



COLUMBIA PLACE - BLOCK 369

SQUARE 369, WASHINGTON, DC

POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001		ISSUE DATE: 02.12.2015	COVER SHEET		<div> COOPER CARRY</div>		PUD 369
<div><h1>PUD 369 SUBMISSION</h1><h2>POST-HEARING SUBMISSION</h2></div>			<div>COLUMBIA PLACE - BLOCK 369 <i>Square 369, Washington, DC</i></div>			<div><div></div><div><div>ZONING COMMISSION District of Columbia CASE NO. 14-09 EXHIBIT NO. 63A1</div><div>A-000</div></div></div>	
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COLUMBIA PLACE - BLOCK 369



SITE MAP



PUD POST-HEARING SUBMISSION SHEET INDEX

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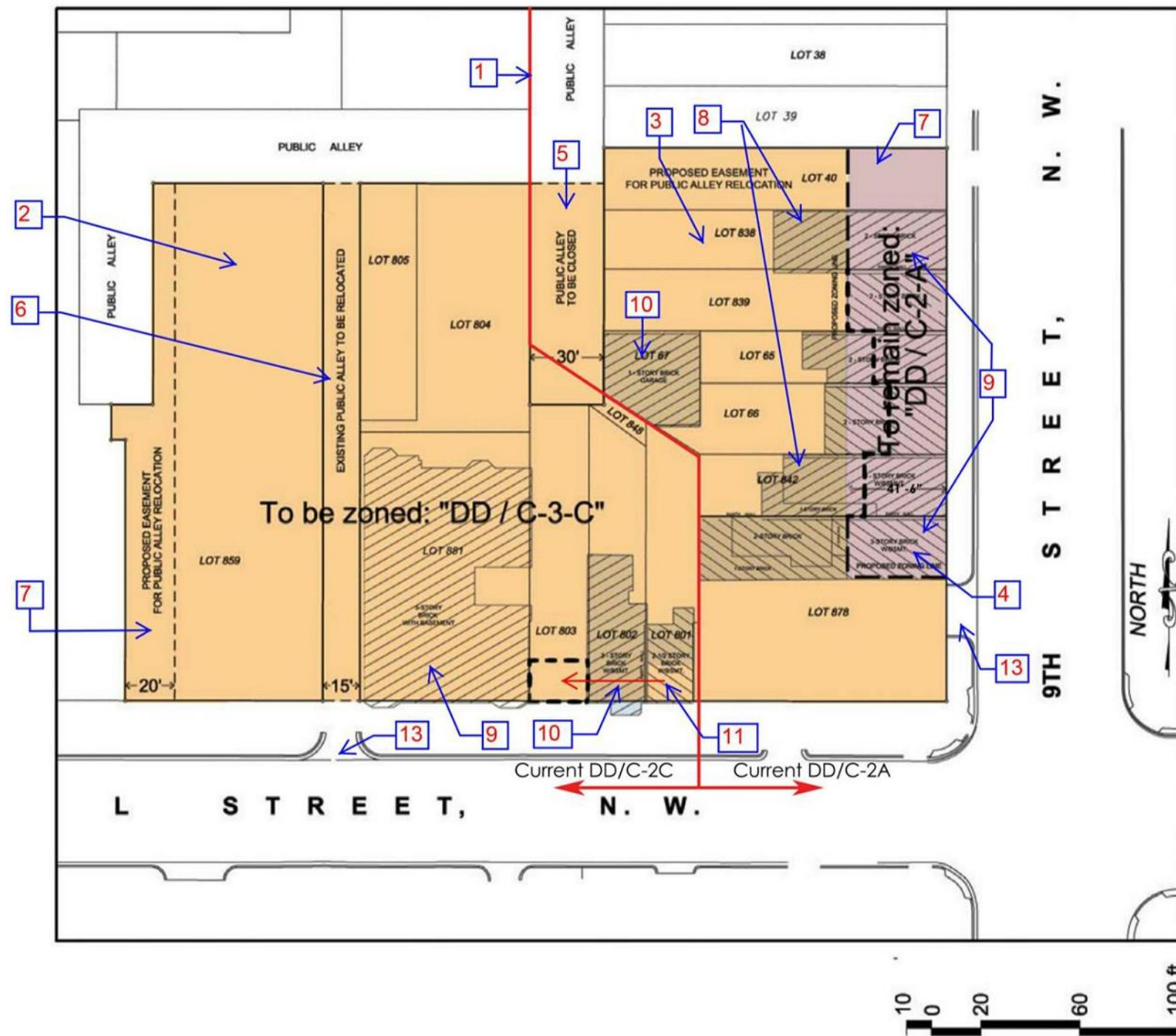
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

