



505 - 517 H Street NW - BZA Drawing Submission

February 9, 2024

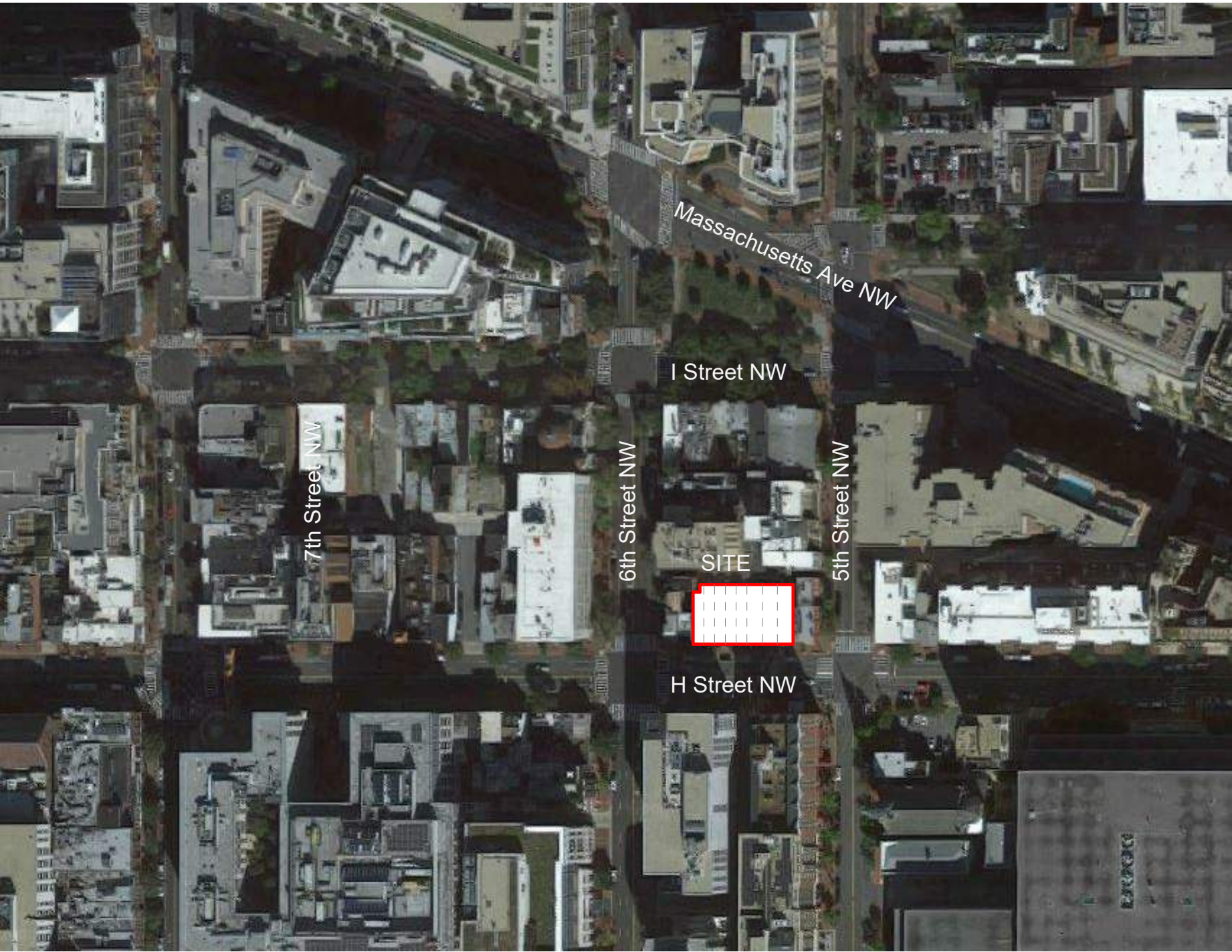
Board of Zoning Adjustment Drawing
Submission

505 - 517 H St NW



Board of Zoning Adjustment
District of Columbia
CASE NO. 20974
EXHIBIT NO. 40A

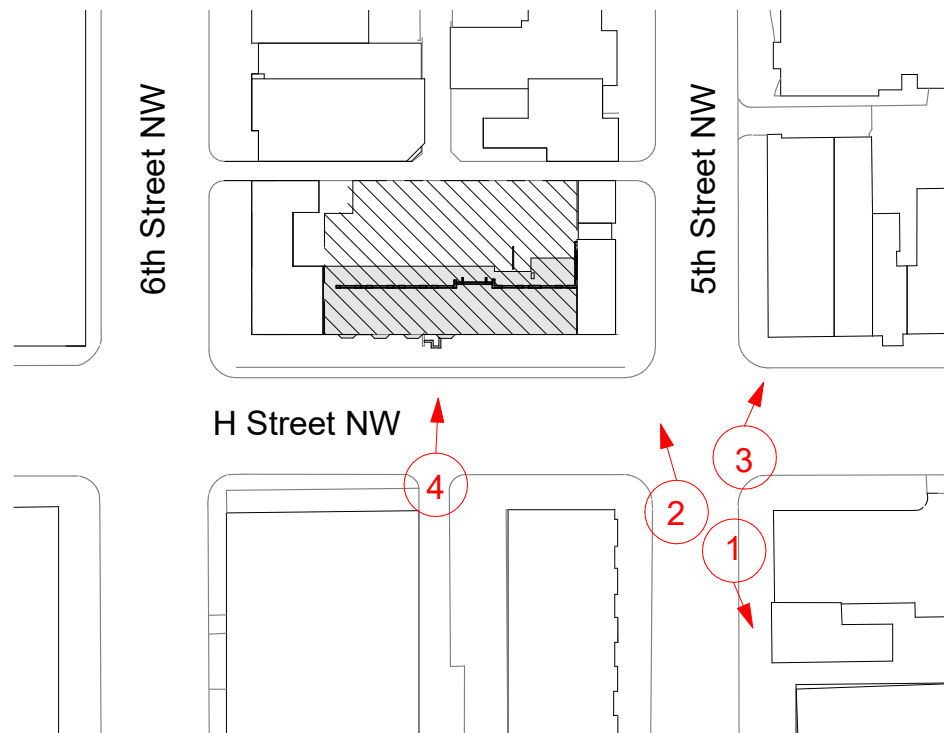
CUNNINGHAM | QUILL ARCHITECTS



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1. Looking South on 5th Street NW



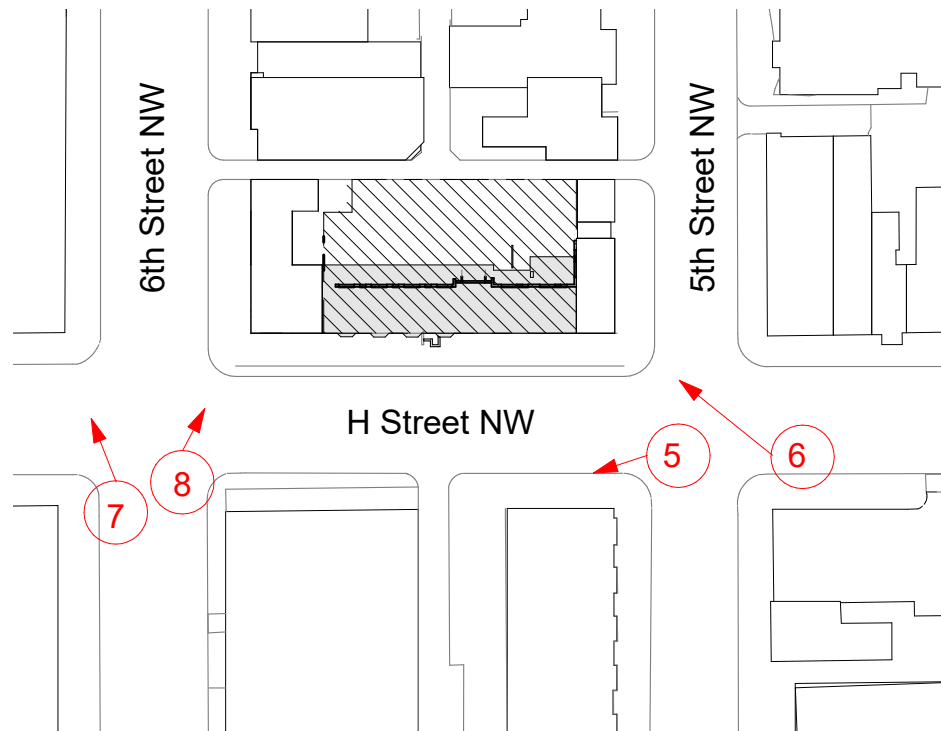
2. Looking West on H Street NW



3. Looking North on 5th Street NW



4. Looking North center of block H Street NW



5. Across H Street NW from property



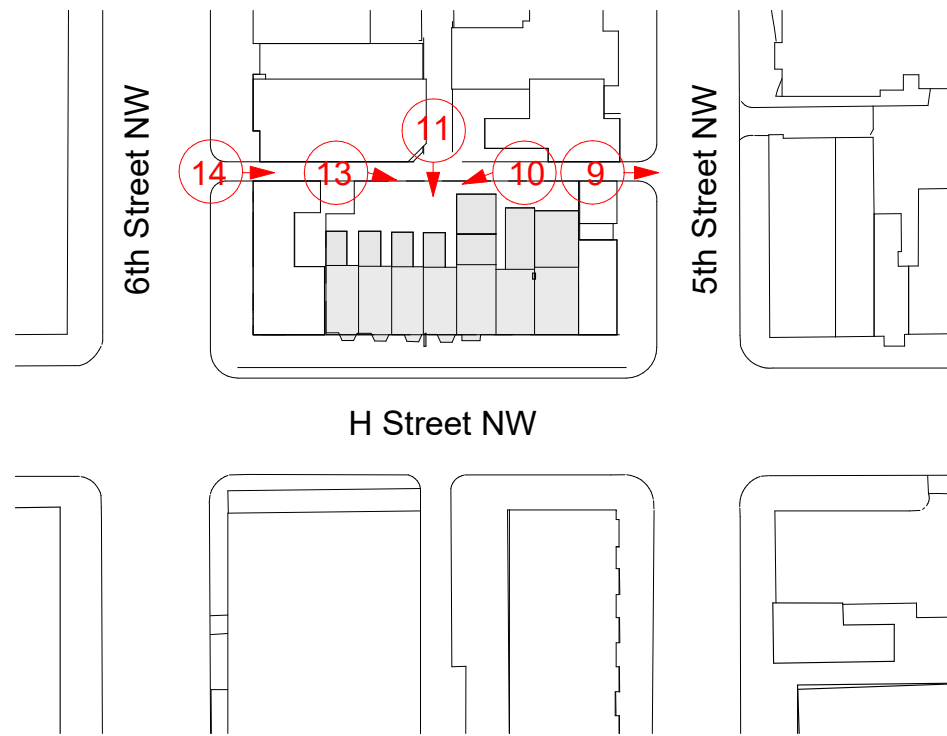
6. Looking North on 5th Street



7. Looking North West on H & 6th Streets NW



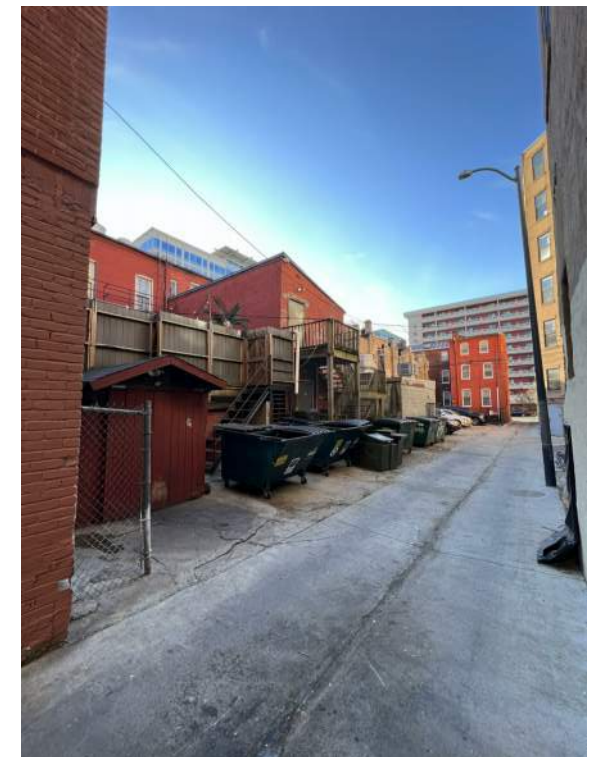
8. Looking North on 6th Street NW



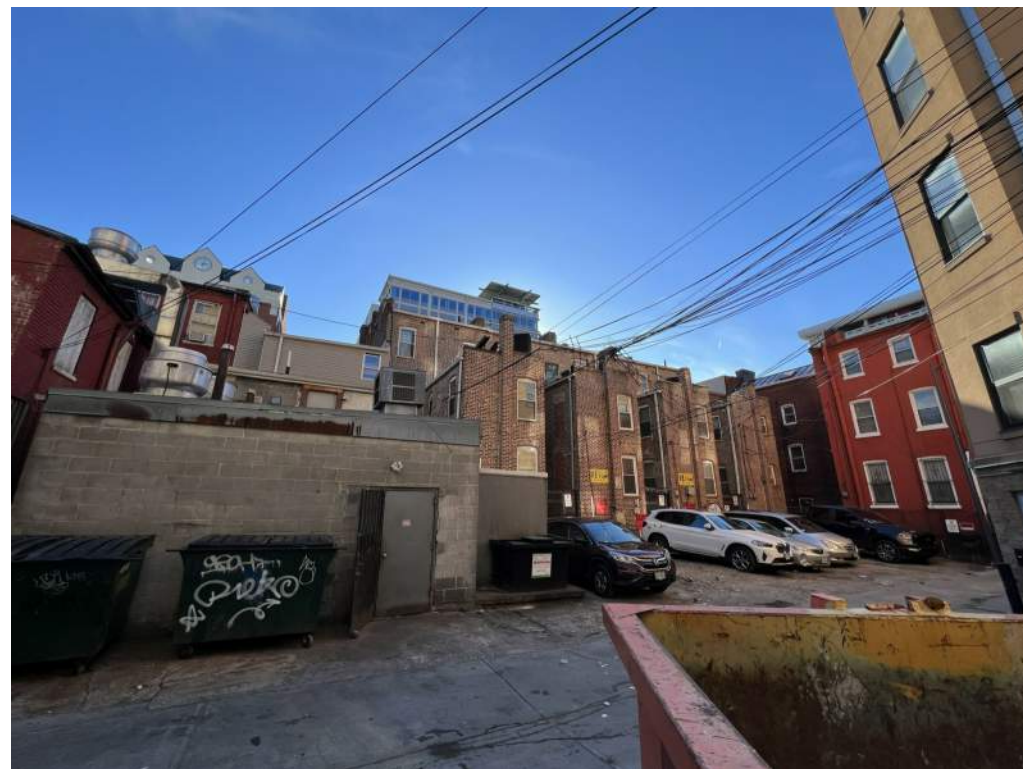
Existing Site Plan



9. Alley Entrance from 5th Street NW



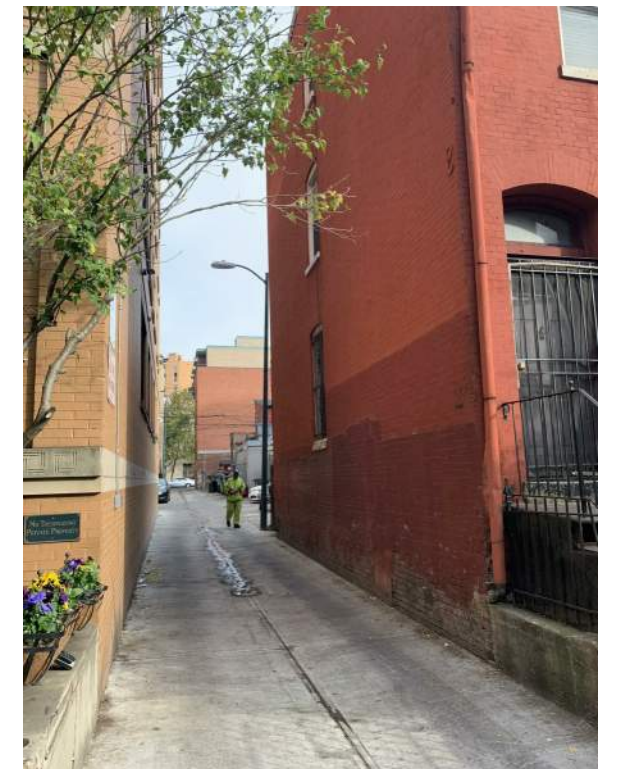
10. View looking from 5th to 6th St NW



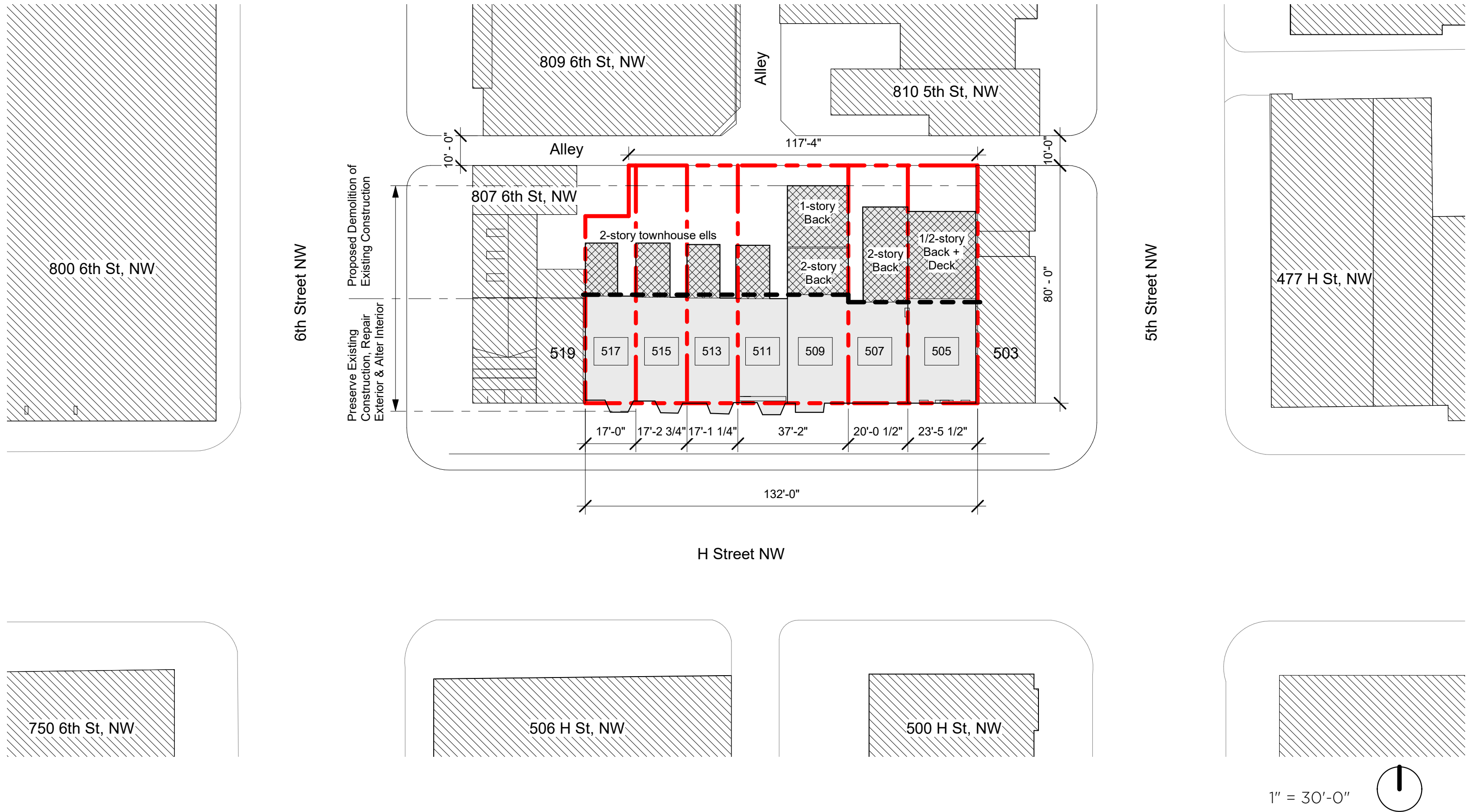
11. View of 507-511 H Street alley structures



