



COLUMBIA PLACE - BLOCK 369

SQUARE 369, WASHINGTON, DC

PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001 ISSUE DATE: 01.29.2015

COVER SHEET

PUD 369 SUBMISSION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



PUD 369

A-000

ZONING COMMISSION
District of Columbia
CASE NO.14-09
EXHIBIT NO.59A

COLUMBIA PLACE - BLOCK 369



SITE MAP



PUD SUBMISSION SHEET INDEX

SHEET NO.	DRAWING NAME	SHEET ISSUE DATE	SHEET NO.	DRAWING NAME	SHEET ISSUE DATE
A000	COVER SHEET	12.19.2014	A462	SKIN COMPONENT - WEST COLUMN LINE A5	12.19.2014
A001	SHEET INDEX	12.19.2014	A463	SKIN COMPONENT - SOUTH COLUMN LINE HC	12.19.2014
A002	SITE CONTEXT	12.19.2014	A464	SKIN COMPONENT - EAST COLUMN LINE H5	12.19.2014
A003	ZONING TABULATION	12.19.2014	A465	SKIN COMPONENT - NORTH COLUMN LINE AD	12.19.2014
A004	ZONING TABULATION - ALLEY MODIFICATION	12.19.2014	A466	SKIN COMPONENT - WEST COLUMN LINE A6	12.19.2014
A005	HISTORIC BUILDING LOCATIONS	12.19.2014	A501	RENDERING-AERIAL OF L & 9TH - DAY VIEW	12.19.2014
A006	SITE AXONOMETRIC	12.19.2014	A502	RENDERING-AERIAL OF L STREET	12.19.2014
A008	L STREET CONTEXTUAL DIAGRAM	12.19.2014	A503	RENDERING-CORNER OF L & 9TH	12.19.2014
A009	9TH STREET CONTEXTUAL DIAGRAM	12.19.2014	A504	RENDERING-CORNER OF L & 9TH	12.19.2014
A010	EXISTING SITE - ALLEYS	12.19.2014	A505	RENDERING-9TH STREET	12.19.2014
A010a	PROPOSED SITE - ALLEYS	12.19.2014	A506	RENDERING-NORTH ALLEY	12.19.2014
A010b	PROPOSED SITE - ALLEYS	12.19.2014	A507	RENDERING-NORTH AND WEST ALLEY	12.19.2014
A200	SITE PLAN	12.19.2014	A508	RENDERING-L STREET	12.19.2014
A201	PARKING LEVEL 2 FLOOR PLAN	12.19.2014	A509	RENDERING-L STREET	12.19.2014
A202	PARKING LEVEL 1 FLOOR PLAN	12.19.2014	A510	RENDERING-L STREET VIEW	12.19.2014
A203	GROUND LEVEL FLOOR PLAN	12.19.2014	A511	RENDERING-9TH STREET VIEW	12.19.2014
A204	LEVEL 2 FLOOR PLAN	12.19.2014	A512	RENDERING-STREET VIEW-L STREET	12.19.2014
A205	LEVEL 3 FLOOR PLAN	12.19.2014	A513	RENDERING-STREET VIEW-9TH	12.19.2014
A206	LEVEL 4 FLOOR PLAN	12.19.2014	A514	RENDERING-STREET VIEW-ENTRY	12.19.2014
A207	LEVEL 5-6 TYPICAL FLOOR PLAN	12.19.2014	A515	RENDERING-9TH STREET VIEW	12.19.2014
