

VJ Kapur
Advisory Neighborhood Commissioner
Single-Member District 5C07
<https://anc5c07.com>



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DC Zoning Commission
transmittal via zcsubmissions@dc.gov

Letter in Support of ZC Application 24-15: 901 Monroe St NE

Chairperson Hood and members of the Zoning Commission:

I'm writing on behalf of myself and my constituency, and not ANC 5C. The subject property lies roughly two-thirds of a mile from the 5C07 boundary and connects us to one of our two closest Metrorail stations. **I support approval of the subject application**, as it's long past time to fill this gap in our urban fabric with transit-accessible homes. I also believe the project team has already been responsive to many community concerns so far in this process.

That said, in recognition of the neighborhood tension surrounding this proposal, the conditions of support offered by ANCs 5B and 5F, and many of the understandable concerns raised by 200-footers and the Brookland Neighborhood Civic Association, **I encourage the Commission to grant (and all parties to seek) targeted Design Flexibility¹ allowing the Applicant to reallocate all excess² ground-floor parking towards retail and/or family-sized homes.**

DDOT's report (Exhibit 81, page 5) notes (emphasis added):

"Based on DDOT's preferred maximum parking rates in the 2022 Guidance for Comprehensive Transportation Review and the site's location within one-eighth mile of the nearest Metrorail station entrance, the target maximum number of parking

¹ The Applicant has requested all Design Flexibility provisions of Subtitle Z § 702.8 with minor modification to item (c); this proposal would constitute an additional minor modification to item (e)

² The current proposal is for 55 parking spaces, 17 more than the minimum otherwise required; Z § 702.8(e) would allow for a reduction of 10% or 5-6 spaces (depending on rounding)

*spaces for this project is 38 spaces. **Providing more parking than practically needed has the potential to induce more driving.***

Targeted flexibility to address this mismatch could directly facilitate the support conditions and mitigate opposition concerns in the record:

- **Concerns about alley safety, parking garage security, and traffic congestion (and the resulting noise and air pollution)** would be mitigated by reducing vehicle volumes induced by excess parking, particularly in the alley for garage access
- **Concerns about ground-floor activation, retail availability, community amenities, and family-sized homes** would be addressed by reallocating ground-floor building footprint from private car storage to these better uses
- **Our shared interest in seeing development move forward without locking in the current configuration** would be supported by expanding the scope of changes that can occur without requiring further Zoning Commission deliberation

ANCs 5B and 5F have already conditioned their support on further community engagement by the Applicant in these matters; the additional flexibility only gives all parties more options as this important engagement carries forward.

Thank you for your consideration in this matter and for all that you do.

Very respectfully,



Vijay "VJ" Kapur