



H STREET HOTEL

627 H Street , NW, Washington DC

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Xref: 262_11X17 - BZA, 262_SECOND FL



Hall Partners PLC

H STREET HOTEL
Washington, DC

BZA APPLICATION

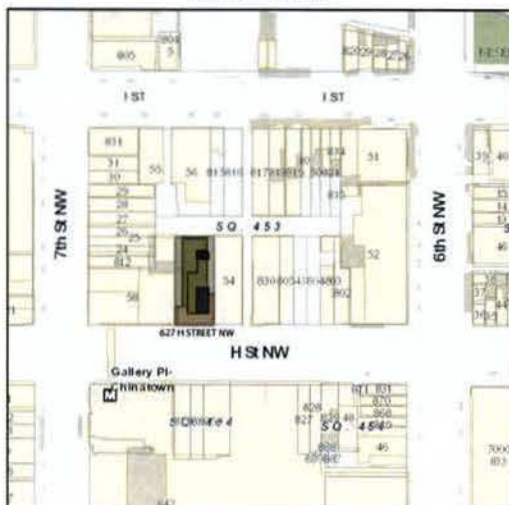
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Xref: 262_11X17 - BZA

VICINITY MAP



DRAWING INDEX

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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 VSA's dwg) | | |
| Floor Area (FAR) Allowed | 80,389 sf | 10.00 FAR as per DDC-3-C (1706.7 +/- 1) | (3.5 FAR for required Residential use will be provided off-site through combined lot development) |
| Floor Area (FAR) Proposed: | 1st Floor | 4,600 | Retail Area (0.57 FAR) |
| | 1st Floor | 3,277 | Hotel Area |
| | 2nd Floor | 6,396 | |
| | 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 | |
| | Total FAR | 68,727 | 8.49 FAR Proposed |

Number of Sleeping Rooms

245

Lot Occupancy Allowed

100% (772.1)

Lot Occupancy Proposed:

100%

Rear Yard Requirement: 22ft (2.5' per foot of vertical height from 48.50' finish grade - 774.1)

Rear Yard Proposed: 15 ft from centerline of Alley

(Special Exception Required)

Side Yard Requirement: N/A (775.4)

Side Yard Proposed: N/A

Courtyard Requirement: 23'-4" (776.1 - 3 inch per foot of vertical ht 93'-4")

Courtyard Proposed: 16'-4" @ West side

(Variance Required)

8'-2" min. @ East side

Closed Courtyard Requirement: 250 sq ft min. and 12' - 0" min. width

Closed Courtyard Proposed: 691 sq ft and 10' - 4" width

(Variance Required)

Bldg Height Permitted: 110 ft. Middle of Bldg at H Street to top of Parapet (770.8)

Bldg Height Proposed: 110 ft. Top of Curb at Middle of Bldg at H Street to top of Parapet

Penthouse Height Allowed: 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

(Special Exception Required)

18' - 6" Top of Penthouse Parapet

Penthouse Area Allowed: 2,974 sq ft Not more than 0.37 FAR (411.7 & 770.6)

Penthouse Area Proposed: 2,468 sq ft

Parking Required: 61 1 - spaces for each 4 Sleeping Rooms (2101.1)

3 1 - spaces per 750sq ft over 3,000sq ft of Retail (2101.1)

64 Total spaces required

Parking Proposed: None

(Variance Required)

Loading Berths Required: 1 - 12ft x 55ft x 14ft clear ht with 300sf 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)

(Variance Required)

1 - 10ft x 20ft x 10ft clear ht (2201.1)

GAR Required: 0.3

GAR Proposed: 0.2 min.



