



COLUMBIA PLACE - BLOCK 369

SQUARE 369, WASHINGTON, DC

POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

COVER SHEET

PUD 369 SUBMISSION
POST-HEARING SUBMISSION

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

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



COOPER CARRY
tv&sd design

ZONING COMMISSION
District of Columbia
CASE NO.14-09
EXHIBIT NO.63A1

PUD 369

A000

COLUMBIA PLACE - BLOCK 369



SITE MAP



PUD POST-HEARING SUBMISSION SHEET INDEX

SHEET NO.	DRAWING NAME	SHEET ISSUE DATE	SHEET NO.	DRAWING NAME	SHEET ISSUE DATE
A000	COVER SHEET	02.12.2015	A503	RENDERING-CORNER OF L & 9TH	02.12.2015
A001	SHEET INDEX	02.12.2015	A503A	RENDERING-CORNER OF L & 9TH	02.12.2015
A003	ZONING TABULATION	02.12.2015	A505	RENDERING-9TH STREET	02.12.2015
A004	ZONING TABULATION - ALLEY MODIFICATION	02.12.2015	A505A	RENDERING-9TH STREET	02.12.2015
A203	GROUND LEVEL FLOOR PLAN	02.12.2015	A506	RENDERING-NORTH ALLEY	02.12.2015
A210	LOW ROOF PLAN	02.12.2015	A506A	RENDERING-NORTH ALLEY	02.12.2015
A210A	LOW ROOF PLAN Comparison	02.12.2015	A507	RENDERING-NORTH AND WEST ALLEY	02.12.2015
A211	ROOF PLAN	02.12.2015	A507A	RENDERING-NORTH AND WEST ALLEY	02.12.2015
A211A	ROOF PLAN Comparison	02.12.2015	A508	RENDERING-L STREET	02.12.2015
A215	HOTEL ROOF SECTIONS	02.12.2015	A508A	RENDERING-L STREET	02.12.2015
A216	APARTMENT ROOF SECTIONS	02.12.2015	A509	RENDERING-L STREET	02.12.2015
A220	ROOF SETBACK COURTYARD	02.12.2015	A509A	RENDERING-L STREET	02.12.2015
A221	ROOF SETBACK COURTYARD	02.12.2015	A510	RENDERING-L STREET VIEW	02.12.2015
A222	ROOF SETBACK COURTYARD	02.12.2015	A510A	RENDERING-L STREET VIEW	02.12.2015
A301	NORTH-SOUTH BUILDING SECTION THRU HOTEL	02.12.2015	A511	RENDERING-9TH STREET VIEW	02.12.2015
A302	NORTH-SOUTH BUILDING SECTION THRU HISTORIC APARTMENTS	02.12.2015	A511A	RENDERING-9TH STREET VIEW	02.12.2015
A303	EAST-WEST BUILDING SECTION	02.12.2015	A513	RENDERING-STREET VIEW-9TH	02.12.2015
A401	L STREET & 9TH STREET ELEVATIONS	02.12.2015	A513A	RENDERING-STREET VIEW-9TH	02.12.2015
A402	SOUTH (L STREET) ELEVATION	02.12.2015	A514	RENDERING CANOPY-STREET VIEW-ENTRY	02.12.2015
A403	EAST (9th STREET) ELEVATION	02.12.2015	A514A	RENDERING CANOPY-STREET VIEW-ENTRY	02.12.2015
A404	NORTH, WEST (ALLEY) ELEVATIONS	02.12.2015	A514B	RENDERING CANOPY-STREET VIEW-ENTRY	02.12.2015
A405	COURTYARD ELEVATIONS	02.12.2015	A010	EXISTING SITE - ALLEYS	02.12.2015
A501	RENDERING-AERIAL OF L & 9TH	02.12.2015	L101	OVERALL ROOF PLAN	02.12.2015
A501A	RENDERING-AERIAL OF L & 9TH	02.12.2015	L105	CLUB ROOM & POOL DECK ENLARGEMENT	02.12.2015
A502	RENDERING-AERIAL OF L STREET	02.12.2015	L106	HOTEL ROOF DECK ENLARGEMENT	02.12.2015
A502A	RENDERING-AERIAL OF L STREET	02.12.2015	L109	GREEN AREA RATIO DIAGRAM	02.12.2015

POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

PUD 369 SUBMISSION
POST-HEARING SUBMISSION

SHEET INDEX

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



PUD 369

COOPER CARRY

evsdesign

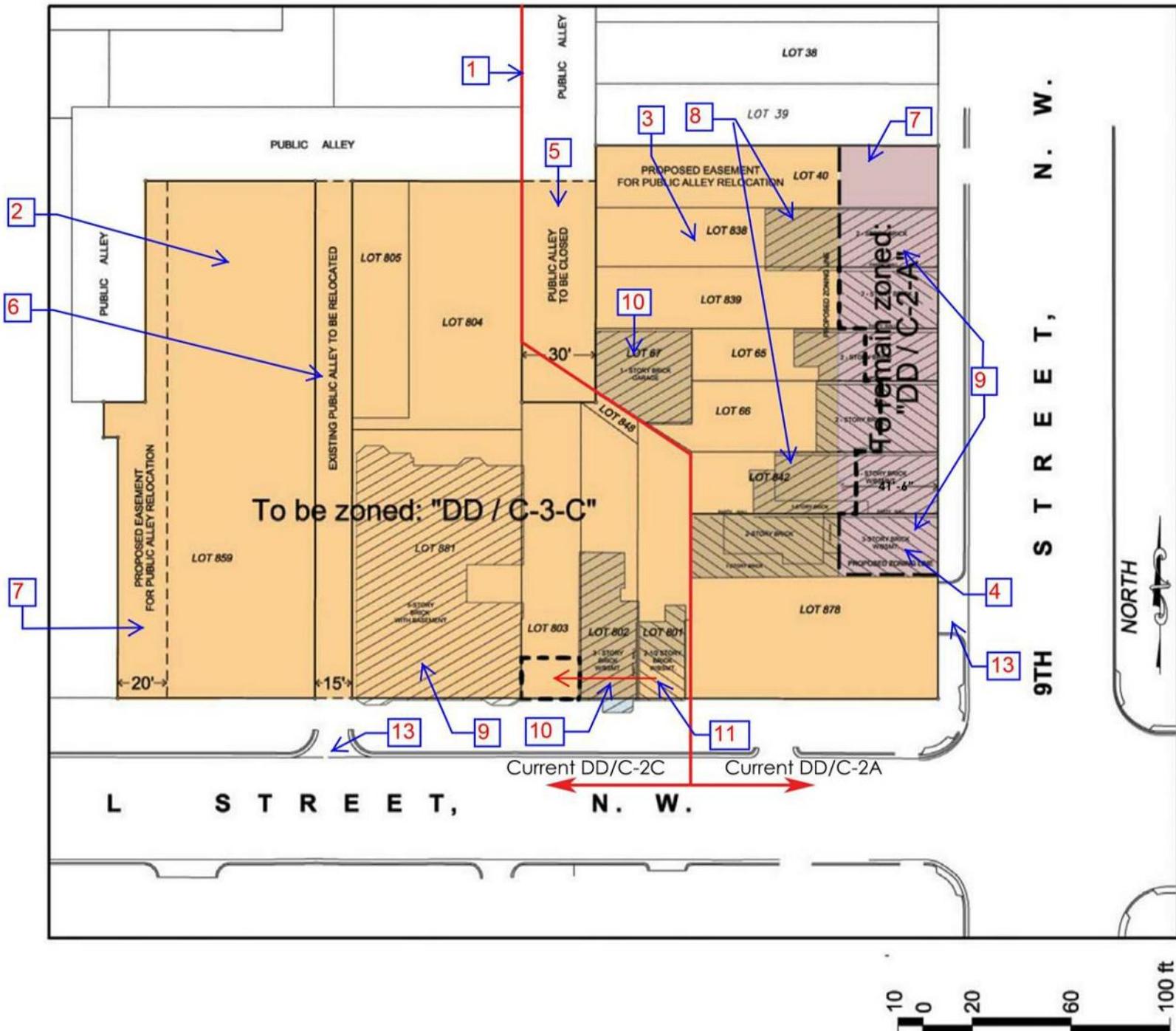
A-001

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"

POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001	ISSUE DATE: 02.12.2015	ZONING TABULATION	 COOPER CARRY tv&sd design	PUD 369 A-003
PUD 369 SUBMISSION POST-HEARING SUBMISSION		COLUMBIA PLACE - BLOCK 369 <i>Square 369, Washington, DC</i>		



