

August 7, 2025

From: Barbara Kahlow on behalf of the 200-Footers Party

Subject: 200-Footers Party's Response to Applicant's 8/4/25 Post-Hearing Submission in ZC #24-15

Summary

This email constitutes the response by the 200-Footers Party to the Applicant's 8/4/25 Post-Hearing Submission – Exh. 135, Exh. 135A, 135B, 135C1 & C2, and Exh. 135D – in ZC #24-15, 901 Monroe Street. Unfortunately, the Post-Hearing Submission only partially responds to the Commission's multiple requests for additional information in its 2-day Hearing (on 6/23/25 & 7/7/25), e.g., there is no discussion of Alternates considered by the Applicant, including: (a) any different Map Amendment options (e.g., MU-5A); (b) a reduced height from 75 feet to even the 61 feet (also for 6 stories) proposed in ZC #10-28; and (c) fully sculpted design options to mitigate the unacceptably blocked air and light for the six low-scale rowhouses in the same Square which front on 10th Street but with many rooms (including bedrooms for children and seniors) facing the proposed project's 75-foot wall.

However, it does include as Exh. 135D a mutually agreed-upon 8-page full Construction Management Agreement (CMA). Exh. 135D was based on the agreed-upon CMA in ZC #10-28, 901 Monroe Street, as requested both by the 200-Footers Party and by Advisory Neighborhood Commission (ANC) 5B. This agreement was reached by one in-person meeting and many post-meeting emails between the Applicant, the 200-Footers Party in Opposition and the Brookland Neighborhood Civic Association (BNCA), the only other Party in Opposition.

Also absent from the Applicant's Post-Hearing submission are clarifications in at least two areas: (a) the location for drop-offs/pick-ups by Lyft/Uber and (b) the location for package deliveries by Amazon/FedEx/UPS and USPS. With respect to drop-offs/pick-ups, the Applicant told a BNCA meeting that there would be a lay-by along Monroe Street, which we subsequently learned will not be in place. Instead, the Applicant's project views show a few spaces along the East side of 9th Street near Monroe Street (Exh. 81) which could be used for drop-offs/pick-ups and package delivery.

As for package deliveries, the Applicant's project views in Exh. 81 indicate a "leasing/mail/packages" area in the lobby at the corner of Monroe and 9th Streets. The Applicant's Transportation expert stated that the dead-end expanded alley will be for "general deliveries consisting of trash and recycling removal, mail, and **parcel delivery for the entire site**" (emphasis added). As the 200-Footers Party testimony (Exh. 109) clearly

indicated, the enormous number of anticipated package deliveries for a 233-unit apartment building should largely not be accommodated by the widened dead-end alley abutting the six 10th Street rowhouses and which is their sole car ingress/egress pathway. So, where will the majority of the Amazon/FedEx/UPS and USPS packages be delivered – in the two dedicated parking spaces along 9th Street near Monroe Street or in the widened alley? What split is anticipated, e.g., 50%/50%?

Post-Hearing Submission Text (Exh. 135)

The Applicant's discussion of "Sculpting" only discusses one option for sculpting in the 5th and 6th floors along the 10th Street frontage, i.e., there is no discussion of other sculpting options, such as sculpting along the massive 10th Street wall which blocks the sun and light from the six 10th Street rowhouses in the same Square. This massive wall is what the Commission primarily asked the Applicant to focus on in its sculpting options. In addition, the Applicant's argument is largely based on economics and reduction in the project's affordable housing instead of on mitigation of the dire adverse effects on current residents in the Square. Some of these adverse effects are virtually shown in the Shadow Views in Exh., 135C1 and C2, with the most dramatic blockage of air and light in the Winter Solstice.

Shadow Studies (Shadow Views, Exh. 135 C1 and C2)

This 2-part Exhibit clearly demonstrates the dramatic and what should be unacceptable blockage of air and light in the Winter Solstice (Dec. 21st) but also to a lesser extent in other seasons such as Autumn.

Views of only Sculpting Option (Exh. 135A)

This Exhibit shows the changes in the number of units by the only meagre proposed sculpting option. It also states, "Brick returns above 4th floor to be thin brick where not able to be supported by veneer wall."

Views of Changes in the Project (Exh. 135B)

This Exhibit shows the following changes from the initial submission: (a) introduction of a few not-fully conceptualized 'live/work' units along Monroe Street, (b) undergrounding of utilities only along the Monroe Street frontage, (c) more trees along the Monroe Street frontage; (d) introduction of direct access to all but one unit along Lawrence Street; (e) removal of utility poles along 9th Street; and (f) a change in the composition of parking spaces. What is evident in this Exhibit is insufficient mitigation measures, especially for the six rowhouses along 10th Street in the same Square. Their bedrooms (including for seniors and children) and back yards will clearly be adversely affected by a significant reduction in air and light.

Conclusion

The 200-Footers Party recommends that the Commission ask the Applicant for further project changes to mitigate the serious adverse effects on the 200-Footers, as discussed in this Response to the Applicant's Post-Hearing Submission.