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PUD 369
A-001

ZONING TABULATION		
	PROVIDED	REQUIRED
ZONING DISTRICT:	DD/C-2-A (9TH STREET HISTORIC BUILDINGS) DD/C-3-C (REMAINDER OF SITE)	
SITE AREA:	70,787 SF	
REAR YARD:	Compliant Courtyard provided per Section 776 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: 8.23 Mechanical: 0.25	Building: 9.50 Mechanical: 0.37
GROSS FLOOR AREA:	582,822 SF	620,824 sf allowable
HEIGHT:	Total Building Height: 110'-0" above 77.30' (9th 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:	17,617 SF	0.37 x site area = 26,191 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: 67 Spaces Short-Term: 16 Spaces	Hotel DDOT Minimum: 15 spaces Apartment DDOT Minimum: 67 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"



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-3-C.
- Area currently zoned as DD/C-2A and proposed to be zoned DD/C-3-C.
- 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-3-C 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	63,408 SF	9.50	602,376 SF
Site Area - Hotels	44,334 SF		
Site Area - Existing Residential (Lot 881)	7,494 SF		
Site Area - Residential	18,959 SF		
3 Total Site Area / Allowable Sq Ft	70,787 SF	8.77	620,824 SF
4 Required Residential Housing Minimum 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
5 Proposed Area 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 February 12, 2015			222,507 SF
6 Proposed Area 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 February 12, 2015			360,315 SF
8 Total Proposed Buildings Area Hotels and Residential			582,822 SF
9 FAR, proposed		8.23	

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ZONING TABULATION – ALLEY MODIFICATION

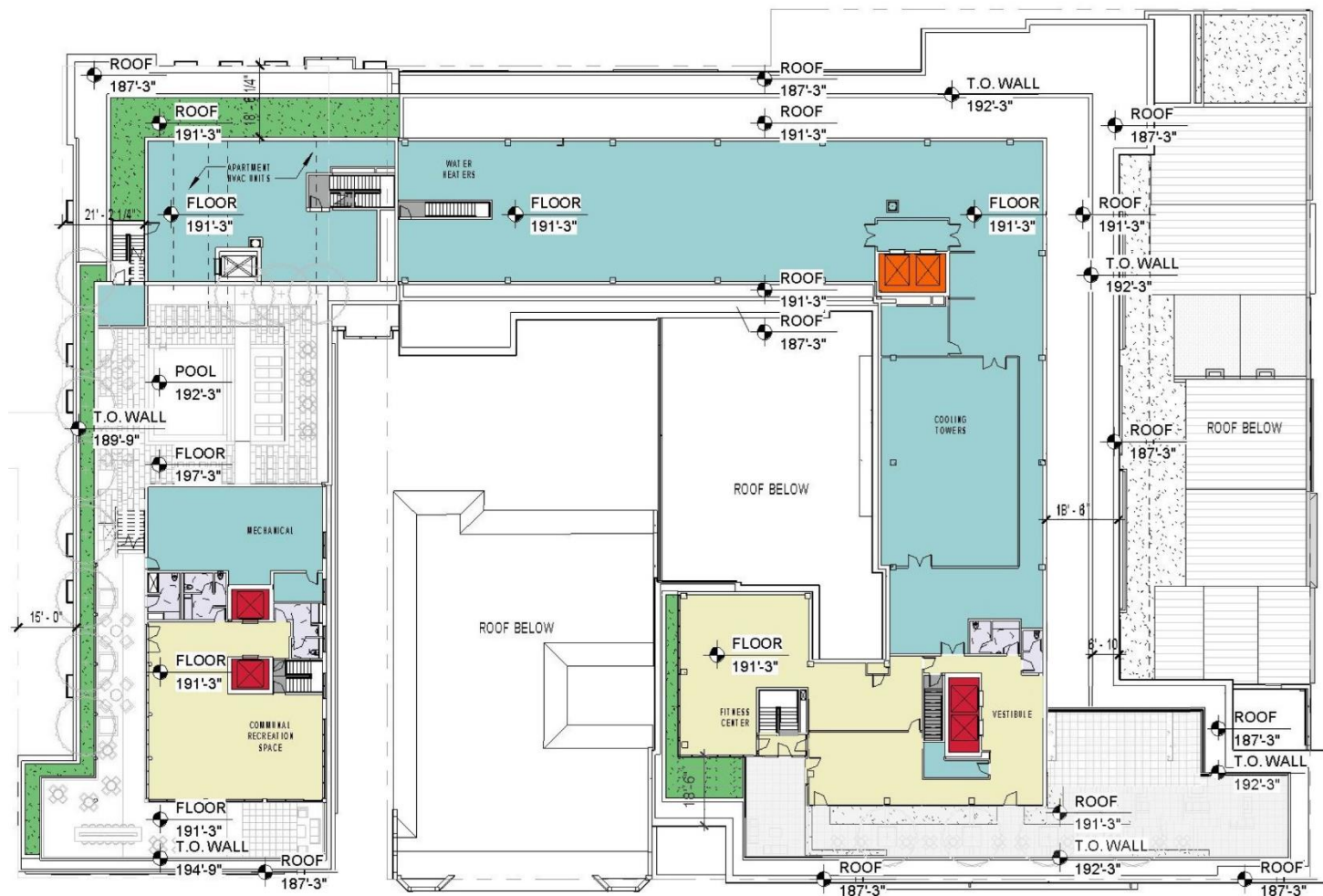
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Square 369, Washington, DC

