

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18558

EXHIBIT NO. 11

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WASHINGTON, DC

BZA MODIFICATION APPLICATION

THE COLISEUM

1140 3rd Street NE, Washington, DC

Owner/Developer

Douglas Development
702 H Street NW
Washington, DC 20001
202.638.6300

Architects and Planners

Antunovich Associates
2200 Clarendon Blvd, Suite 1150
Arlington, VA 22201
703.224.1126

8 March 2013

CM-1: 2.85 FAR

ICEHOUSE/PARKING/PARTIAL ARENA

LOT AREA: 50,277
TOTAL GSF: 143,294

	RETAIL	OFFICE ICEHOUSE	OFFICE ARENA	PARKING	LOADING/ SERVICE
	area (GSF)	area (GSF)	area (GSF)	area (GSF)	area (GSF)
1st Floor	11,330	0	0	0	902
2nd Floor	4,677	16,780	1,058	15,932	1,960
3rd Floor	0	20,719	1,058	15,932	0
4th Floor	0	17,774	988	15,932	0
5th Floor	0	0	0	15,252	0

GRAND TOTAL 16,007 54,273 3,104 67,048 2,862 143,294

*ROOFTOP STRUCTURES COUNT TOWARDS A SEPARATE 37 MAX FAR
**THE ARENA AREA THAT FALLS WITHIN CM-1 IS INCLUDED

CM-3: 2.97 FAR

PARTIAL ARENA/LOTS 30-34

LOT AREA: 59,647
TOTAL GSF: 176,980

	RETAIL	OFFICE ICEHOUSE	OFFICE ARENA	LOADING/ SERVICE
	area (GSF)	area (GSF)	area (GSF)	area (GSF)
1st Floor	40,660	0	2,307	8,964
2nd Floor	0	0	45,443	0
3rd Floor	0	0	40,263	0
4th Floor	0	0	39,343	0
5th Floor	0	0	0	0

GRAND TOTAL 40,660 0 127,356 0 8,964 176,980

*ROOFTOP STRUCTURES COUNT TOWARDS A SEPARATE 37 MAX FAR
**THE ARENA AREA THAT FALLS WITHIN CM-1 IS SEPARATED

PARKING

OFFICE (CM): IN EXCESS OF 2,000SF, 1 FOR EACH ADDITIONAL 800SF
RETAIL (CM1): IN EXCESS OF 3,000SF, 1 FOR EACH ADDITIONAL 300SF
RETAIL (CM3): IN EXCESS OF 3,000SF, 1 FOR EACH ADDITIONAL 750SF

	C-M-1	C-M-3
EXISTING AREA:	38,354 SF	46,121 SF
ALLOCATED TO RETAIL	15,869 SF	23,060.5 SF
ALLOCATED TO OFFICE	22,485 SF	23,060.5 SF
PROPOSED RETAIL	18,869 SF	45,142 SF
ADJUSTED PER EXISTING REQUIRED PARKING	18,869 - 15,869 = 3,000 SF 0 SPACES	45,142 - 23,060.5 = 22,081.5 SF 26 SPACES
PROPOSED OFFICE	57,377 SF	131,838 SF
ADJUSTED PER EXISTING REQUIRED PARKING	57,377 - 22,485 = 34,892 SF 42 SPACES	131,838 - 23,060.5 = 108,777.5 SF 134 SPACES
REQUIRED PARKING	0 + 42 + 26 + 134 = 202 PARKING SPACES	
PROPOSED PARKING	172 PARKING SPACES	

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ZONE: C-M-3 PARTIAL ARENA & LOADING
C-M-1 ICE HOUSE, PARKING, & PARTIAL ARENA
SQUARE: 748
LOTS: LOTS 8, 9, 10, & 11; LOTS 30, 31, 32, 33, & 34; LOTS 42 & 43; LOT 802; LOTS 808, 809, 810, 811, & 812
SITE AREA: ARENA LOT 59,647 SF
ICE HOUSE LOT 50,277 SF
TOTAL SITE AREA 109,924 SF
*TO BE CONFIRMED WITH NEW SITE PLAN