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Zoning Data

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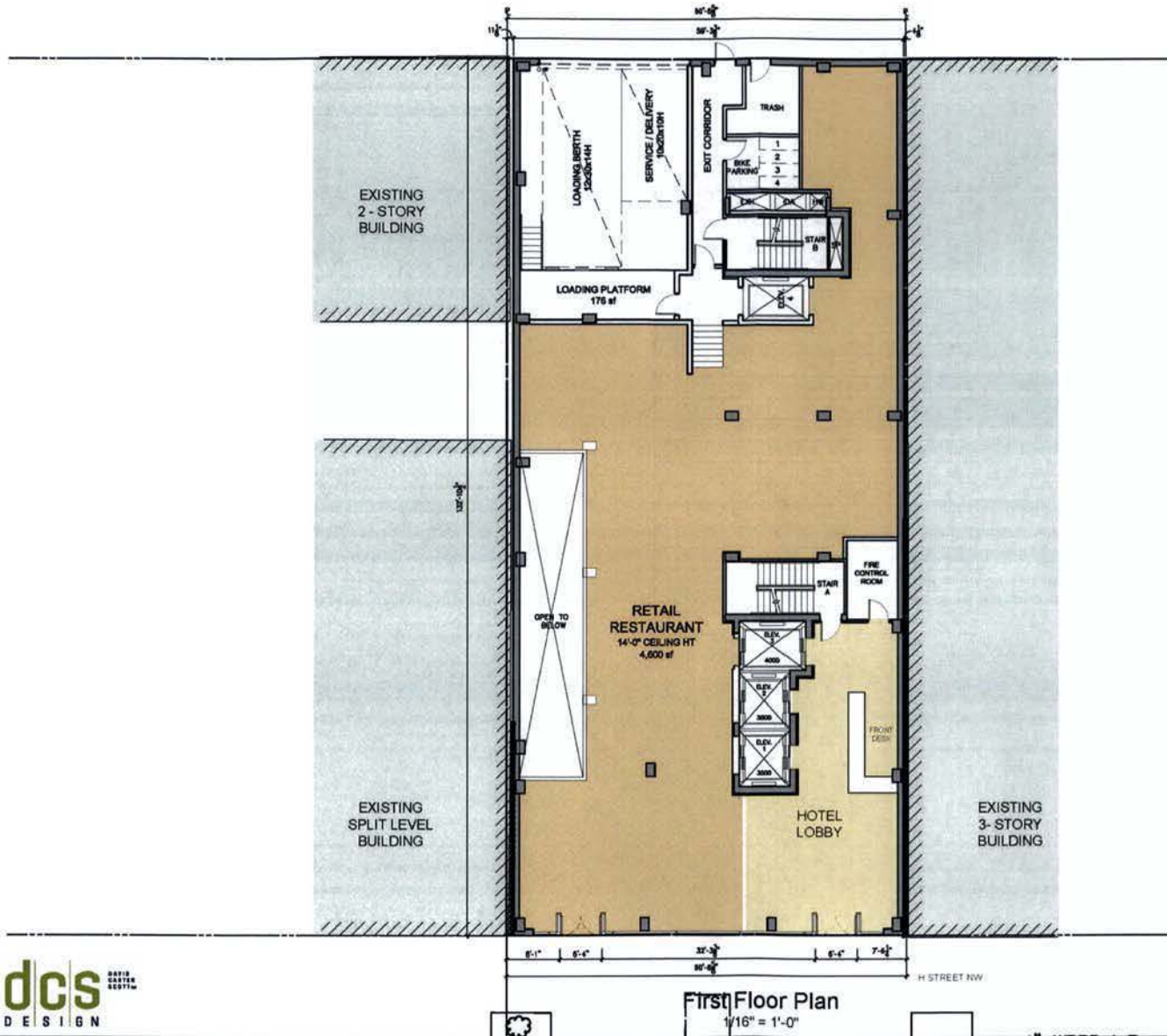
A1

05/22/2014

3-14-262.00

262_A01.dwg June 02, 2014, 11:15 am

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 Xref: 282_11X17 - BZA; 282_FIRST FL; 282_ARCH_CIVIL; 282_Property Line; VD120A_SURVEY BASE