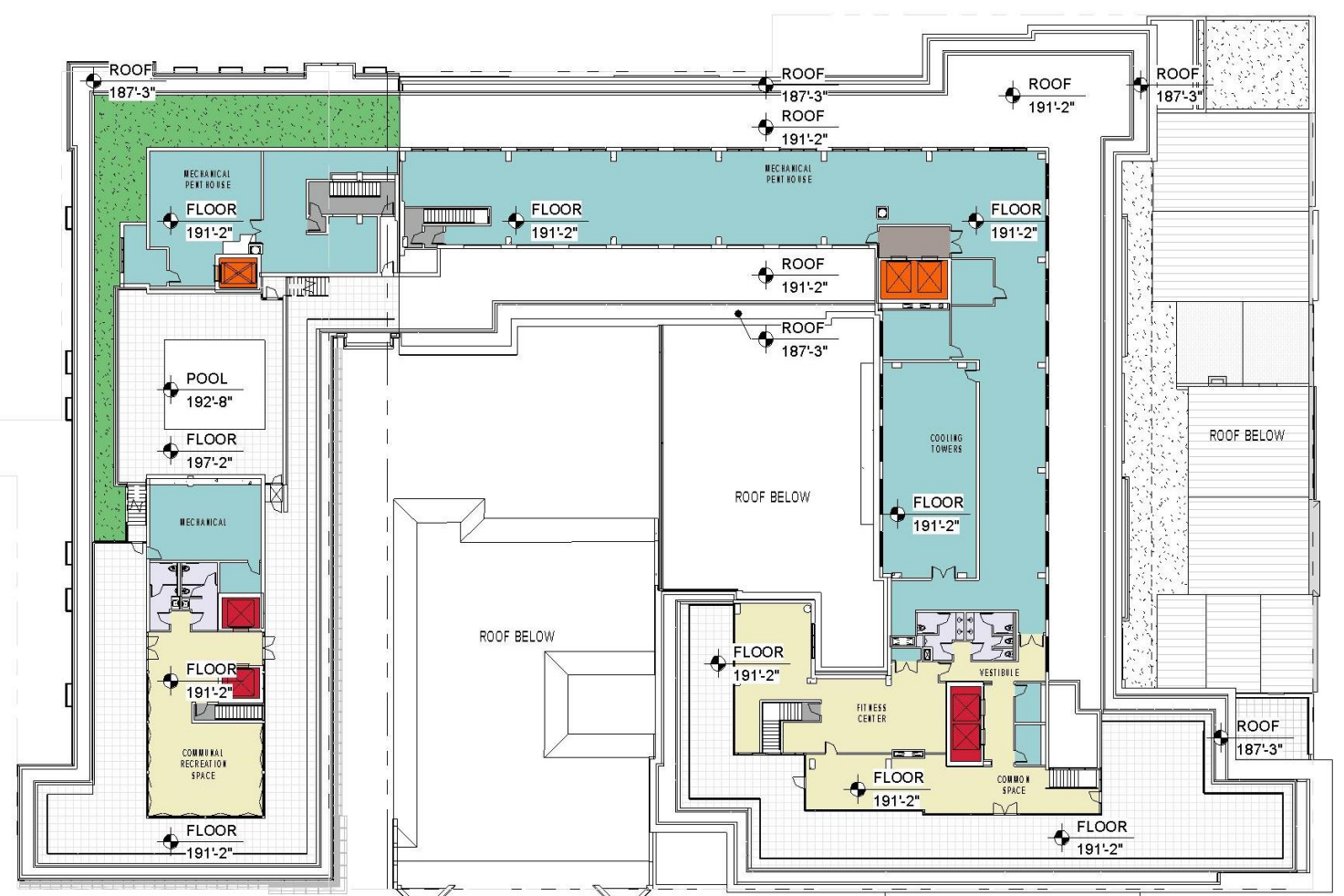
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PUD 369
A-004



