

## OP Report

**TO:** Roland Driest, DC Surveyor  
Matthew LeGrant, Zoning Administrator

**FROM:** *JL for* Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

**DATE:** May 31, 2019

**SUBJECT:** Office of Planning Report for Large Tract Review Case No. 2018-02  
2800 Otis ST NE. (Square 167, Lots 67& 68)

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### I. Summary

On December 12, 2018 Catholic Charities of the Archdiocese of Washington, DC, Inc. (the “applicant”) submitted and the Office of Planning (OP) accepted their application for Large Tract Review (LTR). LTR is not a process that results in an “approval” or “denial”. Rather, it is an administrative review by District agencies and the community to identify potential issues and provide early feedback to the developer.

Section 2300.1 (a) of Title 10 of the District of Columbia Municipal Regulations (DCMR) directs the Office of Planning to “*Review, prior to the filing of applications for building or construction permits, all large tract development projects comprising three (3) acres or more and any commercial or mixed-use commercial development of fifty-thousand square feet (50,000 ft<sup>2</sup>) or more gross floor area (above grade) and cellar area (below grade);*” This Large Tract Review application was filed because the proposed solar array would occupy more than 3 acres (about 5 acres of the larger site).

The Office of Planning has completed its review of this application and concludes that the application adequately addresses the goals of the LTR regulations outlined in DCMR Title 10, Chapter 23, § 2300.2. Those goals are:

- To minimize adverse environmental, traffic, and neighborhood impacts;
- To avoid unnecessary public costs in terms of new services or facilities required of city agencies;
- To carry out the policies of the District Elements of the Comprehensive Plan.

The District is committed to increasing the use of renewable energy in the city and recently passed the Clean Energy DC Omnibus Amendment Act of 2018 to increase renewable energy infrastructure by 2032. The dedication of a portion of this large property for solar energy generation to support the Catholic Charities mission will contribute to the District’s renewable energy infrastructure efforts, so will further policies of the Clean Energy Act and the Comprehensive Plan.

LTR cases are typically completed within 60 days, but the applicant and OP agreed to delay the completion of the report to allow additional time for ANC and community review. The applicant used the additional LTR review process time to meet with the ANC 5C and to make some revisions to their plans in response to feedback from the community and the ANC. The revisions include:

- Reducing the height of the solar panels from 12’ to 10’-9”.
- Moving the low-noise emitting inverters further away from property lines.
- Addressing stormwater management concerns in a stormwater management plan approved by DOEE.

## II. Special Exception and Zoning Text Amendment

When this Large Tract Review application was originally filed in 2018, the Zoning Administrator determined that it would be a “Utility” use, permitted only by special exception in the R-1-B zone. The Zoning Commission subsequently approved an emergency text amendment that establishes a Community Renewable Energy Facility use that is permitted as a matter of right (ZC 19-04), which eliminates the need for BZA special exception review for this facility.

## III. Location and Area Description

The subject property is located at 2800 Otis St, NE. Its northern end borders Randolph ST NE and its southern end borders Otis ST NE. The property is composed of lot 68, which is a large irregular shaped lot of approximately 12.7 acres, and lot 67 which is a smaller rectangular lot of just under 1.5 acres. It is near the District’s Eastern Avenue NE border with Maryland and mainly surrounded by residential buildings and a place of worship, except to the north which is Barnard Hill Park.

## IV. Site Description

The subject property is located in the R-1-B zone. The solar array installation will occupy about 5-acres in the northern part of the site. The site is otherwise the location of the “Gift of Peace” community residence facility, which serves homeless and terminally ill patients. The majority of the rest of the site is vacant.



## V. Project Description

The applicant is installing a solar array facility consisting of approximately 4,788 solar panels, a transformer, and 15 solar inverters. The array's ground mounted solar panels will be 10'9" ft high. It will be in the northeastern portion of the site and bisected by the site's existing service road. Along with the solar panels there will be switch gear equipment on Randolph Road to connect the solar array to the city's electrical grid.

