



## **MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** *JL for* Matt Jesick, Development Review Specialist  
Jennifer Steingasser, Deputy Director, Design, Development, and Preservation

**DATE:** June 13, 2025

**SUBJECT:** ZC #24-15 – 901 Monroe Street, NE – Public Hearing Report for a Consolidated Planned Unit Development and Related Map Amendment

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### **I. SUMMARY AND RECOMMENDATION**

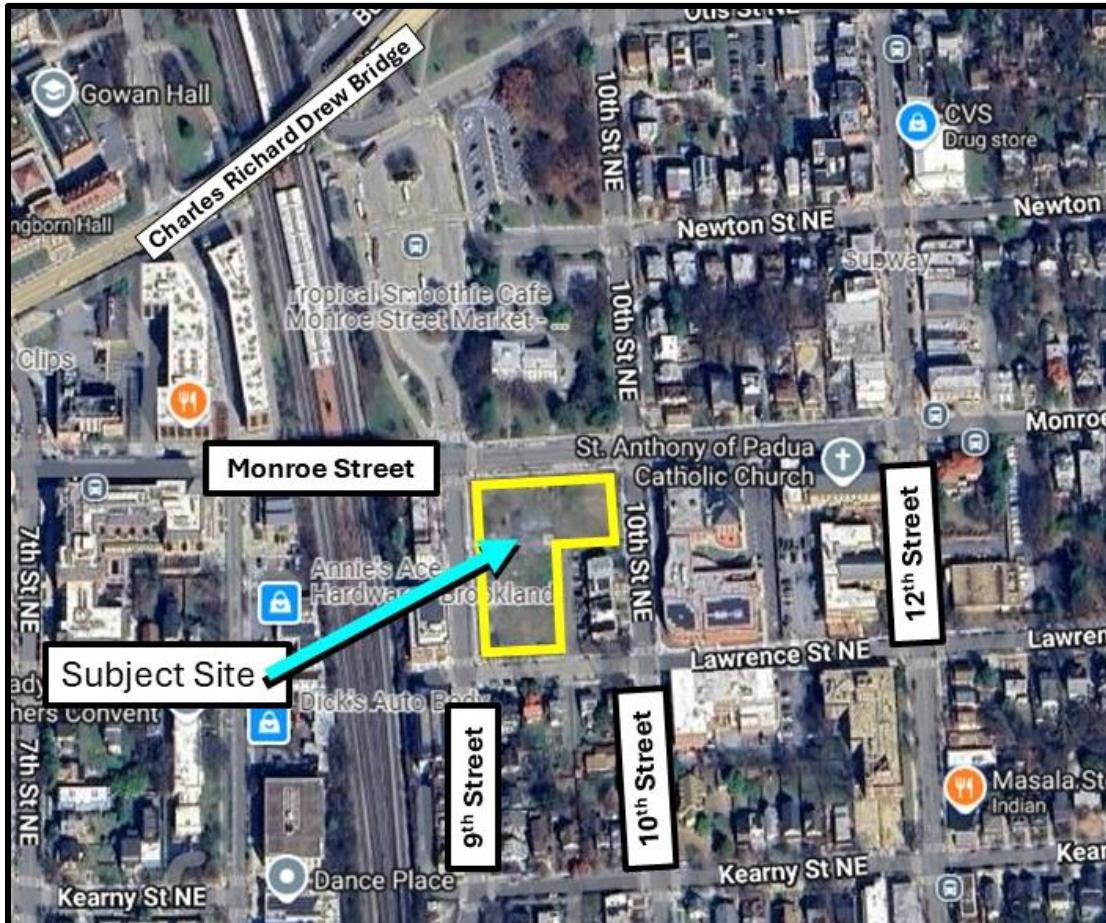
901 Monroe Street, LLC requests a consolidated PUD and related map amendment from MU-3A and R-2 to MU-5B to construct an apartment building totaling approximately 230 units. The vacant subject site is across Monroe Street from the Brookland metro station. The proposed height would be 75 feet tall and the FAR would be 4.2. The project would be not inconsistent with the maps and policies of the Comprehensive Plan, including when viewed through a racial equity lens. The level of benefits and amenities would also be commensurate with the degree of flexibility sought through the application.

OP therefore, recommends that the Commission **approve** the application.