PROPOSED PUD SUMMARY LEGEND

1. Existing zoning boundary line.
2. Area currently zoned as DD/C-2C and proposed to be zoned DD/C-3C.
3. Area currently zoned as DD/C-2A and proposed to be zoned DD/C-3C.
4. 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.
5. Existing 30' Public Alley to be closed.
6. Existing 15' Public Alley to be closed.
7. Proposed 20' access easement to existing Public Alley.
8. Portion of Existing Contributing Buildings to be demolished.
9. All or portion of Existing Contributing Buildings to remain.
10. Contributing building to be demolished.
11. Portion of Existing Contributing Building to be relocated.
12. 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.
13. 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
Site Area - Existing Residential (Lot 881)
Site Area - Residential

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

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 February 12, 2015

222,507 SF

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 February 12, 2015

360,315 SF

8 Total Proposed Buildings Area

Hotels and Residential

582,822 SF

9 FAR, proposed

8.23

POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

ZONING TABULATION – ALLEY MODIFICATION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



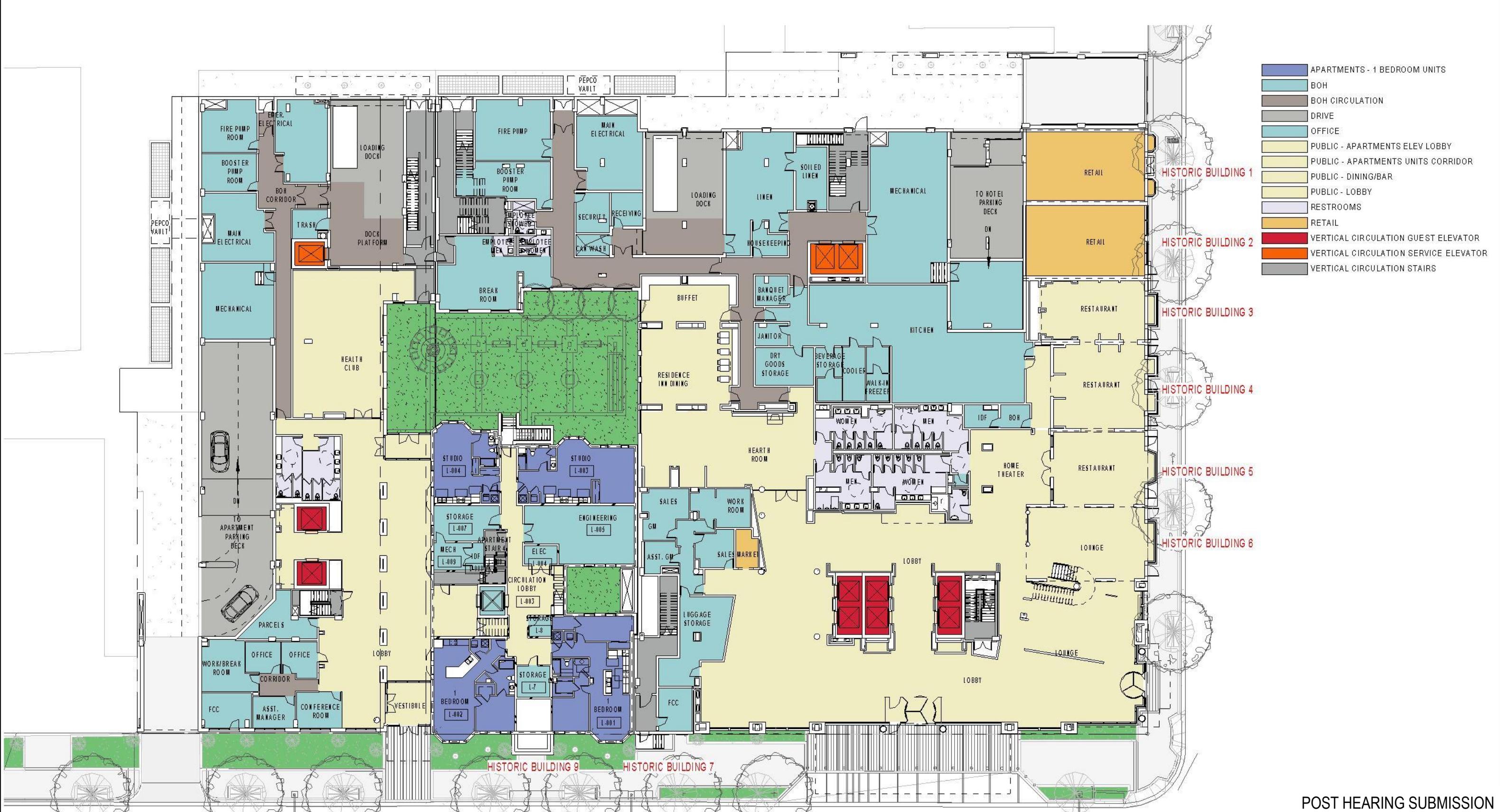
PUD 369

COOPER CARRY

evsdesign

A-004

PUD 369 SUBMISSION
POST-HEARING SUBMISSION



POST HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

GROUND LEVEL PLAN

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

PUD 369 SUBMISSION
POST-HEARING SUBMISSION

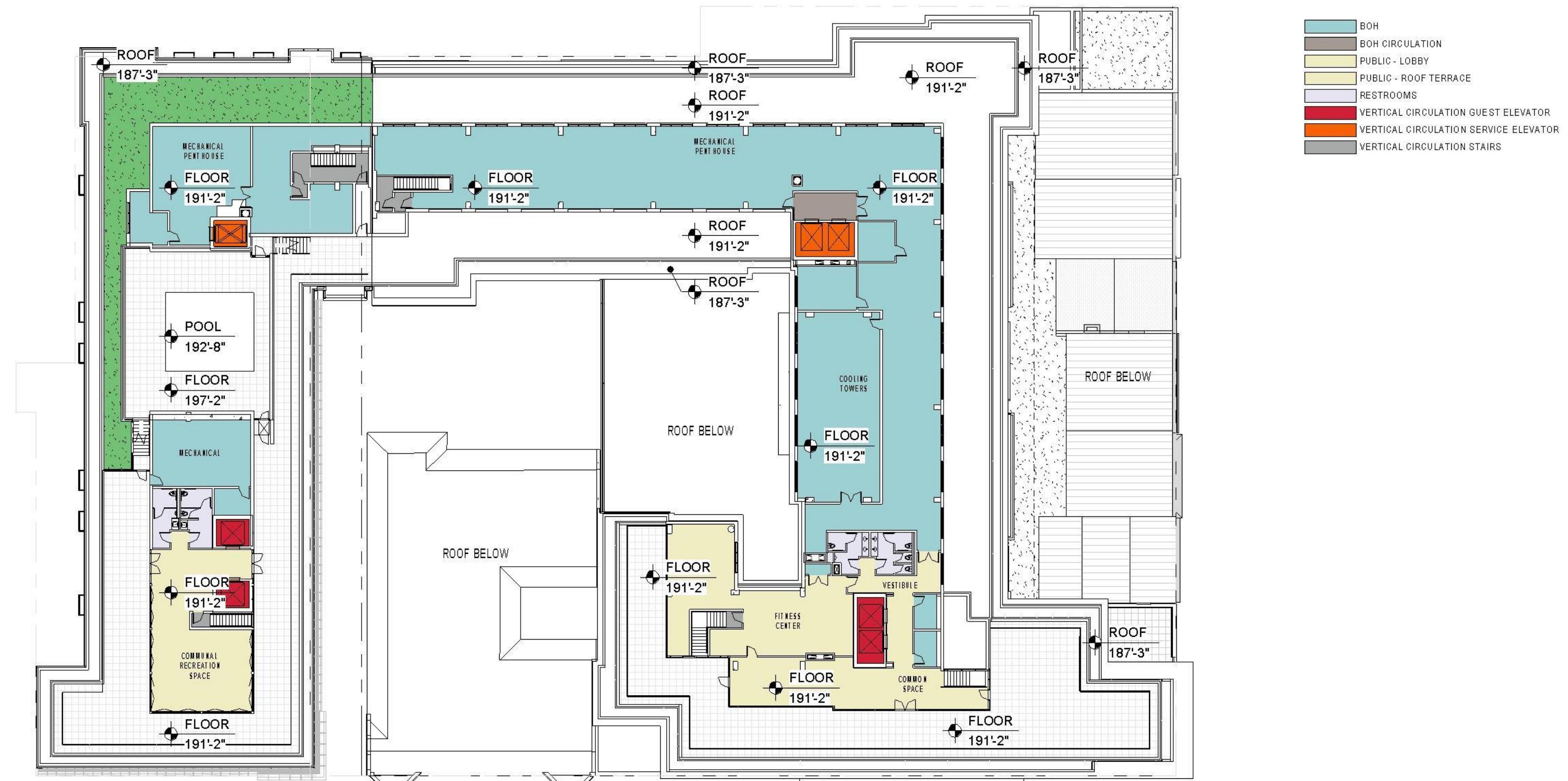
© 2014 Cooper Carry, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276



