



THE COLISEUM

1140 3rd Street NE, Washington, DC

WASHINGTON, DC

BZA HEARING SUBMISSION

Owner/Developer

Douglas Development
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Washington, DC 20001
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Architects and Planners

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4 June 2013
Board of Zoning Adjustment
District of Columbia
CASE NO. 18558
EXHIBIT NO. 31

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Index
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CM-1: ICEHOUSE/PARKING/PARTIAL ARENA	
2.97 FAR	
LOT AREA: 50,277	
TOTAL GSF: 149,271	

	RETAIL	OFFICE ICEHOUSE	OFFICE ARENA	PARKING	CANOPIES/ OVERHANGS	LOADING/ SERVICE
area (GSF)	area (GSF)	area (GSF)	area (GSF)			area (GSF)
1st Floor	9,875	0	0	0	18	1,948
2nd Floor	12,049	10,237	1,719	17,155	485	535
3rd Floor	0	22,050	1,719	17,127	0	0
4th Floor	0	19,161	1,639	17,127	0	0
5th Floor	0	0	0	16,427	0	0

GRAND TOTAL	21,924	51,448	5,077	67,836	503	2,483	149,271
*ROOFTOP STRUCTURES COUNT TOWARDS A SEPARATE .37 MAX FAR							
**THE ARENA AREA THAT FALLS WITHIN CM-1 IS INCLUDED							

5-Feb-13	
CM-3: PARTIAL ARENA/LOTS 30-34	
2.91 FAR	
LOT AREA: 59,823	
TOTAL GSF: 174,360	

	RETAIL	OFFICE ICEHOUSE	OFFICE ARENA	PARKING	CANOPIES/ OVERHANGS	LOADING/ SERVICE
area (GSF)	area (GSF)	area (GSF)	area (GSF)	area (GSF)	area (GSF)	area (GSF)
1st Floor	41,724	0	2,669	0	1,515	7,764
2nd Floor	0	0	45,634	0	0	0
3rd Floor	0	0	40,723	0	0	0
4th Floor	0	0	33,621	0	710	0
5th Floor	0	0	0	0	0	0

GRAND TOTAL	41,724	0	122,647	0	2,225	7,764	174,360
*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	20,433 SF	23,060.5 SF
ALLOCATED TO OFFICE	17,921 SF	23,060.5 SF
PROPOSED RETAIL	23,433 SF	45,606SF
ADJUSTED PER EXISTING	23,433 - 20,433 = 3,000 SF	45,606 - 23,060.5 = 22,545.5 SF
REQUIRED PARKING	0 SPACES	27 SPACES
PROPOSED OFFICE	57,499 SF	126,529 SF
ADJUSTED PER EXISTING	57,499 - 17,921 = 39,578 SF	126,529 - 23,060.5 = 103,468.5 SF
REQUIRED PARKING	47 SPACES	127 SPACES
REQUIRED PARKING	0 + 47 + 27 + 127 = 201 PARKING SPACES	
PROPOSED PARKING	168 PARKING SPACES	

ZONE:	C-M-3 PARTIAL ARENA & LOADING C-M-1 ICE HOUSE, PARKING, & PARTIAL ARENA	SQUARE: LOTS:	748 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 59,823 SF ICE HOUSE LOT 50,277 SF TOTAL SITE AREA 110,100 SF		

	ARENA		ICE HOUSE
SITE REQUIREMENTS	REQUIRED / ALLOWED PER C-M-3 DC CODE	PROVIDED	REQUIRED / ALLOWED PER C-M-1 DC CODE
FAR:	6.0	2.91	3.0
GROSS FLOOR AREA:	358,938 SF	174,360 SF	150,831 SF
OFFICE	---	101,057 SF	---
LOADING CORE	---	3,882 SF	---
		21,590 SF	---
RETAIL	---	41,724 SF	---
LOADING CORE	---	3,882 SF	---
		0 SF	---
PARKING	---	---	---
LOT OCCUPANCY:	NONE REQUIRED	89.3%	NONE REQUIRED
BUILDING HEIGHT: (MEASURING PT. AT 3RD ST. +57.87')	90' MAXIMUM	APPROX. 51'-9" (EXISTING)	40' MAXIMUM / 3 STORIES
PENTHOUSE HEIGHT:	18'-6" MAXIMUM	18'-6"	18'-6" MAXIMUM
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"
SIDE YARD:	NONE REQUIRED	N/A	NONE REQUIRED