dc
 DESIGN
 DAVIS
 BAKER
 20077M

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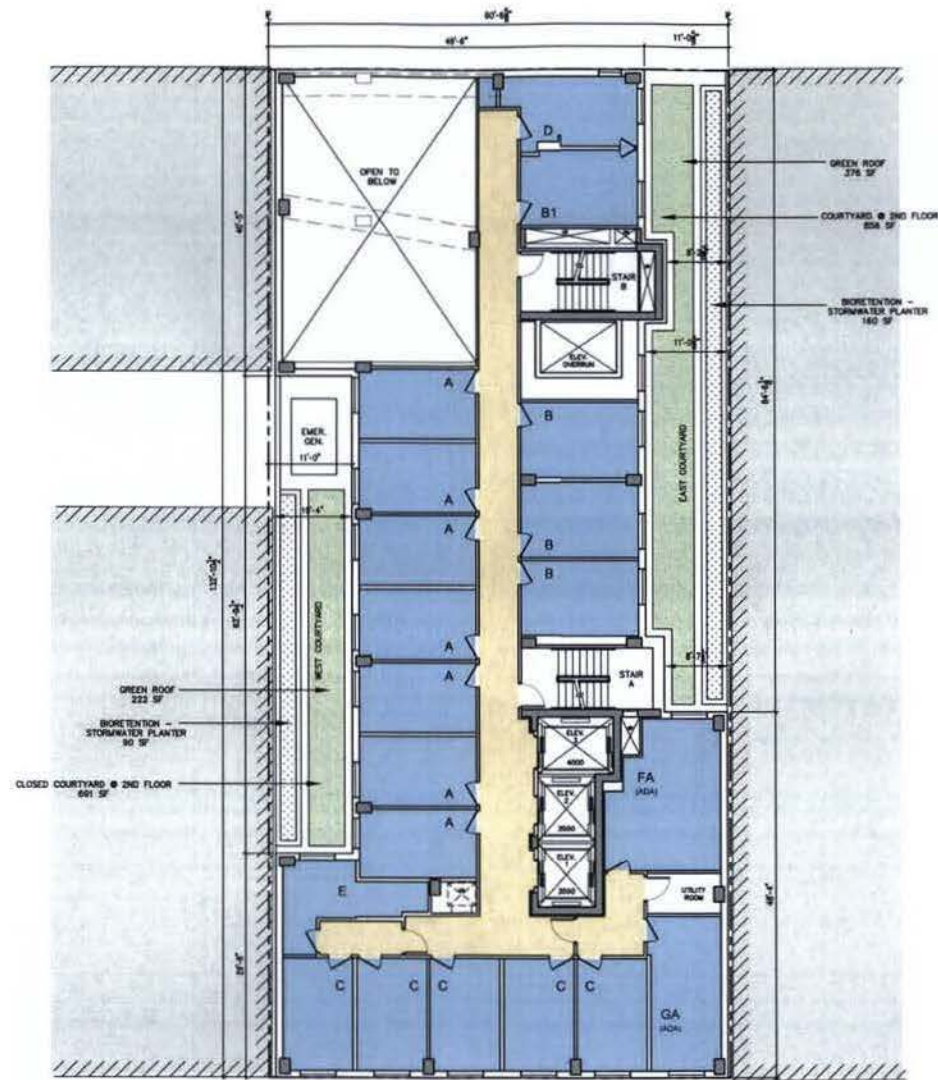
BZA APPLICATION

A4

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 282_A04.dwg June 02, 2014, 11:21 am

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Second Floor Plan
1/16" = 1'-0"

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A5

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dcS
DESIGN

DAVID
LINDEN
ARCHITECT

GREEN ROOF
208 SF

COURTYARD @ 3RD FLOOR
445 SF

WEST COURTYARD BELOW

EAST COURTYARD BELOW

STAIR B

BACK OVERLOOK

STAIR A

UTILITY ROOM

GA TYPE (ADA) @ 3RD - 8TH FLOORS
F TYPE @ 7TH - 11TH FLOORS

GA TYPE (ADA) @ 3RD - 8TH FLOORS
G TYPE @ 7TH - 11TH FLOORS

| |
|----|
| 22 |
| 21 |
| 24 |

| |
|------------------------|
| 225 - TYP FLOOR (25x9) |
| 20 - 2nd FLOOR |
| 245 - TOTAL ROOMS |

FA TYPE (ADA) • 3RD - 6TH FLOORS
F TYPE • 7TH - 11TH FLOORS

CA TYPE (ADA) ● 3RD - 8TH FLOORS
G TYPE ● 7TH - 11TH FLOORS



dcs
DESIGN

DAVIS
CARTER
SCOTT

Typical Floor Plan (3rd-11th)
1/16" = 1'-0"