ARENA

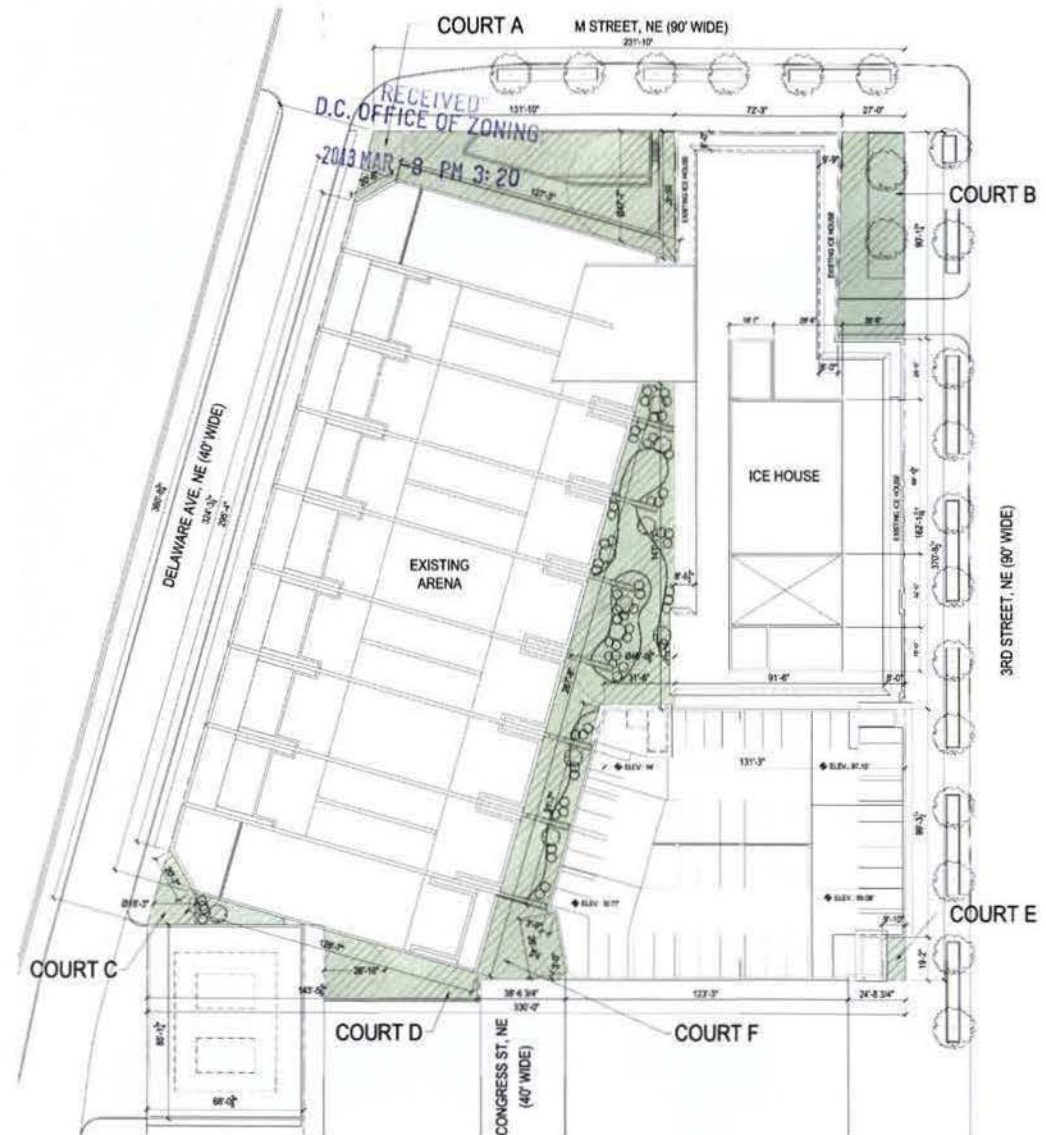
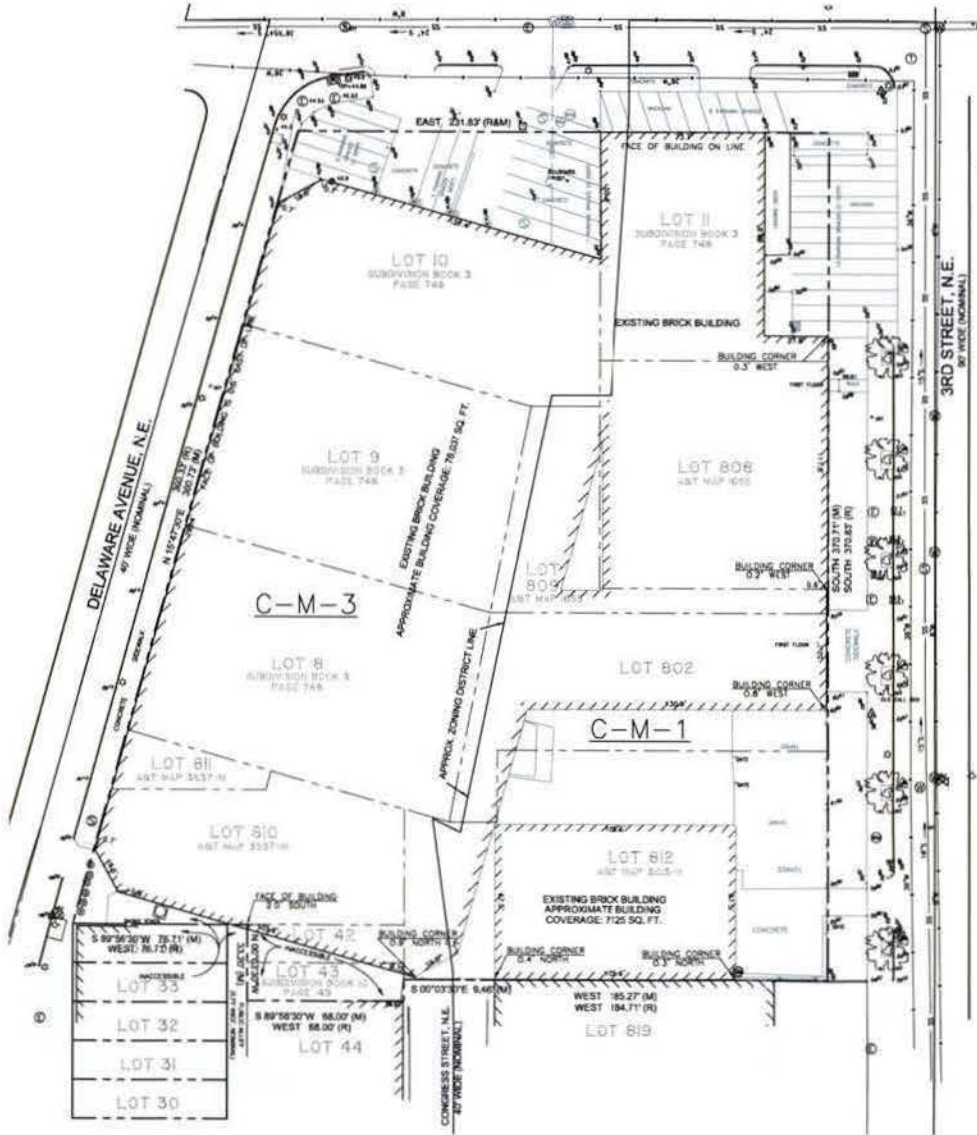
SITE REQUIREMENTS	REQUIRED / ALLOWED PER C-M-3 DC CODE	PROVIDED	ICE HOUSE REQUIRED / ALLOWED PER C-M-1 DC CODE	PROVIDED
FAR:	6.0	2.97	3.0	2.85
GROSS FLOOR AREA:	357,882 SF	176,980 SF	150,831 SF	143,294 SF
OFFICE	---	107,084 SF	---	46,324 SF
LOADING CORE	---	2,904 SF	---	N/A
RETAIL	---	40,660 SF	---	16,007 SF
LOADING CORE	---	2,904 SF	---	1,493 SF
PARKING	---	1,578 SF	---	1,369 SF
LOT OCCUPANCY:	NONE REQUIRED	87.1%	NONE REQUIRED	89.7%
BUILDING HEIGHT: (MEASURING PT. AT 3RD ST: +57.87')	90' MAXIMUM	APPROX. 51'-9" (EXISTING)	40' MAXIMUM / 3 STORIES	40' / 3 STORIES FROM M.P.
PENTHOUSE HEIGHT:	18'-6" MAXIMUM	18'-6"	18'-6" MAXIMUM	18'-6"
REAR YARD:	2.5" PER FOOT OF HEIGHT NOT LESS THAN 12' 2.5" X 69'-11" = 14'-7"	20'-0" (C.L. OF DELAWARE AVENUE	2.5" PER FOOT OF HEIGHT NOT LESS THAN 12' 2.5" X 69'-11" = 14'7"	20'-0" (C.L. OF DELAWARE AVENUE
SIDE YARD:	NONE REQUIRED	N/A	NONE REQUIRED	N/A