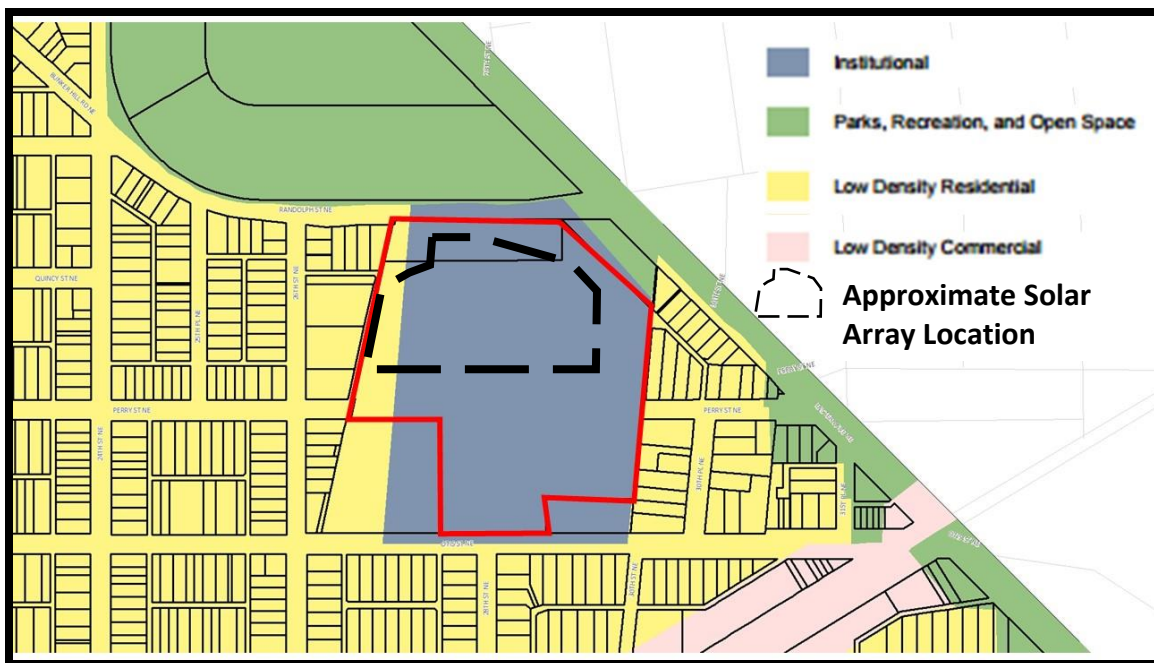
The applicant intends to use the array to generate energy credits that will off-set most of the electricity costs for its 12 properties in the District.

