

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** *KB* Kelsey Bridges  
Neighborhood Planning Branch Manager

**DATE:** August 28, 2026

**SUBJECT:** BZA Case No. 21485 – 200 C Street SE

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#### APPLICATION

Capitol Hill Hotel Owner 1, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception from the loading requirements of Subtitle C § 901.1 and the matter-of-right uses of Subtitle U § 301.1 to permit a 90,632-square-foot, 153-unit lodging use. The site is in the RF-1/CAP Zone at 200 C Street SE (Square 762, Lot 841) and is served by a 15-foot private alley, accessible publicly via easement.

#### SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After a review of the case materials submitted by the Applicant, DDOT finds:

- Although the Applicant’s Certificate of Occupancy authorizes an “apartment house” use on site, the property has been operating as a hotel since the early 1980s. This is because short-term lodging was permitted under the “apartment house” use until 1989;
- The Applicant wishes to bring the site into zoning compliance by permitting a lodging use;
- Zoning regulations require two (2) loading berths for a lodging use between 50,000 and 100,000 square feet in gross floor area. For the prior use, an apartment house with over 50 units, one (1) loading berth was required.

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- No loading berths currently exist on site, and the applicant does not plan to construct any new loading facilities. Therefore, the Applicant is seeking relief from one (1) loading berth;
- Currently, loading operations and trash collection take place from a loading area to the north of the hotel, accessible via the private alley subject to a public access easement providing a connection to the larger public alley network in the Square. As there is no on-site full-service restaurant, bar, or large event space, loading needs at the site are limited compared to hotels of similar room count;
- Constructing a new loading berth is not feasible due to site constraints; and
- DDOT supports the requested relief given the site constraints and the limited loading needs of the hotel. The impact on the transportation network is expected to be minimal.

## RECOMMENDATION

DDOT has no objection to the approval of this application.

## 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.

## HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), there are three (3) Special trees within the site's adjacent public space along C Street SE. DDOT expects the Applicant to coordinate with the Ward 6 Arborist regarding the preservation and protection of existing Special and small street trees.

Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by DDOT's Urban Forestry Division, a Tree Protection Plan will be required.

KB:nh