

January 13, 2022

VIA IZIS

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 200 South
Washington, DC 20001

Re: Post-Hearing Submission to the Zoning Commission re: Solar Facility for The Catholic University of America (“University”) – ZC Case No. 12-01E

Dear Chairman Hood and Members of the Zoning Commission:

This submission is in response to two items requested by the Zoning Commission at the close of the hearing on January 6, 2022. Specifically, we were asked to provide more detail on setbacks and the buffer between the proposed solar facility and the remnant forest. We were also asked for more information on the required tree removal. Set forth below is the requested information:

Setbacks/Buffer

As we presented at the hearing last week, the solar array will be sited to allow for a minimum setback of 60 feet from all property lines. We are confident that the proposed setback distance along with the ample landscaped buffer along Harewood Road will be more than adequate to address any potentially adverse visual impacts.

In addition, there has been great sensitivity to the relationship between the proposed facility and the remnant forest to the south. As shown in the attached plan, the distance between the two will vary and is, at some points, over 100 feet. We appreciate and agree with DOEE’s interest in an ample buffer but are confident that a full distance of 100 feet is not needed for the entire buffer. The University’s landscape architect has carefully studied the distance required to protect the remnant forest, including the critical root zones of every tree within the stand, and is confident that the facility at the proposed distances will not have an adverse impact on the health of the trees.