### **II. APPLICATION-IN-BRIEF**

<b>Applicant</b>	901 Monroe Street, LLC	
<b>Location</b>	Square 3829, Lot 23 901 Monroe Street, NE	Ward 5, ANC 5B
<b>Current Zoning</b>	MU-3A – Low density mixed use R-2 – Moderate density semi-detached residential	
<b>Proposed PUD-Related Zoning</b>	MU-5B – Medium density mixed use	
<b>Relief and Flexibility Requested</b>	<ul style="list-style-type: none"><li>• PUD-related map amendment</li><li>• Design flexibility</li></ul> <p>No zoning relief or flexibility required or requested.</p>	
<b>Existing Development</b>	Vacant	

<b>Adjacent Development</b>	Six rowhouses at the southeast corner of this same square; School across 10 <sup>th</sup> Street; To the north across Monroe Street is the Brooks Mansion and grounds and the Brookland metro station and bus oval; Rowhouses and a small office building to the west across 9 <sup>th</sup> Street, and the railroad / red line tracks beyond; The block to the south is primarily single family detached residential.
<b>Comprehensive Plan Generalized Policy Map</b>	Neighborhood Conservation Area
<b>Comprehensive Plan Future Land Use Map</b>	Medium Density Residential / Moderate Density Commercial mixed use
<b>Relevant Small Area Plans and Studies</b>	<ul style="list-style-type: none"><li>• Brookland/CUA Metro Station Small Area Plan</li><li>• Mayor's Order on Housing</li></ul>



Vicinity Map

	<b>Existing MU-3/R-2 Parameters</b>	<b>SUMMARY OF PROPOSED DEVELOPMENT PARAMETERS UNDER MU-5B PUD</b>
Site Area	60,000 square feet (1.38 acres)	60,000 square feet (1.38 acres)
Floor Area	72,000 sf max	251,241 square feet
FAR	1.0 (1.2 IZ)	4.2
Height	40 feet; 3 stories	75 feet; 6 stories
Dwelling Units		233
IZ	Required: 10% of the residential floor area = approx. 2,200-3,900 gross res sf	Proffer: 15% of the residential floor area = approx. 25,097 sf
Vehicle Parking		55 spaces
Bicycle Parking		80 long term, 12 short term

### **III. SUMMARY OF COMMISSION AND OP COMMENTS FROM SETDOWN**

The following summarizes the Commission and OP comments from the time of setdown, as well as the applicant's response.

	<b>Commission Comment or Question</b>	<b>Applicant Response</b>
<b>1</b>	Provide more information on community outreach.	Exhibits 24A1 and 56 contain discussions of the applicant's community dialogue, including a list of meetings with the neighborhood.
<b>2</b>	Provide more information on the requested design flexibility.	The application has clarified that the project would only seek the enumerated areas of flexibility listed in Z § 702.8, with one proposed edit to Paragraph C of that section. Please refer to Exhibit 24A1, p. 9.
<b>3</b>	What part of the neighborhood discussion informed the design decisions? How did the design evolve to this point?	The design process for the project is discussed by the applicant at Exhibit 24A1. The narrative describes the ways the design, according to the applicant, breaks down the massing of the building and attempts to activate the streetscape.
<b>4</b>	Reiterate the 2021 changes to the Future Land Use Map on this site.	The applicant's Exhibit 24A expands on the discussion of the Comprehensive Plan, including the FLUM, which was amended by Council to permit additional height and density on this site. See specifically Exhibit 24A3, PDF p. 9, "Exhibit B". The applicant's response goes on to address the current FLUM designation and the appropriately higher density at a metro station with the Plan's other goals of neighborhood compatibility and building transition.

5	Discuss whether additional setbacks or step-downs would be appropriate, and how any changes would impact the amount of housing and affordable housing.	Exhibit 24A1 contains the applicant's discussion of the step-backs and the building relationship to adjacent development. Several similar examples of buildings adjacent to lower-scale development are provided in "Exhibit B", in ZC exhibit 24A3. PDF pp. 12 and 13.
6	What does the applicant want to achieve with their project and how is the project going to improve the neighborhood and DC more broadly? How would the project impact neighborhood demographic trends?	The applicant discusses their history with the property and goals for the project in Exhibit 24A1. The application indicates that discussions with the ANC and others have resulted in a number of additional project benefits that could provide assistance to neighborhood organizations. See Exhibit 56.
7	Are there other, non-retail options for street activation?	Since setdown, the applicant has made changes to address street-level activation of the project: <ul style="list-style-type: none"><li>• The direct-entry residential units along Monroe Street have been changed to live-work units, and a portion of that space will be marketed as retail for 18 months.</li><li>• Direct entrances to residential units have been added on Lawrence Street.</li><li>• Utilities to be undergrounded along Monroe Street.</li></ul>
8	Is the alley access for vehicles the most appropriate location?	The applicant reached out to DDOT about this topic, and DDOT reaffirmed that the alley is the most appropriate location for vehicular access to the site. Please refer to the applicant's pre-hearing statement, Exhibit 24A1, p. 6.
OP Comment		Applicant Response
9	The applicant should commit to provide solar power generation on-site.	The applicant has committed to the installation of solar panels on the roof. The applicant should commit to a minimum area dedicated to power generation and quantify what percentage of the building's energy use would be provided for on-site.
10	The applicant should consider a higher percentage of IZ.	The applicant states that the 15% IZ proffer is appropriate given the degree of flexibility sought through the PUD. They also state that an increase to the proffer could threaten the economic viability of the project. Please refer to Exhibit 24A1.

