



# H STREET HOTEL

627 H Street, NW, Washington DC

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18772  
EXHIBIT NO.34



## BZA APPLICATION

Hall Partners PLC

**H STREET HOTEL**  
Washington, DC

05/22/2014  
3-14-262.00  
22, 2014, 12:25 pm



## VICINITY MAP

## DRAWING INDEX

DWG. NO.	DRAWING NAME
	COVER SHEET
A1	ZONING DATA
A2	CELLAR PLAN
A3	LOWER LEVEL PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	TYPICAL FLOOR PLAN (3rd-11th)
A7	MAIN/PENTHOUSE ROOF PLAN
A8	BUILDING SECTION
A9	BUILDING SECTION
A10	SOUTH ELEVATION
A11	EAST ELEVATION
A12	NORTH ELEVATION
A13	WEST ELEVATION
A14	PERSPECTIVE
A15	PERSPECTIVE

## BUILDING ZONING DATA

**Project:** **H Street Hotel**  
627 H Street, NW, Washington DC  
11 - Story Hotel Building with 2-Below-grade Levels

Zoning Data: District of Columbia, DCMR Title 11 Zoning

Zone	DDC-3-C																																							
Square	453																																							
Lots	59																																							
Site Area	8,038 sf (as shown on VRKA's dwgs)																																							
Floor Area (FAR) Allowed	80,389 sf 10.00 FAR as per DDC-3-C (1106.7-1) (2.5 FAR for required Residential use will be provided off-site through combined lot development)																																							
<b>Floor Area (FAR) Proposed:</b>	<table> <tr> <td>1st Floor</td><td>4,600</td><td>Retail Area (9.57 FAR)</td></tr> <tr> <td>1st Floor</td><td>3,277</td><td>Hotel Area</td></tr> <tr> <td>2nd Floor</td><td>6,395</td><td></td></tr> <tr> <td>3rd Floor</td><td>5,995</td><td></td></tr> <tr> <td>4th Floor</td><td>5,995</td><td></td></tr> <tr> <td>5th Floor</td><td>5,995</td><td></td></tr> <tr> <td>6th Floor</td><td>5,995</td><td></td></tr> <tr> <td>7th Floor</td><td>5,995</td><td></td></tr> <tr> <td>8th Floor</td><td>5,995</td><td></td></tr> <tr> <td>9th Floor</td><td>5,995</td><td></td></tr> <tr> <td>10th Floor</td><td>5,995</td><td></td></tr> <tr> <td>11th Floor</td><td>5,995</td><td></td></tr> <tr> <td><b>Total FAR</b></td><td><b>68,227</b></td><td><b>8.49 FAR Proposed</b></td></tr> </table>	1st Floor	4,600	Retail Area (9.57 FAR)	1st Floor	3,277	Hotel Area	2nd Floor	6,395		3rd Floor	5,995		4th Floor	5,995		5th Floor	5,995		6th Floor	5,995		7th Floor	5,995		8th Floor	5,995		9th Floor	5,995		10th Floor	5,995		11th Floor	5,995		<b>Total FAR</b>	<b>68,227</b>	<b>8.49 FAR Proposed</b>
1st Floor	4,600	Retail Area (9.57 FAR)																																						
1st Floor	3,277	Hotel Area																																						
2nd Floor	6,395																																							
3rd Floor	5,995																																							
4th Floor	5,995																																							
5th Floor	5,995																																							
6th Floor	5,995																																							
7th Floor	5,995																																							
8th Floor	5,995																																							
9th Floor	5,995																																							
10th Floor	5,995																																							
11th Floor	5,995																																							
<b>Total FAR</b>	<b>68,227</b>	<b>8.49 FAR Proposed</b>																																						
<b>Number of Sleeping Rooms</b>	<b>245</b>																																							
Lot Occupancy Allowed	100% (772 sf)																																							
Lot Occupancy Proposed:	100%																																							
