

May 22, 2025

BY IZIS

Mr. Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

**Re: Z.C. Case No. 24-15: Application of 901 Monroe Street, LLC (the
“Applicant”) to the District of Columbia Zoning Commission for a
Consolidated PUD and Related Zoning Map Amendment – Submission of
Comprehensive Transportation Review**

Dear Chairperson Hood and Members of the Commission:

In accordance with Section 401.8 of Subtitle Z of the Zoning Regulations, the Applicant submits a Comprehensive Transportation Review (CTR) prepared by Gorove Slade regarding ZC Case No. 24-15. The CTR concludes that the PUD project will not have a detrimental impact on the surrounding transportation and roadway network, assuming that all planned site design elements are implemented.

The CTR notes the following two conclusions regarding the vehicular access to the PUD project:

- The single point of vehicular access to the site via the expanded alley from Lawrence Street NE is appropriate and is consistent with DDOT’s Design and Engineering Manual (31.5.1) and the Comprehensive Plan Policy UD-2.1.6; providing curb cuts on 9th or 10th Street NE would be inconsistent with those same policies; and
- The 20-foot-wide alley can accommodate the 23 total vehicular trips in the AM and PM peak hours with no adverse impacts on the alley usage by the six (6) 10th Street NE homeowners.

The CTR also notes the following positive design elements that minimize potential transportation impacts:

- Close proximity to transit, including the Brookland-CUA and Rhode Island Ave-Brentwood Metrorail stations and several Metrobus routes;

- Access to existing bicycle infrastructure, including protected bicycle lanes, the Metropolitan Branch Trail, and Capital Bikeshare stations, all within a 1/4-mile radius;
- An adequate parking ratio for projects of its size;
- A location within a well-connected pedestrian network;
- Secure long-term bicycle parking that meets the zoning requirements; and
- Short-term bicycle parking spaces along the perimeter of the site that meet zoning requirements.

The CTR was prepared under the supervision of Mr. Daniel Solomon. Mr. Solomon has previously been accepted by the Zoning Commission as an expert witness and a copy of his resume is attached.

Please feel free to contact the undersigned with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Tummonds", with a stylized flourish at the end.

Paul Tummonds

Certificate of Service

The undersigned hereby certifies that copies of the Comprehensive Transportation Review will be delivered by electronic mail to the following addresses on May 22, 2025.

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Paul Tummonds