## VI. Planning Context

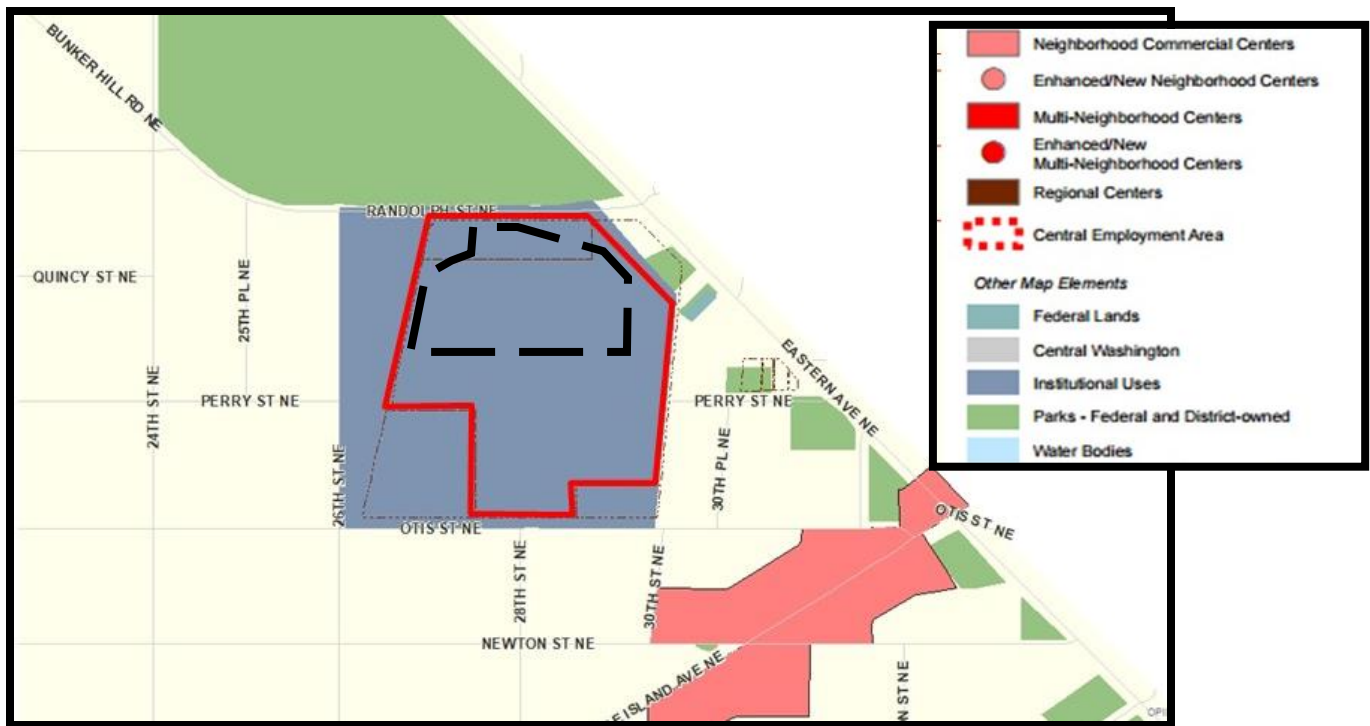
### Comprehensive Plan

Both the Comprehensive Plan Future Land Use Map and the Generalized Policy Map, shown below, predominantly designate the portion of the site to be used for the solar array for Institutional use, typically intended large schools, hospitals, organizations, or other similar institutions.

This solar array is not inconsistent with these land use designations. The institutional use of the site would not change. The solar array would reduce the energy cost of the institutional use on this site as well as of all the applicant's other sites in the District. As noted in the Framework Element, "*Much of the institutional land on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans. Other institutional sites likewise may see new buildings or facilities added.*" (223.22)



**Future Land Use Map**



**Generalized Policy Map**

The project is not inconsistent with the written elements of the Comprehensive Plan, particularly the Land Use, Environmental Protection and Urban Design elements, and the Upper Northeast Area Element. The project would particularly further the following policies of the Comprehensive Plan:

Housing:

***Policy H-2.2.4: Energy Retrofits***

*Encourage energy efficiency retrofits that reduce water use, and home heating and cooling costs, thereby reducing monthly housing expenditures. 510.6*

The site is currently a community residential facility for homeless and terminally ill patients. The solar array will help to reduce the heating cost of this facility and the applicant’s other facilities in the District.

Land Use:

***LU-3.2.2: Corporate Citizenship***

*Support continued “corporate citizenship” among the city’s large institutions, including its colleges, universities, hospitals, private schools, and non-profits. Given the large land area occupied by these uses and their prominence in the community, the city’s institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the city’s physical environment. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of “green building” methods and low impact development, and the adaptive reuse and preservation of historic buildings. 315.7*

The applicant is showing environmental leadership by dedicating a portion of their large site to generating solar energy in the District, in furtherance of District goals to be more energy independent.

Environmental Protection Element:

***Policy E-2.2.1: Energy Efficiency***

*Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees. 610.3*

***Policy E-2.2.2: Energy Availability***

*Improve energy availability and buffer District consumers from fluctuations in energy supply and prices. This should be achieved through the District's energy purchasing policies, financial assistance programs for lower income customers, incentives for "green" power, and regulatory changes that ensure that local energy markets are operating efficiently. 610.4*

***Policy E-2.2.4: Alternative Energy Sources***

*Support the development and application of renewable energy technologies such as active, passive, and photovoltaic solar energy, fuel cells, and other sustainable sources. Such technology should be used to reduce the dependence on imported energy, provide opportunities for economic and community development, and benefit environmental quality. A key goal is the continued availability and access to unobstructed, direct sunlight for distributed-energy generators and passive-solar homes relying on the sun as a primary energy source.*

***Policy E-2.2.7: Consumer Education on Energy***

*Promote citizen awareness concerning energy issues through educational and demonstration initiatives and other programs. 610.10*