BZA APPLICATION

A6

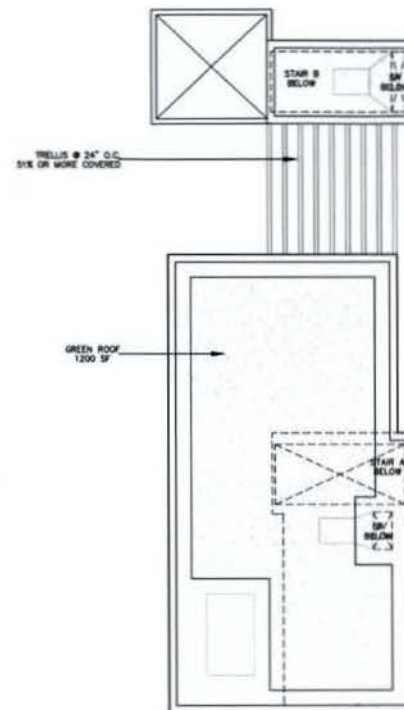
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262_A06.dwg May 22, 2014, 12:24 pm



Penthouse Roof Plan
1/16" = 1'-0"

A7

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



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Perspective

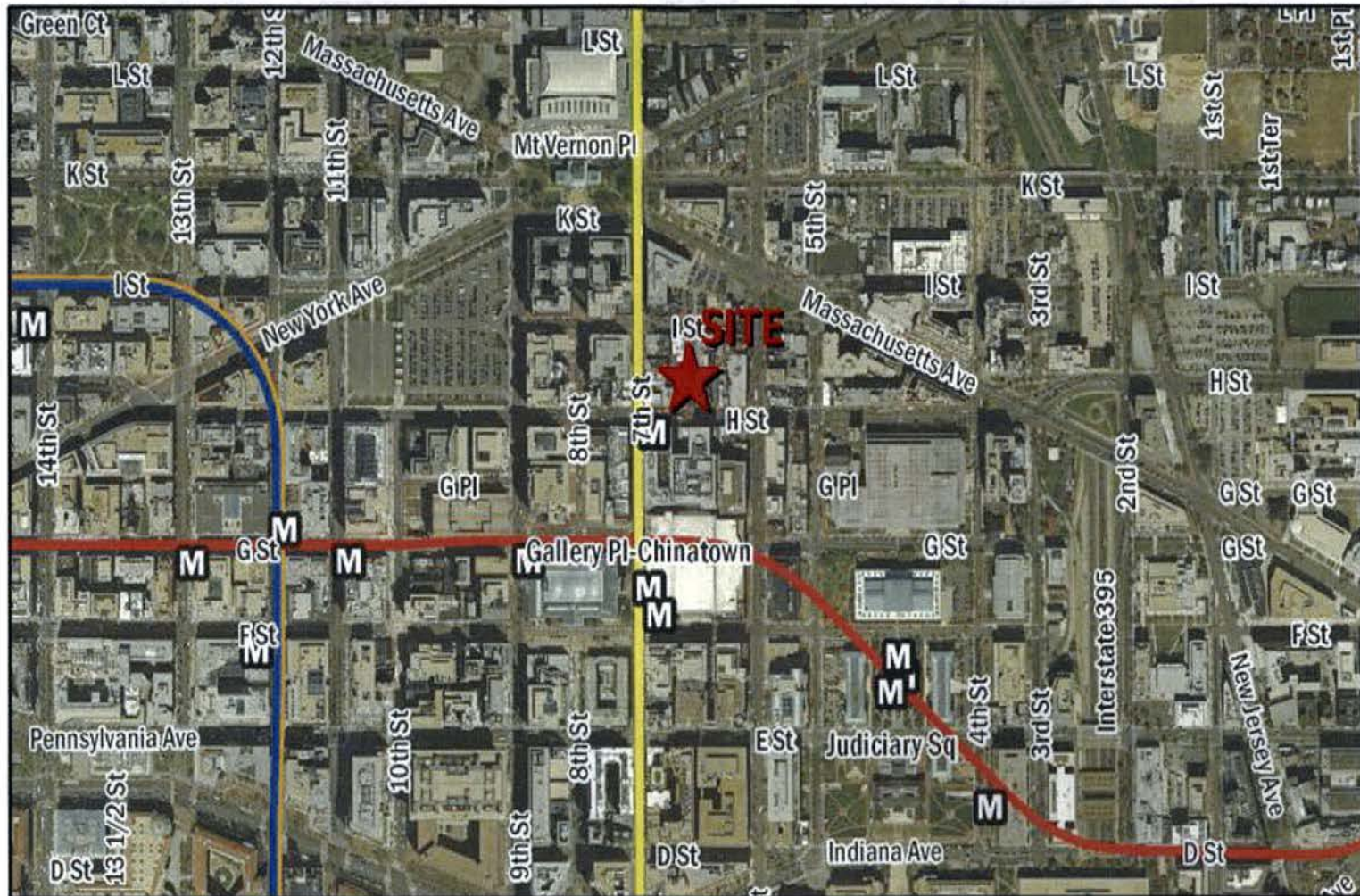
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BZA APPLICATION A14