12. View looking back towards 5th St NW

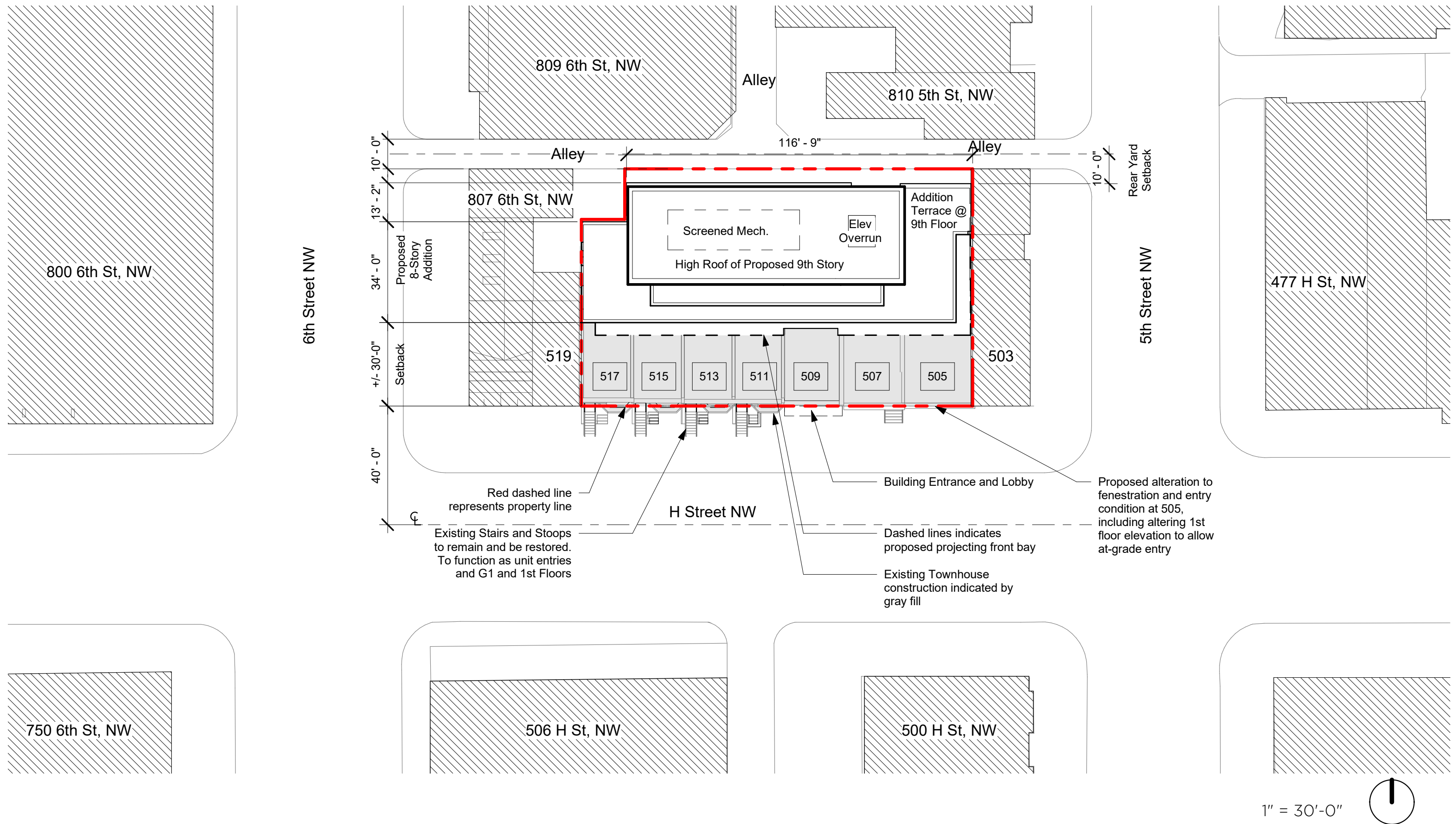


13. Alley Entrance from 6th Street NW



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Existing Site Plan



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Proposed Site Plan

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 31, 2024

Plat for Building Permit of :

SQUARE 485 LOTS 3, 30, 42 - 44, & 48

Scale: 1 inch = 30 feet

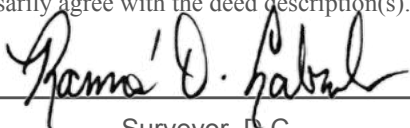
Recorded in Book B Page 69 (Lot 3)
Book 10 Page 151 (Lot 30)
Book 13 Page 59 (Lots 42 - 44)
Book 206 Page 20 (Lot 48)

Receipt No. 24-01734

Drawn by: M.G.

Furnished to: FRED A ZAMER - HOBAR

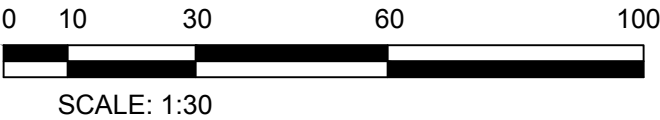
"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


Surveyor, D.C.




I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

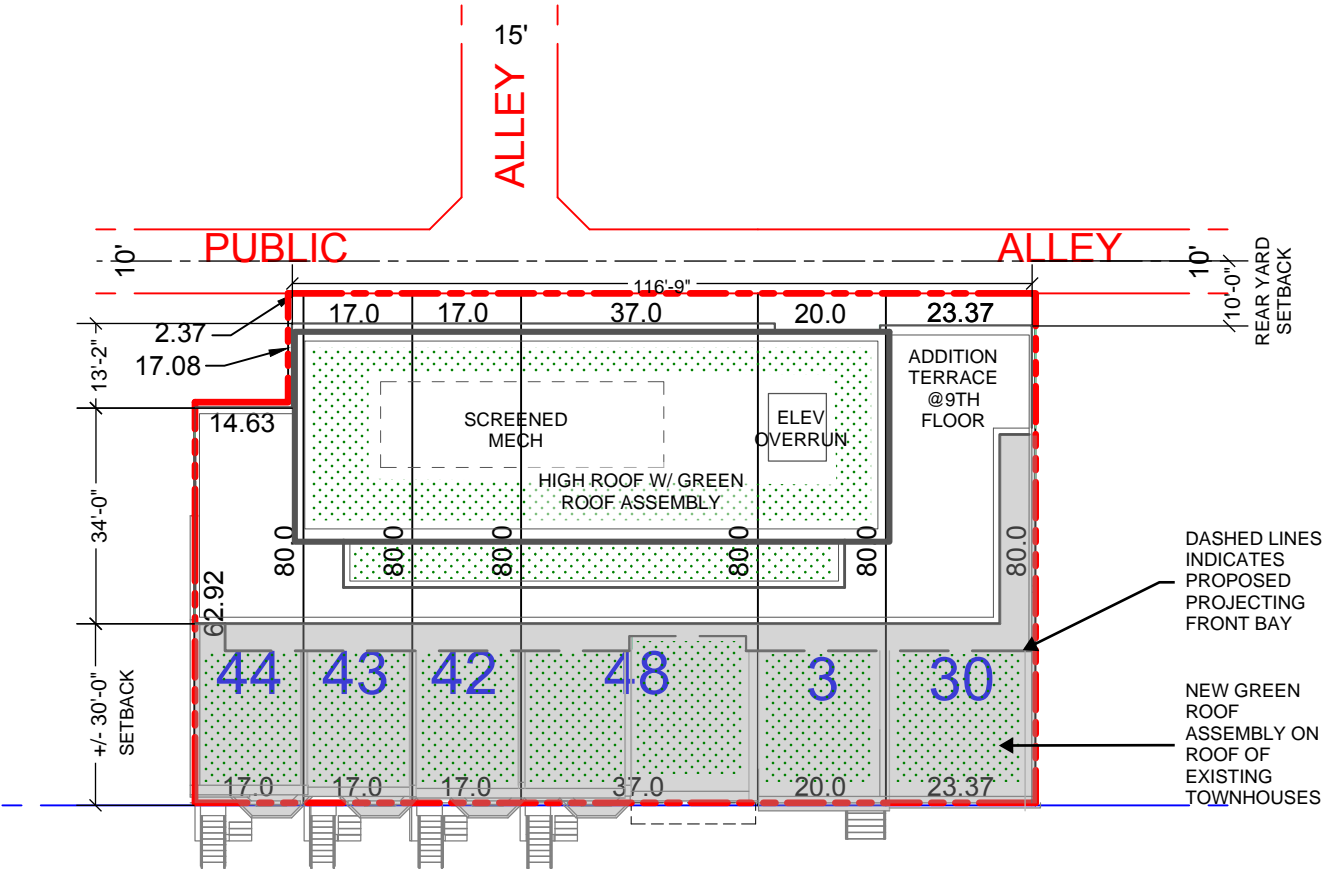
Signature: _____
Date: _____
Printed Name: _____ Relationship to Lot Owner: _____
If a registered design professional, provide license number _____ and include stamp below.



SQUARE 485

-  EXISTING CONSTRUCTION TO REMAIN
-  NEW PROPOSED ADDITON
-  PROPOSED GREEN ROOF ASSEMBLY

MULTI-KEY LODGING BUILDING WITH RENOVATED EXISTING CONSTRUCTION AND SET-BACK 9 STORY ADDITION OVER LOWER LEVEL AND ROOFTOP MECHANICAL SCREEN AND OVERRUN.



H STREET, N.W.

PRELIMINARY ZONING ANALYSIS

SQUARE & LOTS	ZONING DISTRICT	PUDS	SITE LOT AREA
0485//0030, 0003, 0042, 0043, 0044, 0048	D-4-R	None	10,258 GSF

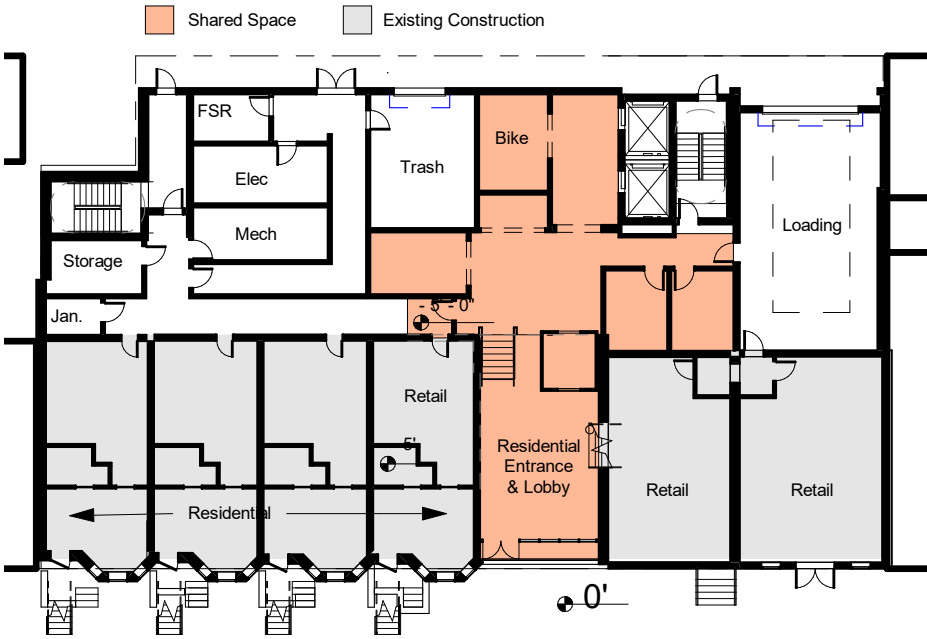
ZONING SECTION	REGULATION	PROPOSED	NOTES
USES	Per MU Group F	Lodging	Allowed
USE REQUIREMENTS ON PRIMARY STREETS (I 601, 609.5)	I 601: 50% Ground Floor Area (4,979 sf min.) I 609.5: 0.5 FAR (5,129 sf min.) & 100% street frontage	Ground floor to be comprised of lodging, entrance, retail, services, and back of house spaces serving as accessory spaces to Lodging use	Does not meet requirement - Zoning relief required Providing: 2,216 gsf retail & 557 gsf assembly = 2,773 gsf
FAR (I 531)	Density achievable within the height and bulk permitted by the zone if residential use Max 3.5 FAR for non-residential uses	Total Building Gross square footage = 70,299 Lot area = 10258 FAR = 6.85 Credits required = 3.35	I 200.1: Gross floor area shall be measured as specified in Subtitle B § 304, except that all GFA in a Lodging Use including guest rooms and service areas shall be counted as non-residential GFA Project needs either credits or residential use for area above 3.5 FAR
LOT OCCUPANCY (I 202)	up to 100%	9622 / 10258 = 94%	Meets requirement
HEIGHT (I 532)	No taller than the width of the street right of way, plus 20 feet for streets less than 90 ft wide. 90' + 20' = 110' tall max / 90' over historic	99.2' BHMP to T.O. Roof	Meets requirement
PENTHOUSE (I 532.5)	20 ft, 1 story plus Mezzanine	Elev Overrun @ 115'	Meets requirement
FRONT YARD (I 203)	Existing	Existing	Meets requirement
REAR YARD (I 205)	2.5" per ft of height measured from CL of Alley (no set back required for the first 25' - 0")	10'-0" from CL of Alley	20'-10" setback. Does not meet requirement. Zoning relief required
SIDE YARD (I 206)	None required, 4 ft min.	None	Meets requirement
GAR (I 208)	0.20	0.20	Meets requirement
PARKING (I 212)	spaces not required in D Zones	None	Meets requirement
LOADING	Lodging 50,000 to 100,000 sq. ft. GFA = 2 berths and no loading spaces	1 Loading berth provided	Does not meet requirement
BIKE PARKING	1 space for each 10,000 sq. ft. long term 1 space for each 40,000 sq. ft short term	7 long term spaces 2 short term space	Meets requirement
COURT	2.5in./ft. of height of court, 6ft min width	None	Meets requirement

Zoning Relief Summary

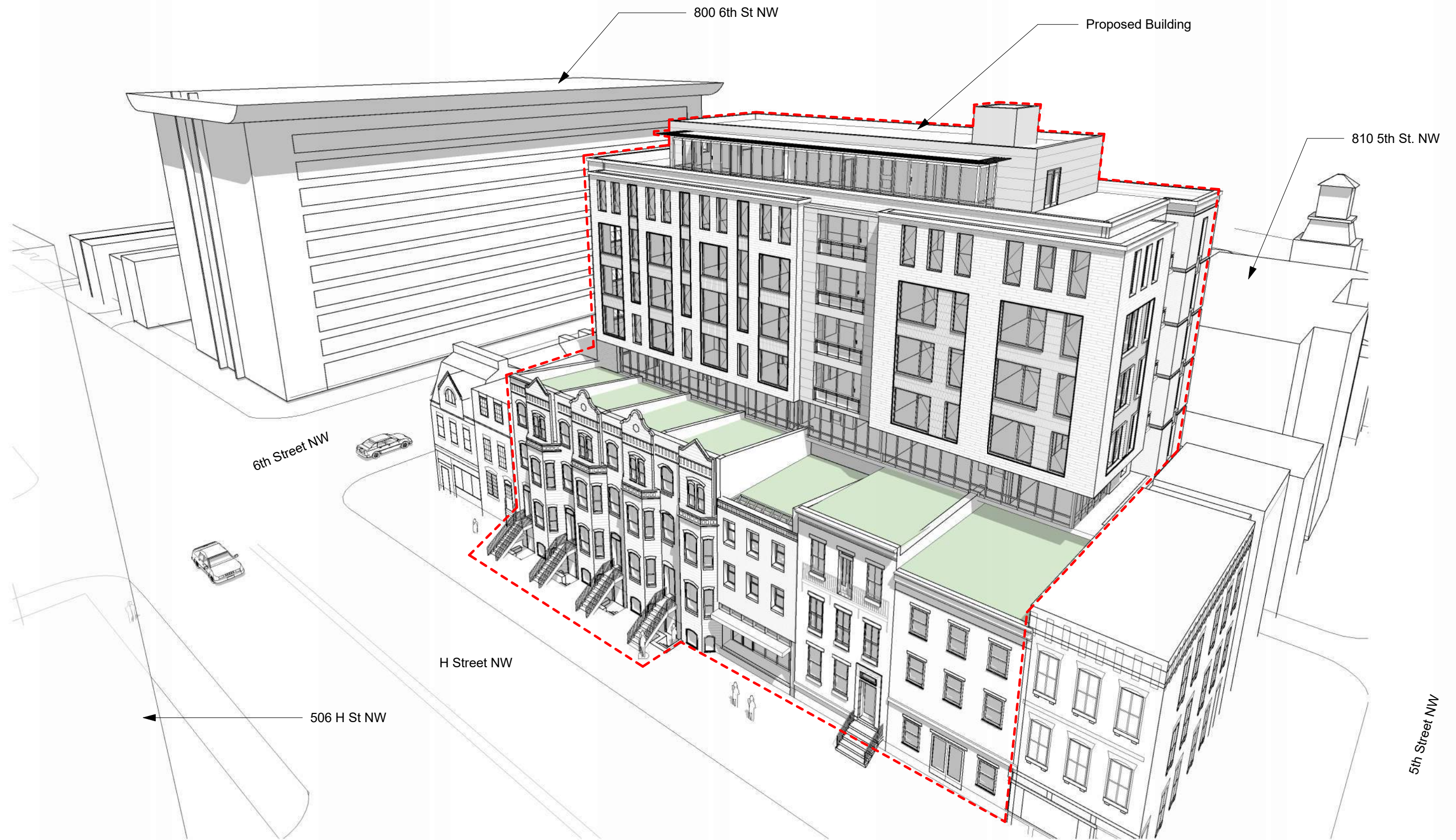
- Proposed Ground Floor Area dedicated to Lodging, Retail and accessory uses only; Retail SF less than 50% Ground Floor Area
- Proposed Rear Yard Setback measured from center of alley abutting rear lot line;
- 1 of 2 Loading berths provided

BUILDING SQUIREFOOF BREAKDOWN

- TOTAL SQUIRE FOOTAGE : 70,299 GSF
- TOTAL EXISTING : 17,078 GSF
- TOTAL NEW CONSTRUCTION : 53,221 GSF
- RETAIL SQUARE FEET : 2,216 GSF
- LODGING SQUARE FEET : 39,472 GSF
- ACCESSORY, BOH, CIRCULATION : 28,194 GSF



① G1 Floor Plan - Zoning Diagram
1" = 30'-0"



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3D View

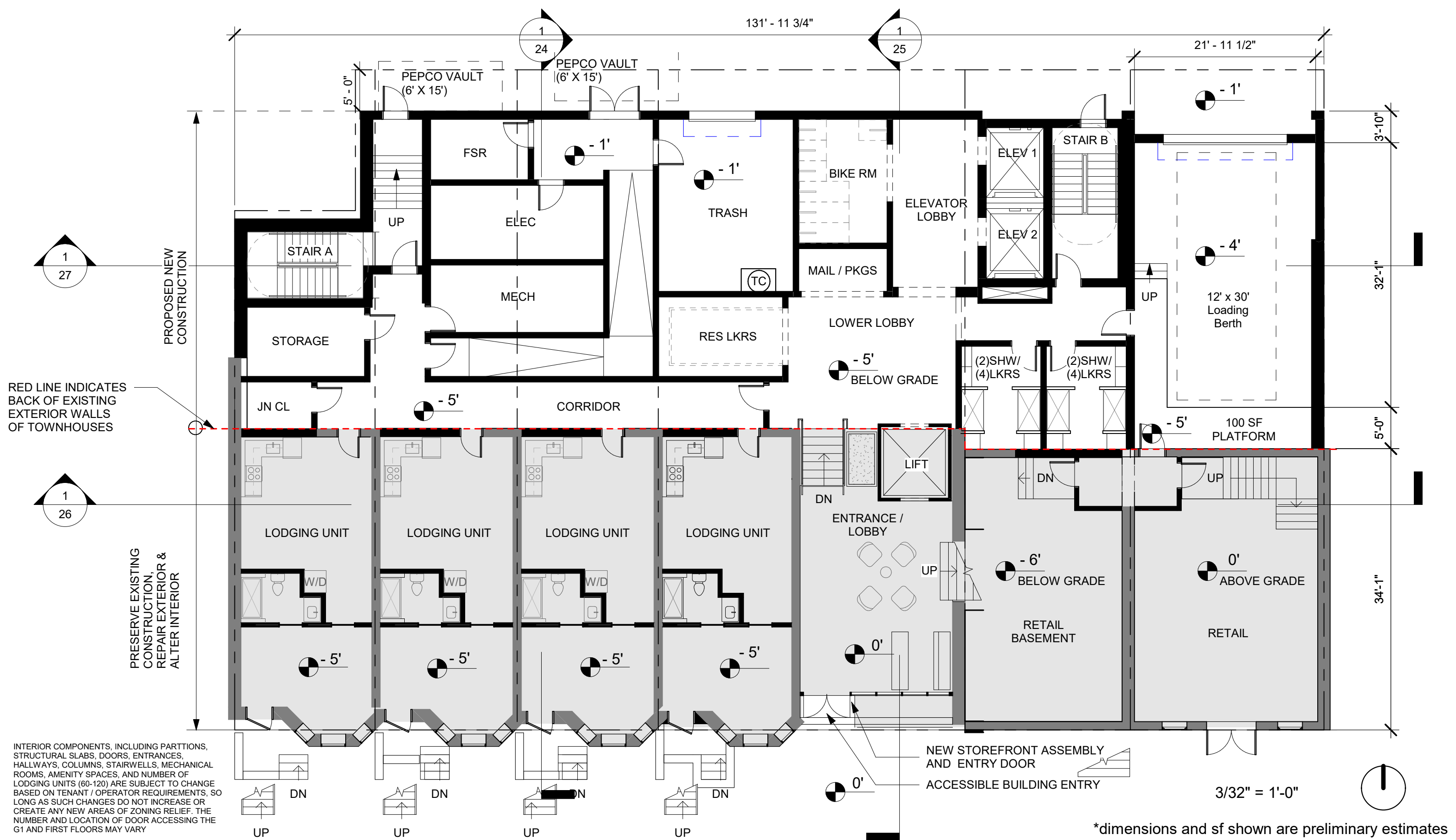


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02/09/2024 505 - 517 H St NW

