

**PUBLIC STATEMENTS OPPOSING THE PROPOSED DEVELOPMENT  
AT 501 I ST. SW  
DELIVERED BEFORE ANC 6D ON DECEMBER 11, 2017**

(There were no public statements supporting the development.)

**1. Josh Hurwitz, 610 H Street, SW:** The current PUD requires a land use designation change from the Future Land Use Map, and the Generalized Policy Map, both of which designate the property as “institutional.” The Comprehensive Plan states that all land use changes, “require formal public hearings before the DC Council, and ample opportunities for formal public input”. The Southwest Small Area Plan adds: “the land use designation would need to be changed” for this site to accommodate a mixed-use building consisting primarily of apartments. The Zoning Commission does not have the authority to approve a PUD that changes land use designations. On this basis alone, the PUD must be denied. But the Small Area Plan also directed Shakespeare/Erkiletian to pursue their efforts through the Comprehensive Plan Amendment, instead of the PUD being pushed ahead in the face of strong community opposition. My recommendation is to vote no on a set-down hearing.

**2. Donna Gomer, 506 H Street, SW:** The PUD says it’s committed to achieving LEED gold environmental status under the 2009 standards. Shakespeare/Erkiletian has chosen outdated LEED standards from 2009, when new, more stringent standards have been in place since 2013. Several years ago, our family sought to put a 4<sup>th</sup> floor on our home, but were denied permission. Now the PUD seeks to build 2 stories taller than our house, which will block our solar panels. Even at that, Shakespeare-Erkiletian would provide only the minimum square footage of affordable housing the city requires, the bare minimum green area ratio required, and would cut down the remaining three trees that survived the demolition of the previous building. My recommendation is to vote no on a set-down hearing.

**3. Ann Griffith, 508 G Street, SW:** This development is billed as “the Bard,” promoted as a home for Shakespeare Theatre and a cultural benefit for the Southwest. But the PUD is unclear on the relationship between Shakespeare and Erkiletian. Its Section 2C shows that the property is owned by Stephanie Erkiletian, Manager of “As You like it LLC,” registered in Delaware, a state that blocks further access to information. She also serves on the Shakespeare Board, whose Vice Chair, Robert E. Falb, similarly is a director at Erkiletian. We don’t know exactly who is trying to build at the site, who will benefit from the development, or who would ultimately remain at the site if ever the two organizations severed relations. But we do know the apartment tower would

remain. We've repeatedly asked who owns what percentage of the building, but have received no answers. My recommendation is to vote no on a set-down hearing.

**4. Martin Welles, 917 6<sup>th</sup> Street, SW:** STC/Erkiletian's drawings and plans fail to account for a 3 foot by 185 foot piece of land and indeed seem to misappropriate school owned land for their own use. In a letter to Commissioner Gail Fast, Amidon PTA disputes STC/Erkiletian's claims that they own the land. The Amidon-Bowen playground fence-line is about 3 feet inside the property line nearest the proposed dormitory/annex. Situated upon this strip of land is a 30 foot tall, stressed concrete light pole that is controlled by a junction box affixed to the elementary school building approximately 100 feet away. In both public and private conversations with Erkiletian's representative Bill Denton and their counsel, the developer claims ownership of the light pole and the land upon which it sits. Until this boundary dispute is resolved, any set-down to discuss STC/Erkiletian's proposal for development is premature.

**5. Barbara Ehrlich, 501 H Street, SW:** The words Shakespeare/Erkiletian use in their PUD, *"commercial use proposed is consistent with surrounding uses,"* is patently FALSE. Please walk with me, Barbara Ehrlich, 47 years resident in this immediate neighborhood, along Eye Street, up 6<sup>th</sup> Street past H Street, up to G Street, and then down 4<sup>th</sup> Street, ..... as I pass an elementary school, an empty lot, three-story townhouses, and a low-rise four-story building of walk-up apartments. ALL NON-COMMERCIAL! This dream of "the Bard" is nothing more than a nightmare for the surrounding residential and school neighborhood.

**6. Martin Harwit, 511 H Street, SW:** The Shakespeare/Erkiletian PUD falsely states that only 12 row houses could be built on the site as a matter of right. But an architectural study our community commissioned last year showed the site could accommodate 18 matter-of-right row houses, each with three bedrooms and an in-law unit. These could be profitably built at current prices for a total of 36 residences. We presented this study to this ANC, on April 4, 2016, with a revision submitted in writing, four days later on April 8. I have a copy of both with me. A copy of the study was also given to developers' counsel at the time. But the PUD still boasts that it will provide the community three new three-bedroom units, even though row houses would provide six times as many such residences. My recommendation is to vote no on a set-down hearing.

