



917-921 6TH STREET HOTEL

BZA APPLICATION

ADDRESS | 917 - 921 6TH ST, N.W. WASHINGTON D.C. 20001

SQUARE 0484 | LOT 0030

OWNER | 921 6TH STREET, LLC

ARCHITECT | FILLAT+ ARCHITECTURE

FILING DATE: JULY 28, 2023

GENERAL ZONING INFORMATION	
ADDRESS	917-921 6TH STREET NW
SQUARE	0484
LOT	0030
ZONE	D-4-R, DESIGNATED SECONDARY STREET IN THE MOUNT VERNON TRIANGLE SUB-AREA
SITE AREA	3,730 SF
PROJECT AREA	BUILDING GSF = 56,717 GROSS FLOOR AREA/FAR = 46,084

ZONING REGULATIONS COMPLIANCE CALCULATIONS					
SECTION	KEY NAME	REQUIRED	PROPOSED	COMPLIANCE	COMMENTS
SUB. I. 532.1	BUILDING HEIGHT	120'	120'	YES	LESS THAN 110 FT R.O.W. BUT GREATER OR EQUAL TO 100 FT R.O.W.
SUB. I. 531	FLOOR AREA RATIO	4.5 FAR min. resid. 3.5 FAR max. non-resid.	12.3 FAR NON-RESIDENTIAL	YES	CREDITS TO BE PURCHASED; SEE SUB. I, CHAPTERS 8 & 9
SUB. I. 202	LOT OCCUPANCY	100%	97%	YES	
SUB. I. 205.3	REAR YARD SETBACK	25 FT	30.375 FT	YES	PER SUB I-205.3 REAR YARD IS MEASURED FROM THE CENTER LINE OF ABUTTING ALLEY; SEE ALSO SUB. B, SEC. 318.1
SUB. I. 206.1	SIDE YARD SETBACK	NONE	NONE	YES	
SUB. I. 532.5	PENTHOUSE HEIGHT	20' - 0"	20 FT	YES	
SUB. C. 1504.1 (a) (b)	PENTHOUSE FRONT/REAR SETBACK	1:1	1:1	YES	
SUB. C. 1504.1 (c)	PENTHOUSE SIDE SETBACK	NONE	NONE	YES	
SUB. C. 901.1	LOADING	1 BERTH	NONE	NO	RELIEF REQUESTED
SUB. C. 802.1	BICYCLE PARKING (LONG TERM)	(47,693 GFA, INC. PH HABITABLE SPACE) 5 SPACES	5	YES	LOCATED LEVEL B1 CELLAR
SUB. C. 802.1	BICYCLE PARKING (SHORT TERM)	(47,693 GFA, INC. PH HABITABLE SPACE) 2 SPACES	2	YES	
SUB. C. 806.4	SHOWERS	(25,000 SF) 2 SHOWERS	2	YES	LOCATED IN EMPLOYEE BREAK ROOM LEVEL B2
SUB. C. 806.5	LOCKERS	MINIMUM 0.6 X LONG TERM SPACES 3 LOCKERS MIN.	10	YES	LOCATED IN EMPLOYEE BREAK ROOM LEVEL B2
SUB. C. 600	G.A.R.	0.20	0.20	YES	
SUB. I. 531.4	INCLUSIONARY ZONING	NOT REQUIRED	N/A	YES	

SUBTITLE C - CHAPTER 15 PENTHOUSES AND ROOFTOP STRUCTURES (APPLICABLE PROVISIONS SHOWN ONLY)				
SECTION	REQUIRED	PROPOSED	COMPLIANCE	COMMENTS
SUB. C. 1501.1	Eating and Drinking establishment located in penthouse permitted only as a special exception	Eating and drinking establishment in penthouse	NO	SPECIAL EXCEPTION REQUESTED

SUBTITLE I - CHAPTER 6 LOCATION-BASED REGULATIONS FOR DOWNTOWN SUB-AREAS AND DESIGNATED STREET SEGMENTS (APPLICABLE PROVISIONS SHOWN ONLY)				
SECTION	REQUIRED	PROPOSED	COMPLIANCE	COMMENTS
SUB. I. 601.2(a)	Devote no less than 50% of ground floor GFA to identified uses: (1) Retail (2) Entertainment, assembly, and performing arts; (3) Eating and drinking establishments; (4) arts, design, and creation; or (5) Services, including both general and financial services	(3) EATING AND DRINKING ESTABLISHMENTS AT LEAST 1,800 SF, 51%	YES	
SUB. I. 601.2(b)	No more than 20% of ground floor GFA may be devoted to services (financial), fast food, travel, or ticket office	NO AREA PROVIDED FOR STATED USES	YES	
SUB. I. 601.4	Net leasable area of required uses shall be no less than 80% of the GFA allocated to the uses	WILL COMPLY	YES	
SUB. I. 602.1(b)	Ground story shall devote at least 50% of the surface area facing a secondary street to display windows or pedestrian entrances	60% SURFACE AREA DEVOTED WITH WINDOW AREA WITH MINIMUM DEPTH OF 10 FEET (10 FT) FROM BUILDING FACE	YES	
SUB. I. 602.1(c)	Ground floor pedestrian entrances, or future entrances, shall be located no more than 40 ft. apart on average on the façade facing the secondary street. One door minimum.	1 GROUND FLOOR PEDESTRIAN ENTRANCE PROVIDED ON 57 FT. WIDE FAÇADE	YES	
SUB. I. 611.10	No more than 1 vehicular garage or loading entrance/exit permitted within an individual building	NO VEHICULAR GARAGE OR LOADING ENTRANCE/EXIT PROPOSED	YES	

SHEET LIST			
SHEET #	SHEET NAME	SHEET #	SHEET NAME
A000	COVER SHEET	A010	LEVELS 10 PLAN
A001	PROJECT INFORMATION	A011	LEVELS 11-12 PLAN
A002	LOCATION MAP	A012	PENTHOUSE PLAN
A003	SITE PLAN - EXISTING LOT	A013	ROOF PLAN
A004	SITE PLAN	A014	BUILDING SECTION 1-1
A005	LEVEL B2 PLAN	A015	BUILDING SECTION 2-1
A006	LEVEL B1 PLAN	A016	ELEVATION - WEST
A007	GROUND LEVEL PLAN	A017	ELEVATION - EAST
A008	LEVELS 2-4, 8-9 PLAN	A018	ELEVATION - NORTH
A009	LEVELS 5-7 PLAN		

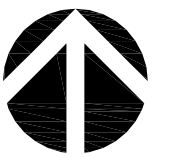
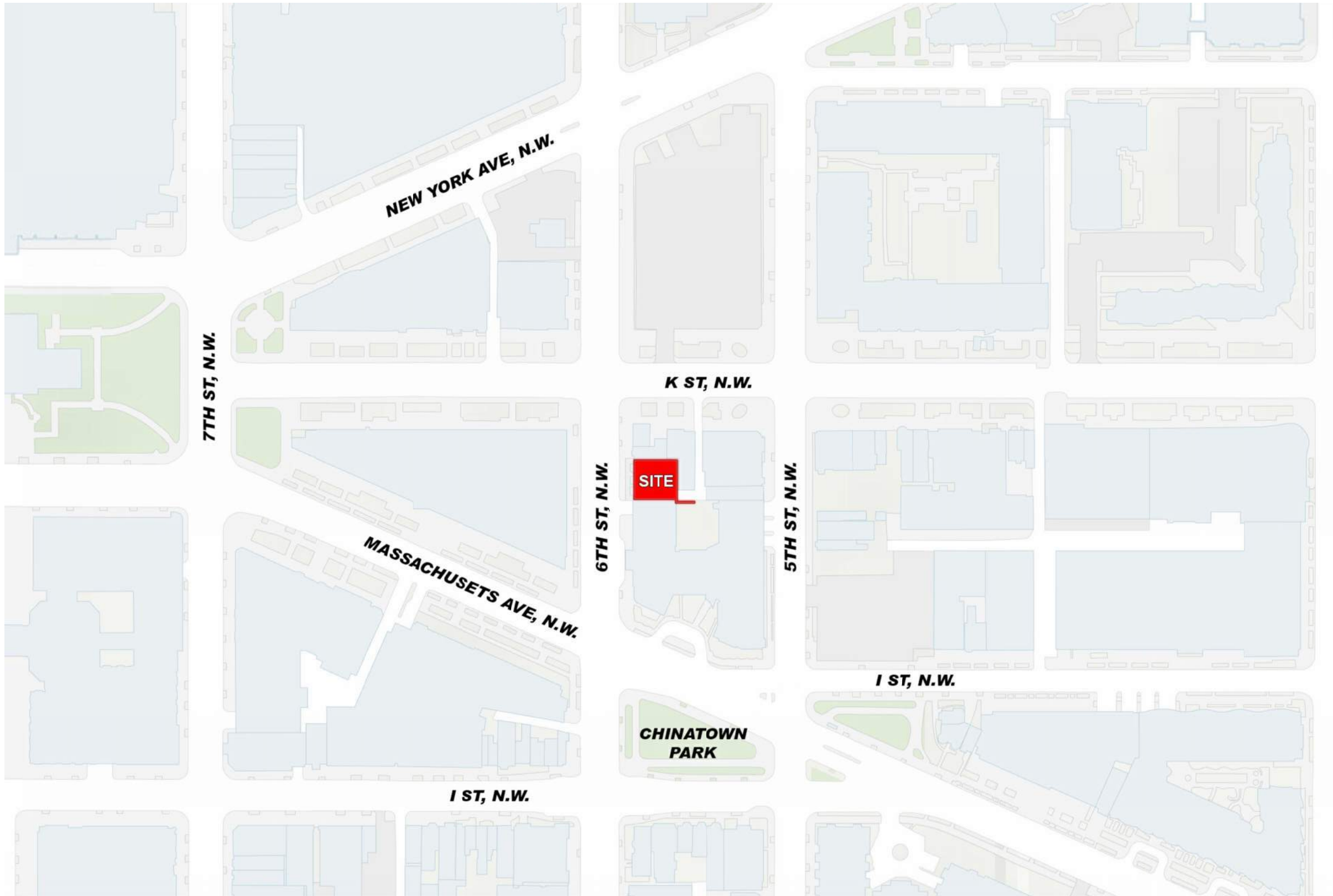
A001

