

Cochran, Patricia (DCOZ)

From: Bardin, Sara (DCOZ)
Sent: Wednesday, June 11, 2025 2:50 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: FW: Letter in support of 24-15

Follow Up Flag: Follow up
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Sincerely,

Sara

Sara Bardin
Director



Office of Zoning | District of Columbia Government

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From: Matthew Litton <littonml@gmail.com>
Sent: Wednesday, June 11, 2025 2:31 PM
To: ATD DCOZ <dcoz@dc.gov>
Subject: Letter in support of 24-15

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June 11, 2025

DC Zoning Commission
[441 4th Street NW, Suite 200-S](#)
[Washington, DC 20001](#)

Re: Case No. 24-15 — Proposed Apartment Building at 901 [Monroe Street NE](#)

Dear Chair Hood and Commissioners:

I am writing to express my strong support for the application in Case 24-15 to construct a new apartment building at [901 Monroe Street NE](#). I live in the neighborhood and walk by the site nearly every day. For more than a decade this corner has been little more than a fenced, overgrown lot. Replacing it with well-designed housing will deliver clear, lasting public benefits:

- **Activation of a dormant site.** Beyond the obvious aesthetic improvement, a well-lit, occupied building will enhance safety at a key gateway to the neighborhood, encouraging more people to walk, bike, and shop locally.
- **Enhanced property values and tax base.** Experience across the District shows that thoughtfully designed, transit-proximate housing can raise surrounding residential and commercial property values. By turning a long-neglected vacant lot into an attractive, income-generating asset, this project will increase both neighborhood wealth for existing homeowners and local tax revenues the city can reinvest in public services.
- **Architectural compatibility.** The proposed design respects Brookland's existing architectural vocabulary through brick façades, articulated setbacks, and human-scaled street frontage, ensuring the new building complements its neighbors rather than standing apart.
- **Unmatched transit access.** The site sits directly opposite the Brookland-CUA Metrorail station and is served by multiple bus routes, making it an ideal location for residents who prefer car-free or car-light living. Transit-oriented development here aligns squarely with the District's climate and mobility goals. The proximity to such an abundance of public transit options also limits the impact that the building might have on the availability of parking.
- **A meaningful response to the housing shortage.** The District continues to face acute pressure on both rents and home prices. Adding new multifamily homes—especially on an empty parcel—helps relieve that pressure without displacing existing residents or altering historic row-house blocks.

- **Daily-needs retail within steps.** A new Trader Joe's one block west, plus the walkable commercial corridors of Monroe Street and 12th Street, already offer groceries, dining, and services. Additional residents will provide year-round customers, giving nearby storefronts the steady foot traffic they need to revive long-vacant spaces.
- **Academic and cultural anchors.** Catholic University, the new Center for the Arts and Culture, and the Monroe Street Market arts walk are all an easy stroll away. More neighbors will strengthen these institutions while enjoying the amenities they provide.

In short, this project converts long-neglected land into much-needed homes in exactly the kind of transit-rich, mixed-use setting envisioned by the Comprehensive Plan. I respectfully urge the Commission to approve the application so construction can proceed without delay.

Thank you for your careful consideration.

Sincerely,
Matt Litton
[1205 Wynton Place, NE](#)
[Washington, DC 20017](#)