***Policy E-5.1.4: Sustainable Landscaping***

*Encourage landscaping practices on District properties that reduce the need for watering and mowing, control the spread of invasive species, increase the use of landscaping for stormwater management, and reduce the use of pesticides and herbicides. 627.6*

***Policy E-5.2.4: Demonstration Projects***

*Encourage best practice guides, demonstration projects, tours, and other tools to create a culture where the "green choice" (i.e., the choice that results in greater energy efficiency and better environmental health) is the preferred choice for energy, transportation, construction, and design decisions. 628.5*

The array will serve as a demonstration project for improving energy efficiency and production. It will reduce the applicant's use of fossil fuels and generate enough solar energy to reduce not only this property's electricity cost, but also the costs for the applicant's other DC properties. This will allow them to reallocate the money they would have used on their electricity bill to other priorities in support of the Catholic Charities mission.

Upper Northeast Element:

***Policy UNE-1.1.1: Neighborhood Conservation***

*Protect and enhance the stable neighborhoods of Upper Northeast, such as Michigan Park, North Michigan Park, University Heights, Woodridge, Brookland, Queens Chapel, South Central, Lamond Riggs, and Arboretum. The residential character of these areas shall be conserved, and places of historic significance, gateways, parks, and special places shall be enhanced.* 2408.2

The solar array will be on a large privately-owned site located in a neighborhood which is predominantly residential. The solar array will be appropriately screened and should not result in significant noise generation or traffic. As such, it should not disrupt the residential character of the neighborhood.

**Clean Energy DC**

Clean Energy DC is the District Government's proposal for how we will reduce the District's green house gas emissions by 50% below 2006 levels by 2032, as established in 2013 by Sustainable DC, the District's sustainability plan and to achieve carbon neutrality by 2050. As noted in this plan, the use of fossil fuels is the largest source of greenhouse gas emissions. Replacing fossil fuels with cleaner, sustainable sources of energy is essential to achieving our climate action goals.

**Sustainable DC 2.0 Plan**

Sustainability 2.0 updated the earlier Sustainable DC Plan of 2013. It is the District's guiding document to foster more sustainable development in the city, and serves as a supportive document to the Comprehensive plan.

***CLI.3: By 2020, develop a plan to achieve carbon neutrality by 2050***

The solar array will reduce the applicant's energy consumption generated by carbon emitting methods. Therefore, it will help to reduce the overall carbon generation and greenhouse gas emissions attributable to the District.

***Energy Goal 1: Improve the efficiency of District-wide energy use to reduce overall consumption.***

***Energy Goal 2: Increase the proportion of energy sourced from both clean and renewable supplies***

***Energy Goal 3: Modernize energy infrastructure for improved efficiency and resilience***

***EN1.5: By 2020, launch a citywide educational and behavioral campaign to lower citywide energy use and expand awareness of the District's resources for efficiency and renewable energy.***

***EN2.1: Reduce the use of fossil fuels for electricity generation and heating, and eliminate the dirtiest fuels by 2023.***

***EN2.2: Build and support commercial and residential renewable energy projects sufficient to get at least 5 percent of citywide electricity from local generation.***



The Sustainable DC 2.0 plan specifically targets increasing the supply of electricity from solar energy sources. This solar array would be an important step in moving the District closer to the Plan's goal of reducing harmful greenhouse gas emissions, achieving 50% renewable energy by 2032. As noted in the Plan, "*Locally generated electricity from renewable sources has many benefits for the District: it helps reduce greenhouse gas emissions, reduces regional air pollution, diversifies the local energy supply, lowers energy bills, and can even help create jobs in renewable energy installation.*" (p. 76) This solar array will generate renewable energy and reduce the applicant's use of fossil fuels. It will also help the District meet its city-wide goals to reduce fossil fuel dependency and thereby improve air quality. This solar array would be one of the first in the District and therefore serve as model for other large properties.

### **Ward 5 Works: The District of Columbia Ward 5 Industrial Land Transformation Study**

The site is also within the "Ward 5 Works: The District of Columbia Ward 5 Industrial Land Transformation Study" ("Ward 5 Works") study area. The plan focuses on industrial land uses so energy goals predominantly relate to industrial buildings. Though solar array is for a charitable institution, but it still fulfills the intent of this goal.