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23005

PROJECT INFORMATION

SCALE: NTS
DATE: 07.28.2023

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A002

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LOCATION MAP

SCALE: NTS
DATE: 07.28.2023

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K ST. NW

6TH ST. NW

EXISTING LIGHT POLE

PROPERTY LINE

ADJACENT BUILDING GARAGE ENTRANCE

ADJACENT 1 STORY BUILDING

ADJACENT 1 STORY BUILDING

ADJACENT 2 STORY BUILDING

ADJACENT 1 STORY BUILDING

EXISTING LOT
3,730 SF

ALLEY

10' - 0"

28' - 4 1/2"

ADJACENT OPEN SPACE

ADJACENT 13 STORY BUILDING



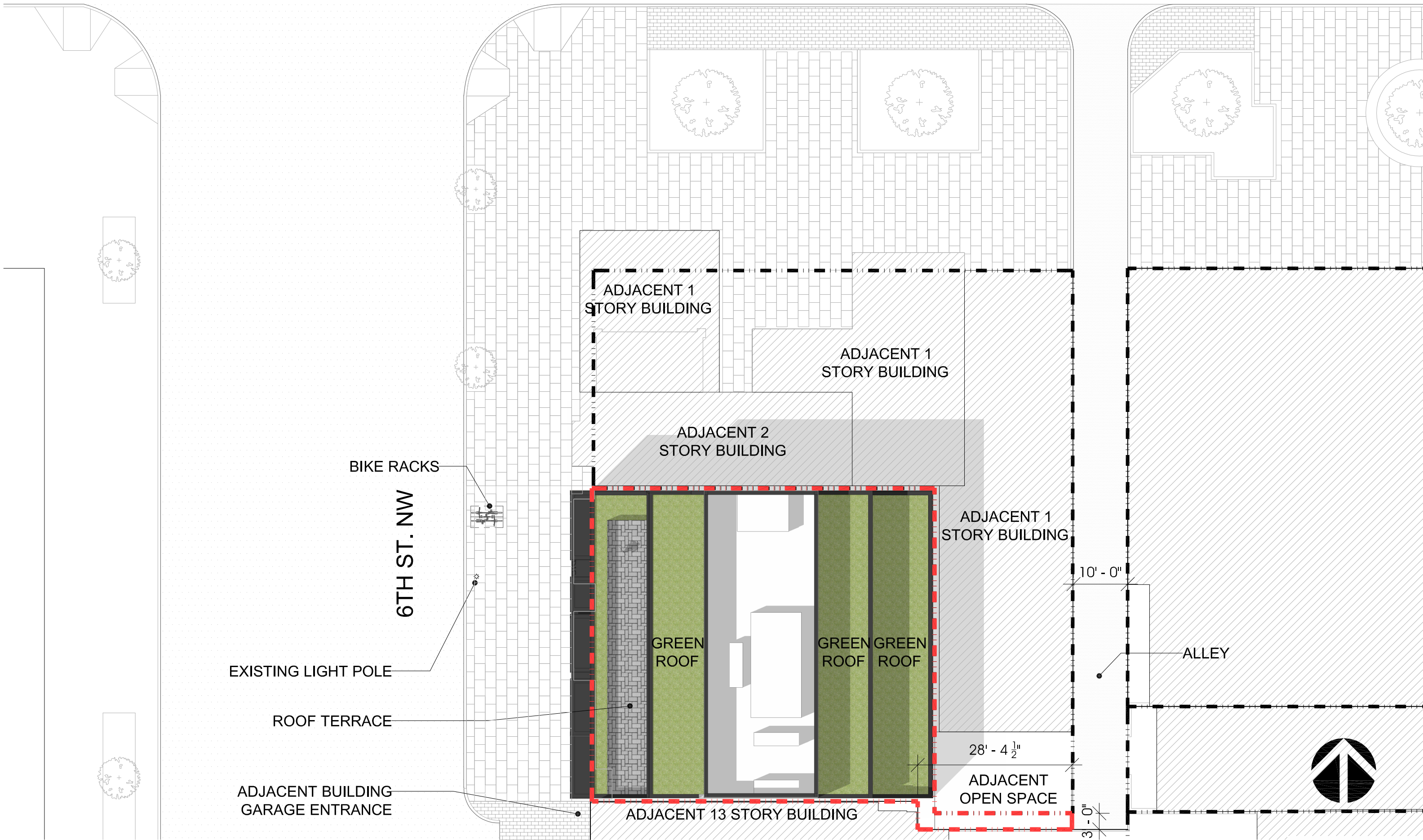
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SITE PLAN - EXISTING LOT

SCALE: 1/16" = 1' - 0"
DATE: 07.28.2023

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K ST. NW



BIKE RACKS

EXISTING LIGHT POLE

ROOF TERRACE

ADJACENT BUILDING GARAGE ENTRANCE

6TH ST. NW

ADJACENT 1 STORY BUILDING

ADJACENT 1 STORY BUILDING

ADJACENT 2 STORY BUILDING

ADJACENT 1 STORY BUILDING

GREEN ROOF

GREEN ROOF

GREEN ROOF

ALLEY

ADJACENT 13 STORY BUILDING

ADJACENT OPEN SPACE

10' - 0"

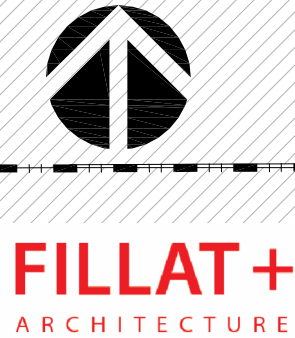
28' - 4 1/2"

3' - 0"

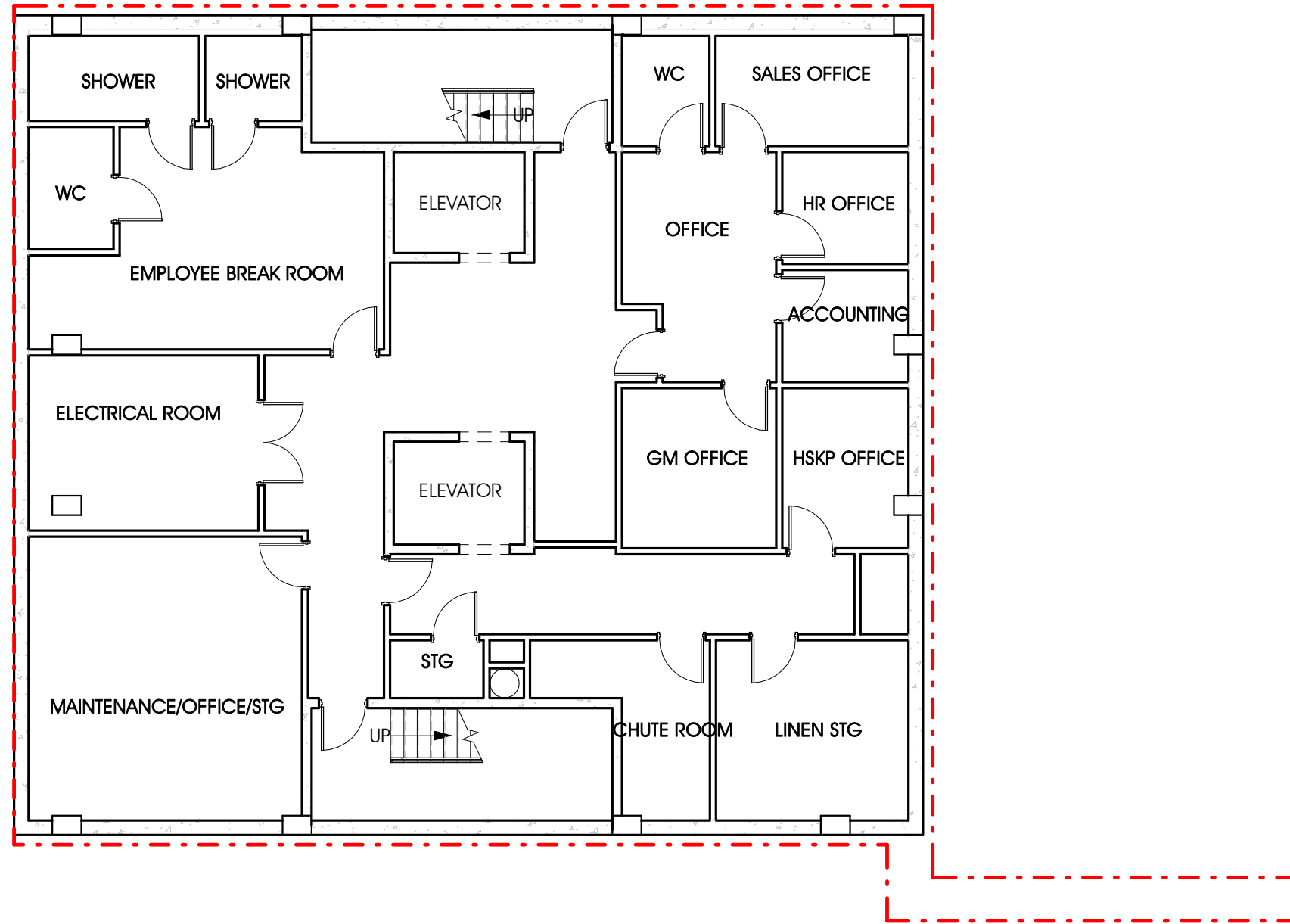
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SITE PLAN

