

**Questions to 901 Monroe Development Team and 200-Footers  
from Brookland Neighborhood Civic Association Members**

**Questions to 901 Monroe Development Team**

What were the considerations that went into your decision to pursue development of this project through a Planned Unit Development as opposed to a Map Amendment? What ultimately drove the decision in favor of a PUD?

What elements, particularly elements incorporated as a result of comments received from 200-footers and the Brookland community, have been carried over from 901 Monroe the 1<sup>st</sup> to the proposed 901 Monroe the 2<sup>nd</sup>?

In the original 901 Monroe case, the 901 Monroe development team agreed to underground utility lines adjacent to the project. Does the development team plan to underground utility lines around 901 Monroe the 2<sup>nd</sup>? This will make the building more attractive and allow tree canopy growth which, in turn, will provide cooling shade.

232 rental apartments are planned for 901 Monroe the 2<sup>nd</sup>. Would the development team consider the possibility of setting aside some of those apartments for for-sale condominiums (i.e., ownership units)? Owning one's home is the best way of building generational equity and wealth.

What is the projected cost of rents for the apartments, broken down by size: studios, junior one-bedrooms, one-bedrooms, one-bedroom and dens, two-bedrooms, and three-bedrooms? Will any of the apartments be reserved for seniors and/or the disabled?

Universities from around the city have entered into contracts with nearby residential buildings to set aside a portion of those buildings for student housing. Is 901 Monroe planning something similar with Catholic University and/or others in the vicinity?

The height of 901 Monroe the 1<sup>st</sup> at its tallest point was approximately 60 feet-eight inches. The height of 901 Monroe the 2<sup>nd</sup> is approximately 75 feet. What accounts for the height increase? What drove the decision to increase the height of the project?

The 901 Monroe Street development team is requesting an accompanying Map Amendment to the MU-5B Zone. Could a less intense zone category accommodate the proposed building? The property at 901 Monroe is designated Commercial Moderate Density (CMOD) and Residential Medium Density (RMED) on DC's Future Land Use Map. The RA-3 zone (max height of 60 feet, PUD max height of 75 feet) typically applies in this FLUM category.

If the Zoning Commission approves this Planned Unit Development application, what is to prevent the 901 Monroe development team from coming back at a later date with a PUD

modification request for a higher building since the PUD process allows for a 90-foot high building in the proposed MU-5B zone? The Commission's consideration of such request may not require a public hearing or even public notice. Regardless, under the regulations governing the Zoning Commission's consideration of such requests, the scope of the Zoning Commission's consideration of the modification would be much more constrained than its initial consideration of the case. It would be limited to the impacts of the proposed change; it would not entail a re-do of the original case.

Where will building trash and recycling be located?

901 Monroe is pledged to encourage prospective tenants to utilize alternatives to automobiles in this transit-oriented development. The project envisions only 54 parking spaces to serve 232 apartments. Would you be willing to consider limiting those parking spaces to compact cars, i.e. fewer Hummers and fewer big pick-up trucks?

Will the 901 Monroe development team consider lease restrictions on residential parking permits for building tenants?

Vehicular access to 901 Monroe the 1st was going to be through east-west alleys into the project. 901 Monroe the Second, however, envisions using an existing alley off of Lawrence Street immediately behind existing homes on 10<sup>th</sup> Street. Why did 901 Monroe change its mind about the location for vehicular ingress and egress and is 901 Monroe willing to reconsider that decision?

What changes are planned to the sidewalk along Monroe Street and will those changes reduce the existing size of the Monroe Street roadway?

Where will pick-up/drop-offs (e.g., Uber, taxis, deliveries, etc.) occur?

901 Monroe the 1st featured 5-7 neighborhood-serving retail tenants on the ground floor along Monroe Street. 901 Monroe the 2nd, does not plan to incorporate retail into the project. Does MU-5B zoning require facilities for shopping and business? Would you be willing to include some office space in the project? A fast-casual food hall like the Roost? DC-based vendors? A co-working space? A day-care center? Would you be willing to reconsider the possibility of including retail in the project? Or, at least design the Monroe Street frontage so that it could be converted to retail in the future? E.g.; put the fitness center with large windows facing Monroe.

Could more be done to activate the street frontages of the building to make them more engaging and communicative for both tenants and the neighborhood e.g, re-locate the Monroe Street "porches"?

Will the 901 Monroe Street project include any publicly accessible greenspace?

Will the 901 Monroe Street development team engage with the 200-footers and community to develop a Construction Management Agreement? What steps, for instance, will you take to ensure that adjacent properties will not be damaged during construction and what is the plan if damage occurs? Where will construction workers park their vehicles? Will the 901 Monroe development team provide a dedicated point of contact to deal with construction management issues if they occur?

The 901 Monroe development team submitted the PUD application to the Zoning Commission on November 11, 2024. Does this mean that you'll have to re-submit your application if you accept comments from the public that require changes to the application that was submitted?

Please provide an outline and timeline of the process for the Zoning Commission's consideration of the PUD application.

### **Questions to 200-Footers**

Our region is experiencing a housing crisis that is driving up housing costs and making DC unaffordable for many. Are 200-footers opposed to any and all development at 900 Monroe Street? Where should we build more affordable housing if not at this transit-oriented location?

200 footers have indicated a willingness to consider reasonable development at the 901 Monroe Street site and a right-sized solution for the neighborhood. What would constitute reasonable development at this site and a right-sized solution for the neighborhood?

901 Monroe the 2<sup>nd</sup> envisions using an existing alley off of Lawrence Street and immediately behind existing homes on 10<sup>th</sup> Street for ingress and egress. In your view, is this the best location and/or where is a better one?

~ November 18, 2024