#### ***Action 3.7: Increase energy efficiency and alternative sources of energy production.***

*Increase the energy efficiency of industrial buildings and find opportunities to increase alternative sources of energy production (ie. Solar panels) by working with DOEE and the DC Sustainable Energy Utility (DCSEU) to more actively market existing energy efficiency and renewable energy programs to industrial businesses and property owners.*

The project will allow for alternative energy to be produced on this large, privately owned site. The energy produced will primarily be used by all of the applicant's properties. If excess energy is produced, the applicant is considering making it available to other properties in the area.

## **VII. Analysis of Compliance with 10 DCMR, Chapter 23, Large Tract Review Procedures**

The application is subject to the submission requirements and review standards of Section 2301.3 because it is for a commercial development consisting of more than 50,000 square feet.

*2301.3 Applicants for commercial and mixed-use commercial development projects of fifty thousand square feet (50,000 ft.<sup>2</sup>) or more shall submit... the following documents:*

- (a) *A completed certification form;*

Complies.

- (b) *The name, address and signature of all owners, or their authorized agent, and of property included in the area to be developed. If there is an agent, the applicant shall provide written authorization and the extent of the agent's authority;*

Complies.

- (c) *A map showing location of the proposed project and the existing zoning of the site;*

Complies.

- (d) *A statement indicating the contribution of the project toward implementing city and community goals and policies;*

- (e) *A statement indicating the relationship of the proposed development to the objectives of the District Elements of the Comprehensive Plan for the National Capital;*

The applicant's statement indicates the project's contribution toward implementing the Environmental Protection and Upper North East Element policies of the Comprehensive Plan, and guidance for more energy efficient development and greater clean energy production in DC. In addition, the proposal would further goals of the Sustainable DC 2.0 plan.

- (f) *A general site and development plan, indicating the proposed use, location, dimensions, number of stories and height of building;*

Provided. The application includes a set of drawings indicating the use, location, dimensions, and height of the solar array.

- (g) *A general circulation plan, including the location of vehicular and pedestrian access ways, other public space and the location and number of all off-street parking and loading spaces, loading berths and service delivery spaces;*

The site would generate limited vehicular traffic and no parking or loading requirement. The infrequent maintenance vehicles would access the site via existing internal driveways and curb cuts.

- (h) *A typical floor plan;*

Not Applicable.

- (i) *A general statement of the approximate schedule of building construction;*

The installation is expected to begin in September 2019 and be completed in January 2020.

- (j) *Vehicular trip generation, trip assignment and before and after capacity analysis and level of service at critical intersections; and*

The facility is anticipated to result in very minor vehicular trip generation, for regular maintenance only. Another conforming use on this site would likely generate significantly higher levels of vehicular traffic. DDOT comments (attached) note that the facility will generate nominal traffic and will not have adverse impacts on the surrounding traffic network.

- (k) *Any other information needed to fully understand the final building proposed for the site.*

No additional information is necessary.

## **VIII. Departmental Responses**

Application materials were distributed to the following District departments for review and comment:

- Department of Consumer and Regulatory Affairs (DCRA)
- Department of Energy and the Environment (DOEE)
- Department of Public Works (DPW)
- District Department of Transportation (DDOT)
- Fire and Emergency Medical Services (FEMS)

In addition to direct meetings between the applicant and the Office of Planning, OP hosted an interagency meeting on January 15, 2019 on the application. Agencies in attendance included the following:



- OP;
- DDOT;
- DOEE; and
- Fire and Emergency Medical Services (FEMS)

### **OP Comments**

OP is supportive of this use at this location. OP has recommended to the applicant that landscaping be augmented around the perimeter of the property to improve screening between the solar array and the adjacent residential properties.

### **DDOT Response**

DDOT notes that the number of vehicle trips generated by this use would be nominal and will not have adverse impacts on the District's transportation network.

DDOT has concerns about the location of the replacement fencing along Randolph Street and Eastern Avenue and the Eastern Avenue entrance gate. The current plans locate the replacement fence and gate in the same locations as the existing fence and gate. The existing fence and gate are within public space area and are restricting the width of the sidewalk to below DDOT standards. The fence needs to be on the property line to not conflict with the sidewalk right of way.

DDOT's large tract review comments are attached.