PUD 369

COOPER CARRY
tvsdesign

A-203



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

POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

LOW ROOF PLAN

PUD 369 SUBMISSION
POST-HEARING SUBMISSION

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

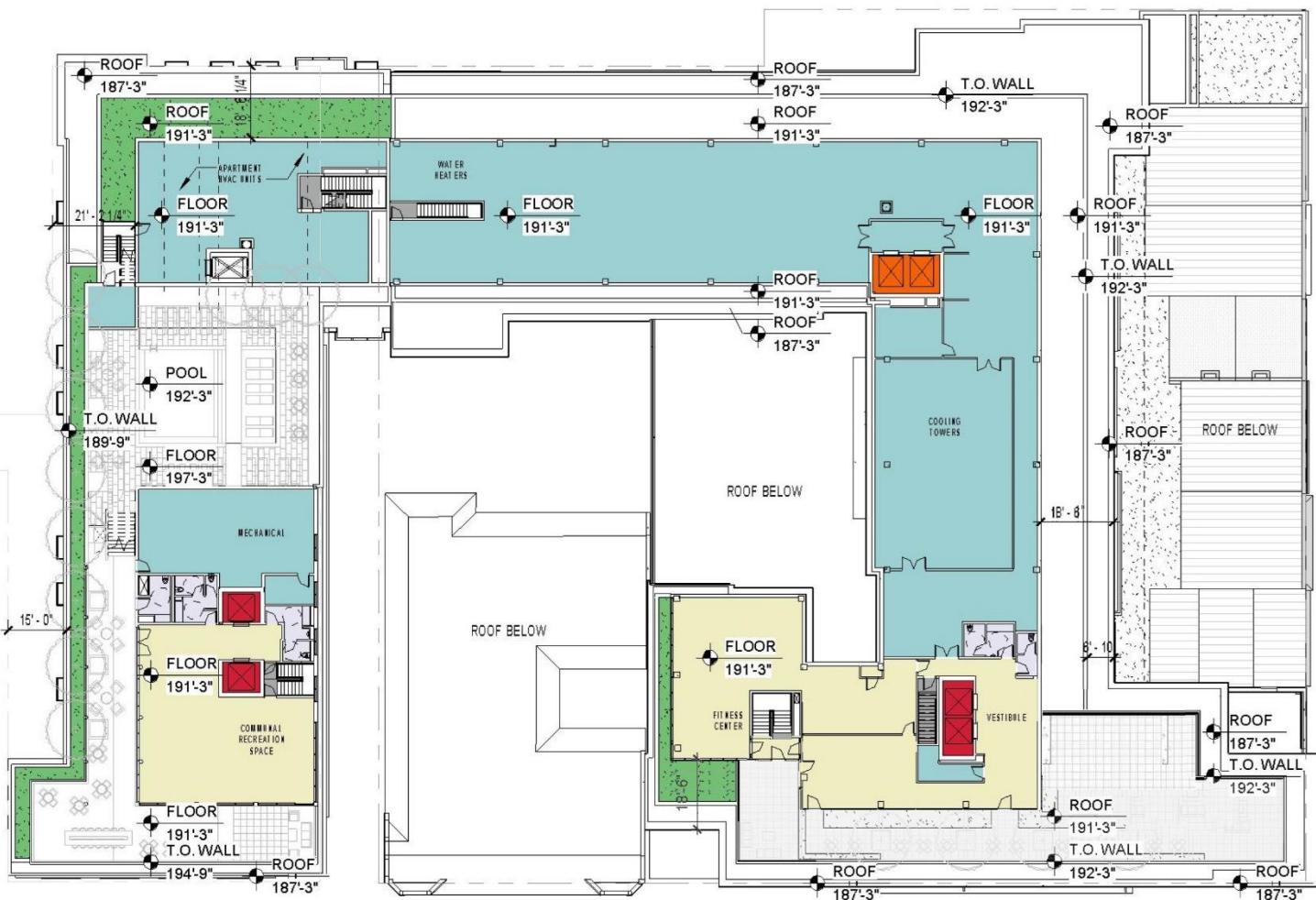
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