**7. Jessica Blond, 500 H Street, SW:** DC law requires Shakespeare/Erkiletian to have a 15 foot backyard between their buildings and the property line to the north, next to the homes on H Street. But the PUD asks for relief to build its “annex building,” five stories high, with a barren wall 50 ft high, just a few feet from the windows and balconies of people in those apartments. These residents and those in town houses at 500 to 512 H street will also suffer from the constant blare of delivery trucks backing into or out of the PUD's proposed northwest entrance to the plot. What is the merit in the PUD's stating all the wonderful things they are doing for affordable housing, when it is done at the expense of people already living in affordable housing and others in our neighborhood? This PUD harms people. My recommendation is to vote no on a set-down hearing.

**8. David Ehrlich, 501 H Street, SW:** I've lived in Southwest for 38 years, and in our house at 501 H Street since 1985. Our house is in a cul-de-sac, a style well suited to the 1960s, a time of families-of-four Americana and far smaller vehicles. As the years have passed, we've continued to adjust to a near-unbearable congestion from ever larger SUVs, and trash and delivery trucks. We now understand that Shakespeare's advent will DOUBLE the population of our little block, with the inevitable result of a high-decibel backup beeps from Shakespeare-bound trucks as they try awkwardly to turn around in their inadequate space on the NORTH (not the south and east as they so piously promise) side of their property. Yes, as sure as God made little apples, this unwelcome invasion seems designed to make our lives miserable. Of course we revere the true Bard, but the outrage spawned in his name will force us all into the 22<sup>nd</sup> century and serve as the straw to break the camel's back.

**9. Pat Flannigan, 821 6<sup>th</sup> Street, SW:** DC's Comprehensive Plan places 501 I Street in the middle of a “Neighborhood Conservation Area,” where land uses are supposed to remain unchanged. It's totally inappropriate for Shakespeare/Erkiletian to put the proposed 5-story building in a Neighborhood Conservation Area. My recommendation is to vote no on a set-down hearing.

**10. Kathryn Tripp, 833 6<sup>th</sup> Street, SW:** The PUD claims that Shakespeare/Erkiletian's proposed 5-story buildings will not block any more sunlight from the neighbors than a 3-story building, though we all know that a bigger building will block more light for more hours than a smaller building. Their studies only show shadows from 9:00 a.m. to 3:00 p.m.; they don't show how much sun will be blocked in early mornings and late afternoons. Even at that, the studies are flawed, claiming that the separation between the project and the townhouses across 6th Street is 100 ft wide, when we measured 6th Street to be just 42 feet wide. How can we trust any of the PUD's measurements when we find such obvious errors? My recommendation is to vote no on a set-down hearing.

**11. Andrea Pawley, 504 H Street, SW:** In the September 2014 agreement with SWNA, Shakespeare Theatre made many promises to the community. Almost all of them have been broken over the last three years. They promised community collaboration and communication that didn't happen. I'm specifically named in the SWNA agreement, and I stopped receiving Shakespeare communications long ago. They didn't come through on the very specific engagement forums they promised. They never provided the 3-D models of the site they promised. They don't maintain the property as promised. Neighbors have had to call many times to get cleanliness and safety issues addressed. Shakespeare Theatre promised beauty in the time before construction. Instead, we have an eyesore. And finally, Shakespeare Theatre promised free Ward 6 tickets for all performances at Sidney Harmon Hall. That would have taken them almost no effort. It also didn't happen. **This is a trail of broken Shakespeare Theatre promises. We don't think they're going to be a good neighbor.** Since the last meeting with Shakespeare Theatre in June, two hundred forty-four (244) neighbors have signed a new petition affirming that we oppose a zoning change at the site. Our recommendation is to vote no on a set-down hearing.

**12. Noreen Lyne, 706 6<sup>th</sup> Street, SW:** The PUD proposal claims that it provides an appropriate amount of parking, but at the same time it requests "relief" from the parking requirements in DC regulations. The fine print in the PUD asks for relief both to be able to provide 4 less than the 39 parking spaces they say they will have, and to have a smaller proportion of full size spaces than required by DC regulations. They are saying they are providing adequate parking while at the same time asking for relief from DC requirements. This is quite incredible because, in a 2014 legally signed document with SWNA, Shakespeare promised

that any building they erected would comprise 70 parking spaces. Their promises evidently cannot be trusted. My recommendation is to vote no on a set-down hearing.

**13. Steve Hollingworth, 508 G Street, SW:** All of us know that, over the years, Washington DC must evolve to stay current and vibrant. But evolution must be foreseeable looking 15 to 20 years ahead. Sudden change hurts people whose day-to-day decisions count on continuity in regulations and the law. The city's Comprehensive Plan, the Office of Planning, and the ANC, all respect this need for change through predictable transition. The Southwest small area plan, signed just three years ago, assured us that the property at 501 I Street would not be rezoned. As You Like It knew this, but purchased the plot anyway, thinking the words 'Shakespeare' and "culture" would trump the respect for continuity. If this PUD goes forward, people will know that continuity no longer counts, and developers' demands for chaotic change will become routine. Please, do not let this happen. Please vote "No" on this set-down.