### **DOEE Response**

DOEE provided general support for the project and submitted a letter in support (attached) for the special exception case, which notes the Sustainable DC Plan goal to increase the use of renewable energy to provide 50% of the District's energy use, and states, "Projects like this one will further the District's long-term sustainability goals and position the city as a national leader in sustainable development."

### **FEMS Response**

FEMS requested that wayfinding signage be installed on the property to ensure easy access for emergency vehicles. They also expressed interest in visiting and reviewing the site and the access ways after the solar array is installed.

The applicant agreed to incorporate the provided recommendations as much as possible.

## **IX. Community Review**

The Office of Planning provided a copy of the application to:

- ANC 5C; and
- Woodridge Neighborhood Public Library to be made available for review by the public.

Notice of the application was distributed to the following for review and comment:

- Property owners within 200 feet of the site;

## **ANC 5C**

ANC 5C is not in support of the project. After holding two community meetings at the SMD level and two meetings at the full ANC level, the ANC voted against the project. The ANC's questions and concerns and the Applicant's responses are listed below:

- Concern regarding electrical sensitivity to the solar array

*Applicants Response:* The applicant commissioned a study on the electromagnetic field levels for the solar array. The study found that the magnetic field level would be low.

- Concern over the level of noise generated by the solar array

*Applicant Response:* Only the inverters will generate noise, but the noise level would be no more than 65 decibels; which is the equivalent of a two person conversation.

- Stormwater runoff on the property

*Applicants Response:* DOEE approved the stormwater plan for this project.

- Community Benefits: Can the energy credits be given to residents in the immediate community?

*Applicant's Response:* A year after the solar array is installed the applicant will assess the amount of electrical overage is generated. The applicant is willing to donate any electrical overage to DOEE's Solar For All Program with a request that the credits be applied to the residents of SMD 5C01

- Adequate Screening for the array

*Applicant's Response:* There will be 87 trees planted around the perimeter of the site. Many of the trees will be evergreen of they should provide sufficient screening all year long. There will also be Okame cherry deciduous trees, which are not evergreens, but the evergreen trees mixed in with them should provide adequate screening on the east side during the winter months.

- Concern that there will be a Solar heat island effect

*Applicant's Response:* The solar panels will not generate heat.

- Maintenance Concerns- weed and grass overgrowth and missing sections of fencing.

*Applicant's Response:* The applicant agreed to replace segments of their fence along Randolph St. and Eastern Avenue. They also note that trash will not be generated by the solar array and that the solar system owner, who is not the applicant, will be responsible for maintaining the trees on the property.

At their May 15, 2019 meeting the ANC voted to deny the project generally for the concerns noted above. The ANC report is attached and has been provided to the applicant.

## **Community Comment**

Numerous community letters in opposition were submitted regarding this LTR case. The concerns that have been raised generally relate to the stormwater runoff on the site, loss of trees around the site, the visual impact of the solar panels on the 10'9" poles, and the number of solar panels being installed in a residential neighborhood.

## **X. LTR Application Findings**

The solar array is generally consistent with the purposes and goals of the Large Tract Review regulations and not inconsistent with the Comprehensive Plan. The applicant will be required to continue working with all District agencies to resolve any outstanding issues through the permitting process, and is encouraged to continue to work with the ANC and the community.

## **XI. Attachments**

- DDOT Report
- DOEE Special Exception Report
- ANC Report

JS/cm<sup>AICP</sup>

# Government of the District of Columbia


## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** Joel Lawson  
Office of Planning

**FROM:** Jim Sebastian  
Associate Director 

**DATE:** February 19, 2019

**SUBJECT:** Large Tract Review Case No. 2019-02 –2800 Otis Street NE

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#### PROJECT SUMMARY

57th Street Mews, Inc (the “Applicant”) seeks to construct a solar array in the R-1-B Zone at premises 2800 Otis Street N.E. (Square PAR 167, Lots 67 and 68). The Applicant proposes the following development program:

- 14.16 acres of solar array (5,000 solar panels, a transformer, and 15 solar inverters)

#### SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

The purpose of DDOT’s review is to assess the potential safety and capacity impacts of the proposed action on the District’s transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive, multi-administration review of the case materials submitted by the Applicant, DDOT finds:

#### Site Design

- The Applicant proposes to replace the fencing along the perimeter of the property along Randolph Street and Eastern Avenue, and replace the entrance gate on Eastern Avenue. DDOT’s Right of Way (ROW) distribution card indicates that the sidewalk along Randolph Street NE is 10 feet wide. The existing fence, which is in disrepair, is located within this 10 foot section of public space and constrains the width of the sidewalk to below DDOT standards. The proposed site

plan indicates that the fence will be replaced in the current location. The fence will need to be moved back to the property line to provide adequate space for a DDOT standard sidewalk within the right of way.