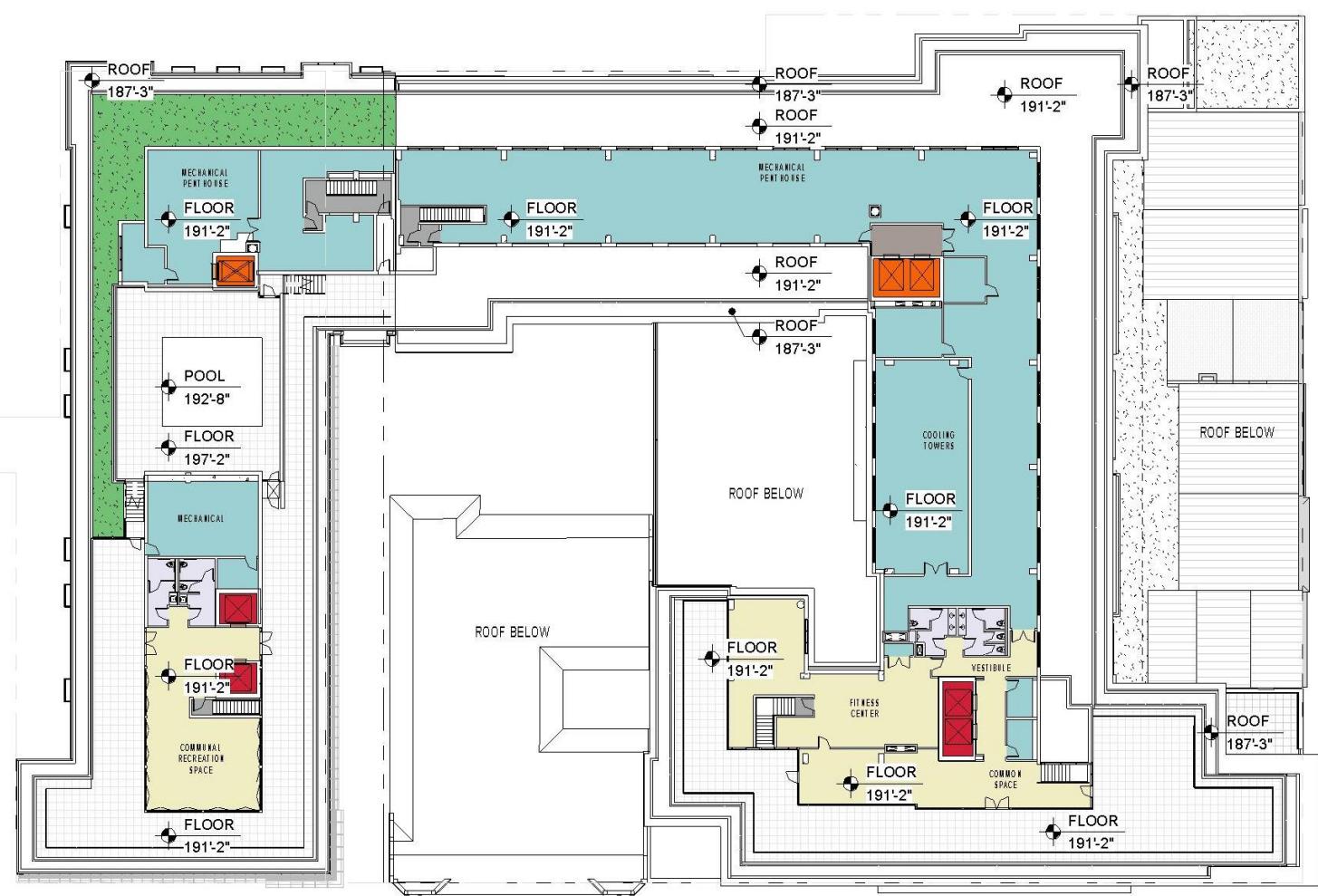
PUD 369

COOPER CARRY
tvsgdesign

A-210



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

POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

LOW ROOF PLAN Comparison

