

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

January 15, 2022

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

We are writing this letter to indicate our serious concerns regarding the development of the Maret School Sports Complex on the current ECC field proposed for our neighborhood.

1. Congestion, Traffic and Use:

Maret proposes to build two varsity size fields, a baseball diamond and a multi-purpose field to be used for football, soccer, and lacrosse. Due to the size constraints of the field, both fields cannot be used concurrently. Therefore, the use of the space by Maret and its proposed sublease organizations will be constant. It will be used by ECC and Maret both during and after school till dark 5 days a week plus some weekends by Maret for rival games. It will be used by the sublease organizations on the weekends from early morning till dark. These fields will be used for spring, summer, fall sports. The Maret rivalry games will bring hundreds of spectators by their own admission. The parked cars and traffic will be overwhelming to current residents. The small parking lot proposed will likely make matters worse with cars and buses trying to enter/exit the proposed complex.

Nebraska Ave will resume to its normal traffic levels after the completion of the construction on Oregon Avenue and Bingham Drive. With the resumption of activities of the ECC plus the proposed use of the field by Maret and sublease organizations, the congestion on Nebraska Ave and the streets surrounding the field will be constant.

The intensity of use and congestion will bring with it nonstop noise and disruption to the daily lives of the residents that border the field and even for those who live blocks away. By way of adding some context, as Nebraska Avenue residents, we can hear the games at St. Johns College from our back yard.

The lack of off-set (buffer) to the surrounding neighbors and Nebraska Ave will also lead to damage from foul balls coming off the baseball diamond. Putting up netting will not only negatively impact the aesthetics of the neighborhood, but fail to protect property. Will Maret reimburse homeowners for damage to property?

2. Environmental Impact:

Maret proposes to irrevocably change a 5 acre greenspace to 2 varsity size fields with acres of artificial turf. Maret also intends to move some 40 odd heritage trees and excavate tons of earth. This will impact the trees and the wildlife on the property. How many trees will survive being transplanted? It will cause more drainage problems than currently exist as our existing drains on Nebraska Ave already overflow during heavy rains. The runoff from the artificial turf will infiltrate the storm water and will enter Rock Creek and the Chesapeake Water Shed – what is the impact of this and the introduction of more micro-plastics into the Chesapeake?

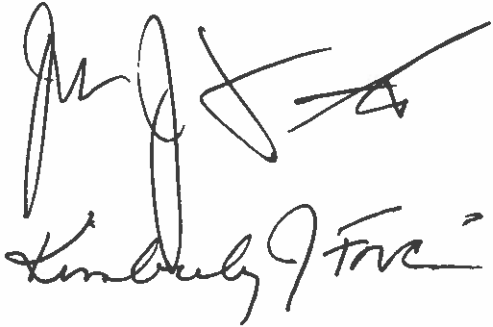
The bottom line is that Maret is proposing too much functionality by building both a baseball diamond and a multi-purpose field and too much utilization by itself, the ECC and sub-leasees (Stoddert Soccer, Cap City Baseball, Dynasty Baseball, etc.) They are trying to do this on a piece of property where there will be no off-set buffer from the activity, congestion, and noise for the surrounding residences. This development will negatively change the fabric of this community and have lasting consequences (50 years) on the quality of life, environment, and value of the homes impacted by this project.

We object to Maret's proposal as it is currently configured to disrupt our neighborhood – for the above stated reasons. In addition, we do not want to set this kind of precedent for future development in our city.

Respectfully,

Joseph and Kimberly Forcier

5857 Nebraska Ave NW

Handwritten signatures of Joseph and Kimberly Forcier. The signature for Joseph is a stylized, cursive 'JF' with a long horizontal stroke extending to the right. The signature for Kimberly is a cursive 'Kimberly Forcier' written below the first signature.