**Travel Assumptions**

- The Applicant Statement indicates that the solar array will require maintenance twice annually. The proposed number of vehicle trips generated by the proposed solar array is nominal and will not have adverse impacts on the District's transportation network.

JS:cl

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Energy and Environment



**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Casey Studhalter *CS*  
Green Building Program Analyst, DOEE

**DATE:** March 1, 2019

**SUBJECT:** BZA Case No. 19927 – 2800 Otis Street NE

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**APPLICATION**

Application of Catholic Charities of the Archdiocese of Washington, Inc., pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle U § 203.1(p), to construct a solar array in the R-1-B Zone at premises 2800 Otis Street N.E. (Square PAR 167, Lots 67 and 68).

**RECOMMENDATION**

The Department of Energy and Environment (DOEE) has reviewed the application materials and has no objection to the approval of this application.

A fundamental goal of the Sustainable DC Plan is to increase the use of renewable energy to make up 50% of the District's energy use. This goal is an essential piece of the Mayor's commitment to achieve carbon neutrality by 2050 to combat global climate change. Pursuant to these goals, on Friday, January 18<sup>th</sup>, Mayor Bowser signed into law the Clean Energy DC Omnibus Amendment Act of 2018. This bill built upon previous legislation to increase the Renewable Portfolio Standard requirement to 100% by 2032, and increased to 10% the amount of the District's electricity supply required to come from solar installed within the District.

Mayor Bowser and DOEE are committed to bring more solar energy to the District in order to achieve our vital climate change mitigation and economic development goals. Projects like this one from the Catholic Charities of the Archdiocese of Washington will further the District's long-term sustainability goals, and position the city as a national leader in sustainable development.

**REGULATORY REVIEW**

DOEE's lack of objection to this application should not be viewed as an approval of the project from a regulatory perspective. All elements of the project subject to the various regulatory programs administered by DOEE, including but not limited to stormwater management, will still be subject to review at the time of permit application.



Advisory Neighborhood Commission 5C01  
P.O. Box 92352  
Washington, DC 20018

May 16, 2019

Office of Planning  
1100 4<sup>th</sup> Street, S.W., Suite E650  
Washington, DC 20024

**Re:** Large Tract Review Application #2018-2  
Catholic Charities, Archdiocese of Washington  
2800 Otis Street, NE (Parcel 167 / 67 and 167/ 68)  
Proposed Ground-Mounted Solar Array

On December 8, 2018, a 5C01 Single Member District (SMD) meeting convened to gain knowledge of the Catholic Charities of the Archdiocese of Washington, DC's solar array project. Including the Catholic Charities representatives, thirty (30) people attended the meeting. On January 5, 2019, a second SMD meeting was held with Catholic Charities representatives and the community with forty-six (46) people in attendance. We learned the following:

Concerning Catholic Charities:

- Ø It is a non-profit entity of the Catholic Church
- Ø 2800 Otis Street, NE has 14 acres of land space
- Ø The majority of the site is open space

Concerning the solar array project:

- Ø There will be 4,788 solar panels creating the solar array
- Ø The panels will be located close to the Randolph Street side (north side) of the property
- Ø The setback from public space is at least 8 feet and closer to 25 feet
- Ø The mounted height of the panels would be about 7', which later changed to 12'. Currently the proposed height is 10.9'



- Ø The array would be screened by a six feet tall inner perimeter security fence
- Ø Trees will be located on the outside of that fence to block any glare from the panels
- Ø There will be an outer perimeter fence (two stages of chain-link fencing)
- Ø It will take about two months (weather permitting) to excavate and install the array
- Ø There will be no major drilling
- Ø Wires will be underground and connected to the Pepco source
- Ø Power would be provided to 12 Catholic Charities properties in D.C.
- Ø The site of Catholic Charities is zoned R-1-B (Residential). They are requesting a Special Exception to the zoning regulations to use the property for utility purposes also.