SITE

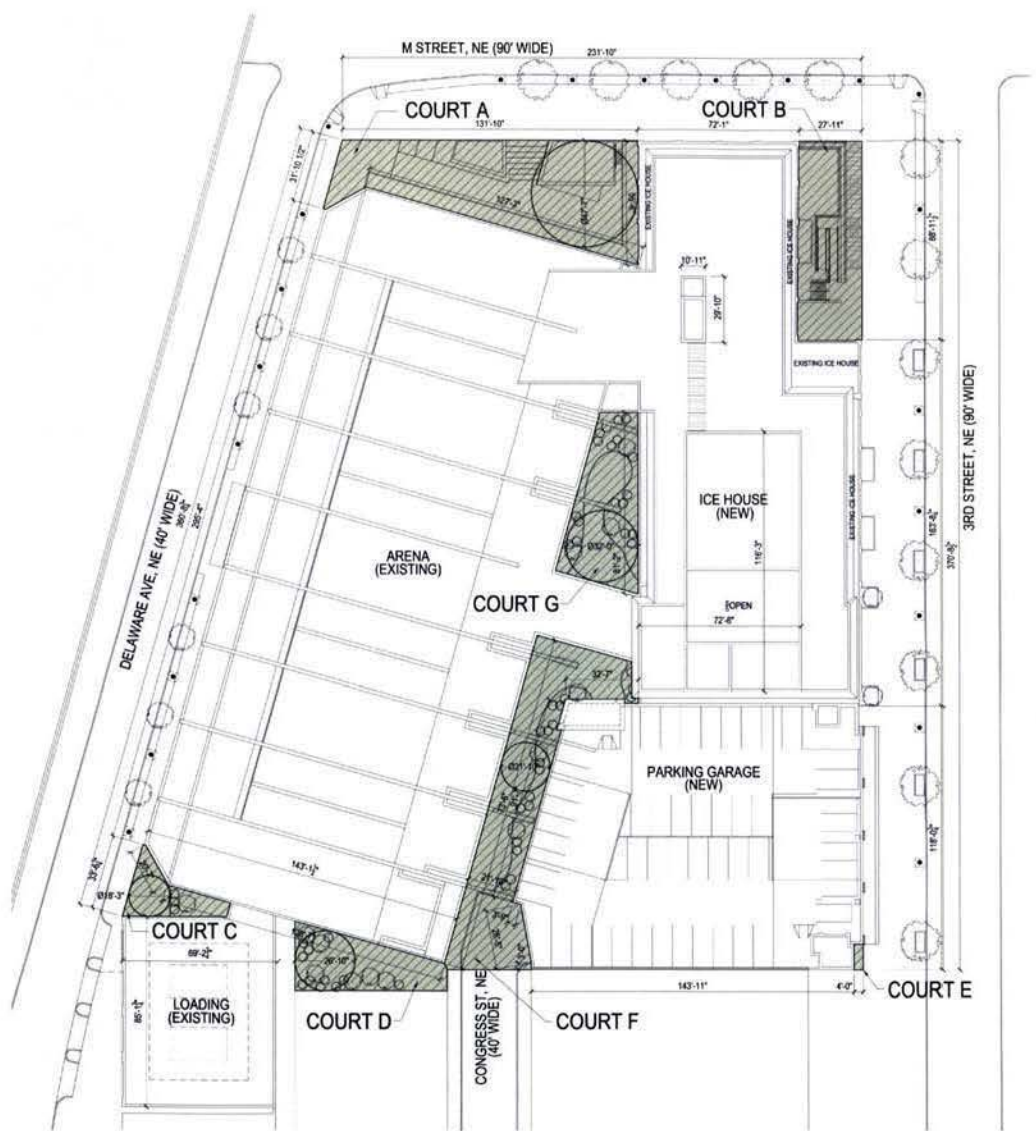
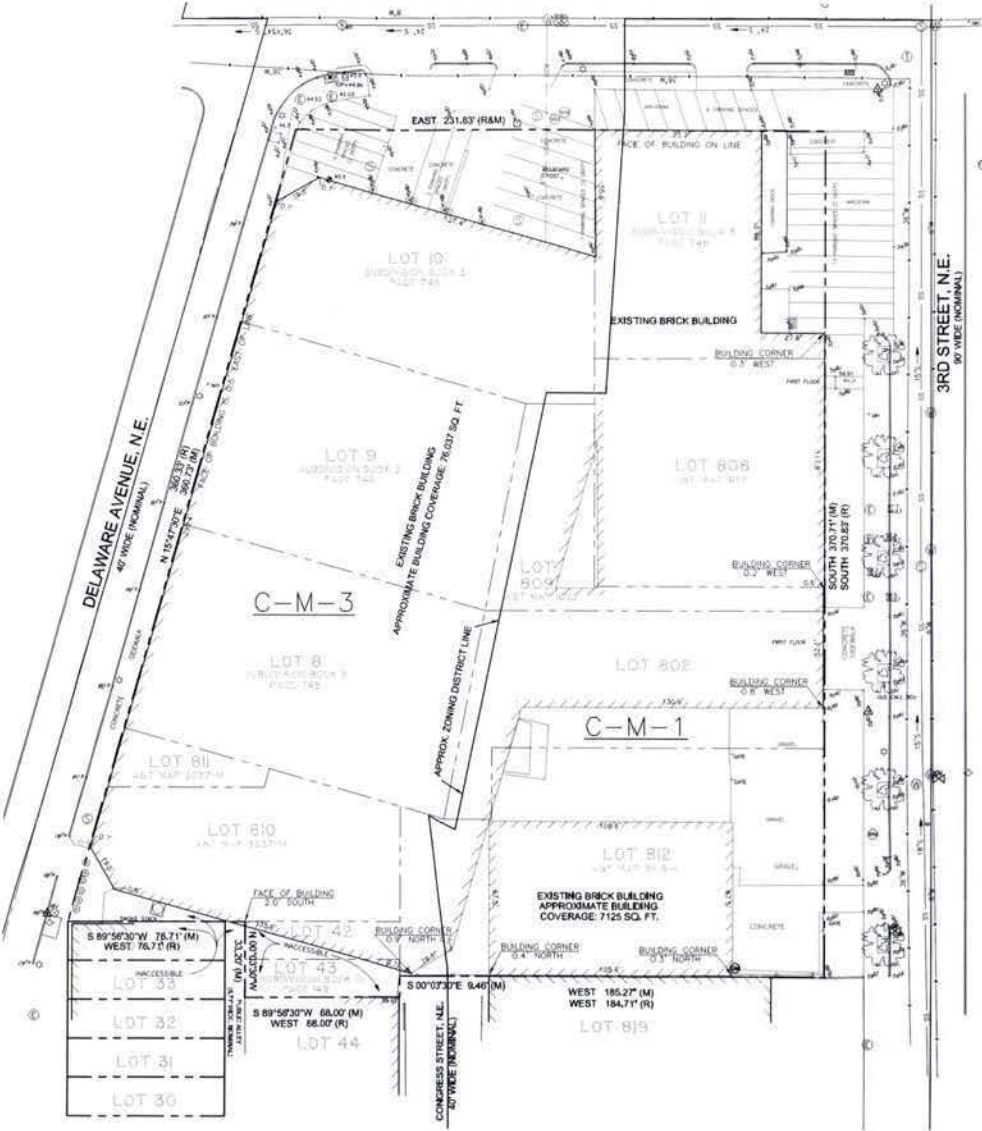
	REQUIRED / ALLOWED PER C-M DC CODE	PROVIDED
OPEN COURT WIDTH:	2.5" PER FOOT OF HEIGHT NOT LESS THAN 6'	
COURT A	2.5" X 61'-7" = 12'-10"	47'-7" EXISTING TO REMAIN
COURT B	2.5" X 33'-6" = 6'-11 3/4"	27'-0" EXISTING TO REMAIN
COURT C	2.5" X 66'-5" = 13'-10"	18'-3" EXISTING TO REMAIN
COURT D	2.5" X 26'-5" = 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 53'-4" = 11'-1 1/4"	21'-10" DIAMETER (IRREGULAR)
CLOSED COURT WIDTH:	2.5" PER FOOT OF HEIGHT NOT LESS THAN 12'	
COURT G	2.5" X 53'-4" = 11'-1 1/4"	32'-0" DIAMETER (IRREGULAR)
LOADING REQUIRED:	NO ADDITIONAL LOADING REQUIRED PER DC ZONING §2400.5	

