

October 2, 2025

BY IZIS

Mr. Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

**Re: Z.C. Case No. 24-15: Application of 901 Monroe Street, LLC (the
“Applicant”) to the District of Columbia Zoning Commission for a
Consolidated PUD and Related Zoning Map Amendment – Supplemental
Information Prior to Final Action**

Dear Chairperson Hood and Members of the Commission:

On September 11, 2025, the Zoning Commission took Proposed Action to approve ZC Case No. 24-15. During the September 11, 2025, Public Meeting, the Zoning Commission asked the Applicant to address issues related to the articulation of the Monroe Street façade and the size of the street trees that will be planted along Monroe Street. This submission provides that requested information.

Monroe Street Articulation

In considering and responding to the Zoning Commission’s comments from the Public Meeting, the Applicant has focused on the Commission’s requests to add further articulation and materiality to the building’s façade, rather than removing square footage from the building, in order to address issues related to the building’s perceived massing and scale. The original concept of the façade design on Monroe Street was to articulate the massing into a series of four bays with intervening reveals. The cornice line at the sixth floor accentuates this articulation and unifies the bays. Three of the bays are subdivided with a minor reveal in the middle of the bay. As the massing of the building can be experienced from a distance from the Brookland/CUA Metro Station directly across Monroe Street, the Applicant views the bay and cornice articulation as important factors in modulating the building’s massing along Monroe Street.

In response to the Commission’s comments, the Applicant notes the following refinements that have been incorporated into the design of the building, as shown in the materials included as Exhibit A:

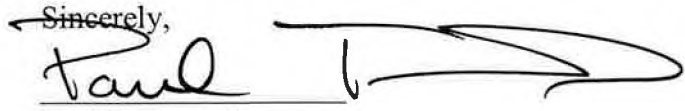
- To refine the building’s proportions, the sixth floor has been further articulated as an “attic” story. This treatment visually reduces the building’s verticality and introduces a more defined ‘top’ to complement the base and middle, replacing the previous emphasis on the heavy corbeled cornice alone. While the building retains its transitional industrial character, the attic story subtly references classical tripartite composition, giving the façade a more resolved and balanced expression.
- The upper cornice has been further articulated, adding cast stone banding with increased corbeling, and changing bands of Brick No. 1 to Brick No. 2 for increased visible contrast.
- Additionally, at the sixth floor the ends/shoulders of the bays are articulated as pilasters with abstracted bases and capitals and inset brick panels carrying the cornice/entablature, further expressing the “attic” quality of the sixth floor.
- The spandrel between the fifth and sixth floors has been further articulated with a series of inset reveals inlaid with stack bond brick panels, and additional soldier course banding below the pilasters.
- Within the main body of the façade, the 2nd through 5th floors, the Applicant has changed window headers from soldier course brick to cast stone banding at the second and fourth floors to add more contrast in detailing. The second and fourth floor sill bands have been increased in height and are articulated as two bands, with increased projection in the upper band. The Brick No. 2 spandrels between the second and third floors and fourth and fifth floors continue to have a stack bond pattern for articulation, the new renderings show this more clearly than the previous “sketchier” renderings.
- The four-story red brick piers within the bays have received abstracted cast stone bases and capitals to express them as “colonnettes”, adding scale articulation to the bays.
- At the main lobby entrance at the corner of Monroe and 9th Streets, the Applicant has clarified the ground floor base material by proposing a third brick color at the first floor, Brick No. 3, which has a black diamond-color with slightly iridescent glossed finish to highlight the corner. Brick No. 3 has been extended up to the sills of the second-floor windows for clarity and is capped with a dark cast stone band as a color break and material transition.
- Muntins have been added to the transoms at the ground floor storefronts along Monroe (and returns at 9th and 10th Streets), as well as a soldier course header for additional detail and articulation at the pedestrian level.

The Applicant believes that these refinements are responsive to the comments made by the Zoning Commission and improve the overall design and perceived massing and scale of the building.

Size of Street Trees Installed on Monroe Street

In response to the issues raised by the Commission regarding the size of the street trees that the Applicant is proposing to install along Monroe Street, the Applicant’s landscape design team reached out to representatives of the Urban Forestry Division of the Department of Transportation. Representatives of the Urban Forestry Division confirmed that they do not recommend larger caliper trees to be installed by the Applicant. The Urban Forestry Division noted that this is a matter of the long-term health of the trees and that larger caliper trees do not do as well in the transplantation process as the size of the trees that the Applicant is proposing. The Applicant notes that the trees it is transplanting along Monroe Street will be approximately 15-20 feet tall at installation and will likely grow to 40-50 feet tall at maturity.

The Applicant looks forward to the Zoning Commission taking Final Action to approve the application on October 23, 2025.

Sincerely,

Paul Tummonds

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by electronic mail to the following addresses on October 2, 2025.

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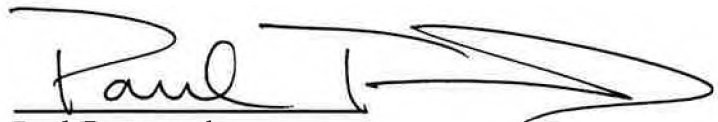
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