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282_A14.dwg May 22, 2014, 12:23 pm

Site Location

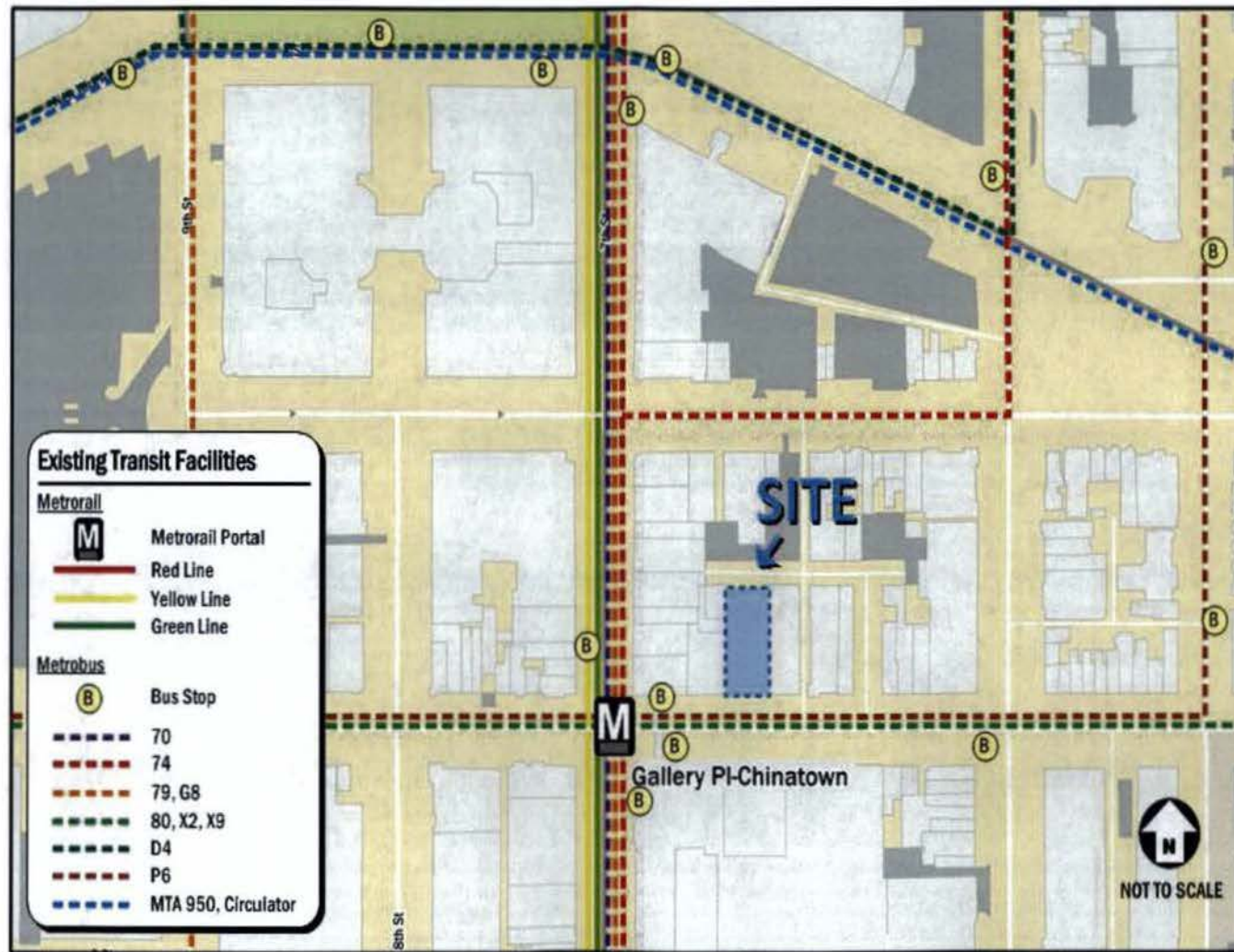


June 10, 2014