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Site Tabulations

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Site Plan & Court Diagram

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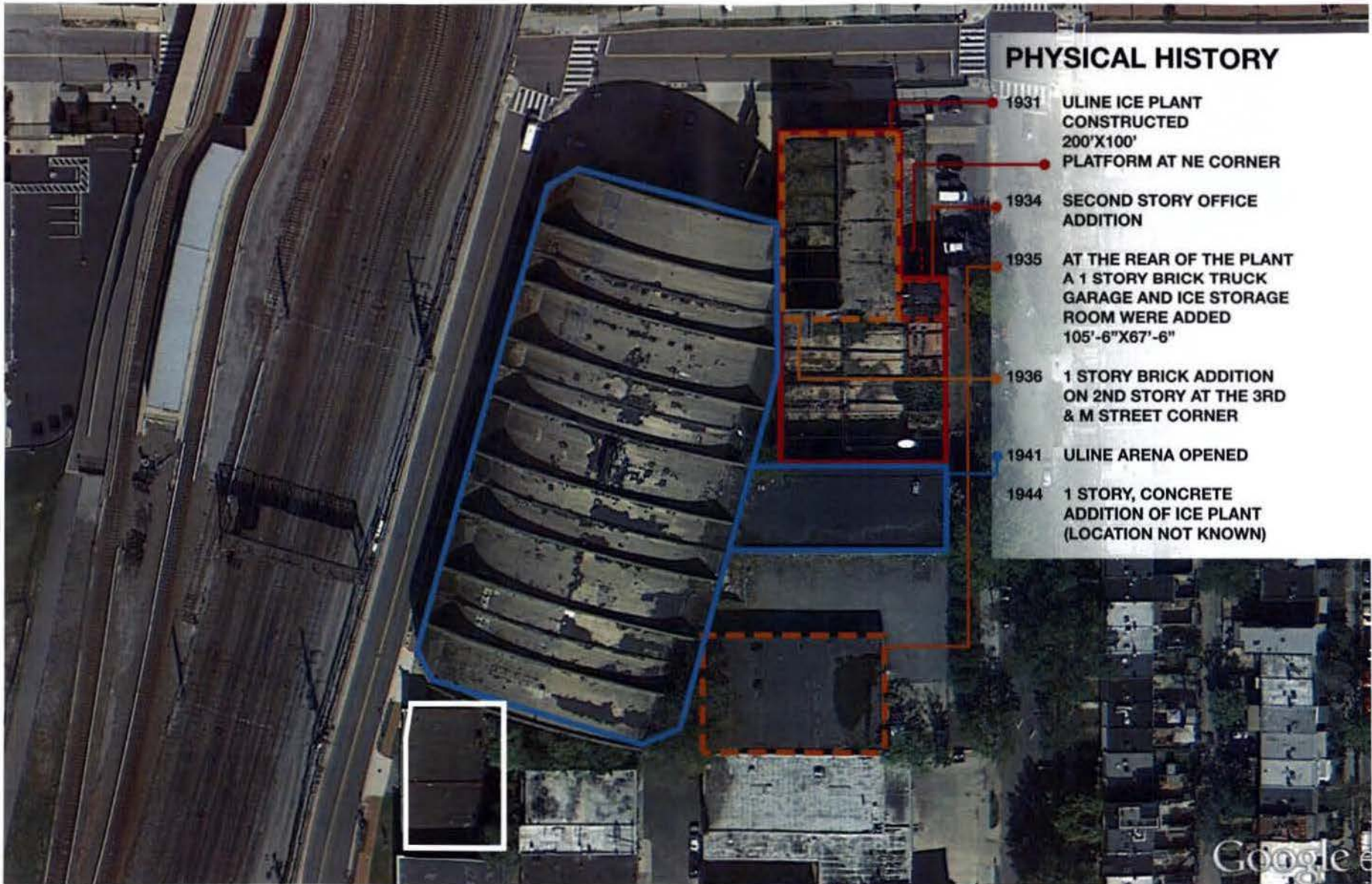


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Site Location

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PHYSICAL HISTORY

- 1931 ULINE ICE PLANT
CONSTRUCTED
200'X100'
PLATFORM AT NE CORNER
- 1934 SECOND STORY OFFICE
ADDITION
- 1935 AT THE REAR OF THE PLANT
A 1 STORY BRICK TRUCK
GARAGE AND ICE STORAGE
ROOM WERE ADDED
105'-6"X67'-6"
- 1936 1 STORY BRICK ADDITION
ON 2ND STORY AT THE 3RD
& M STREET CORNER
- 1941 ULINE ARENA OPENED
- 1944 1 STORY, CONCRETE
ADDITION OF ICE PLANT
(LOCATION NOT KNOWN)

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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