PUD 369 SUBMISSION
POST-HEARING SUBMISSION

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

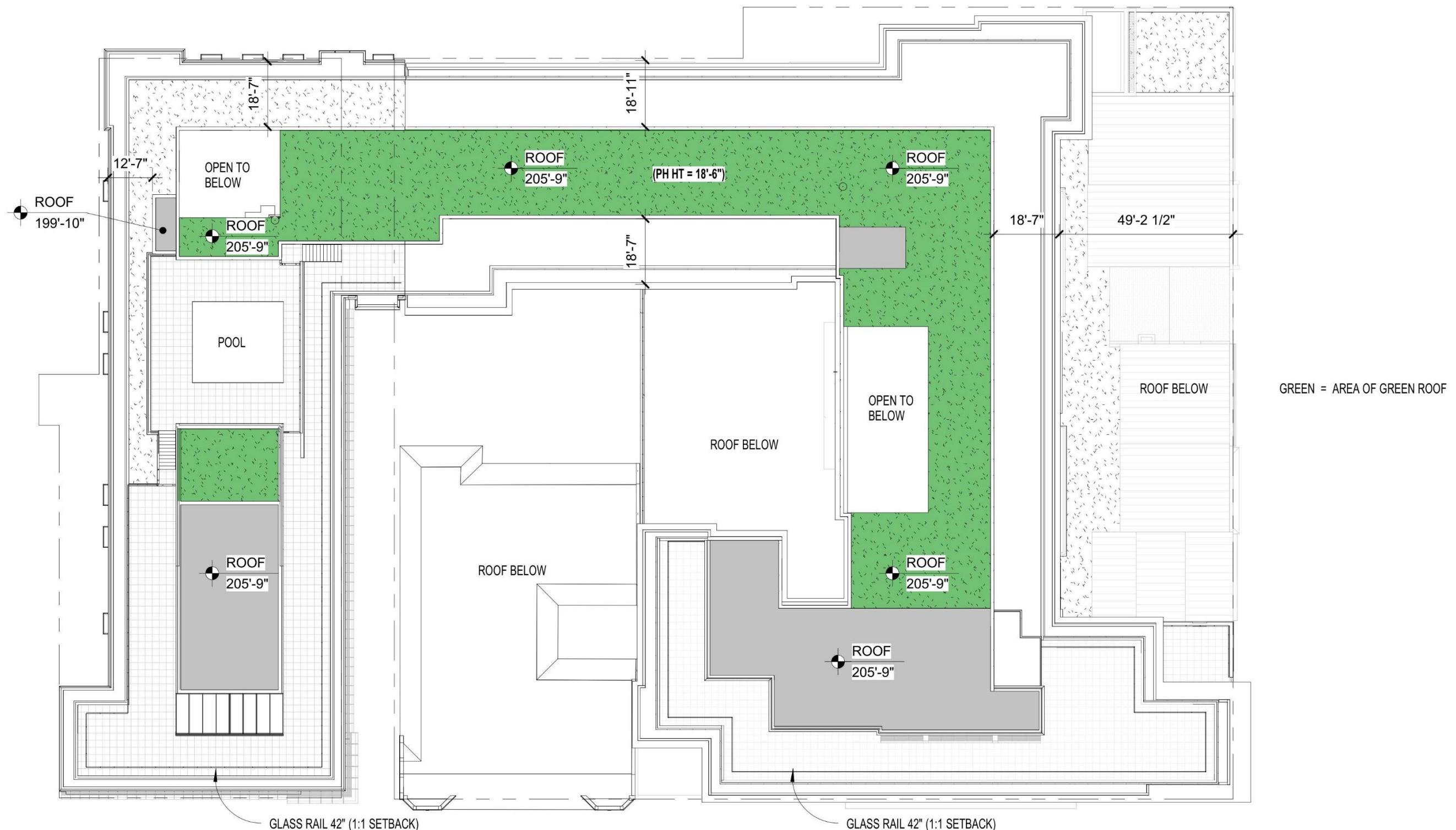
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



