

John Leibovitz
1219 Kearny Street NE
Washington, DC 20017

May 15, 2025

Mr. Anthony Hood, Chairman
Zoning Commission
441 4th Street SW, Suite 210
Washington, DC 20001

Re: Letter of Support in Case 24-15

Dear Mr. Hood,

As documented elsewhere in the file for Case 25-14, I am an active Brookland community member who believes strongly that the Planned Unit Development at 901 Monroe Street NE should have a retail component. Several months ago, I circulated a petition that garnered the support of nearly 120 Brooklanders and nearby neighbors who agreed with this position.

Subsequently, I have engaged in a discussion with the 901 Monroe development team about the feasibility of adding some retail use to the project. After extensive back and forth, we have arrived at a compromise that balances the community's desire to "give retail a chance" with the developer's legitimate concerns about softness in the current retail market. The compromise approach will also ensure that at least 1,800 square feet of Monroe-fronting space in the building is "retail capable", thereby ensuring added flexibility of use over the long term. This compromise is memorialized in the attached Joint Resolution.

With this compromise, I believe the project will be a net positive development for our neighborhood, adding residential density on a long-vacant lot. Accordingly, assuming the inclusion of the Joint Resolution into the final PUD order, I *support* the instant application. I look forward to testifying to this point at the upcoming Zoning hearing.

Sincerely,

John Leibovitz

Joint Resolution of 901 Monroe Street, LLC and John Leibovitz providing for flexibility to accommodate retail use in the 901 Monroe Street Planned Unit Development

WHEREAS, 901 Monroe Street, LLC filed an application with the District of Columbia Zoning Commission (“**Commission**”) for review and approval of a consolidated Planned Unit Development and Zoning Map amendment for the redevelopment of 901 Monroe Street, NE (Square 2839, Lot 23) (the “**901 Property**”) with a new multifamily residential building (the “**Project**”), which is known as Z.C. Case No. 24-15 (the “**PUD Application**”);

WHEREAS, Mr. Leibovitz has raised concerns with representatives of 901 Monroe Street, LLC regarding the ground floor design of the Project along Monroe Street, NE and the lack of retail use;

WHEREAS, 901 Monroe Street, LLC and Mr. Leibovitz note that the purpose of this Joint Resolution is to provide a fair opportunity for 901 Monroe Street, LLC to find a retail tenant at the Project and to ensure that there is sufficient flexibility in the design of the Project to allow a portion of the ground floor space to be ultimately used for retail or live/work space;

NOW THEREFORE, 901 Monroe Street, LLC and John Leibovitz jointly support the following resolution that can be incorporated into the PUD Application and final order:

- A. **Proposed Retail Space**. 901 Monroe Street, LLC will market the approximately 1,800 square feet of space located at the intersection of Monroe and 10th Streets, NE (depicted as “L/W 4” and “L/W 5” on the plans submitted to the Commission on April 7, 2025, the “**Retail Space**”) for retail use for a period of at least eighteen (18) months, consisting of twelve (12) months prior to the opening of the Project and six (6) months after the opening of the Project. For purposes of this Agreement, “opening” shall be considered to be the date the first Certificate of Occupancy is issued for the Project.
- B. **Actions to be Taken to Market and Lease the Space**. 901 Monroe Street, LLC shall take commercially reasonable actions to market the Retail Space for retail use and will offer the Retail Space to potential tenants with terms and conditions that are commercially reasonable in the immediate submarket. 901 Monroe Street, LLC shall accept referrals of potential retail tenants from members of the surrounding community.
- C. **Restrictions on Potential Tenants in Retail Space**. 901 Monroe Street, LLC will not market the Retail Space to a cannabis retailer.
- D. **Notice to Interested Parties**. 901 Monroe Street, LLC will notify Advisory Neighborhood Commission 5B and the Brookland Neighborhood Civic Association when marketing of the Retail Space has commenced. 901 Monroe Street, LLC will also notify these organizations if the time period in Section A above expires and the Retail Space is marketed for Live/Work space.
- E. **Ability to Return Retail Space to Live/Work Space**. If 901 Monroe Street, LLC is not able to find an appropriate tenant to occupy the Retail Space within the time period noted in

Section A above, it shall be able to lease the Retail Space as a Live/Work Unit.

- F. Ability to Lease. Nothing in this Joint Resolution precludes 901 Monroe Street, LLC from seeking a modification of the PUD Application to allow additional retail use along Monroe Street, NE.
- G. Inclusion of Covenants in Conditions of PUD Application Approval. 901 Monroe Street, LLC agrees to include the terms of Sections A-F into its proposed Conditions of Approval of the PUD Application.