Street Level View

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G1 Floor Plan





INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, COLUMNS, STAIRWELLS, MECHANICAL ROOMS, AMENITY SPACES, AND NUMBER OF LODGING UNITS (60-120 RANGE) ARE SUBJECT TO CHANGE BASED ON TENANT / OPERATOR REQUIREMENTS, SO LONG AS SUCH CHANGES DO NOT INCREASE OR CREATE ANY NEW AREAS OF ZONING RELIEF. THE NUMBER AND LOCATION OF DOOR ACCESSING THE G1 AND FIRST FLOORS MAY VARY

3/32" = 1'-0"

*dimensions and sf shown are preliminary estimates



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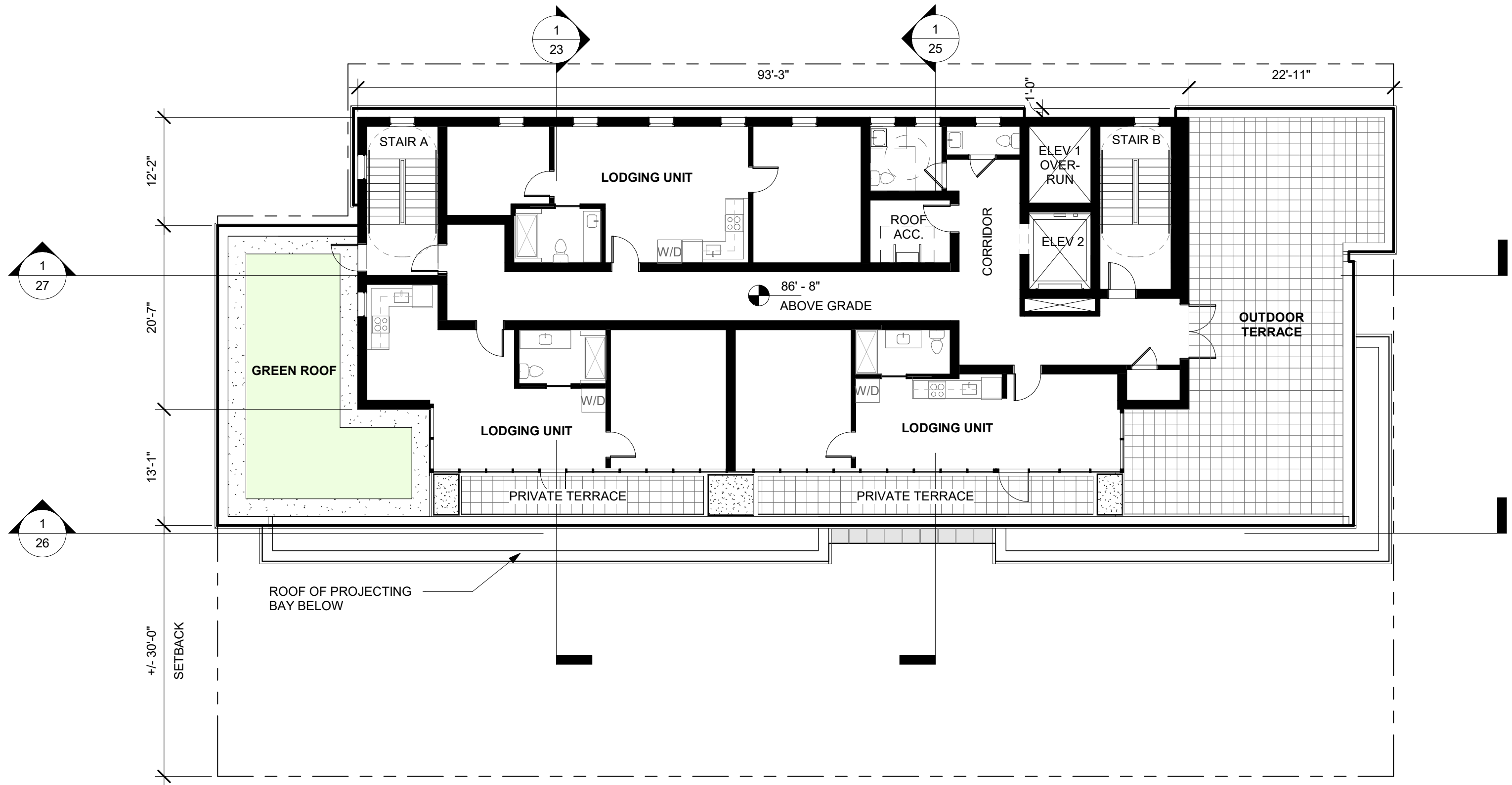
3rd Floor



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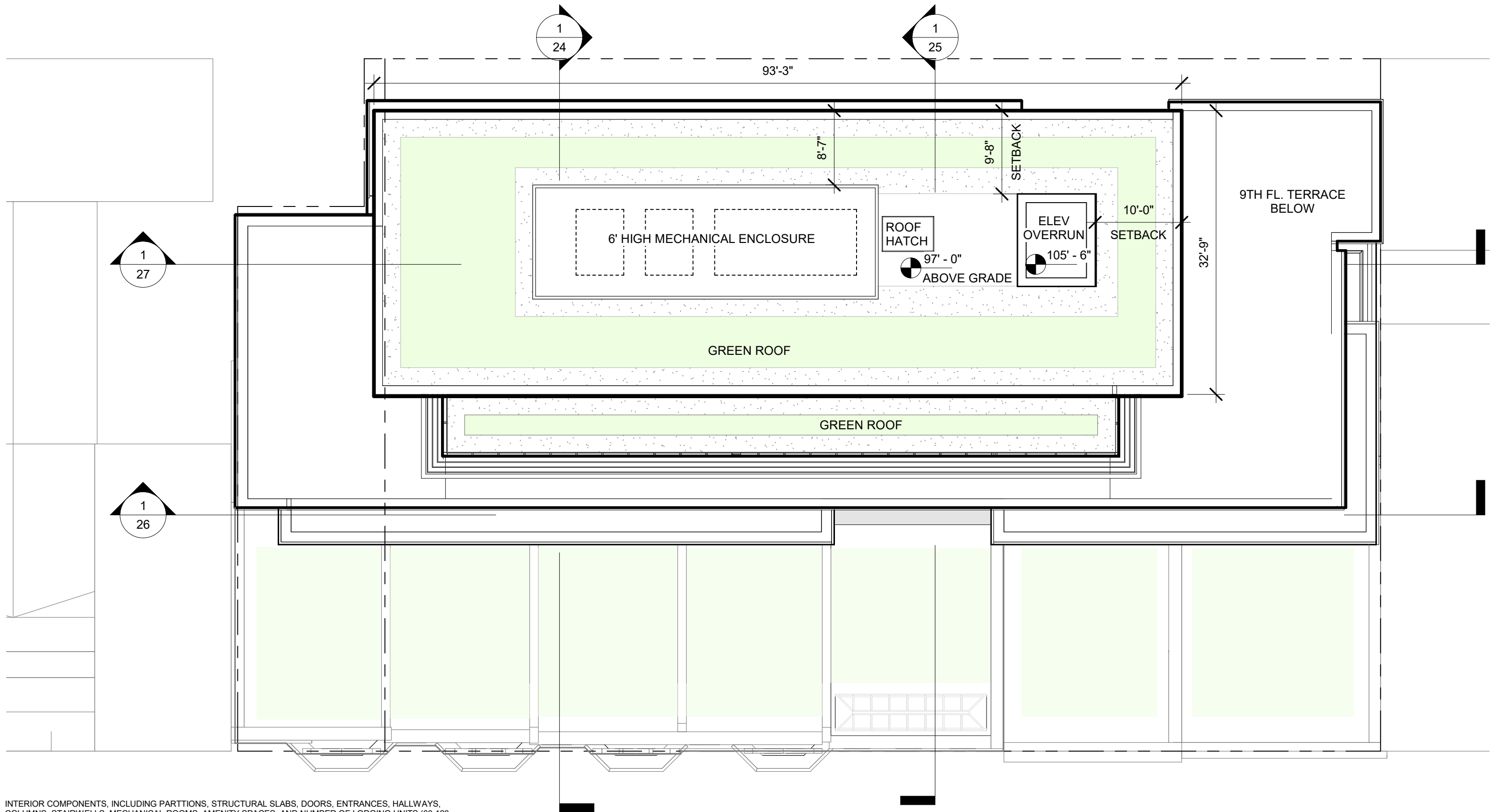


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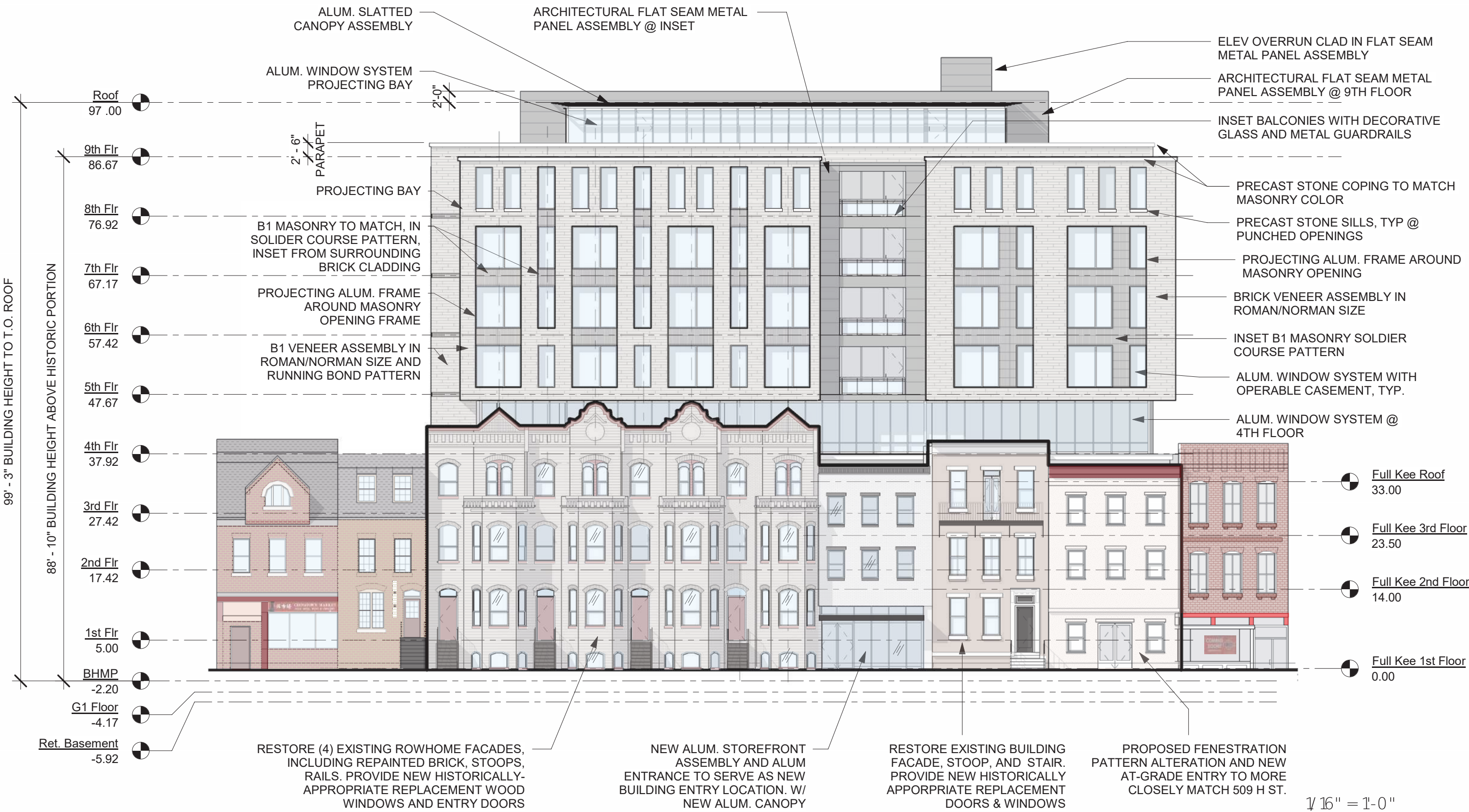
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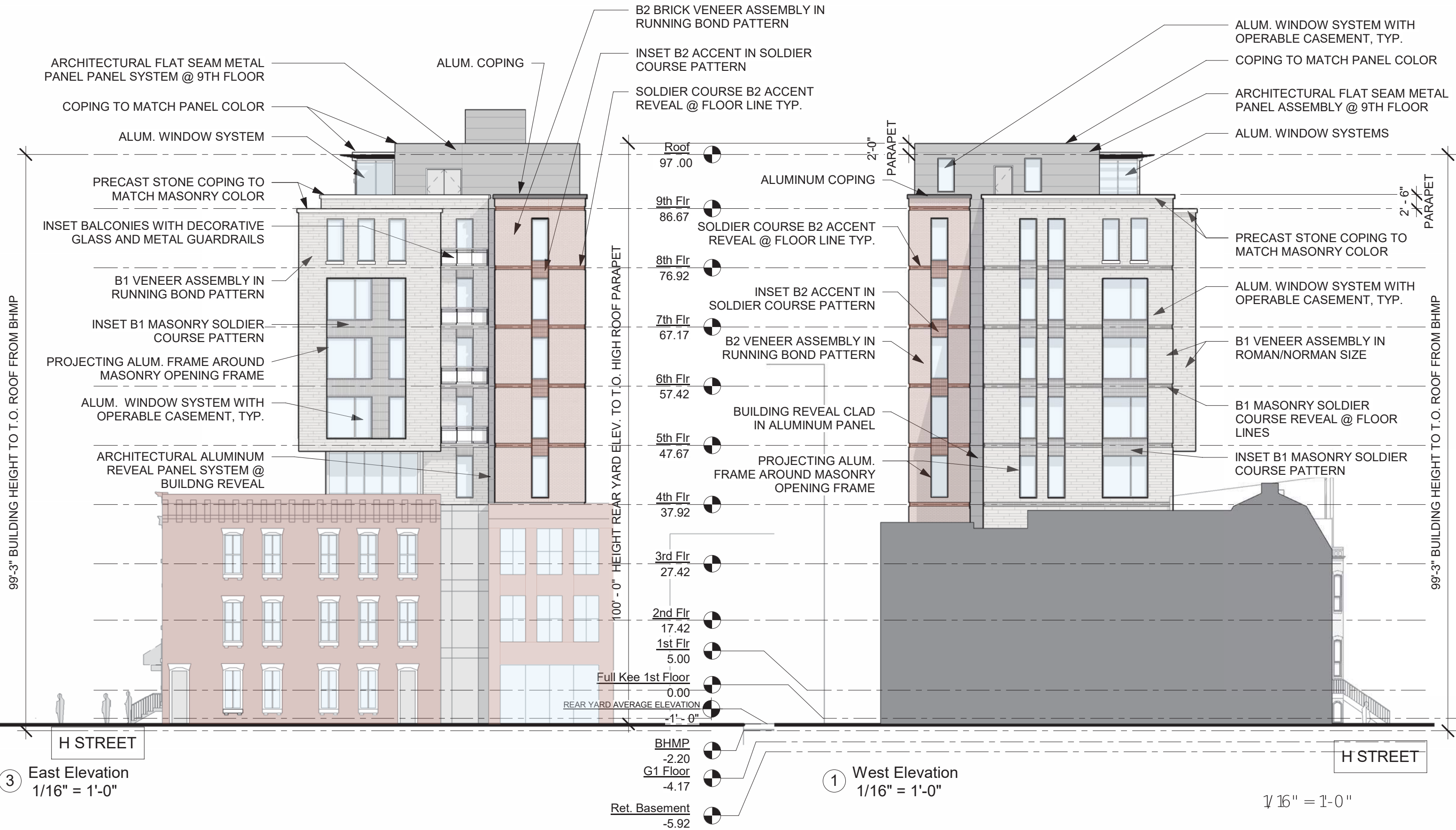
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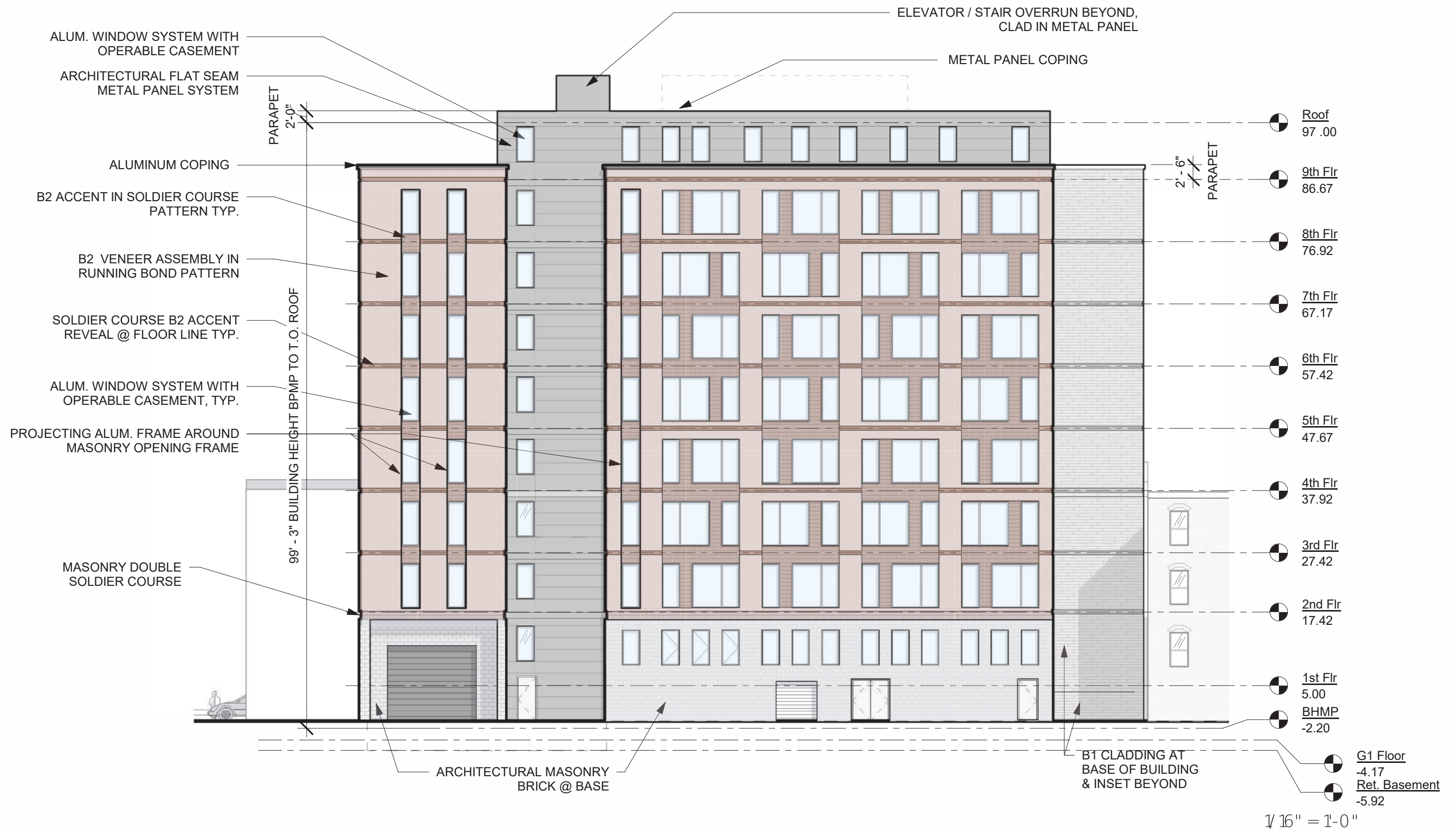
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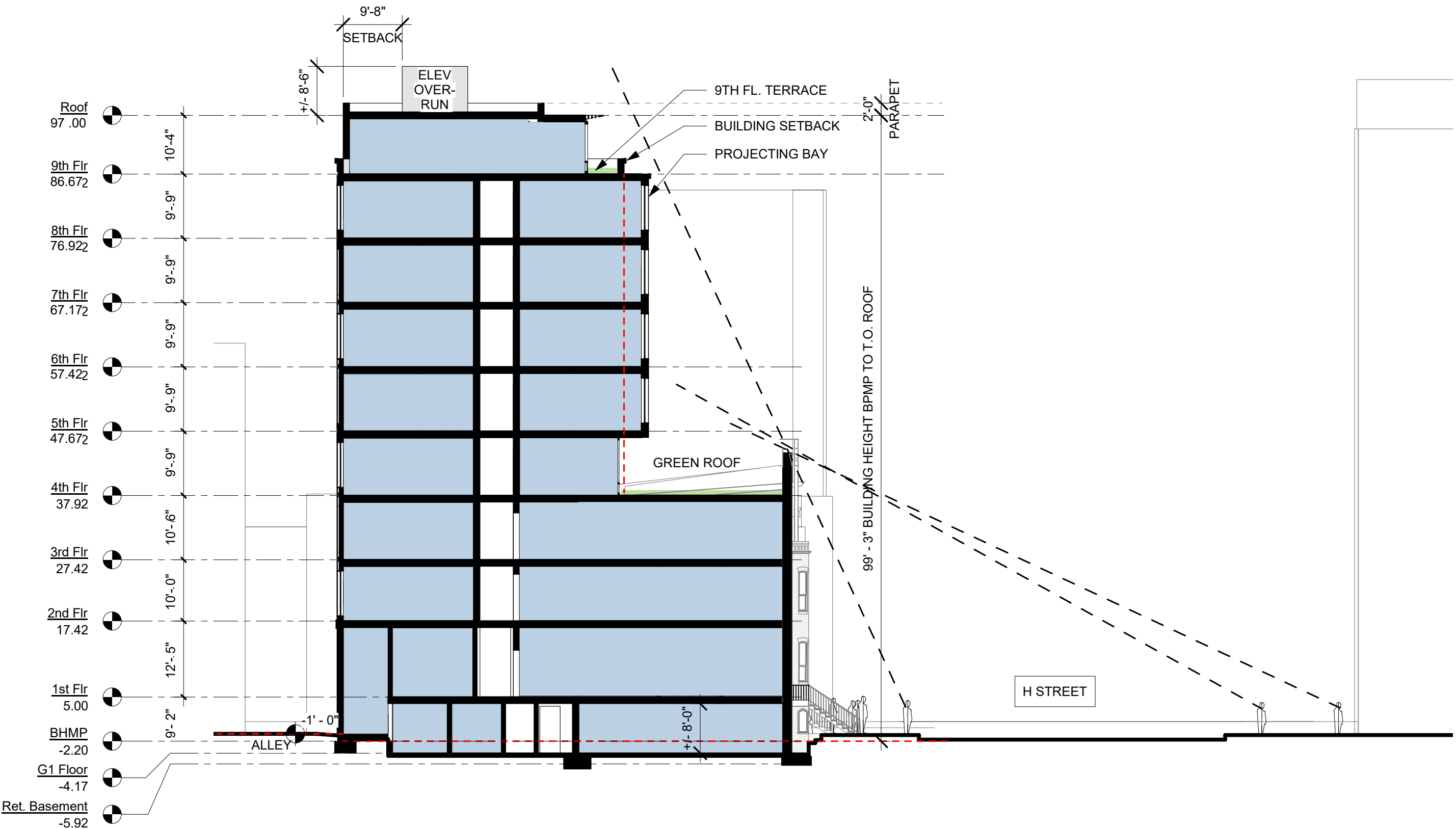
H St Elevation