SITE

	REQUIRED / ALLOWED PER C-M DC CODE	PROVIDED
OPEN COURT WIDTH:	2.5" PER FOOT OF HEIGHT NOT LESS THAN 6'	
COURT A	2.5" X 61'-7" = 12'-10"	47'-7" EXISTING TO REMAIN
COURT B	2.5" X 33'-6" = 6'-11 3/4"	27'-0" EXISTING TO REMAIN
COURT C	2.5" X 66'-5" = 13'-10"	18'-3" EXISTING TO REMAIN
COURT D	2.5" X 26'-5" = 6'-0"	26'-10" EXISTING TO REMAIN
COURT E	2.5" X 42'-4" = 8'-9 5/8"	9'-10"
COURT F	2.5" X 43'-6" = 9'-0 3/4"	46'-0 7/8" IRREGULAR
LOADING REQUIRED:	NO ADDITIONAL LOADING REQUIRED PER DC ZONING §2400.5	

Site Tabulations

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Site Plan & Court Diagram

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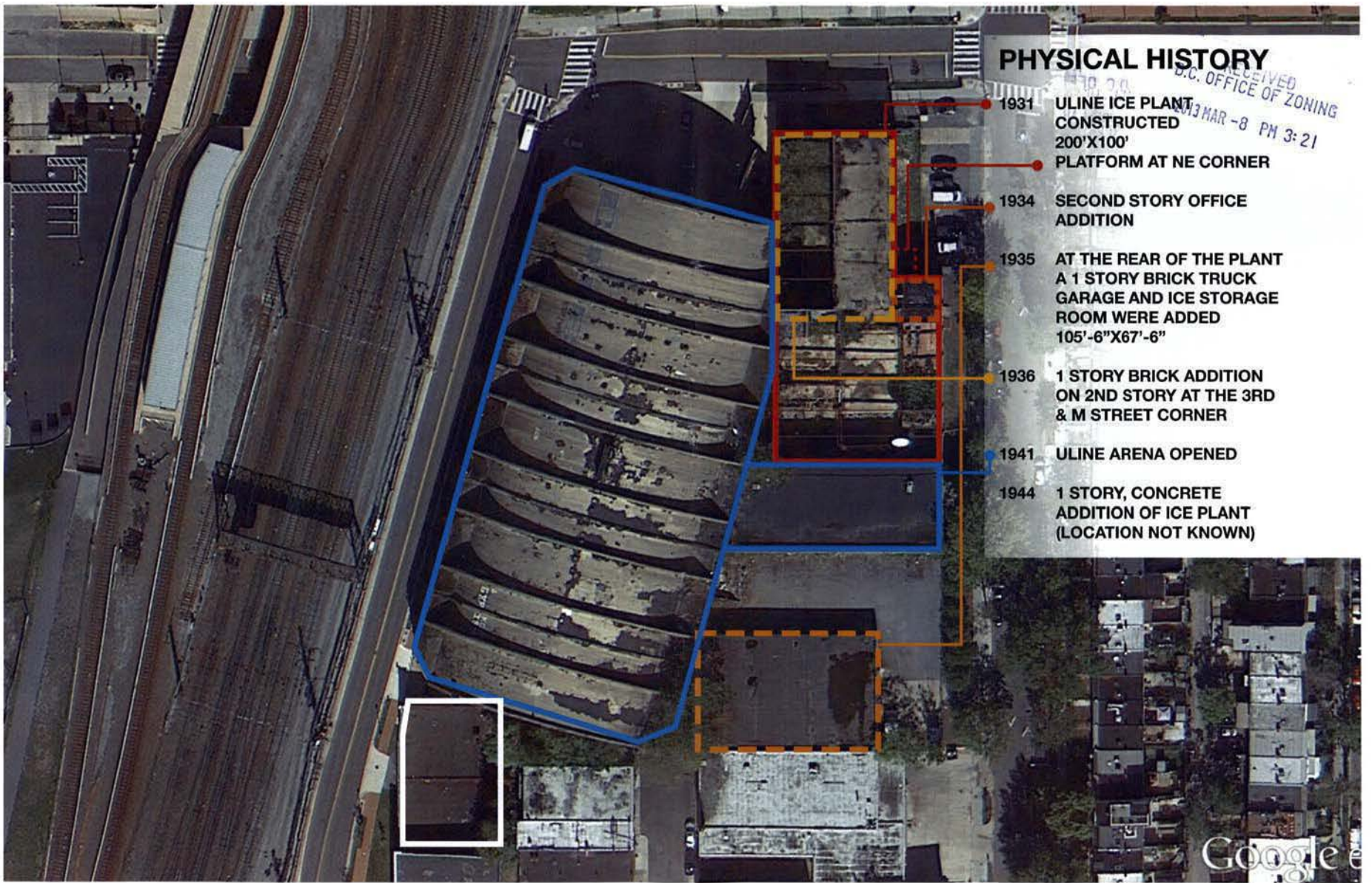