SOUTHWEST 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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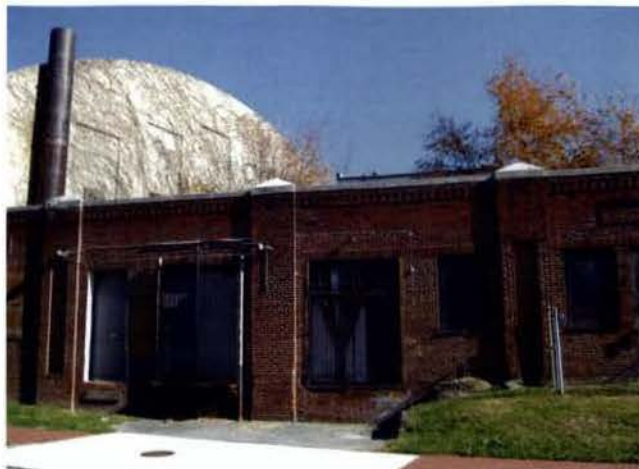
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Site Context _ The Ice House

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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

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Site Context

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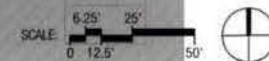


11



FIRST FLOOR DATA	SF
TOTAL OFFICE CORE/SERVICE	2,669
TOTAL SHARED CORE/SERVICE	7,139
TOTAL SHARED LOADING/RECEIVING	5,854
TOTAL RETAIL	51,593
TOTAL RETAIL SERVICE	627
TOTAL FLOOR GSF	67,882

NOT INTENDED AS GFA FOR FAR CALCULATIONS

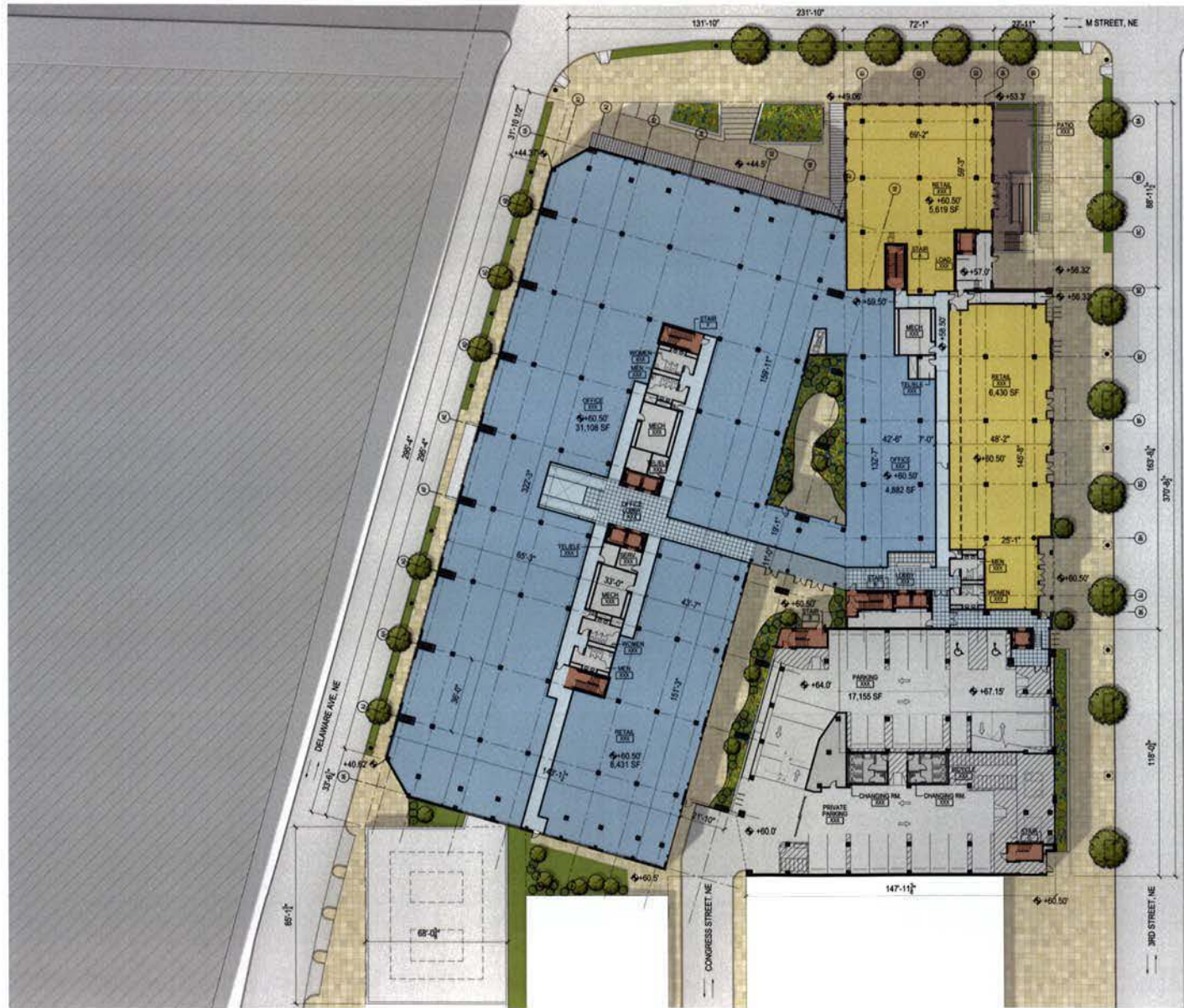


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First Floor Layout

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SECOND FLOOR DATA	SF
TOTAL OFFICE	45,221
TOTAL OFFICE CORE/SERVICE	11,888
TOTAL RETAIL	12,049
TOTAL RETAIL LOADING/RECEIVING	535
TOTAL PARKING	17,155
TOTAL FLOOR GSF	86,848