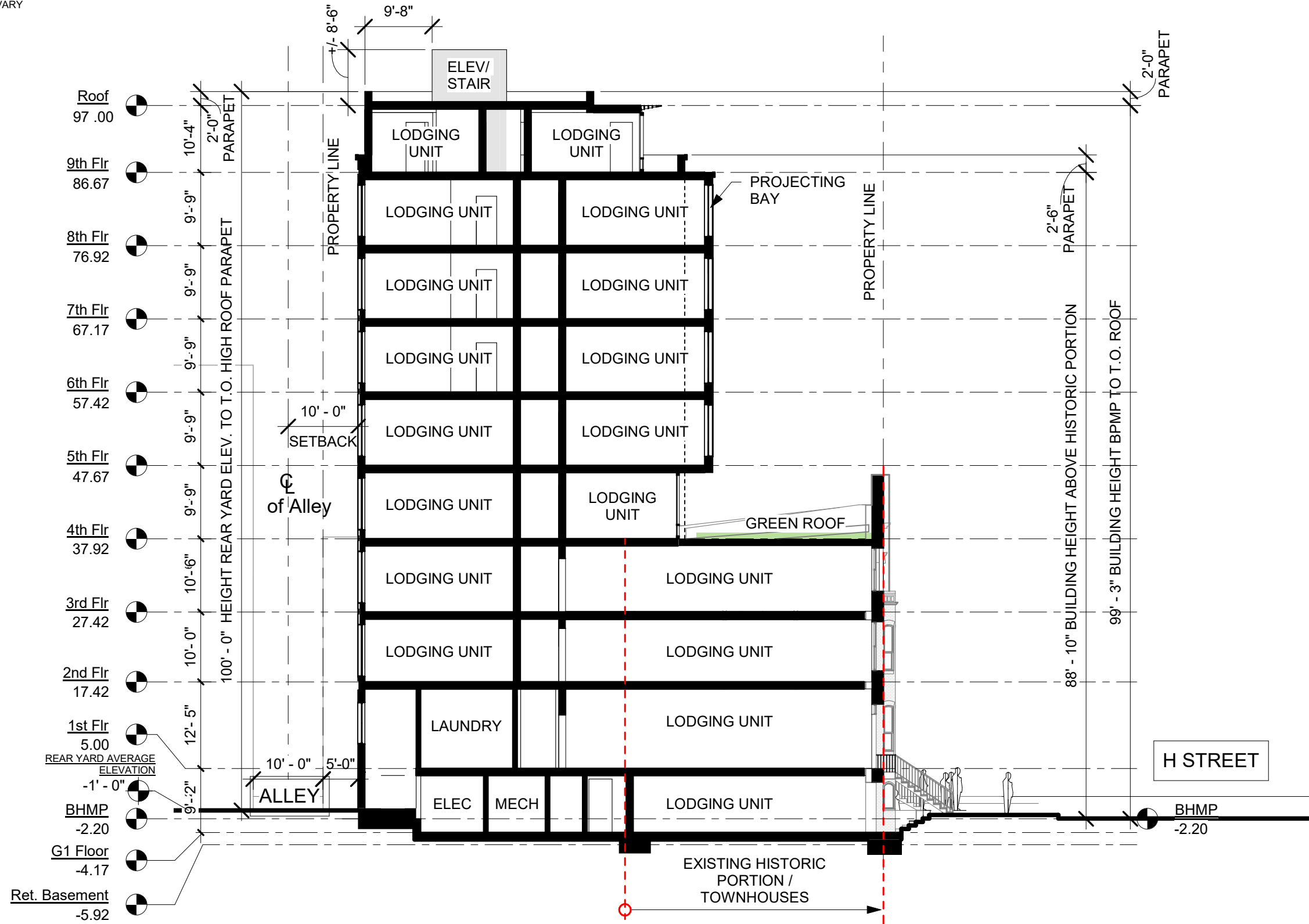
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East and West Elevation





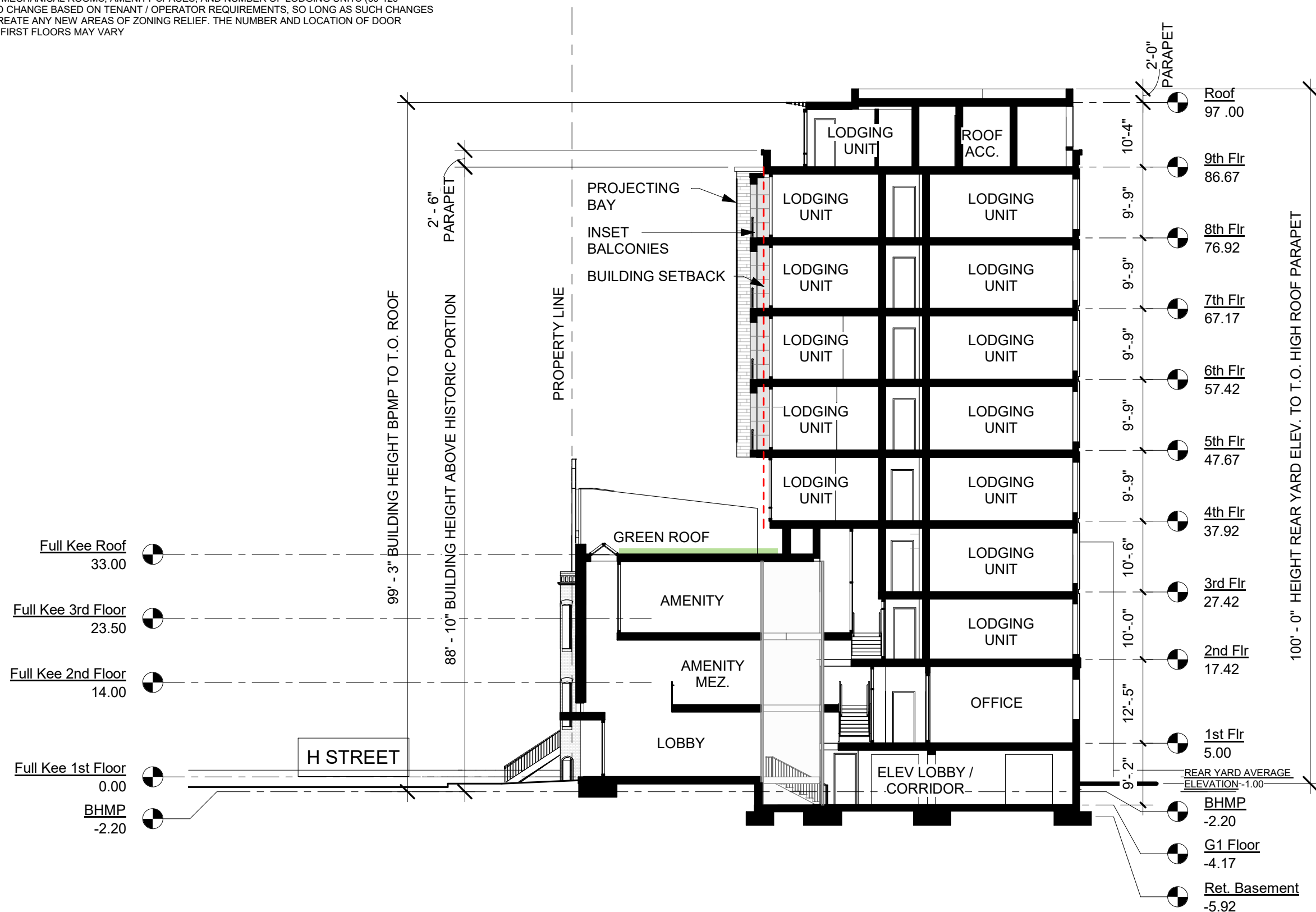
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Cross Section @ 513

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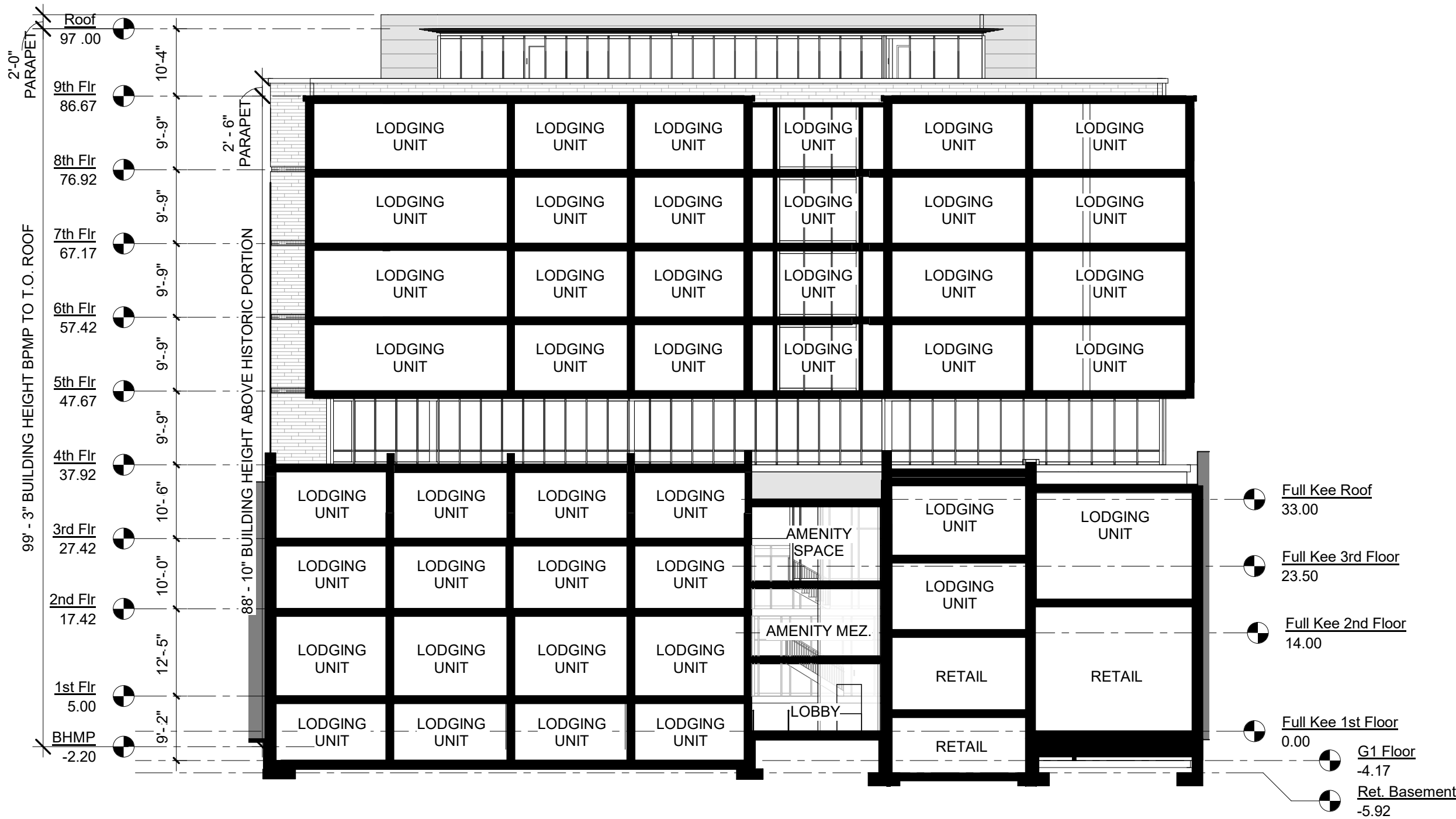


1/16" = 1'-0"

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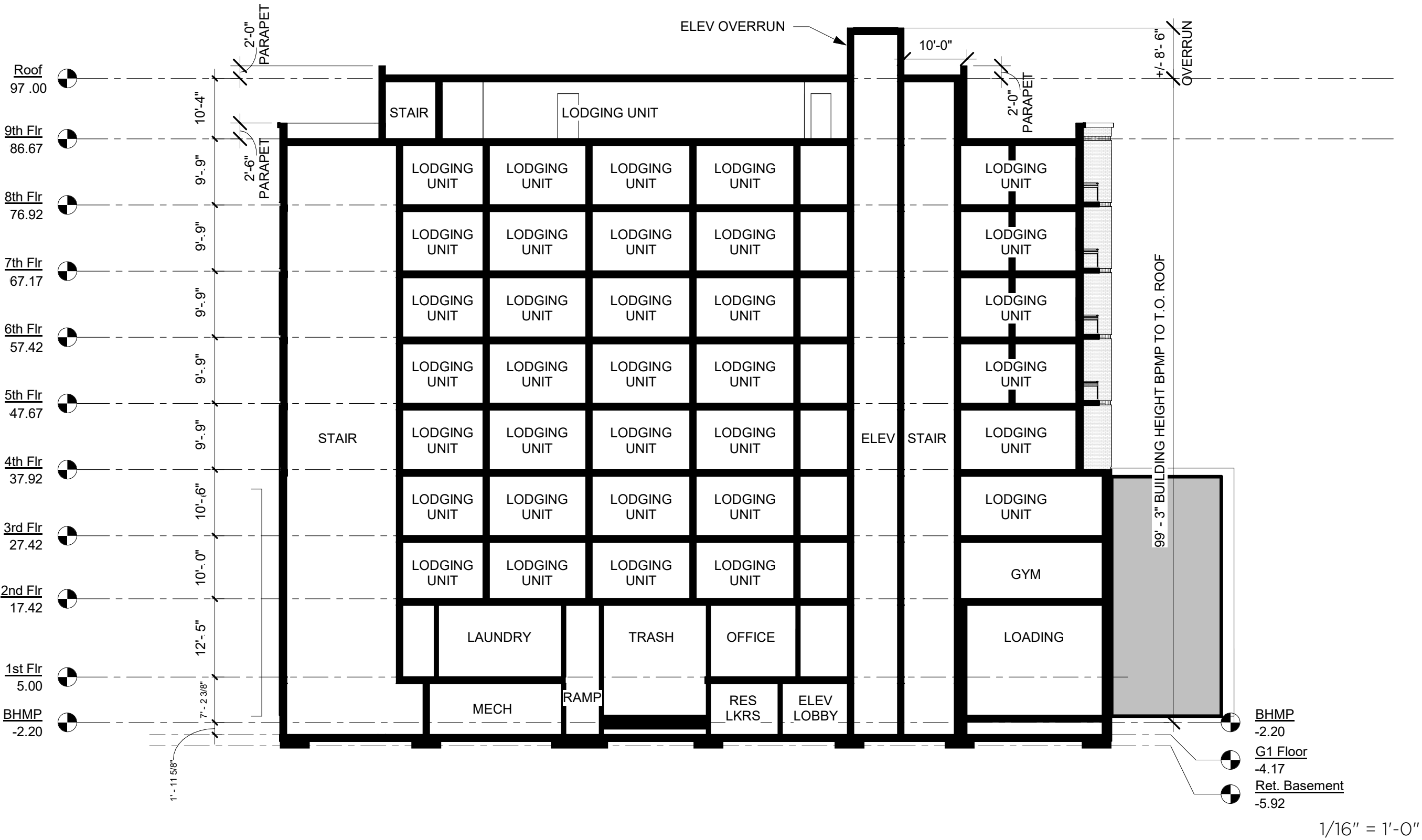
Cross Section @ Full Kee

INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, COLUMNS, STAIRWELLS, MECHANICAL ROOMS, AMENITY SPACES, AND NUMBER OF LODGING UNITS (60-120 RANGE) ARE SUBJECT TO CHANGE BASED ON TENANT / OPERATOR REQUIREMENTS, SO LONG AS SUCH CHANGES DO NOT INCREASE OR CREATE ANY NEW AREAS OF ZONING RELIEF. THE NUMBER AND LOCATION OF DOOR ACCESSING THE G1 AND FIRST FLOORS MAY VARY