SCALE: 1/16" = 1' - 0"
DATE: 07.28.2023



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NOTE: INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS ARE SUBJECT TO CHANGE BASED ON TENANT/OPERATOR REQUIREMENTS. THE NUMBER AND LOCATION OF DOORS ACCESSING THE GROUND FLOOR LOBBY/RETAIL AREA MAY VARY.

A005

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23005

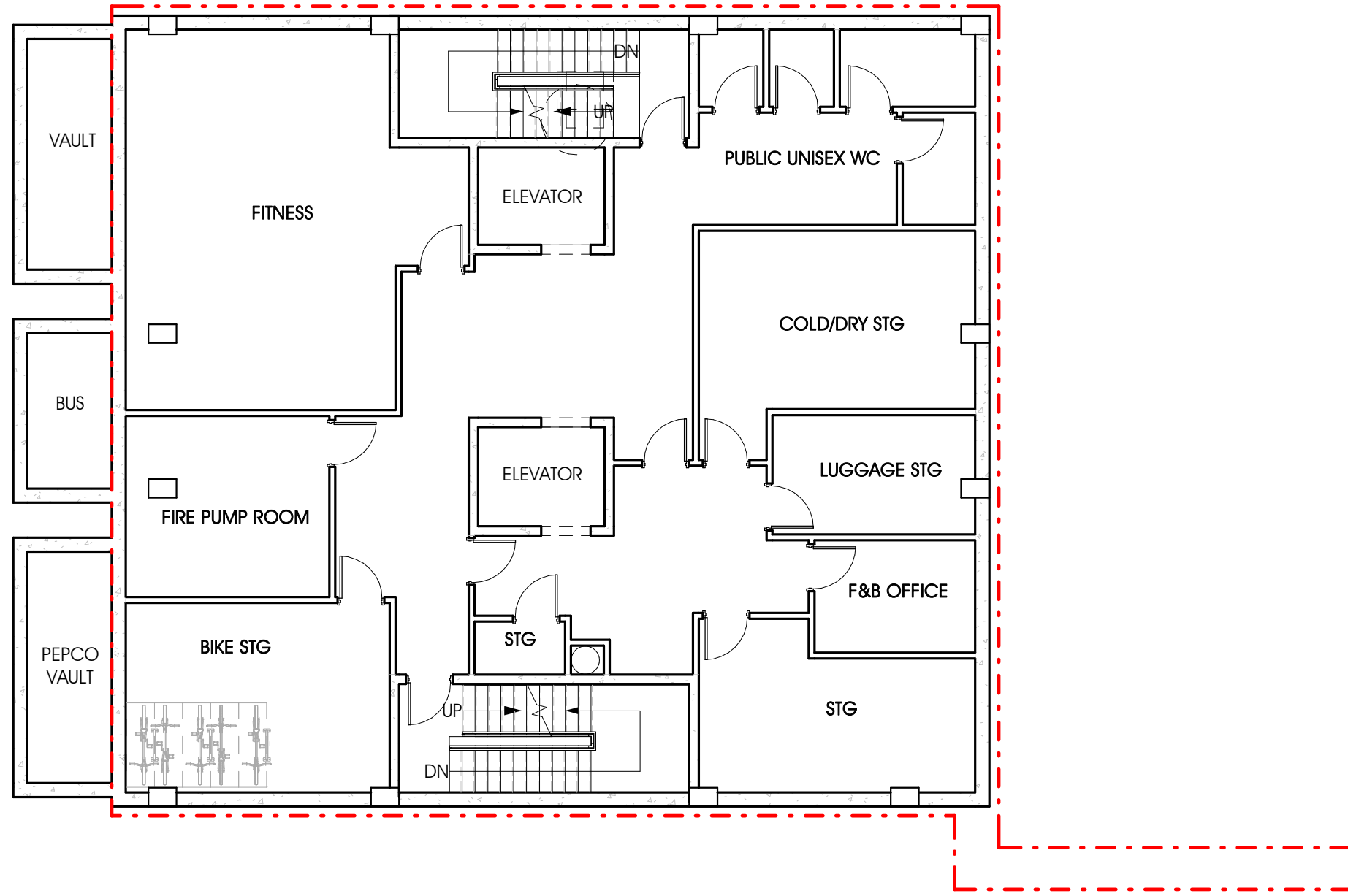
LEVEL B2 PLAN

SCALE: 1" = 10' - 0"

DATE: 07.28.2023



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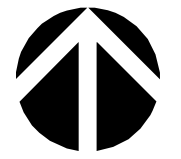
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A006

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23005

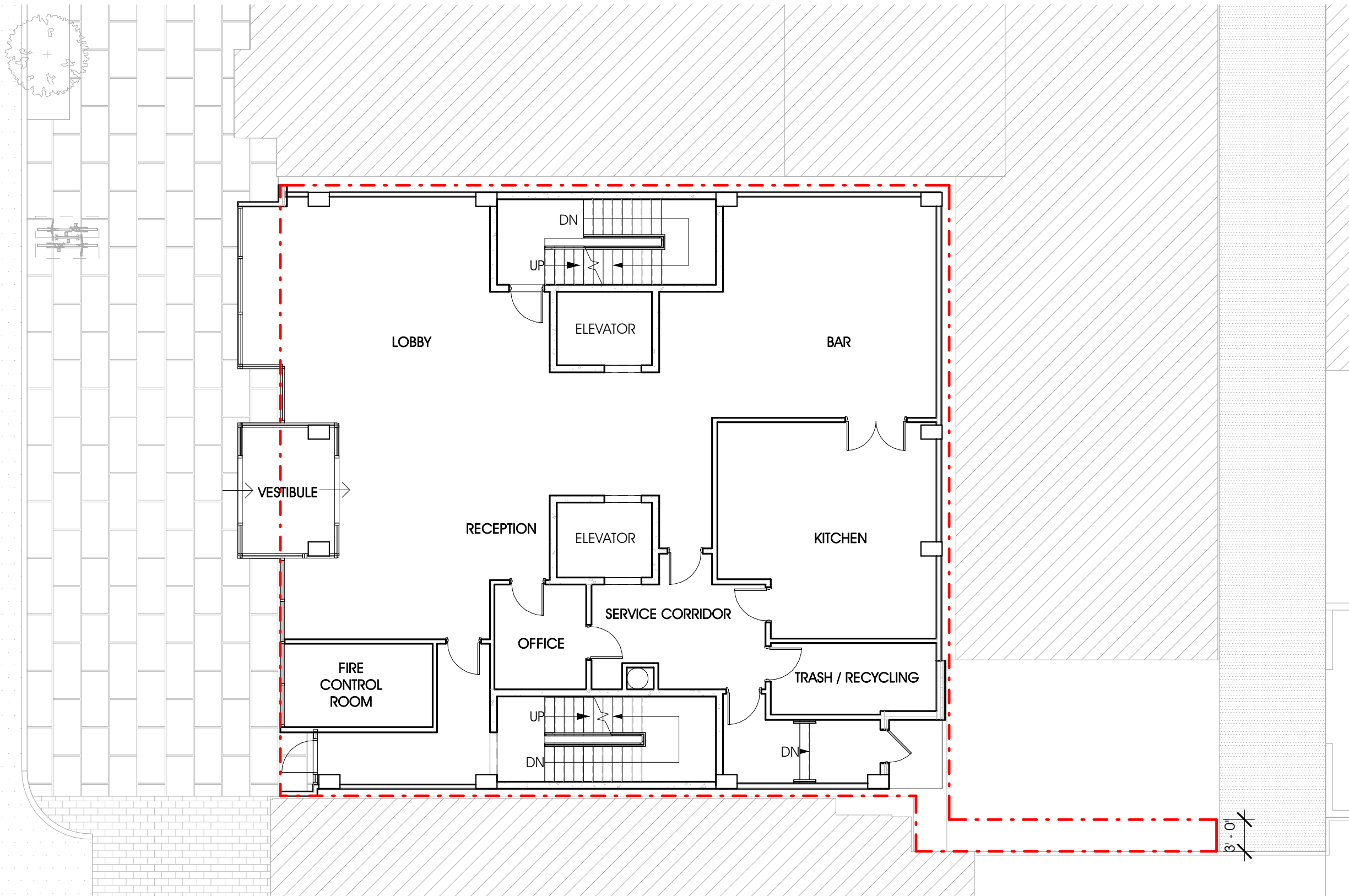
LEVEL B1 PLAN

SCALE: 1" = 10' - 0"
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6TH ST. NW