#### IV. PROJECT DESCRIPTION – refer also to applicant filings at Exhibits 3 and 24A

The applicant proposes to construct a multifamily residential building on a vacant lot in the Brookland neighborhood, across Monroe Street from the Brookland metro station. The site includes the northern and western portions of the subject square, with six rowhouse style buildings, not part of this application, occupying the southeastern corner of the block on separate

lots. The proposed building would be 75 foot tall with approximately 230 units, ranging from studios to 3-bedroom units. 15% of the residential floor area, estimated to be 36 units, would be reserved for IZ units, which is greater than the 10% requirement under IZ.

The proposal is generally similar to the project at setdown; changes made since setdown include:

- Change Monroe Street walk-up units to live-work units;
- Market two of the live-work units as retail for 18 months;
- Underground utilities on Monroe Street;
- New walk-up entrances to units on Lawrence Street;
- Additional benefit contributions to neighborhood organizations.

The project would enhance the public realm, with the building set back from the property line on Monroe and 9<sup>th</sup> Streets to allow for more pedestrian space. Upper floors on those façades would also step back. On 10<sup>th</sup> and Lawrence Streets, the building would be sculpted with various bays and step backs. The top floor along 10<sup>th</sup> Street would step back on both its east and south sides, and the entire 10<sup>th</sup> Street wing would step back 15 feet from the adjacent rowhouse property line. Similarly, the alley façade would be composed of bays that would break down the building massing.

The applicant would place all utilities underground along Monroe Street, which they state would allow for larger street trees, in addition to cleaning up the appearance of the site and streetscape. In an effort to further activate the Monroe Street public realm, the applicant now proposes live-work units at the ground floor of that façade. After discussions with the neighborhood, the applicant has agreed to market two of the live-work units as regular retail space for a period of 18 months. On the south side of the building, the applicant has also revised the design to incorporate direct entrances to residential units on Lawrence Street.

The project would have no curb cuts on any street, and all vehicular and loading access would be from the existing public alley off Lawrence Street. The applicant would widen the 10 foot alley to 20 feet through the dedication of a public use easement on their property, which also provides greater separation from the rowhouses on the south-east corner of the Square.

The primary façade material facing the surrounding streets, as well as on the south façade facing the adjacent rowhouses, would be brick. The brick color would vary to differentiate various building bays, banding, or inset façade panels, or to separate the building base from upper stories. Portions of the façade facing the alley or courtyards, or on the top story, would be clad in neutral-toned cementitious panel. OP continues to support the material selection and finds that brick is appropriate, given its predominance in nearby historic buildings such as the adjacent rowhouses and the Luke C. Moore high school immediately to the east, as well as in significant new construction such as Monroe Street Market to the west across the railroad tracks.

## **V. COMPREHENSIVE PLAN**

As discussed more fully in OP's setdown report, [Exhibit 19](#), the proposed PUD would not be inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens. The project would not be inconsistent with the Plan's Generalized Policy Map designation of the site as within a Neighborhood Conservation Area, and the Future Land Use Map, which

designates the site for Medium Density Residential / Moderate Density Commercial mixed use – this designation was applied to this site by Council as part of the 2021 Comprehensive Plan update.

OP also evaluated the application using the Commission's Racial Equity Tool, and found that the proposal would further a number of policies related to equity, including policies from the Upper Northeast, Land Use, Transportation, Housing, Environmental Protection, and Urban Design Plan elements. A full list and description of the applicable policies and how they relate to this development proposal on this site can be found in the [OP setdown report](#).

When examining demographic and economic data from the Upper Northeast Planning Area, OP found that the proposal could help to alleviate some degree of inequity, especially regarding housing availability and the number of families that are housing-cost-burdened. Data on the number of households burdened by housing costs is not disaggregated by race, but given unemployment and income levels within the City and within this planning area, it can be inferred that additional housing opportunities and affordable housing provided by the proposal could help to further a more equitable outcome. Another benefit of the proposal would be the provision of residential units in close proximity to several transportation modes, which can help provide access to education, retail, and recreation opportunities, as well as employment opportunities for populations of any skill or educational level reach employment opportunities.

- *When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Note: Additional themes may also apply.*

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The site is vacant and has no residential or commercial uses, so the proposed project would not result in any direct displacement.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	The future provision of additional market rate and affordable housing should provide new opportunities for housing in the neighborhood. The Comprehensive Plan recognizes that without increased housing, the imbalance between supply and demand will drive up housing prices in a way that creates challenges particularly for low-income residents. The PUD results in an affordable housing commitment beyond what would be required by IZ. The proposed PUD provides a clear path to increase the housing supply, increase IZ unit production, and increase the market-rate units available.

