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**RE: ZC 24-15 | 901 Monroe Street LLC PUD | 200-Footers' Response to Applicant's 9/18/25 Draft Proffers & Conditions**

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**Date** Mon 9/22/2025 9:50 PM

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ZC Submissions – This email constitutes the 200-Footers Party’s comments on the Applicant’s 9/18/25 Draft Proffers and Conditions for ZC No. 24-15, 901 Monroe St LLC, PUD and Related Zoning Map Amendment. In order of mention in the document:

- p. 1, Public Benefits, Superior Urban Design & Architecture – This Proffer incorrectly states, “The Project includes significant setbacks along all sides of the building.” The setbacks are not significant on all sides, especially not on the long side facing the back of the six 10<sup>th</sup> Street rowhouses. So, the 200-Footers ask that “significant” be deleted in this Proffer.
- p. 2, Public Benefits, Streetscape Plans – The Proffer states “undergrounding of utilities along Monroe Street, which will allow for the ... removal of inactive utility poles on 9<sup>th</sup> Street.” The 200-Footers Party had understood that the undergrounding of utilities would be both on Monroe Street and on 9<sup>th</sup> Street. Is this a change in plans?
- p. 9.e.i., Transportation Mitigation Measures prior to issuance of the first Certificate of Occupancy (CoO) – The Proffer states that the Applicant will fund and construct the following infrastructure improvements in public space: “Add intersection ‘daylighting’ at the 12 locations at the 4 intersections surrounding the project ... to increase visibility of pedestrians and slow down vehicles traveling to and from the site.”
  - Monroe St & 9<sup>th</sup> St NE - SE & SW corners on 9<sup>th</sup> St only
  - Lawrence St & 9<sup>th</sup> St NE - NE & NW corners on 9<sup>th</sup> St only and NE & SE corners on Lawrence St only
  - Lawrence St & 10<sup>th</sup> St NE – NW & SW corners on Lawrence St only and NE & NW corners on 10<sup>th</sup> St only
  - Monroe St & 10<sup>th</sup> St NE – SE & SW corners on 10<sup>th</sup> St only

This is new information which was not previously discussed with the 200-Footers. The 200-Footers ask that this condition be modified to include a discussion with the 200-Footers prior to any implementation, especially since the 200-Footers specifically requested daylighting along the widened alley off Lawrence Street. The 200-Footers ask that this condition also be amended to include daylighting in this alley.

- p. 10. 2.I, Transportation Mitigation Measures for the life of the project, “Residents of the Project will not be permitted to obtain a Residential Parking Permit” (RPP). As proposed, this condition is non-enforceable. To ensure enforcement, the 200-Footers asked and now ask again for such a prohibition to be included in writing in all renter lease agreements in the Project. In addition, the Applicant should be required to advise the DC Department of Transportation (DDOT) in writing of this lease restriction regarding its RPP program.

Thank you for considering the 200-Footers comments. – Barbara Kahlow on behalf of the 200-Footers Party