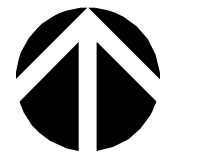
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A007

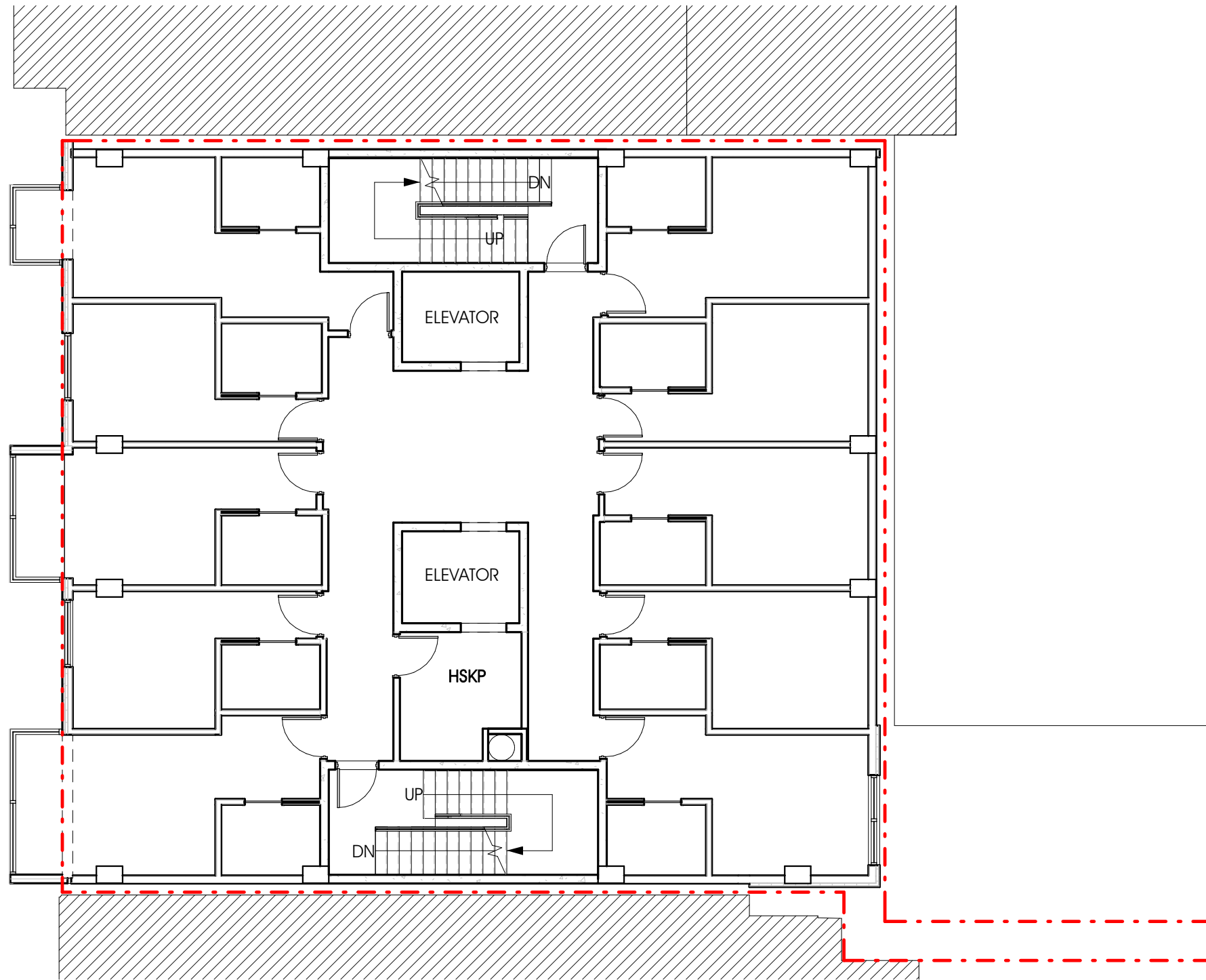
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GROUND LEVEL PLAN

SCALE: 1" = 10' - 0"
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A008

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23005

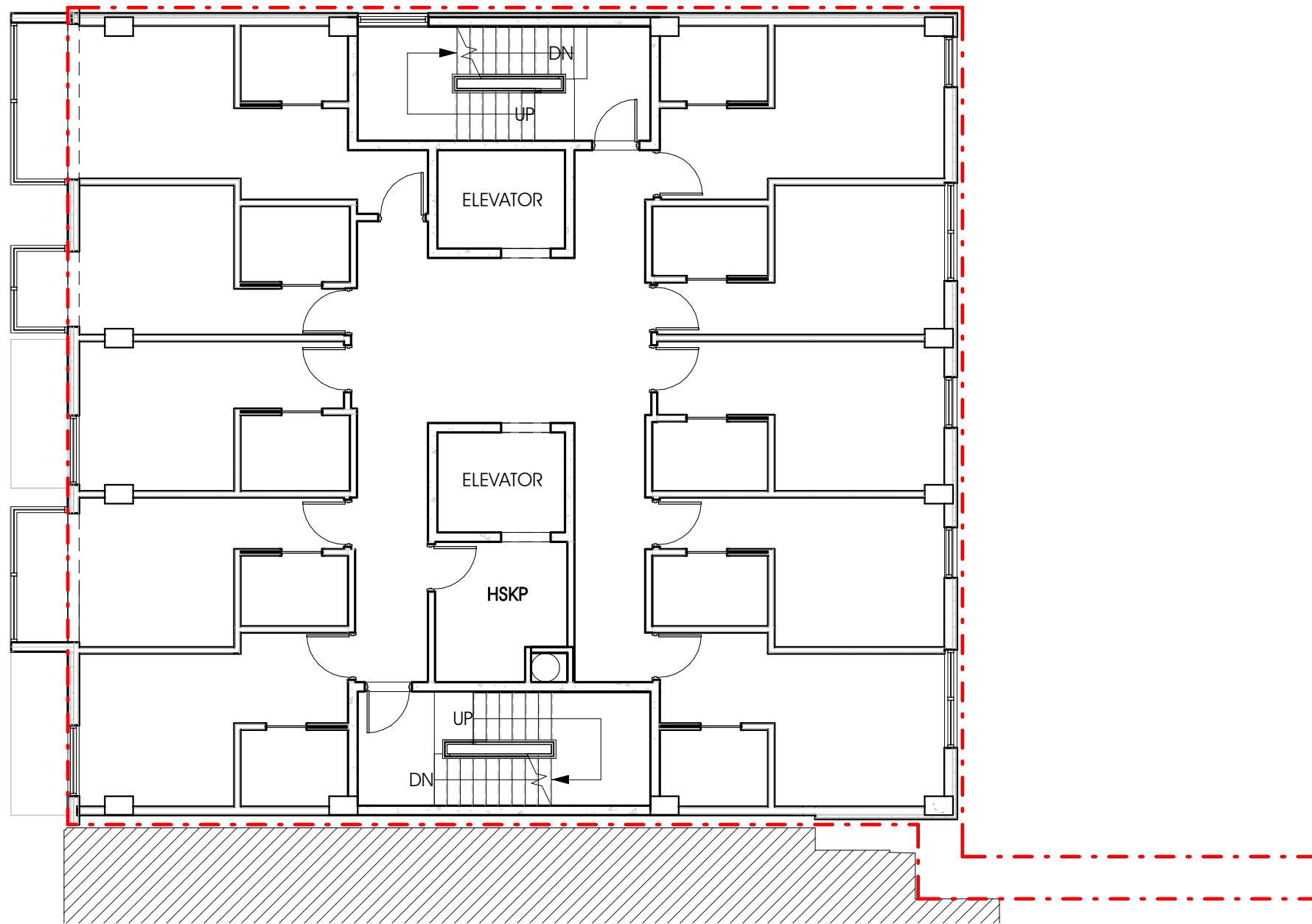
LEVELS 2-4, 8-9 PLAN

SCALE: 1" = 10' - 0"

