

From: [Kenneth Gibbs](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Letter in opposition to ZC No. 24-15
Date: Friday, June 20, 2025 8:57:12 AM
Attachments: [image.png](#)

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Dear DC Zoning Commission (ZC),

I am an immediately adjacent neighbor of the proposed ZC No. 24-15, writing to express opposition to the 901 Monroe St development as currently proposed. While I support development of the site, the current proposal creates numerous adverse effects for immediate neighbors and should be redesigned before moving forward. Below are a number of discretionary design aspects that will adversely impact the quality of life for longstanding community members. I request that ZC require the developers redesign the project for more appropriate scale and to better protect the safety and health of immediate neighbors.

Health and safety concern: dangerous alley access. The proposed use of the Lawrence Street alley as the main entrance/exit for 233 units creates serious safety hazards. Young children regularly play in this quiet dead-end alley, which serves as a community gathering space for families on the block. Converting it to a high-traffic corridor puts the existing families on the block—who have no protection between their back yards and the small alley—at risk. The constant flow of vehicles entering and exiting will also create air and noise pollution. Traffic may be especially congested due to an expected high number of daily deliveries at the 901 Monroe St apartments, and the traffic that will service the retail space allocated in the building.

→ 901 Monroe Street should the **use existing curb cut on 9th street**; that alley entrance served the businesses and homes previously on the property (which were demolished by the developers). The **2011 design for this site used the 9th Street curb cut**; furthermore, to minimize adverse effects on the adjacent town homes.

→ **2011 design included tree buffers in the alley**—these elements should not have been abandoned in the current proposal. The ZC should require a green buffer in the alley.

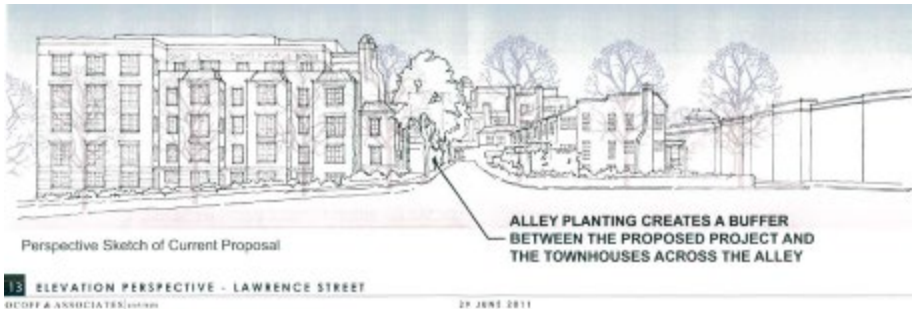
→ If the alley must be used, the developers **must compensate the homeowners** on the block, who will be forced to install significant infrastructure in their backyards to protect their health and safety.

Excessive scale. The proposed 6-story, 75-foot building will dominate the surrounding 2-story homes, blocking air and sun of neighboring properties, and obstructing sunlight for children's bedrooms, gardens, and solar panels. No other building on this side of the train tracks approaches this scale (including the two 4-story DC buildings across the street, adjacent to the train tracks). Moreover, No. 24-15's design does not integrate well with the surrounding neighborhood.

→ The design should incorporate 45-degree setbacks along the alley to avoid adverse

effects for the adjacent neighbors, and improved compatibility with the neighborhood.

- To integrate with the surrounding homes and buildings, a maximum of 4-5 stories would be more appropriate. This could be accomplished by including underground parking instead of above-ground parking.
- The image below, of the 901 Monroe St 2011 design, shows appropriate setbacks facing the immediate neighbors, as well as a tree buffer in the alley.



A drawing of a townhouse ☐ ☐ Description automatically generated



No. 24-15 lacks amenities for immediate neighbors. The developers have failed to seek input (or respond to input) from the immediate (200-footer) neighbors regarding amenities that would benefit those most adversely affected by the new development. Even the proposed patio/greenspace in No. 24-15 is private, and thus, inaccessible to neighbors.

- The ZC should **insist that the developers incorporate input from immediate (200-footer) neighbors** and provide amenities that directly **benefit the immediate neighbors**.

- The ZC and the developers can reference the November 2024 **survey of 200-footer neighbors** for initial amenities that were suggested, in addition to the developers' responding to 200-footers' requests to meet with the developers (see below).

Developer and ANC 5B04 Unresponsiveness. The development team has not appropriately responded to immediate neighbors' concern. While they've set up a promotion table at the local farmers market and attended formal meetings, they have not responded to independent requests from 200-footers for conversation. When 200-footer neighbors requested a meeting with DDOT regarding 901 Monroe, the 5B04 representative promised to set up that meeting, but failed to follow through.

Conclusion. The current No. 24-15 proposal has a number of significant aspects that should be reconsidered that will adversely impact existing community members. These include safety and health hazards, sunlight blockage, and loss of greenspace, and a lack of appropriate amenities to neighbors most adversely affected. We seek development that balances density

with neighborhood compatibility. We request major revisions to align this project with the community most impacted.

Sincerely,

Kenneth Gibbs

1247 Kearny St NE, WDC 20017