
Letter in Support of ZC Case No. 24-15, 901 Monroe Street, LLC.

From Friends of MBT <friendsofmbt@gmail.com>

Date Mon 6/23/2025 11:30 AM

To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

Cc Amin, Ra (SMD 5B04) <5B04@anc.dc.gov>

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TO: D.C. Zoning Commission

ATTN: Ella Ackerman

IN RE: Written Testimony supporting ZC 24-15, 901 Monroe St NE

Good morning, Zoning Commission members.

We are writing to express **support for the zoning case** you are considering this afternoon, June 23, 2025 (**ZC 24-15, 901 Monroe Street NE, LLC**).

Our organization -- [Friends of the Metropolitan Branch Trail \(FoMBT\)](#) -- is a 501(c)(3) nonprofit that supports the so-called bike-walk trail which runs north south next to the 901 Monroe Street NE parcel. Our group strongly supports mixed-use, moderate density development within walking distance of our trail. Development can move forward faster at 901 Monroe with the applicant's recent application change requests.

Unlike many "rail trails" in the United States, the MBT serves a moderate-to-high density urban area with proximity to the essential destinations of the community's daily life: housing, workplaces, schools, places of worship, and more. Decision-makers like the ZC have made D.C. into a national leader of "trail-oriented development" along the MBT. Trail count data show thousands of people using this infrastructure every day, pursuant to D.C.'s goals on climate resilience and safer mobility.

Development at 901 Monroe NE, and anchor tenancies like the new Trader Joe's grocer within walking distance, mean dozens of additional MBT users per week. Your support today means fewer residents using private vehicles for trips on busy arterial roads like Rhode Island Avenue NE and South Dakota Ave NE.

ZONING COMMISSION
District of Columbia
CASE NO.24-15
EXHIBIT NO.122

Thanks,
FoMBT Board of Directors
Gordon Chaffin
Eli Cohen
Nick Frazier

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Friends of the Metropolitan Branch Trail, Inc.

-> metbranchtrail.org

202-709-5361 (text or call)
420 Florida Ave NE Suite 113
Washington, DC 20002

- FoMBT is a 501(c)(3) nonprofit organization. Your donation may be tax deductible: EIN 33-1428668