

**Responses submitted to ANC 3/4G Regarding
DC Board of Zoning Adjustment (BZA) Case #20643
EEC Field and Maret School BZA Application**

**LETTERS OF SUPPORT
(A second file of letters of opposition is also on the ANC 3/4G website)**

<Update: as of March 2, 2022>

OF NOTE: The following have been received by ANC 3/4G. Note that the BZA is also in receipt of a number of letters in this case. Responses here are shown by date followed by message. Transposition to a single document format may have altered paragraphing. There have been no changes in content. Additional responses will be posted.

MARCH 2, 2022

RE: BZA Application No. 20643
Maret School Athletic Fields Project
Comments in Support
TO: Mr. Frederick L. Hill
Chairman Board of Zoning Adjustment (BZA)

Dear Mr. Hill,

My name is John Bess. I am a native Washingtonian, and a continuous Ward 4 resident since 1977. My wife and I raised four children in this city; two (2) are graduates of DC Public Schools and two (2) are graduates of Maret School.

I fully support the proposal to develop an athletic field on the under used field space of ECC. I write to pray BZA to consider the benefits of community partnerships as you study the Episcopal Center for Children (ECC), and Maret School Athletic Fields Project. The proposal offers a win – win for the citizens of the District in more ways than I can point out in this letter. Nevertheless, I will highlight a few reasons why I support the Project:

The District and even more directly the residents of Ward 3, 4, and 2 will gain a high quality athletic field, at minimal cost from the DC budget. It will be the only privately owned and managed athletic field in the area that allows public use.

The new field will reduce the congestion on other athletic fields throughout the city. The field is planned with utmost consideration to the impact on the environment. Special attention to storm water runoff, preservation of valued trees and landscape, and neighborhood traffic flow.

The project will not inhibit the important work of ECC.

Maret School has a long and trusted history of sharing resources with the community. For as long as I can remember, Maret School has opened their on-campus gymnasium, athletic field, library, and auditorium at no cost to individuals, teams or groups who apply for usage. Maret School's norm of opening their facilities to struggling programs has sometimes made the difference between whether a team can compete with other teams.

Once again, I implore BZA to consider the Episcopal Center for Children and Maret School Athletic Fields Project in a favorable light. The benefits of the completed Project are endless.

Thank you,

John D. Bess
5525 16th Street, NW (Ward 4)
Washington, DC 20011
(202) 722-9057
jdbess@aol.com

MARCH 2, 2022

RE: BZA Application No. 20643: Maret School Athletic Fields Project: Comments in Support
ATTN: Chairman of the BZA, Mr. Frederick L. Hill.

I am writing to offer my strong support for a positive decision by the D.C. Board of Zoning Appeals to approve the application of the Maret School for construction and operation of its athletic field under a 50-year contract with the Episcopal Children's Center of Washington DC. I have been involved from the outset in the outreach of our Advisory Neighborhood Commission (ANC) and Maret and have been impressed by what can only be described as a model process of community engagement. I strongly support the very careful analysis of the ANC of all of the issues raised and of Maret's responsiveness to community concerns. In regard to the BZA's role in this process I believe BZA should grant its approval.

I have several reasons for my support of this project:

1- MARET's proposal is consistent with the current zoning and use of the property for educational purposes. It is not only consistent with the mission of the existing Episcopal Children's Center but also essential for the ECC to have the funds to reopen and serve the unique needs of children with emotional challenges which was closed at least temporarily for lack of resources. This will ensure the site's primary use continues.

2- MARET's proposal meets the needs of both the ECC's unique population and the broader needs in DC for children's athletic fields. ECC has also sought out Maret as a partner since their use of the site will meet the needs of children in the community for whom there is a paucity of athletic fields. This is clearly not about the money. If this transaction was about the money the ECC could just sell the site to a developer for denser mixed use residential and commercial development as has been promoted throughout the city. As for Maret, they will not be making money off of sublease to DC youth sports groups. Maret subleases provide a means for Maret to carry through on commitments to community. Maret can hold any sub-leasees accountable for responsible use of the field(s) while meeting Maret values of sharing its assets so that it can serve the interests of a broader DC community when available. Furthermore, Maret plans to charge minimal costs to sub-lessees in order to maintain the fields after proposed uses. Maret's commitment to the community would not leave this important asset dormant while its students are not using it, which is much of the time!

3- MARET's proposal addresses longstanding water management issues.
MARET's sizeable investment in the property will address from its proposed use of permeable

astroturf, its grading and plantings, its assumption of existing yet unmet requirements for water management by the ECC and its employment of experts in this process. The permeable surface of the artificial turf and development of a plan for water runoff and management is something that does not exist now and will enhance rather than worsen existing water management issues.

4- MARET's proposal minimizes adverse traffic and noise impacts and the proposed curb cut is along a wide street already used by bus transit. MARET's proposal to minimize traffic, provides for biking, parking spaces, provisions for use of its buses and those of opposing teams. The days and times of use are limited especially given the fact that the field will not have lights, nor a large scoreboard. Maret students will only use the field after school hours during the week and only on occasional weekends. There will only be one game at a time. There will be no lights on the field so activity must stop at sundown. Other users of the site, for soccer and baseball, will be one game at a time. There will not be multiple users or multiple games.

5- MARET's proposal preserves those Heritage Trees that can be preserved and design features that make this an amenity for the neighboring property owners. Many of the existing trees are severely compromised, and left as they are will not survive. The Maret plan preserves several in place and with the aid of professional arborists plans to safely relocate others.

6- MARET's proposal is better than alternatives: more compatible with intended existing uses, far less disruptive than alternatives. The proposal for a single sport field is neither wise nor feasible. I live within the Small Area Plan zone for Chevy Chase DC's Connecticut Avenue Corridor slated for higher density development so I understand angst of the site's neighbors about proposed change from its relatively undisturbed state but also potential for other types of development that will greatly exceed the projected impacts of the sports field by several orders of magnitude. There might be some who prefer the site become available for affordable housing, but it is not convenient to shopping and support services even though there is a bus line along Nebraska Avenue. Far more desirable locations are afforded in Friendship Heights or more limited options along Connecticut Avenue. There are still others who argue for a single field instead of two adjacent fields for two different sports. This would not only fail to meet Maret's needs and scuttle the deal, but also makes little sense since the fields will not be in use at the same time, so it is really a single field at a time.

7- MARET's proposal responsive to community input and garners the full support of our ANC. If you read the report and recommended conditions of the ANC it provides ample evidence of a process which reached out and responded to community concerns with solid responses and conditions to satisfy them.

8- In regard to the BZA special exception, I understand that the application before the BZA is for a special exception pursuant to 11-U DCMR § 203.1(m) and 11-X DCMR § 104 to permit a private school use in a residential zone district, and pursuant to 11-C DCMR § 710.3 to allow parking spaces to be located in the front yard of the property. Both requests are reasonable given the size of the property, the intended use, and planned controls/designs to minimize and limit impacts of site views, sound, runoff, and time of use.

NO CONFLICT OF INTEREST: My children are now grown and will not be directly benefited by this field, however, my grandchildren, if we are blessed to have them and they live in the community, would benefit greatly. Also in full disclosure I am the parent of a Maret graduate over a decade ago so in that regard I also will not benefit from this project, other than to know

from this vantage point the character and values of the Administration and parent body, committed to not only its own community but to the broader DC community. They walk the talk and can be relied upon to do right by the city. Certainly concerns about relinquishing their use of the Jelleff fields once this is up and running will serve the broader DC community as have their actions to improve that field and maximize use by others. The only constraint on their making this asset more broadly available is the agreement with its neighbors to minimize any adverse impact on them.

Thank you for listening. I am sincerely yours,

Cheryl Wasserman
5714 Chevy Chase Parkway NW
Washington DC 20015
Cwasserma1@aol.com
202-362-5658@dc.gov

FEBRUARY 25, 2022

DCOZ - BZA Submissions (DCOZ)
Cc: Speck, Randy (SMD 3G03);
Higgins, John (SMD 3G02)

Dear Chairman Hill,

My name is Robin McQueen, and as a Ward 4 resident and parent, I am in full support of the Maret Fields project at the Episcopal Center for Children.

This project will benefit the local community and DC students. Having open space in a neighborhood is an asset that all should appreciate. Rather than a negative impact, the sounds of children playing adds life and vitality to a community.

Maret's plan to expand the use of its fields beyond its own students is a direction that should be endorsed by the DC government. The city needs more athletic fields and baseball diamonds to support the youth athletic organizations that are a vital part of Washington and make the city so attractive to families.

Maret has made many concessions in its planning to minimize neighbor impact. They have worked with experts and city agencies to implement important traffic and safety measures. They have a proven record of being a good neighbor and partner with the city. The ECC neighbors are fortunate to have such a wonderful prospect for the development of that property.

I urge you to approve Maret's plan and keep the fields accessible to the wider community.

Sincerely,

Robin McQueen
4829 16th Street Northwest
Washington, DC 20011
rnrooks@yahoo.com

FEBRUARY 25, 2022

Dear Chairman Hill,

My name is Natasha Shields and I live at 1815 Randolph St NW in Ward 4. I am in full support of the Maret School's proposed fields project located at the Episcopal Center for Children (ECC), and I respectfully urge you to do all in your power to move it forward.

Maret is pursuing this partnership with ECC to meet the needs of its student-athletes. Athletics are core to Maret's mission, and providing adequate field space for young people is critical to any well rounded educational program.

While meeting this end, Maret's lease payments would also support the long-term vitality and viability of ECC, a valued institution in ANC3/4G since 1930, and allow it to continue its mission as a therapeutic school serving children with emotional disabilities and their families throughout the city.

Furthermore, sharing the proposed athletic fields at ECC with a limited number of youth sports organizations would address an unequivocal need throughout the District for access to quality all-weather playing fields.

I appreciate Maret's decision to be outward looking as it addresses its own needs by insisting the field be made available to students from different neighborhoods in need of proper field space. Please endorse this plan which will benefit Maret students, ECC students, and DC children in the partnered athletic programs.

Sincerely,

Natasha Shields 1
Randolph St. NW
Washington, DC 20011

FEBRUARY 25, 2022

Copy: Randy Speck SMD3G03
malaika.ann.jones@gmail.com

Dear Chairman Hill,

My name is Malaika Jones, and I am in full support of Maret's proposed fields at the Episcopal Center for Children. As a second-generation Washingtonian and mother, the benefit this partnership offers many of our city's youth is very important to me. The ECC has a wonderful mission to help vulnerable DC children here, within the city. The need to support at-risk children with emotional health issues has never been greater, and the Center simply cannot survive without a partnership like what it is seeking with Maret.

Maret's investment in new fields would provide for the ECC, its own students, and DC youth athletic organizations. Washington's children will benefit, not just those in the immediate neighborhood including our children in Ward 4 and far beyond.

As a parent in Ward 4, I urge you to approve this plan and build a new multi-purpose field and baseball diamond--a much-needed resource for our city. And let this project serve as a model for future partnerships between organizations genuinely interested in positive community impact and the greater good.

Sincerely,

Malaika Jones
1627 Kennedy Place NW
Washington DC 20011

FEBRUARY 25, 2022

CC: Speck, Randy (SMD 3G03)

Dear Chairman Hill,

My name is Jeanie Carr and I live at 1809 Varnum Street NW in Ward 4. I am in full support of the Maret School's proposed fields project located at the Episcopal Center for Children (ECC), and I respectfully urge you to do all in your power to move it forward.

This partnership between Maret and ECC will carry forward the important missions of two outstanding educational institutions – both of which have been in Washington, DC for over 100 years! In addition, the project will make more quality field space accessible to District youth athletic organizations. The potential this project has to benefit children across the city should be a model for any organization interested in a positive community impact. The following are highlights for me:

- The proposed field project will benefit a multitude of DC children.
- The ECC must resume its operations and serve the many children in DC who need a therapeutic education. Particularly on the heels of a pandemic, the need for these types of services is critical.
- The ECC will leverage their land in order to exist, and Maret's plan provides an open-space, low impact option for the neighborhood.
- Most of Maret's students come from the DC. And, while it is a tuition-based school, it is not elitist. It is inclusive with 25% of its students receiving financial aid.
- Maret has a demonstrated record of being a good neighbor in Washington. Their generous commitment to hosting the Horizons Greater Washington program for over 20 is a testament to their desire to support not only Maret students, but students throughout the region.
- I would like to see more high-quality fields for our city's youth leagues. Maret's desire to make the new field and baseball diamond available to DC youth based athletic organizations fills a

great need in Washington, DC, and reflects the school's proactive approach to help where it can. New, state-of-the-art turf fields are environmentally friendly and provide a safe surface for sports activities in all weather conditions.

- Please ensure that this multi-sport field and baseball diamond can be built and made accessible to our city's children
- Neighborhoods throughout the city are home to recreation facilities, schools, playgrounds, and parks. This is what makes our city so livable for families.

Please endorse this plan which will benefit Maret students, ECC students, and DC children in the partnered athletic programs. Maret has proven itself as a trusted partner and will be responsive and responsible stewards of this property.

Respectfully,

Jeanie Carr
1809 Varnum St. NW Washington DC 20011

FEBRUARY 25, 2022

Dear Chairman Hill,

I urge you to support Maret's proposed fields at the ECC. As a Ward 4 resident and father, I see this field space as a valuable and much needed addition to our Ward and our City.

The ECC is a testament to the best parts of this city and this partnership is critical to its ability to continue their operations and as a therapeutic school – a worthy and much-needed service for many families. The neighbors in opposition to Maret's plan must realize that the plan for open field space will have a much more limited impact on them than other development options. If not Maret, another entity will develop that property unlikely to have concern or care for community impact. Please don't prioritize the loud complaints of a few over the larger benefit to so many families.

Neighborhoods throughout the city are home to recreation facilities, schools, playgrounds, and parks. This is what makes our city so livable for families. I am grateful that Maret's plan includes provisions for use of the field by DC youth sports organizations, the ECC, local DCPS, and neighborhood use. This plan is not to make money – but to fill a need in the city to provide quality playing fields and open space. I urge the BZA to endorse this project and the provision to allow the field to be used by other entities. Too often facilities are built and then restricted to the public because of a few neighbors' desires.

Sincerely,

Abdul Fouzi
abdulfouzi@yahoo.com
4324 18th St NW
Wash DC 20011

FEBRUARY 25, 2022

tawanahinton52@gmail.com

bzasunmizations@dc.gov

CC: Randy.Speck@anc.dc.gov, 3G02@anc.dc.gov.

Subject: BZA Application No. 20643: Maret School Athletic Fields Project – Comments in Support

Dear Chairman Hill

My name is Tawana Hinton, and I am in full support of Maret's proposed fields at the Episcopal Center for Children.

As a multi-generation Washingtonian, educator, and mother, the benefit this partnership offers many of our city's youth is very important to me.

The ECC has a wonderful mission to help vulnerable DC children here, within the city. The need to support at-risk children and families with emotional health issues has never been greater, and the Center simply cannot survive without a partnership like what it is seeking with Maret. These are two organizations that we, as Washingtonians, should all champion and hold up for their youth centered missions and long history of good work.

Maret's investment in new fields would provide for the ECC, its own students, and DC youth athletic organizations. Washington's children will benefit, not just those in the immediate neighborhood including our children in Ward 4 and far beyond.

I urge you to approve this plan and build a new multi-purpose field and baseball diamond.

Please help enable ECC to thrive as a much-needed resource for our city, and Maret to continue its proud tradition of educating children that go on to have a positive impact in the world.

Sincerely,

Tawana Hinton

[6643 13th St. NW](#)

[Washington, DC 20012](#)

240-432-8176

FEBRUARY 25, 2022

Dana Tignor tignordana@gmail.com

BZA Submissions (DCOZ)

Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)

Dear Chairman Hill,

My name is Dana Tignor. As a mother and Maret alumna, I urge you to support Maret's proposed fields at the ECC. This field space is a valuable and much needed addition to the City.

The ECC is a testament to the best parts of DC and this partnership is critical to its ability to continue their operations and as a therapeutic school – a worthy and much-needed service for many families. The neighbors in opposition to Maret's plan must realize that the plan for open field space will have a much more limited impact on them than other development options. If not Maret, another entity will develop that property unlikely to have concern or care for community impact. Please don't prioritize the loud complaints of a few over the larger benefit to so many families.

Neighborhoods throughout the city are home to recreation facilities, schools, playgrounds, and parks. This is what makes our city so livable for families. I am grateful that Maret's plan includes provisions for use of the field by DC youth sports organizations, the ECC, local DCPS, and neighborhood use. This plan is not to make money – but to fill a need in the city to provide quality playing fields and open space. I urge the BZA to endorse this project and the provision to allow the field to be used by other entities. Too often facilities are built and then restricted to the public because of a few neighbors' desires.

Sincerely,

Dana Tignor
1812 Varnum St. NW WDC 20011
917-232-5082

FEBRUARY 25, 2022

Dear Chairman Hill,

I urge you to support Maret's proposed fields at the ECC. As a Ward 4 resident and father, I see this field space as a valuable and much needed addition to our Ward and our City.

The ECC is a testament to the best parts of this city and this partnership is critical to its ability to continue their operations and as a therapeutic school – a worthy and much-needed service for many families. The neighbors in opposition to Maret's plan must realize that the plan for open field space will have a much more limited impact on them than other development options. If not Maret, another entity will develop that property unlikely to have concern or care for community impact. Please don't prioritize the loud complaints of a few over the larger benefit to so many families.

Neighborhoods throughout the city are home to recreation facilities, schools, playgrounds, and parks. This is what makes our city so livable for families. I am grateful that Maret's plan includes provisions for use of the field by DC youth sports organizations, the ECC, local DCPS, and neighborhood use. This plan is not to make money – but to fill a need in the city to provide quality playing fields and open space. I urge the BZA to endorse this project and the provision to allow the field to be used by other entities. Too often facilities are built and then restricted to the public because of a few neighbors' desires.

Sincerely,

Kim Tignor
4324 18th St NW Wash DC 20011
Kimberly Tignor kimtignor@gmail.com

FEBRUARY 23, 2022

Muriel Wilkins muriel@paravispartners.com

To: DCOZ - BZA Submissions (DCOZ)

Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)

BZA Application No 20643 Maret School Athletic Fields Project – Comments in Support

Dear Chairman Hill,

I live in the ANC 3/4 G at 2765 Unicorn Lane and am in full support of Maret's fields project at the ECC.

These are considerations that are most important to me:

This partnership between Maret and ECC will carry forward the important missions of two educational institutions – both of which have been located in Washington, DC for over 100 years.

The ECC will leverage their land to resume their program and this plan ensures the best outcome for the immediate neighbors - limited impact, open space, and access to the facility and minipark by the neighbors. As a neighbor who often walks by the ECC, I've often wondered what is to become of that institution that has served so many and is still very much needed in the District. This partnership seems like an equitable solution that would allow ECC to continue with its mission for many years instead of having to disappear from its home in DC as so many of our other homegrown institutions have.

The city is in need of more field space and baseball diamonds to accommodate the many DC children who play youth league sports.

Maret is a trusted partner in the city as evidenced by over 20 years of partnership and generous support of Horizons Greater Washington- a tuition-free academic enrichment program which serves students from under-resourced communities.

Maret is a good neighbor. As a parent of two students at Maret, we receive reminders about important traffic guidelines that help minimize impact and ensure the safety of our students and the many pedestrians who use Cathedral Avenue during commuter times.

Thank you for your attention to this letter.

Sincerely,

Muriel Wilkins
2765 Unicorn Lane NW
Washington DC 20015
202-255-8062
muriel@paravispartners.com

FEBRUARY 23, 2022

Lisa McLish lisa.mclish22@gmail.com
DCOZ - BZA Submissions (DCOZ)
Cc: Speck, Randy (SMD 3G03);

I write in support of the Maret School's athletic fields project at the Episcopal Center for Children (ECC).

I have been a resident of the neighborhood for 28 years and live just a little over a block from the ECC at 3210 Patterson Street. My three children attended both Lafayette Elementary and the Maret School and my third child graduated from Maret in 2021 (so we will not directly benefit from the project). Maret's development of this property seems thoughtful and designed to benefit both the school and the surrounding community. Maret has taken the neighborhood's comments into account and will improve the site. In all the years we have been affiliated with the school Maret has worked to be a good neighbor and give back to both the surrounding neighborhood and the city. I have no doubt that this will continue.

The field is currently completely empty and has never been available to the general neighborhood. In all the years we have lived in the neighborhood I have rarely, if ever, seen anybody using the property (even when the school was fully operational). In the meantime, the city has a dearth of suitable playing fields and my kids and their friends were forced to play miles away from their neighborhoods and in Maryland and Virginia. While I understand the immediate neighbors' apprehension, it is not entirely fair to have the grounds lie dormant for the benefit of a few. As someone who has lived a block from Lafayette Elementary, park and tennis courts for 28 years, I have never viewed the sounds, traffic and use of the park as a detriment - it has been a joy. We are also very lucky to have Rock Creek Park right down the street. I hope the BZA approves the project.

Sincerely,

Lisa McLish

FEBRUARY 23, 2022

Lionel Brown lionroch@gmail.com
To: Spck, Randy (SMD 3G03); Higgins, John (SMD 3G02)
FYI, Chairman Speck and Commissioner Higgins. I'm sending a copy of our letter of support to the BZA to the ANC for your record and completeness.

