



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5B
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**RESOLUTION IN SUPPORT OF THE CONSOLIDATED PUD
& MAP AMENDMENT AT 901 MONROE STREET NE (CASE
24-15)**

WHEREAS, the Applicant, 901 Monroe Street, LLC, has submitted a request for a consolidated Planned Unit Development (PUD) and related map amendment to rezone the property from MU-3A and R-2 to MU-5B to facilitate a residential development with approximately 233 units, including 15% affordable units, and associated amenities;

WHEREAS, the development team has engaged with the community through multiple outreach efforts, including community meetings and input from local neighbors and organizations, resulting in significant support for the project's overall goals of revitalization, housing, and urban improvement;

WHEREAS, ANC 5B recognizes the support of the Brookland Civic Association and community petitions emphasizing the importance of this development in advancing community stability and vibrancy, while acknowledging ongoing concerns related to traffic, commercial activation, building scale, and amenities;

THEREFORE, BE IT RESOLVED that ANC 5B supports the consolidated PUD & MAD amendment at 901 Monroe Street NE (Case 24-15) contingent upon the developer implementing the

following four conditions to address community concerns:

a) Traffic, Safety, and Security Measures:

During the schematic design and design development phases, the developer should seek community input regarding the safety, security, and aesthetic aspects of the alley. This should include, but is not limited to, pole locations, lighting, security barriers at both six townhomes and proposed development (fencing, walls, garage doors, pedestrian doors), cameras, pavement

styles, sidewalk design for pedestrian access to the garage, and relocation of street drop-off from Monroe to 9th St NE.

b) Commercial Space and Economic Vitality:

The developer shall retain all proposed live-work units, except for approximately 2,000 square feet of space on Monroe St shall be designated for retail use. The developer shall collaborate with the community—including but not limited to Councilmembers' offices, ANC, BNCA, and the broader community—to ensure the retail space's success. This includes establishing timelines and terms that exceed industry standards, based on comparable projects in similar DC neighborhoods. If, after extended and intensified efforts, the retail option is deemed non-viable through good-faith and collaborative efforts in line with agreed-upon terms and timelines, the developer reserves the right to revert the space back to live-work or residential units.

c) Building Massing and Impact on Adjacent Homes:

The developer shall retain alley massing. The developer shall create front doors for all units facing Lawrence St.

d) Enhanced Community Amenities and Design:

The developer shall consider and incorporate the following **condition**:

The Construction Management Agreement (CMA) should be developed collaboratively between the developer and the affected neighbors. All parties should reach consensus on the agreement, using the previously agreed-upon version (ca 2012) as a starting point and updating it to reflect any significant changes to the construction.

The developer shall consider and incorporate the following **suggestions**, where feasible, enhancements to urban design and community benefits:

1. Inclusion of more family-sized units (3 to 4 bedrooms); 10%
2. Banner poles on Monroe Street with a "Gateway to Brookland" theme;

BE IT FURTHER RESOLVED that ANC 5B encourages ongoing community engagement throughout the project's development and review processes to ensure that the project aligns with community goals and addresses concerns effectively.

BE IT FURTHER RESOLVED that ANC 5B designates Commissioner Amin and Commissioner Sun to represent the Commission in all matters relating to this resolution.

This resolution came before ANC 5B at a duly noticed public meeting on 5/21/2025. ANC 5B is composed of 7 Commissioners, so that 4 Commissioners constitute a quorum. With 4 Commissioners present, ANC 5B voted 4 Yea, 0 Nay, and 0 Abstain.

Edward Borrego, Vice Chair, ANC 5B


box SIGN 4ZRPP8JK-1357PJJ6

May 23, 2025

Nandini Sen, Secretary, ANC 5B


box SIGN 42LJJVY7-1357PJJ6

May 28, 2025