Rear Yard Requirement	22 ft (5' per foot of vertical height from 48.50' finish grade - 774 sf)																																							
Rear Yard Proposed:	15 ft from centerline of Alley <span style="border: 1px solid black; padding: 2px;">(Special Exception Required)</span>																																							
Side Yard Requirement	N/A (775 sf)																																							
Side Yard Proposed:	N/A																																							
Courtyard Requirement	23 ft (7' per foot of vertical height from 48.50' finish grade - 774 sf)																																							
Courtyard Proposed:	10'4" @ West side 8'2" min. @ East side <span style="border: 1px solid black; padding: 2px;">(Variance Required)</span>																																							
Closed Courtyard Requirement	250 sf min and 12' - 0" min. width																																							
Closed Courtyard Proposed:	691 sf and 19' - 4" width <span style="border: 1px solid black; padding: 2px;">(Variance Required)</span>																																							
Bldg Height Permitted	10 ft. Middle of Bldg at H Street to top of Parapet (770.8)																																							
Bldg Height Proposed:	119 ft. Top of Cup at Middle of Bldg at H Street to top of Parapet																																							
Penthouse Height Allowed	1' 1 setback from exterior walls, not to exceed 18'-6" ht (770.6)																																							
Penthouse Ht Proposed:	> 1' 1 setback @ North & South sides > 1' 1 setback @ East & West sides <span style="border: 1px solid black; padding: 2px;">(Special Exception Required)</span>																																							
Penthouse Top of Penthouse Parapet	18'-6" Top of Penthouse Parapet																																							
Penthouse Area Allowed:	2,974 sf Not more than 0.37 FAR (411.7 & 770.6)																																							
Penthouse Area Proposed:	2,468 sf																																							
Parking Required	<table> <tr> <td>61</td><td>1 - spaces for each 4 Sleeping Rooms (2101.1)</td></tr> <tr> <td>3</td><td>1 - spaces per 750sf over 3,000sf of Retail (2101.1)</td></tr> <tr> <td><b>64</b></td><td><b>Total spaces required</b></td></tr> </table>	61	1 - spaces for each 4 Sleeping Rooms (2101.1)	3	1 - spaces per 750sf over 3,000sf of Retail (2101.1)	<b>64</b>	<b>Total spaces required</b>																																	
61	1 - spaces for each 4 Sleeping Rooms (2101.1)																																							
3	1 - spaces per 750sf over 3,000sf of Retail (2101.1)																																							
<b>64</b>	<b>Total spaces required</b>																																							
Parking Proposed:	<b>None</b> <span style="border: 1px solid black; padding: 2px;">(Variance Required)</span>																																							
Loading Berths Required:	1 - 12ft x 55ft x 14ft clear ht with 200sf loading platform (2201.1) 1 - 12ft x 30ft x 14ft clear ht with 100sf loading platform (2201.1) 1 - 10ft x 20ft x 10ft clear ht (2201.1)																																							
Loading Berths Proposed:	1 - 12ft x 30ft x 14ft clear ht with 100sf loading platform (2201.1) 1 - 10ft x 20ft x 10ft clear ht (2201.1) <span style="border: 1px solid black; padding: 2px;">(Variance Required)</span>																																							
GAR Required	0.2																																							
GAR Proposed	8.2 min.																																							



