

ZC No. 24-15 - Letter of Opposition

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To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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DC Zoning Commission:

I am writing regarding the 901 Monroe Street project proposed for the south side of the 900 block of Monroe Street NE. My family of four lives on the 3500 block of 10th Street and are "200 footers." We are strongly opposed to the development as currently proposed.

After leaving the property vacant for well over a decade, the owners of the property and their development partners are proposing a large residential rental project that dwarfs all properties across each of the adjacent streets as well as adjacent neighbors on the block while providing no amenities for the surrounding and creating adverse impacts for 200 footers such as my family. The project, as proposed, is a maximalist proposal that was put together with seemingly no consideration for the 200 footers or the surrounding neighborhood. It will increase traffic and associated noise, pollution, and parking issues on all adjacent residential streets while eliminating sunlight and diminishing the views of the adjacent properties, none of which comes anywhere near the height of this proposed development.

My family and I are in favor of transit oriented development, affordable housing, and the economic development of our neighborhood. **However, these objectives can still be achieved while reducing the size of this development to ensure that it fits in with the immediate neighbors.** There are several alternatives that could make this project a transitional development between the future metro development on the other side of the Colonel Brooks Mansion/DC TV property, scaling back toward the single family residences that surround it on 9th, 10th, Monroe, and Lawrence Streets. We would like to see the height reduced by at least one floor and/or have the portions of the project adjacent to the 10th and Lawrence Street residences have setbacks and reduced heights so as to mitigate the adverse impacts on those neighbors. This can be done while still increasing affordable housing and transit oriented housing, as this has been a vacant lot for well over a decade.

My views in opposition are aligned with other 200 footers, and echo the concerns of other neighborhood stakeholder, most notably the Brookland Neighborhood Civic Association.

Thank you for your time and consideration.

Sincerely,

Andrea Keller

3503 10th Street NE