DATE: 07.28.2023



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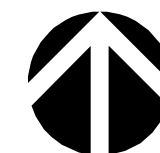
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A009

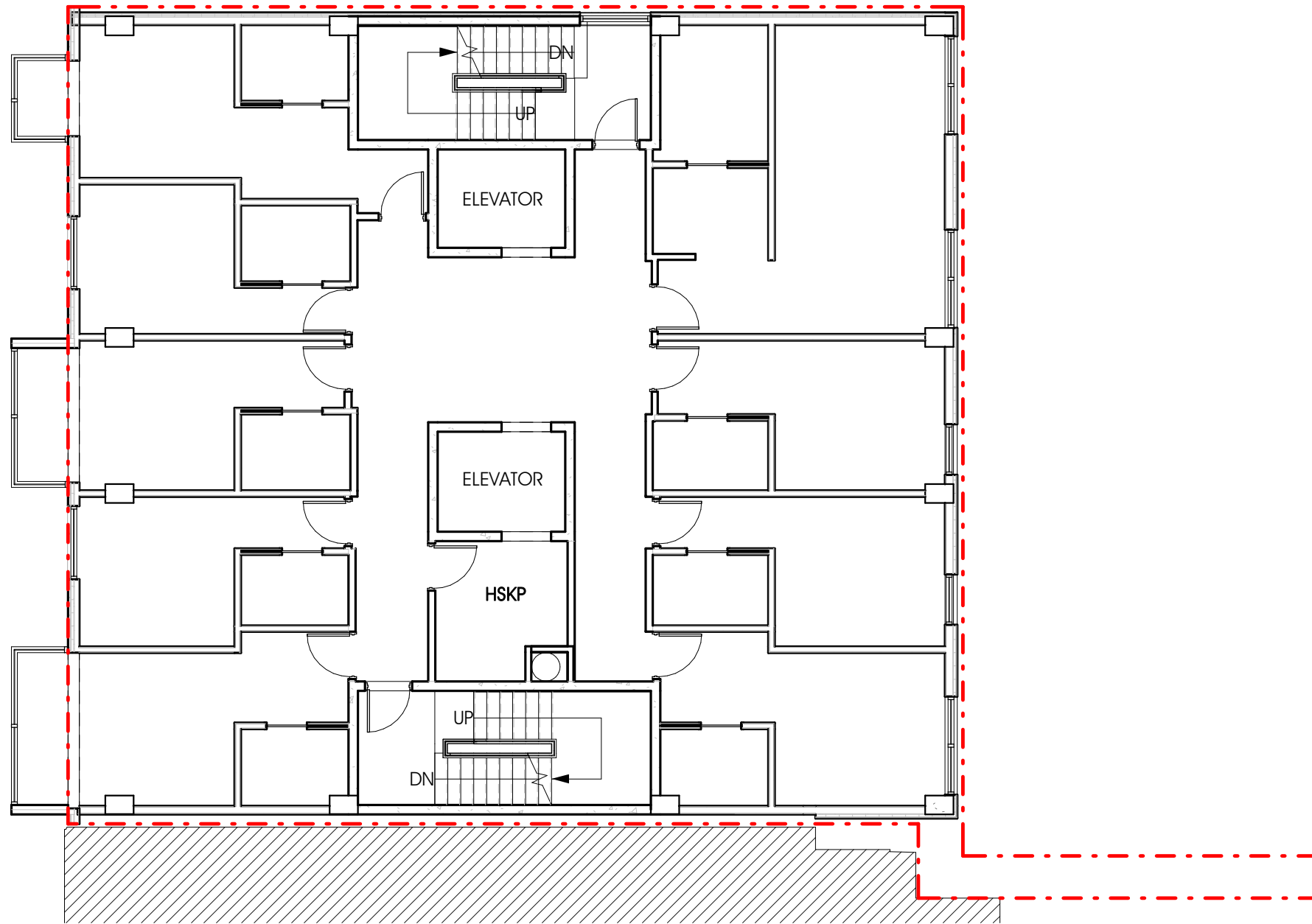
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LEVELS 5-7 PLAN

SCALE: 1" = 10' - 0"
DATE: 07.28.2023



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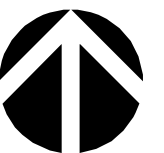
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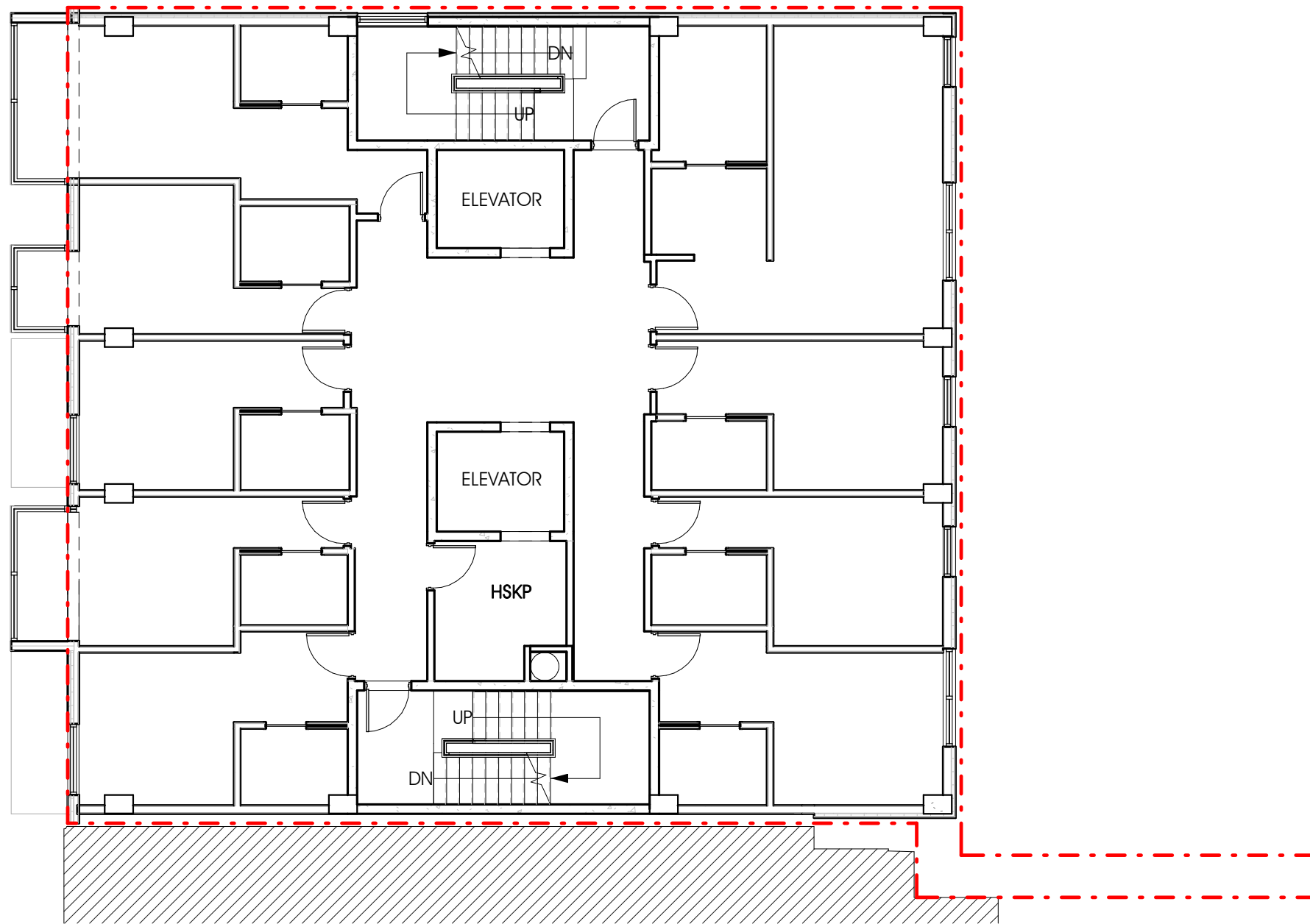
LEVEL 10 PLAN

SCALE: 1" = 10' - 0"