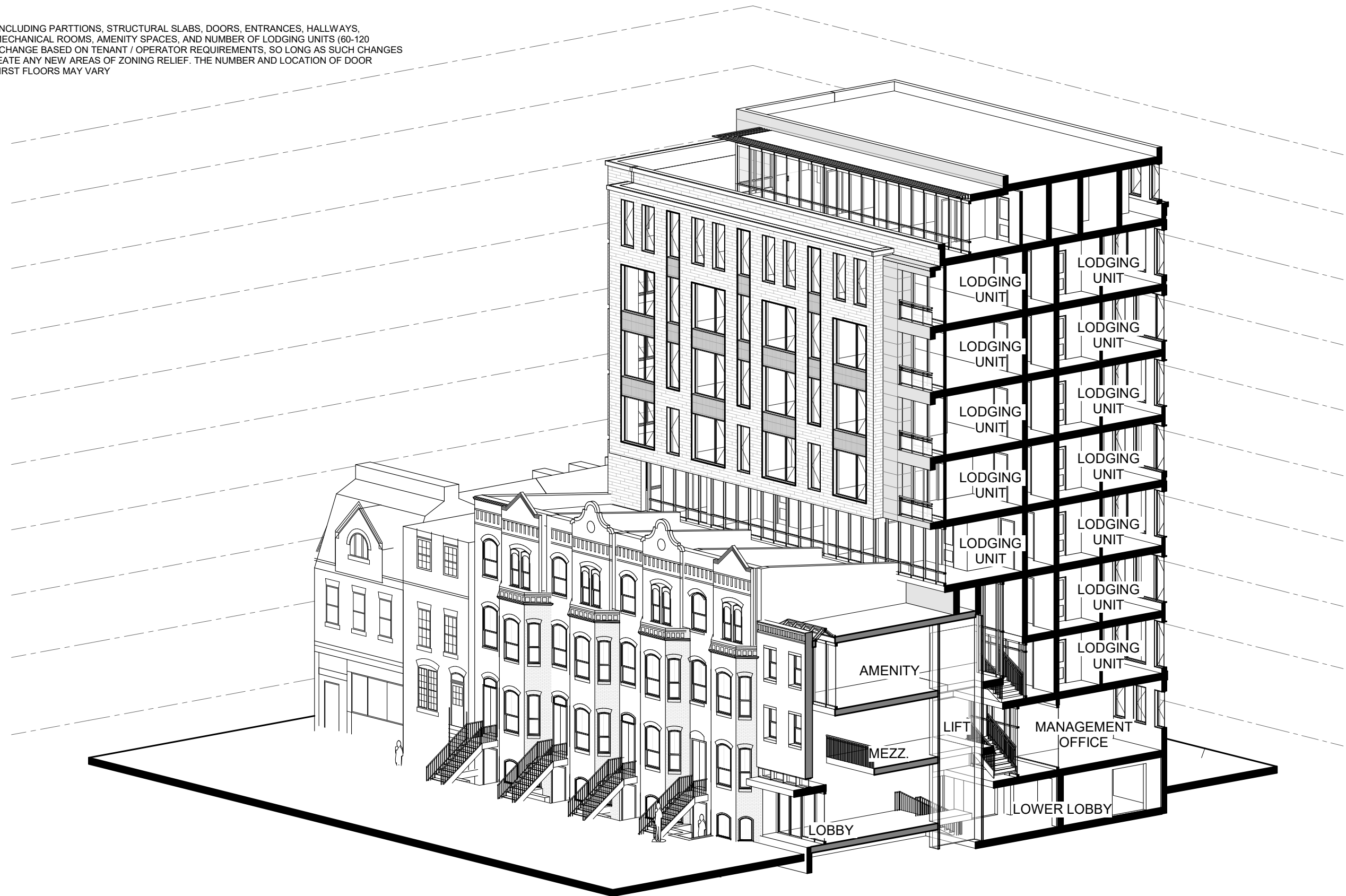


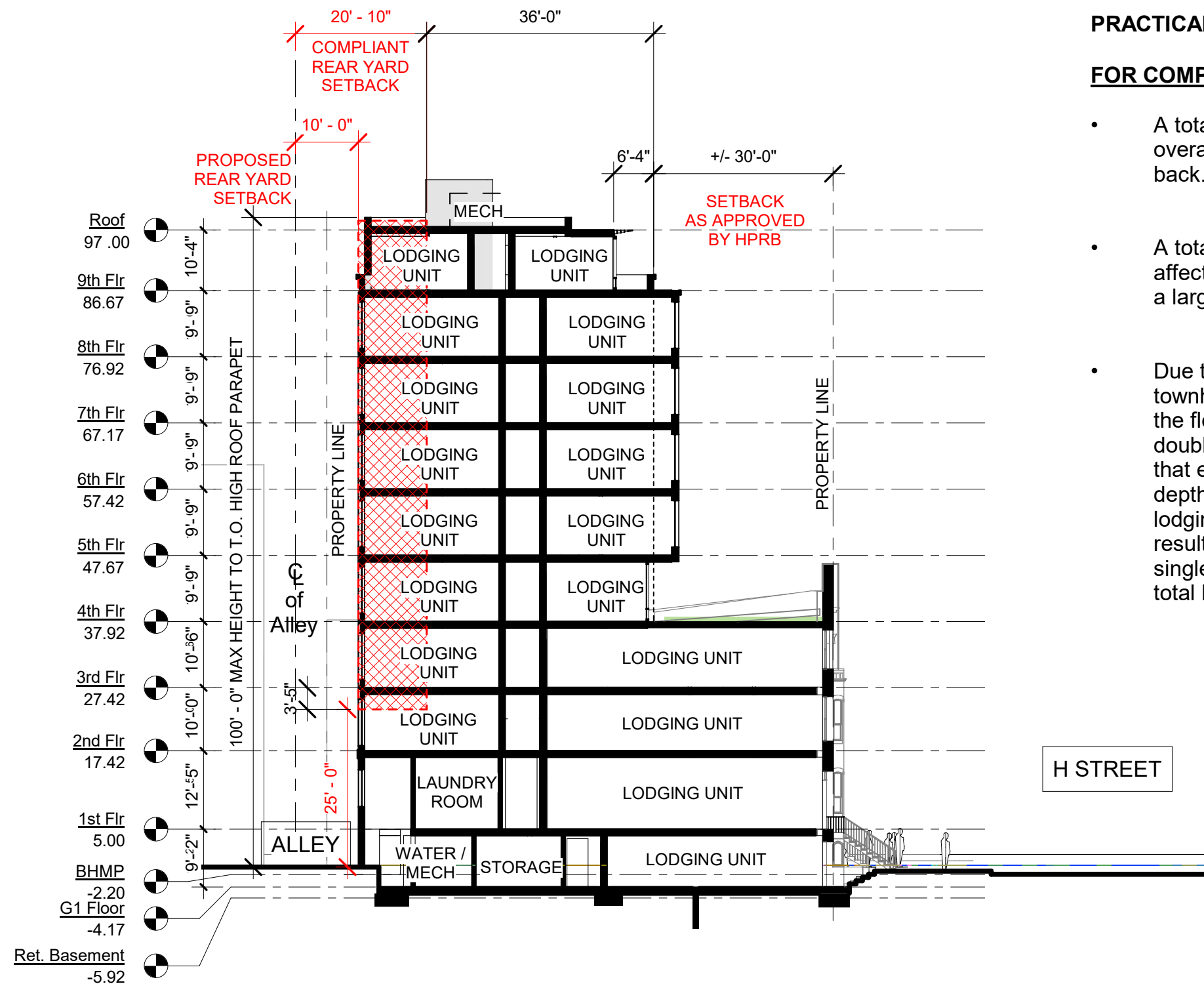
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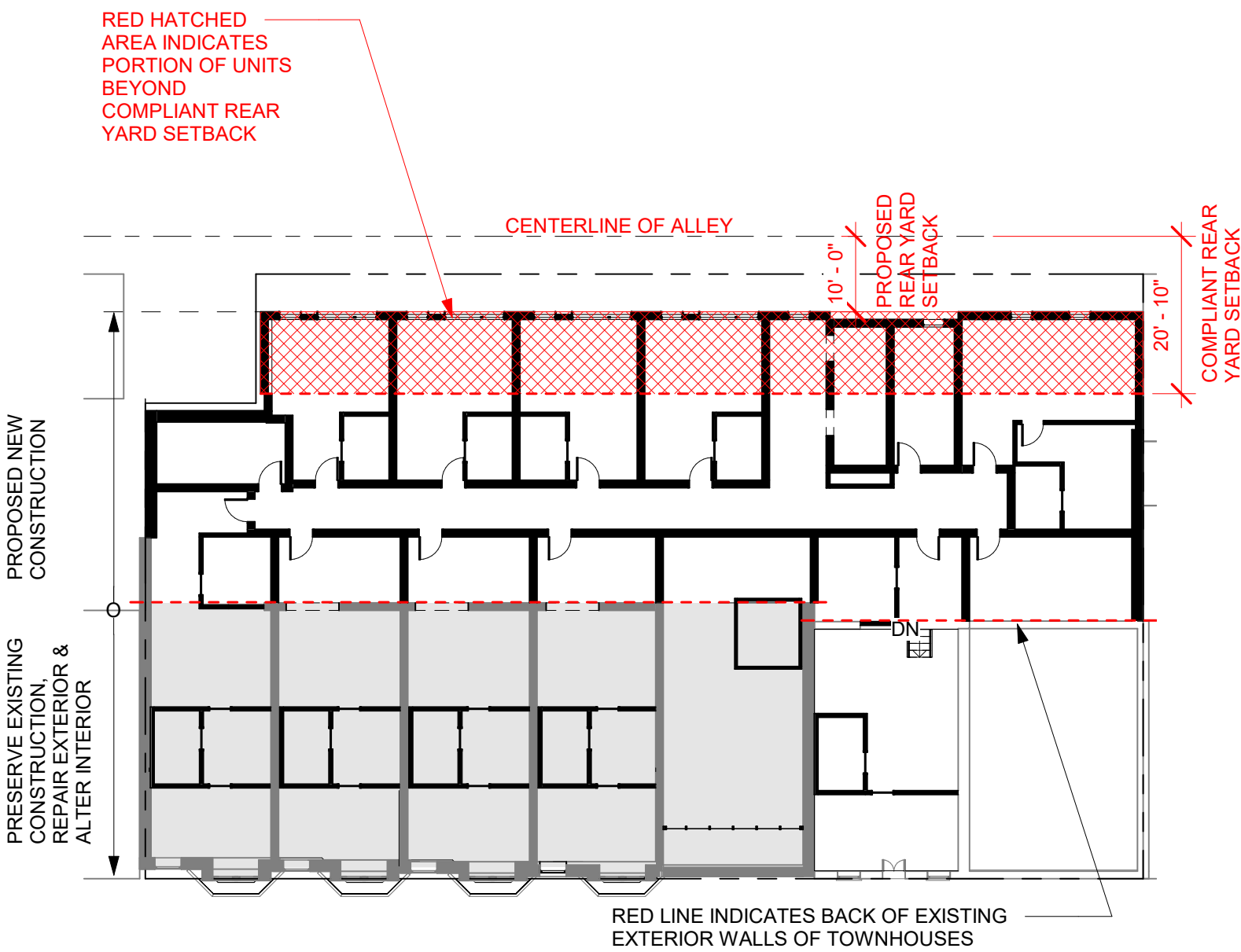
PRACTICAL DIFFICULTY:

FOR COMPLIANT REAR YARD SET BACK:

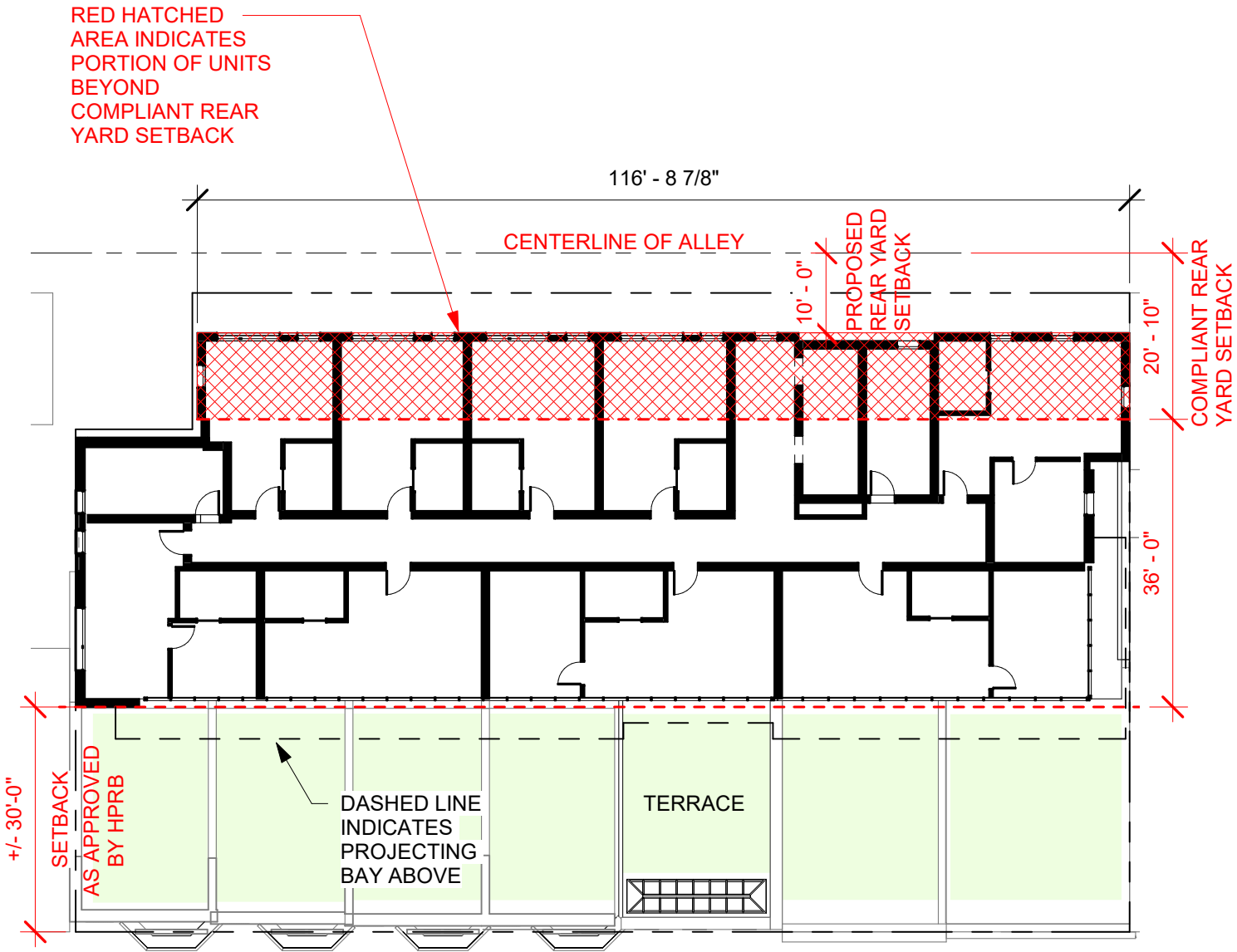
- A total of approximately ~8,855gsf would need to be removed from the overall proposed building size to accommodate a compliant rear yard set back. That is roughly 13% of the proposed square footage of the building.
- A total of 31 units (approximately 36% of the units) would be dramatically affected to accommodate a compliant rear yard set back, and would result in a large reduction of units and shallow, inefficient floorplans.
- Due to the 30'-0" front set back for the new massing behind the existing townhouses, to adhere to HPRB's approved direction, the resulting depth of the floorplates above the 3rd Floor are shallow and inefficient. Typical double-loaded corridor residential/lodging buildings have floor plate depths that exceed 60'-0". In a compliant rear yard set back scenario, the floor plate depth from the 4th-8th floors would be 36'-0" which would produce a typical lodging unit depth of roughly less than 15'-0" - which is inefficient and would result in unit layouts that have to become wider to accommodate the shallow single-room depth. This limits design flexibility and would greatly affect the total lodging unit count.

1" = 20'-0"

* NOTE: FLOORS G1 - 2ND FLOOR ARE NOT SHOWN AS NO REAR YARD SETBACK IS REQUIRED FOR FIRST 25' OF HEIGHT ABOVE BHMP. PROPOSED BUILDING SETS BACK FLOORS G1 THROUGH 2ND FLOOR THE SAME 10'-0" AS INDICATED ON FLOORS ABOVE



① Practical Difficulty Diagram - 3rd Flr
1" = 20'-0"

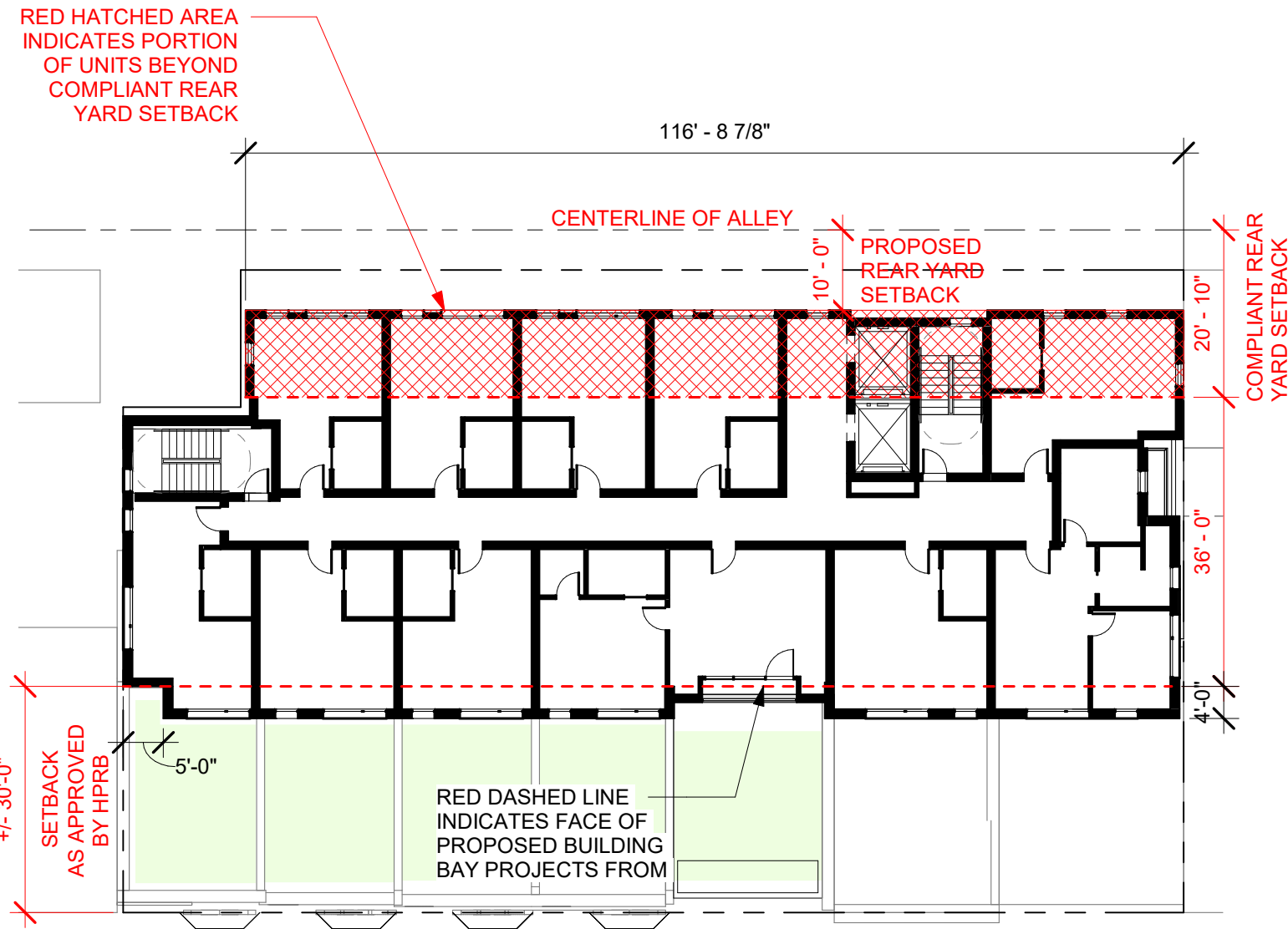


② Practical Difficulty Diagram - 4th Fl
1" = 20'-0"

