

4/12/25

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

Re: Letter in Support to Zoning Commission Case No. 24-15, 901 Monroe Street LLC

Dear Chairman Hood and Members of the Commission:

I am writing in strong support of the proposed 901 Monroe Street LLC project (ZC Case No. 24-15) and urge you to approve it.

As a resident of Edgewood here in Ward 5, I live near the proposed development site and frequently pass by it. For years, I've seen this prominent parcel sit vacant and underutilized, right next to the Brookland-CUA Metro station. It's a missed opportunity in a location with so much potential. I value our neighborhood's sense of community and believe we should be welcoming to new neighbors. I think this project is a positive step forward in achieving that.

My support for this project stems from several key reasons:

- **Maximizing Housing Near Key Public Investments:** In our current economic climate, it's crucial that DC facilitates the construction of new housing, especially in locations perfectly suited for it. This project proposes adding around 230 new homes directly adjacent to the Brookland-CUA Metro station, a primary transportation asset for the community. Additionally, its proximity to the Metropolitan Branch Trail (MBT) offers residents another valuable connection for commuting and recreation. Building substantial housing here allows us to leverage the significant public investments made in both the Metro system and the trail network. More residents using these facilities helps maximize their value and promotes sustainable transportation choices.
- **Minimizing Parking:** I strongly support the project's commitment to very limited parking, with only 54 spaces for 230 units. This encourages residents to use the excellent transit options available – the Metro, buses, and the nearby Metropolitan Branch Trail – rather than relying on cars, which helps reduce traffic congestion.
- **Supporting Local Retail:** Adding new residents will bring much-needed foot traffic to nearby commercial areas, including the Arts Walk at Monroe Street Market and the shops along 12th Street NE. These local businesses are vital to our community's character and need more customers to thrive.
- **Activating Monroe Street:** I appreciate that the development team included live/work units along Monroe Street, something I specifically advocated for. While the current plan

is residential-focused, these units offer flexibility and the potential for future street-level activation, enhancing the pedestrian experience.

- **Productive Use of a Vacant Lot:** This development will finally transform a long-empty lot into a vibrant residential building, improving the streetscape and enhancing connectivity between the Metro station, Monroe Street Market, and 12th Street NE. The planned sidewalk widening and street trees will also make the area safer and more pleasant for pedestrians.

In summary, as a Ward 5 resident who values transit-oriented living and supporting local businesses, I believe this development will provide significant benefits. It delivers substantial new housing with minimal parking right next to the Metro, activates a long-vacant site, and will bring more life to our neighborhood's retail areas.

For these reasons, I strongly support the 901 Monroe Street project and ask that Chairman Hood and Members of the Zoning Commission vote in favor of ZC Case No. 24-15.

Sincerely,

Eric Englin

2704 6th St NE

Washington, D.C. 20017

ericenglin@gmail.com

775-848-6030