Factor	Question	OP Response
<b>Housing</b>	Will the action result in changes to: <ul style="list-style-type: none"> <li>▪ Market Rate Housing</li> <li>▪ Affordable Housing</li> <li>▪ Replacement Housing</li> </ul>	The Comprehensive Plan states that residents of color are a majority of lower-income households in the District and, therefore face a disproportionate share of the problems caused by housing insecurity and displacement (Framework Element § 206.4). The zoning action would result in the creation of approximately 233 total housing units, including about 36 IZ units on a site that currently has no housing. Both the new market-rate units and the IZ units would provide new housing opportunities and could help to reduce the upward pressure on housing costs in the area.
<b>Physical</b>	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> <li>▪ Public Space Improvements</li> <li>▪ Infrastructure Improvements</li> <li>▪ Arts and Culture</li> <li>▪ Environmental Changes</li> <li>▪ Streetscape Improvements</li> </ul>	The redevelopment of the site would result in a significantly improved streetscape and pedestrian realm around the property. The proposal would also improve the environmental performance of the property through new landscaping, green roofs, and solar energy production.
<b>Access to Opportunity</b>	Is there a change in access to opportunity? <ul style="list-style-type: none"> <li>▪ Job Training/Creation</li> <li>▪ Healthcare</li> <li>▪ Addition of Retail/Access to New Services</li> </ul>	The application should have a positive impact on access to opportunity. There should be no direct positive or negative impacts to job training, job creation, healthcare, retail or services. However, providing housing in a location with easy access to transit would allow residents access to services and job opportunities throughout the city and region.
Community	How did community outreach and engagement inform/change the zoning action?	According to page 18 of Exhibit 3, the design was revised based on feedback from the community. A curb cut initially conceived for 10 <sup>th</sup> Street was removed, and now all vehicular access will be from the alley off of Lawrence Street. The application has also been modified to potentially include retail along Monroe Street, in response to community dialogue. The applicant will implement a TDM plan to address neighbor concerns about vehicle traffic.

## VI. OTHER RELEVANT PLANNING DOCUMENTS

### BROOKLAND/CUA METRO STATION SMALL AREA PLAN

As described more fully in the OP Setdown Report, the PUD is within the area covered by the Brookland/CUA Metro Station Small Area Plan (SAP), adopted by Council in 2009. In particular, the SAP sought to guide “the growth, development and revitalization of underutilized areas within a quarter mile or ten-minute walk of the Brookland/CUA Metro Station” (SAP, p. 1). Guiding principles of the SAP include protecting existing neighborhood character, creating an active pedestrian neighborhood with a variety of housing types for all income levels, and promoting quality in the design of buildings and public spaces (p. 2). The vision for the Monroe

Street sub-area of the SAP is for “a revitalized, tree-lined urban street, connecting Brookland from west to east with retail, residential and cultural and arts uses” (p. 6).

The proposed development would help to fulfill the goals of the SAP by providing a significant amount of housing for a range of income levels and for a range of household sizes. It would also redevelop an underutilized site in close proximity to the metro station, and do so with high quality architecture that would frame the street and help to connect Monroe Street from east to west.

The SAP states that “Development along Monroe Street east of the WMATA/CSX tracks may be allowed up a maximum 50 feet through a Planned Unit Development, a discretionary approval by the District’s Zoning Commission” (p. 6), and discusses upper-level step-backs. However, SAP guidance reflected the previous Comprehensive Plan, which called for **moderate density commercial / moderate density residential and low-density residential** uses on this site.

In 2021, however, the Council adopted specific amendments to the Comprehensive Plan which call for a mix of **moderate density commercial and medium density residential** uses on the site, and which supersede that earlier guidance. The current proposal is fully consistent with this Council adopted policy direction.

Small area plans provide important guidance for neighborhoods and can fill in any gaps in the information provided by the Comprehensive Plan. However, where there is a conflict between the Comprehensive Plan and a Small Area Plan, the Comprehensive Plan governs. The Framework Element of the Plan states:

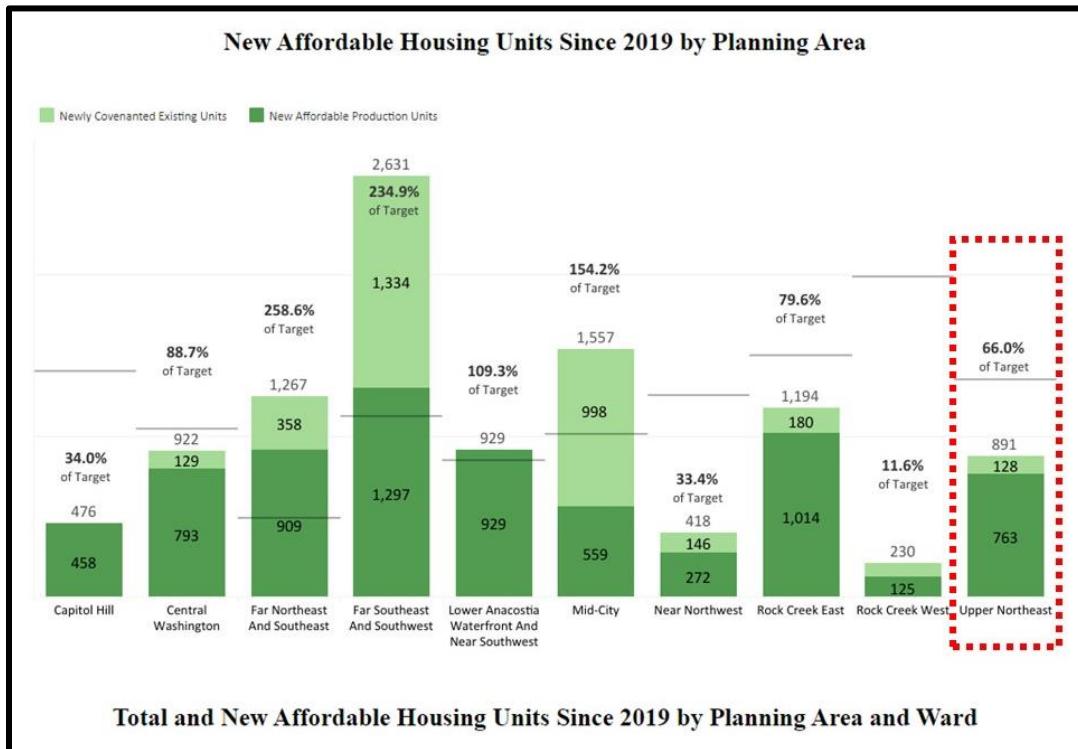
Small Area Plans are prepared with community input, to provide more detailed planning guidance, and typically are approved by resolution of the Council. Unless a Small Area Plan has been made binding on the Zoning Commission through its enactment as part of a Comprehensive Plan amendment, a Small Area Plan provides only supplemental guidance to the Zoning Commission and it does so only to the extent it does not conflict with the Comprehensive Plan. 224.5

### **MAYOR’S ORDER ON HOUSING**

On May 10, 2019, the Mayor issued Order #2019-036, which addressed the need for additional housing in the District. It stated that housing provides “*physical, financial and emotional health and opportunity for our residents, their children and grandchildren, [and] also represents a critical underpinning for Washington, DC’s sustainable and inclusive economic growth. For this reason, housing affordability is a top policy priority for Washington, DC*” (Mayor’s Order, p. 1). It goes on to say that “*...increasing supply can help to slow housing cost increases, and affordable set-asides can help to ensure our communities remain inclusive to a wide range of income levels.*”

The Mayor set a goal of producing 36,000 total units by 2025, 12,000 of which would be affordable (p. 2). The Order also emphasizes the need to provide “units for large and/or multigenerational families” (p. 2). Figure 1, below, from the [DMPED 36,000 by 2025](#)

[Dashboard](#), shows that the Upper Northeast Planning Area has not achieved the Mayor's 2025 affordable housing goal. As of January 2025, according to the Dashboard, the Upper Northeast Planning Area had achieved 66% (891 units) of its 2025 affordable housing production goal of 1,350<sup>1</sup> units. The proposed PUD would contribute to filling the gap in the number of units with an estimated 36 IZ units included in the project. In addition to helping to meet affordable housing goals, the market rate housing included in the project would further general guidance to create more housing, which could help to reduce upward pressure on prices.



## VII. ZONING SUMMARY

The site is currently zoned MU-3A and R-2, and the applicant is requesting a PUD-related map amendment to the MU-5B zone. MU-5B is not inconsistent with the Comprehensive Plan, including the combined guidance of the FLUM and the written text of the Plan, as discussed above. Below is a table comparing the existing and proposed zone to the proposal.

Item	Existing Zone MU-3A	Existing Zone R-2	Proposed Zone MU-5B (PUD)	Proposal	Flexibility
Site Area	n/a	3,000 sq.ft. (for a semi-detached building)	15,000 sq.ft. for a PUD (X § 301.1)	60,000 sq.ft. (1.38 ac.)	None
Height	40 ft.	40 ft., 3 stories	90 ft.	75 ft.	None

<sup>1</sup> 2019 Housing Equity Report, p. 12 -

<https://planning.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/Housing%20Equity%20Report.pdf>

Item	Existing Zone MU-3A	Existing Zone R-2	Proposed Zone MU-5B (PUD)	Proposal	Flexibility
<b>FAR</b>	1.2	n/a	5.04	4.2	None
<b>IZ Set aside C § 1003</b>	10%	n/a	10%	15.0%	None
<b>Lot Occupancy</b>	60%	40%	80%	80%	None
<b>Rear Yard</b>	20 ft.	20 ft.	15 ft.	15 ft.	None
<b>Vehicle Parking</b>	1 per 3 dwelling units in excess of 4 units; 50% reduction within half mile of metro	1 per 2 dwelling units	1 per 3 units in excess of 4 units = 76 spaces min. Minus 50% w/i half mile of metro = 38 spaces	55 spaces	None
<b>Bicycle Parking</b>	Long term – 1 per 3 units Short term – 1 per 20 units	None required for single unit	Long term – 1 per 3 units Short term – 1 per 20 units	80 long term; 12 short term	None
<b>GAR</b>	0.3	n/a	0.3	0.3	None

### Requested Flexibility

The PUD application requests only the two areas of flexibility noted below. The project requires no zoning relief or flexibility.