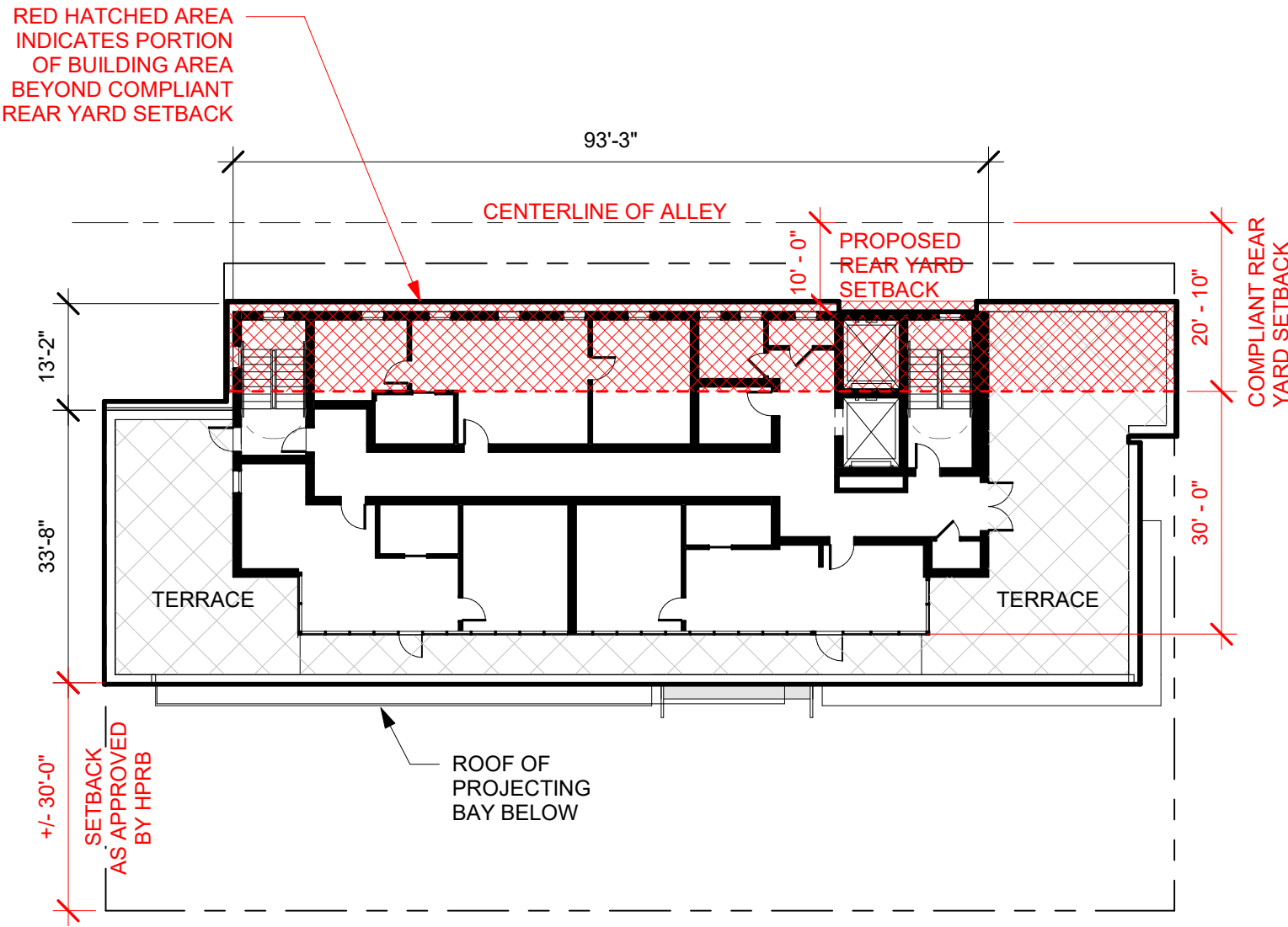


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① Practical Difficulty Diagram - 5th-8th Flr
1" = 20'-0"

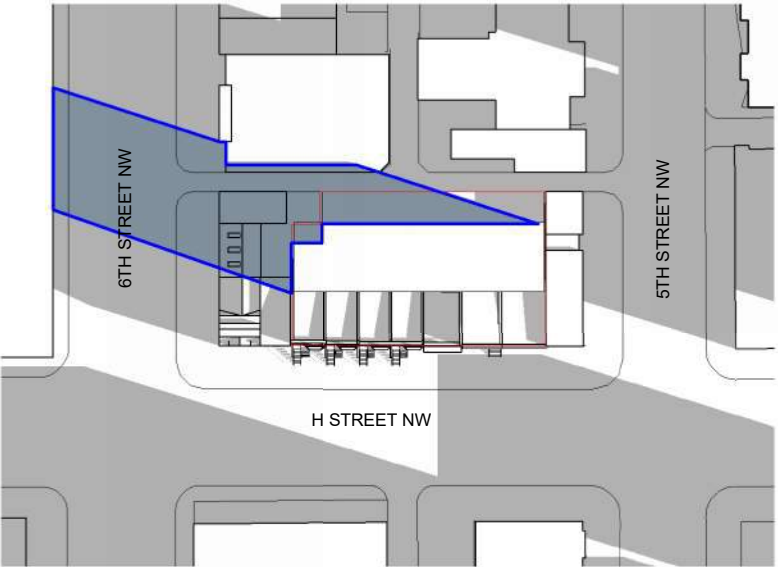


② Practical Difficulty Diagram - 9th Flrs
1" = 20'-0"

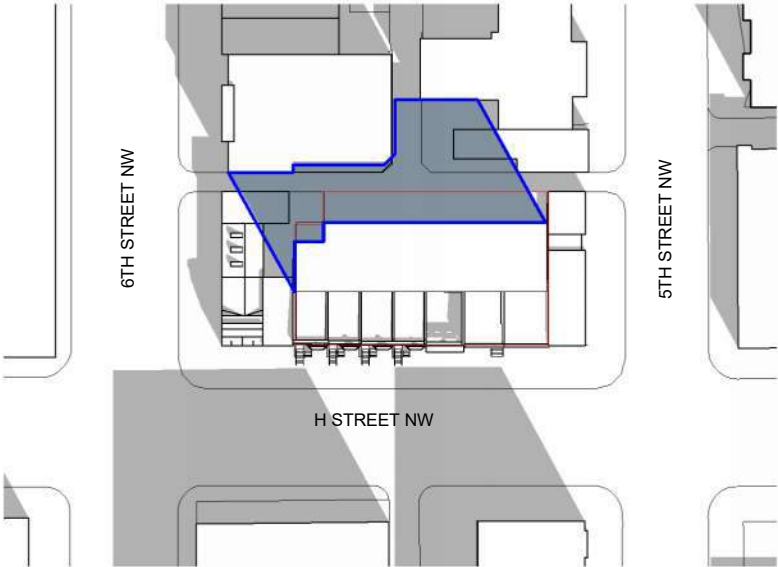


1" = 20'-0"

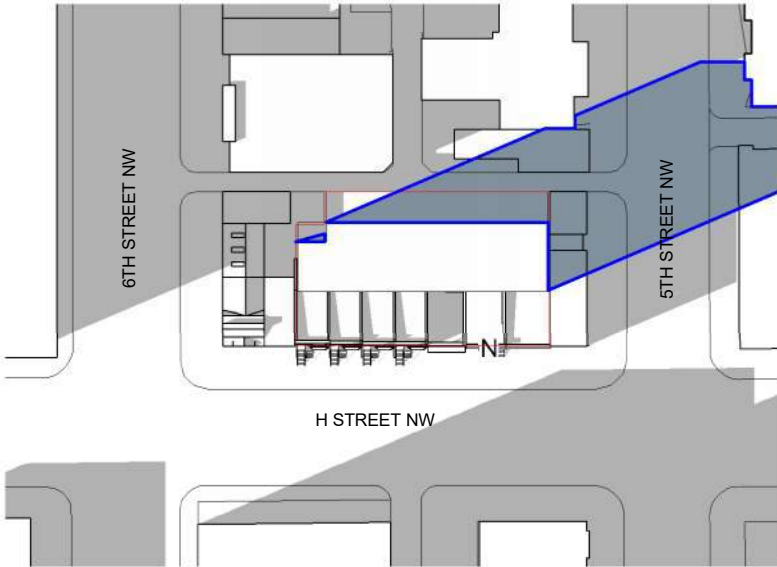
MASSING W/ COMPLIANT REAR YARD SETBACK



① Spring Equinox 9 am
1" = 100'-0"

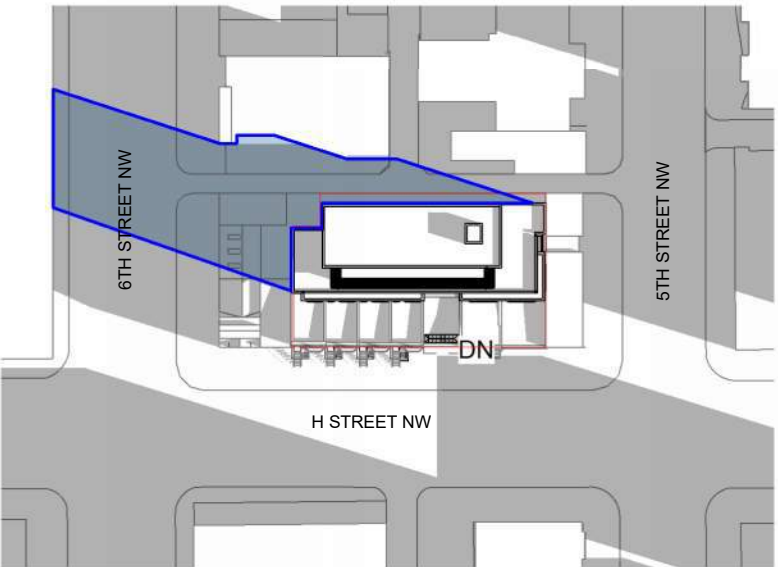


② Spring Equinox 12 pm
1" = 100'-0"

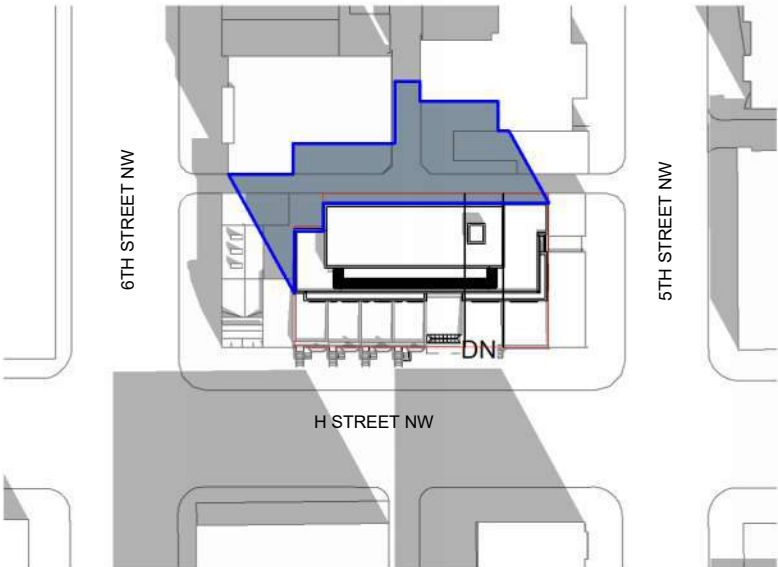


③ Spring Equinox 5 pm
1" = 100'-0"

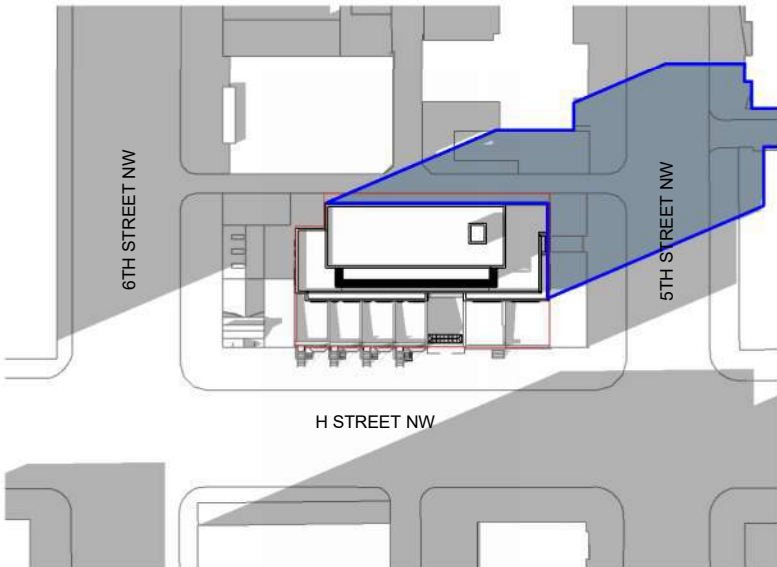
PROPOSED MASSING W/ NON-COMPLIANT REAR YARD SETBACK



④ Spring Equinox 9 am
1" = 100'-0"



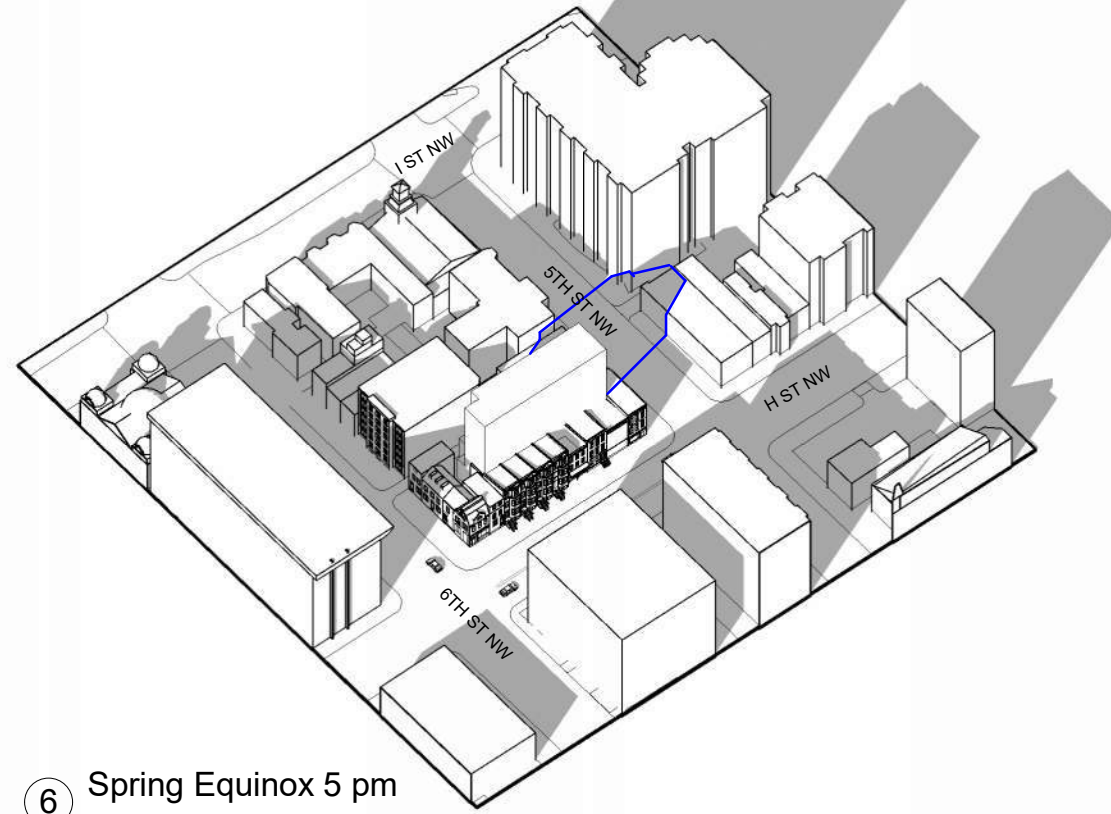
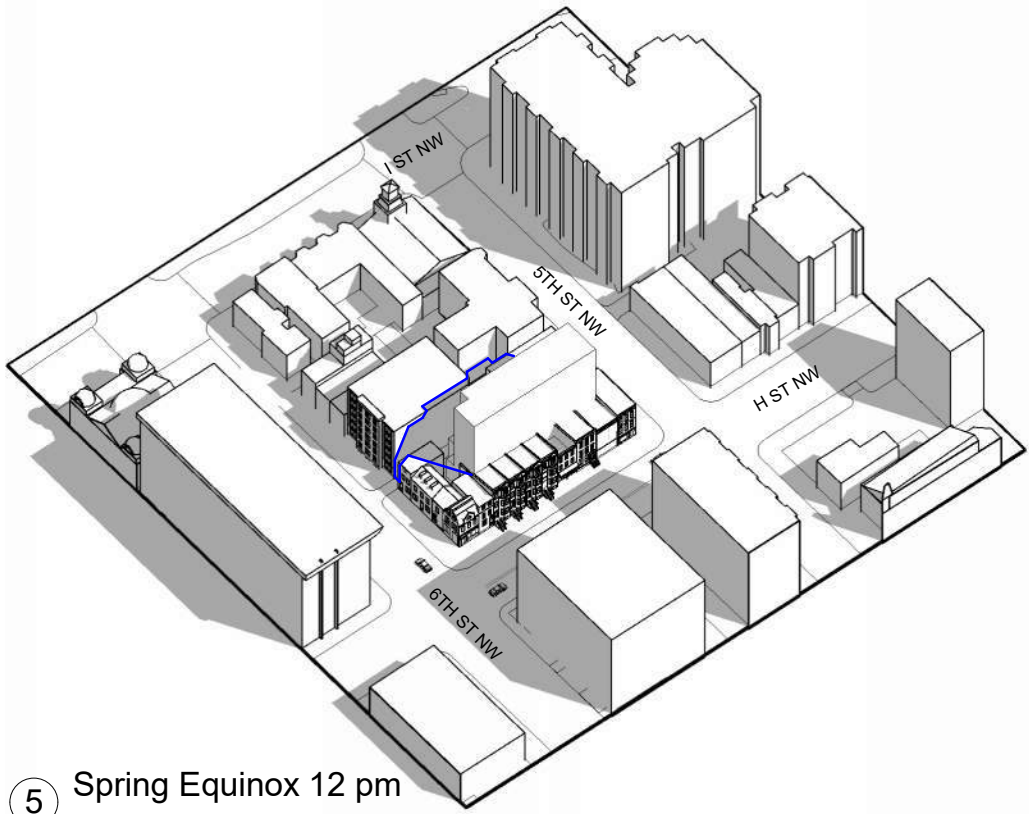
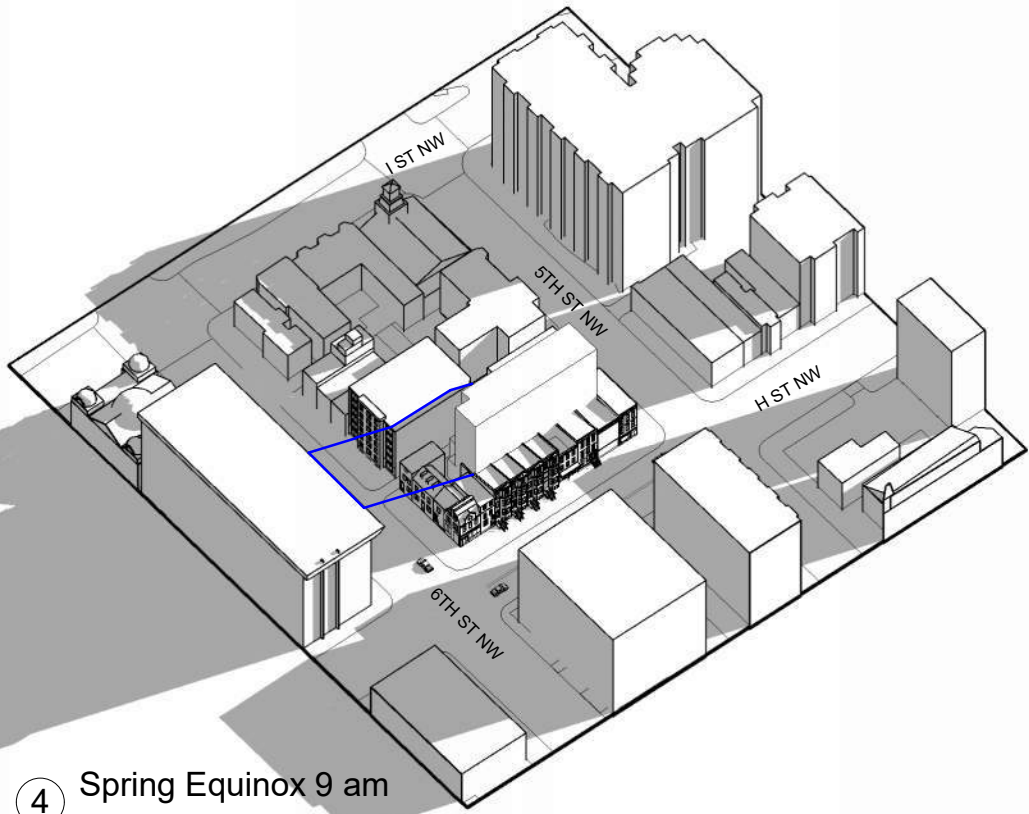
⑤ Spring Equinox 12 pm
1" = 100'-0"