LOW ROOF PLAN
As submitted 1-29-15



LOW ROOF PLAN
As submitted 2-12-15

Low Roof Plan:
Set back at 9th, L, Interior court

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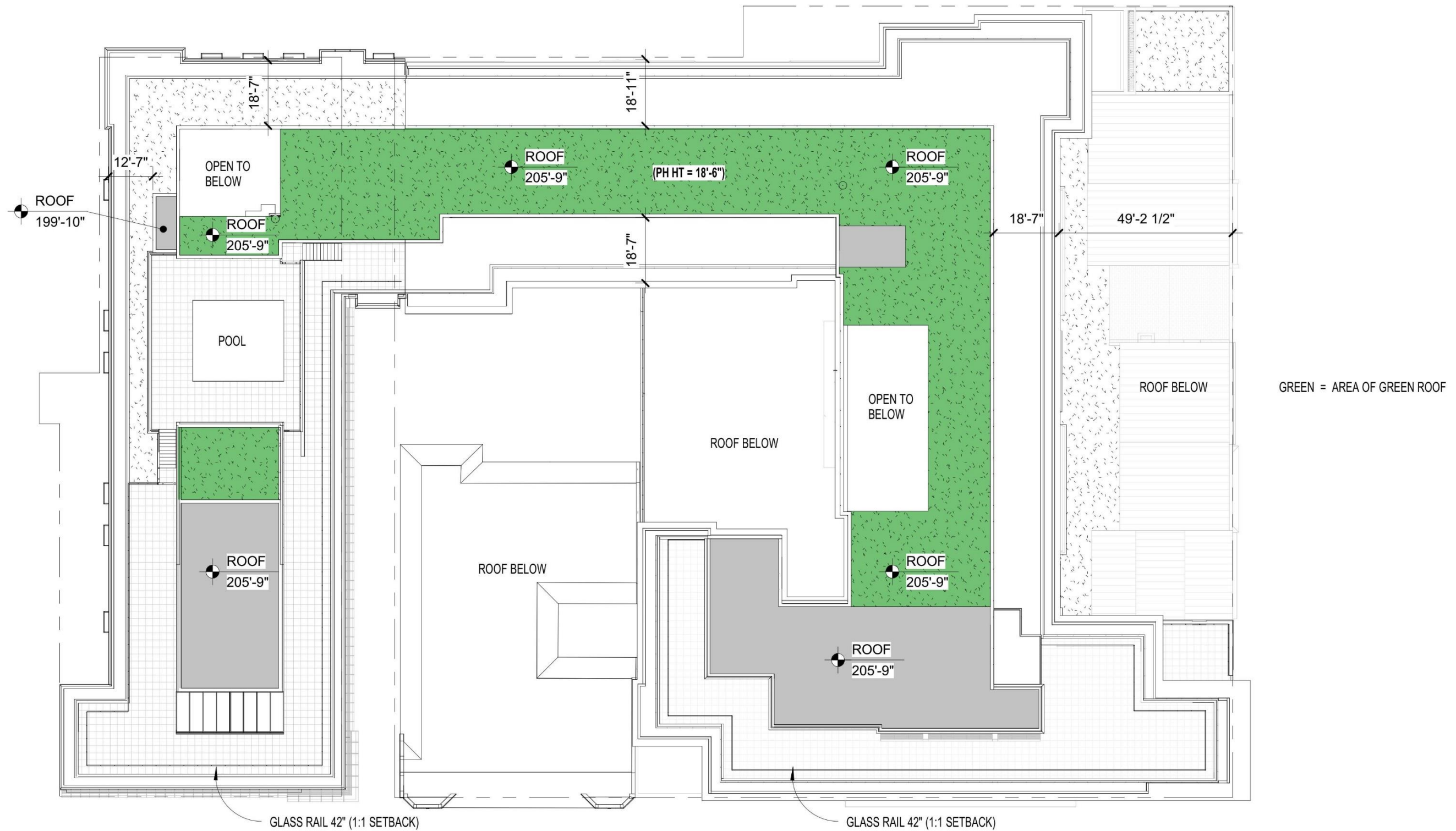
LOW ROOF PLAN Comparison

