and depicted in our site plan, **we have relocated the dumpster from its originally-proposed location right near the Utah Avenue alley to the parking lot.**

5. Media Center Building Access

We understand that the location of the entry of the existing Media Center building is an issue that is of specific interest to you, and we have worked since our first discussion to address your concerns. Based on our initial discussions, we understood that creating a new entrance to the Media Center Building on the south (field facing) side of the building was a concern for you – and that you would prefer the entrance to be on the west (ECC) facing side of the Media Center Building. In light of your comments at our February 3, 2022 office hours discussion and as detailed in your February 11, 2022 letter, we understand that you also have concerns about continued use of the existing building entrance vestibule on the northwest corner of the Media Center Building. Accordingly, our team has again reviewed and evaluated access to the building carefully. In an effort to keep activity to the west (ECC) side of the Media Center Building and away from your home, **access to the building will limited to the existing doors on the west side of the Media Center Building entrance vestibule and Maret will, subject to DC fire and safety codes, convert the other set of existing doors on the north (Utah Avenue) side of the entrance vestibule as emergency egress only.** Furthermore, in response to the request noted in your February 11, 2022 letter, **Maret will explore the use of quiet-close doors.**

In summary, Maret has agreed to the following modifications to our proposal in response to your concerns:

- Plant additional trees, hedges, and bushes to prevent or otherwise discourage people from accessing and/or loitering in spaces near the Media Center Building – both between the Media Center Building and the property line of your house and between the Media Center Building and the multi-purpose field.
- Continue to work with you and other neighbors and the ANC regarding the type, number, and maturity of the trees to be planted in connection with the project.
- Install a fence along the walkway between the ECC and the west side of the Media Center that wraps around the existing Media Center Building entrance vestibule and ends at the edge of the vestibule, limiting access to the lawn between the vestibule and the existing brick tunnel only to ECC students and staff and not to any field users.
- Replace the fence along your property line, from the alley extending parallel to the Media Center Building to the point of the outer corner of the entrance vestibule, with a solid fence to enhance visual screening and noise mitigation.
- Install a fence 6’ in height with a locked gate between the east side of the Media Center Building and the above-mentioned new solid fence along your property line to prevent unauthorized access to the space adjacent the Media Center Building that is near your property.
- Increase the height of the gate at the end of the Utah Avenue alley to 6’ in height and ensure that it is locked when it is not in use by ECC or Maret for maintenance purposes or for emergency vehicles.
- Ensure that any security lights used on the property Maret is leasing from ECC will be low-glare and low-wattage so as to avoid light pollution at night.

- Provide access to the Media Center Building from the existing doors on the west side of the entrance vestibule and, subject to DC fire and safety codes, convert the existing doors on the north side of the entrance vestibule to emergency egress only.
- Explore the use of quiet-close doors.
- Relocate the dumpster from its originally-proposed location right near the Utah Avenue alley to the parking lot.

Thank you again for your continued engagement with our team on these issues throughout the planning and review process. We hope that these responses clarify our position with respect to the specific issues and concerns that you have raised, and clearly set forth the steps that we will make to mitigate potential impacts of the project on your property.

We look forward to continuing to work together to ensure that the proposed athletic fields at ECC become a true neighborhood asset, while respecting the concerns and interests of our new neighbors in the surrounding residential community.

Very truly yours,



Marjo Talbott
Head of School

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