A208	LEVEL 7-11 TYPICAL FLOOR PLAN	12.19.2014	A516	RENDERING-9TH STREET VIEW	12.19.2014
A209	LEVEL 12 FLOOR PLAN	12.19.2014	A517	RENDERING-9TH STREET VIEW	12.19.2014
A210	LOW ROOF PLAN	12.19.2014	A601	TRAFFIC PATTERN / CIRCULATION PLAN	12.19.2014
A211	HIGH ROOF PLAN	12.19.2014	L101	OVERALL ROOF PLAN	12.19.2014
A301	NORTH-SOUTH BUILDING SECTION THRU HOTEL	12.19.2014	L102	STREETSCAPE ENLARGEMENT PLAN	12.19.2014
A302	N-S BUILDING SECTION THRU HISTORIC APTS	12.19.2014	L103	GROUND FLOOR COURTYARD ENLARGEMENT	12.19.2014
A303	EAST-WEST BUILDING SECTION	12.19.2014	L104	4TH LEVEL TERRACE ENLARGEMENT	12.19.2014
A400	ELEVATION & EXTERIOR COMPONENT KEY PLAN	12.19.2014	L105	CLUB ROOM & POOL DECK ENLARGEMENT	12.19.2014
A401	L STREET & 9TH STREET ELEVATIONS	12.19.2014	L106	HOTEL ROOF DECK ENLARGEMENT	12.19.2014
A402	SOUTH ELEVATION	12.19.2014	L107	HARDSCAPE + STREETSCAPE ELEMENTS	12.19.2014
A403	EAST ELEVATION	12.19.2014	L108	PLANT SCHEDULE	12.19.2014
A404	ALLEY ELEVATIONS	12.19.2014	C1.0	EXISTING CONDITIONS	12.19.2014
A405	COURTYARD ELEVATIONS	12.19.2014	C2.0	CONCEPT CONTEXT PLAN	12.19.2014
A450	MATERIAL BOARD	12.19.2014	C2.1	CONCEPT SITE PLAN	12.19.2014
A451	SKIN COMPONENT - SOUTH COLUMN LINE AA	12.19.2014	C3.0	STORMWATER MANAGEMENT/UTILITY PLAN	12.19.2014
A452	SKIN COMPONENT - SOUTH COLUMN LINE AD	12.19.2014	C4.0	EROSION & SEDIMENT CONTROL PLAN	12.19.2014
A453	SKIN COMPONENT - SOUTH COLUMN LINE HD	12.19.2014	C5.0	COLUMBIA PLACE TRUCK ACCESS	12.19.2014
A454	SKIN COMPONENT - SOUTH COLUMN LINE HH	12.19.2014	C5.1	COLUMBIA PLACE TRUCK ACCESS	12.19.2014
A455	SKIN COMPONENT - EAST COLUMN LINE H11	12.19.2014	C5.2	COLUMBIA PLACE TRUCK ACCESS	12.19.2014
A456	SKIN COMPONENT - EAST COLUMN LINE H5	12.19.2014	C5.3	COLUMBIA PLACE TRUCK ACCESS	12.19.2014
A457	SKIN COMPONENT - EAST COLUMN LINE H2	12.19.2014	C5.4	QUINCY COURT TRUCK ACCESS	12.19.2014
A458	SKIN COMPONENT - NORTH COLUMN LINE HE	12.19.2014	C5.5	QUINCY COURT TRUCK ACCESS	12.19.2014
A459	SKIN COMPONENT - NORTH COLUMN LINE HA	12.19.2014	C5.6	WHITMAN TRUCK ACCESS	12.19.2014
A460	SKIN COMPONENT - NORTH COLUMN LINE AE	12.19.2014	C5.7	WHITMAN TRUCK ACCESS	12.19.2014
A461	SKIN COMPONENT - NORTH COLUMN LINE AB	12.19.2014			

PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001 ISSUE DATE: 01.29.2015

PUD 369 SUBMISSION

SHEET INDEX

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



PUD 369

A-001



PROJECT N° 20110015 / 03862-001

ISSUE DATE: 01.29.2015

SITE CONTEXT

PUD 369 SUBMISSION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



PUD 369

A-002

ZONING TABULATION

	PROVIDED	REQUIRED
ZONING DISTRICT:	DD/C-2-A (8TH STREET HISTORIC BUILDINGS) DD/C-3-C (REMAINDER OF SITE)	
SITE AREA:	70,787 SF	
REAR YARD:	Compliant Courtyard provided per Section 778 of DC Zoning Regulations	Rear Yard per Section 774 or Courtyard per Section 776
SIDE YARD:	None	None Required
	STAGE 2 PUD SUBMISSION: Total Proposed Site Development	
FAR:	Building: 8.31 Mechanical: 0.25	Building: 9.50 Mechanical: 0.37
GROSS FLOOR AREA:	587,824 SF	620,824 sf allowable
HEIGHT:	Total Building Height: 110'-0" above 77.30' (8th St. Mid-Block Elevation)	110'-0" above 77.30'
STORIES:	10 Guestroom Floors and 1 Meeting Room Floor above Public Lobby	
LOT OCCUPANCY:	100%	100%
PENTHOUSE HEIGHT:	18'-6" max Top of Screen Wall	18'-6" max +110'-0"
PENTHOUSE AREA:	18,000 SF	0.37 x site area = 28,191 sf allowable
PARKING:	Hotel Self-Parking: 123 Spaces Hotel Valet Parking Option: 149 Spaces Apartments Self-Parking: 106 Spaces	Hotel Zoning Minimum: 141 spaces Apartment Zoning Minimum: 50 spaces
BICYCLE PARKING:	Hotel: 15 Spaces Apartments: 87 Spaces Short-Term: 16 Spaces	Hotel DDOT Minimum: 15 spaces Apartment DDOT Minimum: 87 spaces Short-Term DDOT Minimum: 16 spaces
LOADING:	Hotel: 2@40'-0", 1@25'-0" Apartments: 1@40'-0", 1@28'-0"	Hotel: 1@55'-0", 1@30'-0", 1@20'-0" Apartments: 1@55'-0", 1@20'-0"

PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 01.29.2015

ZONING TABULATION

PUD 369 SUBMISSION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



PUD 369

A-003

REVISED PARKING CALCULATIONS (1/26/15)
SQUARE 369 PUD
ZC CASE NO. 14-09

REQUIRED				PROVIDED		
Use	Calculation	Required Parking	Historic Deduction*	Zn Compliant Parking	Plus valet/vault	Total provided
HOTEL: Lgst Function Space C3C: 1 for each 300 sf. C2A: 1 for each 150 sf	4,221 sf/300 sf n/a	14	14	P1 = 46 P2 = 53	P1 = 25 P2 = 25	P1 = 71 P2 = 78
HOTEL: Sleeping Rms C3C: 1 for ea. 4 rms C2A: 1 for ea. 2 rms*	501 rms/4 3 rms/2	125.25 = 125 1.5 = 2	125 0 for 9th St historic bdgs			
TOTAL HOTEL		141	139	99	50	149
Apartments C3C: 1 for ea. 4 units* C2A: 1 for ea. 2 units	201 units/4 n/a	50	201 - 18 Lurgan units = 183 rms 45.75 = 46	P1 = 44 P2 = 48	P1 = 7 P2 = 7	P1 = 51 P2 = 55
TOTAL RESIDENTIAL		50	46	92	14	106
GRAND TOTALS		191	185*	191	64	255

*Under section 2120.3, parking is only required for additions to historic buildings. There are 3 hotel sleeping rooms in the 9th Street historic buildings, and 18 residential units in the historic Lurgan apartment building on L Street, which can be subtracted from the calculations above. The historic allowance reduces the parking requirement to 139 spaces for the hotel and 46 for the residential units, for a maximum zoning requirement of 185 spaces. All of the spaces may be compact in size pursuant to 2120.5.

PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 01.29.2015

parking TABULATION

PUD 369 SUBMISSION

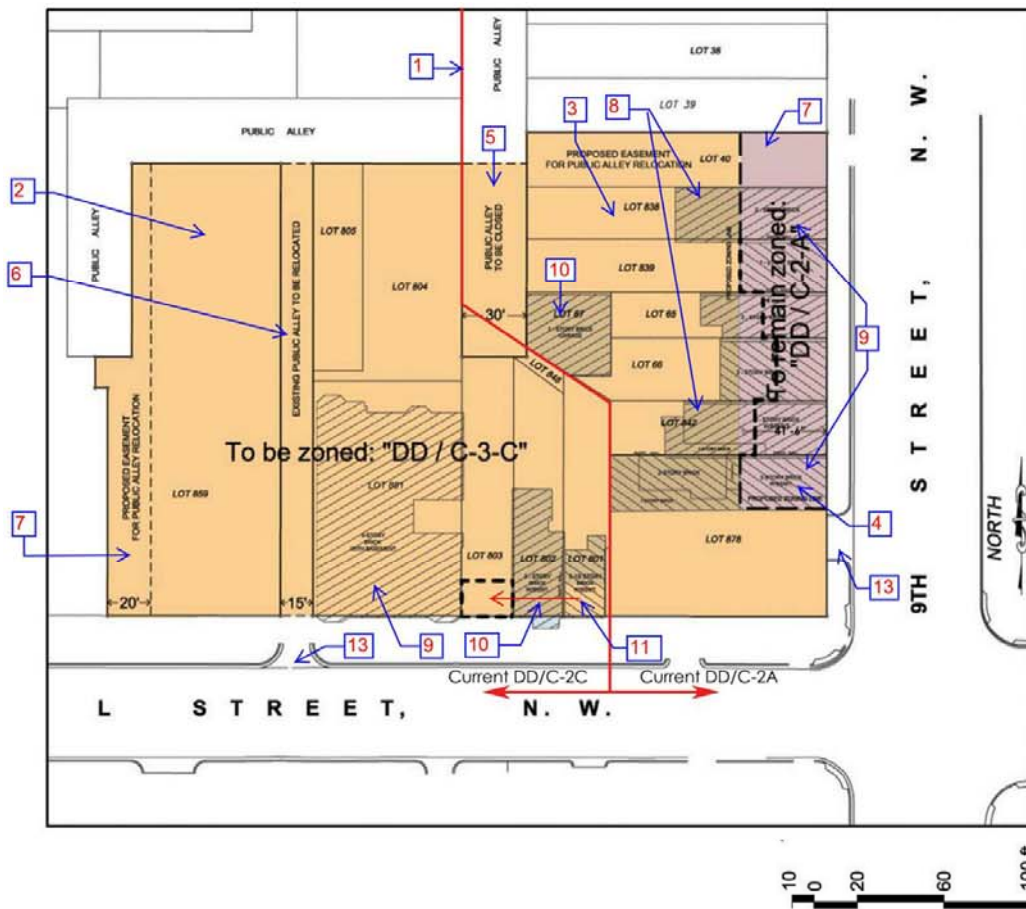
COLUMBIA PLACE - BLOCK 369
 Square 369, Washington, DC

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



PUD 369

A-003A



EXISTING AND PROPOSED ZONING BOUNDARY DIAGRAM

PROPOSED PUD SUMMARY LEGEND

- Existing zoning boundary line.
- Area currently zoned as DD/C-2C and proposed to be zoned DD/C-3C.
- Area currently zoned as DD/C-2A and proposed to be zoned DD/C-3C.
- Area currently zoned as DD/C-2A and proposed to remain zoned DD/C-2A with a new proposed zoning boundary line, set 41.5 FT inward from existing property lines along 9th Street returning towards 9th Street along the north lot line for lot 40 and 24.3 FT south of the north lot line for lot 878.
- Existing 30' Public Alley to be closed.
- Existing 15' Public Alley to be closed.
- Proposed 20' access easement to existing Public Alley.
- Portion of Existing Contributing Buildings to be demolished.
- All or portion of Existing Contributing Buildings to remain.
- Contributing building to be demolished.
- Portion of Existing Contributing Building to be relocated.
- Under existing zoning DD/C-2C maximum building heights are 110 FT. In the proposed DD/C-3C zoning area building heights remain 110 FT. The Area currently zoned as DD/C-2A and proposed to remain zoned DD/C-2A, which includes the contributing buildings on 9th Street to be preserved to a depth of 41.5 FT, the maximum building heights will be no greater than 65 FT.
- Existing curb cut to be relocated.

Zoning Category	Site Area	Allowable FAR	Allowable SF
1 DD/C-2-A	7,379 SF	2.50	18,448 SF
2 DD/C-3-C	63,406 SF	9.50	602,376 SF
Site Area - Hotels	44,334 SF		
Site Area - Existing Residential (Lot 801)	7,494 SF		
Site Area - Residential	18,959 SF		
3 Total Site Area / Allowable Sq Ft	70,787 SF	8.77	620,824 SF
Required Residential Housing Minimum			
4 Proposed PUD			
DD/C-2-A	7,379 SF	0.00	0.00 SF
DD/C-3-C (Existing Residential)	7,494 SF	3.50	26,229.00 SF
DD/C-3-C	55,914 SF	3.50	195,699.00 SF
		3.50	221,928 SF
Proposed Area			
5 Residential Housing			
(Including all floors of building above grade, elevator shafts and stairwells at each story, vent shafts and pipe chases at ground level only, elevator and mechanical penthouses, and excluding vent shafts and pipe chases above the ground floor, mechanical rooms with less than 6'-6" headroom, atrium above ground floor)			
Plans Dated January 9, 2015			223,473 SF
Proposed Area			
6 Courtyard and Residence Inn (Combined)			
(Including all floors of building above grade, elevator shafts and stairwells at each story, vent shafts and pipe chases at ground level only, elevator and mechanical penthouses, and excluding vent shafts and pipe chases above the ground floor, mechanical rooms with less than 6'-6" headroom, atrium above ground floor)			
Plans Dated January 9, 2015			364,449 SF
Total Proposed Buildings Area			
8 Hotels and Residential			587,924 SF
9 FAR, proposed		8.31	

PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001 ISSUE DATE: 01.29.2015

PUD 369 SUBMISSION

ZONING TABULATION - ALLEY MODIFICATION

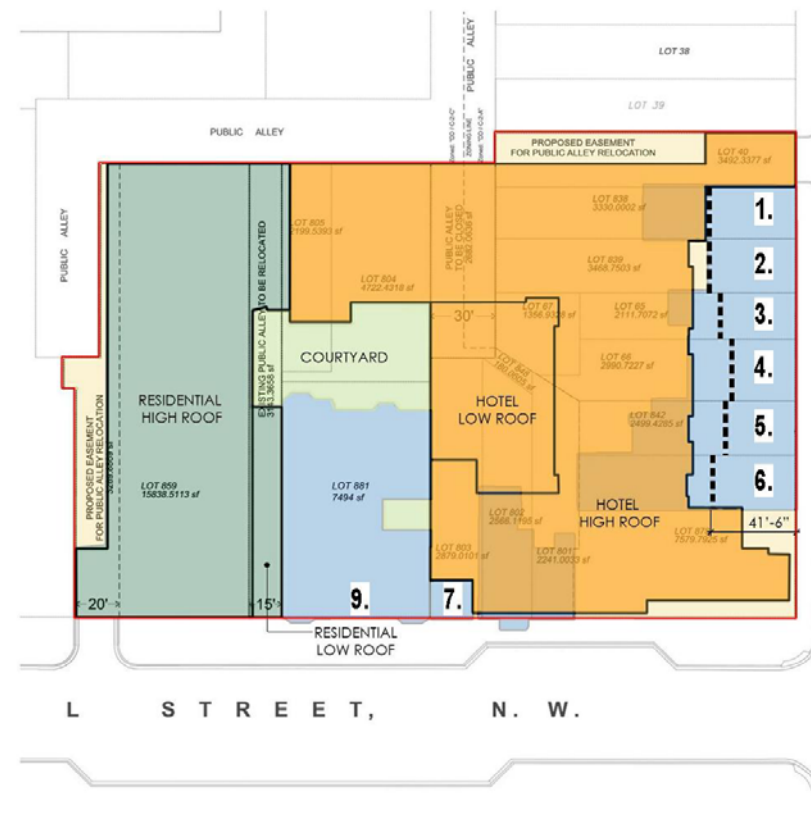
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276

COOPER CARRY
tvsvdesign

PUD 369

A-004



PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 01.29.2015

PUD 369 SUBMISSION

HISTORIC BUILDING LOCATIONS

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



COOPER CARRY

tvdesign

PUD 369

A-005

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



**NOTE: ALL DIMENSIONS LISTED ARE ESTIMATED
BUILDING HEIGHTS EXCLUDING PENTHOUSES.**

PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 01.29.2015

SITE AXONOMETRIC

PUD 369 SUBMISSION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



PUD 369

A-006

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



- STREET SCALE ELEMENTS
- STREET SCALE REFERENCE
- SECONDARY STREET SCALE REFERENCE
- CONTEXT REFERENCE
- HEIGHT / PROPORTION RELATIONSHIPS
- WINDOW PROPORTION RELATIONSHIPS
- VERTICAL REFERENCE

PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001 ISSUE DATE: 01.29.2015

PUD 369 SUBMISSION

L STREET CONTEXTUAL DIAGRAM

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



PUD 369

A-008



PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001 ISSUE DATE: 01.29.2015

9TH STREET CONTEXTUAL DIAGRAM

PUD 369 SUBMISSION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



PUD 369

A-009



PRE-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001 ISSUE DATE: 01.29.2015

Site Plan

PUD 369 SUBMISSION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC


COOPER CARRY
tvdesign

PUD 369
A-200

© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276