NOT INTENDED AS GFA FOR FAR CALCULATIONS



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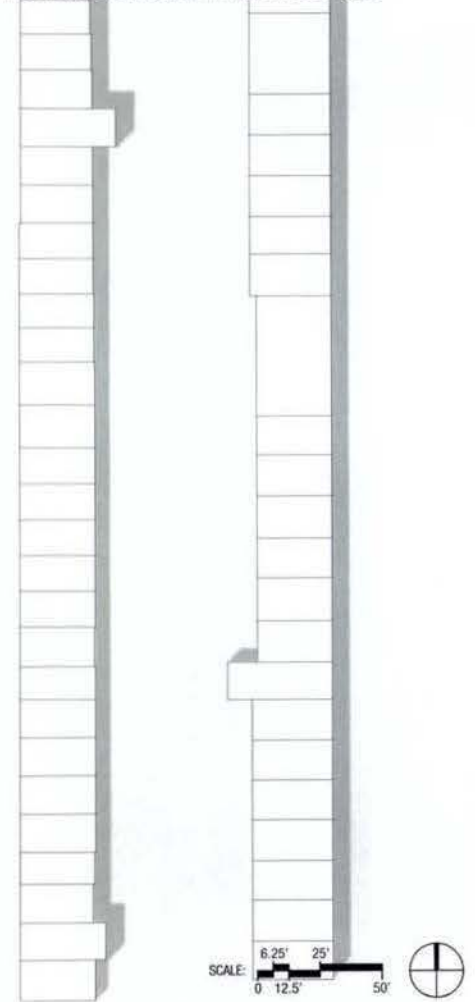
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Second Floor Layout
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THIRD FLOOR DATA	SF
TOTAL OFFICE	53,775
TOTAL OFFICE CORE/SERVICE	9,942
TOTAL PARKING	17,215
TOTAL FLOOR GSF	80,932

NOT INTENDED AS GFA FOR FAR CALCULATIONS



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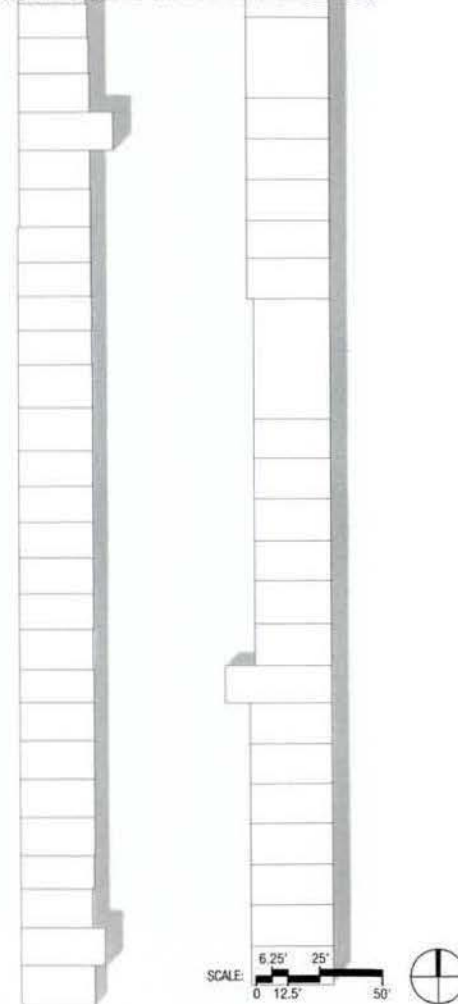
Third Floor Layout

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FOURTH FLOOR DATA	SF
TOTAL OFFICE	44,480
TOTAL OFFICE CORE/SERVICE	9,944
TOTAL PARKING	17,215
TOTAL FLOOR GSF	71,639

NOT INTENDED AS GFA FOR FAR CALCULATIONS



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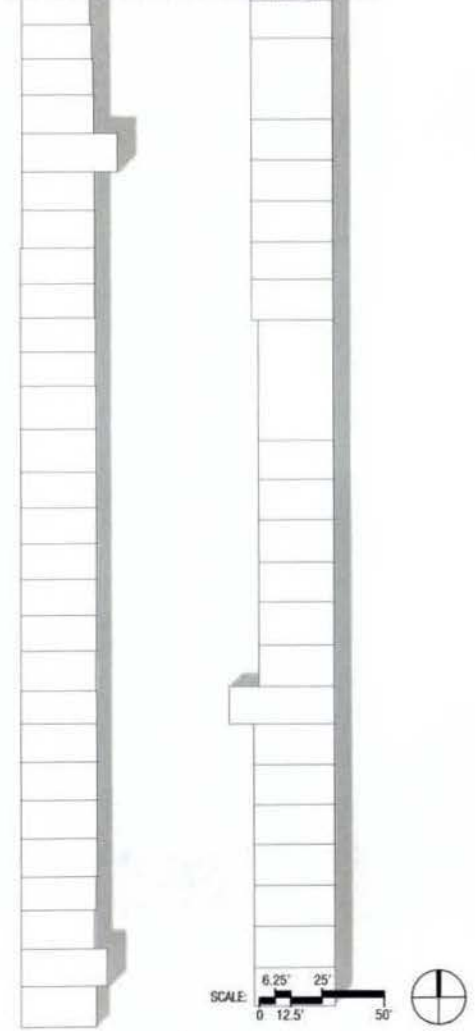
Fourth Floor Layout

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FIFTH FLOOR DATA	SF
TOTAL SHARED CORE/SERVICES	5,542
TOTAL PARKING	16,515
TOTAL FLOOR GSF	22,057