Kind regards,
Lionel (letter below)

From: Lionel <lionroch@gmail.com>
Date: February 1, 2022 at 1:56:22 PM EST
To: bzasubmissions@dc.gov
Cc: Rhoda Weeks-Brown <mizrho@gmail.com>
Subject: BZA Application No. 20643: Maret School Athletic Fields Project at the ECC - Enthusiastic Support!

Dear Mr. Frederick L. Hill, Chairman of the BZA,

My name is Lionel Brown and I am Co-Block Captain of the 5300 Block of 29th Street NW. We live at 5314 29th Street NW in Chevy Chase, DC. My wife, Rhoda Weeks-Brown, and I are also parents of two Maret high schoolers, who are unlikely to directly benefit from the proposed fields when completed given they are currently senior and sophomore respectively.

We are submitting this statement in strong support of Maret's proposed athletic fields on the ECC grounds given the school's well thought out plan that provides responsible use for not only its students and District children, but also empathetically addresses neighbors understandable concerns about noise, lighting and the environment. Throughout Maret's 110 years history in the District, the School has made being a great neighbor part of its ethos. Moreover, Maret has demonstrated strong commitment to the wider District community by generously opening its doors to needed students and allowing use of its facilities by a myriad of organizations for educational, sports and community purposes.

We believe Maret's long and storied roots in the District, stellar reputation for integrity and the ECC's desire to reopen its critical operations to special needs students make this partnership the best and most viable option for use of the space. It is not a matter of if but when this valuable space will be developed in a major city like the District of Columbia with severe real estate limitations. Developing the space with beautiful athletic fields that thoughtfully serve the needs of children, while adequately addressing neighbors concerns, is undoubtedly in the long term interest of our community and we have no doubt that Maret will keep its commitments. Therefore, we unreservedly support Maret's proposal. Moreover, we respectfully urge you and the BZA to approve the project expeditiously so construction can commence. Thank you for your consideration.

Sincerely,

Lionel Brown & Rhoda Weeks-Brown
5314 29th Street NW
lionroch@gmail.com
703-622-7077

FEBRUARY 22, 2022

Regarding: BZA Application No. 20643 Maret School Athletic Fields Project
Letter in SUPPORT

Dear Chairman Frederick L. Hill,

I am a local Chevy Chase resident and I have two young children. I previously lived a few blocks away from the main Maret School campus in Woodley Park. My daughter (6) attends DCPS Eaton Elementary School.

I am in SUPPORT of approving Maret's BZA Application No. 20643. Change is inevitable. And, from my viewpoint as a Chevy Chase resident and DCPS parent, the change that the ECC and Maret is requesting supports the greatest good that could come of an empty field in an actively growing neighborhood. The property in question is a private property and, ultimately, it should be the ECC and/or whoever purchases the land from them who has the greatest say in what happens to the land. Converting this empty space to a usable, viable, thriving field for

children in a transaction that would also allow the ECC to remain open and continue providing therapeutic services to children with special needs would be the greatest outcome the neighborhood could hope for.

As an added benefit, Maret is willing to allow reasonable access by the public to the fields. As a previous neighbor to the Maret campus on Cathedral Ave, NW, I can say that access to their property on the weekends and after school hours was greatly beneficial to our quality of life as a young city family. We used their front grass area and playground regularly as an extension of outdoor space for our daughters and we frequented the farmers' market. I can only imagine that Maret's commitment to the Chevy Chase neighborhood is as honest as their track record in Woodley Park.

As far as neighborhood concerns for traffic increase, it continues to evade me as to what residents of the city expect for continued development, growth, and bettering of city spaces. Any building on this property will change traffic demands. And, if ECC cannot remain open, they will be forced to sell the entire property that would logically go to a developer who will most likely plan a higher density project. I believe that these are changes we should embrace as residents in a vibrant, dynamic city. I do not believe that Maret should be shuttered by the neighborhood because they are a private school with many resources. All educational opportunities are important and should be embraced for the mission they serve.

I hope that the BZA honestly and seriously considers the Maret application and sees the mutual benefits that will be served by allowing this project to proceed. As city residents, change must be embraced and we should welcome entities, such as Maret, who commit to making these changes with community input and values in mind.

Allison Fitzsimmons
5342 28th St. NW Washington, DC 20015
(908) 578-9159
amgfitzsimmons@gmail.com

FEBRUARY 22, 2022

Peter Zamora peter_zamora@hotmail.com
To: DCOZ - BZA Submissions (DCOZ)
Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02); marcelagurrutia@hotmail.com
Zamora BZA letter re Application No. 20643

My partner and I are pleased to provide comments attached and below in strong support of BZA Application No. 20643: Maret School Athletic Fields Project. Thank you for considering our views. Comments in Support

Frederick Hill
Chairman, Board of Zoning Adjustment
District of Columbia

Dear Mr. Hill:

As owners and residents of the home at 6214 29th Street, NW, we write in strong support of the proposed partnership between the Episcopal Center for Children (ECC) and Maret School. As

neighbors who live very close to ECC, the proposal is ideal to meet the needs of our local community and the families who live here.

Access to open space and exercise are critical for child development and mental and physical health. As a family with a young child, we have tried to use the ECC fields during the pandemic to give our son access to a nearby open field but were prevented by a policeman from throwing a frisbee on the vacant, unoccupied field. The proposed ECC-Maret partnership would allow us as local residents to use a much-improved and closeby open space and would be a major benefit to our family's physical and mental health during a challenging time. At the same time, it would not increase residential density or cause significant disruptions or quality of life concerns in this quiet residential neighborhood.

As a 7th grade student at Maret, our son currently has limited access to space on school fields where he can exercise and participate in outdoor team sports. He and many other District children would benefit greatly if this partnership goes forward to allow Maret students, community members, and a limited number of youth sports organizations to play sports on quality playing fields that are currently scarce in this area. In these challenging times in particular, physically distanced outdoor play time is a critical local resource for our neighborhood's kids and families.

The proposal as described is both very reasonable and in the best interests of this neighborhood as well as the ECC and Maret communities.

Please contact us at Peter_Zamora@hotmail.com and MarcelaGUrrutia@hotmail.com if we can provide additional information regarding our strong support for this proposal.

Sincerely,

Peter and Marcela Zamora
6214 29th St., NW
Washington, DC 20015
202-596-0702.

FEBRUARY 22, 2022

Dear Chairman Hill,

I am writing to submit a statement of support for the Maret School athletic field as a long-time resident of the Chevy Chase DC neighborhood. My name is Tim McCaughan and I have lived at 6412 31st Place, only a few blocks from the ECC, for 20 years. My family have been whole-hearted members of the community since the first day we moved in.

I am fully behind this plan for multiple reasons. First and foremost, the EEC deserves to be allowed to fund its mission to provide much needed help to the children it serves.

Additionally, as I'm sure you're aware, there is a dearth of fields in our neighborhood --requiring Chevy Chase DC residents to use fields in other DC communities for our children's sports activities. Maret's plan to share the facility is welcome and this use would reflect the neighborhood's commitment to the city.

Maret has also always been a welcoming and generous member of the DC community. I noticed this when just a soccer dad watching a rec league game on their Woodley campus back field and I see it every day now as a Maret parent.

Finally, this has been an unused field for many years. I have often walked my dog by and noted the "no trespassing signs." The ECC has every right to pursue the field's private development. There is no other option that would benefit our neighborhood in as positive and as inclusive a manner as the Maret School Athletic Field plan will.

Respectfully,

Tim McCaughan
6412 31st Place NW
Washington, DC 20015
202-365-5408
Tim McCaughan
tcmccaughan@gmail.com

FEBRUARY 21, 2022

Kristen McCaughan
kristenmccaughan@gmail.com
DCOZ - BZA Submissions (DCOZ)
Cc: Higgins, John (SMD 3G02); Speck, Randy (SMD 3G03)

Dear Chairman Hill,

I am writing to submit a statement of support for the Maret School athletic field as a member of the Chevy Chase DC neighborhood. My name is Kristen McCaughan and I have lived at 6412 31st Place not far from the ECC for 20 years. We moved here because of the lovely community.

If the Maret plan does not move forward, the EEC property risks being sold to developers who would put far greater intensive use on this land for their own financial benefit. This must not happen. Use of a beautiful field would ensure that we would have a second place in the neighborhood in addition to the lovely Lafayette where we can hear the joys of kids. That's what makes this neighborhood great.

Please please do everything you can to ensure developers do not end up with this property. Our beautiful neighborhood and (the children of the EEC and those at Maret) would benefit from your decisions.

Kind regards,

Kristen McCaughan
6412 31st Place NW
Washington, D.C. 20015
202-276-4961

FEBRUARY 21, 2022

Dear Mr. Chairman,

I'm writing you in whole hearted support of the Maret School Athletic Fields Project. As a former Maret parent and DC resident I cannot think of a better use of the property in question than the proposed athletic fields.

I'm so dismayed by the tenor and negativism of the opposition who are objecting to something so healthy and inclusive as a school athletic area. As someone who lives within walking distance of a museum, a music school, a law school and a high school (Hillwood Museum and Gardens, the Levine School of Music Howard University Law School and the Burke School) I can tell you it's a JOY to live in a neighborhood that includes young people, students, tourists and others who happily share space with homeowners. That's what makes our city and our community thrive.

Please consider this letter of support as this decision approaches.

Thanks for your consideration!

Nancy Doyle Palmer
nancypalmer14@gmail.com
202-210-5990

FEBRUARY 20, 2022

RE: BZA Application No. 20643: Maret School Athletic Fields Project,
CC: Randy Speck, Chair ANC3/4G: John Higgins, Commissioner ANC 3/4G

Dear Mr. Hill,

I am writing in support of Maret's proposal to develop fields at the Episcopal Center for Children. As a neighbor within three blocks of ECC, I support the proposal to create additional fields. My neighborhood has just one field within walking distance; this field is often occupied by sports teams and unavailable for public use. In addition, when it is free, it is often muddy and unusable. I have two elementary-aged daughters, and I would welcome the presence of another field that would allow us additional opportunities to play sports. More generally as a DC resident, I am glad that Maret is sponsoring the creation of fields for all of the DC community to use.

This will help us foster a vibrant, lively community that welcomes families and community activities. I appreciate that Maret has taken into account neighbors' concerns, such as concerns about traffic, trash, and noise, and I am encouraged by its commitment to continue partnering with the community.

Sincerely,

Kenli Okada
5902 32nd Street NW
Washington, DC 20015

(202) 255-7797

FEBRUARY 20, 2022

Mr. Frederick L. Hill
Chairman of the BZA
Re: Statement in Support of BZA Application No. 20643:
Maret School Athletic Fields Project

Dear Chairman Hill and Members of the BZA,
As a neighbor in very close proximity (29th and Rittenhouse NW) to the Episcopal Center for Children (ECC) and the proposed athletic fields for the Maret School, I respectfully submit this letter to the BZA in whole-hearted support of the proposed development and use of the ECC's athletic fields in partnership with the Maret School. This project will help sustain and support the ECC's important educational and therapeutic mission, as well as preserve and maintain the neighboring facilities for their long-designated educational purposes. I have no personal association or affiliation with either ECC or the Maret School.

The ECC has been an excellent and longstanding neighbor to our community (ANC3/4G) since the 1930s. ECC has as its mission the assistance, education and support of children with emotional disabilities and their families. This is a critical and unique mission in service of a much underserved community within the District of Columbia, and is therefore a mission which our neighborhood and City should support in every way that we can.

The ECC site currently sits unused, and has since 2019, as the ECC has lacked sufficient funds to operate its school for children with emotional disabilities. This situation is neither beneficial nor sustainable long-term. For the children and families served by ECC, the continued closure of the school is a life-changing disservice. Moreover, the community simply cannot expect that ECC will maintain the vacant site clean and safe, as it has been doing, as a quiet park for our pleasure. Additionally, vacated sites can sometimes be used unsafely for purposes for which they are not intended.

Nothing in life is static and the ECC, our good neighbor, needs this partnership to further and fund its educational mission. The site has in the past served as a residential institution and school, and every neighbor who has bought in the neighborhood since the 1930s has been aware of its existence as a school and the uses which such an educational site might entail, including athletics and field use.

The City has an interest in helping ECC continue to use its property as it traditionally has, as a school for children with emotional disabilities. These children and their families have enormous needs that are underserved in our community, city and society. We should want to facilitate the continued operation of a school that serves these need. In this case we can do that by allowing the ECC to enter into a financial partnerships with the Maret School, to lease and develop its fields for the purpose of its extracurricular activities and athletics. The lease payments will support the long-term vitality and viability of ECC.

It is clear that ECC must leverage their real estate in order to stay in existence. It has considered numerous development options and chose Maret as a like-minded partner, over other interested parties, because Maret's proposed fields is in keeping with the traditional use of the site for educational purposes.

Our family moved here from Pasadena, CA. In Pasadena, our house was adjacent to the California Institute of Technology (Caltech). Caltech's track, fields, swimming pool, Tournament Park, and athletic complex surrounded our neighborhood. The other neighbor adjacent our house was Polytechnic School (Poly), a private L.A. k-12 school. Poly's high school campus was directly across the street from us.

I thus have personal experience with living right next to two schools and their outdoor athletic facilities and all that entails in terms of use and parking. Having two academic institutions as neighbors was always a benefit. Both schools maintained safe campuses, which in turn contributed to the security of the neighborhood generally. Of more benefit to the neighborhood was the energy and life that the children, young adults, teachers, professors, staff and families contributed to the area daily -- it was quite wonderful. Even with a high school across the street, everything was always done and quiet each evening by 8:30 p.m.

In this case both ECC and Maret plan and agree to reasonable use of the property, in keeping with its educational purpose, and to limit community impact by abiding to certain terms and conditions. This is a reasonable proposed use and I support it as a neighbor. As a last point, though not a particularly important one, personal experience has taught me that being neighbors with educational institutions helps keep home values stable in the area.

As I said before, the ECC site cannot remain empty indefinitely, and communities need life to sustain them. The site has long served as a school for children, and it will be nice to have it serve that purpose again. I will happily put up with some amount of additional traffic and afternoon and weekend parking in exchange for the energy of children and teens, and the sounds of play and sports.

Thank you sincerely and with gratitude for your consideration of this issue.

Virginia Morales Navarrete Brooks
6104 29th Street NW
Washington, DC 20015
(703) 217-1789
viriniamoralesnavarrete@gmail.com

FEBRUARY 19, 2022

DCOZ - BZA Submissions (DCOZ)
Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)

Dear Mr. Hill and members of the DC Board of Zoning Adjustment

We are writing to express our strong support of the Maret School's plan for fields at the Episcopal Center for Children.

As residents of this neighborhood, watching the ECC campus decline and cease operations has been sad and worrying as we know there are so many children who need the services the school could provide. Additionally, we were concerned about what would happen to the property.

The proposed Maret ECC partnership would be a huge benefit for both schools, the neighborhood, and the city.

Our children and our niece attended and graduated from Maret. The athletic fields proposed at ECC would meet Maret's long-term need for fields and meet the needs of its students. Maret is a terrific school and a wonderful member of the DC community. Maret has worked hard to develop long standing relationships with dozens of organizations in the District, including Horizons Greater Washington. Maret has a proven record of giving back to the community and honoring its commitments.

The use of part of the ECC campus as an athletic field will ensure that denser, more intensive uses such as senior living facilities and housing developments will not be pursued for the duration of the Maret-ECC lease, and the grounds will remain as open spaces rather than dense development. As residents of the neighborhood we very much appreciate this!

Sharing the proposed athletic fields at ECC with a limited number of youth sports organizations would address the enormous need throughout the District for access to quality playing fields!address

The Maret-ECC partnership is a win, win, win, win. The Maret Plan benefits both schools, the neighborhood and the city.

It is our deeply held hope that the BZA will approve the Maret School plan.

Sincerely,

Maryanne Sandretti and Alan Madison
5314 Broad Branch Road, NW
Washington, DC. 20015
202-744-8824

FEBRUARY 19, 2022

Chairman Hill:

I write in strong support of Maret's proposed fields at ECC. I have lived near the project site for 25 years, have raised three kids who have attended Lafayette, Deal, Sidwell, and Maret and have participated in youth sports through Stoddart soccer, Cap City baseball, and Jelleff rec leagues, and have coached in rec leagues and served on volunteer boards of those leagues. In my view, the proposed project would be a valuable addition to the community and would provide a great resource to the neighborhood. Maret has proven to be a great neighbor and conscientious community partner and the process with regard to these fields has proven that yet again. The project itself would greatly benefit ECC and would preserve that property for productive and positive use. The site design changes and landscape elements more than adequately addressed concerns raised by various neighbors and the traffic plans will mitigate any potential impacts on the rare occasions that an event at the fields draws meaningful attention.

The details of the plan have been detailed in Maret's submissions and discussed at previous meetings, and I will not waste your time repeating them here. I do think it valuable to recall the discussions around the renovation and use of the athletic fields at Lafayette. Many of the same arguments about traffic, noise, and congestion were raised about fixing of those fields, and proved to be wildly exaggerated and inaccurate. As a neighbor who lives one block away, I have had a first-hand view of the impact, which has been minimal, and greatly outweighed by the positive impact of kids participating in sports and being outside. But because the project was not executed with the level of foresight and planning that Maret has invested here, the fields themselves are already in some level of disrepair and are not standing up to the level of use that was anticipated. The application you are presently considering appears to provide a first-quality, sustainable plan that will benefit kids and the larger community for years to come.

I am not surprised that some around the site are concerned about the impact of the project, but I do think that a fair reading of the materials provided describing the project address those concerns. Obviously there will be benefits to Maret and its students, but there are also clear benefits to the ECC and to the youth sports population in the city more generally. If the land is not used for this purpose, it is not hard to imagine a near-term use for higher density and/or more vertical development. I take neighbors at their word that they would rather have no change in the present state of the land, but it seems clear that the alternative to the Maret plan is more disruptive.

Thank you for your attention to this submission and your thoughtful consideration of this issue.

Regards,

Andy Wise
3231 Quesada St NW
(202) 744-4943 (c)
atwise@icloud.com

FEBRUARY 17, 2022

Chairman Hill:

I am writing in strong support of Maret's project on the grounds of the ECC. I have lived on Quesada Street with my family since 1997, and am about a block away from Lafayette Elementary and two blocks from ECC. My daughter goes to Maret and I graduated from Maret; I grew up on Livingston Street.

I know that Maret has long struggled with field space and I was very happy to hear that ECC was willing to share the space with Maret. I love the idea of keeping the land as open space and not building houses or developing it - and am happy that with the contract ECC can operate as it has been able to do in the past. ECC is an amazing institution and I am so happy Maret is able to contribute to its continuity.

I have been affiliated with Maret for almost 40 years now I know that the school would do nothing to harm this community. I know Maret is deeply committed to making the fields a place where not only Maret kids can enjoy sports but will allow for sharing with other youth organizations, and will do its best not to disturb neighbors.

It is disappointing to me to hear the neighbors who are opposed to the proposal due to noise and traffic, especially when I think of what else the space could be used for. I am close enough to Lafayette to hear sports occasionally and lose out on some parking but I am grateful for the vibrancy of a neighborhood filled with kids playing sports and having fun.

I feel confident that this will not be a harm to our community but will be a gain. Please let me know if you have any questions.

Jennifer Lanoff
3231 Quesada ST NW
Washington, D.C. 20015
jenniferlanoff@me.com

FEBRUARY 17, 2022

Re: BZA case number 20643, Maret/ECC Athletic Fields Dear Commissioner Higgins and Members of the BZA Commission,

We write today to voice our support for the project to turn the existing ECC fields into athletic fields for the Maret School. We've come to this conclusion based on the below information and feel it would be helpful to share our experience as you consider if this project is right for our community. As a point of reference, all signers of this letter live on the south side of Rittenhouse St NW, between Utah and 28th St. All of our backyards will be adjacent to the North perimeter of the fields, separated by the existing alley.

1. None of us have affiliations with Maret and some of us had not even heard of Maret when this project was announced. We took time to listen to Maret and have engaged in conversations with them about aspects of the project that matter most to us.
2. Of primary concern to us, is keeping the alley safe, as our kids (aged 1-7) use this alley to play on a nearly daily basis.
3. We also believe it is inevitable that something will happen to this field—it seems impossible that it will remain in its current state given the ECC's financial situation.
4. With that in mind, recreation fields that are at least partially open to the neighborhood are among the best possible uses of this space. It is our strong desire to have this project become reality in comparison to other options that would more dramatically change the neighborhood (e.g., high-density residential development, commercial development, etc.).
5. The Maret team seems interested in creating a project that works not just for them but for the community as well.
6. They have initiated and hosted multiple meetings and discussions with neighbors—in small group, in-person sessions; open-format virtual meetings; individual one-on-one site visits; and numerous phone calls and emails.
7. While we have had questions and concerns about the project and its impact on our community, Maret has provided information in response to our concerns; and, (1) made appropriate changes or (2) explained why suggested changes are not possible, mostly for programmatic, cost, or legal reasons. In an ideal world, of course we would rather have this land

stay as is or turned into a public park. But we also realize that isn't possible as it is privately owned and the owners (ECC) need income from it in order to support their nonprofit programs, which we believe are important for our community and the city of D.C. Replacing one field with another field seems like the next best option.