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Site Location

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Physical History

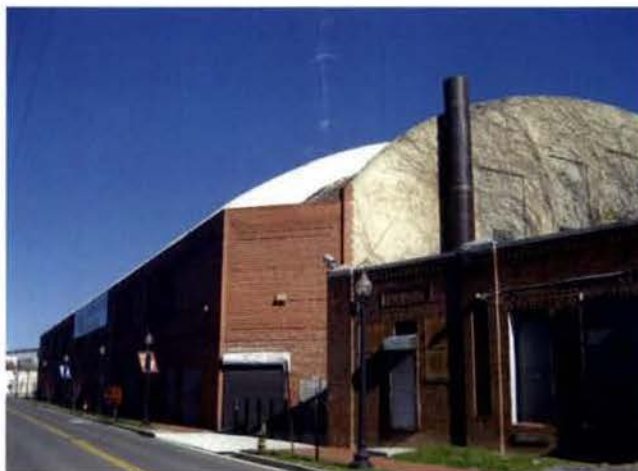
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NORTH-WEST CORNER
WALKING FROM METRO
ORIGINAL BUILDING 1941



NORTH FACADE
FROM M STREET NE



SOUTH-WEST CORNER



WEST FACADE
FROM DELEWARE AVENUE NE
2ND STORY WINDOWS REMOVED IN 1944

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Site Context _ The Arena

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LOOKING SOUTH



LOOKING NORTH



EAST WALL



PRESS BOX
EAST WALL



EXISTING STANDS
SOUTH WEST CORNER



NORTH EAST CORNER
ADJACENT TO ICE HOUSE

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Site Context _ Arena Interior

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NORTHEAST CORNER
ORIGINAL BUILDING 1931



EAST FACADE
2ND STORY OFFICE ADDED IN 1934



ARENA ENTRANCE
& TICKET OFFICE



EAST FACADE
SECOND STORY ADDED IN 1936

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Site Context _ The Ice House

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ELEVATED TRACKS
IMMEDIATELY WEST OF SITE



