

May 23, 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 – Supplemental Submission

Dear Chairperson Hood and Members of the Commission:

On November 11, 2024, the Applicant submitted the above-referenced application for a consolidated PUD and related amendment to the Zoning Map from the MU-3A and R-2 zones to the MU-5B zone (the “**Application**”). The Applicant plans to construct a multifamily residential building with approximately 233 residential units at the Property (the “**Project**”).

The Commission set down the Application at its February 13, 2025, public meeting. On April 7, 2025, the Applicant provided responses to questions and comments raised by the Commission and to comments from the Office of Planning (“**OP**”) in its February 3, 2025, report (“**OP Report**”). This filing supplements the information that was previously submitted into the record of this case and updates the Commission on the further dialogue that has occurred with the community since the Application was set down.

APPLICANT’S DIALOGUE WITH THE COMMUNITY SINCE SET DOWN

The Applicant has continued its process of meeting with members of the surrounding community and with neighborhood organizations such as the Brookland Neighborhood Civic Association (BNCA), Advisory Neighborhood Commission (ANC) 5B and ANC 5B’s Development, Zoning, and Land Use (DZLU) Committee. An updated list of the meetings and presentations held by the Applicant are provided in Exhibit A.

On May 21, 2025, ANC 5B adopted a unanimous resolution in support of the Application. The record in this case currently includes 22 letters in support of the Application.

**APPLICANT’S AGREEMENT TO PROVIDE COMMERCIAL SPACE ALONG
MONROE STREET, NE**

The Applicant has worked with members of the community and ANC 5B’s DZLU Committee to make sure that the Project creates a vibrant and active streetscape along all street frontages, especially Monroe Street. As a result, the Applicant has agreed to the following conditions of approval of the Project:

Proposed Retail Space. The Applicant 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. The term “opening” shall be considered the date the first Certificate of Occupancy is issued for the Project.

Actions to be Taken to Market and Lease the Space. The Applicant 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. The Applicant shall accept referrals of potential retail tenants from members of the surrounding community.

Restrictions on Potential Tenants in Retail Space. The Applicant will not market the Retail Space to a cannabis retailer.

Notice to Interested Parties. The Applicant will notify Advisory Neighborhood Commission 5B and the Brookland Neighborhood Civic Association when marketing of the Retail Space has commenced. The Applicant will also notify these organizations if the time period noted above expires and the Retail Space is marketed for Live/Work space.

Ability to Return Retail Space to Live/Work Space. If the Applicant is not able to find an appropriate tenant to occupy the Retail Space within the time period noted above, it shall be able to lease the Retail Space as a Live/Work Unit(s).

Ability to Lease. These proposed conditions of approval do not preclude the Applicant from seeking a possible future modification of the Application to allow additional retail use along Monroe Street, NE.

These proposed conditions are consistent with Condition No. 2 of ANC 5B’s support for the Application.

APPLICANT’S PROPOSED PUBLIC BENEFITS PACKAGE

In consultation with ANC 5B04 Commissioner Ra Amin and with input from members of the community, the Applicant has finalized a public benefits package that includes the following uses of special value to the neighborhood or the District of Columbia as a whole (which are fully consistent with the requirements of Subtitle X, §§ 305.3 and 305.4):

\$30,000 to the Greater Brookland Intergenerational Village (GBIV) to expand intergenerational community events and support year-round programming and operations.

- GBIV will use this financial contribution to sustain and expand inclusive, intergenerational community events such as Front Porch Fridays, Fall Fest, Holiday Meal Giveaway, and the Summer Solstice Celebration.
- GBIV will use this financial contribution to directly support local businesses and community partners by sourcing food, beverages, services, event space, vendors, and supplies from within the Brookland and Ward 5 Areas.
- The financial contribution will allow GBIV to continue to employ local Brookland area residents.

\$25,500 to the Washington Area Bicyclist Association (WABA) to host a League Certified Instructor seminar and youth and adult community bike riding classes.

- WABA will hold a class to train League Certified Instructors and then teach three learn to ride and/or bicycle safety classes in the Brookland community for youth and adults.

\$15,000 to Casey Trees for a Brookland community tree planting event.

- Casey Trees will collaborate with Horning DC, The Menkiti Group, and a local landowner (such as Catholic University of America) to organize an impactful tree planting event engaging up to 50 Brookland community volunteers.

\$25,000 to Deaf-Reach, Inc. for main office facility capital improvements.