Maret has shown themselves to be open and engaging prospective neighbors. They've listened to our feedback for the project and made adjustments as they are able. We are very appreciative of the due diligence by ANC3/4G and the BZA commission to thoughtfully and thoroughly ask questions about Maret's proposal, take residents' feedback into account, and ensure Maret meets the commitments and assurances it has made to members of the community in connection with the proposed athletic fields. We write today to offer our input that, thus far into the project, they are doing exactly that.

Sincerely,

Gabe and Jessica Cohen: 2836 Rittenhouse Street NW
Brendan and Kara Williams-Kief: 2818 Rittenhouse Street NW
Amy and Jonathan Kurz: 2830 Rittenhouse Street NW
Justin and Lisa Luse: 2912 Rittenhouse Street NW
Brian Eriksen and Carlos Muralles: 2822 Rittenhouse Street NW

FEBRUARY 16, 2022

amytanen@gmail.com

Dear Chairperson Hill:

I strongly support the fields project submitted by the Episcopal Center for Children (ECC) and Maret School for approval by the Board of Zoning Adjustment. It is such a shame for this amazing space to sit idle while we have so many youth that could benefit from additional athletic fields.

Amy Tanen
6235 29th Street NW
Washington, DC 20015

FEBRUARY 16, 2022

Molly Bryant mollybryant102@gmail.com

To: ANC 3G Office (ANC 3G); Gore, Lisa (SMD 3G01): Stephanie Nash snash@eccofdc.org

Dear Council Members,

I am sending a letter of support on behalf of the reopening of ECC. I am the mother of Daquan Bryant - MCCombs. He is a former graduate of ECC.

Sincerely,

Molly Bryant (from Jan.6, 2022)

To Commissioner Lisa Gore and 3/4G ANC Commissioners,

My son, DaQuan BMc. was a student at The Episcopal Center (ECC) for five (5) years. During his time at ECC, DaQuan learned strategies for coping with his behaviors. When Daquan first came to ECC, he was in need of major support. I was getting calls from his prior school often. DaQuan would have episodes in which he became very angry! He would fight, destroy public property and flee the room and building regularly.

He was a great child who did not know how to regulate his mood swings. After his entrance to ECC, I started seeing major changes in Daquan's disposition. He was meeting friends he could relate to. He also was learning great social cues: How to control his anger and take breaks when needed. He also learned about triggers and how to notice and prevent them from escalating. He learned about consequences and how to deescalate after an episode. DaQuan also participated in ECC's sports programs where he learned about teamwork and being a team player. He also had counseling from a social Worker (Brenda), who truly understood him and genuinely cared about his welfare as a whole.

ECC also had counseling sessions for the parents, which I had never seen before. I was able to meet daily with his counselor to strategize ways in which to help DaQuan become more effective as a student and person. Another thing about ECC was the dining style they had. The students came together in one dining area and ate together with their classes and support staff. They learned table manners and etiquette. They also learned to share meaningful and stimulating conversations while having lunch.

They had a chef, who was amazing! He knew all the students. Chef Stephen was great with the parents as well. The meals were very well thought out and healthy. The support staff were all gentle and patient with the students. ECC had teachers that were phenomenal! They went the extra mile and treated every student as individuals. One special teacher was Ms. Collins. The teachers were able to teach my son academically as an individual on his level, and the classroom size was small, so every student got personalized attention. ECC also had a swimming pool. They learned to swim and release tension.

As a whole, the staff members were excellent with students. They genuinely cared about all the students. They even had a game room which was incredible. It was like being at an amusement park. The children were able to use it when demonstrating good behavior. The school was managed by a director and supervisors who were trained to be compassionate and show empathy to staff and students and run the school in a very professional manner. When entering the school building everyone was greeted with warmth, professionalism and respect. DaQuan graduated over four years ago and still talks about ECC and the wonderful moments he shared there. I am so grateful to have had the opportunity for my son to have been a part of The Episcopal Center for Children. I would recommend ECC to any parent.

Sincerely,

Molly Bryant

FEBRUARY 15, 2022

From: Thomas Manion AIA , Architect
ECC Board "Building & Grounds"

Letter in Support of BZA Application 20643

Dear Board of Zoning Appeals & ANC Commissioners,

As a member of the Episcopal Center for Children Board I wish to express my full support of this application.

I am a Registered Architect and ECC Board member assigned to Building and Grounds. This cooperation between Maret School and the ECC will be beneficial to both institutions. Both financially and in terms of continued operations, it fosters ECC and Maret's ability to provide full services. My experience at ECC started in the 1980s when my firm renovated the original ECC Main Building attic area into a new usable space.. This expansion provided more special needs individual and family support services . The project won an Award & was dedicated by Barbara Bush, wife of then Vice President George Bush.

When elected to be an ECC Board Member I also directed Renovations to the ECC buildings. On the grounds we preserved the Historic Circle of Oaks, added landscaping with other memorials. We added the Administration addition to the main building and the award winning Alan Korz Media Center.

This last building is slated to become the Field House complete with locker rooms, bathrooms, etc. for Maret Athletic Fields. This combination of services and facilities is an excellent example of repurposing & cooperative usage. I am familiar & versed on the additions and changes the Maret Fields will bring to ECC and their grounds.

This creation of athletic facilities will benefit many different teams & groups including the ECC & the neighborhood. It is my professional opinion this Application brings value to all parties. I am without reservation in supporting this BZA Application 20643. We hope the Commissioners and ANC Board will approve this Project.

Respectfully submitted by,

Thomas Manion, AIA
Principal Architect
MANION + ASSOCIATES ARCHITECTS, P.C.
Post Office Box One
Cabin John MD 20818
C 202.415.0619
T 301.229.7000
www.manionarchitects.com

FEBRUARY 15, 2022

Dear Chairman Hill,

As a nearby resident of the proposed project, I want to voice my support for the Maret School Athletic Fields.

I am a former college football player, a fitness professional, and the parent of two six-year old twins. I have no direct affiliation with Maret. I am writing because my life's experience tells me the value of having access to high-quality athletic fields and I believe Maret in its interest in extending the use of its facilities to area youth sports organizations, as it has at its existing campus. I think Maret would be an excellent steward of the fields, an excellent neighbor to all of us who live here, and that our community would benefit from improved access to the ECC fields, which we are precluded from using now.

My children would be likely beneficiaries of any permitted use. I know such non-Maret use is subject to additional discussion, but we could easily walk to the ECC fields instead of having to drive elsewhere in the city (or worse, to Maryland or Virginia) for organized activities, and we would have access to the fields for recreational use and enjoyment. I don't know if you've ever spent time with twin six-year-olds, but if you have, you'll know why I'm so excited to have such an amenity nearby.

I urge you to support this project.

Sincerely,

Michael Ungár
5441 32nd St NW
Washington, DC 20015
email: ungar29@gmail.com
phone: 202-802-6297

FEBRUARY 15, 2022

Federick L. Hill
Chairman
DC Board of Zoning Adjustment

Dear Chairman Hill:

We are residents of Chevy Chase DC and are writing to provide comment in support of the Maret Athletic Fields at ECC project referenced in the Subject line above.

The project benefits Maret student athletes, ECC's mission, and other youth sports organizations who will have use of the fields. And it doesn't seem problematic in any reasonable sense for the neighbors and surrounding community (that's us), in particular relative to what alternative outcomes for that property might look like, potentially with denser, more intensive uses of the property.

Two of our kids went through the Maret sports program and in our experience (and as the record demonstrates) the school has been a mindful, responsive neighbor for its communities. In this case it already has run a discussion process resulting in

significant adjustments and concessions on the project, which seems to us to be very community minded in concept in the first place.

In looking at the project we believe it does a good job of accounting for and minimizing environmental impacts, providing for parking and transportation solutions, providing attractive landscaping (to be maintained by Maret) which buffers neighbor views, eliminating any potential nuisance from lighting, and minimizing any potential noise issues. We're not sure what else the city could want from a project that aims at such beneficial outcomes especially in relation to potential alternatives.

In sum, we strongly support the Maret Athletic Fields at ECC project and urge the BZA to approve the application.

Best regards,

Jon Zeitler and Cynthia Baker
3318 Quesada Street NW
Washington, DC 20015
m: 202-210-0561
email: jonzeitler@gmail.com; cynthia.baker@duke.edu

FEBRUARY 15, 2022

Catherine Bell everett3619@msn.com
TO: ANC 3G Office (ANC 3G); Gore, Lisa (SMD 3G01): snash@eccofdc.org

Dear ANC Commissioners,

We are writing in strong support of the Episcopal Center for Children. Our daughter Catherine Bell attended the school from her tenth until her thirteenth year, from 2012 to 2015. Like many of the students at Episcopal, Catherine suffered from a host of learning disabilities and behavioral issues, for her largely due to the onset of a mental illness when she was nine years old.

The Episcopal Center for Children (ECC) remains the bright spot in Catherine's secondary education. Social settings and academic demands presented enormous challenges for Catherine, exacerbating the symptoms of her illness and challenging her ability to access formal education. ECC alone among the schools she attended provided the support and therapeutic environment that allowed her to overcome many of those challenges and learn, not only about academics but also about the coping skills and self-knowledge needed to deal with the challenges of her illness.

ECC's unique ability to educate children like Catherine was in part due to the school's home-like setting, with its dining room from which Catherine gained polite table manners that continue to this day, and offices whose cozy comfort helped establish the ease and trust for difficult therapy sessions, and beautiful backyard. More importantly, it was due to the talent, skill and diligence of its extraordinary staff of teachers, therapists, doctors, nurses, interns and administrators, who time and again went the extra mile to care for a child with distressing and challenging behaviors. When school is not a pleasant environment but a place that triggers your worst fears and your worst behaviors, it is very difficult to want to go there let alone like being there. School was such

a place for Catherine, and it was through the ECC staff, with their insight and evident love and care for her that Catherine overcame those fears and was able make gains academically, socially and in maturity. The school, as well as cherished staff members, especially John Pleasant her therapist, continue to hold a dear place in her heart. Often, when we are in the car and nearby, we get a quiet request from her: "Can we drive by ECC?" It continues to provide her solace.

After aging out of the program, Catherine attended school first in Baltimore, Maryland and then in Annandale, Virginia. Both required long bus rides, as much as two hours every day. This placed enormous additional burdens on Catherine, further compromising an already challenged school experience. There is a paucity of available school options for children like Catherine, and it is a tragedy, especially as the District aims for greater inclusivity, that there is no longer a nonpublic option within its boundaries. Children like Catherine, and the city as a whole, will benefit from the re-opening of ECC's doors. We wholeheartedly support any and all efforts to make that happen.

Sincerely,

Cheryl O'Neill and Matthew Bell
3619 Everett Street NW
Washington, DC 20008

FEBRUARY 15, 2022

PM Higgins, John (SMD 3G02)

Please see letter below that we sent to the BZA earlier this month. Thank you,
Judith and Richard Meltzer, 3502 Runnymede Place NW

February 2, 2022 1:45 PM

To: bzasubmissions@dc.gov

Subject: Comments in Support of BZA Application Number 20643: Maret School Athletic Fields Project

To: Frederick L. Hill, BZA Chairman

Dear Mr. Hill,

I am writing to provide comments in support of the Maret School's application to the BZA (Number 20643) which will allow the school to lease, develop and support recreational space at the Episcopal Children's Center. We are strongly in support of this application. My husband, Richard Meltzer, and I have lived in Ward 3 at 3502 Runnymede Place NW since 1981 and we have raised four children in this neighborhood. All four of our children attended Lafayette Elementary School and I served as Lafayette Home and School President for several years. My children later attended Deal Junior High and Maret School for High School. I am now the grandmother of four children who live in this neighborhood and one is now enrolled at Lafayette and all of them will attend Lafayette Elementary School.

I have reviewed the site plans developed by Maret and shared with our community. I am enthusiastically supportive of the proposal because it will enhance the access to needed field

space for all of the children in our community and improve the community's quality of life. The Episcopal Home space is not currently being used and is not benefitting the community. There are a shortage of fields both for use by schools and the general community.

Maret's site plans preserve environmental and neighborhood integrity. Maret's planners are aware of and the plans have been developed to mitigate the concerns of adjacent neighbors including concerns about possible additional traffic. I do not believe these concerns are warranted. I also know that Maret has always been a respectful neighbor in the Cleveland Park community and will be so in our neighborhood. They have indicated and demonstrated their willingness to work with the community to mitigate any real problems that have been identified in their plans or may emerge.

I believe that not approving this proposal will be a missed opportunity for our community and for all the children who live there. Thank you for your consideration.

Sincerely,

Judith Meltzer , 3502 Runnymede Place NW,
Washington DC 20015, 202-362-1180

If you have any questions, I can be reached by email
at Judith.meltzer@gmail.com or judy.meltzer@cssp.org

Judith Meltzer
President
Center for the Study of Social Policy
1575 Eye Street, NW, Suite 500
Washington, D.C. 20005
Main: 202.371.1565

FEBRUARY 15, 2022

DCOZ - BZA Submissions (DCOZ)
Cc: Speck, Randy (SMD 3G03);
Higgins, John (SMD 3G02)Dear Chairman Hill,

My name is Will Leibner, I live at 3701 Northampton Street NW and am writing you to provide my vociferous support for the Maret School Athletic Fields project to be located at the ECC on Utah Avenue. This project is exactly what we should be supporting in our neighborhood--it is thoughtful, well-designed and fits nicely into the fabric of the neighborhood. The space is currently under-utilized and this project would bring it to life.

As a young parent, this facility would be a fantastic place for my family to watch and play in sporting events close to home in years to come. Furthermore, I want to be part of a neighborhood that would support progress and improvements like this wonderful project and not oppose for the sake of opposition. I also lived about 2 blocks from Maret for 10+ years and they were an engaging neighbor every day. It was wonderful to have the buzz and activity of children playing sports close to home. PLEASE approve this project; it is a no-brainer and would be a massive win for our neighborhood.

Sincerely,

Will Leibner
(202) 487-3327
will.leibner@gmail.com

FEBRUARY 14, 2022

Advisory Neighborhood Commission Ward 4 Washington, DC
Fellow community members,

It is a privilege to offer my support to ECC in their mission to educate and serve students with emotional disabilities. Their work with this high needs population requires community support, strong leadership, and reliable sources of funding for the services that they provide. I look forward to seeing ECC open their doors to the families that will benefit from the unique programs and services that they provide.

Currently many DC students are riding buses two hours each way to programs in Maryland and Virginia, because most of ECC's peer programs (all but one) in the District have closed. These lengthy commutes are taxing for children and make it more difficult for their families to be closely involved in their education and therapy. The forthcoming partnership with Maret will be beneficial to ECC's mission and the surrounding community, providing wonderful resources for young people, and bringing a vitalizing energy to the neighborhood.

I am a parent with children who have playdates at the home of friends only a block from ECC. They often walk to the Broad Branch Market for snacks. We live not far away and love the community surrounding ECC. As a parent, I often find myself in locations all around the DMV when dropping my daughters off at their soccer, basketball, and flag football practices. Knowing that the partnership with Maret will provide their community with a dependable place for their sports activities will be a great use of the grounds of ECC.

Thank you for your time and your support of this wonderful initiative and partnership between ECC and Maret.

Best regards,

Aaron Stallworth
ECC Board Member
3611 Albemarle Street NW
Washington, DC 20008
(310) 903-9526
AaronHStallworth@gmail.com

FEBRUARY14, 2022

Chairman of the BZA, Frederick L. Hill
441 4th Street, NW, Suite 200S
Washington, DC 20001

Subject: "BZA Application No. 20643: Maret School Athletic Fields Project" – Comments in Support

Dear Chairman Hill,

We write this statement in full support of Maret's proposed fields at the Episcopal Center for Children (ECC) site.

Our family has lived at 2933 Garfield Street, located directly behind Maret's Gym and Field, for nearly 40 years. Our son graduated from Maret in 1999. Since then, our connection to the school has continued as a neighbor. We can speak to the integrity of Maret as a good neighbor and to the overall value of living next to a school.

Schools in neighborhoods add to the feel and vitality of a neighborhood. Those of us in Woodley Park have found that schools located in our residential neighborhood is a blessing and make our neighborhood strong, rather than adversely impacting those of us who live here. We take pride in Maret, Oyster Bilingual, John Eaton, Aiden Montessori, and Washington International School – all of which are located in our neighborhood.

Over the course of the years, Maret has expanded its facilities on its campus to accommodate its programs and students. As an architect, Irene has worked closely with the school as they have presented their plans to our neighbors. Maret has always been accommodating and adjusted design elements in response to feedback from adjacent property owners and residents. For every construction project, Maret has been forthcoming and proactive with neighbors in terms of communication and mitigating measures. During construction times, Maret has been respectful to its neighbors and honored agreed upon conditions and timing. Maret has demonstrated its commitment to neighbors well beyond zoning processes and required conditions. For example:

The school sends out neighborhood communications regularly, provides contact information for school leadership and security, and maintains a Neighborhood Connections section on its website.

The school is respectful of its neighbors and is highly responsive to concerns raised. Maret has detailed traffic and parking guidelines for its families, students, and visitors and communicates these guidelines regularly to minimize impact in the neighborhood. As neighbors, we can state that Maret students are well-behaved and respectful. The school is aware and attuned to their actions in the neighborhood and responds quickly to any infractions.

The Maret grounds are well maintained with attractive landscaping surrounding its campus. Maret has been welcoming to its neighbors who enjoy the community feel of its campus in the middle of our homes, whether we are attending open community events or performances or walking the grounds with friends and family.

We know that Maret will extend these same principles as a good neighbor in the Chevy Chase DC area and we see considerable benefits to the ECC neighborhood with the Maret proposed fields:

The Maret project promotes and preserves open space versus a more impactful building development on the ECC site.

Maret will maintain many heritage trees and install extensive landscaping and healthy new trees which will be attractive, abundant, and well cared for.

The site will be secure, safe, and well monitored.

Schools in residential areas are subject to regulations and conditions to limit adverse impact to neighboring properties and the neighborhood as a whole. In this respect, Maret has taken the appropriate steps to work with the adjacent neighbors, neighborhood, government agencies, and the ANC to develop a thoughtful and responsive plan.

We are confident that Maret will honor any conditions imposed and will go beyond these measures to always be a respectful and responsive neighbor in the ECC neighborhood as it has done in ours.

We urge the BZA to approve Maret's plans to develop this site into a vital facility that will be used by Maret, the neighborhood, and other young DC athletes. This plan is essential for the ECC and will strengthen – not diminish – the surrounding neighborhood.

Sincerely,

Spyros and Irene Xenakis
2933 Garfield Street, NW
Washington, DC 20008
sixenakis@verizon.net
(202) 232-7871

FEBRUARY 14, 2022

datburton@gmail.com
DCOZ - BZA Submissions (DCOZ)
Cc: Randy.SPeck@anc.dc.gov; Higgins, John (SMD 3G02)

Dear Chairman Hill:

I am providing comments in support of Maret School's application No. 20643. My name is David Burton, I live at 4340 Verplanck PI NW DC, 20016, have two children at Maret, and am a member of its Board of Trustees.

The field project will not only meet Maret's long-term need for regulation size athletic fields, essential for the viability of its athletic programs, but also confer benefits on the wider community. In particular, the project would:

--support, through its lease payments, the long-term viability of the Episcopal Children's Center (ECC) and its mission as a therapeutic school serving children with emotional disabilities and their families, allowing the ECC to resume operations.

--help address an unequivocal need throughout the District for access to quality playing fields—it is envisaged that the fields would be available to ECC and DCPS students during the day, and to DC youth sports organizations at other times;

--give access to neighborhood residents to the fields for recreational use.

--provide a stormwater management system for the site designed to a 25-year standard.

Maret has sought to be responsive to the concerns of neighbors, including through reducing the hours of proposed field use by DC youth sports organizations, adjusting aspects of the design to meet community concerns, and proposing strategies for traffic mitigation. In addition, no amplified sound equipment will be allowed on the field, the field will not be lit, and heritage trees will be preserved.

All told, it is difficult to imagine a better use for the site from a community-wide perspective.

Yours sincerely,

David Burton

FEBRUARY 14, 2022

From: Veronica Pollock <vrpollock@gmail.com>

To: "DCOZ - BZA Submissions (DCOZ)" <DCOZ-BZASubmissions@dc.gov>

Cc: "Speck, Randy (SMD 3G03)" <3G03@anc.dc.gov>

Subject: Comments in Support: BZA Application No. 20643: Maret School Athletic Fields Project

To the Board of Zoning Adjustment:

As a neighborhood resident and the mother of young children, I support the planned project for Maret School to lease and refurbish the athletic fields owned by the Episcopal Center for Children on Nebraska Avenue.

The project would benefit a broad group of DC children. It provides ECC with the revenue it needs to restart its program to care for DC children with special needs. It gives DC's Maret School the fields it needs for a full student athletic program. And it makes scarce DC playing fields available to a variety of community youth athletic programs, such as little league and Saturday soccer.

I am in favor of doing all that our DC neighborhood can do to support our kids.

