

June 22, 2025

Mr. Anthony Hood, Chairman
Zoning Commission
441 4th Street SW, Suite 210
Washington, DC 20001

Letter of Support in Case 24-15 (901 Monroe Street NE)

Dear Chairman Hood,

We are more than 100 residents of the Brookland community and adjacent neighborhoods who support 901 Monroe Street, LLC's proposed Planned Unit Development and related Map Amendment at 901 Monroe Street NE.

The proposed project would bring much needed housing to a Metro-adjacent site that has been vacant for over a decade. As proposed, the development advances the Brookland Small Area Plan's goal of making Brookland an active pedestrian neighborhood with mixed-use development and a variety of housing types for all income levels. Over the last year, 901 Monroe Street, LLC has engaged with and responded to feedback from the broader Brookland community: they have attended multiple Advisory Neighborhood Commission (ANC) 5B meetings, tabled on at least two occasions at the Saturday morning farmer's market on the Brookland Arts Walk, and joined a Brookland Neighborhood Civic Association meeting.

We support the current proposal for the site. We wish to highlight several aspects of the current plan that are particularly important for our community, many of which are reflected in the [ANC 5B resolution](#) on this project:

- The current plan strikes a good balance between an appropriate scale for the corridor and maximizing the number of housing units at a site immediately adjacent to Metro. We support the current size, shape, and form of the building, and we oppose reducing its size, for instance by "stepping back" the façade along the alley.
- The developer's proposal to limit car spaces and provide ample bicycle parking in the complex is appropriate given the site's position next to the Brookland Metro station and should help mitigate traffic impact to the neighborhood.

- The current plan proposes that 15% of the units be affordable; we are pleased to see the developer exceed the minimum required under DC's inclusionary zoning rules. In addition, we are pleased that at least 5% of the units will be three-bedroom units, providing much-needed family rental housing units.
- After the community advocated for ground-floor retail, the developer agreed to reserve some ground floor space for retail and design additional ground floor units as flexible live/work space. This is important for the community, given the site's location in between the two neighborhood commercial corridors: Monroe Street west of the Metro tracks and 12th Street.

We believe this project will benefit the community by adding transit-accessible housing and activating a long-vacant lot in the heart of Brookland. We strongly urge the Zoning Commission to approve the Planned Unit Development and Map Amendment at 901 Monroe Street NE.

Respectfully,

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Bill Gallery	ANC 5B	Colm Quinn	ANC 5B
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