ONE-STORY BRICK STRUCTURE
PROPOSED LOADING & SERVICES BUILDING



LOOKING NORTH ON CONGRESS STREET NE
PROPOSED ENTRANCE TO PARKING



RESIDENCES
EAST OF 3RD STREET



NOMA METRO STATION
LESS THAN 500 FEET AWAY



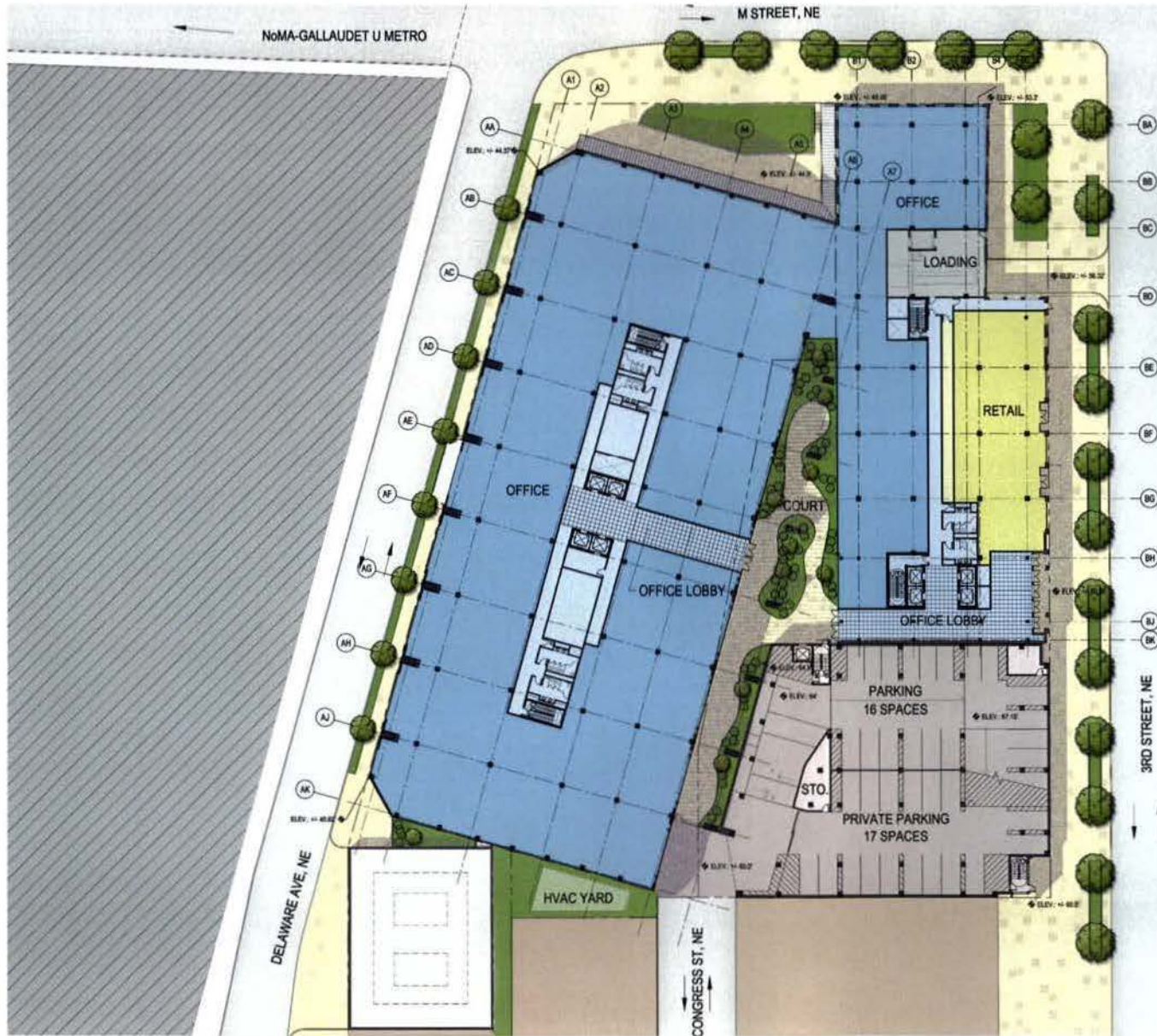
ARENA FROM NOMA METRO STATION

THE COLISEUM

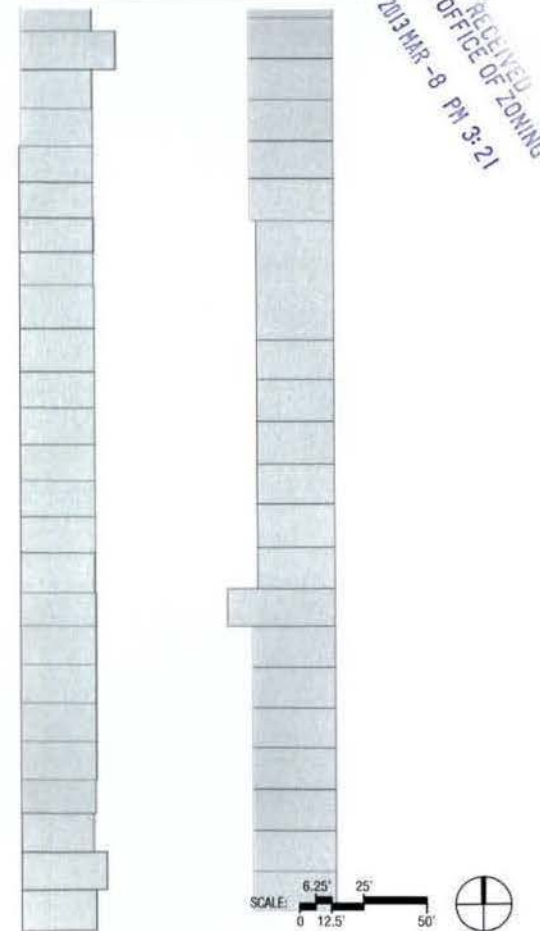
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Site Context

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SECOND FLOOR DATA	SF
TOTAL OFFICE	50,263
TOTAL OFFICE CORE/SERVICE	12,018
TOTAL RETAIL	4,677
TOTAL RETAIL CORE/SERVICE	467
TOTAL RETAIL LOADING/RECEIVING	1,493
TOTAL PARKING	16,932
TOTAL FLOOR GSF	85,850