NOT INTENDED AS GFA FOR FAR CALCULATIONS

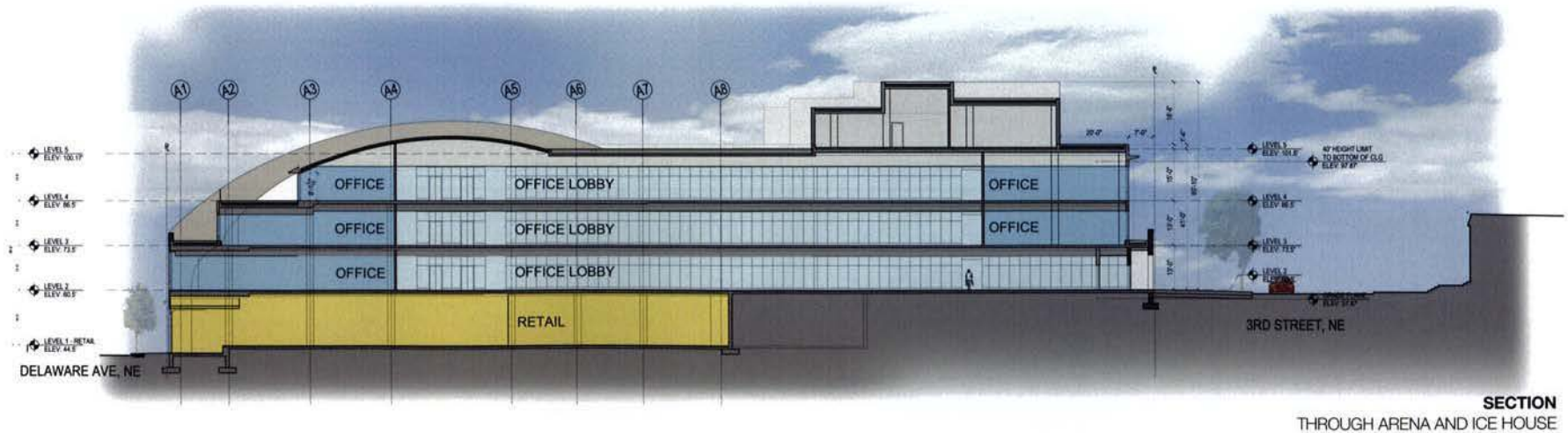
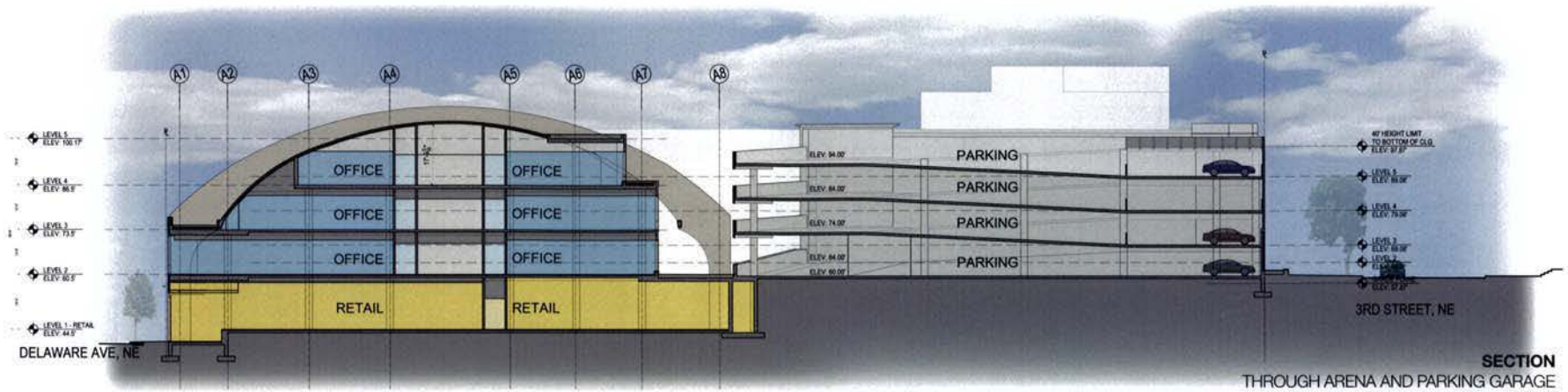


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Fifth Floor Layout

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SCALE: 0 4' 8' 16' 32'

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Sections
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ELEVATION
EAST: 3RD STREET



ELEVATION
EXISTING EAST: 3RD STREET

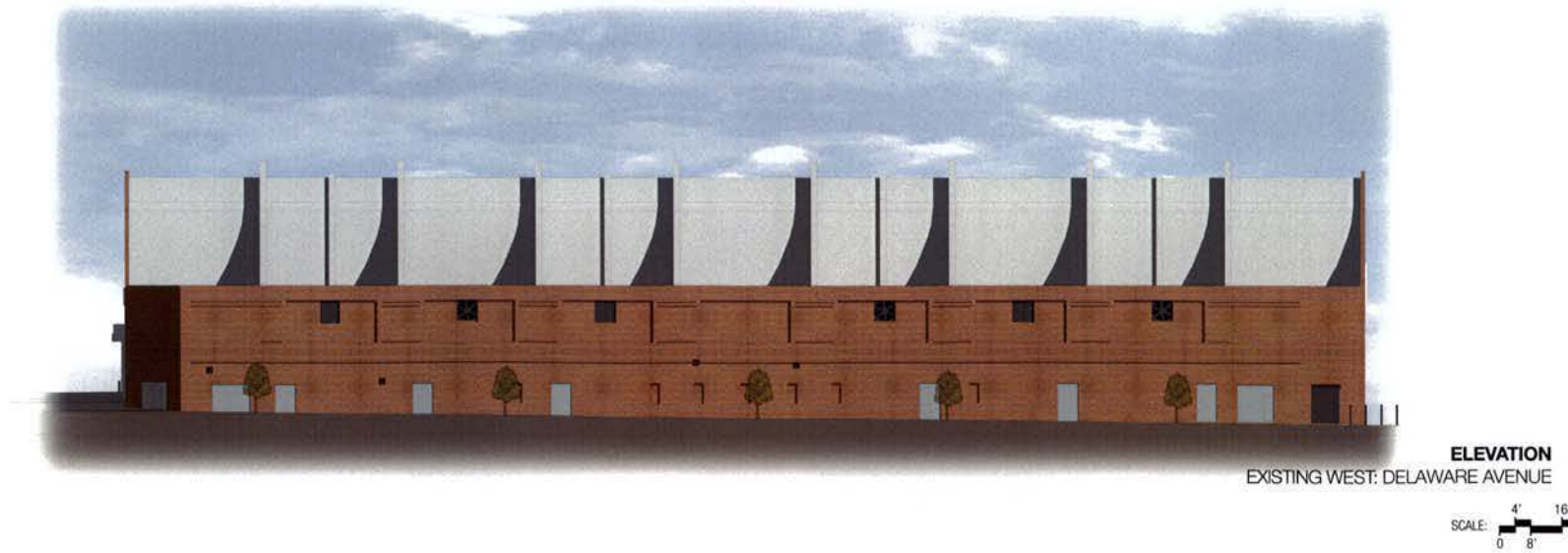
SCALE: 0 4' 8' 16' 32'