### **SMD 5C01- Community's Major Concerns:**

#### **Electrical Sensitivity:**

It was determined that there is no study proving that solar power has any effect on pacemakers, non-cable TV service, cell phones, and the general health of the public. It is not high density voltage.

Catholic Charities presented a study that assessed the electromagnetic field levels associated with this particular project. It found that the magnetic field levels around the solar array would be low; however, the report noted, *"No guarantee or warranty as to future life or performance of any reviewed condition is expressed or implied."*

#### **Noise:**

There might be a hum, but no louder than a Pepco transformer or two people talking in close proximity to each other. There will be daytime construction noise

#### **Storm Water Runoff:**

Catholic Charities claims to have filed storm water management plans with DOEE. To date, ANC 5C cannot locate those plans.

#### **Decreased Property Values:**

It was determined that there is no study proving the depreciation of property as a result of solar power

**How will the community benefit in supporting this project:**

Reportedly, the financial affects of the solar array will not be realized for a year. Catholic Charities is willing to donate any electrical overage to the Solar For All Program with a request that the credits be applied to the residents of SMD 5C01.

**Maintaining the Property:**

Currently, the perimeter of the property and public space adjacent to the property has not been kept up. There is an overgrowth of weeds and grass, and missing sections of fence. Months after the initial SMD meeting during which Catholic Charities was made aware of their neighbors' annoyance of the unkempt property, Catholic Charities has not cleaned up the site. The community cannot trust they would do so after the solar panels are installed.

**How will the array be screened:**

According to Catholic Charities, 87 trees, with a height of six feet, will be planted around the perimeter to shield the array. This is not sufficient screening in that the array would be 10.9' high.

**Solar heat island effect:**

Catholic Charities reported that the solar panels do not generate heat; however, studies have shown that the array could create a solar heat island affect. The array coupled with the removal of shade trees, would increase the outdoor ambient temperature to properties closest to the array.

On May 15, 2019, ANC voted to oppose this project (0-5-1) for the following reasons:

- Ø The solar panels would provide power to 12 Catholic Charities properties across the city, with no benefit to the immediate community and no guarantee of a benefit. These neighbors would have to endure the negative presence of a solar array, such as the solar heat island effect, possible glare, and, clearly, an unsightly view, and in at least one case, an obstructed sightline.
- Ø To some neighbors, the array will border their backyards or side yards. For at least two neighbors, the array will border both, the back and side yards on Randolph and Perry Streets.

- Ø Homes and a church above or near the solar array will have to pay the higher cost of cooling their properties during the summer days due to the solar heat island effect. Temperatures within 100 feet of solar arrays or solar farms are several degrees warmer than other areas according to Phys.org and Columbia University's Center for Life Cycle (clca.columbia.edu)
- Ø The 10.9' height of the panels would be visible from the street and surrounding residences.
- Ø The trees Catholic Charities intend to plant on the outer perimeter of the array would not screen the array until about five years from now, according to the landscaper provided by Catholic Charities. The trees would be evergreens, which are notorious for pest infestations, such as mosquitoes and spiders.
- Ø The panels can cause the death and injury to wildlife, such as birds, who mistake the reflective panels as water. According to U.S. Fish and Wildlife Services (FWS.gov), certain solar power services produce beams of sunlight intense enough to injure or kill birds and bats.
- Ø It appears Catholic Charities and Pepco could include the neighbors into the array; thereby, reducing energy costs to the residents of the 5C01 community now and not a year from now. This is based on internet research of other communities in the USA and their relationship with solar farms and local power providers.
- Ø Bringing Pepco into this matter to address the community's concern has been fruitless. I have reached out to Pepco via its Community Liaison, Mr. Jamaal Johnson. Reportedly, he has tried to secure a representative of Pepco's Green Power Connection, the solar power experts as he describes them, to meet with us and address our concerns regarding this project. They have cancelled, according to Mr. Johnson, three times at the last minute. Attempts to reach Pepco's Green Power Connection for input into this matter will continue as of the writing of this statement.

In conclusion, ANC 5C does not support this project.

Sincerely,



Gail A. Brevard  
Commissioner  
ANC 5C01