- PUD-related map amendment;
- Design flexibility.

## VIII. PUD EVALUATION STANDARDS

The purpose and evaluation standards for a Planned Unit Development are established in Subtitle X Chapter 3:

- 300.1 The purpose of the planned unit development (PUD) process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that the PUD:*
- (a) Results in a project superior to what would result from the matter-of-right standards;*
  - (b) Offers a commendable number or quality of meaningful public benefits; and*
  - (c) Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.*
- 300.2 While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, or to result in action that is inconsistent with the Comprehensive Plan.*

- 304.3 *In deciding a PUD application, the Zoning Commission shall judge, balance, and reconcile the relative value of the public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.*
- 304.4 *The Zoning Commission shall find that the proposed development:*
- (a) Is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site;*
  - (b) Does not result in unacceptable project impacts on the surrounding area or on the operation of city services and facilities but instead shall be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project; and*
  - (c) Includes specific public benefits and project amenities of the proposed development that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs related to the subject site.*

The proposed PUD satisfies the above criteria for approval. The project would not be inconsistent with the Comprehensive Plan, including when viewed through a Racial Equity lens. The scale of the project is consistent with 2021 Comprehensive Plan direction, and is common for transit-oriented development in the District, including projects in the immediate vicinity, so it is not anticipated that the development would result in unacceptable impacts on city services. As discussed in Exhibit 55A, the Comprehensive Transportation Review, the project is not expected to have a detrimental impact on the surrounding transportation network, and vehicular trips would be minimized through a Transportation Demand Management Plan. As discussed further below, the benefits of the project would be commensurate with the degree of flexibility sought through the application.

### Public Benefits and Amenities

The proposed PUD would result in increases in height and density over the matter-of-right zones. Please refer to the table below. The proposal, however, would not maximize the height or density permitted by a PUD in the MU-5B zone. A maximum FAR of 5.04 is permitted in a PUD, but the project would have an FAR of 4.2. Similarly, the maximum height for an MU-5B PUD is 90 feet, whereas the design proposes a height of 75'.

	<u><b>MU-3A</b></u>	<u><b>R-2</b></u>	<u><b>Proposed Project (MU-5B PUD)</b></u>	<u><b>Difference</b></u>
FAR	1.2 max.	1.2 max. (effective FAR)	4.2.	<b>3.0</b>
Floor Area	72,000 sq.ft.		251,241 sq.ft.	<b>179,241 sq.ft.</b>
Height	40 ft. max.	40 ft. max.	75 ft..	<b>35 ft. max.</b>
Use	Mixed Use	Single family semi-detached	Multifamily	<b>Multifamily use permitted in areas presently zoned R-2</b>

Subtitle X of the Regulations describe PUD benefits and amenities, and the Commission's evaluation of them, as follows.

- 305.2 *Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.*
- 305.10 *A project amenity is one (1) type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors.*
- 305.11 *The Zoning Commission may not compel an applicant to add to proffered public benefits, but shall deny a PUD application if the proffered benefits do not justify the degree of development incentives requested (including any requested map amendment). Nevertheless, the Zoning Commission may at any time note the insufficiency of the public benefits and suggest how the benefits may be improved.*
- 305.12 *A project may qualify for approval by being particularly strong in only one (1) or a few of the categories in this section, but must be acceptable in all proffered categories and superior in many.*

The Comprehensive Plan Framework Element also speaks to how PUD benefits should be viewed by the Commission, and puts a particular emphasis on affordable housing:

*Specific public benefits are determined through each PUD application and should respond to critical issues facing the District as identified in the Comprehensive Plan and through the PUD process itself. In light of the acute need to preserve and build affordable housing, described in Section 206, and to prevent displacement of on-site residents, the following should be considered as high-priority public benefits in the evaluation of residential PUDs:*

- *The production of new affordable housing units above and beyond existing legal requirements or a net increase in the number of affordable units that exist on-site; ... (224.9)*

### **Analysis of Benefits and Amenities**

The applicant provides their summary of the project benefits at Exhibit 3, pp. 26-27 (pp. 29-30 of the PDF document), and at Exhibit 56. They identify different categories of benefits from Subtitle X § 305.5 which would apply to the project. OP analysis of those proposed benefits is below. On balance, the proffered benefits and amenities would be commensurate with the amount of flexibility sought through the PUD process, and the proffers would be acceptable in all the proffered categories, as required by X § 305.12.

1. “Superior urban design, architecture, and landscaping” – X §§ 305.5(a) and (b)

The applicant cites the architecture of the building, the overall urban design of the project, and the design of the surrounding public space as benefits of the project. OP finds that the architecture is appropriate and that the urban design of the project would enhance the streetscape and make for a safe pedestrian environment with no curb cuts and all vehicular access from the existing alley. The landscaping, including undergrounding utilities, which is a change since setdown, and the enhanced building setbacks, would improve the streetscape above what would result from a matter of right project.