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Elevations: Existing vs Proposed

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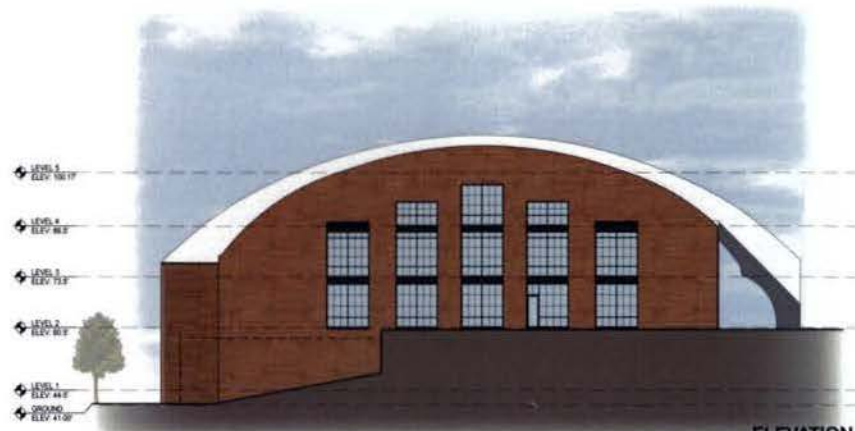


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Elevations: Existing vs Proposed

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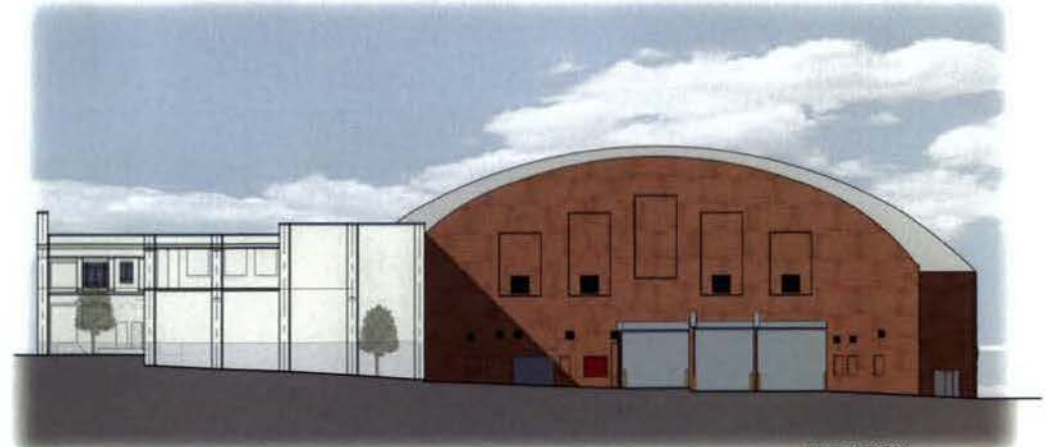
ELEVATION
SOUTH ARENA



ELEVATION
NORTH: M STREET



ELEVATION
WEST LOADING DOCK: DELAWARE AVENUE



ELEVATION
EXISTING NORTH: M STREET

SCALE: 0 4' 8' 16' 32'

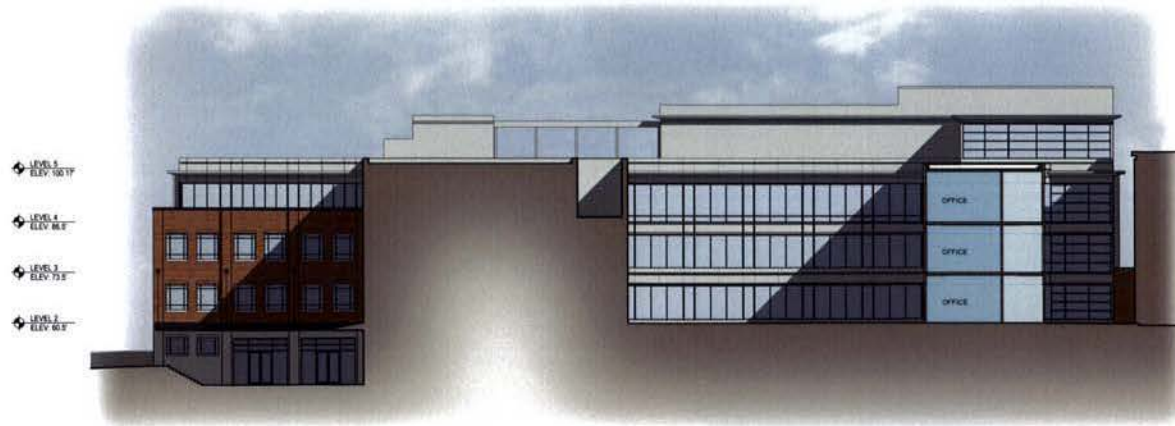
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Elevations
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ELEVATION
EAST ARENA: COURTYARD



ELEVATION
WEST ICE HOUSE: COURTYARD

SCALE: 0 4' 8' 16' 32'

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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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Parking Garage - From Across 3rd Street

