



## *Southwest / Navy Yard / Buzzard Point* Advisory Neighborhood Commission 6D

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March 27, 2019

Anthony Hood, Chairperson  
D.C. Zoning Commission  
441 4th Street NW, Suite 200-S  
Washington, DC 20001

### **OFFICERS**

Chairperson  
*Gail Fast*

Vice Chairperson  
*Andy Litsky*

Secretary  
*Rhonda Hamilton*

Treasurer  
*Ron Collins*

Via email: zcsubmissions@dc.gov & IZIS

### **RE: ANC 6D Report - Z.C. Case No. 17-21: As You Like It LLC**

Dear Chairperson Hood and Members of the Zoning Commission:

At a regularly scheduled and properly noticed public meeting on March 11, 2019 with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-1-1 for the motion to support Zoning Commission Case No. 17-21 for 501 Eye Street SW (Square 48, Lot 52) **contingent upon approval** by the Public Space Commission of the 6<sup>th</sup> Street SW streetscape application #319940 as shown in the Applicant's Approved Plans and detailed on page 1 of their Supplemental Statement; and executed MOUs with the United Neighbors of Southwest (UNSW) and Amidon Bowen PTA (PTA) no later than 30-days after the Zoning Commission Hearing on March 28, 2019.

At that same meeting, the ANC also voted 7-0-0 to authorize Commissioner Fast, to testify on behalf of the ANC at the Zoning Commission hearings. Accordingly, ANC 6D is pleased to provide its report on ZC Case No. 17-21, As You Like It LLC, 501 I Street SW, and urges the Commission to provide great weight to our comments as you deliberate this case.

### **COMMISSIONERS**

SMD 1 *Gail Fast*  
SMD 2 *Anna Forgie*  
SMD 3 *Ronald Collins*  
SMD 4 *Andy Litsky*  
SMD 5 *Anthony Dale*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Edward Daniels*

As You Like It LLC (the Bard) has been on the radar of ANC 6D and the Southwest community for the past five years. There have been numerous community meetings with Erkilitean Development Company (EDC), the Shakespeare Theatre Company (STC), the ANC and Southwest residents and as you well know –the feedback was not very positive at the beginning.

However, EDC and STC were committed to working with ANC 6D and the community and have spent the last 2½ years meeting with SW residents in their homes, in the schools, and at the ANC office to negotiate a positive outcome. And it was the ANC and UNSW – not Councilman Allen and not the Office of Planning who tirelessly met with EDC/STC, fought, met again, fought again, compromised some, negotiated again and finally...finally came to where we are today.

As a result of those efforts, the Applicant has agreed to the following:

- Redesigning the massing, organization and design of the Main building to incorporate a three-story townhouse rhythm, elimination of the residential units in the penthouse which lowers the appearance of the Main Building; incorporating a one-to-one setback of the Main Building's 4<sup>th</sup> floor; and "flipping" the 6<sup>th</sup> Street sidewalk and tree area to match the sidewalk and planting area layout in **response to the ANC's request that the design reflect the urban renewal design of the surrounding townhouses and that the project "fits" in to the context of the neighborhood.**

However, approval of the streetscape application and sidewalk "flip" will not occur until the morning of the Zoning Hearing. It is critical that PSC, DDOT (who in their report does not support the revised streetscape plan) and the Zoning Commission understand that ANC 6D is in full support that the "flip" truly enhances the context of the street as it was laid out during urban renewal – and that failure to approve it will send years of negotiations and compromises between the Applicant and the community down the drain! ***Should the streetscape "flip" not receive approval, EDC/STC have agreed to postpone the Zoning Commission hearing and the ANC motion to support is withdrawn to allow negotiations to resume.***

- Converting the residential portion of the project to for-sale units with restrictions in the By-Laws to include a provision that no less than 90% initially (80% thereafter) of the condominium units shall be owner occupied at any time **in response to the ANC's request for home-ownership.**

- Adding three (3)-bedroom units, therefore setting aside one (1) one-bedroom unit; one (1) two-bedroom units and three (3) three- bedroom units as affordable housing **in response to the ANC's request for family-size units.**
- Receiving commitment from STC to remain a 20-year Southwest neighbor and after that time, the STC component would remain a mix of office, arts/design/creation, educational or similar institutional uses *with no retail component* **in response to the ANC's request that STC remain an integral part of the SW cultural community.**
- **Curbside management plan** prepared by Grove/Slade Associates entitled, "Proposed Curbside Management" attached as **Exhibit B** which will accommodate STC's building entrance and summer camp pickup/drop off needs without reducing the number of RPP spaces on 6<sup>th</sup> Street SW and without reducing the number of RPP spaces on I Street SW by more than two spaces.
- ANC, UNSW and PTA approved **Construction Management Plan** attached as **Exhibit C** which includes funding a crossing guard at Makemie Place during school and after-care hours and relocating the existing light pole currently located on the Applicant's property to a new location mutually acceptable to the Applicant and the PTA.
- **Executed MOUs with UNSW and the PTA** that include public and school benefits, building design and proposed uses, curbside and construction management plans and additional benefits from the 2014 Southwest Neighborhood Assembly (SWNA) agreement no later than 30-days after the Zoning Hearing and incorporated into the final Zoning Commission order.

So, I cannot stress how important the PSC application approval is to this development project and executed MOUs are finalized with Applicant and - the UNSW and - Amidon-Bowen PTA.

Sincerely,



Gail Fast  
 Chair, ANC 6D and Commissioner, 6D01  
 Southwest, Navy Yard, & Buzzard Point