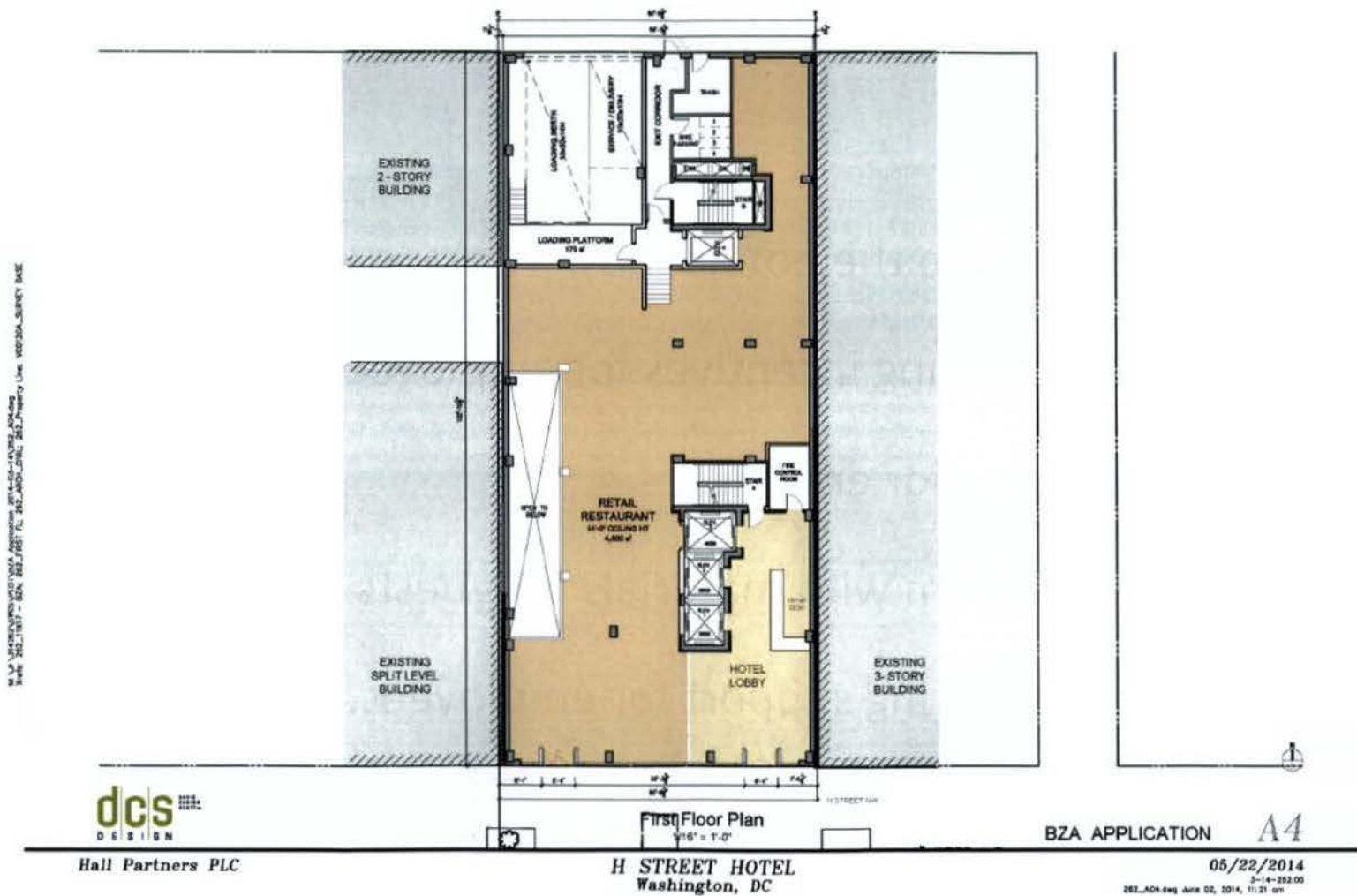
627 H Street NW Hotel

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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.