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Square 369, Washington, DC

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PUD 369

A-210A



High Roof Plan:
Set back at 9th, L, Interior court

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ROOF PLAN

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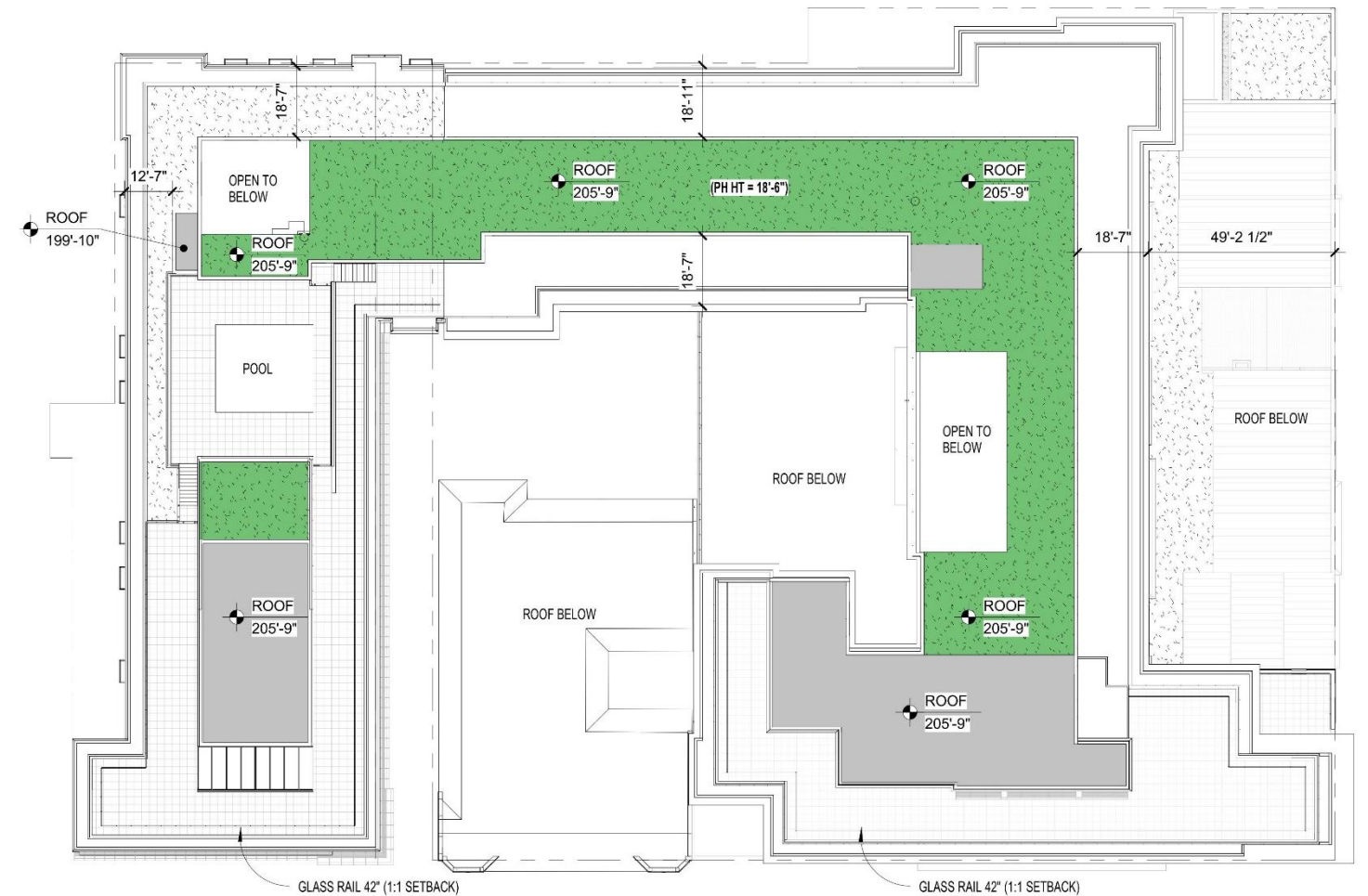
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PUD 369
A-211