2. “Site planning, and efficient and economical land utilization” – X § 305.5(c)

OP concurs with applicant statements that development of this underutilized site, in close proximity to metro, would be a benefit of the project and makes efficient use of the limited land resources of the District.

3. “Housing and affordable housing” – X §§ 305.5(f) and (g)

The production of new housing opportunities on a site with currently no housing is a benefit of this PUD. Twelve of the units in the building would be three-bedroom units, which provides further benefit. Furthermore, of the approximately 230 total units, 15% of the floor area is proffered to be subject to IZ, more than the 10% required by IZ.

4. “Environmental and sustainable benefits” – X § 305.5(k)(4) & (5)

The application states that “The Project will provide a number of environmental benefits that improve sustainability of the Property and contribute to the neighborhood’s overall sustainability, including LEED Gold certification. In addition, the Property is located across Monroe Street from the Brookland/CUA Metro Station reducing the need for vehicular trips” (Exhibit 3, p. 27). OP concurs with that assessment and also supports the applicant’s commitment to solar power generation on the building roof. The applicant should provide a commitment to the size of the solar installation and/or the amount of energy to be generated.

5. “Streetscape plans” – X § 305.5(l)

The project would result in wider sidewalks, especially along Monroe Street, due to the building being set back from the property line. OP finds that this is a benefit of the PUD. Similarly, OP also finds that the dedication of a public access easement to double the effective width of the alley is a benefit, especially as it allows for a continuous pedestrian environment around the entire project, with vehicles exclusively using the alley for access. Finally, placing Monroe Street utilities underground, a change since setdown, would also be a benefit of the project and enhance the streetscape.

6. “Uses of special value” – X § 305.5(q)

Since the time of setdown the applicant has continued discussions with the ANC and other community members to identify additional uses of special value. The resulting list of benefits is stated at Exhibit 56. Some of the listed items are for tangible, project-specific purposes for the recipient organizations. OP notes that X § 305.3(d) states that monetary contributions are permitted as benefits “only if the applicant agrees that no certificate of occupancy for the PUD may be issued unless the applicant provides proof to the Zoning Administrator that the items or services funded have been or are being provided.”

7. “Other Public Benefits Which Substantially Advance the Comp. Plan” – X § 305.5(r)

As discussed in this report, the project would advance many themes and goals of the Comprehensive Plan. As stated in the Zoning Regulations, this can be considered a benefit of the project.

In summary, this application provides benefits that are both commensurate with the degree of flexibility that is being requested and superior to the benefit that could be derived from a matter of right (MOR) development on the site. The project would match the MOR height and bulk standards of the MU-5B zone, and not utilize the more permissive PUD standards. The project would not require any other zoning flexibility.

## **IX. AGENCY COMMENTS**

In an email to OP, the Department of Small and Local Business Development (DSLBD) expressed no concerns about the project. They did seek to confirm that if the project receives any form of District funding that it would comply with the CBE Act, which requires a percentage of subcontracts on the project be devoted to CBEs. OP confirmed with the applicant that no District funding is involved with the project. DSLBD also offered the assistance of their office in finding tenants for ground floor leased spaces.

The Department of Energy and the Environment provided OP with written comments. Please see Attachment 1. They support environmental design features of the project, including solar energy generation and green roofs, as well as the applicant’s commitment to only use electric energy for appliances. They recommend, however, ways to make the building more sustainable. Their suggestions include the use of a different LEED system for their building, the commissioning of a life-cycle energy analysis, and incorporation of resiliency design principles.

As of this writing OP has not received comments from other government agencies, and none had been added to the record.

## **X. ATTACHMENTS**

Attachment 1 – DOEE Comments

#### Attachment 1 – DOEE Comments

## DOEE Development Review Comments

### ZC 24-15: 901 Monroe Street NE

DOEE commends the applicant for committing to an all-electric, except emergency generation, building project (see email correspondence below). The transition away from fossil fuel-powered building systems is a necessary step for the District to achieve its carbon emission reduction goals. The [Clean Energy DC Building Code Amendment Act of 2022](#) calls for the District to adopt an net-zero energy building code, by the end of 2026, that applies to the new construction or substantial improvement of any building subject to the Commercial Provisions of the DC Energy Conservation Code, including commercial buildings and residential buildings taller than 3 stories.

DOEE also applauds the applicant for their commitment to installing solar photovoltaic systems. DOEE encourages the applicant to continue prioritizing efficient electric systems, which reduce indoor air pollution caused by combustion equipment and can save on operating costs, especially when coupled with solar energy.

The following recommendations are intended to assist the applicant with incorporating strategies that will improve energy performance, advance sustainability, and minimize the applicant's impact on the environment. Many of these strategies can be financed with no upfront cost through [DC PACE](#). The [DC Green Bank](#) and the [DC Sustainable Energy Utility](#) (DCSEU) also offer innovative financial products and technical assistance to help projects gain access to capital. To learn about project-specific financing options, contact Crystal McDonald at [cmcdonald1@dcseu.com](mailto:cmcdonald1@dcseu.com) or complete DCSEU's [Custom Rebate Form](#).