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A011

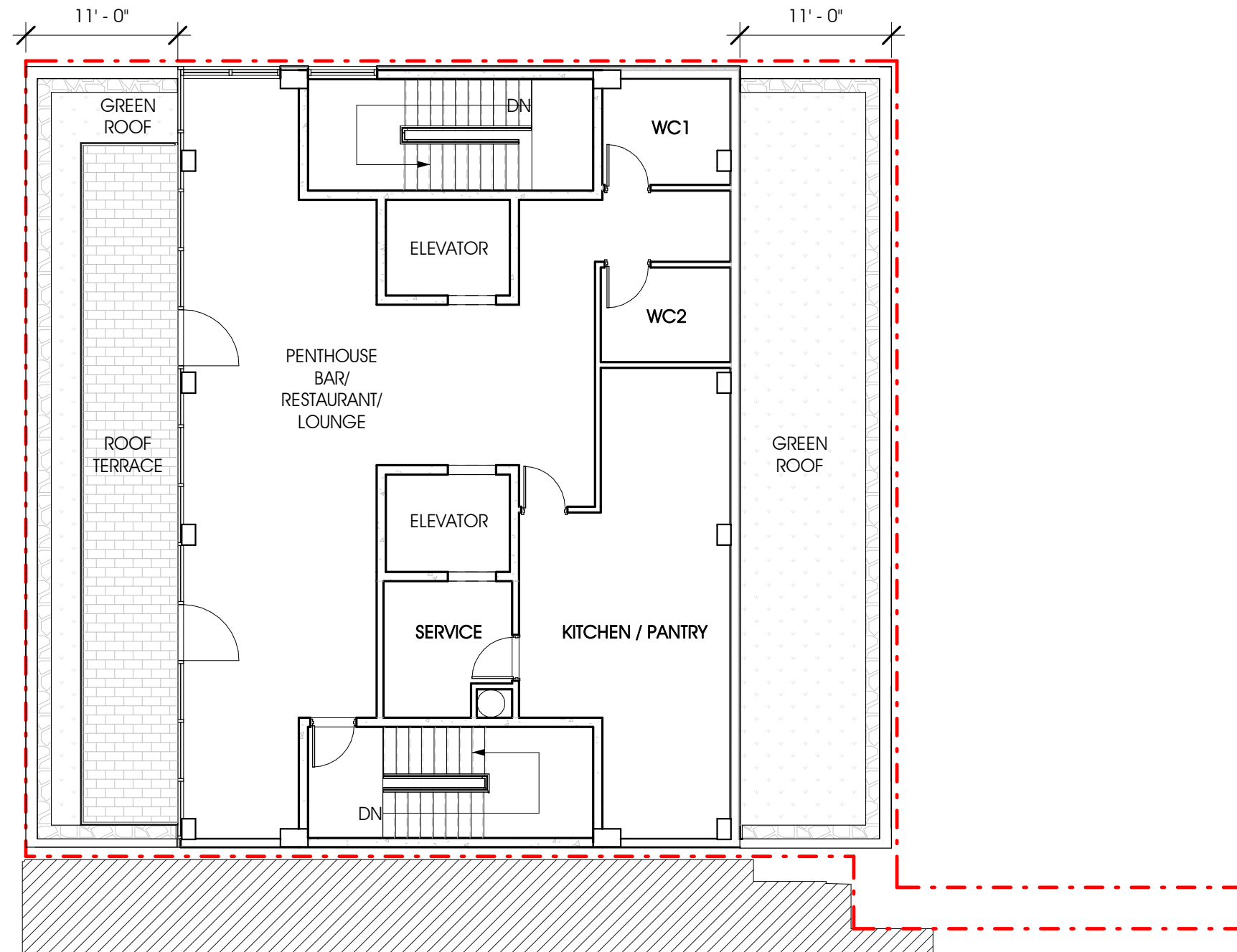
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LEVELS 11-13 PLAN

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A012

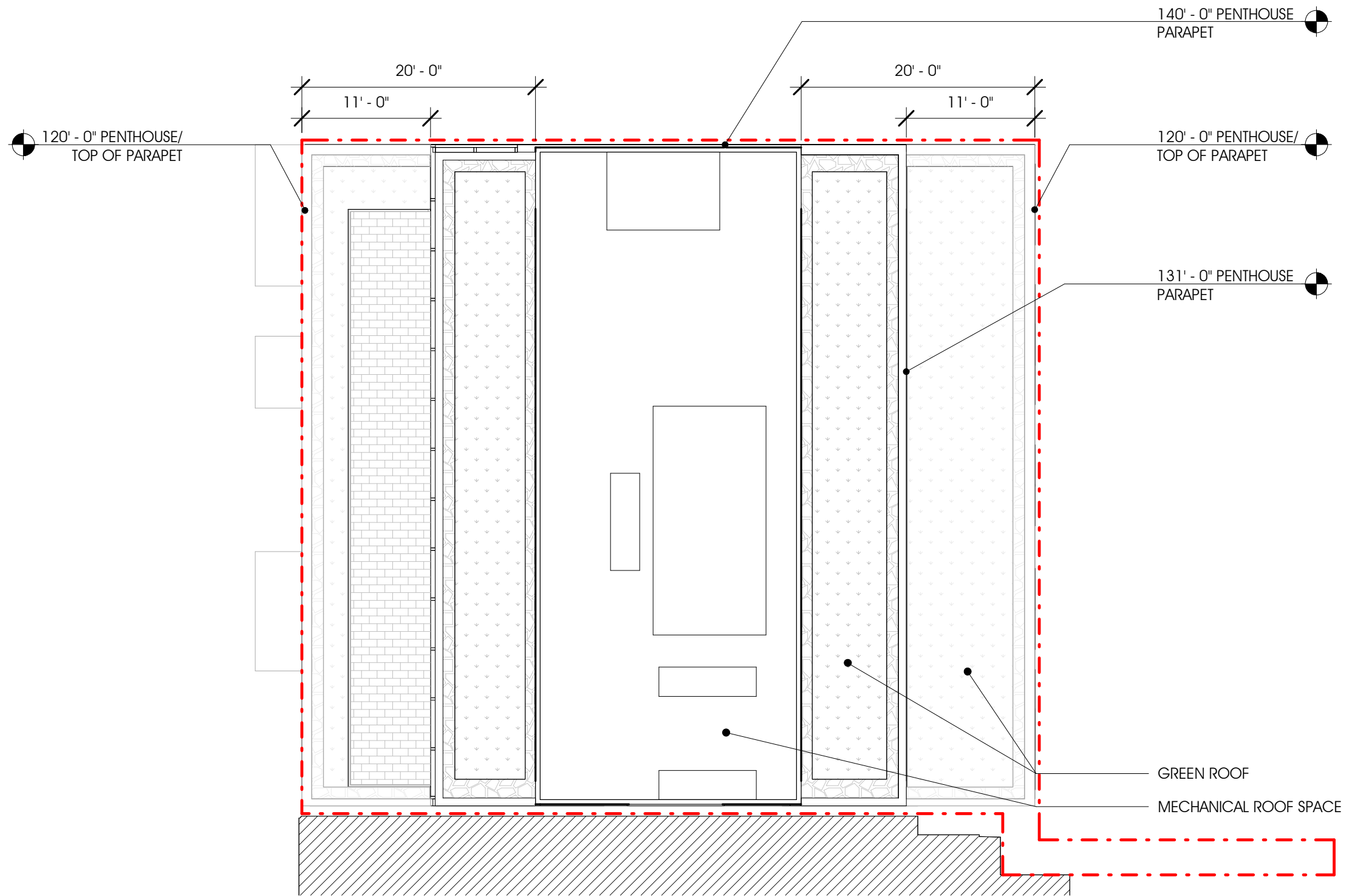
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PENTHOUSE PLAN

SCALE: 1" = 10' -10"
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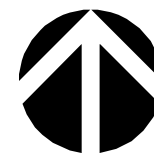


