

Michael Lambright and Curtis Walter
905 Irving St NE
Washington, DC 20017
(619) 804-7680
michael.g.lambright@gmail.com

June 20, 2025

Chairman Anthony Hood
DC Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

Chairman Hood and Members of the Commission,

Our names are Michael Lambright and Curtis Walter, and we are residents of the Brookland neighborhood, just four blocks south of the proposed project. We are writing to support this project as a crucial step in addressing our region's increasingly pressing housing crisis and as a significant improvement for our neighborhood.

The District of Columbia and the surrounding region face a rental housing affordability crisis, primarily driven by a supply of rental units that has not kept pace with ever-growing demand. Increasing the supply of both affordable and market-rate rental units is the only path out of this crisis. DC also aims to reduce car trips to alleviate traffic congestion and improve safety. Building at higher density levels in areas with ample transit access allows more new neighbors to join the community with limited impact on vehicular traffic in the surrounding area.

This proposed development is situated across Monroe Street from a metro station and bus hub, across the tracks from a major bike and pedestrian path that extends deeper into the city, and is now only a short walk from a popular grocery store. Developing this lot in a way that attracts as many new residents as possible represents a significant opportunity to address the housing affordability crisis while minimizing traffic issues for the Brookland community.

The proposed development would represent a significant aesthetic and functional improvement for the neighborhood. Although this property appears tailor-made to accommodate a substantial number of residents at a time when more housing is desperately needed, it has remained a fenced-in vacant lot for over a decade. While the proposed building is quite attractive, any building would represent an improvement over

current conditions. The proposal would also allow for some light commercial use on the ground floor of Monroe Street, an opportunity to activate the street without the risk of a large, potentially vacant storefront. Finally, this proposal would add large shade trees and sidewalk space to the street, where both are needed. Improving pedestrian comfort on the 900 and 1000 blocks of Monroe Street, along with adding more neighbors to the community, will be key to improving the circumstances for businesses along 12th Street, which has been a significant neighborhood concern.

The applicants in this case have been generous with their time and diligent in community engagement. I have personally attended many meetings in which they heard, responded to, and frequently adjusted their proposal in light of neighbors' concerns. They have been highly professional even through spirited interactions with opponents of the development.

Our city faces numerous challenges and has limited land available to address them. We must use every piece of land to its greatest potential. This lot should not remain vacant any longer. It's long past time to build housing here.

Sincerely,

Michael Lambright and Curtis Walter