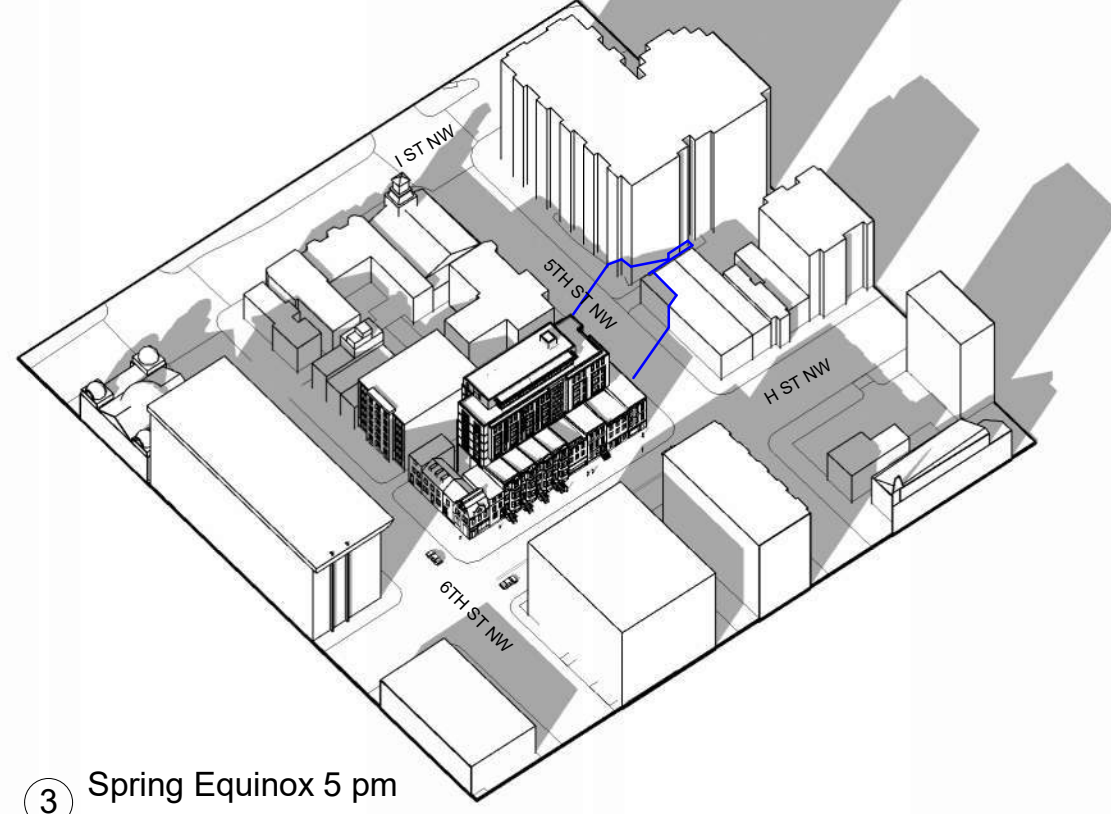
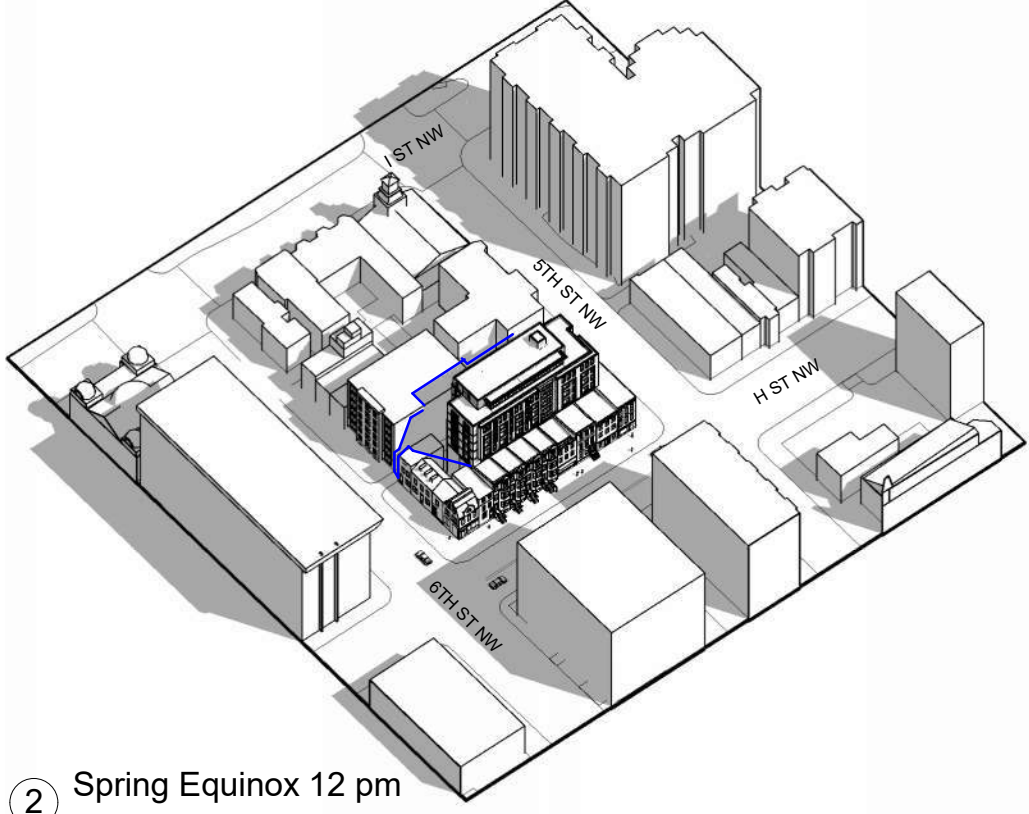
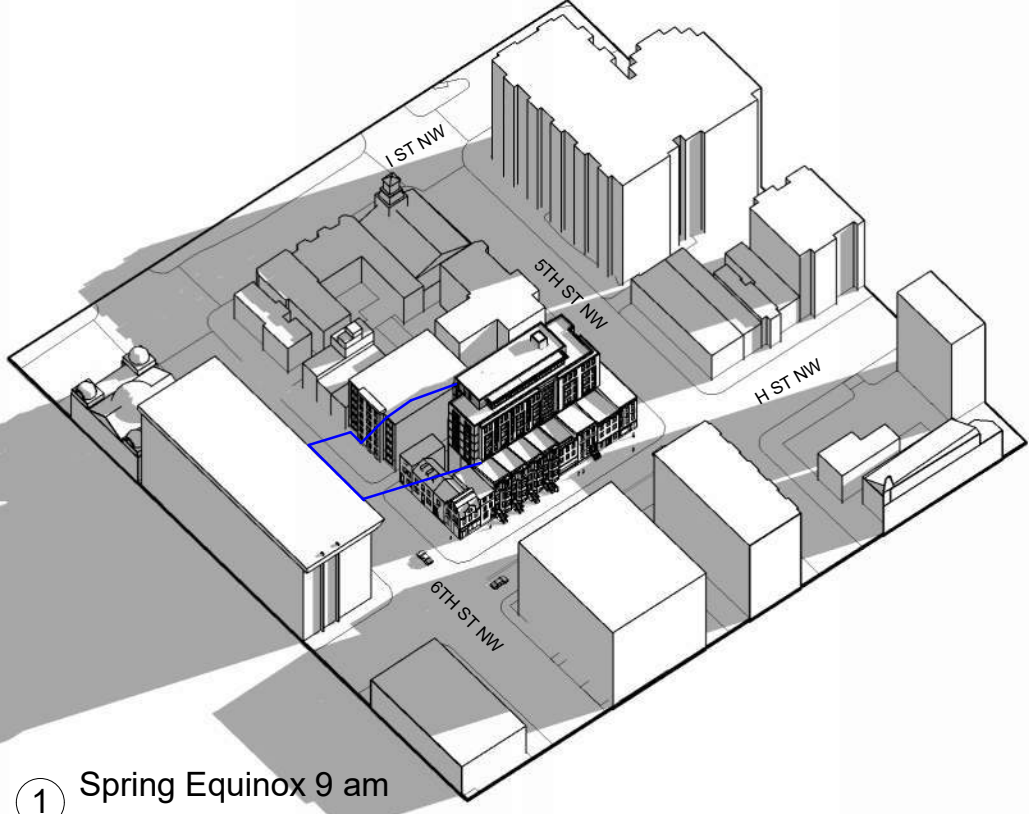
⑥ Spring Equinox 5 pm
1" = 100'-0"

1" = 100'-0"

MASSING W/ COMPLIANT REAR YARD SETBACK



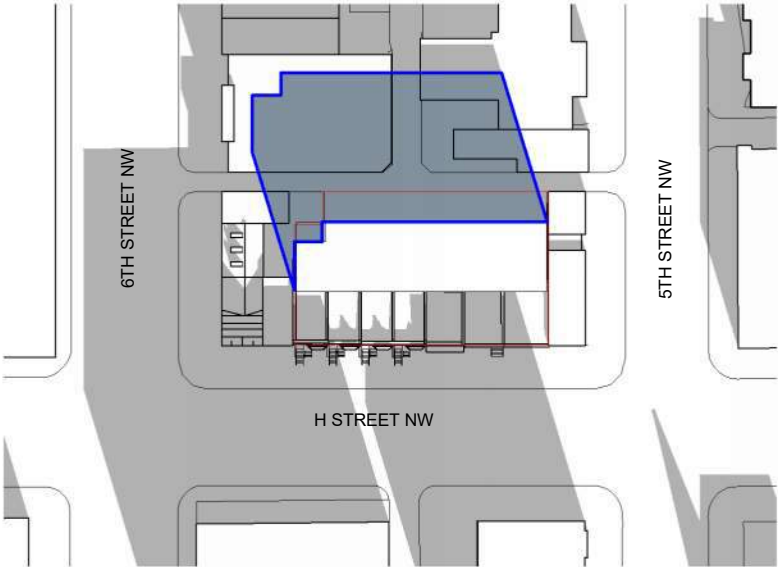
PROPOSED MASSING W/ NON-COMPLIANT REAR YARD SETBACK



MASSING W/ COMPLIANT REAR YARD SETBACK



① Winter Solstice 9 am
1" = 100'-0"



② Winter Solstice 12 pm
1" = 100'-0"

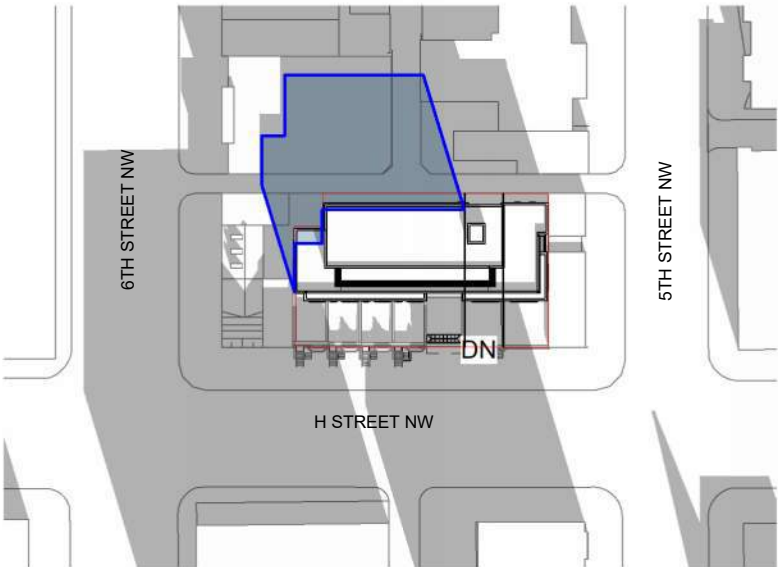


③ Winter Solstice 5 pm
1" = 100'-0"

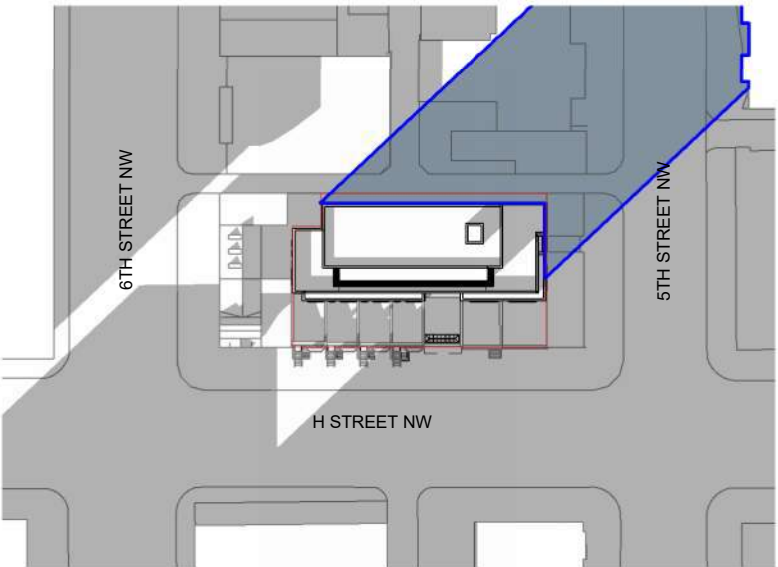
PROPOSED MASSING W/ NON-COMPLIANT REAR YARD SETBACK



④ Winter Solstice 9 am
1" = 100'-0"



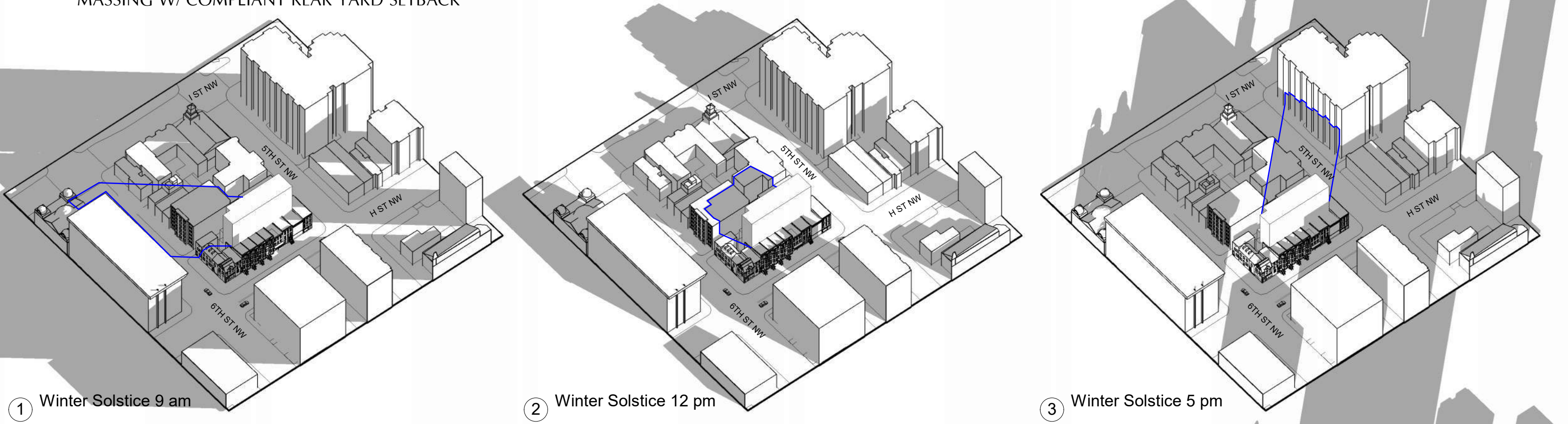
⑤ Winter Solstice 12 pm
1" = 100'-0"



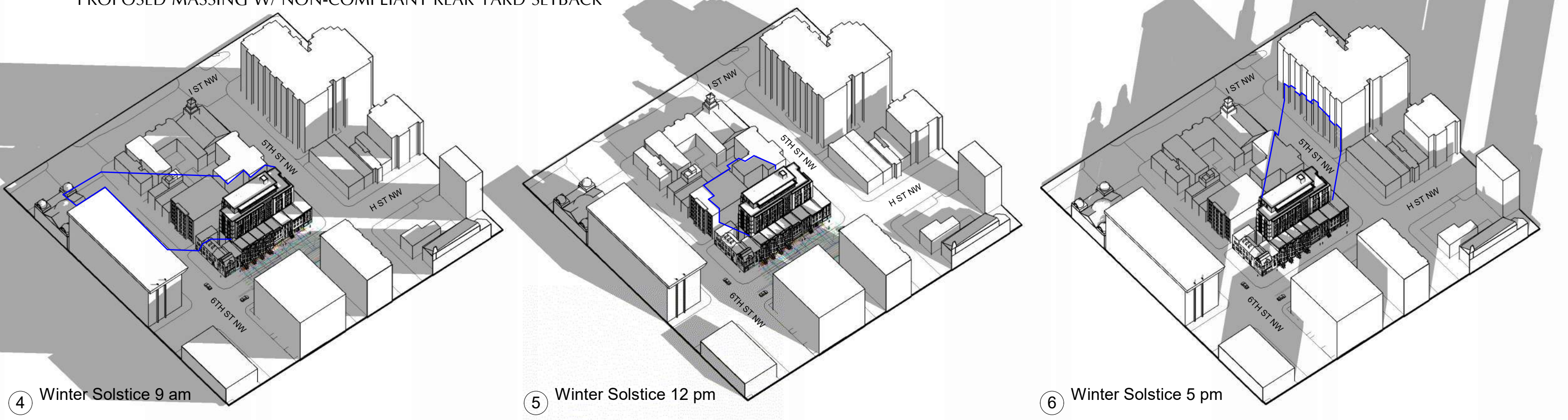
⑥ Winter Solstice 5 pm
1" = 100'-0"

1" = 100'-0"

MASSING W/ COMPLIANT REAR YARD SETBACK



PROPOSED MASSING W/ NON-COMPLIANT REAR YARD SETBACK



PRACTICAL DIFFICULTY:

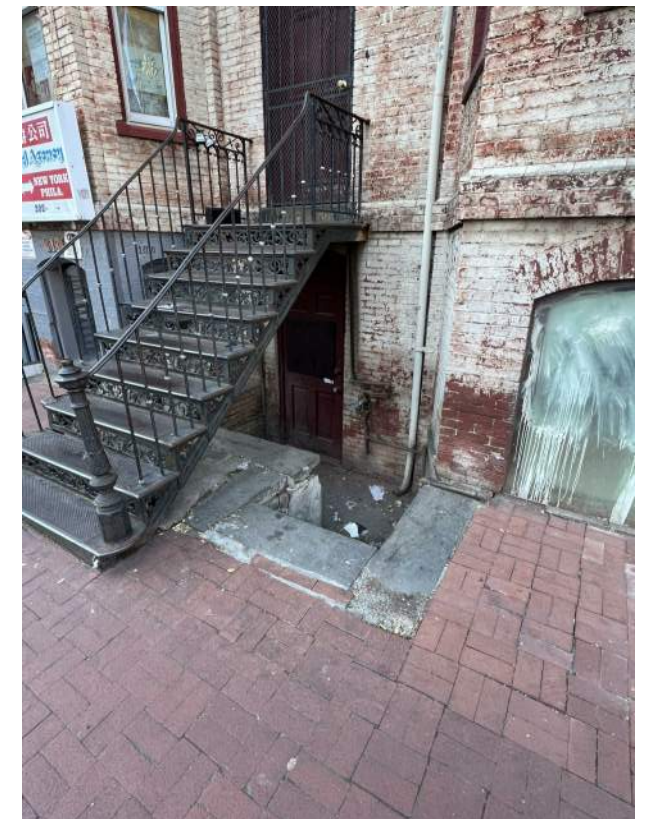
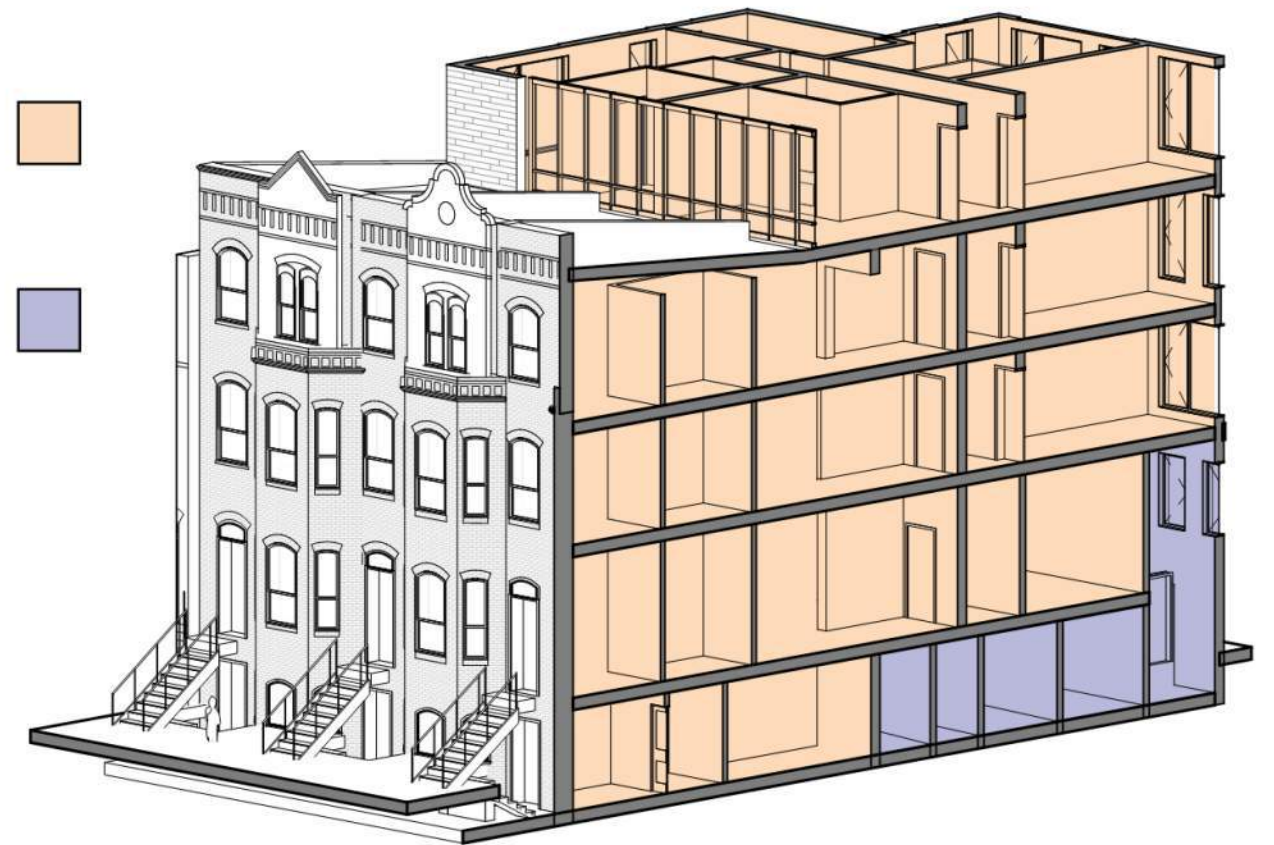
FOR G1 LEVEL RETAIL @ 511-517 H ST.