Sincerely,

Veronica Pollock
5467 31st Street NW
202-422-2192

FEBRUARY 14, 2022

To whom it may concern:

I am writing in unqualified support of the Episcopal Center for Children as it endeavors to reopen. The ECC has been a treasured resource to children of the District. Now, it has the potential to once again provide its unique services to an already underserved population that is further stressed by the impact of COVID-19. My mother taught at the ECC for more than twenty years, and I spent my college summers volunteering there. Alan Korz, the Executive Director at the time, devoted his life to making sure that the ECC provided a haven for children, some of whom came from incredibly traumatic backgrounds.

He once told me that every student deserves a space to feel safe. In a similar vein, I remember a conversation with John Pleasant, one of the ECC's head social workers, in which he described counseling a student in distress. He recalled that simply providing a secure space relieved much of the child's immediate stress, though very few words were exchanged during the session.

I have no doubt that a new generation of teachers, social workers and staff could again fulfill the ECC's mission to provide both shelter and support for students with a wide range of learning differences and emotional challenges. To do this, however, the ECC must be provided with the revenue to allow it to reopen.

Very truly yours,

Percy Ross
Founder Polymath Educational Services, LLC

FEBRUARY 14, 2022

Dear Sirs:

I am writing to support the Maret School Athletic Fields' Project ("Fields Project") submitted by the Episcopal Center for Children (ECC), which is currently being considered for approval by the Board of Zoning Adjustment. I have lived in the neighborhood near the ECC for many years. As you know, the ECC has served children with special needs for many years, but has not been able to fulfill its mission since 2019, due to serious financial difficulties. I believe the Fields Project would help ECC continue its mission of serving the educational needs of children and families with special needs. My daughter was a DC Special Needs student. Through her, we met students with special needs who went to the ECC, and saw first-hand the ECC's success serving this population. I am certain ECC will be able to continue to fulfill this mission, if the aforementioned Application is approved.

I am also impressed with the Maret School's commitment to racial reckoning. Moreover, I understand that Maret is committed to limiting the possible negative impacts of the Fields Project by limiting on-street parking, preserving heritage trees, adding greenery/screening, and

will improve stormwater management, which will benefit the neighborhood and nearby Rock Creek Park.

In short, the Fields Project represents a positive change to the way the fields on ECC's property would be used, benefit the neighborhood, and benefit the entire District.

As such I support this project.

Sincerely yours,

Lawrence Fenster,
DC Resident and Homeowner:
2730 Stephenson Ln, NW
Washington, DC 20015
Telephone: 202-364-5259

FEBRUARY 13, 2022

Advisory Neighborhood Commission 3/4G Washington DC
Re: Comments In Support of Maret Athletic Field
cc: Stephanie Nash, ECC President and CEO

Dear ANC Commissioners,

I am on the Board of Directors of The Episcopal Center for Children, a 128-year-old, DC based, nonpublic school serving children experiencing emotional disturbances, mood disorders, oppositional defiance, and other specific learning disabilities.

We have been addressing these special needs of DC's children and their families since the 1950s. In 2019 we made the very painful decision to suspend our educational and therapeutic services because our operating expenses could not be matched by our per-student compensation from District of Columbia Public Schools (DCPS) and the DC Office of the State Superintendent of Education (OSSE). Since that time the ECC Board and core staff have been diligently searching for the means to supplement our income to re-open our doors for our very special children.

After careful analysis we determined that leasing a portion of our unused land would provide the dependable income needed to be operationally self-sufficient. Among the many inquiries to lease part of our property, some of them very lucrative, we determined the lowest impact, and most educationally beneficial option was to enter into a longterm lease with The Maret School. Recognizing the sensitivity of our neighborhood, with which we identify with as a neighbor too, we specifically prohibited, in our signed land lease with Maret, that there be no night games with artificial lighting, no public address system, and no subleasing of any off-street parking for non-athletic events.

Having worked with the very professional staff of Maret, we now realize that the shared values and neighborhood-friendly approach of both our schools has underscored a perfect match. Finally, we believe that two certainties exist for ECC: we will not be deterred from finding a stable and secure way to re-open our doors; and it is inescapable that our open fields will not remain vacant forever as we pursue our mission. Currently all DCPS children requiring our

special educational and therapeutic services are being bussed outside the District of Columbia. Reopening our doors will help stop this exodus.

Sincerely,

Philip L. Collyer

FEBRUARY 11, 2022

DCOZ - BZA Submissions (DCOZ)

Higgins, John (SMD 3G02);

Speck, Randy (SMD 3G03)

Dear Mr. Hill:

My name is Chris Connolly and I reside at 3138 Quesada Street NW, Washington, DC 20015. My wife, Michelle, and I have three children, we are active in the community, but we have no connection with Maret.

I am writing to the Board in support of Maret's BZA application for the development of athletic fields on the Episcopal Center for Children (ECC) and provide the following comments in support.

As a resident of the neighborhood, it is evident that the proposed project will bring a much-needed improvement to our community while supporting Maret's mission and the long-term viability of the ECC. Due to financial difficulties, the ECC was compelled to shutter its doors temporarily and re-evaluate its ability to remain viable. For the ECC to generate operational funds its plan was to lease out a portion of its land. In response, many developers proposed various projects, most of which involved dense urban development. After careful consideration, the ECC elected to lease its land to Maret to assist with their need for athletic facilities. Consequently, the rents received from Maret's lease will permit ECC to once again provide educational services for DC residents with behavioral issues. The decision by the ECC has relieved the neighborhood of more intrusive alternatives by financially driven developers seeking to construct apartments, condominiums, town homes, or larger projects.

I firmly believe the ECC/Maret project provides the neighborhood with a substantial benefit. In addition to providing Maret students access to the field, DC Youth Sports and neighborhood residents will be able utilize the facilities. Currently, the only open space in the Chevy Chase DC neighborhood east Connecticut Avenue is Lafayette Park, which is not large enough to meet the demand of the surrounding residents. The Maret fields will offer a much wider range for community usage.

Additionally, the proposed area for development is currently underutilized and is in decrepit condition. The field is essentially unused, consisting of dead and rotting trees surrounded by an unwelcoming rusted fence. Moreover, the field currently floods, transforming into a soggy marsh after any substantial rainfall. Undoubtedly, as a top-tier private school with a stellar reputation, I trust that any project Maret commits to will be of first-class quality and a great improvement to the neighborhood.

I am also aware of the concerns some neighbors have expressed. Based on the comments I heard at the January 12, 2022, ANC meeting these concerns - many of which were unfounded - are limited to those residents with property that is contiguous with the field (e.g., water run-off,

noise, parking, and environment concerns). However, it appears Maret is to be commended for working diligently with these neighbors to address their concerns. Since the beginning, Maret has been fully transparent in its plans and extremely accommodating in addressing any concerns.

In conclusion, I support the Maret project and its partnership with ECC. The Plan should be passed for the benefit of both schools and the neighborhood at-large.

Sincerely,

Chris & Michelle Connolly
3138 Quesada Street, NW
Washington, DC 20015
chorganc@gmail.com
mawconnolly@gmail.com
202-316-1503

FEBRUARY 10, 2022

Thu 2/10/2022 3:49 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Speck, Randy (SMD 3G03);
Higgins, John (SMD 3G02)

Dear Mr. Hill and members of the DC Board of Zoning Adjustment,

We are writing to express our strong support of the Maret School's plan for fields at the Episcopal Center for Children.

As residents of this neighborhood, watching the ECC campus decline and cease operations has been sad and worrying as we know there are so many children who need the services the school could provide. Additionally, we were concerned about what would happen to the property.

The proposed Maret ECC partnership would be a huge benefit for both schools, the neighborhood, and the city.

Our children and our niece attended and graduated from Maret. The athletic fields proposed at ECC would meet Maret's long-term need for fields and meet the needs of its students. Maret is a terrific school and a wonderful member of the DC community. Maret has worked hard to develop long standing relationships with dozens of organizations in the District, including Horizons Greater Washington. Maret has a proven record of giving back to the community and honoring its commitments.

The use of part of the ECC campus as an athletic field will ensure that denser, more intensive uses such as senior living facilities and housing developments will not be pursued for the duration of the Maret-ECC lease, and the grounds will remain as open spaces rather than dense development. As residents of the neighborhood we very much appreciate this!

Sharing the proposed athletic fields at ECC with a limited number of youth sports organizations would address the enormous need throughout the District for access to quality playing fields!address

The Maret-ECC partnership is a win, win, win, win. The Maret Plan benefits both schools, the neighborhood and the city.

It is our deeply held hope that the BZA will approve the Maret School plan.

Sincerely,

Maryanne Sandretti and Alan Madison
5314 Broad Branch Road, NW
Washington, DC. 20015
202-744-8824

FEBRUARY 10, 2022

Mr. Michael Zeldin, Member of the Advisory Neighborhood Commission for Ward 3G; 3G04@anc.dc.gov
Re: Comments in Support of
BZA Application No. 20643: Maret School Athletic Fields Project
Good afternoon:

In mid-2019, faced with the prospect of continuing financial losses, I along with the other members of the Episcopal Center for Children (ECC) Board of Directors, reluctantly made the difficult decision to close ECC's therapeutic school for the approximately 40 emotionally challenged students we served. The ECC was entirely dependent on the Office of the Superintendent of Education (OSSE) for reimbursement. Additionally, The ECC was unable to set its own tuition rates to cover the true costs to run the school. The resulting closure of ECC's therapeutic program was a loss not only of a mission begun in the early 1950's, but for the students, families and staff.

As a board, we began to sift through the options for continuing to serve those whom we had served since the early 1900's when ECC, was originally an orphanage before becoming a therapeutic educational program. The board members felt it was important to utilize its real estate asset to partner with another child-focused program that could also provide a long-term source of funding.

Maret School's desire to turn the unused land into athletic fields made economic sense and was most compatible with our historic mission as an educational institution. Other options, including sale of the unused land for development, did not match the benefits of the long-term lease arrangement proposed by Maret.

Our current plan is to resume the instructional program as soon as possible after construction/renovations are completed and the OSSE and other regulatory approvals are obtained. The ECC Board is excited by the prospects of re-opening the therapeutic day school and adding a community based after-school enrichment program. The Maret lease income will provide the necessary funding to successfully help ECC return to its long-term mission of

supporting the District of Columbia's underserved population of children with extensive educational, emotional, and behavioral needs.

Sincerely,

Bruce O. Jolly, Jr., Board Member and Board Secretary
Episcopal Center for Children
Washington DC
3790 North Dumbarton Street
Arlington, Virginia 22207
703-241-7057
bjolly8485@aol.com

FEBRUARY 9, 2022

From: Spade Official spadeofficial97@gmail.com
To: "Zeldin, Michael (SMD 3G04)" 3G04@anc.dc.gov
(Forwarded from Feb. 2, 2022)

Good Morning,

Afternoon or Evening! Depending on the time of day you would read this letter. I am an alumni of The Episcopal Center for Children known as (ECC), I've graduated 2010 of summer. My experience as a child at the school was one for the books that I'll never forget. From staff, teachers & psychiatrists who all played a role in my upbringing, are subjected as people who I honor on a daily basis that gave out priceless memories.

ECC is a program that I hold dearly to heart. I've met some solidarity friends who've come up alongside me there that also feel the same. We spent great times out on the field playing rugby, meditating during yoga, overcoming our fears and just being kids. Good, bad, ups, downs... However, overall ECC has been my playground through back sound. Simply meaning that the school I spent my childhood is and always will be the Blueprint of how I live and what I want out of life. Lessons taught that I'll forever keep with me, one on one time with folks who cared to listen when there is an outside world who never cared to understand. Great people here at this center came into play like one of my favorites who I keep in touch with til this day, Mrs. Stephanie Nash.

Do us favor by keeping the program alive long enough to see great change as this new generation come along to create just that.

Thanks Claretta Y Horton

February 6, 2022

Chairman Frederick L. Hill Bureau of Zoning Adjustment

Dear Chairman Hill,

I am writing in support of the Maret School's application for an Athletic Fields Project at the Episcopal Center for Children located at 5901 Utah Avenue, NW (BZA Application No. 20643). I have lived in Washington, DC for 27 years and currently live in ANC 3G/Ward 4. All three of my children were born here in the District and attended Maret School; currently one is an 8th grader, another is an 11th grader and one recent alumni. All three of my children have participated in a variety of sports at a number of locations around Washington, DC over the last 15 plus years, so we are familiar with the shortage of playing facilities in the District.

We see Maret's partnership with the Episcopal Center for Children (ECC) as a win-win-win scenario. The athletic fields as proposed at ECC would meet Maret's long-term need for regulation-size fields for its high school baseball, soccer, lacrosse, and football programs. The ECC gets much needed support for its mission that will enable it to resume programming to meet the needs of the student population it serves.

Finally, the people in the neighborhood and kids from around the District get access to quality athletic field space in the District that can be shared both by neighbors and a variety of youth sports organizations. Maret School's mission focuses on the importance of community and the School has always sought to be a good neighbor and member of the DC community. Over the last 20 years Maret has developed long standing relationships with dozens of organizations in the District, including Horizons Greater Washington, an organization for which Maret has hosted six-week summer enrichment program for students from under-resourced communities in Washington, DC.

Most importantly, Maret has demonstrated that commitment by offering its field and gyms to outside community groups, providing much-needed recreational space to DC residents. Finally, this initiative will provide additional environmental benefits to neighbors in the form of enhanced stormwater runoff mitigation. Much as residents of Woodley Park value Maret as a community partner and neighborhood resource, we feel residents who live nearby the ECC will come to appreciate this environmental investment as well as the School's regular open communication and responsiveness to their concerns. I am sure some neighbors have concerns about change in their community.

Maret's proposal, working in partnership with the ECC, will have a much more minimal impact than some other kinds of changes that could occur if other types of more commercially-minded projects took over this space. What is clear is that change will occur, regardless of neighbors preferences. We feel strongly that Maret's intentional approach and history of community engagement will create minimal impact while providing significant benefit for the community, as well as kids from around the District. Thanks for your time and consideration of this letter.

Sincerely,

Nate Tibbits
5325 38th Street NW,
Washington DC * 202-462-4446

February 6, 2022

Bryan Jones bdj314159@gmail.com

BZA Submissions (DCOZ); Cc: Speck, Randy (SMD 3G03)

Dear Chairman Hill,

Good afternoon! I'm writing with comments in support of Maret School's proposed fields at the Episcopal Center for Children. The need for athletic fields outstrips supply in our area of DC. I have been a Ward 4 resident for 12 years, with 10 of those years as a soccer parent. We moved from nearby Arlington, VA, in part to be closer to practices and game locations for my son's school and recreation league, which are both here in DC. As he progressed through the age levels, we drove all over Northwest, usually driving far longer distances than we had while soccer parenting in Arlington.

To drive back and forth to the Palisades neighborhood, at the literal opposite side of the District, for dinner-hour practices seemed both a waste of time and a shame for rush-hour traffic. In the rare years that our games were in Ward 4, our team had a home-team advantage at the poorly maintained Carter Barron fields, where a large hole in the field provided a barrier to the opposing teams.

A friend of mine who currently coaches her two young sons' teams shared her frustration with field availability, noting that finding practice time on fields is "nearly impossible," and that she schedules all team games in Takoma Park, MD, since there are no good times for home games available here in Ward 4.

Planning an additional field at the ECC site seems like a reasonable and needed addition. Most of the soccer fields we drove to during our decade of sports were in residential neighborhoods, and it was a great way to get to know the city. Discovering such gems as nearby Broad Branch market was all due to being welcomed to various fields around town. Parking was rarely a problem at such fields -- especially in locations such as Wilson High School along Nebraska Avenue, NW -- which have large frontages.

Thank you for reading,

Bryan Jones
6805 6th St NW
Washington, DC 20012
703-585-7087
bdj314159@gmail.com

February 6, 2022

Sarah Bowman sarahbvmd@gmail.com

To: DCOZ - BZA Submissions (DCOZ); Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)

My name is Sarah Bowman, I live at 1801 Shepherd St NW, Washington, DC 20011 in Ward 4. My phone number is 202-468-2040 and my email is sarahbvmd@gmail.com. I am writing to provide comments in support of the proposed Maret fields at the ECC.

As a Maret alum and now current parent to two students at Maret, I have lived and experienced the need for field space for our community and Maret students. Maret has been working for years to secure usable regulation field space for its students. Maret is an amazing school that supports all aspects of student life. It is an incredibly tight knit community and allows all students to be successful and have opportunities that they may not get in larger schools.

It doesn't matter if you are top in your class or captain of the soccer team or editor of the yearbook or lead actor in the school play, you are given the same warmth and support from your schoolmates and teachers no matter the achievement. Having increased field space nearby that we can call our own is vital to continuing to foster the community spirit and allow everyone an opportunity for success and encouragement.

Maret has always been a respectful neighbor to the residents around our campus in Woodley Park and also in Georgetown to those residents around Jelleff. field. Maret is considerate of neighborhood concerns and listens and adjusts plans with respect to those voices. Maret has been exceptional in providing and sharing field space at our fields to DPR, Horizons and other local sports clubs. Field space is so hard to find in our city, especially Ward 4, and getting kids outside to exercise and play team sports is vital to their health and well being. I urge you to approve the Maret and ECC partnership and allow these fields to be built. I know Maret and its students will be respectful neighbors and will help serve our community kids and keep the space green.

Thank you for listening and please feel free to reach out to me if you need any additional information.

Thanks,

Sarah

February 5, 2022

Lanning E. Moldauer lanny@moldauer.net; DCOZ - BZA Submissions (DCOZ); Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02); Frederick L. Hill, Chair BZA

Dear Mr. Hill,

I wanted to write separately to echo my husband, Lanning Moldauer's, comments to support the idea that the Maret School be allowed to use what has for some time been an unused large field that they need for athletics. If you've ever seen the Maret campus, you'll understand why. If one is a nearby resident and objecting, it's the same old NIMBYism that revolves around pure self-interest.

Logical concerns include parking space, which WILL be available on the property. Noise levels are another logical concern, but those (maybe some clapping now and then) not going to disturb those living even quite nearby. We live near a very active elementary school, within a half-block of Lafayette. It's not a problem. It was when it was being renovated over a year a few years back, but in both cases we need to be doing a better job for our kids and that sometimes means short periods of transition and construction.

I've resided in DC for the largest part of my life. This is my home. I, like my husband, am an ex-Maret parent who feels, in this particular instance a need to become involved. I contribute no money to Maret nor am active in any committee there, but this is different, perhaps because my

son played four years of varsity lacrosse and football there, a football team co-captain in his senior year. Please allow Maret's use of that land.

Thank you for taking my comments into account.

Barbara C. Moldauer
5619 33rd Street, NW 20015
barbmoldauer@gmail.com
202-256-4471

February 5, 2022

Malva Daniel Reid malvadreid@gmail.com

DCOZ - BZA Submissions (DCOZ); Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)
Comments of Support

Dear Chairman of the BZA, Frederick L. Hill,

I am writing this letter in support of the BZA Application No. 20643: Maret School Athletic Fields Project. I have been a resident of Ward 4 for over 20 years and drive past Utah and Nebraska, Aves at least twice a day. I am in support of the Episcopal Center for Children (ECC) and Maret 50-year lease that will allow Maret to use the grounds behind the ECC's buildings, as well as the smallest of its four buildings, to create a multi-sport field and baseball diamond with an adjacent parking lot and a restroom/office/storage facility.

My son, Adam graduated from Maret in 2013 and I have been an active alumni parent since that time. While Adam attended Maret, he played soccer and it was always a challenge to find space for the team to practice and play games. We would go to football games at the Duke Ellington Field which was always a safety hazard when it rained because the grounds and walking areas were wet and muddy. The new athletic field on the grounds of the ECC, would make a world of difference for the athletes, students, and parents.

I am supporting this project because I believe in Maret School, its mission and all that it does for its students and community. Maret's mission focuses on the importance of community and the School has always sought to be a good neighbor and member of the DC community. I served on the Maret Board for 6 years and can attest to this firsthand. I have attended countless meetings during my 20-year relationship with the school when Maret has demonstrated over and over its genuine interest in the community when making decisions that could affect them.

Maret has developed long standing relationships with dozens of organizations in the District, including Horizons Greater Washington. Maret has hosted Horizons' six-week summer enrichment program for students from under-resourced communities in Washington, DC, for over 20 years. Maret offers its field and gyms to outside community groups, providing much-needed recreational space to DC residents.

Maret has always been an inclusive partner with the community. Whenever there is an event, new project, or anything that could potentially bring noise or disruption to the neighborhood, Maret provided regular communication to the residents and responded to their concerns in an open forum. Residents of Woodley Park value Maret as a community partner and neighborhood resource. Maret shows respect for the neighborhood but regularly reminding faculty, parents,

and guests of traffic and parking rules in order to lessen the impact of arrival and dismissal on neighbors in Woodley Park.

Since the outset of its comprehensive and collaborative planning effort, the Maret Team (including school staff and hired experts) has initiated and hosted multiple meetings with neighbors – in person and via virtual meetings. The Team has been responsive to neighbors' requests for detailed information and individual meetings. The Maret team has consistently underscored its goal of respecting the surrounding neighborhood and serving as an asset to the community and the District. Maret has thoughtfully considered feedback received from all interested stakeholders and has made many adjustments and concessions to the plan based on this input.

Having Maret as a partner in Ward 4 would add to the community and its surrounding area. I am in total support of the 50-year lease between ECC and Maret School.