ROOF PLAN
As submitted 1-29-15



ROOF PLAN
As submitted 2-12-15

High Roof Plan:
Set back at 9th, L, Interior court

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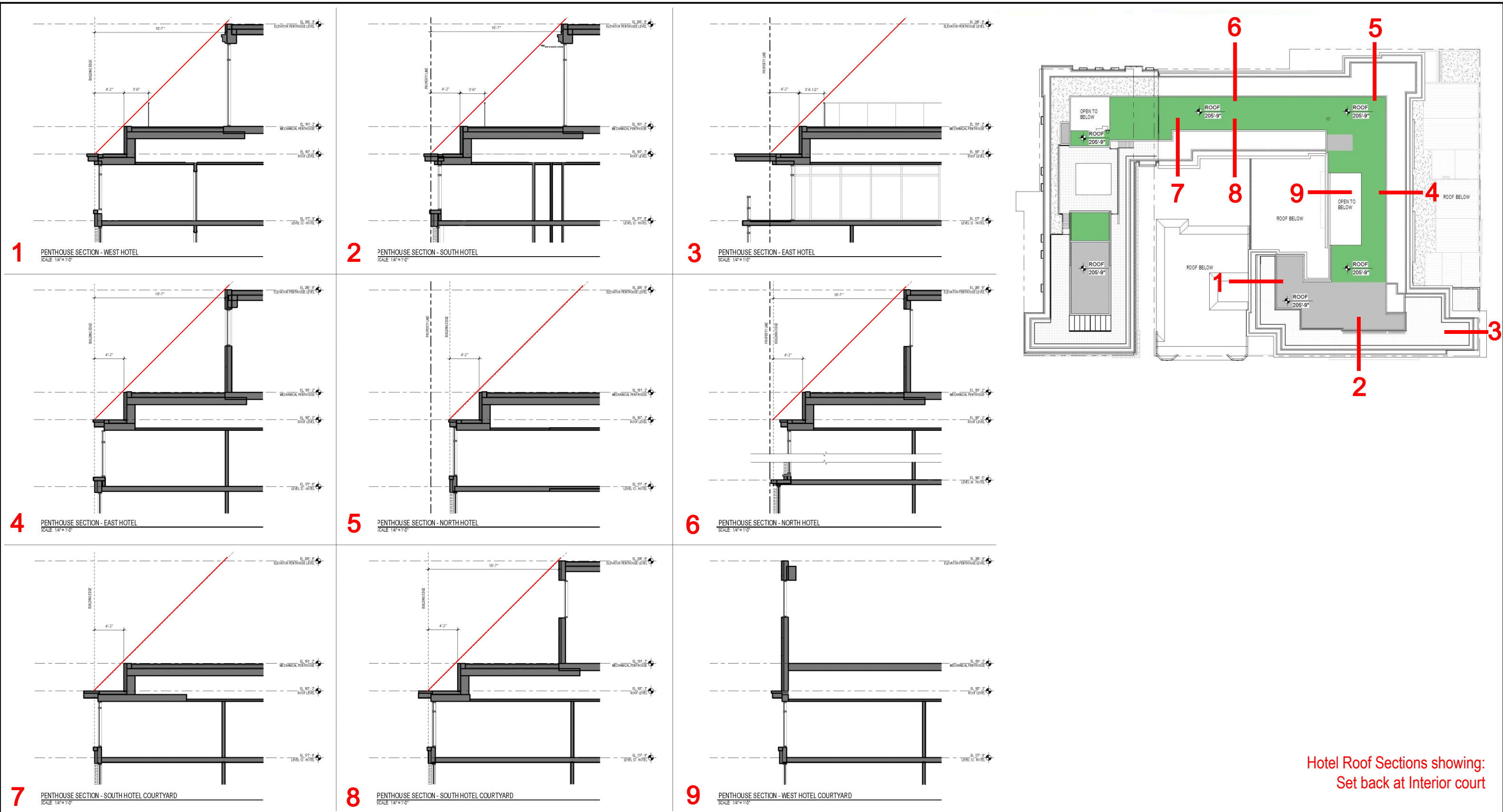
ROOF PLAN Comparison