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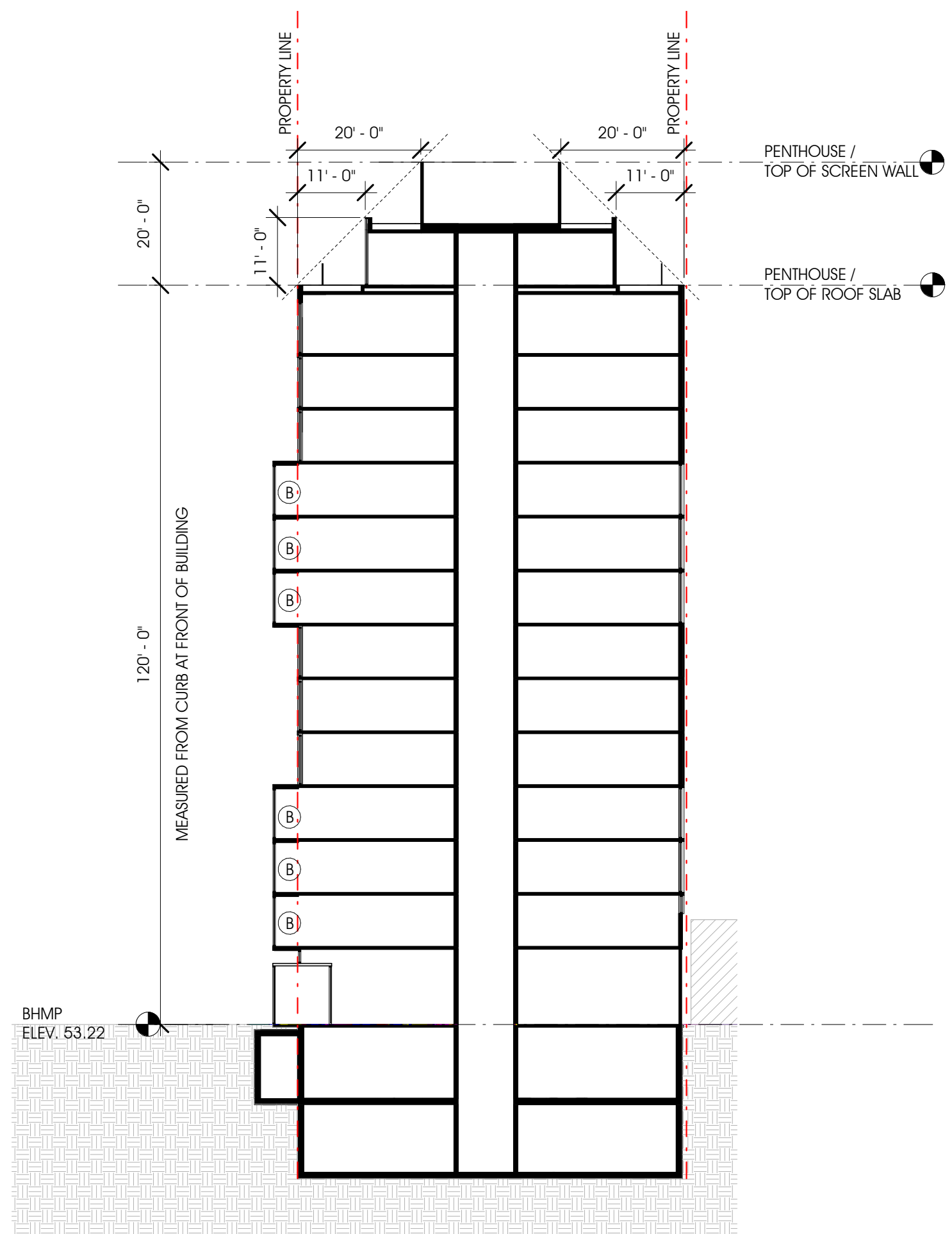
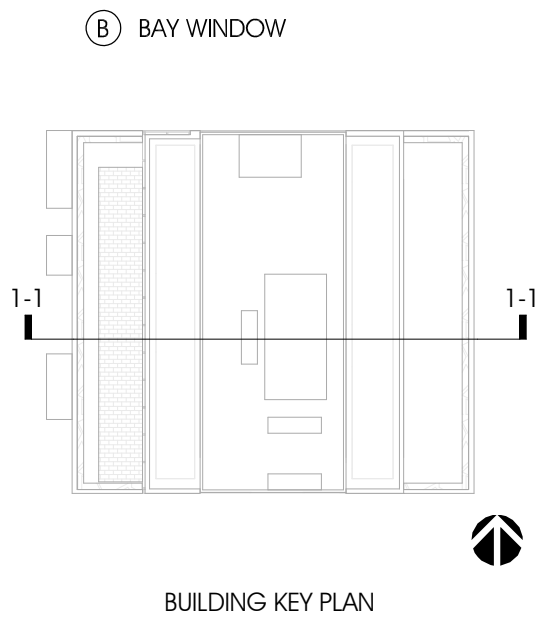
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ROOF PLAN

SCALE: 1" = 10' - 0"
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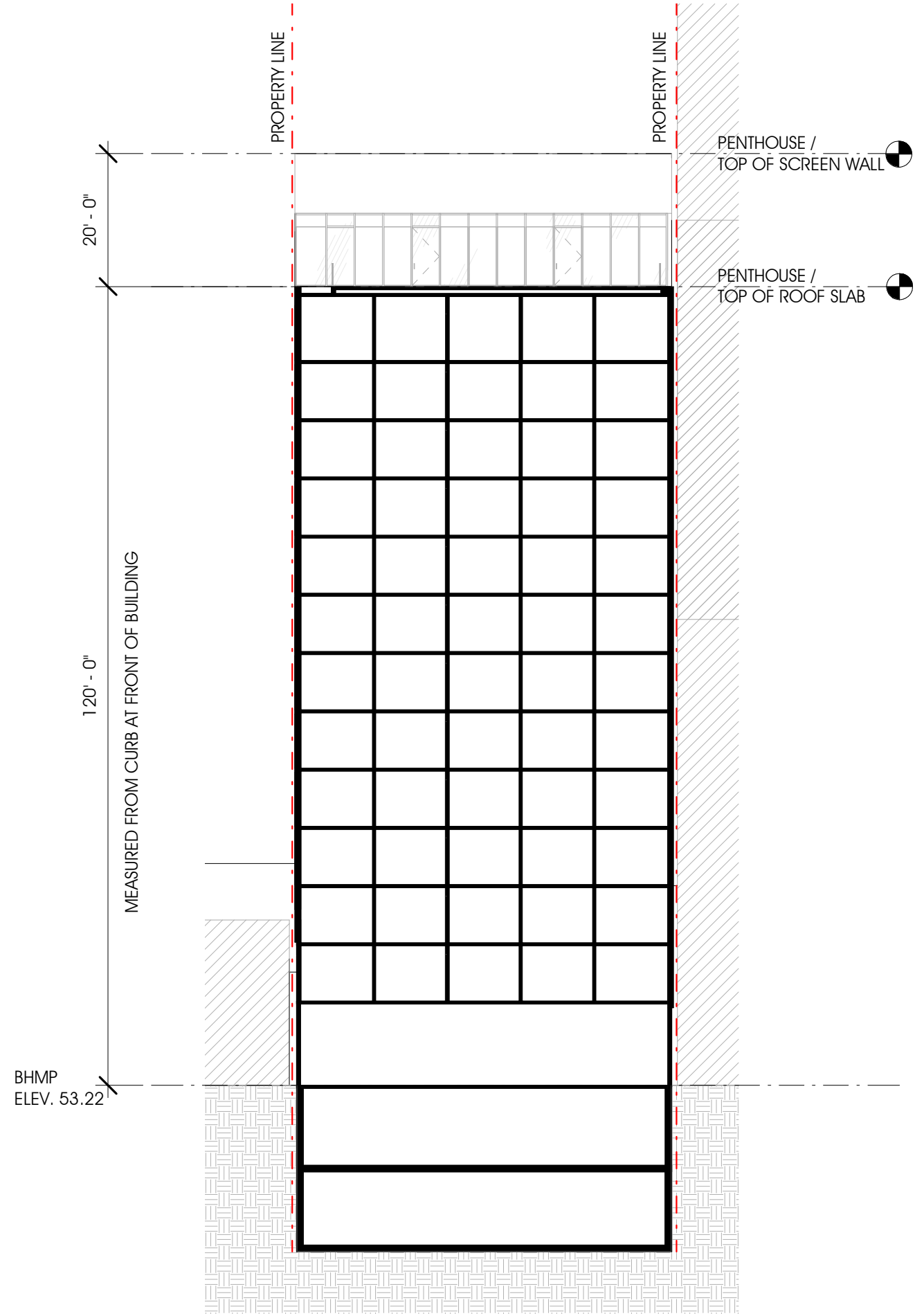
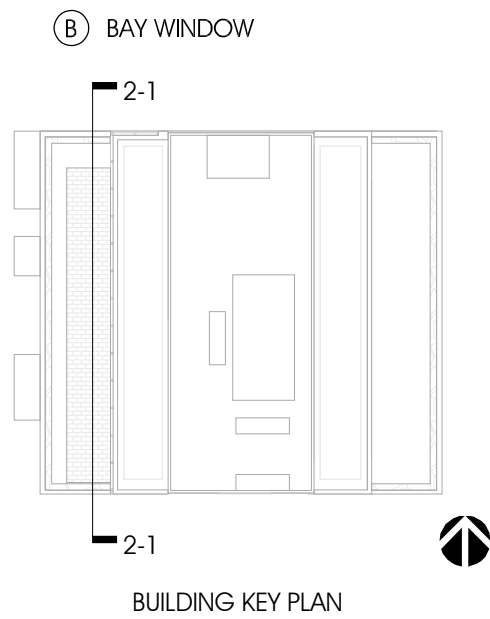
A014