Sincerely,

Malva Daniel Reid
Ward 4 Resident and Maret Parent
3237 Chestnut Street, NW
Washington, DC 20005
202-713-0804
malvadreid@gmail.com

February 4, 2022

From: Rick Juneja
rick550am@gmail.com

Subject: Comments in Support of BZA Application No. 20643: Maret School Athletic Fields Project

To: bzasubmissions@dc.gov

Dear Chairman Hill and the entire BZA:

Thank you for considering the Maret School Athletic Field Project, BZA Application No. 20643: Maret School Athletic Fields Project. I am writing to offer Comments in Support of this important school, community and DC project.

I fully support the partnership that has developed between Maret and the ECC for the proposed athletic field on the ECC site. It's a great example of the types of partnerships we need more of in this city, and in our country, because it's truly a win-win-win: The ECC needs additional financial support in order to continue its own important mission, and Maret needs additional athletic field space in order to continue its own important missions. So, it's a win-win for those two organizations.

But why a "win-win-win"? The third constituent in this transaction is the city of Washington and its residents and ECC neighbors. The city gets badly needed field space without needing to spend taxpayer dollars, and the neighbors and residents get a local field for their children to play on when it's not being used by Maret. Maret has a long track record of being a generous neighbor, whether it's letting children use its playground on weekends to opening its campus to

the Horizons program each summer. In other words, Maret seeks to share its resources with the surrounding communities.

Maret's planned use of the ECC field would be no different, and I would encourage any of you with hesitations to keep an open mind about what life could be like once the fields have been built: fewer car trips to other neighborhoods for soccer, baseball and lacrosse games; more foot traffic in the neighborhood, and hearing the daytime sounds of young people enjoying sports. All of these benefits are on top of major infrastructure improvements that Maret has committed to doing, including, for example, building a modern stormwater management system.

In a perfect world, we wouldn't need more field space, it would just be available to all of us. However, we don't live in that perfect world. We live in Washington DC, a beautiful city where more and more parents wish to remain and raise their children, but a city where large swaths of land are owned by foreign governments and our own federal government, and are off-limits to District residents. Our city wasn't originally designed to have so many young children looking for field space, and we must get creative to meet the growing need. I applaud both ECC and Maret leadership for finding a solution that benefits all of us.

I believe Maret has been very open to accommodating as many of the neighbor's requests as it can; it has revised its original design many times over, and that's a reflection of how thoughtful and conscientious a partner Maret is today and will be once the fields are ready.

I strongly support the development of this property by Maret and the ECC

Thank you very much.

Rick Juneja
3616 Legation St, NW
Washington, DC 20015
(202) 670-5782
rick550am@gmail.com

February 4, 2022

DCOZ - BZA Submissions (DCOZ); Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)

Dear Chairman Hill,

My name is Hope Palmer. My husband, Hugh McDermott and I live at 6100 29th St. We are directly across the street from the Rittenhouse Alley that would border the proposed Maret field project.

We whole-heartedly support Maret's plans. Maret has gone above and beyond to make sure neighbors' concerns are addressed while also staying true to their commitment to both the Maret students and countless other city children who would benefit from the fields. I was born and raised in DC and know first-hand how special and rare it is to have a safe, well maintained, green space for children to play sports.

My husband and I have a 2 year -old son and very much look forward to being able to send him just across the street one day to play for DC Soccer Club or one of the other DC youth athletic programs that Maret would be sharing the space with.

We are also very grateful for what this project would mean for the ECC. These lease payments will support the long -term viability of the ECC and allow it to continue its mission as a therapeutic school serving children with emotional disabilities and their families.

I urge the BZA and ANC members to please consider how many children (Maret students, all of the others who will participate in DC youth sport programs, and the children of the ECC) that would benefit greatly from this project.

I understand there are a few neighbors who live close to the fields who have reservations but I think when weighed against the positive impact this will have on the lives of countless DC children...their concerns don't quite stack up.

Thank you,

Hope Palmer
(202) 491- 3010
6100 29th St. NW
Washington DC 20015
hgpalmer88@gmail.com
hope.palmer@nbcuni.com

February 3, 2022

Comas, Daniel L Dan.Comas@danaher.com

Cc: Higgins, John (SMD 3G02)

Dear Chairman Hill:

I am writing to provide comments in support of the Maret School Athletic Fields Project. As a long-time DC resident, Maret parent, and volunteer coach for DC Soccer Club (formerly Stoddert), I believe that this project will provide substantial benefits not only to Maret students but also to the broader community.

The partnership will benefit both the Episcopal Center for Children (ECC), by providing funding to resume programming for their student population, and allow Maret to meet the needs of its student-athletes. In addition, Maret would like to make the field available to outside youth sports organizations. As someone who has coached rec soccer since about 2000, and attended many other DC sporting events for children, the prospect of adding another high quality, all-weather space for such activities, is something that will meaningfully benefit the City.

Maret has always been focused on being a good member of the community and a good neighbor. This is evidenced in how the school supports non-profit organizations (included Horizons Greater Washington) and its strong relationship with its current Woodley Park neighbors. Maret is in this for the long-run and will continue to work with the ECC neighbors in a professional and civic minded way.

In summary this project will benefit the children of the ECC, Maret, and children across DC.

Thank you

Sincerely,

Dan Comas
3100 Woodland Drive NW
Washington, DC 20008
(202) 629-1595

February 3, 2022

Christina Giallourakis
chgiallourakis@yahoo.com

DCOZ - BZA Submissions (DCOZ); Cc: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)
To: Chairman of the BZA, Frederick L. Hill
RE: Comments in Support of the Maret Proposed Fields at ECC
BZA Application No. 20643: Maret School Athletic Fields Project

Dear Chairman of the BZA, Frederick L. Hill,

My name is Christina Giallourakis. I have lived in the Chevy Chase, DC neighborhood (at 3929 Legation Street NW, Washington, DC 20015) for 6 years and have been a resident of WDC for 21 years. Our family home is in ANC 3/4 G, the ANC in which this proposed project is located. I love the Chevy Chase neighborhood dearly. I am writing you to convey my strong support for the proposed Maret fields at ECC.

I am very happy that due to Maret's partnership, the ECC school will be able to operate again. I also believe that Maret is a wonderful community partner to have in Chevy Chase. What I love most about this project is that the land will support the importance of children spending time outdoors; the importance of this, especially in light of living during this COVID era, is now more understood than ever before.

I have two children (11 years old and 9 years old) that attend Maret. Also, my husband, Aakash Thakkar, volunteers on the Maret Board. He has been very active on supporting this project. We both hope that you approve Maret's BZA application. Please feel free to reach out to me if you have any questions. I can be reached at 202-669-5330 or chgiallourakis@yahoo.com.

Thank you for your consideration. I believe that the broader Chevy Chase community will be the better for allowing this project.

Sincerely,

Christina Giallourakis
3929 Legation Street NW
Washington, DC 20015
202-669-5330

February 3, 2022

Frederick L. Hill, Chair BZA

Dear Mr. Hill,

I am writing comments to support the idea that the Maret School be allowed to use what has for some time been an unused large field that they need for athletics. If you've ever seen the Maret campus, you'll understand why.

If one is a nearby resident and objecting, it's the same old NIMBYism that revolves around pure self-interest.

Logical concerns include parking space, which WILL be available on the property. Noise levels are another logical concern, but those (maybe some clapping now and then) not going to disturb those living even quite nearby. We live near a very active elementary school, within a half-block of Lafayette. It's not a problem. It was when it was being renovated over a year a few years back, but in both cases we need to be doing a better job for our kids and that sometimes means short periods of transition and construction.

We, both are residents of DC for nearly 50 years, are ex-Maret parents, generally no longer at all actively involved with the school, as we very much once were, but in this instance felt a need to become involved. Count us as two big votes in favor of Maret's getting to use that land.

Thank you for taking our comments into account.

Lanning E. Moldauer, Ph.D.
5619 33rd Street, NW 20015
lanny@moldauer.net
202-207-8989
Co-signed Barbara C. Moldauer
barbmoldauer@gmail.com
202-256-4471

February 3, 2022

Dear Chairman Hill:

I am writing to provide comments in support of the Maret School Athletic Fields Project. As a longtime DC resident, Maret parent and trustee, and DC Stoddert Soccer parent volunteer, I believe that this project will provide substantial benefits not only to Maret students (58% of whom are DC residents) but also to the broader community.

The partnership between the Episcopal Center for Children (ECC) and Maret will enable Maret to meet the needs of its student-athletes and provide ECC with funding to resume programming to meet the needs of its student population. In addition, Maret would like to make the field available to outside youth sports organizations in light of the general lack of athletic field space in the District. Maret's proposed fields are in keeping with the use of the site for educational purposes, and the Maret/ECC partnership ensures that denser, more intensive uses of the property (such as senior living facilities or housing developments) will not be pursued for the duration of the lease.

Maret prides itself on being a good member of the community and a good neighbor. The school has numerous longstanding relationships with dozens of non-profit organizations (included Horizons Greater Washington) and a good relationship with its current Woodley Park neighbors. The school has worked assiduously and transparently to address the concerns of ECC neighbors since announcing its partnership with ECC, and I have no doubt that Maret will continue to work with ECC neighbors to ensure that their concerns are addressed throughout the life of this lease. Simply put, that is just how Maret operates.

The proposed fields will be attractive, environmentally sensitive and thoroughly unobtrusive: landscaping will be plentiful, heritage trees will be preserved, on-site parking (and bike racks) will be provided, stormwater management will be improved, playing fields will be unlit, teams will arrive via buses, amplified sound equipment will be prohibited, etc. The concerns of a handful of neighbors are unfounded -- these fields and the children who will use them will be wonderful additions to the neighborhood.

Thank you so much for your consideration.

Sincerely,

Leigh Comas
3100 Woodland Drive NW
Washington, DC 20008
(202) 629-1595
comas@comcast.net

February 3, 2022

Elizabeth Engel tcbulla@aol.com

Dear Chairman Hill,

I am writing with comments in support of Maret School's Athletic Field Project BZA Application. My family and I live at 3311 Quesada St NW, Washington, DC 20015, a few block away from the ECC property. I am also a current Maret parent, although my child dances with CityDance Conservatory, so we are not highly involved in Maret's sports programming.

As a board member of Friends of Lafayette Park, I have engaged closely with our neighborhood and ANC on many contentious issues regarding the use of neighborhood parks and facilities, the proposed development or renovations of nearby properties, traffic and safety concerns related to facilities usage, and other challenges neighbors faced with the private developers and contractors involved in prior large-scale development and construction projects in our neighborhood.

In all of the prior development and renovation project debates in our neighborhood, there are some common issues at the heart of the neighbors' concerns: lighting, noise, nighttime use, run off, trees, traffic and parking, community access to the facilities, and consideration for neighbors during and after the project.

Speaking from experience, there are very few private or public development/construction partners who are as considerate and responsive to the local neighbors and community concerns. Through numerous listening sessions, meetings, and open feedback forms, Maret

has listened to the neighbors' concerns and made significant changes to their plans to address the neighbors' concerns.

ECC, as a therapeutic school serving children with emotional disabilities and their families, is a valuable institution for the city and greater community. It is clear that, for financial reasons, ECC must lease or sell this open space on their property. As a neighborhood, we are very lucky to have Maret partner with ECC to lease and enhance the field space in keeping with the current use of the site and with consideration for the concerns of the surrounding neighbors.

Below is the list of reasons that I support Maret's in this application to the BZA:

- There will be no athletic lighting and no nighttime use of the fields (with an express prohibition in the ECC/Maret lease)
- No amplified sound systems
- There will be on-site parking for 48 vehicles and a bus loading/unloading zone to keep on-street parking available for local residents
- Maret has stormwater run-off mitigation measures incorporated in the design, a significant improvement over what is currently on the property (Maret designed to a 25-year storm standard, well above the 15-year requirement)
- Maret is collaborating with DC Urban Forestry to retain and maintain healthy trees and oversee the transplant of 4 Heritage trees
- A large separate corner of the property will be maintained as a natural park-like setting for use by the neighbors
- Maret's design includes plentiful and attractive landscaping will be installed surrounding the site to buffer views of neighbors, which will be maintained by Maret
- Maret is using a new, environmentally conscious turf – this is a different product than the traditional artificial turf of the past (e.g., eliminating crumb rubber fill and using wood-based infill, increased water conservation, eliminating contamination from fertilizers and pesticides needed to maintain grass field surfaces, reduction of pollution-producing maintenance equipment, etc.).
- The community will have access to the fields, and Maret will work with the community to determine the hours during which the fields will be available for general community use
- In response to neighbor concerns, Maret reduced the hours of proposed field usage by DC youth sports organizations
- Maret comprehensively reviewed transportation impacts associated with the project and proposed effective mitigation strategies, including infrastructure improvements; an updated Transportation Management Plan; additional on-site bike racks; and, along with ECC, the commitment to remove one existing curb cut on Nebraska Avenue adjacent to the proposed parking lot curb cut, which has been reduced to 24 feet in width.

In response to community concerns, Maret made several changes and adjustments to field elements, including: modified the location and heights of retaining walls; relocated the scoreboard away from the field perimeter and to a lower elevation; sited batting cages and bullpens to minimize impact on neighboring properties; relocated trash receptacles and confirmed that trash collection will not occur from the alleys adjacent to the field; shifted the rain garden toward the interior of site; proposed site fencing to ensure adequate security while allowing for neighborhood use of the fields at established times; and enhanced landscaping buffers to effectively screen the athletic fields from nearby residences.

The ECC site is located at the intersection of two larger capacity roads, "collectors" or "major collectors", which is well suited for access to an athletic and educational use site and can

accommodate the modest use proposed by Maret. Maret is a conscientious and diligent neighbor at their Woodley Park campus, and they will be equally as conscientious and diligent with the neighbors at the ECC field property.

The Maret fields will be a valuable asset for the ECC, the neighborhood, and the greater community, and Maret, with their thoughtful and community-oriented approach to the field design and use, will make an excellent partner.

Thank you for your time and consideration. Please feel free to contact me at (917) 572-0151 or email tcbulla@aol.com.

Sincerely,

Elizabeth Engel
3311 Quesada St NW

February 3, 2022

To: Chairman Frederick L Hill
Comments in Support of BZA Application No. 20643
From: Ian Cameron
5020 Millwood Lane NW
Washington, DC 20016
202-329-5310
ianocam61@gmail.com

Dear Chairman Hill,

As President of the Maret Board of Trustees and a resident of the District of Columbia, I write in support of Maret's BZA Application No 20643. Maret's partnership with the Episcopal Center for Children to build athletic fields would meet Maret's long-term need for its athletic program. I would like, however, to address the overall need for additional recreation space in the District of Columbia, particularly in Northwest DC and in Ward 4. The fact is, there remains a lack of regulation-sized fields in Northwest DC and the ECC field is one of the last opportunities to fill that void. Therefore, I recommend the BZA approve the field and allow non-Maret use of the field under the reasonable schedules per the Maret application.

If approved by the BZA, the new field will serve as a public benefit for DC residents. In 2020, the Department of Parks and Recreation conducted Ready2Play, a citywide survey on use of parks and recreation facilities. The survey* reported results by ward. According to the survey, the most visited parks in Ward 4 were Takoma Park Rec Center, Upshur Park, Petworth Park, and Hamilton Park. All offer multipurpose fields and are east of Rock Creek Park. Ward 4 needs more recreation offerings west of the park. Since DPR faces budget and space constraints, school field facilities can provide a useful public recreational benefit.

Among Ward 4 residents, the survey found that 70% of residents used national parks, 62% used DPR facilities, 42% used schools, 40% used facilities outside of DC, 39% used private in home facilities, 31% used private gyms, 11% community institutions, organizations.

Therefore, school facilities are an important source for park and recreation activity use in Ward 4. The Ready to Play Survey of Ward 4 residents identified barriers to accessing DPR

facilities. Barriers included lack of access, quality, safety, and programs filling up too quickly. While 37% of Ward 4 residents reported programs filling up too quickly as the biggest barrier to using DPR facilities, 27% said lack of desired amenities was the biggest barrier. Therefore, lack of amenities is a major reason why Ward 4 residents can't use recreational facilities.

This is significant: Q19 asked: "Are there any vacant lots/underutilized land that you would like to see re-purposed for recreational use in your ward. This required respondents to volunteer a location and suggest a use. The most often cited location was the ECC land which is the subject of this zoning application. Here are some of the comments that respondents volunteered:

"this would be an ideal location for additional recreational facilities"

"Look to accessing Episcopal Center for Children in Ward 4 to use as a soccer field."

"Would be great recreation area and place for programming."

"ECC should be purchased and used for recreation as well as additional educational overflow."

"ECC" (no description of general improvements).

"ECC" (no description of general improvements).

The land at ECC was the ONLY location in an area bounded by Western Avenue, Connecticut Avenue, and Oregon Avenue that was identified by respondents as a location to repurpose for recreational use. In fact, besides Fort Reno, it was the only space suggested as a location for significant upgraded recreational facilities.

It's clear that the Maret BZA application is a unique opportunity to provide DC residents, specifically our younger residents, much needed space for recreational purposes. This project will benefit residents not only in close proximity to the fields but those living in Ward 3 and Ward 4. I encourage the BZA to approve Application 20643.
Sincerely,

Ian Cameron

February 3, 2022

ATTN: Frederick L. Hill, Chairman of the DC Board of Zoning Adjustment

Dear Chairman Hill:

As a 20-year resident of the Chevy Chase DC neighborhood, I am writing to submit Comments in Support of BZA Application No. 20643 for the Maret School Fields Project at the Episcopal Center for Children. My contact information is included at the end of this email.

I have been a Maret parent nearly as long as I have been a Chevy Chase DC resident. Maret has consistently impressed me as an honorable, transparent, and engaged community partner. Through Maret's service learning programs, my sons volunteered with a variety of community-serving non-profits through longterm partnerships with a variety of organizations from Martha's

Table to Mazique Early Childhood Center to Bread for the City. I have served for several years as the co-chair of the council supporting Maret's Horizons Greater Washington program, an impactful academic and enrichment "summer school" that Maret brought to the DC area and that serves hundreds of DCPS students each year from grades 1 to 9, yielding impressive academic gains and teaching every child to swim and ride a bike (www.horizonsgreaterwashington.org).

I also chaired Maret's scholarship fundraiser during the pandemic last year, through which this generous community raised \$843,000 to help provide a Maret education to students whose families are unable to afford the tuition; Maret provides financial assistance to 25% of its families, as high a percentage as any school in this area. I could go on, but in short, Maret is an institution that serves students — and shares its resources to improve conditions — throughout the District.

In keeping with this community-oriented track record, I support Maret's School Fields Project because it will yield benefits for the broader DC community in two main ways:

1. The Episcopal Center for Children (ECC) has been shuttered due to financial difficulties, leaving it unable to fulfill its mission as a therapeutic school serving children with emotional disabilities. Institutions like the ECC are few and far between, leaving families in severe need. The ECC has wisely determined that it must leverage its real estate in order to resume operations to avoid closure. The ECC chose Maret as its partner in order to obtain the financial resources it needs via a longterm lease while only allowing a use that is consistent with its educational mission. Of course, the ECC has a variety of other options to achieve its financial goals that would have been less palatable to the surrounding community. As a neighborhood resident, I support this application because it enables the ECC to restart its program and fulfill its core mission of providing educational opportunities for families in need.

2. There is a dearth of sports fields throughout the District and particularly in my neighborhood. My sports-playing son is in college now, but for years we drove great distances to fields far outside our neighborhood — and often well outside the District, which is of course bad for the environment, and where on many a weekend day we also spent our dollars on food and drink that could have been spent at District establishments. Since Maret will only use the proposed sports field during set hours, DC's youth sports organizations will have access to the fields (at reasonable hours and without noise amplification). This is a clear win for DC's young athletes and families who will benefit from having another local field to use, including my neighbors who will have the opportunity to walk their children to a practice or game.

Maret and the ECC have been transparent in their planning process, inviting and responding to extensive community input with respect to transportation, site design, and hours of use. I have confidence that Maret will continue to be responsive to neighborhood concerns once the field is up and running — just as it has been where the school is located in Woodley Park (where neighbor concerns about traffic and parking are taken very seriously, parents are admonished to follow the rules, and adjustments have been made over time as needed). For the record, my younger son will graduate before the field is completed (and he does not play team sports at Maret), so although I am a Maret parent currently, my support is based on my belief as a neighborhood resident that the community will benefit, rather than any personal benefit my family would receive.

In conclusion, approval of BZA Application No. 20643 will provide clear community benefits without any significant detriments to its neighbors. Any characterization of this proposal as one that benefits only a small number of well-off students is a misunderstanding of who comprises

Maret students, how the field will benefit young athletes from throughout the District, and, perhaps most importantly, the property owner's mission-based decision to find a complementary use of its field space that will enable it to once again serve students with emotional disabilities.

As a neighborhood resident, I would look with pride on the ECC location filling two needs (educating children with special needs and providing field space) that are often NIMBY-ed out of other neighborhoods. As you may know, Chevy Chase DC is engaged in a "Small Area Planning Process," and our ANC recently issued a report on racial equity — in both efforts, we are searching for ways to chart a future for our neighborhood that is more inclusive than its past. Our neighborhood, which is predominantly single-family homes, should open its arms to — and not exclude — community-serving uses such as those proposed in this application before the BZA.

Thank you very much for considering my input.