Hall Partners PLC

**H STREET HOTEL**  
*Washington, DC*

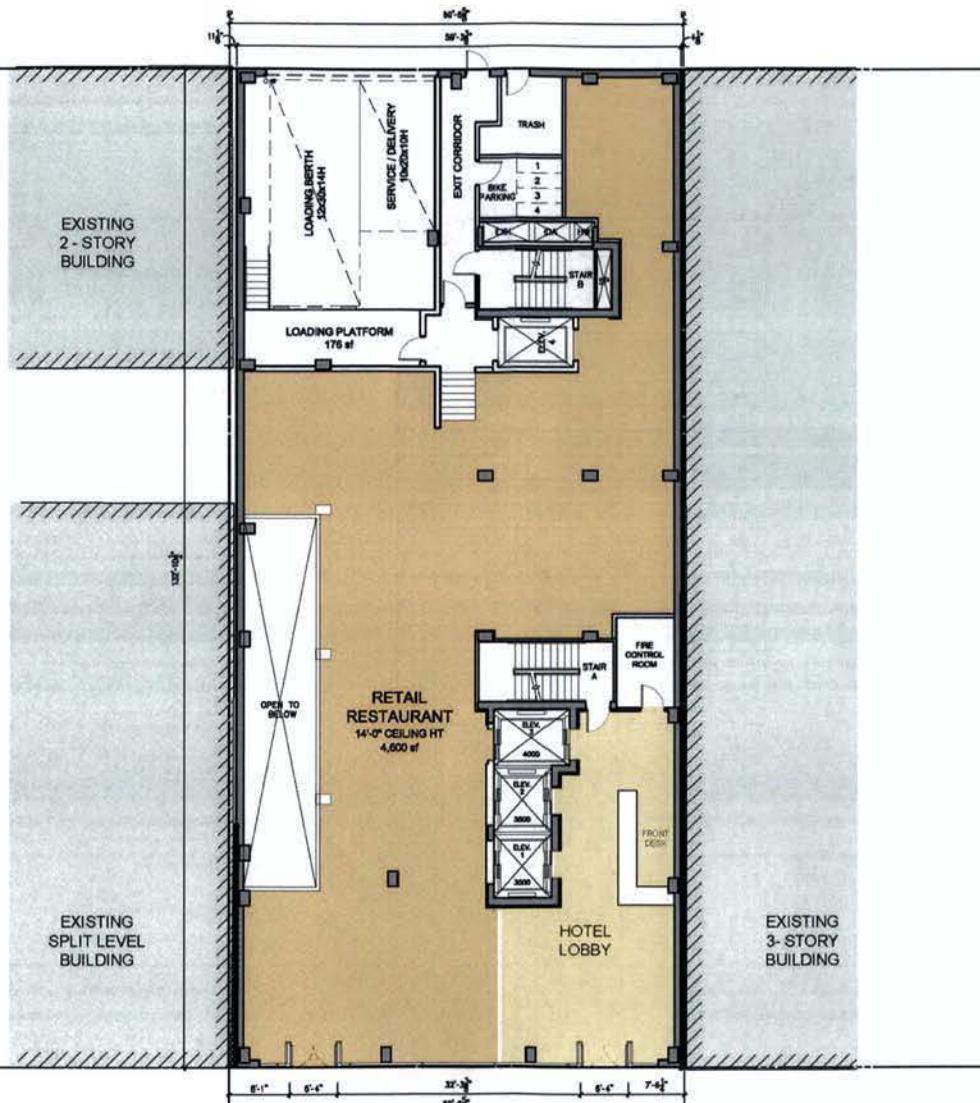
## Zoning Data

## BZA APPLICATION

A1

05/22/2014

3-14-262.00  
262\_A01.dwg June 02, 2014, 11:15 am



N

**dcsl**  
DESIGN

Hall Partners PLC

H STREET HOTEL  
Washington, DC

First Floor Plan

1/16" = 1'-0"

