

**Subject:** Letter in opposition to ZC No. 24-15

**Date:** February 13, 2025

Dear DC Zoning Commission,

We, Nadia Mercer and Andrejs Brolis, residents of 909 Lawrence St. NE, write to express our opposition to the proposed 901 Monroe Street project (case number 24-15). Our primary concerns are building height, traffic safety, housing affordability and lack of home ownership opportunities.

1. **Building Height:** The proposed six-story structure is inconsistent with the surrounding buildings, which are all no more than four stories tall. This design would overshadow our homes, reduce sunlight and negatively impact the neighborhood character on this side of the railroad tracks.

*Suggestion:* Maintain a maximum height of four stories, aligning with the original design.

2. **Traffic Safety:** Widening the alleyway on Lawrence Street as the sole access point for parking poses significant safety risks for pedestrians, particularly our children and our neighbor's children who walk in that alleyway daily, as well as all those who walk to and from the metro on that sidewalk daily.

*Suggestion:* Utilize the existing curb cut on Monroe Street and conduct a traffic and pedestrian safety study.

3. **Affordable Housing and Home Ownership:** The project does not adequately address the affordable housing crisis in DC or provide opportunities for home ownership, which are critical for community stability.

*Suggestion:* Move the ground-level "stoop" units to side streets instead of Monroe Street to mimic the neighborhood feel and improve street safety. Consider converting these units to two-level family condos. Increase the number of affordable rental units.

We join our neighbors in advocating for thoughtful changes to ensure this development benefits Brookland for the long term. We appreciate your attention to these issues and look forward to seeing design changes that align with our neighborhood's character, consider pedestrian safety, and promote both affordable housing and home ownership.

Respectfully,  
Nadia Mercer and Andrejs Brolis

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