

## Cochran, Patricia (DCOZ)

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**From:** James McDonald <james.a.mcdonald@gmail.com>  
**Sent:** Sunday, January 5, 2025 4:56 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Re: In Opposition to ZC No. 24-15  
**Attachments:** 901 Monroe St NE 200 Footerers Poll Results.docx

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DC Zoning Commission:

I am writing regarding the 901 Monroe Street project proposed for the south side of the 900 block of Monroe Street NE. My family of four lives on the 3500 block of 10th Street and are "200 footerers." I am strongly opposed to the currently proposed development.

For well over a decade, the owners of this property have provided an empty lot for the greater community and the 200 footerers, with the sole benefit to the community being views of sunsets. Now the owners of the property and their development partners are proposing a large residential rental project that, while dwarfing all properties across each of the adjacent streets as well as adjacent neighbors on the block, still provides no amenities for the surrounding community while creating adverse impacts for 200 footerers such as my family. The project, as proposed, is a maximalist proposal that was put together with seemingly no consideration for the 200 footerers or the surrounding neighborhood. What it promises to do is increase traffic and associated noise, pollution, and parking issues on all adjacent residential streets, directing cars on the opposite side of the block furthest from the Monroe artery. It will do so, while eliminating sunlight and diminishing the views of the adjacent properties, none of which comes anywhere near the height of this proposed development.

My family and I are in favor of transit oriented development, affordable housing, and for the economic development of our neighborhood. **However, those objectives can still be achieved while reducing the size of this development to ensure that it fits in with the immediate neighbors.** There are several alternatives that could make this project a transitional development between the future metro development on the other side of the Colonel Brooks Mansion/DC TV property, scaling back toward the single family residences that surround it on 9th, 10th, Monroe, and Lawrence Streets. We would like to see the height reduced by at least one floor and/or have the portions of the project adjacent to the 10th

ZONING COMMISSION

District of Columbia

CASE NO.24-15

EXHIBIT NO.12

and Lawrence Street residences have setbacks and reduced heights so as to mitigate the adverse impacts on those neighbors. This can be done while still increasing affordable housing and transit oriented housing, as this has been a vacant lot for well over a decade.

In addition to the above, the 200 footers have been meeting on a regular basis regarding this project and have taken a poll of members on our overall priorities for amenities and adverse impact mitigations. I am attaching the results of that poll for your information. As you will see, the results reflect the personal concerns I have, along with a number of other alternatives, solutions, and issues that I also share with the other 200 footers

Thank you for your time and consideration.

James McDonald

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