Best regards,

Richard Gervase
5504 Chevy Chase Pkwy NW
Washington, DC 20015
(202) 905-9011
rmgervase@yahoo.com

January 10, 2022

Katie and Patrick Kennelly
6200 Utah Ave NW
Washington, DC 20015

John Higgins, ANC 3G02, Randy Speck, Chair ANC 3/4G, Members of ANC 3/4G

Dear Commissioner Higgins, Chair Speck, and distinguished members of the ANC 3/4G.

We write today to urge you to strongly support the proposed partnership between The Episcopal Center for Children (ECC) and Maret School. This partnership will help serve children from across this city by providing vital educational and recreational opportunities, will help preserve important green space in our ANC district, will allow a community institution, The ECC, to open its doors to students once again, and will make our community stronger, more inclusive and more family-friendly.

For the past twenty-two years, our family has lived at 6200 Utah Ave, just down the street from the proposed new field site. When the ECC shut its doors to students, it was a loss for both the larger community and our neighborhood. This new partnership will save the ECC, allowing students in need from across the region to receive services and counseling again on campus and preserving the beautiful green space that so many of us have enjoyed throughout the years.

This partnership will also create another precious commodity for our city, more fields for youth sports. Our four children, who range from elementary to college age have played field sports since they were toddlers. One thing extremely clear is the lack of fields across DC, let alone our own neighborhood.

Supporting the Maret/ECC partnership will help alleviate this problem and keep the ever dwindling green space in our city. We hope that the ANC will advocate and encourage more usage of the proposed football/baseball/soccer field for local schools and youth sports groups. There are many families like ours who live close to the ECC who support this partnership. We know loud voices sometimes drown out the voices of others. There have been assertions about traffic, about Maret and the ECC's plans, and claims about potential field usage that simply do not equate with the facts. This proposal is not creating another Carter Baron or a super sports complex where scores of people will be flooding the neighborhood. It is creating a new youth sports field for a city that desperately needs more green spaces and helping our neighborhood preserve a beautiful open space. After carefully reviewing Maret's plans and taking part in their community input sessions, we think that they have listened to the concerns of the neighborhood and have presented a balanced plan that will meet everyone's concerns.

Lastly, we are so glad the ECC decided to team up with Maret and keep the property centered and focused on education and recreation for children. It is the best outcome we could have hoped for and we need your help to ensure this partnership is approved, supported, and endorsed by the City.

Please know that as property owners close to ECC, we support the ECC/Maret partnership. It will strengthen our community, help our property values and make our neighborhood healthier, stronger, and more diverse for years to come.

Please feel free to contact us at any time if you have any questions about why we support the partnership and thank you for your consideration. We very much appreciate your dedicated efforts and leadership on behalf of the residents of this ANC District.

Sincerely,

Katie and Patrick Kennelly
6200 Utah Ave NW
Washington, DC 20015
202-285-7849
katiekennelly@yahoo.com

CC: The Honorable Janeese Lewis George, Commissioner for Ward 4

January 10, 2022

paul.j.laporte@gmail.com

To: Higgins, John (SMD 3G02)

I am writing in support of Maret's proposed use of ECC land for athletic fields. I understand the objections, but believe the positives outweigh the concerns.

Regards,

Paul Laporte
6609 31st PI NW
Barnaby Woods

January 10, 2022

From: Sharon Lowe

Randy/John:

Apologies for the late arriving note, but I wanted to voice my support for Maret at ECC. My family has been in Ward 3 for nearly 30 years, and appreciate the hard work of the ANC. I miss Chris as a strong advocate for us, but also know you both work hard on behalf of all Ward 3 residents. And by all, I mean all - not just the noisy few.

I am also a former Maret parent. Both my boys went through High School at Maret, the youngest graduating this past year. Neither were big sports kids, but they played. Maret is a very small school that really really encourages participation in sports for what it teaches. It is part of the fabric of Maret that you at least try to play some sports and you do so within the confines of the limited playing space we have. It is part of being an urban school. We live in a city.

I just want to make a few key points:

When Maret says they will be a good neighbor, they mean it. From traffic flow, to parking, to use of facilities, the school leadership constantly reinforces the rules and demands parents abide by them. I have seen the Maret baseball team tossed off their own field at Jeleff because their time was up.

There is a massive dearth of playing fields in Ward 3. Every bit will help. As a Ward 3 parent I logged significant miles taking my kids elsewhere to play.

Let's not forget about ECC. Those in opposition seem to be forgetting the vital role ECC has played in the community.

What is the Plan B here? Leaving aside the nonsense that some folks believe that proximity gives them authority, it appears all they are focused on is "not Maret", not realizing that something will happen to that site. So this will continue...unless of course DC chooses to put housing there in which case they will have no vote at all.

Bottom line, Maret has bent over backwards to try to address the neighborhood concerns, ECC needs help, Ward 3 needs more fields.

Thank you for listening.

Sharon Lowe
3903 Jocelyn St NW
(202) 257-9196

January 10, 2022

From: Christie Phillips

To: Advisory Neighborhood Commission

Dear Commissioners,

I am writing to support the Episcopal Center for Children (ECC), a nonprofit educational institution, and our partnership with the Maret School. I have worked with The Episcopal Center for Children in the past as a consultant and currently am on the faculty at Marymount University in Arlington, VA. During that time, it was clear that the staff and workers at ECC were totally committed to the students and would do whatever they could to support those students and work with their families to ensure the students success.

EEC provided a unique supportive, therapeutic program for children with special education and emotional needs for more than 125 years. In operation since the 1950's, EEC has educated and supported thousands of students and their families with dedicated and exceptional teachers and staff. When EEC stopped its education and therapeutic program in June 2019 due to financial constraints, many students and their families were forced to find alternative educational options.

This past year, a partnership with the Maret School was created that would build an athletic field on land that ECC owns behind its buildings, and to lease our smallest building. The field will be in use after school hours, and on the weekends.

This past year, a partnership with the Maret School was created that would build an athletic field on land that ECC owns behind its buildings, and to lease our smallest building. The field will be in use after school hours, and on the weekends some. There will be no lighting for night games and no public address system. The majority of the time - two-thirds of the daylight hours - the field will be unoccupied. EEC students will also be able to use the athletic fields during the school day. With a 50-year lease with another school, this partnership provides a funding stream to assist ECC and is with a like-minded entity, a school for children.

The partnership with the Maret School inspired EEC to plan to reopen in the fall of 2022. is an exciting opportunity for students from the District and neighboring jurisdictions to find special education, therapeutic services, and behavior support. Currently, many students requiring these services are riding the bus for two hours each way to find programs in Maryland and Virginia because only one comparable program still exists in the District.

ECC has served a student population that is often forgotten, voiceless and without resources. In fact, in past years, 91% of the student body qualified for free lunch under the Federal government guidelines. The majority of the students who had attended ECC were from Washington, D.C., specifically wards 6,7, and 8. Eighty-four percent of the students came from D.C public schools and public charter schools. The remaining sixteen percent traveled
ECC has served a student population that is often forgotten, voiceless and without resources. In fact, in past years, 91% of the student body qualified for free lunch under the Federal government guidelines. The majority of the students who had attended ECC were from Washington, D.C., specifically wards 6,7, and 8. Eighty-four percent of the students came from D.C public schools and public charter schools. The remaining sixteen percent traveled from nearby Virginia and Maryland school districts.

The partnership between ECC and Maret School meets many educational and community needs for residents of the District:

- ECC is a DC passed nonprofit school program serving students with individual education plans that cannot be met by their local neighborhood school
- There is only one other therapeutic program in the entire D.C jurisdiction serving students with an emotional disability.
- ECC students experienced emotional disturbances, ADD/ADH, mood disorders, oppositional defiance, speech-language impairments, and learning disabilities. In addition to intensive therapy and supporting educational services, students received individual psychological and psychiatric service.
- All ECC students had individualized education programs (EPs) focused on the whole child. Each student could work through past trauma, learn coping skills and, ultimately, return to the public school setting if possible
- All students at ECC had an individualized education program (EP).
- ECC provides comprehensive Special Education and therapeutic services in one nonprofit facility, while also helping families support their child's education and development. Each parent received a phone call every day to review the progress of the day and provide suggestions on how to support the child at home that evening.

The proposed partnership with Maret School will allow ECC to continue its long-standing mission to serve children coping with special needs and their families. A partnership with Maret joins two school institutions serving children in the community. The 50 year lease agreement allows ECC to leverage the property resources that it has to reopen its program for children while also preserving the open space and committing the space to children and education. Additionally, the athletic fields would also be open for use by the neighborhood during designated times. As a consideration to the neighborhood, no night lights and no public address system will be installed. Usage will be limited to after school hours and weekend daylight hours. Field construction will also address water drainage issues. Netting and landscaping will minimize impact on the surrounding community.

Were ECC to sell the land, it would possibly be for single family or townhouse development. It is not realistic for the land to remain undeveloped or vacant.

This is a partnership that uses available resources to meet the varying needs of multiple school and community resources. It presents a win-win solution to meeting the needs of children within Washington, D.C., particularly some of those most at risk for being marginalized and forgotten.

Sincerely,

Christie Phillips
Adjunct Faculty
Marymount University
Administrator
American Red Cross Retiree Association

January 8, 2022

Lorie Jackson <loriedjacks@gmail.com>

Dear ANC 3/4G Chairman Speck

I am a Co-Block Captain of the 5300 Block of 29th Street NW with a strong interest in sound planning decision that serve the interests of our broader community. I understand that the ANC is scheduled to address Maret School's proposal to use the Episcopal Center for Children (ECC) fields during the ANC 3/4G meeting on Monday Jan 10th. In advance of that session, I wanted to convey my support for Maret's proposal. In my view, it provides the best of the available options for the use of the EEC fields, making it possible for the EEC to resume its much needed special education services to children and families, and put the stewardship of the fields in the hands of Maret, which has a excellent reputation and a record of demonstrating respect for its stakeholders.

For over 125 year the ECC provided special educational services for needy children and families in the District, but it had to suspend its operations a few years ago due to financial constraints. Immediately following its closure, the ECC was approached by numerous real estate brokers and developers representing housing developments, senior living facilities and other entities, both local and international, to purchase the property. Additionally, the ECC explored leasing its facility to DCPS, but that turned out not to be a viable option. After several months of review and community discussion, Maret School offered its proposal, which provides for valuable field use for its students and District children, allows the EEC to resume its crucial operations, and also includes a thoughtful plan for effectively addressing community concerns about noise, light and the environment.

For these reasons, I support Maret's proposal, and respectfully urge you and the ANC 3/4G Commissions to advocate for the approval of the project.

Thank you for your consideration, and best wishes for the New Year,

Best regards,

Lorie Jackson
Co-Block Captain of the 5300 Block of 29th Street NW

January 8, 2022

Commissioner Randy Speck ANC 3G03

Dear Commissioner:

I write in support of the Episcopal Center for Children (ECC) in their effort to remain viable and relevant in our community. Although I have lived in the neighborhood for over 40 years, I understand this project will not directly affect my house or surroundings. Having lived through Ingleside's multiple years of renovations directly across the street, however, I am not without sympathy for those in the immediate surroundings of those changes that are to take place in the agreement with Maret School. Where once stood hundreds of trees now stands a multiple-storied building with rows of lighted windows that shine in my own every night.

When the ECC ceased operations as a therapeutic school for children with emotional challenges in June 2019, I had been an employee there for 50 years. Hired in 1969 as a child care worker, I then worked there as a social worker until 2019. I, too, have wrestled with concerns about how to keep the ECC relevant in the community, and have had mixed feelings about the use of the property. In particular, I mourn the loss of the trees, the expansive lower field, and the pool. I realize, however, that this alternative may be the best option for keeping the ECC open and offering these specialized services to Washington, DC and surrounding areas.

I have enjoyed a long, wonderful relationship with the ECC, from the founder, Elsa Miller, to long-time Executive Director Alan Korz, to its current CEO Stefanie Nash, who I have known personally and professionally for many years. I can say, without reservation, that Ms Nash will carry on the mission envisioned by Ms Miller, and the rich legacy of service, treatment and advocacy for emotionally troubled children left by Mr Korz. I am very aware of efforts made by all of them to maintain a positive relationship with neighbors, surrounding schools, and within the community. Ms Nash will carry on the legacy of the ECC by continuing to be a thoughtful, good neighbor and an advocate for the community.

I understand there will be much to navigate for this plan to work to the benefit of most involved. This alternative appears to be the best to allow options for neighbors to access the facility and for the ECC to continue its long, rich history of serving the needs of children and their families. Although the neighborhood will continue to have to deal with many issues, I am confident that Ms Nash will strive to best continue to create connections with children and families.

I strongly support this partnership in an effort to keep the ECC open to once again serve the ever-increasing educational needs of our children with emotional and academic challenges. I look forward to the continuing discussions in your effort to come to an equitable solution.

This letter was not solicited by the ECC or Maret.

Sincerely,

John Pleasant
3043 Military Rd NW
Washington, DC 20015
jpleasant3@aol.com
202-966-4784

January 7, 2022

Dear ANC 3/4G Chairman Speck and Commissioner Higgins,

My name is Lionel Brown and I am Co-Block Captain of the 5300 Block of 29th Street NW. My wife, Rhoda Weeks-Brown, and I are also parents of two Maret high schoolers, who are unlikely to directly benefit from the proposed fields when completed.

We are submitting this statement of support of Maret's proposed fields on the ECC grounds given the school's well thought out plan that provides responsible use for not only its students and District children, but also empathetically addresses neighbors' understandable concerns about noise, lighting and the environment. Throughout Maret's 110 years history in the District, the School has made being a great neighbor part of its ethos. Moreover, Maret has

demonstrated strong commitment to the wider District community by generously opening its doors to needed students and allowing use of its facilities by a myriad of organizations for educational, sports and community purposes.

We believe Maret's long and storied roots in the District, stellar reputation for integrity and the ECC's desire to reopen its critical operations to special needs students make this partnership the best and most viable option for use of the space. The proposal is undoubtedly in the long term interest of our community and we have no doubt that Maret will keep its commitments. Therefore, we unreservedly support Maret's proposal. Moreover, we respectfully urge you and the ANC 3/4G commissioners to advocate for approval of the project.

Thank you for your consideration.

Sincerely,

Lionel Brown & Rhoda Weeks-Brown
5314 29th Street NW

January 6, 2022, at 8:40 AM

I am writing to log my strong support of the potential Maret lease of ECC at 5901 Utah Avenue. The Episcopal Center for Children has a long and rich history serving children in our area and the potential partnership with Maret would be a win-win-win.

As I understand it, this relationship would (1) help the ECC get back to its important work serving kids (2) preserve a beautiful open space for the city and neighborhood and (3) create a multi outdoor field space that would benefit Maret but also the larger community.

We have 3 children and live at 33rd and Oliver St. NW. I strongly support the project and encourage you to give it your full consideration.

Many thanks.

Josh Lahey
3225 Oliver St NW, Washington, DC 20015

January 6, 2022

Mike Di Marco <mdimarco@horizonsgreaterwashington.org>

To: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)

Dear ANC Commissioners Speck and Higgins:

I write to you today as both a DC resident as well as the Executive Director of Horizons Greater Washington in support of the proposed partnership between Maret and the ECC to ensure greater field and recreation space for our community. For context, Horizons is a primarily summer academic enrichment program for 400 K-8 students in the DC area. We have hosted a site at Maret since 2000. At Horizons, we work to not only stop the summer slide for underserved students in DC, but to accelerate academic achievement during the critical

summer months. On average, Horizons students gain 1-3 months in math and reading skills at the conclusion of each summer with Horizons. We are proud to serve primarily students who attend Title I public and charter schools.

None of our incredible results or 20+ years of programming would be possible without Maret's commitment to Horizons. This commitment to community and Horizons' mission starts at the top with Head of School Marjo Talbott. It was Marjo's commitment to our mission and building a better, more equitable DC that brought Horizons to the DC area over 20 years ago. Since that time, Marjo has served as a steady presence on our Horizons Board of Directors and helped the program expand from serving 15 students at Maret in 2000 to serving over 400 students at three schools in Summer 2022. It is Marjo's vision, commitment, and advocacy with her fellow school leaders that has made our expansion of programming possible.

I can personally attest to the way that Maret wholeheartedly opens their doors to serve our Horizons students. At no cost, Maret provides program space, busing, staff resources, materials, supplies, and yes, field space to Horizons to ensure that our Horizons students can have a transformative and life changing experience every year for nine years. As part of the partnership, Maret gives Horizons students full access to their campus and resources, including critical outdoor space. I have seen firsthand how squeezed the school is to manage their limited field space (including lack of access to full sized fields). A partnership with the ECC will give Maret (and Horizons' students) access to field space that is not already available.

As a community partner, I have seen the entire Maret community live out their mission and values— particularly in supporting their students' success and connecting to their communities. In my role, I can attest that Maret is a conscientious, welcoming, willing partner always mindful of their responsibility to serve the greater good. I am grateful for Maret's partnership with Horizons and am fully confident that the proposed partnership with the ECC will benefit the larger community.

Sincerely,

Mike Di Marco— Executive Director Horizons Greater Washington
Office Phone: 202-939-8885
Cell Phone: 201-788-7216
www.horizonsgreaterwashington.org

January 6, 2022

To Whom it May Concern:

As owners and residents of the home at 6214 29th Street, NW, we write in strong support of the proposed partnership between the Episcopal Center for Children (ECC) and Maret School. As neighbors who live very close to ECC, the proposal is ideal to meet the needs of our local community and the families who live here.

Access to open space and exercise are critical for child development and mental and physical health. As a family with a young child, we have tried to use the ECC fields during the pandemic to give our son access to a nearby open field but were prevented by a policeman from throwing a frisbee on the vacant, unoccupied field. The proposed ECC-Maret partnership would allow us as local residents to use a much-improved and closeby open space and would be a major

benefit to our family's physical and mental health during a challenging time. At the same time, it would not increase residential density or cause significant disruptions or quality of life concerns in this quiet residential neighborhood.

As a 7th grade student at Maret, our son currently has limited access to space on school fields where he can exercise and participate in outdoor team sports. He and many other District children would benefit greatly if this partnership goes forward to allow Maret students, community members, and a limited number of youth sports organizations to play sports on quality playing fields that are currently scarce in this area. In these challenging times in particular, physically distanced outdoor play time is a critical local resource for our neighborhood's kids and families.

The proposal as described is both very reasonable and in the best interests of this neighborhood as well as the ECC and Maret communities. Please contact us at Peter_Zamora@hotmail.com and MarcelaGUrrutia@hotmail.com if we can provide additional information regarding our strong support for this proposal.

Sincerely,

Peter and Marcela Zamora
6214 29th St., NW
Washington, DC 20015

January 5, 2022

Higgins, John (SMD 3G02) Speck, Randy (SMD 3G03); jlewisgeorge@dccouncil.us

Dear Commissioner Higgins:

As a resident of Ward Four and ANC 3/4G-02, I urge you to approve Maret School's leasing of the Episcopal Children Center's unused field. Why? This matter boils down to this:

Does the ECC/Maret proposal have enough value for the DC community as a whole, now and in the future, to outweigh the current apprehensions of the households now living nearby on Nebraska Avenue or adjoining the field?

Please consider:

- Regarding the noise and traffic after 3 pm in midweek afternoons and on Saturdays, those neighbors over time will regard the redone ECC field as no more bothersome than the people who live around Lafayette School feel about the baseball diamond, playgrounds, and tennis courts there.
- The unused field would have no better use than allowing the ECC to restart and thus serve generations of diverse DC children with emotional challenges and their families, as well as Maret student athletes and authorized youth groups.
- If this plan is rejected, however, that area will: remain unused, forcing the ECC to stay closed, or face unknown, possibly uncontrollable, changes in the near future that cause months of noise and disruption from construction of houses or an institution.

On balance, I believe the overall benefits to the ECC, Maret, and diverse DC youth groups – now and into the future -- overcome the current neighbors' concerns.

As the parent of two Maret graduates (and our daughter is current chair of the alumni board), I know Maret has already accommodated several neighbors' requests, and I am sure it will be open to other reasonable concerns they may raise.

Thanks for your attention,

Michael Lund, resident in Ward Four, ANC 3/4G-02
6255 29th Street, N.W.
January 4, 2022
Washington, DC 20015
202-596-0702

Dear Commissioners,

I am writing to express my full support for the planned development of the empty 5 acres owned by the Episcopal Center for Children and leased to Maret School for use as their athletic fields. A few members of the neighborhood have been very vocal in their opposition and a recent article in the Washington Post focused on their concerns. But ECC's voice and the children it serves have had very little attention in this discussion. As a member of the Board of Directors for ECC for over 30 years, I would like to explain why we feel it necessary to develop a portion of our property so we can continue to serve our mission assisting children coping with special needs.

For over 100 years ECC's mission has been to create an educational and therapeutic environment for young children with severe emotional disabilities. These are children who, for a variety of reasons, require special education services that are simply not available in their neighborhood public schools.

There is a tremendous need for this treatment and it is urgently needed due to the permanent closures of several similar independent, nonpublic schools in the District, due to financial hardship. Unlike most traditional independent schools, we are unable to set our tuition fees to cover our expenses. We must accept what the city's budget allows, which never fully covers the expenses. We provide almost a 1:1 ratio of students to staff while offering comprehensive and accredited academic instruction and therapeutic services for children with very complex needs. ECC has survived over the years by subsidizing our annual budget with funds from donations and our endowment fund, which was created by generous donors over many years. However, in the spring of 2019 the Board made the difficult decision to pause operations until we could figure out a way to make the institution's finances self-sustaining, because we were quickly running out of money.