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View From Metro Platform

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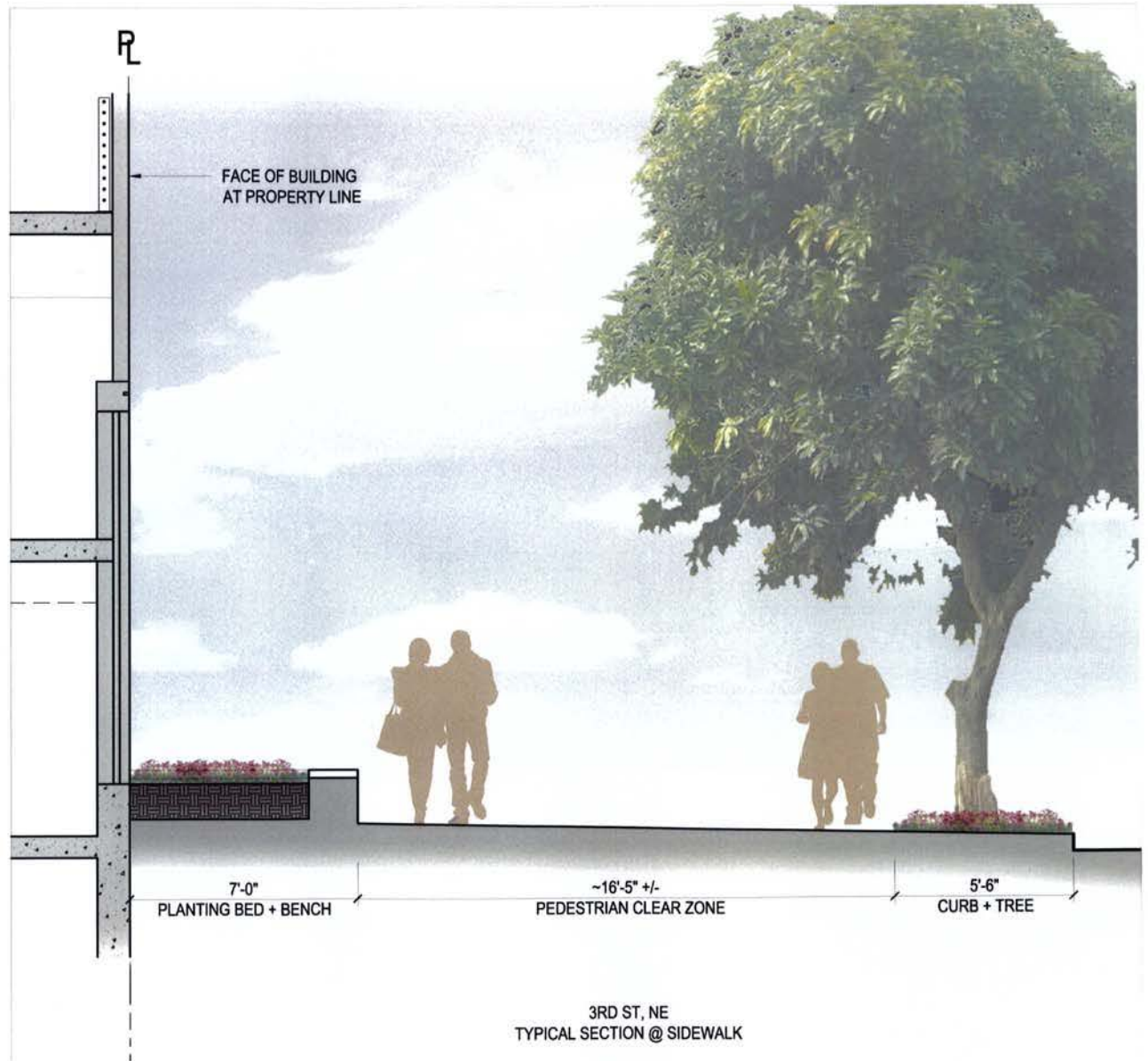
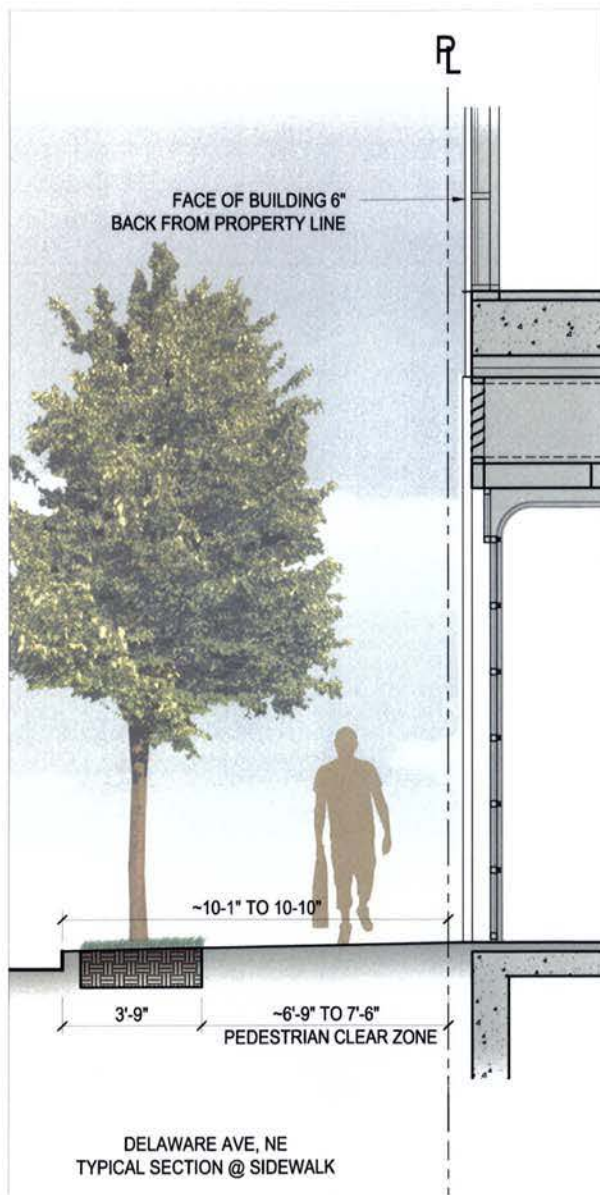


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Landscape Plan

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Street & Sidewalk Sections

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TYPICAL BIKE RACK



TYPICAL BENCH



TYPICAL TRASH RECEPTACLE



Single Globe

Twin-20
TYPICAL STREET LIGHT FIXTURE



TYPICAL TREE: DELAWARE AVENUE
LITTLE LEAF LINDEN



TYPICAL TREE: 3RD STREET
WILLOW OAK



TYPICAL TREE: M STREET
GOLDEN RAIN

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Site Furniture & Trees

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