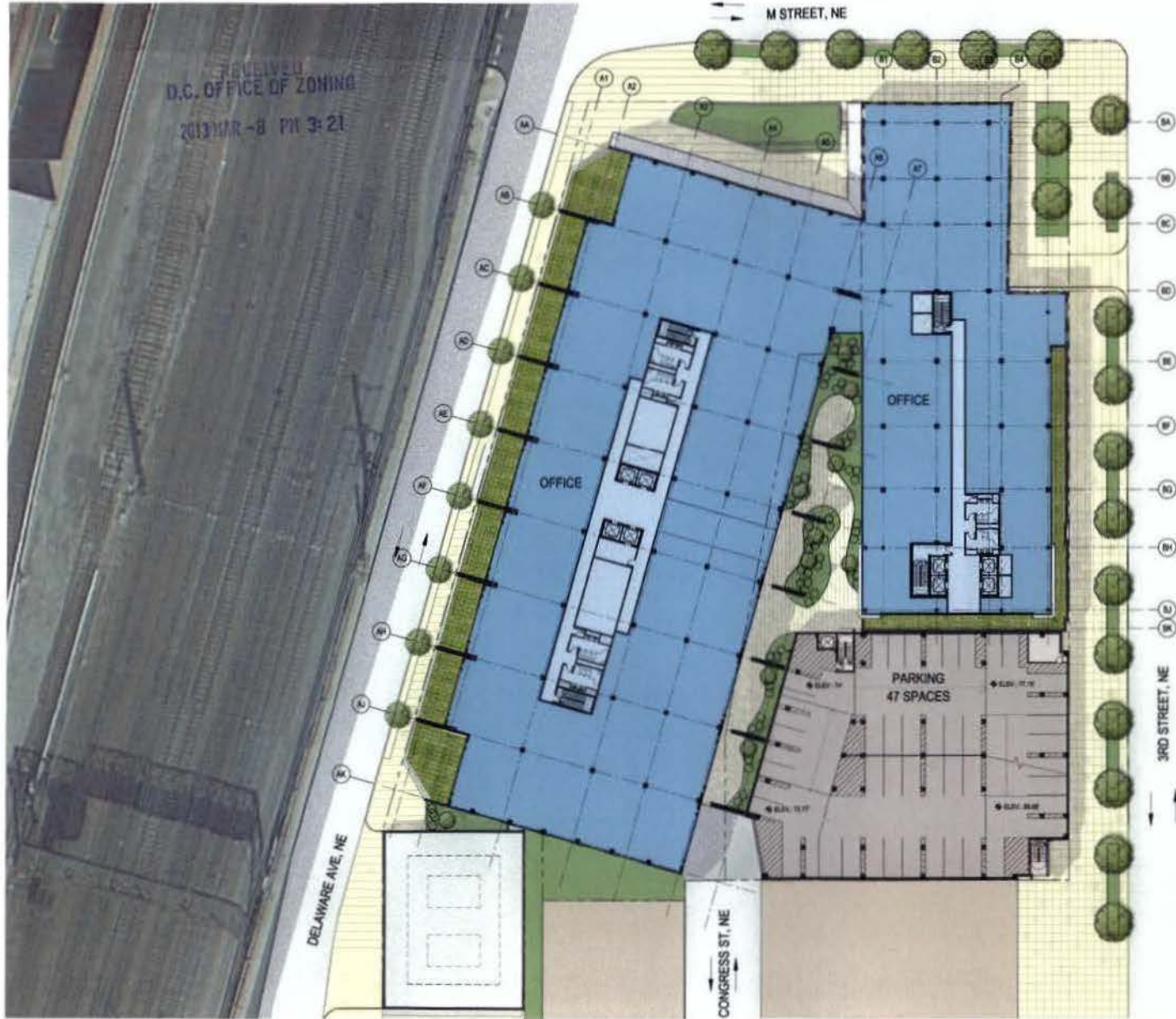


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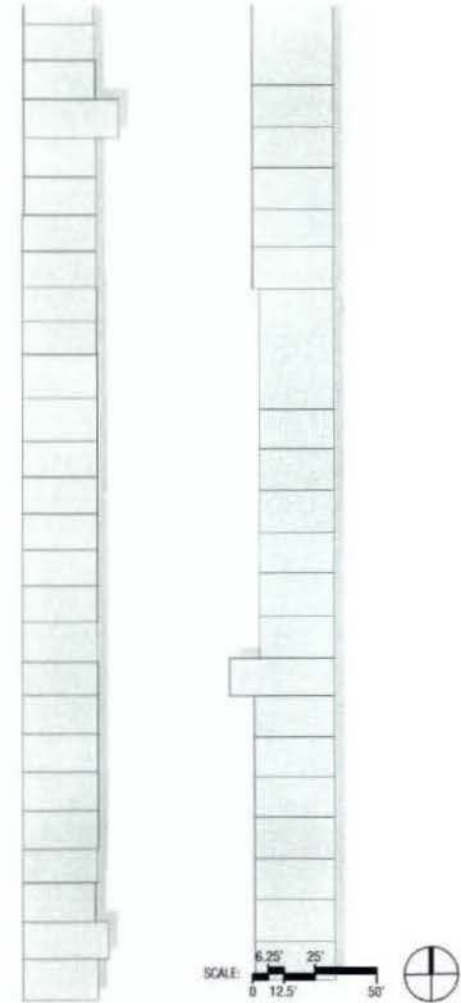
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Second Floor Layout

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THIRD FLOOR DATA	SF
TOTAL OFFICE	53,540
TOTAL OFFICE CORE/SERVICE	8,500
TOTAL PARKING	16,932
TOTAL FLOOR GSF	78,972

