

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Kelsey Bridges
Neighborhood Planning Branch Manager

DATE: *KB* August 21, 2026

SUBJECT: BZA Case No. 20974B – 503-517 H Street NW (DC Chinatown Hotel Owner, LLC)

APPLICATION

DC Chinatown Hotel Owner, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant a Modification With Hearing to construct an additional one story to a previously approved nine-story hotel building. The site is in the D-4-R Zone at 501-517 H Street NW (Square 485, Lots 3, 30, 42, 43, 44, 48) and is served by a 10-foot public alley.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application with the following conditions:

- The Applicant shall implement the previously-approved Transportation Demand Management (TDM) Plan, as outlined in Exhibit 28A, for the life of the project;
- The Applicant shall implement the previously-approved Loading Management Plan (LMP), as outlined in Exhibit 28A, for the life of the project.

TRANSPORTATION ANALYSIS

Bicycle Parking

The project is required by Zoning to provide seven (7) long- and two (2) short-term bicycle parking spaces. The Applicant is meeting these requirements by providing seven (7) long- and two (2) short-term bicycle parking spaces (1 inverted U-rack). The long-term spaces have been relocated from their prior location, but remain within the ground floor in a storage room accessible by the elevator and stairs. DDOT confirms that at least 50% of spaces are located horizontally on the floor, as required by Zoning. As the storage room is designed, ensure that at least 5% of spaces (minimum 2) are 10 feet by 3

feet size (rather than 6 feet by 2 feet) to accommodate cargo and larger bikes and at least 10% of spaces are served by electrical outlets for e-bikes and scooters.

The Applicant should work with DDOT during public space permitting to determine a final location for the short-term bike spaces, ideally in the ‘furniture zone’ of public space near the edge of the street. The Applicant should refer to the 2018 DDOT *Bike Parking Guide* for best practices on design of long- and short-term bicycle parking spaces.

Additionally, since the proposed project contains more than 25,000 square feet of non-residential uses, the Applicant is required by Zoning to provide four (4) showers and five (5) lockers for employee commuters. Exhibit 6A2 shows the location of showers and lockers on the ground floor, near the bicycle storage room.

STREETSCAPE AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. If any portion of this or future projects at the property propose elements within District-owned right-of-way, the Applicant is required to pursue a public space construction permit.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) to discuss the proposed public space improvements for this project.

HERITAGE AND SPECIAL TREES

According to the District’s [Tree Size Estimator map](#), the property has 0 Heritage and 0 Special Trees. DDOT expects that the Applicant coordinate with the Ward 2 Arborist regarding the planting of new street trees, in bioretention facilities or a typical expanded tree planting space.

KB:kv