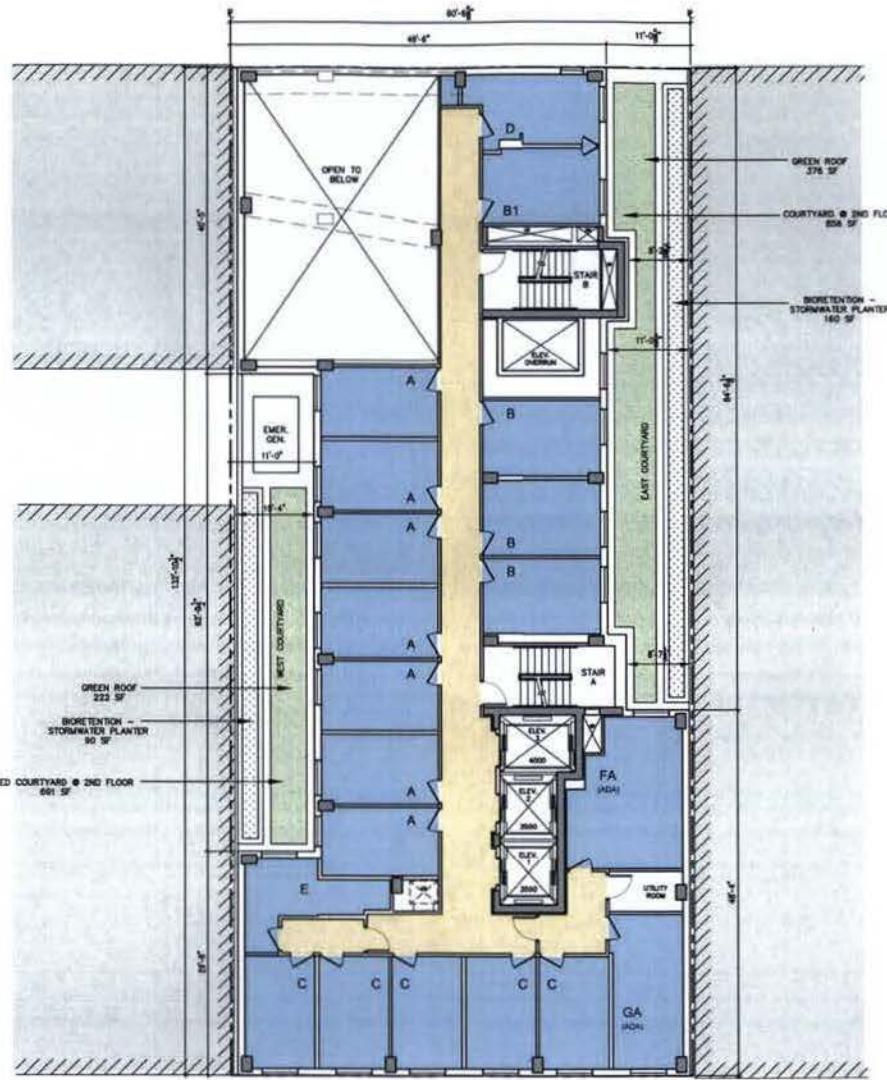
BZA APPLICATION

A4

05/22/2014

3-14-262.00

262\_Ad4.dwg June 02, 2014, 11:21 am



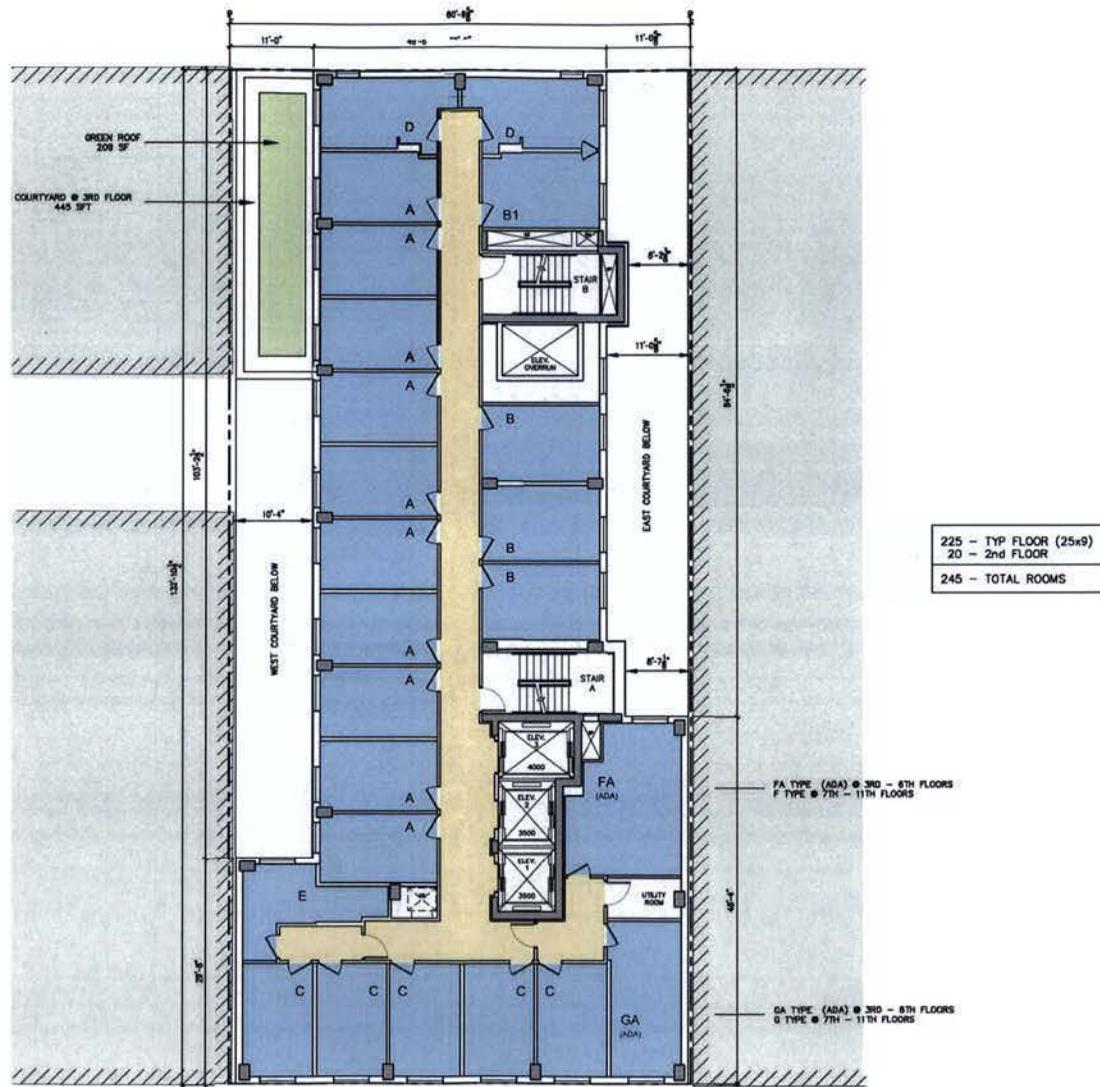
Hall Partners PLC

Second Floor Plan  
1/16" = 1'-0"  
H STREET HOTEL  
Washington, DC

BZA APPLICATION

A5

05/22/2014  
3-14-262.00  
262\_A05.dwg May 22, 2014, 12:25 pm



## Typical Floor Plan (3rd-11th)

Hall Partners PLC

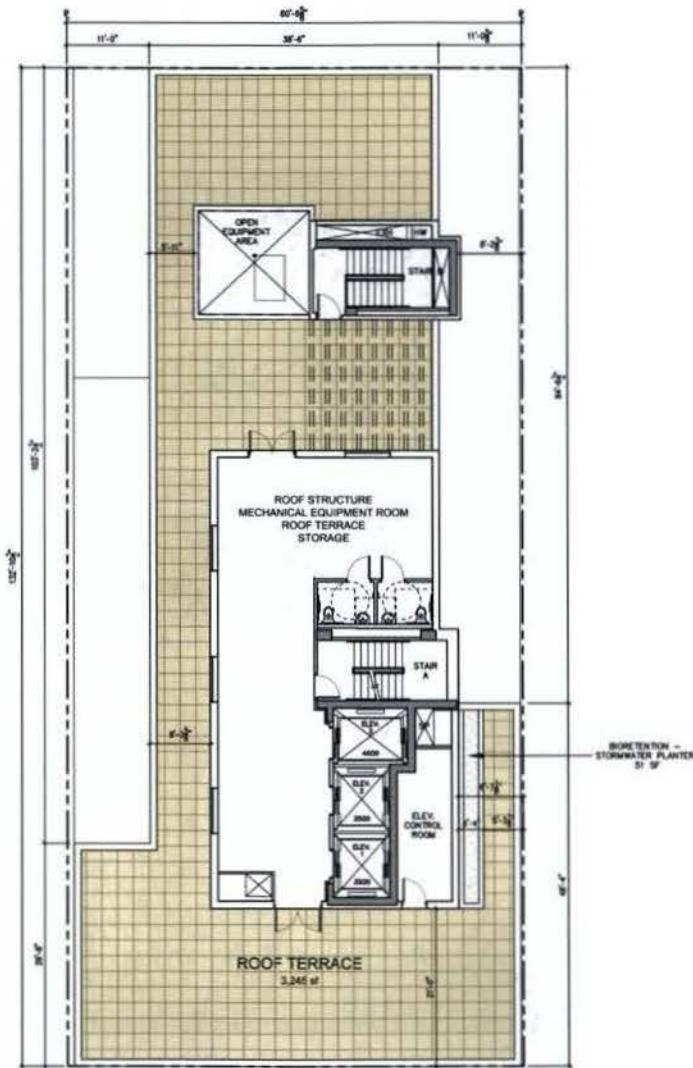
**H STREET HOTEL**  
*Washington, DC*

## BZA APPLICATION

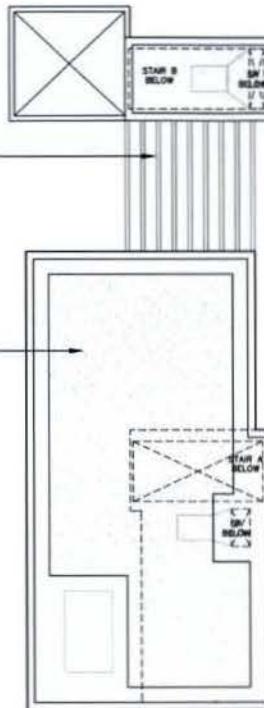
A6

05/22/2014

3-14-262.  