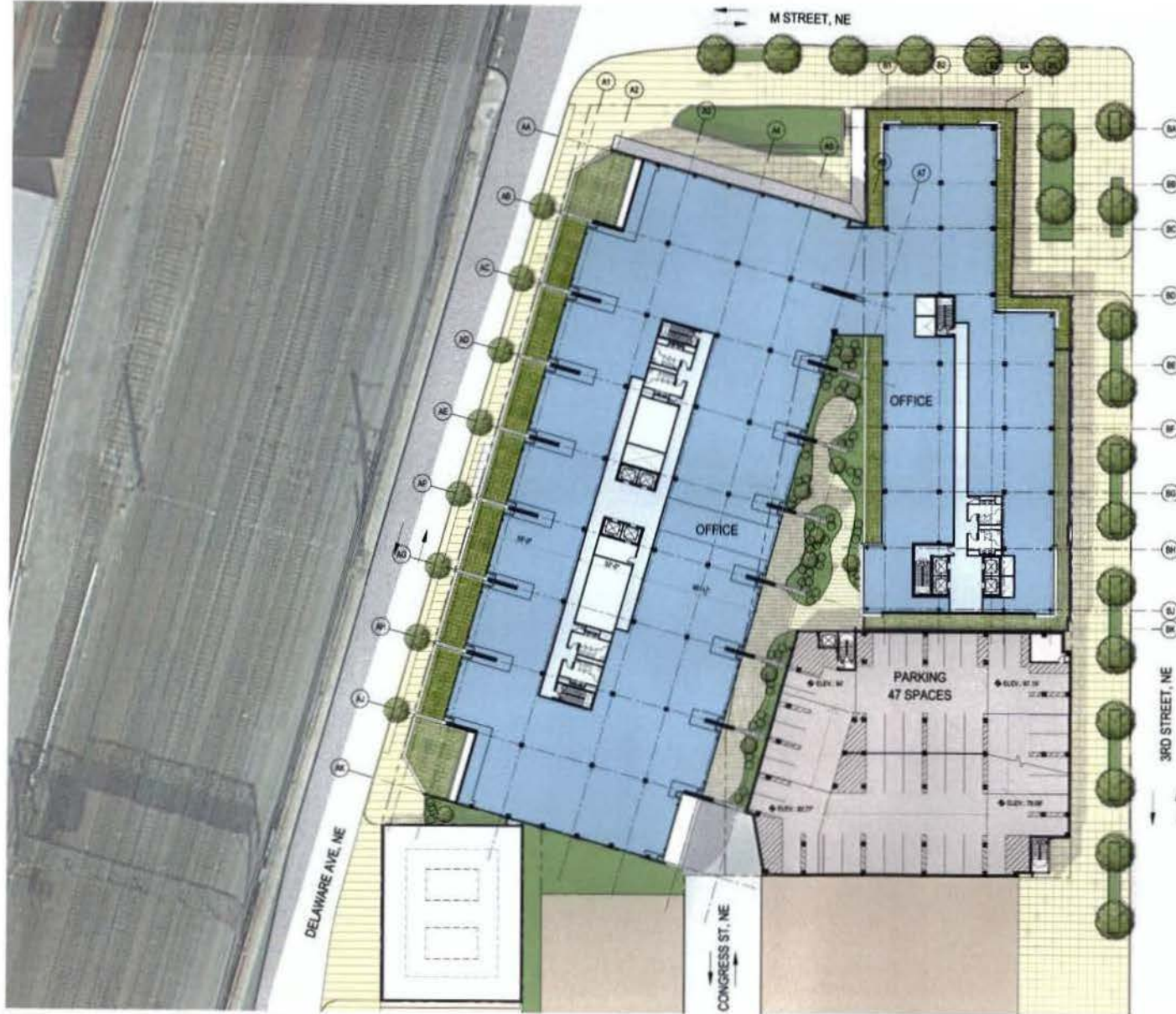


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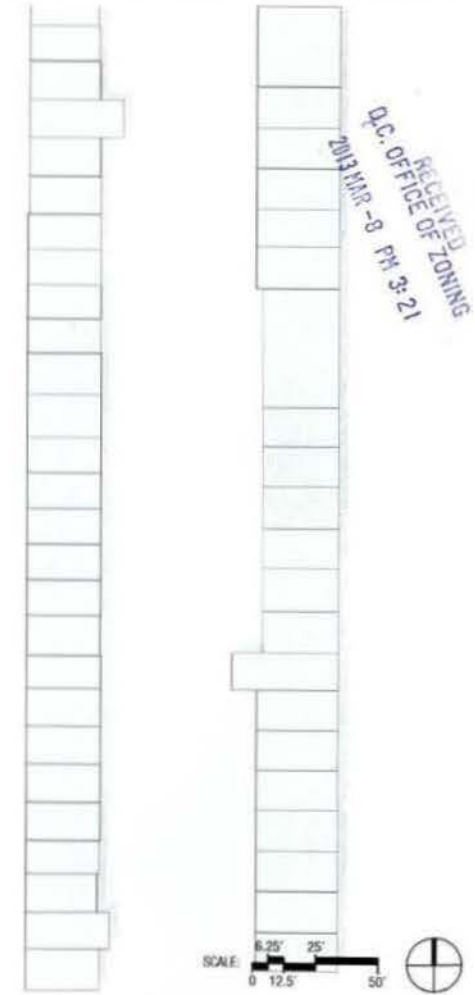
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Third Floor Layout

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FOURTH FLOOR DATA	SF
TOTAL OFFICE	49,605
TOTAL OFFICE CORE/SERVICE	8,500
TOTAL PARKING	16,932
TOTAL FLOOR GSF	75,037



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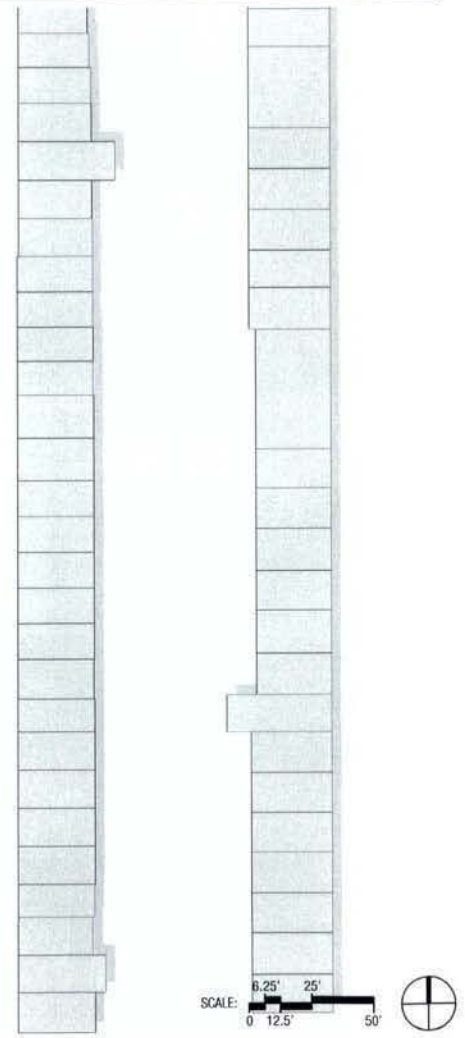
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Fourth Floor Layout

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FIFTH FLOOR DATA	SF
TOTAL SHARED CORE/SERVICES	4,953
TOTAL PARKING	16,252
TOTAL FLOOR GSF	21,205

