

**From:** [James McDonald](#)  
**To:** [DCOZ - ZC Submissions \(DCOZ\)](#)  
**Subject:** Statement for the Hearing Record: ZC No. 24-15  
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Members of the DC Zoning Commission,

My name is James McDonald and I live at 3503 10th St NE. I am a 200 footer in relation to the 901 Monroe St. NE proposed development (ZC No 24-15). I recently reviewed all letters submitted in support of, and in opposition to, the proposed development and would like to submit the follow analysis for the hearing record. This review was completed on June 19, 2025 and reflects all submissions as of that date.

1. There are **22 letters that oppose the development** as it is currently proposed. Most of these have offered alternatives. None of them oppose affordable housing, or transit-oriented development, or increased density, or a better business environment. They all seek changes to mitigate or limit the impact of the development on the surrounding area. 19 of those 22 are from "200 footers."
2. There are 40 letters in support
  - a. Exh 41 from Sharon Taylor appears to have been misfiled. It is about something else unrelated: **SHOULD BE REMOVED**
  - b. Exh 23 from Md Akram Hossain is unclear about whether it is in support or not. It is one truncated sentence. There was no address provided, but after online research he could be a professor at the University of Dhaka, who appears to have done some post-doc work at Johns Hopkins.
  - c. Exhibit 72 is from Martin Weldon. He is a member of the Menkiti Sales Team and lives in nearby Woodridge.
  - d. Assuming removal of Exh 41, we are left with 39 letters in support. Of those 26 either provide an address or claim to be residents of Ward 5, specifically Brookland, North Michigan Park, Edgewood, or Woodridge; 3 others claim to be from Ward 5 but do not provide addresses; 2 are from residents of Ward 6. The rest do not provide addresses or claim to be from any particular area of DC or DC at all. At the most there are **29 letters of support from Ward 5 residents**.
3. Reviewing the letters of support I then categorized them as providing **Conditional** or **Unconditional** support.
  - a. I classified 9 as **Conditional** support. 2 of those cited support for the project because of homeownership opportunities (there will be none;

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Exhs 13 and 42); 5 were conditional based on the inclusion of retail; 2 were conditional based on affordable housing, with one of those seeking double the percentage of units set aside as affordable

b. Of the 28 I assessed as being **Unconditional** in their support at least 8 seem to be saying they primarily prefer a development in contrast to an empty lot. **Only 2 letters assessed as unconditional in their support were explicit in their support for the project as-is with no changes.** One is from John Balcom at 600 Girard (Exh 50), and the other is Phillip Tizzani from the 1700 Block of Lawrence.

c. The owners of Annie's and Excel Pilates, and Dance Place submitted letters, and their concerns were typical small business, more people = more business support.

4. Exh 79 from the ANC5F commissioner is notable in how it mischaracterizes opposition to the development. The letter states, "The neighborhood at large should not be forced to live amongst a giant, vacant lot because of the selfish whims and desires of a small, shortsighted group of "200 footers" and the Brookland Neighborhood Civic Association (BNCA) **who oppose any and all development and wish to keep "others" out of the neighborhood.**" [emphasis added]. As any review of meetings with 200 footers or the BNCA will show, nobody has opposed "any and all development," and it is not clear where a notion of keeping "others" out of the neighborhood could have come from. I merely cite this Exh as disappointing behavior from an elected official.

Regards,

James McDonald

3503 10th St. NE