- Deaf-REACH, Inc. is a nonprofit, 501(C)(3) organization established in 1972 to empower and support deaf and hard-of-hearing people who struggle with mental health issues, developmental disabilities and addiction. Deaf-REACH, Inc.’s services include housing, counselling, case management, and day programs. These services are provided by deaf and hard of hearing staff in a deaf-friendly environment. Deaf-REACH Inc.’s main facility is located at 3722 12th Street, NE in the heart of Brookland’s longstanding commercial corridor.
- This facility requires extensive capital improvements. The funding provided by the Applicant will allow for necessary improvements to the facility, including the retrofitting of accessibility features for all client-facing spaces and upgrading kitchen and bathroom facilities.

\$30,000 for a study to examine activation of the land surrounding Brooks Mansion.

- Brooks Mansion is a key cultural and historical landmark in Brookland, Ward 5, and Washington, DC. The land surrounding the Brooks Mansion is currently used for surface parking and fenced-off grass areas and remains underutilized. This space represents a prime opportunity for community activation and engagement. The Applicant’s financial contribution will fund a study exploring potential uses for this land. The study will focus on small-scale park concepts and developing a vision for long-term community engagement.

- The study will be prepared by an architectural and/or planning firm with experience in public space planning. This study will serve as a critical first step in transforming Brooks Mansion’s surrounding land into a vibrant public space that enhances the quality of life for current and future Brookland residents. The study will include a site analysis, a community engagement process, concept development ideas, a feasibility and cost analysis, and the preparation of a final report.

ENHANCED DEVELOPMENT CONSTRUCTION MANAGEMENT PLAN

In response to one of the conditions of ANC 5B’s support for the Application, the Applicant has enhanced the Development and Construction Management Plan that was previously submitted into the record of this case. This enhanced Development and Construction Management Plan (attached as Exhibit B) addresses potential construction impacts, which the Applicant expects will be considerably less than the previously approved project as no demolition or significant excavation will be required to construct the Project.

The Applicant looks forward to presenting this application to the Commission on June 23, 2025.

Sincerely,

A handwritten signature in blue ink that reads "Paul Tummonds". The signature is stylized, with the first name "Paul" written in a cursive-like font and the last name "Tummonds" written in a more blocky, capital-letter style. There is a horizontal line under the signature.

Paul Tummonds

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by electronic mail to the following addresses on May 23, 2025.

Jennifer Steingasser
Matthew Jesick
Office of Planning
jennifer.steingasser@dc.gov
matthew.jesick@dc.gov

Erkin Ozberk
Noah Hagen
District Department of Transportation
erkin.ozberk@dc.gov
noah.hagen@dc.gov

ANC 5B
5B@anc.dc.gov

ANC 5B04
Commissioner Ra Amin
5B04@anc.dc.gov



Paul Tummonds

EXHIBIT A

UPDATED LIST OF COMMUNITY MEETINGS AND PRESENTATIONS

May 21, 2025 – ANC 5B meeting (Virtual)

May 13, 2025 – ANC 5B Development, Zoning, Land Use and Zoning Committee Meeting (Virtual)

May 5, 2025 – Community proffer conversation (Virtual)

April 19, 2025 - Monroe Street Farmers Market stand (In-Person)

April 15, 2025 - Brookland Neighborhood Civic Association Meeting (In-Person)

April 8, 2025 – 6:30 pm – ANC 5B04 SMD Meeting (In-Person)

March 29, 2025 – 10:00 am - Monroe Street Farmers Market stand (In-Person)

February 19, 2025 – 7:00 pm - ANC 5B meeting (Virtual)

February 1, 2025 - 10:30 am - Monroe Street Farmers Market stand (In-Person)

December 16, 2024 - 7:00 pm - Presentation to ANC 5F (Virtual)

December 15, 2024 - 5:30pm - Brookland Trolley Tour with the Menkiti Group (In-Person)

November 23, 2024 - 10:00 am- Monroe Street Farmers Market stand (In-Person)

November 12, 2024 - 7:00 pm – Brookland Neighborhood Civic Association Meeting (Virtual)

October 16, 2024 – 7:00 pm - ANC 5B meeting (Virtual)

October 7, 2024 – 5:30 pm – Guided walking tour of the property with the development team (In-Person)

September 25, 2024 – 6:00 pm – SMD and Brookland Civic meeting (In-Person)

September 4, 2024 – 6:00 pm – Immediate neighbor meeting (Virtual)