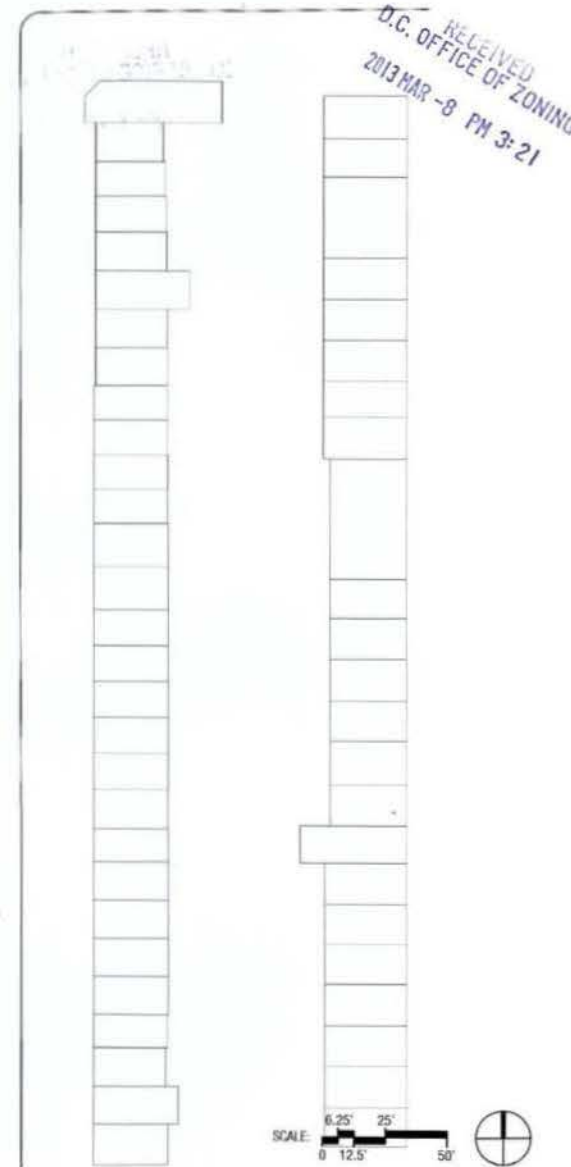


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Fifth Floor Layout

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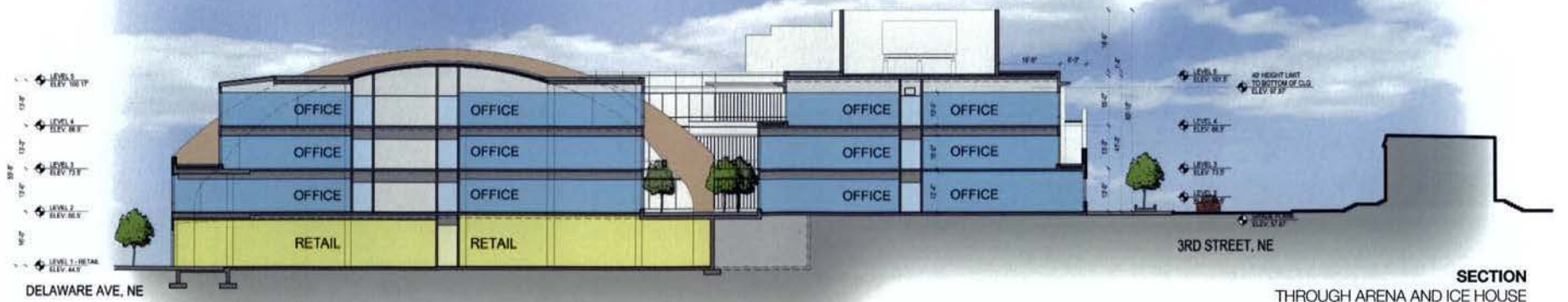
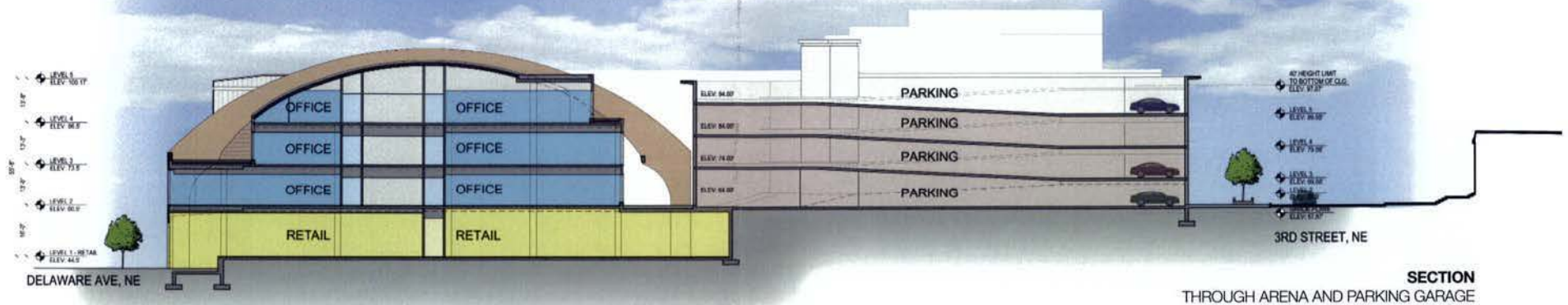


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Fifth Floor Layout
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SCALE: 0 4' 8' 16' 32'

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Sections
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LEVEL 5
ELEV 100.17'

LEVEL 4
ELEV 98.1'

LEVEL 3
ELEV 96.1'

LEVEL 2
ELEV 94.1'

LEVEL 1
ELEV 92.1'

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ELEVATION
WEST _ DELAWARE

LEVEL 5
ELEV 102.07'

LEVEL 5
ELEV 99.08'

LEVEL 4
ELEV 97.08'

LEVEL 3
ELEV 95.08'

LEVEL 2
ELEV 93.07'

TO ROOF
ELEV 101.37'

TO ROOF
ELEV 100.37'

LEVEL 5
ELEV 99.07'

LEVEL 4
ELEV 97.07'

LEVEL 3
ELEV 95.07'

LEVEL 2
ELEV 93.07'

ELEVATION
EAST _ 3RD STREET

SCALE: 4' 16'
0 8' 32'

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Elevations

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ELEVATION
SOUTH



ELEVATION
NORTH _ M STREET



ELEVATION
EAST _ COURTYARD

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SCALE: 0 4' 8' 16' 32'

Elevations
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Aerial View Looking SE
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Northeast Corner

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Parking Garage - Southeast Corner

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View From Metro Platform

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