262\_A06.dwg May 22, 2014, 12:24 pm



## Main Roof Plan



## Penthouse Roof Plan

## BZA APPLICATION

A7

Hall Partners PLC

H STREET HOTEL  
Washington, DC

05/22/2014

3-14-262.00  
262..A07.dwg May 22, 2014, 12:24 pm



CHINESE ELEMENTS ARE SUBJECT TO  
CHINATOWN DESIGN REVIEW AND MAY  
CHANGE AS A RESULT OF THE PROCESS



Hall Partners PLC

Perspective

BZA APPLICATION A14

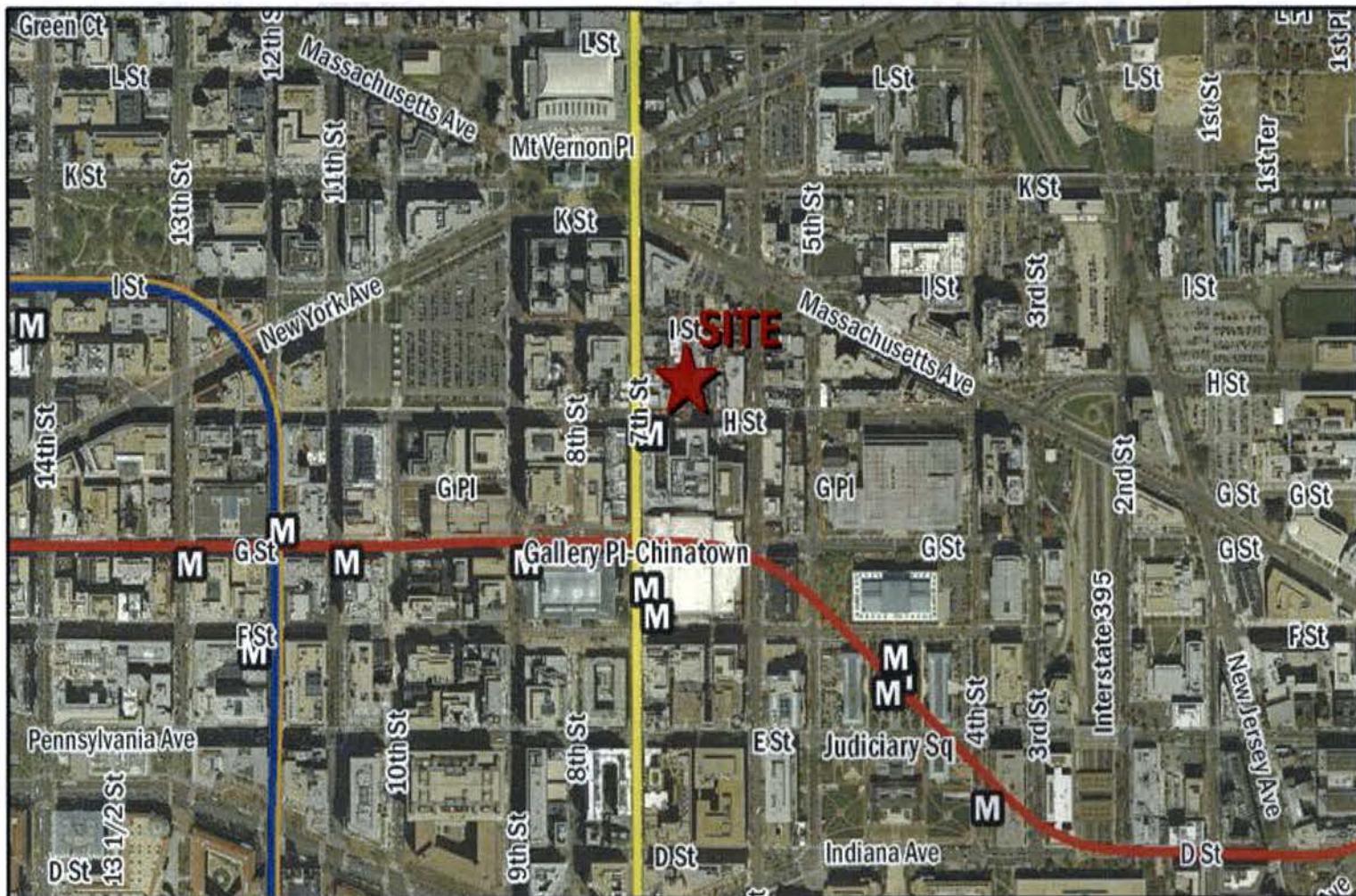
H STREET HOTEL  
Washington, DC

05/22/2014

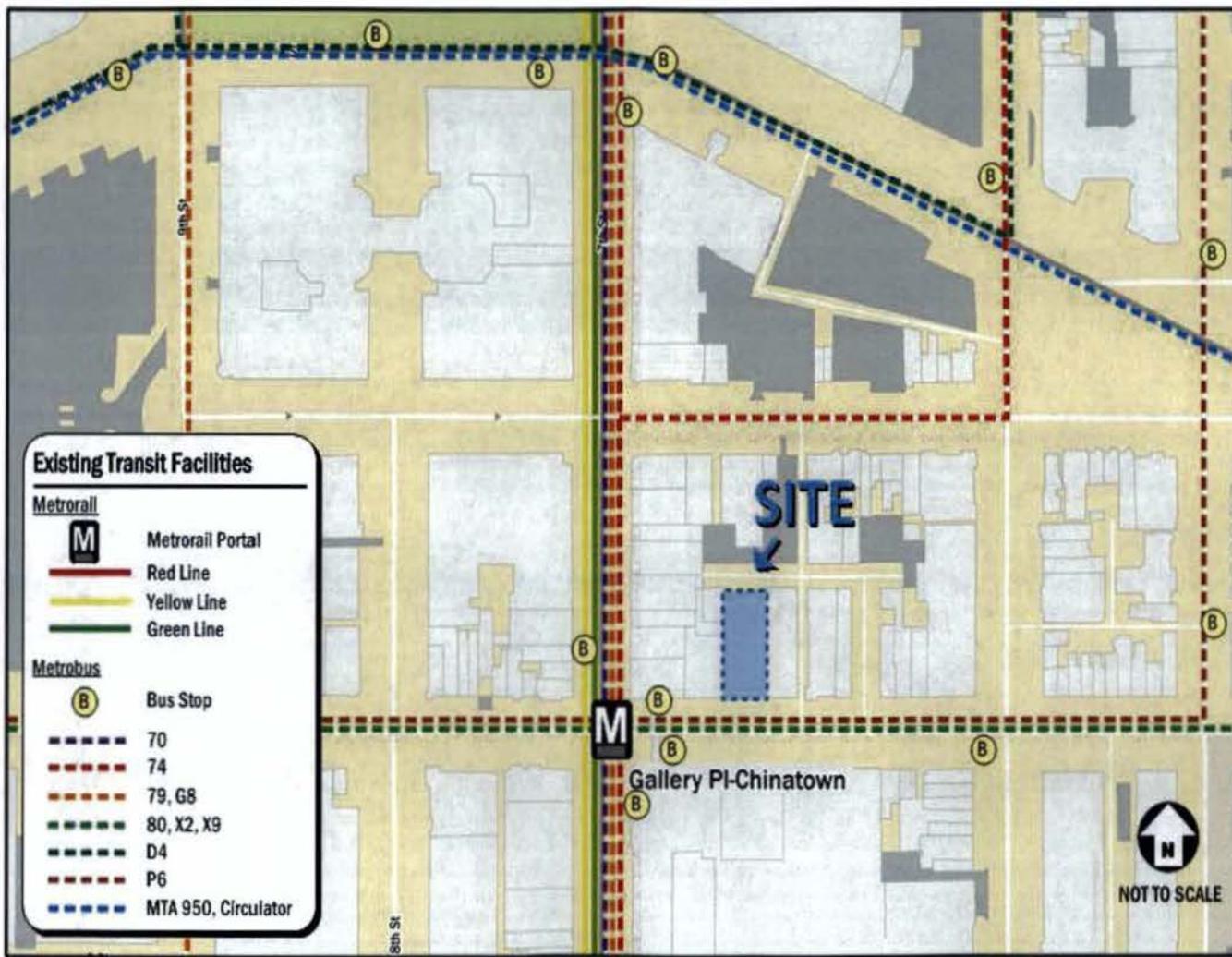
3-14-262.00

262\_A14.dwg May 22, 2014, 12:23 pm

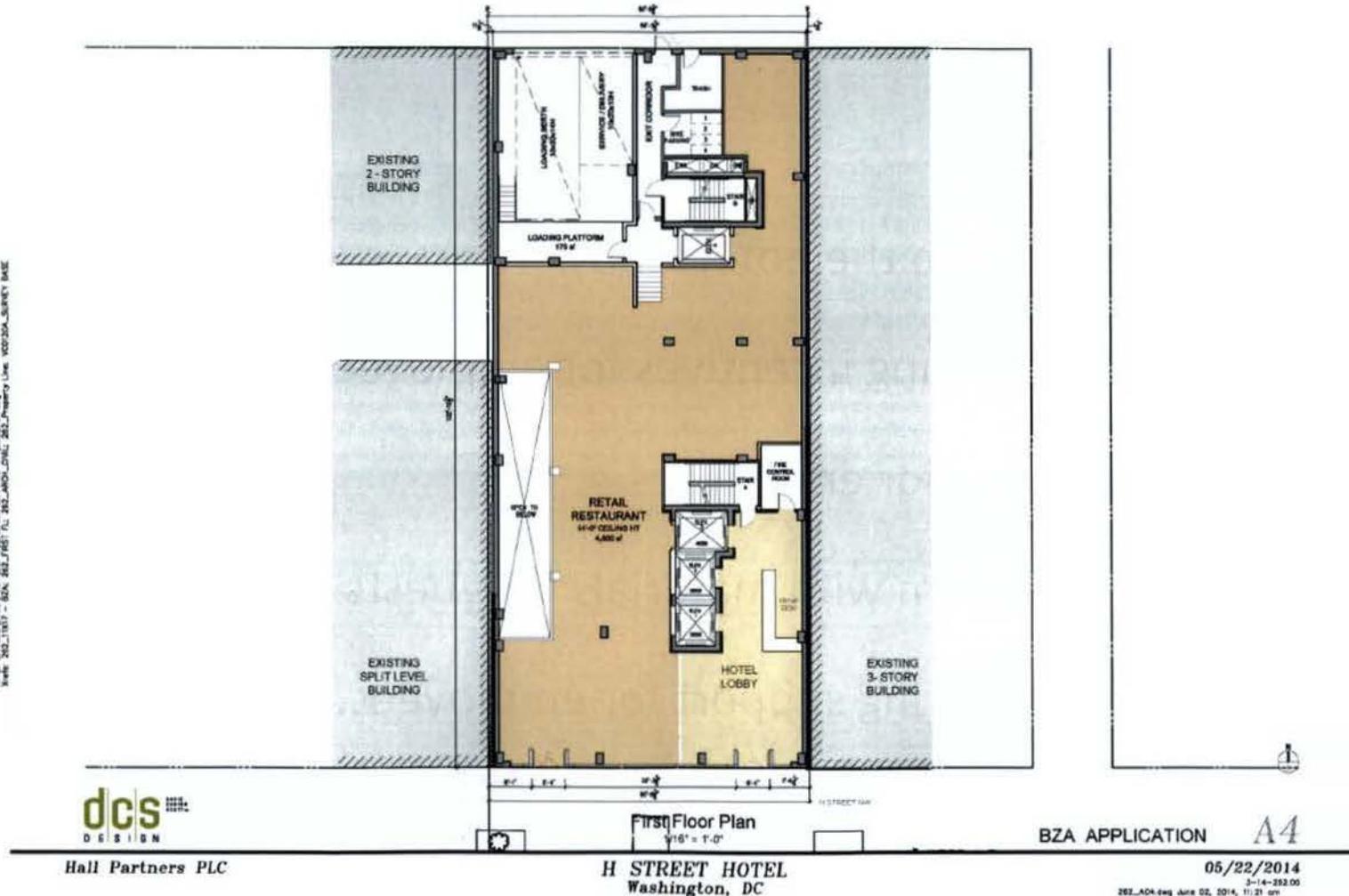
