

January 12, 2022

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **BZA Case No. 20608 - District of Columbia – Special Exception and Variance Application for 403 7th Street SE (Square 875, Lot 1) (the “Property”) — Pre-Hearing Submission**

Dear Members of the Board

Please accept for filing the enclosed twenty-one (21) day pre-hearing statement by the Applicant. By the instant application, the Applicant is requesting (i) a special exception pursuant to 11-C DCMR § 1610.2 to exceed the 40% lot occupancy limitation of 11-C DCMR § 1603.4 for a public library and (ii) variance relief from the pervious surface requirements of 11-E DCMR § 204.1 in order to modernize and expand the historic landmark Southeast Library (the “**Project**”).

Set forth below are (1) updates regarding other agency reviews and outreach; (2) information on community outreach and input; (3) expert witness resumes and outlines of testimony; and (4) other exhibits provided for the record.

I. Agency Outreach and Updates

The Project, given its District ownership, location, and being a historic landmark, is subject to numerous reviews beyond the Board’s review of this application. Specifically, the Project is subject to review by the Historic Preservation Review Board (“**HPRB**”), the Commission of Fine Arts (“**CFA**”), and the National Capital Planning Commission (“**NCPC**”). Additionally, given the below grade addition in public space, the Project is subject to approval from the Public Space Committee (“**PSC**”). The Project has already received approval from HPRB and the PSC. The PSC approval was subject to conditions, which the Applicant is working through with the District Department of Transportation (“**DDOT**”). Prior to the Board’s hearing on this case, the Project will have also gone before CFA for approval. Immediately after the Board’s hearing, the Applicant is scheduled to appear before NCPC regarding the Project as well. Given all of the agency

coordination, the Applicant would request the following flexibility from the plans approved by any Order of the Board:

To make refinements or revisions required by District agencies, including the Historic Preservation Review Board, Commission of Fine Arts, National Capital Planning Commission, or the Public Space Committee, to receive building permits and Certificates of Occupancy for the Project, provided no additional zoning relief is required.

In addition to the above reviews, the Applicant has been in touch with the Office of Planning (“OP”) regarding this application and the requested relief. OP asked how the Project would address stormwater management (“SWM”) given the request for pervious surface relief. Due to the heavily constrained nature of the site, SWM facilities commonly used within the District of Columbia are not viable and off-site compliance options may need to be implemented to meet the Project’s stormwater retention requirement. On-site SWM facilities currently being considered are an above-grade rainwater harvesting tank and two (2) enhanced landscaping or micro-bioretenion planter areas flanking the existing entrance along 7th Street SE. The Applicant also met with the Department of Energy and Environment (“DOEE”) on January 10, 2022 to discuss the pervious surface relief and SWM plans. DOEE recognized the challenges in implementing on-site SWM and complying with the pervious surface requirements based upon both existing conditions and programming needed to serve the community. Based upon the information presented, DOEE indicated no objection to the Applicant’s request for pervious surface relief and commended the Applicant for the proactivity in engaging DOEE early in the design process. The Applicant will continue to work with DOEE regarding the SWM plans moving forward.

II. Community Outreach and Input

Since submitting the application on September 27, 2021, the Applicant has continued its community outreach, including maintaining its dialogue with Advisory Neighborhood Commission (“ANC”) 6B, to discuss the Project. The Applicant received unanimous support from the ANC at its November 9, 2021 meeting, and that report is filed in the record at Exhibit 18. The Applicant will continue to reach out to the community regarding the Project moving forward.

III. Expert Witness Submissions

By this filing, the Applicant is also submitting the resumes of Chuck Wray of Quinn Evans Architects, the project architect, and Jessie Ponce de Leon of Gordon DC, the project civil engineer, as Exhibit A in order to qualify them as experts in their respective fields by the Board. The Applicant is also filing its outlines of witness testimony as Exhibit B.

IV. Additional Exhibits

In order to supplement the record, the Applicant is also submitting an updated plan set as Exhibit C. There have been no substantive exterior changes from those in the original application,

but the plans do include minor internal modifications from the initial set of plans. Additionally, the Applicant is supplementing the record in accordance with Subtitle E § 206.3 with an affidavit from the Project architect confirming the Project will not impact any solar facilities at adjacent properties, attached as Exhibit D.

V. Conclusion

We look forward to presenting this case to the Board on February 2, 2022. If you have any questions, please do not hesitate to contact Allison at (202) 721-1106 or Meghan at (202) 721-1138. Thank you for your attention to this application.

Sincerely,

 /s./

Allison C. Prince
Meghan Hottel-Cox

ACP/MEHC

Enclosures