Please reach out to [kate.tanabe@dc.gov](mailto:kate.tanabe@dc.gov) for questions or more information.

#### LEED Certification

DOEE acknowledges the applicant's commitment to achieving LEED Gold certification but recommends that the applicant pursue the LEED Homes: Multifamily Midrise pathway rather than New Construction. This certification is designed for this specific building type and is more appropriate than the generic New Construction rating system. The mandatory prerequisites and optional credits in the LEED Homes: Multifamily Midrise offer the most impactful benefits for the project's future residents.

#### Stormwater Management and Green Area Ratio

DOEE applauds the project's green roof areas and proposed solar photovoltaic array and encourages the applicant to continue prioritizing the integration of these systems where feasible. Integrating these systems enables the project team to maximize the benefits of solar energy while also maximizing the Green Area Ratio and stormwater retention volume. DOEE has issued guidance on how to successfully incorporate solar into green roofs on pages 41 & 42 of the [2020 Stormwater Management Guidebook](#).

DOEE encourages the applicant to exceed the minimum 0.3 Green Area Ratio requirement. This project is partially located in the District's municipal separated storm sewer system (MS4), which means that stormwater runoff is discharged, untreated, into local water bodies. Stormwater from this project site is discharged into the Anacostia River. Stormwater management strategies used by projects located in the MS4 are more environmentally beneficial than those used by projects in the combined sewer system (CSS). Stormwater requirements will be reviewed during permit submission. The applicant should continue coordinating with DOEE's Regulatory Review Division as the project progresses, especially with regards to the construction of the new roadway.

### **Climate Resilience**

Given the site's proximity to areas of moderate to high [Heat Sensitivity Exposure Index](#) levels, DOEE encourages the applicant to assess how climate change will affect the project and to incorporate resilient design strategies. As part of the [Climate Ready DC Plan](#), DOEE released [Resilient Design Guidelines](#) to assist project teams considering climate resilient design.

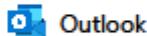
Additional DOEE Climate Adaptation and Preparedness resources are available at [doee.dc.gov/climateready](http://doee.dc.gov/climateready). LEED offers [Resilient Design pilot credits](#) that guide project teams through identifying climate risks and mitigation strategies.

### **Embodied Carbon Reduction: Building Materials**

DOEE acknowledges the applicant's commitment to LEED Gold certification but notes that even a high-performance new construction project will take decades before the operational energy savings outweigh the upfront impacts of the building's construction. DOEE encourages the applicant to conduct a life-cycle analysis (LCA) to measure the impact of the proposed project and to explore strategies to reduce the project's upfront embodied carbon impact. DOEE recently funded two grant projects focused on reducing embodied carbon through LCAs. The lessons learned by these grantees may help the applicant identify simple ways to reduce the project's embodied carbon and understand how to conduct a basic LCA. The reports from these projects are available here: [LCA for St. Elizabeth's Building 2 Commercial Office by Hickok Cole](#) and [Embodied Carbon Life Cycle Assessment Assistance for Southeast Neighborhood Library by Quinn Evans](#).

6/11/25, 3:16 PM

Mall - Tanabe, Kate (DOEE) - Outlook



**RE: ZC Case No 24-15: DOEE Question**

From Tummonds, Paul <PTummonds@goulstonstorra.com>  
Date Tue 6/10/2025 4:14 PM  
To Tanabe, Kate (DOEE) <kate.tanabe@dc.gov>  
Cc Jesick, Matthew (OP) <matthew.jesick@dc.gov>

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hi Kate – The PUD Project will be all electric with the caveat that it may use natural gas for backup generator and/or DOAS systems (if we utilize natural gas for either of these systems, it is conceivable that natural gas will also be used for the barbecue areas and/or fire pits that are provided in the courtyards).

The expected PV array will consist of a maximum of 333 panels that are estimated to generate 133kW.

Please let me know if you have any additional questions or comments.

Thanks. Paul.

**Paul Tummonds**  
(202) 721-1157

*goulston&storra*

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From: Tanabe, Kate (DOEE) <kate.tanabe@dc.gov>  
Sent: Tuesday, June 10, 2025 9:38 AM  
To: Tummonds, Paul <PTummonds@goulstonstorra.com>  
Cc: Jesick, Matthew (OP) <matthew.jesick@dc.gov>  
Subject: ZC Case No 24-15: DOEE Question

Good morning Paul,

I'm reviewing ZC Case 24-15 (901 Monroe St NE) on behalf of the Department of Energy and Environment. I saw some of the materials reference the project's plans to be all-electric and install on-site solar panels. Is the applicant still committed to these strategies? If so, would you be able to provide more information around these commitments in writing? I'd like to be able to point to the all-electric design and planned solar generation capacity in my comments.

Thanks so much,

**Kate Tanabe**  
Pronouns: she/her  
Green Building Program Analyst  
Green Building & Climate Branch