# Site Location



# Existing Transit



# Site Plan



June 10, 2014

627 H Street NW Hotel

11

# Proposed Transportation Demand Management

1. Identify a TDM Leader
2. Install a TransitScreen in the hotel lobby.
3. Transit/Bicycle/Carsharing incentives for employees.
4. Secure bicycle parking for employees.
5. TDM Marketing Program with materials for guests and employees.
6. Ridematching/Ridesharing support for employees.

# Parking Relief Justification

1. Across H Street from Chinatown/Gallery Place Metro Station.
2. Served by 12 bus routes surrounding area.
3. Nine (9) Bikeshare stations within walking distance of site.
4. Hotel marketed toward those arriving via rail, air, or intercity bus.
5. Implementation of TDM Plan.
6. Bicycle parking incorporated into site.
7. Nine (9) nearby parking garages that could accommodate parking.
8. Area Walk Score of 97, which is referred to as a “Walker’s Paradise”.

# Nearby Parking Facilities



# DDOT Conditions

1. Participate in Capital Bikeshare Bulk Membership Program for hotels.
  - A. As per discussion with DDOT, the Applicant agrees to provide free Bulk Membership Daily Passes for guests upon request with a maximum value of \$5,000 per year.
2. Capital Bikeshare and car-sharing memberships should be provided to all employees in perpetuity.
  - A. As per discussion with DDOT, the Applicant agrees to provide all employees Capital Bikeshare and car-sharing memberships for the first 3 years of operation.
3. Provide \$20 per month of SmarTrip benefits for all employees in perpetuity.
  - A. As per discussion with DDOT, DDOT no longer requires this condition.
4. Provide a minimum of four (4) short-term bicycle parking spaces.
  - A. Applicant agrees to comply.