



Delegated Action of the Executive Director

PROJECT Consolidated Planned Unit Development and Related Map Amendment at Square 498 – As You Like It, LLC 501 I Street, SW Washington, DC	NCPC FILE NUMBER ZC 17-21
	NCPC MAP FILE NUMBER 1.11(06.00)44940
REFERRED BY Zoning Commission of the District of Columbia	DETERMINATION
	REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has forwarded a request for comments on a proposed consolidated approval of a Planned Unit Development and Zoning Map Amendment for the property at Square 498, Lot 52, or 501 I Street, SW in Washington, DC. The proposed project is a mixed-use development with rental apartments and other uses related to the Shakespeare Theatre Company (STC), including production, rehearsal, and administrative offices as well as housing for actors and staff. The site is at the intersection of 6th Street SW and I Street SW, about four blocks from the Waterfront Metrorail station. The property is approximately 0.84 acres and currently vacant. It is currently within the R-3 Zone District. The applicant seeks to rezone the property to the MU-4 Zone District.

The proposed development includes a four-story building with a habitable penthouse that fronts on both I Street, SW and 6th Street, SW and a 5-story “annex” that is located behind the primary building. The two buildings will be connected through a below-grade level access corridor. Together, the project will include approximately 30,000 square feet devoted to STC production, rehearsal, education, and administrative uses, 25 units for STC actors and staff, and 85 rental apartments. The project will also include approximately 39 on-site parking spaces and 15 off-site parking spaces. The main building will be constructed to a building height of 48’9” feet, with a habitable penthouse located above the roof. The annex building will be constructed to a height of approximately 50 feet.

The proposed building heights are permitted under the Height of Buildings Act of 1910. In addition, no federal properties will be impacted by the proposed development. Therefore, the proposed zoning and related map amendment would not be inconsistent with the 2016 *Comprehensive Plan for the National Capital*, nor would it adversely affect any other federal interests.



Figure 1: View from the Northwest toward Proposed Development

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Consolidated Planned Unit Development and Related Map Amendment at Square 498 (As You Like It, LLC), located at 501 I Street, SW, Washington, DC, would not be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other identified federal interest.

// Original Signed //

Marcel Acosta
Executive Director

May 31, 2019
Date