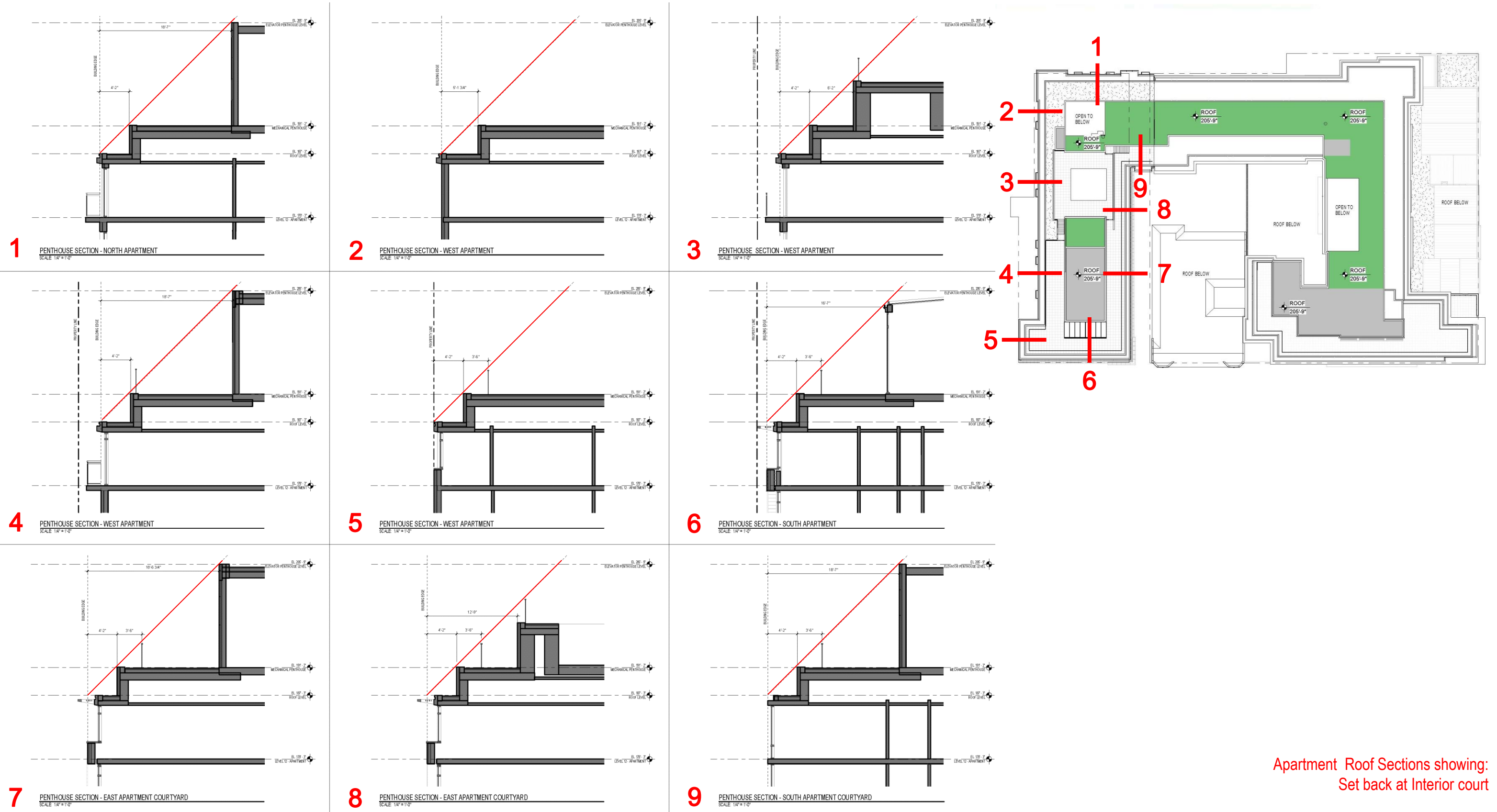
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PUD 369