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BUILDING SECTION 1-1

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A015

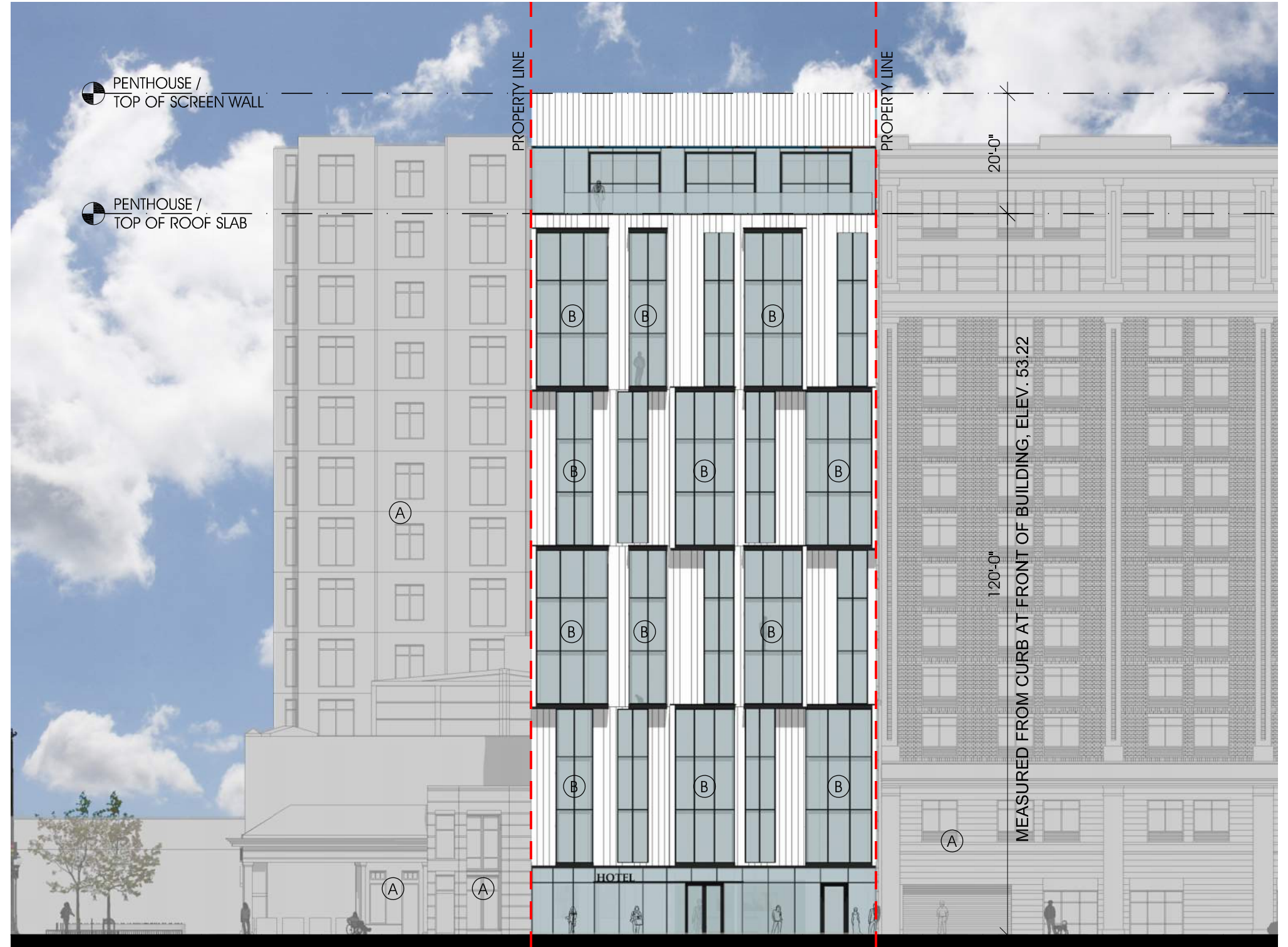
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BUILDING SECTION 2-1

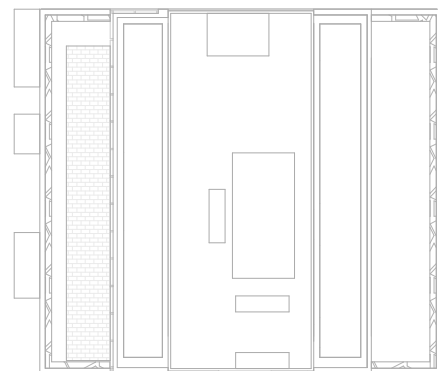
SCALE: 1" = 20' - 0"
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- (A) ADJACENT BUILDING
- (B) BAY WINDOW



BUILDING KEY PLAN

NOTE: FACADE DESIGN IS ILLUSTRATIVE ONLY. FINAL DESIGN, MATERIALS, AND WINDOW SIZE/LOCATION SUBJECT TO CHANGE

NOTE: EXACT SIZE, LOCATION, AND TEXT OF SIGNAGE IS PRELIMINARY AND MAY BE MODIFIED IN ACCORDANCE WITH DC SIGNAGE REGULATIONS

A016

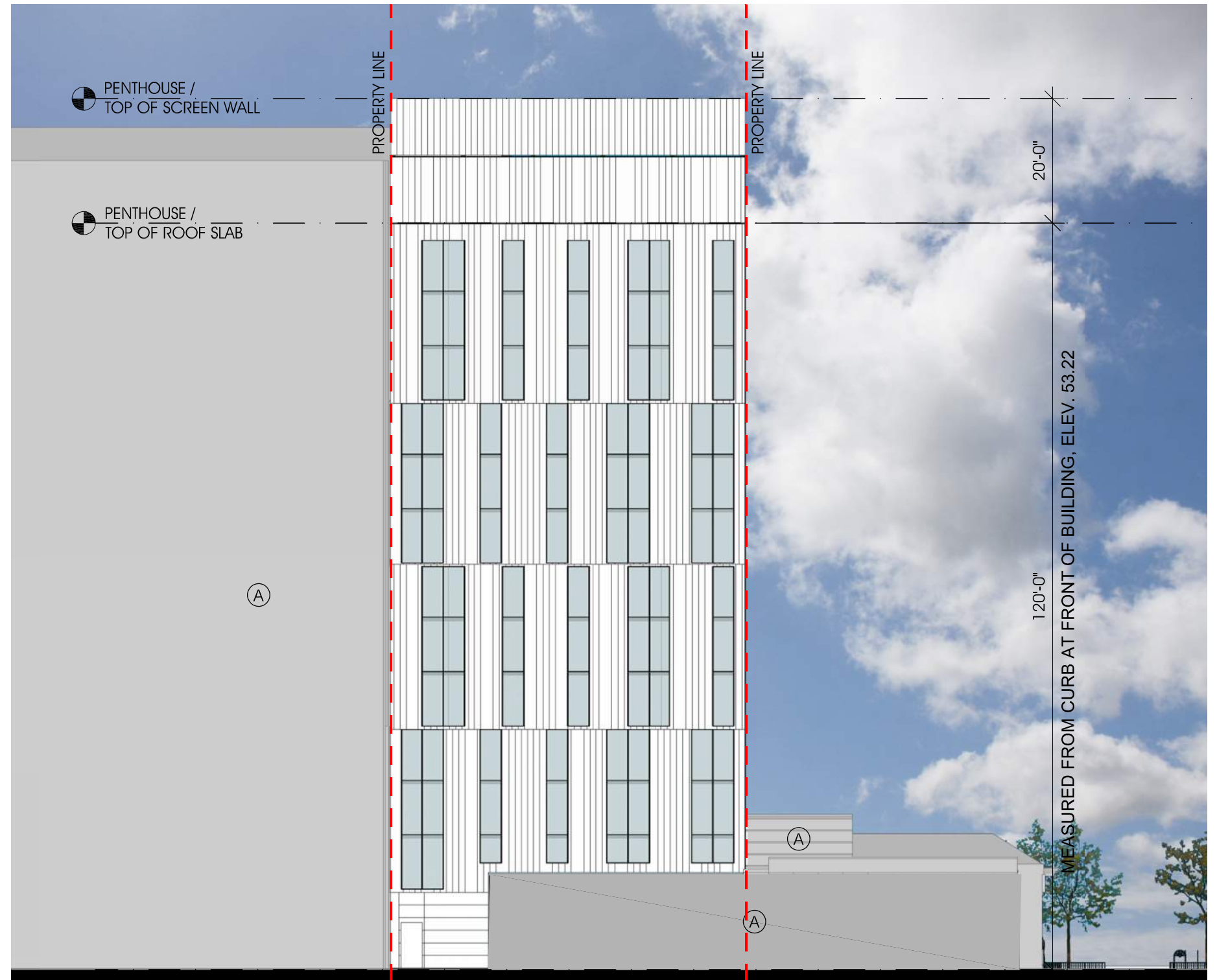
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ELEVATION - WEST

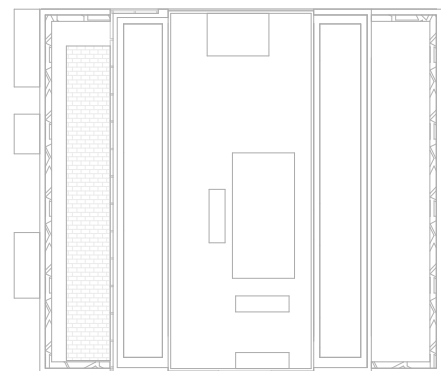
SCALE: 1" = 20' - 0"

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- (A) ADJACENT BUILDING
- (B) BAY WINDOW



BUILDING KEY PLAN

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A017

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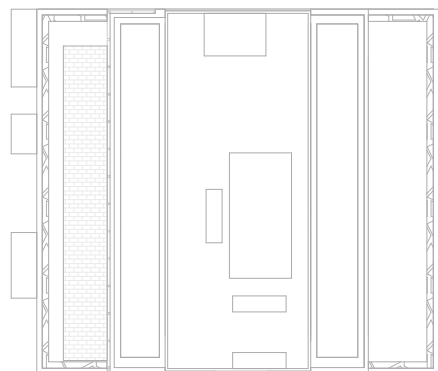
ELEVATION - EAST

SCALE: 1" = 20' - 0"

DATE: 07.28.2023

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- (A) ADJACENT BUILDING
- (B) BAY WINDOW



BUILDING KEY PLAN



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