EXHIBIT B

ENHANCED DEVELOPMENT AND CONSTRUCTION MANAGEMENT PLAN

DEVELOPMENT AND CONSTRUCTION MANAGEMENT PLAN FOR ZONING COMMISSION CASE NO. 24-15

*[Enhancements to the Previously Submitted Construction Management Plan are **Highlighted Below**]*

901 Monroe Street, LLC the Applicant in Zoning Commission Case No. 24-15 (“**Applicant**”), seeks to mitigate any adverse impact on the surrounding neighborhood resulting from the Applicant’s plans to construct a multi-family residential building with approximately 230 residential units and 54 vehicular parking spaces (the “**Project**”). The subject property is bound by Monroe Street, NE to the north, 10th Street, NE to the east, Lawrence Street, NE to the south, and 9th Street, NE to the west (Square 3829, Lot 23, the “**Property**”).

The Applicant will submit this Development and Construction Management Plan (the “**Plan**”) to the Zoning Commission and will request that the Zoning Commission include compliance with this Plan as a condition of approval in Zoning Commission Case No. 24-15.

1. **Communication.**

- a. **Applicant’s Representative.** The Applicant shall designate a representative to be the key contact during the period of construction of the Project for interaction with the owners of all property within 200 feet of the Property. The Applicant’s representative (the “**Representative**”) will have a local office and will be accessible during all business hours. At any time construction activity is occurring on the Property, the Representative or his/her designee shall be available on-site or by telephone to receive communications from the surrounding community. The name and work telephone number of the Representative or his/her appointed designee shall be readily available to members of the community. In addition, a name and telephone number of a person designated by the Applicant to contact in case of emergency during hours in which no construction activity is occurring shall be readily available to members of the community.
- b. **Duties of the Applicant's Representative.** The Representative and his/her designee will be able to answer questions and receive comments about the site activities, address any concerns members of the community might have throughout the construction process, and have authority to remedy promptly violations of this Plan and enforce its provisions. The Representative, designee and emergency contact shall:
 - i. Hold a pre-construction meeting to coordinate planned construction activities on the Property at least 30 days before construction activity starts;
 - ii. Receive notice of violations of this Plan;
 - iii. Provide notice to the surrounding community of any anticipated public space work (limited street or sidewalk closures) that may impact pedestrian or vehicular circulation around the Property;

- iv. Respond as soon as possible, to the person who has reported the violation, and to the Neighborhood Contact Person (described below); and
 - v. Act to remedy the violation as soon as possible.
- c. Neighborhood Contact Person. The Applicant will work with representatives of the owners of the properties directly opposite a public street from the Property in order to designate a single contact person (“**Neighborhood Contact Person**”), who may change from time to time, to represent the surrounding community. The initial Neighborhood Contact Person shall be designated by the community and will be determined prior to the start of construction activity on the Property. The Neighborhood Contact Person will receive and disseminate information from the Applicant to the community. The Applicant shall provide to the Neighborhood Contact Person, and keep updated, the names of and pertinent contact information about the Representative, the designee, and emergency contact. In the event that a single Neighborhood Contact Person cannot be agreed upon, the Applicant shall provide the information described in this Plan to the ANC 5B Single-Member District Commissioner for the Property.
2. Permits. The Applicant will secure all permits that are required to complete the Project. All plans and permits will be on-site as required under the DC Construction Code.
3. Site Management.
- a. The Applicant will erect and maintain construction fencing and barricades in order to secure the site during the construction process. The Applicant and its contractors will work with community members and the Department of Buildings to maintain temporary storm water management systems throughout the Project's construction until such time as the permanent facilities are constructed, approved and functioning so that there shall be no adverse water impacts on the adjacent neighborhood.
 - b. A minimum amount of lighting, directed away from residential properties, will be provided on the Property at night. These lights will be sufficient to provide necessary security and to comply with District of Columbia and OSHA safety standards.
 - c. The Applicant will remove rubbish and construction debris as needed during the construction period during the normal construction workday. In addition, the Applicant will monitor and police the construction site daily or more often as required to ensure cleanliness. The Applicant will also undertake a program of pest control to ensure that no increase in pest activity occurs during the construction period. All excavation or back fill trucks will be covered before proceeding from the Property onto city streets. Standard dust control measures will be taken on an as needed basis. Debris will be removed from the Property on an as needed basis.
 - d. The Applicant will work with the General Contractor to find appropriate off-street parking spaces for the construction and trade workers that come to the Property.