A-211A





Apartment Roof Sections showing:
Set back at Interior court

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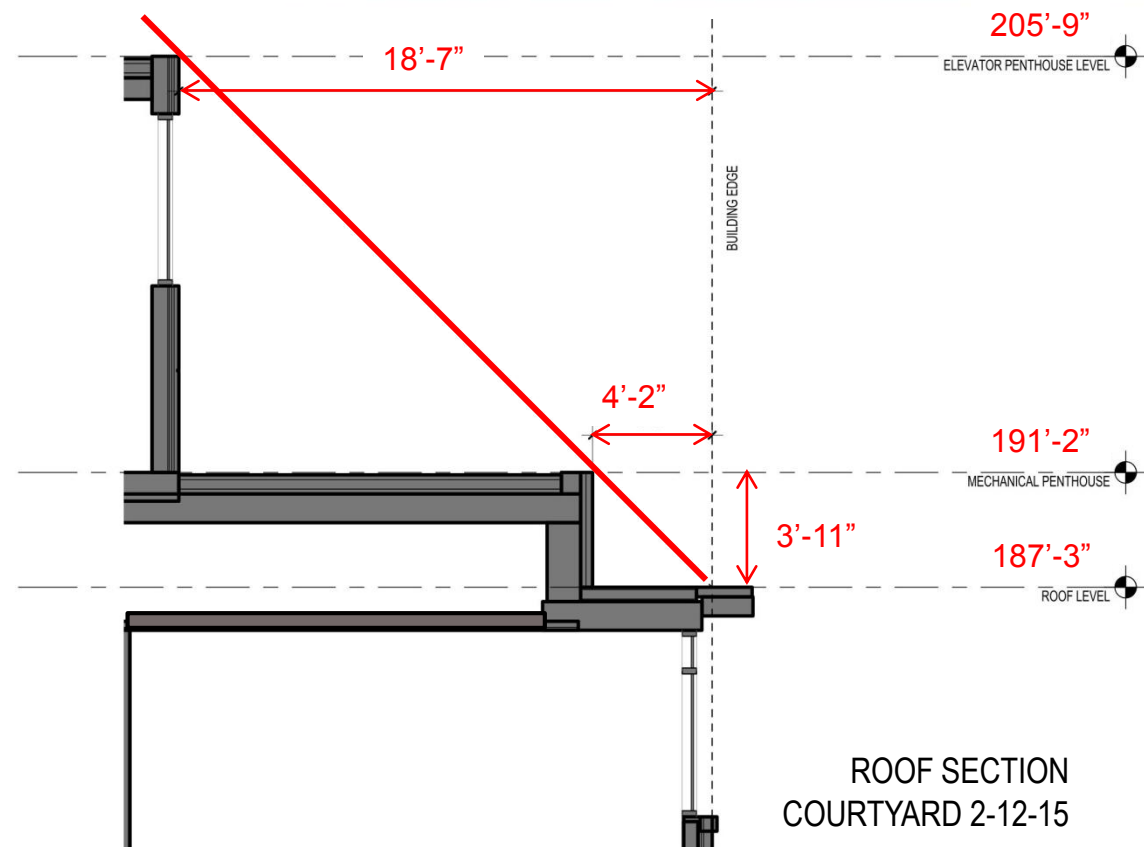
APARTMENT ROOF SECTIONS
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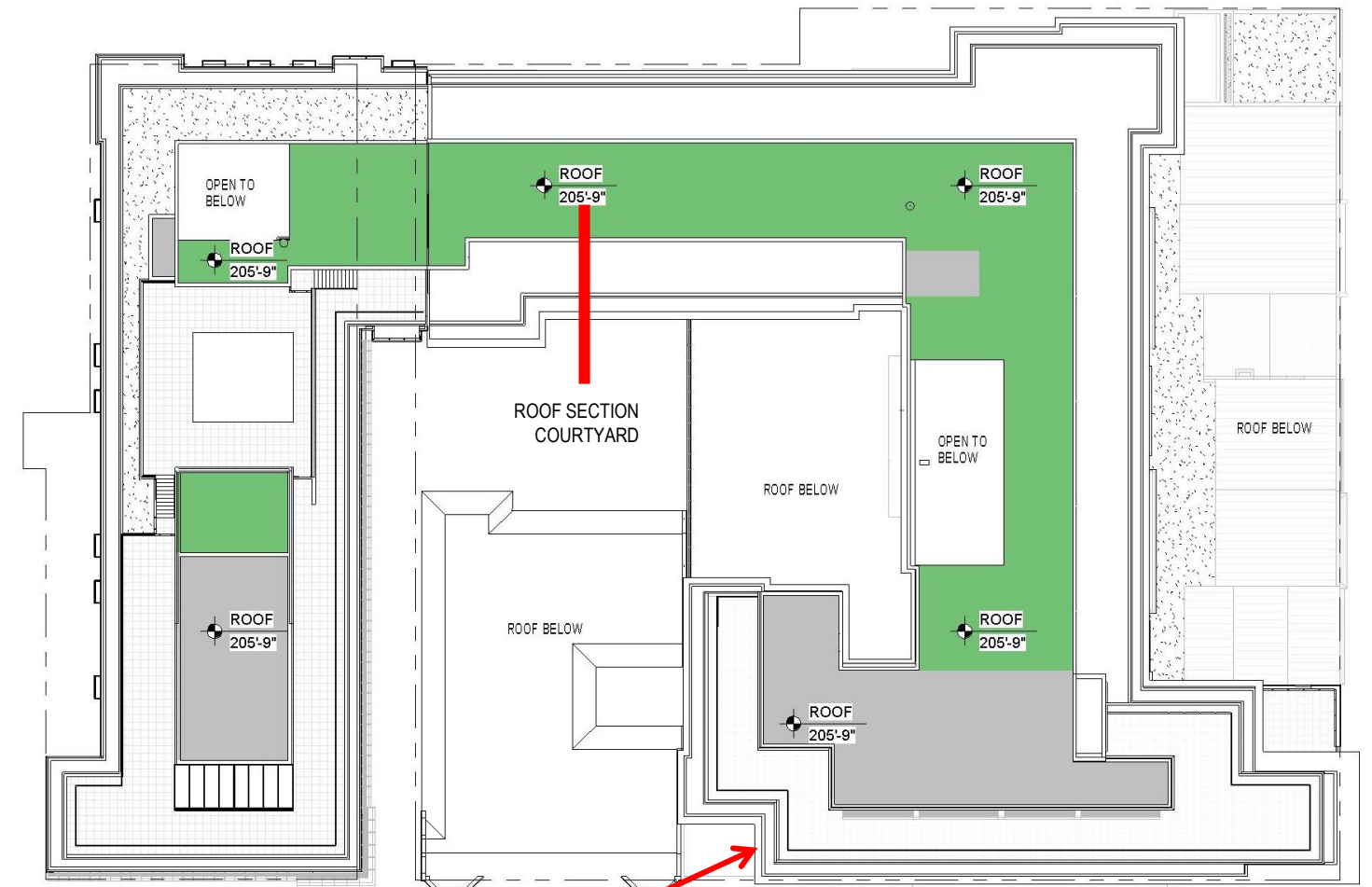
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As submitted 1-29-15



As submitted 2-12-15



ROOF PLAN
As submitted 2-12-15

View from DCMM showing
set back at Interior court over
Lurgan building

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ROOF SETBACK COURTYARD

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