When word got out that we had paused operations we were approached with many offers to buy or lease our property. Some of these development plans called for high density townhouses, expensive individual residences, and 4 story buildings for independent senior living quarters. We even had an inquiry from a developer headquartered in London, England. All of these plans would have been far more disruptive to the neighborhood than a sports field.

When the Maret School approached us with a plan to convert our unutilized acreage to playing fields our Board thought this was an excellent solution for all parties. ECC would have a reliable

stream of income to support our operations and allow us to reopen, and the Maret School would have badly needed playing fields for their students. The land would remain open space available to the neighborhood, subject to Maret School's guidelines and also available to the students attending the ECC.

We understand many of the neighbors' concerns about the details of the plan, such as location of the scoreboard, bus parking on Nebraska Ave, noise levels, weekend usage and water run-off, but we feel that the Maret School has been sensitive to these issues and has worked in good faith to mitigate problems wherever possible. ECC also wrote into the lease provisions that prohibit the installation of lights on the playing fields so that no events can take place after sundown.

Our commitment remains to the children we serve and their families. Upon hearing of the ECC-Maret partnership, a parent of a former ECC student wrote to us, "Thank God!" That is the relief these families feel knowing that our school could reopen, thanks to this partnership. Our former staff are excited too - as many are commuting long hours outside the District to jobs in other programs.

It would be irresponsible for us to not use every resource we have, to reopen to serve these children. Many of the pupils who might attend our school, are currently being bused outside the District to programs in Maryland and Virginia – which poses a burden on their families and impacts their treatment. These children need a special education program that can meet their needs in the District, one that is accredited and can meet their needs with care and support.

Two things are certain. ECC will not be deterred from our long-standing mission of helping special needs children. Change will come to our open land in one form or another. We cannot afford to have it remain as is.

I sincerely hope you and your fellow Commissioners will approve the ECC-Maret plan on January 10 for the greater good of all concerned.

Most Sincerely,

William P. Simons III
Chairman of the Board
Episcopal Center For Children

January 4, 2022

Dear Officers and commissioners of ANC3G and fellow residents of the District of Columbia,

Please allow me to add my voice to the many who feel we must allow an invaluable, but not now functioning, community resource to be revitalized. I refer to the Episcopal Center for Children which has been lying fallow since lack of funding forced it to close in 2019. Until the 2019 closure, ECC was providing special education, therapeutic services, and behavioral support for children of the Washington metropolitan area. The services provided were broader and more comprehensive than any available in the public school system or city-wide social network.

ECC possibly could have resolved its financial issues by selling unused land it now owns to private interests for real estate development. I understand that is still a last resort

alternative. Instead, ECC saw a better solution in leasing the land to Maret School for use as its school athletic field. The land would then be available for ECC children recreational use as well as for members of the community at large. ECC would then be provided with the funding necessary to function once again.

My family has been neighbors of ECC since we became property owners in Barnaby Woods in the 1960's and we have always thought of the functioning ECC as a valuable neighbor and city-wide resource. We are aware that the nearby St. John's College High School and its athletic fields has coexisted peacefully with its neighbors for many decades. Members of the ECC board and administrative staff give every assurance they will always keep the needs and peaceful lives of the surrounding residents of the athletic fields in mind.

Please move to allow this reopening to take place.

Sincerely,

Robert A. Watson
6676 32nd place, NW
Washington, DC 20015

January 3, 2022

Dear Commissioners Speck and Higgins:

We are writing in support of the proposed lease of land by the Episcopal Center for Children (ECC) to the Maret School. We know that you will be giving thoughtful consideration to the proposed partnership and wanted to share our perspective as long-time members of the community. The agreement would drive two positive outcomes – ECC would be able to reopen, after being forced to shut down for financial reasons, and Maret would have fields that it could use for its diverse students to be active outdoors as well as for the broader community. Pretty good for a lease of five acres.

Through its lease of the Jelleff Recreation Center, Maret has proven itself as a responsible, inclusive, and thoughtful community partner, providing opportunities for young people throughout the city to use those facilities. Maret has acted as an intentional steward for both their own students and more broadly for other young people. Building on its track record, we are confident that Maret would seek out opportunities to provide the ECC fields to other youth organizations consistent with the concerns and needs of the neighboring community. In this case, Maret is simply trying to provide fields, so its high school students have a place to play soccer, lacrosse, football and baseball. Nearby schools Wilson and St. John's, for example, have such fields. Maret does not. The effects on neighbors of converting the current space to a playing field seem limited and could bring more vitality and new possibility to the neighborhood. The laughter, cheers and sounds of play offer opportunities to bring new energy.

On the more practical side, Maret does not plan to install either lights or an amplified sound system. So, games and practices will not occur at night nor cause major traffic issues or inconvenience to the neighborhood. While there may be some cheers here and there, the reality is that most high school sports games do not draw huge crowds. And who knows, it is possible that young people playing sports there would infuse the neighborhood with some fresh intergenerational energy and opportunities for connections. We hope the neighbors, ECC and

Maret can embrace an open mind and find an outcome that is satisfactory to all. The potential benefits seem substantial. Thank you for your consideration of our views and your service to the community.

Regards,

Jim Whitney and Anne Mosle
3800 Military Road, NW
Washington, DC 20015
Ph 202-841-726

January 2, 2022

5516 Broad Branch Rd., NW Washington, DC 20015
January 2, 2022

Ms. Connie K.N. Chang 5440 Nevada Ave., NW Washington, DC 20015

Dear Commissioner Chang,

I write as a neighbor and ANC constituent to convey my enthusiastic support for the proposed plans to locate a sport field on the site of the Episcopal Center for Children (ECC). I have had three children attend the Maret school for high school (they attended Lafayette and Deal for Elementary and Middle School), but the youngest will be graduated by the time the field is completed, so we will not, as a Maret family, benefit directly from the project. Thus, while I appreciate the benefits to Maret, my support of the project stems primarily from the value I see it bringing to ECC and the neighborhood.

I have reviewed the plans and disclosures about them, and I consider them wellconceived, balancing carefully the needs of the users of the sport field with those of the neighborhood, while substantially mitigating potential externalities. Familiar as I am with the thoughtfulness and professionalism of the Maret administration, I am confident that the school will be exceptional stewards of this property and great neighbors to all of us. We can see that already, in the way that Maret has painstakingly responded to neighborhood concerns and taken steps to modify plans to address them. When compared to any other use of the property, this plan promises the greatest benefit to our community, developing the property in a way that is consistent with and reinforces the family-oriented nature of our neighborhood. The availability of an additional sport field will be a great boon to families in the area. Like most of our neighbors, I have spent a good portion of the past two decades driving my children to the far reaches of DC in order for them to play in school and intramural sports leagues. As you know, sporting fields are virtually non-existent at Lafayette and woefully inadequate at Deal, as they are in many other parts of the city.

I applaud Maret for its commitment to sharing the proposed field with the public to meet this need. How wonderful for future families in our neighborhood to have within walking or biking distance another field where their children's games might be played. I am reassured by the commitments that this use will be kept in reasonable bounds (and without lights or loud speakers) so as not to be inappropriately disruptive to the neighborhood. I am also very appreciative of the fact that the proposed plan will enable the ECC to reopen its doors and continue the valuable programming it provides to special needs kids. For all of the foregoing reasons, I am a strong supporter of the proposed plan and urge you and your colleagues to

support it. I will be attending the upcoming ANC meeting at which the plan will be discussed and hope to hear that the way is clear for the plan to proceed.

Thank you for considering my views and please do not hesitate to contact me should you have any questions.

With best regards, Elizabeth Andersen

Cc: Commissioner Randy Speck Commissioner John Higgins

January 2, 2022

Jenny Backus and Ed Pagano 5841 Nebraska Ave NW Washington DC 20015

John Higgins, ANC 3G02 Randy Speck, Chair ANC 3/4G Members of ANC 3/4G

Dear Commissioner Higgins, Chair Speck, and distinguished members of the ANC 3/4G, We write today to urge you to strongly support the proposed partnership between The Episcopal Center for Children (ECC) and Maret School. This partnership will help serve children from across this city by providing vital educational and recreational opportunities, will help preserve important green space in our ANC district, will allow a community institution, The ECC, to open its doors to students once again, and will make our community stronger, more inclusive and more family-friendly. For the past twenty-one years, our family has lived at 5841 Nebraska Ave, directly across from the proposed new field site.

We have loved listening to the students who attended the ECC play outside on the fields, enjoyed meeting the faculty and staff as they parked their cars along Nebraska Ave, and have proudly worked to create opportunities for the neighborhood to support the students and the mission of the ECC over the past ten years, whether it was working to bring the Lafayette Spring Fair to the grounds of the ECC or organizing book and coat drives for ECC students. When the ECC shut its doors to students, it was a loss for both the larger community and our neighborhood. This new partnership will save the ECC, allowing students in need from across the region to receive services and counseling again on campus and preserving the beautiful green space that so many of us have enjoyed throughout the years.

This partnership will also create another precious commodity for our city, more fields for youth sports. Our son Jack, who attended Lafayette, Deal and is now a sophomore at Maret, played soccer, baseball, tag football and frisbee when he was younger, and we witnessed firsthand the appalling lack of field space for kids across DC in almost every Ward. As a sophomore, Jack will probably not get to use this new ECC field very much as a Maret student, but we are excited that the younger children of this city from every school will now have more options when it comes to playing sports. We hope that the ANC will advocate and encourage more usage of the proposed football/baseball/soccer field for local schools and youth sports groups. We also want to make sure that you all know that there are many families like ours who live close to the ECC who support this partnership. We know loud voices sometimes drown out the voices of others.

There have been assertions about traffic, about Maret and the ECC's plans, and claims about potential field usage that simply do not equate with the facts. This proposal is not creating another Carter Baron or a super sports complex where scores of people will be flooding the neighborhood. It is creating a new youth sports field for a city that desperately needs more green spaces and helping our neighborhood preserve a beautiful open space. After carefully

reviewing Maret's plans and taking part in their community input sessions, we think that they have listened to the concerns of the neighborhood and have presented a balanced plan that will meet everyone's concerns.

Lastly, as much as we all in this neighborhood feel like we own this space, this is private property and it is totally appropriate and fitting that these two educational institutions have created this partnership. When the ECC closed its doors, we feared for the worst. Visions of condos, high-rises, and McMansions destroying the view out of our front window danced in our heads. We are so glad the ECC decided to team up with Maret and keep the property centered and focused on education and recreation for children. It is the best outcome we could have hoped for and we need your help to ensure this partnership is approved, supported, and endorsed by the City. As some of the property owners most directly impacted by this proposed partnership and active members of this ANC, we want you to know we support it strongly, we think it will strengthen our community, help our property values and make our neighborhood healthier, stronger, and more diverse for years to come. Please feel free to contact us at any time if you have any questions about why we support the partnership and thank you for your consideration. We very much appreciate your dedicated efforts and leadership on behalf of the residents of this ANC District.

Sincerely,

Jenny Backus and Ed Pagano
5841 Nebraska Ave NW Washington DC, 20015
202-262-9963, 240-401-1515
backusconsulting@gmail.com,
edpags04@yahoo.com

CC: The Honorable Janeese Lewis George, Commissioner for Ward

January 1, 2022

Dear Randy,

Happy New Year!

As a long-time resident in the ANC 3/4G I am writing to express my strong support of Maret's Proposed Fields at the ECC property.

This project will benefit Maret School AND the ECC's programs to fulfill their mission. Developing quality fields for DC youth athletic organizations is important for our city. There is insufficient accessible field space for many local organizations. I strongly encourage the ANC and the BZA to approve this project AND encourage reasonable use of the fields by other DC youth groups.

I am the parent of two Maret graduates. Maret School partners well with the District and other organizations to support the needs of DC youth. Over 20 years ago, Maret established the local DC Horizons program. Maret remains a faithful partner expanding Horizons' impact in DC and Maryland. Since DC Horizons' founding, Maret has provided its campus for six weeks every summer, year-round administrative office space, and other services - all free of charge - helping Horizons fulfill its mission: a tuition-free academic and enrichment program serving over 350 students from under-resourced communities in Washington, DC and Maryland.

Maret has consistently worked closely and diligently with adjacent neighbors when developing projects. The School will continue to collaboratively address locals' concerns about ECC property. Please know Maret is a trustworthy partner that fulfills obligations. Maret enjoys the reputation as a good neighbor on 3000 Cathedral Avenue, NW - listening to, working with, and valuing neighbors and the community. Maret would be an excellent neighbor and steward for the ECC property.

Thank you for all you do for our community. Maret's Proposed Fields at the ECC property is an excellent plan with a proven and reliable DC partner.

Endorse this important project. Make positive impact on several non-profit entities and our city's student athletes.

Sara Imershein MD
3912 Harrison St NW (since 1985)
202-365-5300

December 31, 2021

To: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)
I fully support the proposed partnership of Maret & ECC Partnership for new/upgraded athletic fields.

I live in Friendship Heights - in the neighborhood of the proposed athletic fields.
I also can assure you that Maret will be a considerate and welcome presence in our neighborhood.

While you will consider several opinions about this proposal I urge you to not to lose sight of why this project is so important:

These are athletic fields for our youth!! What better use of space can you imagine????!!

These athletic fields will be available for special needs children!! If this aspect of the project draws opposition then I have no words to express my dismay at those fighting this project!! The athletic fields will be available to other community groups!! Are we afraid of opening up our neighborhood to others??

I understand that this project has been heavily negotiated between all the parties. It is time to stop fighting this project and move forward!!

AS A NEIGHBOR I FULLY SUPPORT THIS PROJECT TO PROVIDE OPEN SPACE FOR ATHLETIC FIELDS FOR OUR YOUTH!!!

I TRUST THAT AS OUR ANC MEMBERS YOU WILL SUPPORT THIS PROJECT!

Sincerely,

Mark Levine
mjlevine55@gmail.com

December 30, 2021

Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)

To Mr. Speck et al,

We are writing to you today to voice our ardent support for the proposed partnership between the Episcopal Center for Children (ECC) and Maret School, and to encourage your support for the upcoming field development project.

As lifetime residents of Ward 3 and parents of two current Maret students, we are intimately aware of the benefits this project would provide for both Maret students and the community at large. Maret, in its current location at 3000 Cathedral Ave, does not have adequate field space to execute its athletic program. The ECC fields would allow Maret to meet the needs of its student athletes—a core value of Maret’s mission.

Additionally, Maret’s commitment to sharing its field space with a limited number of youth sports organizations in DC would address the growing need for field space throughout the city. Maret prides itself on being a good neighbor and partner and is certain to balance the need for additional field space while being responsive and respectful of its ECC neighbors. Finally, Maret’s lease of the ECC field space will allow ECC to continue providing much needed resources for the students they serve.

It is our great hope, as residents of Ward 3, that this project will move forward without delay. Serving the needs of Maret students, the ECC, and the community at large seems a worthy use of a space that may otherwise find itself developed into something more obtrusive.

Sincerely,

Brian and Kara Kochan
3713 Ingomar St. NW
Washington, DC 20015

December 29, 2021

To: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02) Benitez, Tamira (Council)
TBenitez@DCCOUNCIL.US

ANC3/4G Chair Speck, ECC Commissioner Higgins and Councilmember Lewis-George:

As former Maret School parents and 42-year residents in ANC 3G03, we write to encourage your support for Maret School’s proposed new student athletic fields on the property of the Episcopal Center for Children (ECC). Completion of this project would have substantial benefits to Maret, ECC and the Greater DC community, including:

For Maret:

- Its high school athletes would finally have regulation-size fields for their baseball, soccer, lacrosse, and football programs.

For ECC:

- The funds generated from Maret's lease would help ensure ECC's long-term viability, which would benefit the special needs children that ECC had been serving until it suspended operations in June 2019.

For the Greater DC Community:

- Maret would share the proposed athletic fields with a number of youth sports organizations that do not have access to quality playing fields.

Maret has met with neighborhood residents to address their concerns and, as a result, has committed to forgo the use of field lighting and amplified sound (other than for a shot clock for lacrosse games). In addition, Maret (i) has revised its plan to re-locate certain field elements (including retaining walls, scoreboard, batting cage, and bullpens); (ii) is evaluating ways to mitigate the transportation impact; and (iii) is actively considering more limited use of the fields by DC youth sports groups. Further, Maret plans to use the fields only during the daytime and thus has no need to install the lighting that would be needed for night games.

In view of these various benefits to the community, Maret, and ECC, as well as Maret's responsiveness to neighbors' concerns, we urge you to support Maret's proposal for new student athletic fields on the ECC property.

Respectfully submitted,

Lauren and Glen Howard
2746 Jenifer Street NW

December 27, 2021

Judithbailey@verizon.net

To: Higgins, John (SMD 3G02) Speck, Randy (SMD 3G03)

Dear ANC Commissioner John Higgins:

As a resident of our neighborhood for more than four decades, I'm writing to express my strong support for the Episcopal Children's Center's (ECC) plan to lease its playing fields to Maret School for use by Maret and other community groups. The plan will greatly benefit our overall community, and I urge you to vote in favor of it.

The proposal allows ECC to resume its mission on behalf of children with special needs. As you know, ECC had to close down its educational operation in June 2019, due to lack of funds. According to the Washington Post (11/28/2021), ECC lost more than \$1.5 million during that final school year. Since then, ECC has been searching for a way to use its extensive grounds (sell, develop, or lease them) as a way to generate revenue to resume serving these children. The proposal ECC has developed with Maret will provide ECC with those necessary funds.

The proposal would cause only limited disruption to the surrounding neighborhood. ECC's proposal would keep the fields that are located next to ECC's main building as open space, and resume their use much as they had been used in earlier decades when ECC was first an orphanage and then a residential school.

Critically, the land would not be developed for single or multi-family housing or other purposes with extensive, potentially years-long construction. It would remain open space. Maret, to be sure, would use the fields more actively than ECC has in recent years, but Maret's use still would be limited:

- i. Maret proposes only afternoon and Saturday practice and games during the fall and spring – NO night games. --
- ii. There would be NO field lighting and NO amplified sound systems. -----
- iii. Maret proposes to build 50 off-street parking spaces on the site to ease the use of on-street parking by Maret or visiting team parents and thereby minimize the impact on the neighborhood. Maret would bus its teams to games and practice. --
- iv. Maret would renovate the fields in an environmentally sound manner – move heritage trees appropriately, build a (currently not existing) stormwater management system, and use updated, environmentally sound artificial turf.

The proposal provides opportunities for other DC youth groups to use the space. ECC and Maret both hope that the plan, once worked out completely with the neighbors and the various DC governmental bodies, would allow the use of the fields by neighborhood and community groups. As I understand, there is a shortage of space usable for youth sports all over DC. It would be a shame not to open up use of this space by a variety of diverse groups, though in a way that remains sensitive to the interest and concerns of immediate neighbors.

The proposal brings in a school with an established record of working with neighbors. Back in the 1990s, my children attended Maret School, and I was impressed by the way the Head of School, Marjo Talbott, and other staff, reached out and listened to the adjacent neighbors when the school planned renovations to its facility on Cathedral Avenue. I have no doubt that Maret would continue to do that with our Chevy Chase neighbors as it developed its plan and implemented it in the years going forward. I would expect that Maret would be an institutional neighbor as responsive to its residential neighbors as our 29th Street block has found Col. Paul Bricker and the staff at Knollwood to be.

I understand that the neighbors who live right next to the ECC fields would prefer the status quo – they would like to continue to live next to wide open fields that see little use, and no use at all by organized youth groups. But that's just not sustainable. Their ECC neighbor badly needs revenues, and Maret needs athletic fields. Other school and community youth groups also need the open fields that are in short supply in our city. This proposal provides a great opportunity to meet those needs, while still appropriately respecting the interests and needs of the neighbors. I very much hope you too will support the ECC proposal. Please let me know if I can help in any way.

Sincerely,

Judith Bailey
6255 29th Street NW
Washington, DC 20015
202 251 8411

December 20, 2021

Steven and Alli Yates

(To Commissioner Zeldin)

Dear Michael,

We live down the street from the ECC campus, at the corner of Utah and 31st NW, and we are writing to share our support of leasing the athletic field space to Maret. Although we are a non-Maret family, we have lived in DC for many years and have spoken to many neighbors and friends about the lack of field space in DC.

We hope the ANC and Maret will work together to come up with a plan that addresses neighbor concerns in a fair and balanced way. It would be great to have Maret open up the space to the local community and non-Maret teams. I think it would be a wonderful thing for the community.

Thank you,

Steven and Alli Yates

December 14, 2021

Rachel Zuraw <racheladele@gmail.com>

To: Chang, Connie (SMD 3G05)

Dear Commissioners Chang, Speck, and Higgins,

We write as residents of the Chevy Chase community in support of proposed plans to redevelop the ECC fields. The ECC grounds are a beautiful but under-utilized space in Chevy Chase. At the same time, youth sports have a lack of usable field space. We are excited by the proposal - and by Maret's commitment - to invest in the fields, to provide field space for our active sports children, and to share use on weekends. We see this as a win for the whole community. We have faith in Maret's commitment to share the space based on the long-standing community use of spaces at their existing campus. We have read the ECC proposal, and the planned use seems like it will thoughtfully build the community with little to no disruption.