- e. The north-south public alley behind the six-abutting 10th Street row-houses will remain open during the Project's general construction. However, it will be closed as needed for construction activities with advance notice of at least forty-eight (48) hours in advance of any closure of more than one hour duration.
- f. The Applicant's construction activities will be subject to a DDOT approved Traffic Control Plan to provide for the safe and efficient movement of vehicles, bicyclists, and pedestrians through and /or around the construction area, while reasonably protecting workers, properties, and equipment.
- g. The Applicant will work with all relevant utilities, Verizon, and Comcast to minimize the disruption of utility, cable or phone services to adjacent property owners described below.

4. **Work Hours.**

- a. The normal construction work week will be Monday through Saturday from 7:00 a.m. until 7:00 p.m. No construction activity will occur on Sundays. All trucks for delivery of materials, construction or otherwise, will arrive, depart and operate on the Property only during the foregoing hours. The Applicant will make good faith efforts to limit queuing of construction related vehicles on the adjacent streets prior to the stated work hours.
- b. The Applicant will make good faith efforts to limit work that could disturb the residents of the adjacent neighborhoods to weekdays, except where limitations on work during the week require work on Saturdays to meet the requirements of the construction teams for a 40-hour work week.

5. **Contractors and Subcontractors.** The Applicant will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this Plan. The Applicant will also require that all contractors and subcontractors use only licensed vehicles and drivers and they comply with all DC traffic laws and regulations.

6. **Pre and Post-Construction Surveys.** Prior to commencement of the excavation work on the Property, the Applicant will reach out to the owner of the properties noted in the attached Appendix A (each, an "**Adjacent Owner**") to inquire if such Adjacent Owner wishes to have its property and all improvements on its property thoroughly surveyed by an independent professional. The surveys will include video evidence of the condition of each surveyed Adjacent Owner property. After substantial completion of the excavation and construction work on the Property, a final survey of each interested Adjacent Owner property (with video evidence) will be undertaken by the same independent professional. The surveys are intended to provide the Applicant and each participating Adjacent Owner a reference point from which to determine the effect, if any, that excavation and construction activity on the Property had on each Adjacent Owner's property. The surveys will be performed at the Applicant's sole cost and expense. Each survey report shall be provided to the Applicant and to the Adjacent Owner. If the Applicant is not permitted

access to an Adjacent Owner property, the Applicant is not required to perform the above-noted survey for that particular Adjacent Owner property.

7. **Responsibility for Damage to Adjacent Owner Property.** The Applicant agrees to repair, at its own expense, any damage to the property or improvements thereon of an Adjacent Owner, which is proximately caused by the construction activity on the Property. All repairs shall be commenced within 60 days of the Applicant and the Adjacent Owner agreeing upon the necessary and appropriate repairs.

APPENDIX A

LIST OF ADJACENT OWNERS

Number	Address	Owner
1	919 Lawrence Street NE	GLEASON, JAMILA B - &: GLEASON, DOUGLAS S
2	915 Lawrence Street NE	MILLER, PAUL M - &: BEALS, ALTA R
3	909 Lawrence Street NE	BROLIS, ANDREJS - &: MERCER, NADIA
4	907 Lawrence Street NE	907 LAWRENCE STREET NE LLC
5	903 Lawrence Street NE	OKON, VIRGINIA - &: OKON, BENJAMIN N
6	901 Lawrence Street NE	LEUNG, CHRISTOPHER - &: LEUNG, CHAI S
7	3410 10th Street NE	DURANT, GUY
8	3408 10th Street NE	MCGOVERN, JOHN M
9	3406 10th Street NE	WILSON, JOAN - &: WILSON, DELLAS G
10	3404 10th Street NE	NOYA, LILIAN - &: ROECK, MARTIN
11	3402 10th Street NE	SUTTON, KIMBERLY
12	3400 10th Street NE	KURTZ, JULIE E - &: KELLER, JOSEPH B
13	815 Monroe Street NE	DADA PROPERTIES LLC
14	3428 9th Street NE	WINFIELD, OTIS W JOHNSON, TONY L - &: WILSON-JOHNSON, DORIS
15	3426 9th Street NE	L
16	3424 9th Street NE	HAWLEY, MAEGAN J - &: HAWLEY, JEFFREY D
17	3422 9th Street NE	BLIDEN, STANLEY J - &: HIRSCH, EDNA E
18	3420 9th Street NE	WOHLFARTH, LAVINIA M - &: FARRELL, LISA A
19	3418 9th Street NE	FARRELL, LISA A - &: WOHLFARTH, LAVINIA M
20	3416 9th Street NE	3416 9TH NE LLC

