

March 20, 2019

Anthony Hood, Chairman
D.C. Zoning Commission
441 Fourth Street N.W., Suite 200S
Washington, D.C. 20001
zcsubmissions@dc.gov

Re: Z.C. Case 17-21 – As You Like It LLC Application for a Planned Unit Development (“PUD”) and Related Zoning Map Amendment

Dear Chairman Hood and Members of the Commission:

I am writing to express my strong support for Erkiletian Development Company’s and Shakespeare Theatre Company’s application to the Zoning Commission for the proposed PUD and related Zoning Map Amendment for a mixed-use residential and cultural project (the “**Project**”) at 501 I Street SW (Square 492, Lot 52) (the “**Property**”).

I live in the Southwest community at 201 I Street SW. As a member of the community, it is important to me that the Property be developed in a manner that is appropriate for the surrounding neighborhood and provide a Project that benefits the community as a whole. I am excited about the Project and the opportunities it presents for the Southwest area.

The Project provides important for-sale housing units, which are in fast demand in an area being developed with largely rental buildings. The Project includes two-bedroom units and seven affordable units. The Project also includes Shakespeare Theatre Company’s office, rehearsal, and education space, and actor and fellow housing, which will bring cultural use to the neighborhood. The combination of uses is fitting for this site’s prime location.

The architecture of the Project is suitable for the transition from the I Street institutional focus to the 6th Street and H Street residential uses. The glass façade along I Street fits the Shakespeare use and provides an interactive pedestrian atmosphere. The 6th Street façade mimics the townhouses across 6th Street with ground-entry units and a setback above the third floor. I appreciate the design’s effort to integrate into the community and believe it is an attractive design that benefits the neighborhood.

The benefits provided by the Project are also important – the bumpouts will help deal with traffic and safety issues that exist near the schools. The contributions to the community for arts and opportunities to take advantage of the Shakespeare programming, including for the local schools and the Waterfront Village, will also help integrate Shakespeare into the community.

I appreciate the incredibly iterative process the applicant has engaged in with the community. The Project’s design has repeatedly been reduced and the benefits package increased to address our concerns. In its current iteration, I am proud to support the Project and request the Zoning Commission approve the Project.

Sincerely,


ZONING COMMISSION
District of Columbia
CASE NO. 17-21
EXHIBIT NO. 47