We would be delighted to see this space be in better service to the community and are pleased that Maret and ECC are working to make that happen.

Sincerely,

Andrew & Rachel Zuraw

5814 Nevada Ave NW (ANC 3G05)

December 13, 2021

Commissioner Higgins,

Thank you and to the rest of the ANC for allowing me the opportunity to speak. My name is Rick Juneja, and I am a proud ANC3G resident, a Maret parent, a Maret trustee, and the parent of a

DC Soccer kid. I fully support the partnership that has developed between Maret and the ECC for the proposed athletic field on the ECC site. It's a great example of the types of partnerships we need more of in this city, and in our country, because it's truly a win-win-win: The ECC needs additional financial support in order to continue its own important mission, and Maret needs additional athletic field space in order to continue its own important missions. So, it's a win-win for those two organizations. But why a "win-win-win"? The third constituent in this transaction is the city of Washington and its residents and ECC neighbors.

The city gets badly needed field space without needing to spend taxpayer dollars, and the neighbors and residents get a local field for their children to play on when it's not being used by Maret. Maret has a long track record of being a generous neighbor, whether it's letting children use its playground on weekends to opening its campus to the Horizons program each summer. In other words, Maret seeks to share its resources with the surrounding communities. Maret's planned use of the ECC field would be no different, and I would encourage any of you with hesitations to keep an open mind about what life could be like once the fields have been built: fewer car trips to other neighborhoods for soccer, baseball and lacrosse games; more foot traffic in the neighborhood, and hearing the daytime sounds of young people enjoying sports. All of these benefits are on top of major infrastructure improvements that Maret has committed to doing, including, for example, building a modern stormwater management system.

In a perfect world, we wouldn't need more field space, it would just be available to all of us. However, we don't live in that perfect world. We live in Washington DC, a beautiful city where more and more parents wish to remain and raise their children, but a city where large swaths of land are owned by foreign governments and our own federal government, and are off-limits to District residents. Our city wasn't originally designed to have so many young children looking for field space, and we must get creative to meet the growing need. I applaud both ECC and Maret leadership for finding a solution that benefits all of us. I believe Maret has been very open to accommodating as many of the neighbor's requests as it can; it has revised its original design many times over, and that's a reflection of how thoughtful and conscientious a partner Maret is today and will be once the fields are ready. I strongly support the development of this property by Maret and the ECC.

Thank you very much.

Rick Junea

December 10, 2021

Gregory L. Poe and Sunita Duggal

(To Commissioner Speck)

Re: Support of Proposed Athletic Fields Partnership Between Maret School and the Episcopal Center for Children

Dear Randy:

We write in support of the proposed partnership between Maret School and the Episcopal Center for Children (ECC) regarding athletic fields on the ECC campus. Our house, in which we have lived since December 2007, is one block from the ECC campus. For numerous reasons, we believe that the project is clearly in the interests of the community as well as Maret and

ECC. We have been Maret parents since 2005. Our older daughter attended Maret beginning in kindergarten. She graduated in 2018. Our younger daughter is currently a senior at Maret and has attended the school since kindergarten.

Over the past 16 years, we have developed a keen understanding of Maret's unsurpassed commitment to the well-being of its students and the community at large. Our neighborhood should welcome Maret's presence. We have been following the status of the project through Maret's web page (<https://www.maret.org/athletics/proposed-new-fields-at-ecc/>) and community sources (such as the Chevy Chase List Serve). Unfortunately, we have become aware that various canards and inaccurate statements by persons opposing the project have made the rounds. For example, one of the falsehoods that has been propagated is that the project was developed furtively. The public record contradicts that position. The benefits of the project are palpable. For one thing, Maret's lease payments are critical to allowing ECC to resume its operations and pursue its mission serving special needs children and their families over the long term. Maret is not using the project to generate revenue for itself (contrary to another canard). Maret needs the fields for its student-athletes to advance their development and compete with their peers.

And, true to its history of community engagement, Maret is committed to including other youth sports programs in the use of the athletic fields in an appropriate manner. Maret has made clear that the project will be undertaken in an environmentally sound way. Maret has made clear that it will appropriately address and respect neighborhood concerns regarding noise (for example, there will be no amplified sound system other than a shot clock for lacrosse games) and lighting (there will be no field lighting). Maret has carefully addressed and respected concerns of neighbors and will continue to do so. We are not surprised that some persons living in proximity to the proposed athletic fields are attempting to maintain the status quo to advance their perceived self-interest. But such opposition is, to say the least, short-sighted. The proposed Maret-ECC partnership is in the interests of both institutions as well as the entire community. We respectfully request that the ANC 3/4G support the project.

Thank you for your consideration of this letter. Please do not hesitate to contact us at 202- 595-4466 or gregory.poe@gmail.com if you have any questions or would like to engage on anything relating to the project.

Sincerely,

Gregory L. Poe
Sunita R. Duggal
2923 Northampton St NW DC

December 8, 2021
Michelle Cooper

(To Commissioner Higgins)

Hi, apologies if I've missed this. I tried to find a FAQ on this issue and couldn't dig one up. We live down the street on Utah Ave, but not in the immediate blocks of ECC. We do however have two soccer players and one coach in our home, who are often schlepping to different parts of town for practices and games with DC Soccer (formerly Stoddert).

I'd like to advocate for the fields being made available during prime weekend and afternoon hours to a wider swath of kids in our community than just Maret's students - and not just the hours around the edges of the evenings and weekends. Not sure I can attend the evening meetings to make this point of view known.

Often we're at practices at Jelleff, another field that Maret has both improved, and taken a disproportionate amount of use for their exclusive use, at the Palisades rec center (where parking and traffic must be disruptive to those poor neighbors), Carter Barron (which is convenient and reasonably maintained) and at a private school in Bethesda that makes its fields available to Stoddert for rental.

I really wish there had been a way to purchase the open parcel for use for our overcrowded school, but, next best use is for an environmentally friendly/low impact way for people (including children) who live in the area, and sports teams that serve kids who live in the area, to use it, and for it to be made available for wider use.

Thank you,

Michelle Cooper (6515 Utah Ave NW)

December 8, 2021

Tom McLish

(To Commissioner Zeldin)

Hi Michael,

I'm a 20+-year homeowner in 3G04. We lived on 33rd St for 18 years and are now on Patterson St. between 32nd and 33rd. We can see ECC from our top floor window.

I wanted to register my 100% support for the arrangement between Maret and ECC to build a baseball diamond and multi-use field on the currently unused ECC property behind the main building. For years and years I have walked my dog past that property and thought that it is a shame that it is going unused. Space like that is such a rarity in DC and it should be put to use. Of course it will eventually go to be developed in some way, especially when ECC announced a couple of years ago that it was essentially shutting down. So I was thrilled when I heard last year that a plan was in the works and that it involved creating playing fields, rather than a housing development, senior living facility or something along those lines. I was also glad to hear that ECC elected to go with Maret. My three kids went to Maret (all are graduates – we have no affiliation with the school currently) and the one thing I can tell you about that school is that they are all about being exemplary citizens of their community. I doubt that there is any other organization that ECC might have partnered with that would be more focused on doing the right thing with that property and the surrounding neighborhood than Maret. That includes the District – just look at how poorly they maintain the grounds at Lafayette.

I understand why people whose houses abut the property or are across from it on Nebraska have concerns. Anyone would. It is my understanding that Maret is addressing the reasonable concerns, such as a formal 50-year commitment not to add lighting or a sound system. To the extent folks are objecting to the plan in its entirety (I don't know of any who are, except for people quoted in the Post), I believe that is unreasonable. That property is not going to sit unused for much longer and the other alternative uses are almost certainly worse. It is only

because ECC has been unable financially to make full use of that space that it has sat unused for all these years. It is not reasonable to buy a house next to a school and then object to it being used for quintessentially school-type activities.

In short, I wholeheartedly support the plan. It will be great for the neighborhood, certainly much better than any plausible alternative. It will allow ECC to get back on its feet. It will create much-needed field space for others, not just Maret. The space will no longer be an empty expanse surrounded by “No Trespassing” signs. The storm water runoff situation will be dramatically improved.

Thanks for reading and for all you are doing as our commissioner. I would be happy to discuss this with you.

Best regards

Tom McLish

December 8, 2021

Chang, Connie (SMD 3G05)

Dear Ms. Chang,

I am writing to share the reasons for my support of the proposal for the Maret School to lease, develop and support recreational space at the Episcopal Children’s Center. My husband and I have lived in Ward 3 at 3502 Runnymede Place NW since 1981 and we have raised four children in this neighborhood. All four of our children attended Lafayette Elementary School and I served as Lafayette Home and School President for several years. My children later attended Deal Junior High and Maret School for High School. I am now the grandmother of four children who live in this neighborhood and all of them will attend Lafayette Elementary School.

I am enthusiastically supportive of the proposal because it will enhance the access to needed field space for all of the children in our community and improve the community’s quality of life. The Episcopal Home space is not currently being used and is not benefitting the community. There are a shortage of fields both for use by schools and the general community. I have reviewed Maret’s site plans and believe they preserve environmental and neighborhood integrity. Maret’s planners are aware of and the plans have been developed to mitigate the concerns of adjacent neighbors. I also know that Maret has always been a respectful neighbor in the Cleveland Park community and will be so in our neighborhood. They have indicated and demonstrated their willingness to work with the community to make adjustment to mitigate any real problems that have been identified in their plans.

I believe that not approving this proposal will be a missed opportunity for our community and for the children who live there.

Thank you for your consideration.

Sincerely,

Judith Meltzer
6255 29th Street NW

Washington, DC 20015

December 8, 2021

(To Commissioner Speck and Full Commission)

Subject: Official Comments in support of Maret's proposed athletic field at ECC site

Dear 3G03@anc.dc.gov

I offer strong support for Maret's proposed athletic field at the Episcopal Children's Center (ECC) site in NW DC. Knowing Maret, they will continue to be responsive to community input while being open and transparent about both what they need for use of the site and their strong values of inclusion and support for the broader DC community.

First, leasing the site to Maret provides a means for ECC to continue to meet its mission to educate and support child development and will ensure the site's primary use continues. With this agreement ECC can restart its K-8 school for children with emotional challenges, which was closed at least temporarily for lack of resources. ECC has also sought out Maret as a partner since their use of the site will meet the needs of children in the community.

Second, this is not intense use of the site. Maret students will only use the field after school hours during the week and only on occasional weekends. There will only be one game at a time. There will be no lights on the field so activity must stop at sundown. Other users of the site, for soccer and baseball, will be one game at a time. There will not be multiple users or multiple games.

Third, this is the lower disturbance of the site than alternatives. The permeable surface of the artificial turf and development of a plan for water runoff and management is something that does not exist now and will enhance rather than worsen existing water management issues.

This is all about the mutually supportive missions of ECC and Maret -- clearly its not about the money. If this transaction was about the money the ECC could just sell the site to a developer for denser mixed use residential and commercial development as has been promoted throughout the city. As for Maret, they will not be making money off of sublease to DC youth sports groups. Maret subleases provide a means for Maret to carry through on commitments to community.

Maret can hold any sub-leasees accountable for responsible use of the field(s) while meeting Maret values of sharing its assets so that it can serve the interests of a broader DC community when available. Furthermore, Maret plans to charge minimal costs to sub-lessees in order to maintain the fields after proposed uses. Maret's commitment to the community would not leave this important asset dormant while its students are not using it, which is much of the time!

Full disclosure, I am the parent of a Maret Alumnus which gives me both more insight about the school but also no direct benefit from having a field nearby since it was over a decade ago. Second, I also live within the Small Area Plan zone for Chevy Chase DC's Connecticut Avenue Corridor slated for higher density development so I understand angst of the site's

neighbors about proposed change from its undisturbed state but also potential for other types of development.

Maret is anything but "elitist" as might be assumed from the "elite" placed before its name in some communications. Maret works hard to value diverse cultures and communities, to partner with community schools, to support its students by nurturing a student body that reflects the broader community makeup to prepare all its students to contribute to the real world.

I am not dismissing those who have raised concerns, but rather putting them in context. I trust the public review process, but also know that comments are often offered by those with concerns rather than support, so I am weighing in. The Maret sports field project provides an important asset to the community, ensures responsible use, minimizes potential adverse impacts, and secures productive use of the property consistent with its long term land use.

Thanks for listening.

Cheryl Wasserman

December 6, 2021

Kevin@hardyfamily.me

Dear Mr. Zeldin,

I hope this email finds you well.

I wanted to write to express my support for the project that Maret School is proposing for the field at ECC. I am a longtime resident of Chevy Chase DC and also a longtime parent at Maret. From those perspectives, I can say two things: (1) It would be great to see the ECC property actually used in a way that benefits the overall community and, in particular, children. It's a beautiful and easily-accessible location, and the proposed plan shows that it can be adapted for sports use with minimal impact on the land or the surrounding area. (2) I can say with the utmost confidence that Maret is a wonderful neighbor and community member. Maret is a very small school, and the proposed use of the ECC field will not somehow transform the area into a massive sports destination, as some have suggested. Due to the size of the school, the teams are typically relatively small, and so the number of attendees at Maret games is similarly modest when compared to much larger schools.

I would be happy to discuss the proposal at any time, as would other members of the local and Maret communities.

Happy Holidays,

Kevin Hardy

December 6, 2021

Bethany Velasco (To Commissioner Gore)

Hello Lisa,

My husband Joel and I live at 6352 31st Place NW and have two sons at Maret in 10th and 8th grades.

I write in support of the Maret proposed athletic fields at ECC. The many advantages of this partnership include, but are not limited to: The sounds and sights of young people and children playing; A well-taken care of property, complete with landscaping and trees receiving appropriate attention from arborists, proper drainage, etc;

Use by two long-established DC constituents - Maret School and the ECC - through a partnership that benefits both, as well as others in the community.

Maret is actively addressing neighbor concerns with good faith and willingness to negotiate. I request that you keep an open mind as you proceed with this process.

Thank you,

Bethany Velasco

Joel & Bethany Velasco Home: +1 (202) 234-3852

Joel: +1 (202) 255-1581

Bethany: +1 (202) 258-8339

home@velasco.com

December 2, 2021

William Leibner

(To Commissioner Chang)

Commissioner Chang,

My name is Will Leibner, I live at 3701 Northampton St NW and wanted to express my unequivocal support for the Maret athletic fields project at the ECC on Utah Avenue. The space is completely underutilized now. Maret's plan is measured, reasonable and would bring fantastic opportunities for youth sports activity to the neighborhood beyond just Maret student-athletes. Frankly, when I hear about some of the NIMBYism resistance to this neighborhood improvement, I fear that our neighborhood will be forever stuck in a resistance-focused mindset. Let's be good partners with Maret and bring a fantastic addition to the community.

Thank You.

Will Leibner

December 2, 2021

Commissioner Randy Spec Randy.Speck@anc.dc.gov, Commissioner Thomas Quinn
3E04@anc.dc.gov

Dear Commissioners Speck and Quinn,

As a parent and resident in NW DC (ANC 3E, single member district SMD 3E04), I write to wholeheartedly endorse the Maret School and Episcopal Center For Children's planned leasing arrangement for the development of athletic fields on the ECC campus. For full disclosure, I am also a parent at Maret. As any parent of a young athlete in DC knows, field space in DC is extremely tight. We've signed up for several DC-based leagues for my eight-year old son that end up scheduling all of their games in Montgomery County. We end up getting ice cream, gasoline, groceries and buying other food right after these games in Montgomery County because that is where we happen to be. I'd much rather be contributing to DC's economy and supporting DC-based businesses.

Creative solutions to expand field space within DC like the one presently under consideration – and especially ones between private entities that benefit the wider public – should be encouraged. I've lived in the District and in several different neighborhoods for twenty years and am very invested in it prospering while retaining its essential character. That's a tricky balance, but if our great city wants to attract more and more residents and businesses, it will need to accommodate the needs that flow from those decisions. This includes expanding field space.

The Maret-ECC partnership seems to do that without sacrificing any public lands, which seems to be a win-win for everyone.

All the best
Praveen Madhiraj

December 2, 2021

From: Michael McCaughan <Michael.McCaughan@previsionpolicy.com>

To: "Speck, Randy (SMD 3G03)" <3G03@anc.dc.gov>

Dear Randy,

I am writing to you in support of the proposal to use the ECC property on Nebraska Avenue as a multi-use athletic field. I am a resident of the ANC (3907 Jocelyn Street) and also a Maret parent – although both of our children will have graduated before the proposed field would be available for use.

While I strongly value the luxury of having a pristine, semi-private park on the property, I also recognize that it is unrealistic (and probably a little selfish) to expect it to stay that way forever. Given the realities of the situation at ECC, I can think of no better outcome than the proposed plan to convert the site into an athletic field for Maret.

I can speak first-hand to Maret's commitment to being a good neighbor. My wife and I lived for 15 years literally around the corner from the Maret campus in Woodley Park, and we always viewed it as a positive force in our neighborhood—both before we had children and as young

parents. We have fond memories of playing on the Maret playground and visiting their annual fete with toddlers in tow – welcomed as neighbors, even though we weren't parents at the school.

Indeed, our decision to send our kids to Maret (after they aged out of our local elementary school) was driven in large part by the welcoming, diverse and open community that we already enjoyed at the school.

Now that I am a Maret parent, I can see that the sense of community is no accident. The school deeply values being in every sense a good neighbor and a positive force in the broader community. I know Maret is listening carefully to ECC's neighbors to help make sure that the proposed new fields will be a great asset to the neighborhood for years to come.

I also want to speak as a long-time DC resident who raised two children who played recreational sports (softball, baseball and soccer) in the city. I know how important it was to our children to have that experience: the exercise, the fun, and the socialization (to say nothing of how much we as parents benefited from socializing with other parents when our kids were very little.)

I also remember well how those activities involved driving to another neighborhood to use a field – and, occasionally, having games cancelled or rescheduled because a field was unavailable. Simply put, DC needs more high quality athletic fields that the community can use. I know Maret is committed to making the field available to other organizations (including DC Soccer). While that may feel like a further disruption to the status quo, I strongly believe the neighborhood and the city overall will benefit greatly from having more fields to support youth athletics.

I also know how much my family benefited from using fields that other neighborhoods supported. I hope our neighborhood can do the same for others in the future.

Thank you for your attention and your work on behalf of us all at the ANC. I would happily provide any additional information you might want.

Best,

Mike

Michael McCaughan
Co-Founder Prevision Policy LLC
202-641-0389

December 2, 2021

henry.n.smith@gmail.com

Dear Ms. Lisa Gore,

I'm writing to express my support for the athletic fields at ECC project proposed by the Maret School. I am a resident of ANC 3/4G-01 and an '01 alumnus of Maret. I can remember how difficult it was to secure field space for athletics when I attended Maret 20 years ago and it is disheartening to know that this is still an issue for the school. From everything I've learned about this project, however, it truly sounds like a win-win for both Maret and ECC. I am also the father of a 5-year-old daughter who loves to play soccer in the neighborhood and I look forward

to kicking a soccer ball around with her on these fields one day. Please take note of my support and I look forward to lending further support to this project throughout the ANC and BZA process. Thank you for your time.

Sincerely,

Henry Smith
6361 31st PI NW, Washington, DC 20015
(202) 256-1335
henry.n.smith@gmail.com

December 1, 2021

To: Speck, Randy (SMD 3G03); Higgins, John (SMD 3G02)

Dear Randy and John,

I write today to voice my support for the ECC-Maret partnership relating to the planned development of the grounds of the ECC. While I have two children currently enrolled at Maret, one of whom will benefit from the project, my association with the immediate vicinity of the ECC predates my connection to Maret and will endure long after their departures from the School. Over the years, I have become quite familiar with the property that anchors the corner of Nebraska and Utah Aves. The distinguished campus atop the hill is immediately recognizable to thousands of residents as they traverse the Nebraska & Utah corridors and in many respects, its presence provides steady reassurance that one has arrived in their home neighborhood. So I approach the development of the property with a durable relationship to this unique subsection of Chevy Chase, D.C. and over time, I, and countless others, have regularly speculated about what would become of the ECC land if and when it was no longer able to continue operations. Now, the day has arrived for the neighborhood to address its future and the ECC-Maret partnership is, without question, a terrific solution for all stakeholders.

Maret leadership has done a splendid job developing and messaging the contours of the project, the core of which (i) advances Maret's ability to cultivate and sustain their impressive and winning athletic program, (ii) preserves the potential ability of the ECC to resume programming, and (iii) adds accessible and safe outdoor space for local youth sports organizations and neighborhood families. The project strives to maintain a level of tranquility that typifies the historic use of the land but also balances the demands associated with activity on a site that lies in a densely populated neighborhood. Please know that Maret's commitment and attention to the concerns of the community, particularly the considerable effort currently being made to accommodate the interests of the residents whose properties are in very close proximity to the grounds, is representative of the level of excellence and community-oriented collaboration that pervades Maret's affairs and should provide serious encouragement to all stakeholders that Maret is, and will continue to be, an exceptional partner for many many years to come.

I am very excited and I look forward to participating in the ANC discussions over the next several months. Thank you,

Jay Ingram
3115 Quesada St.