
ZC 24-15 | 901 Monroe Street LLC PUD | 200-Footers' Response to Applicant's 10/2/25 & 10/6/25 Additional Post-Hearing Submissions in ZC #24-15

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ZC Submissions - This email constitutes the response by the 200-Footers Party to the Applicant's 10/2/25 Supplemental Information Prior to Final Action (**Exh. 144**), the Applicant's 10/2/25 Final Proffers and Conditions (**Exh. 145**), and the Applicant's 10/6/25 Missing Pages from its Final Proffers and Conditions (**Exh. 145A**) in ZC #24-15, 901 Monroe Street.

Supplemental Information

Unfortunately, the Applicant's Supplemental Information in **Exh. 144** is limited to only articulation of the Monroe Street façade and a discussion of the size of street trees along Monroe Street. As the 200-Footers stated in **Exh. 136** in response to the Applicant's 8/4/25 Post-Hearing Submission – in Exh. 135, Exh. 135A, 135B, 135C1 & C2, and Exh. 135D – “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.”

Also, the 200-Footers stated in **Exh. 136**, “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.”

The 200-Footers's concluding statement in **Exh. 136** was, “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.”

Proffers and Conditions

The Applicant's Final Proffers and Conditions in **Exh. 145** does not respond in any way to the 200-Footers comments (**Exh. 142**) on the Applicant's Draft Proffers and Conditions (**Exh. 141**). For example, there is neither an addition in 1.c.i in the Transportation Mitigation Measures on p. 9 for daylighting along the widened alley off Lawrence Street nor an addition in 2.I on pages 10-11 of a written prohibition in all rental apartment leases for a Residential Parking Permit (RPP). The 200-Footers ask the Zoning Commission to consider all of the 200-Footers comments in **Exh. 142** while drafting Proffers and Conditions in its own Order for the second Commission vote on ZC #24-15.

In addition, the 200-Footers ask the Zoning Commission to consider the 200-Footers' Draft Order (**Exh. 137**) in drafting its own Order, including the 200-Footers' Findings of Fact, Conclusions of Law and Opinion, and the provisions included in its Decision section.

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