- The entry conditions for 511-517 H St at the G1 level are comprised of below grade landings which are not accessible from grade and do not meet the required accessible clearances to accommodate updated retail uses. See the enlarged stoop plan and section for information.
- The new proposed construction at the rear of the site is dedicated to lodging use which creates an impractical condition for an accessible route to be dedicated to the retail spaces.
- Due to the proposed loading dock location, which is anchored to the retail use at 505 and 507 H St any loading function for 511-517 H would need to cross into the lodging use; this creates security and safety issues.
- The maximum ceiling height for the G1 level at 511-517 H is 8'-0". This height falls below the standard height for the majority of retail environments and creates numerous practical difficulties such as limiting what can be accommodated in these spaces.
- The existing demising walls that separate the townhomes are to remain for historic preservation purposes, structural reasons, and as coordinated and approved by HPO and HPRB. This limits the width of the spaces and prevents the opportunity for potential retail tenants to create layouts that fit their space needs.
- The original use of these townhomes was residential. While the proposed use is lodging, it conforms better to the existing residential space layouts and will avoid vacant and non-accessible retail spaces.
- The project proposes improved retail spaces at 505 and 507 H St which have higher ceiling heights and are more accessible and able to aid in activating the block along with the Lodging use.

PROPOSED LODGING USE

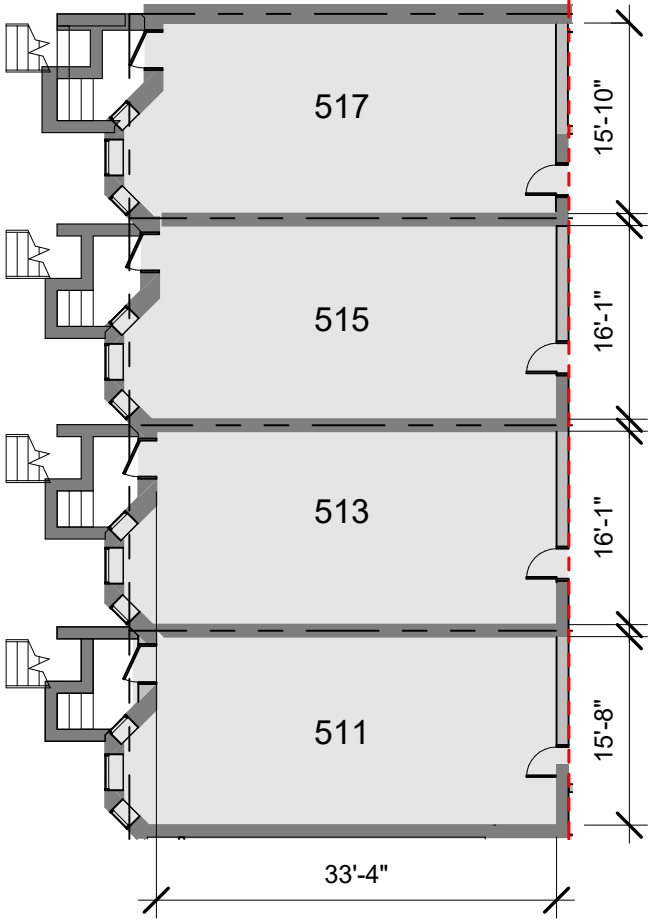


PROPOSED ACCESSORY
TO LODGING USE

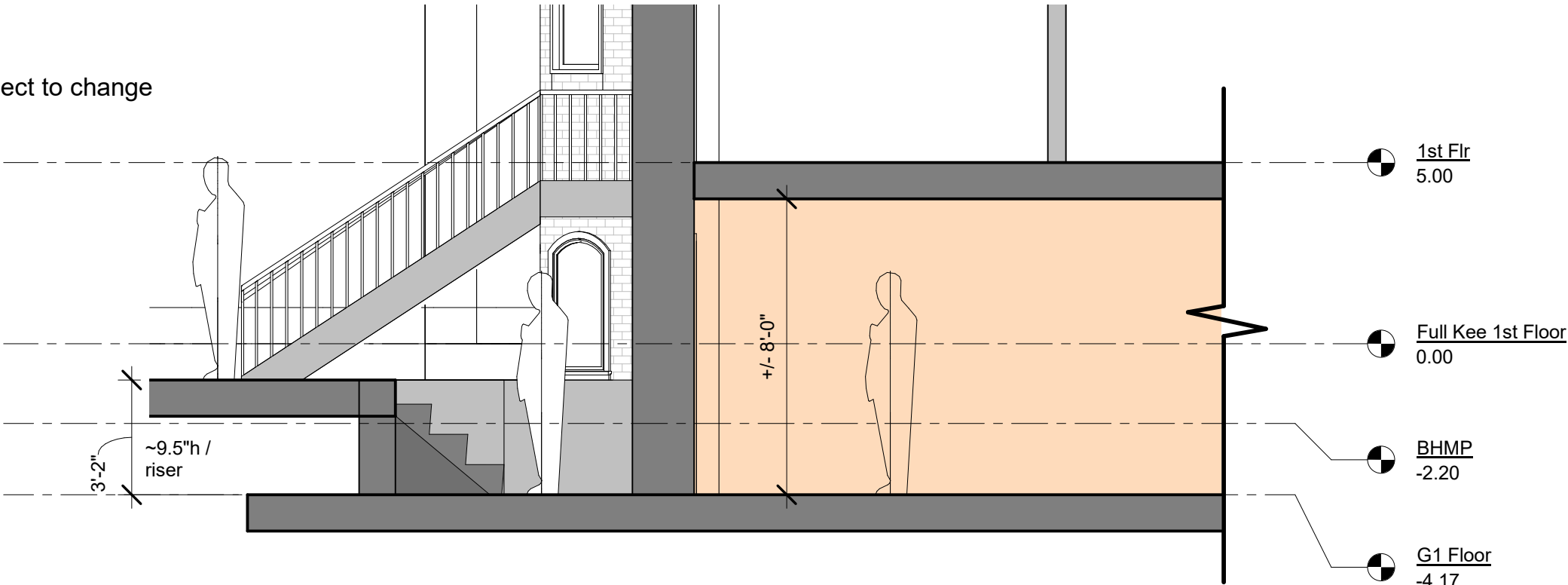


***Building outlines are based on engineering survey and subject to change

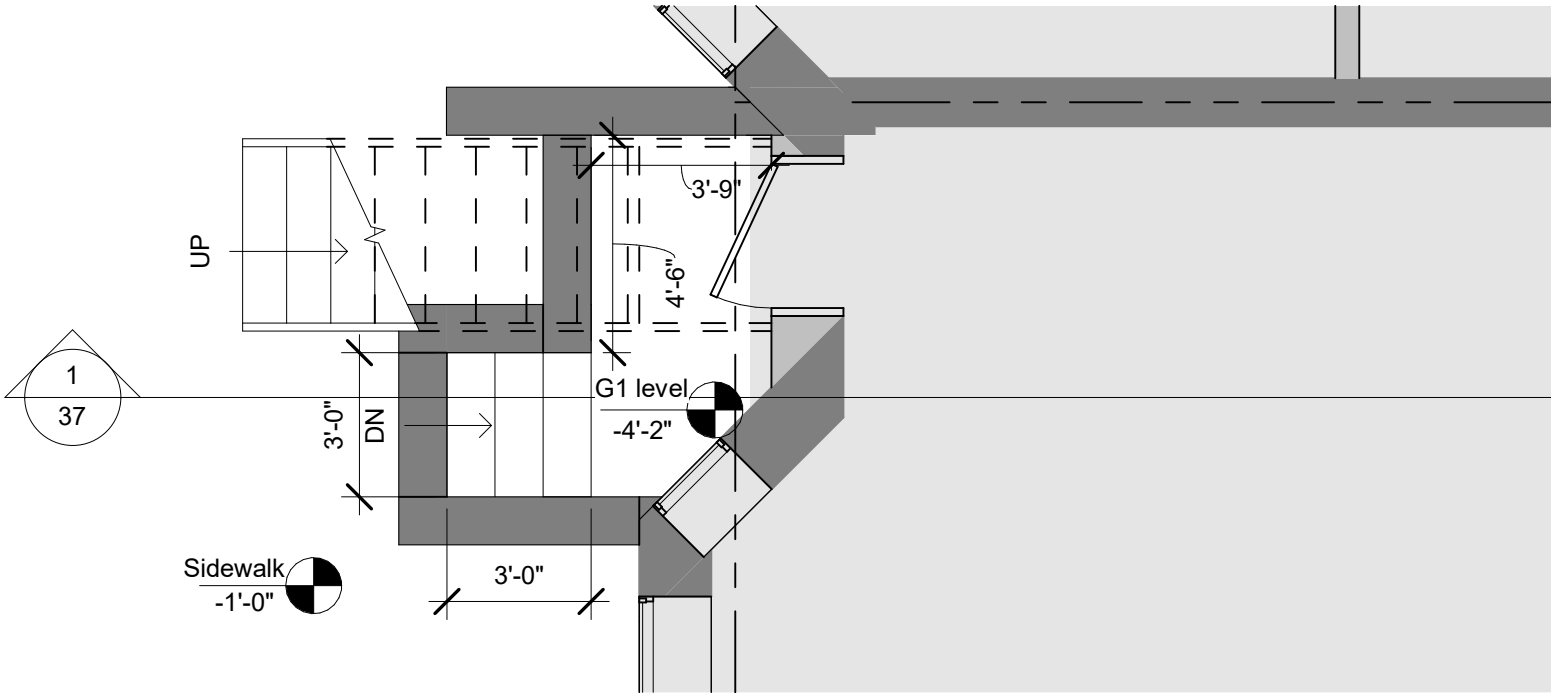
***Typical stoop conditions may vary on each property



② G1 RETAIL DIFFICULTY PLAN KEY
1/16" = 1'-0"

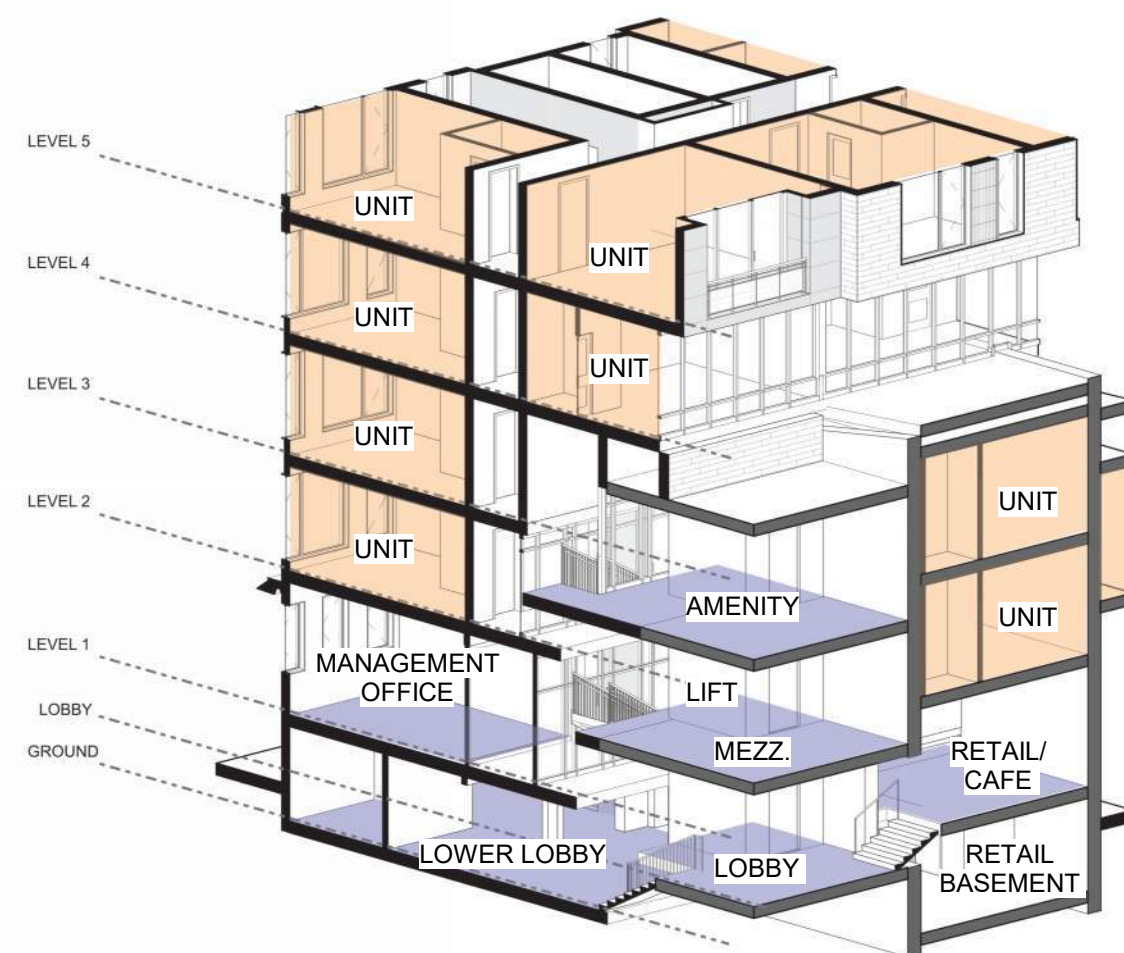
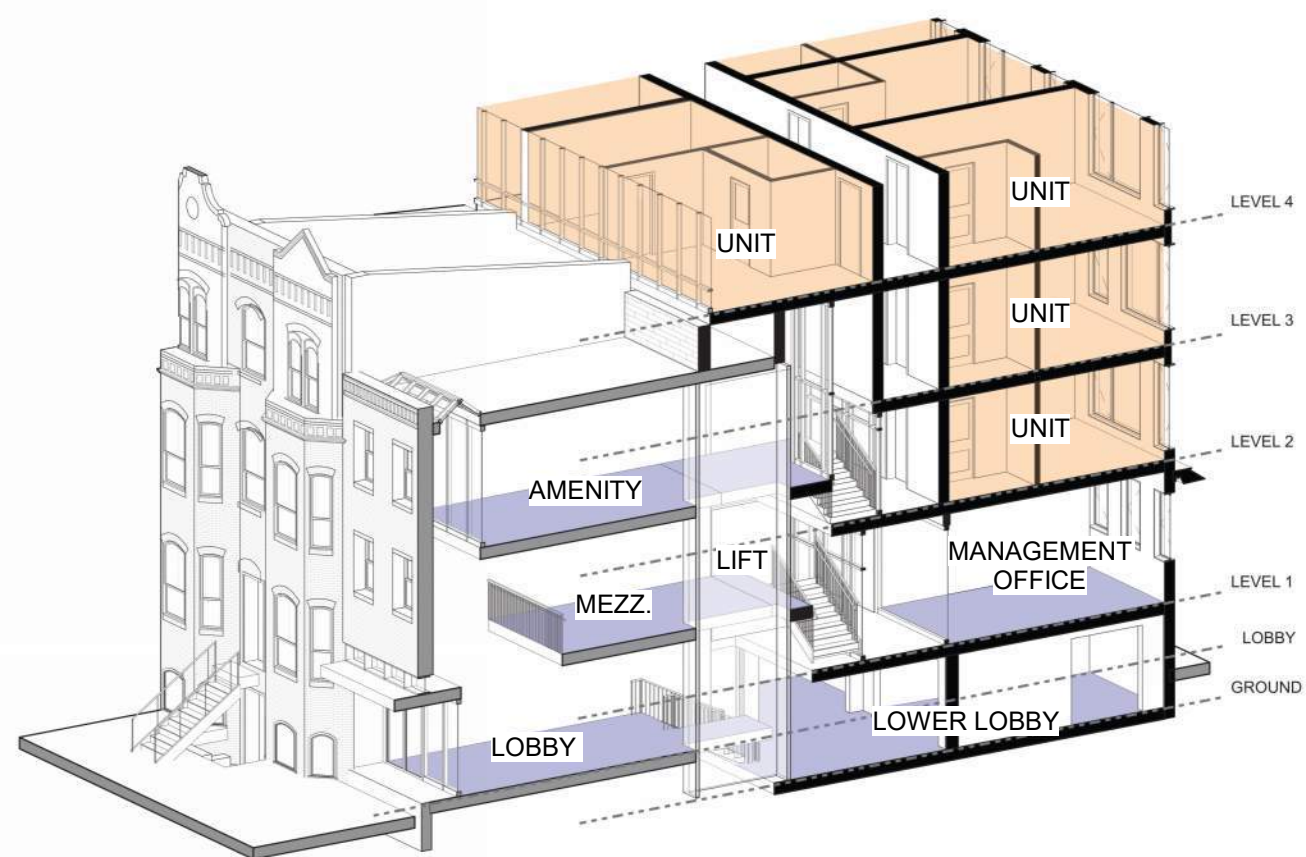


① G1 RETAIL DIFFICULTY SECTION
1/4" = 1'-0"



③ G1 RETAIL DIFFICULTY STOOP PLAN
1/4" = 1'-0"

As indicated





505 - 517 H Street NW - BZA Drawing Submission

02/09/2024 505 - 517 H St NW

H Street Rendering

CUNNINGHAM | QUILL ARCHITECTS

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505 - 517 H Street NW - BZA Drawing Submission

H Street + 6th Street Rendering



505 - 517 H Street NW - BZA Drawing Submission

02/09/2024 505 - 517 H St NW

6th Street Rendering

CUNNINGHAM | QUILL ARCHITECTS



505 - 517 H Street NW - BZA Drawing Submission

02/09/2024 505 - 517 H St NW

Mass Ave NW Rendering

CUNNINGHAM | QUILL ARCHITECTS