COOPER CARRY
tvsgdesign

PUD 369

A-210A



POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

ROOF PLAN

PUD 369 SUBMISSION
POST-HEARING SUBMISSION

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



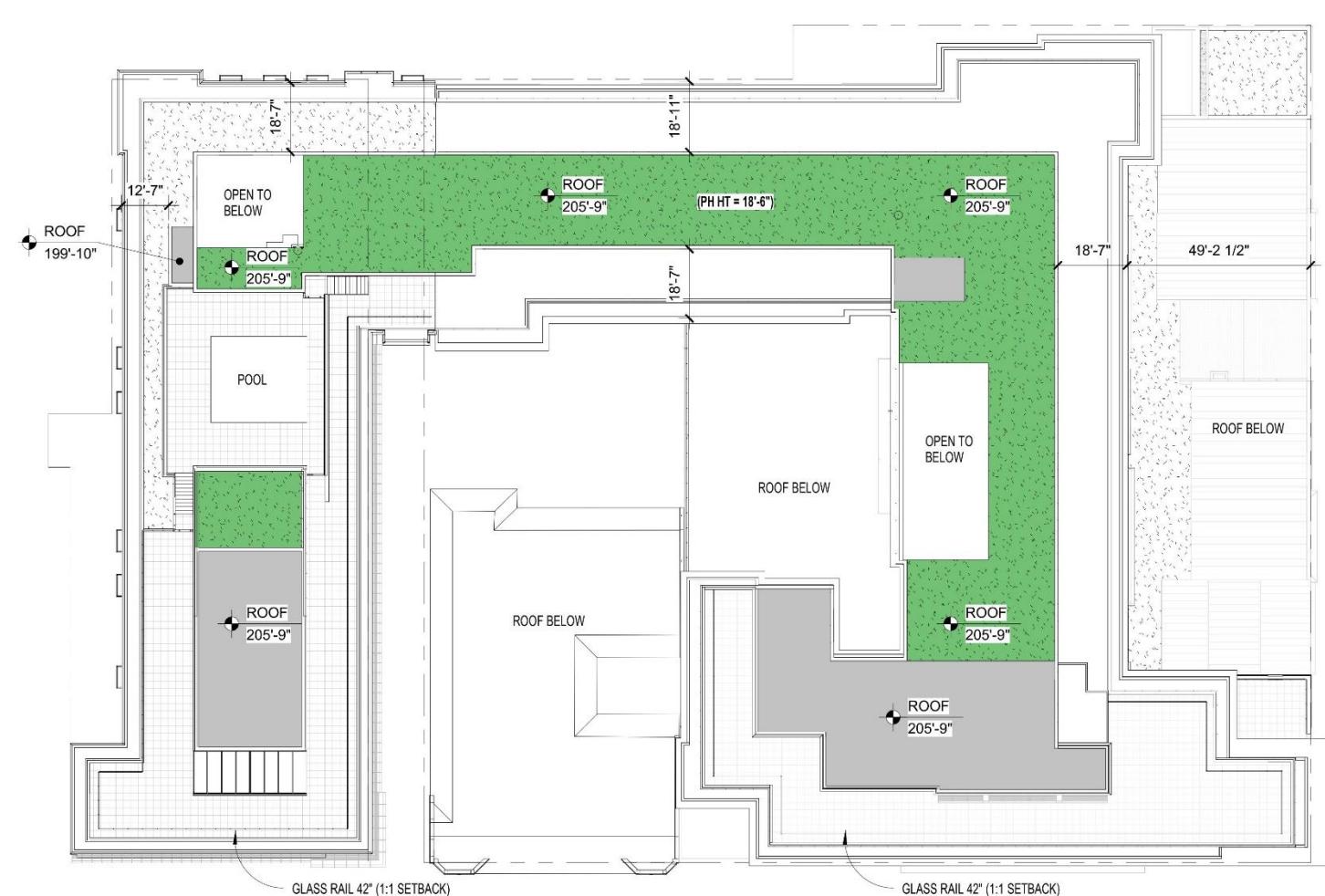
PUD 369

COOPER CARRY
tvsgdesign

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

POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

ROOF PLAN Comparison

PUD 369 SUBMISSION
POST-HEARING SUBMISSION

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

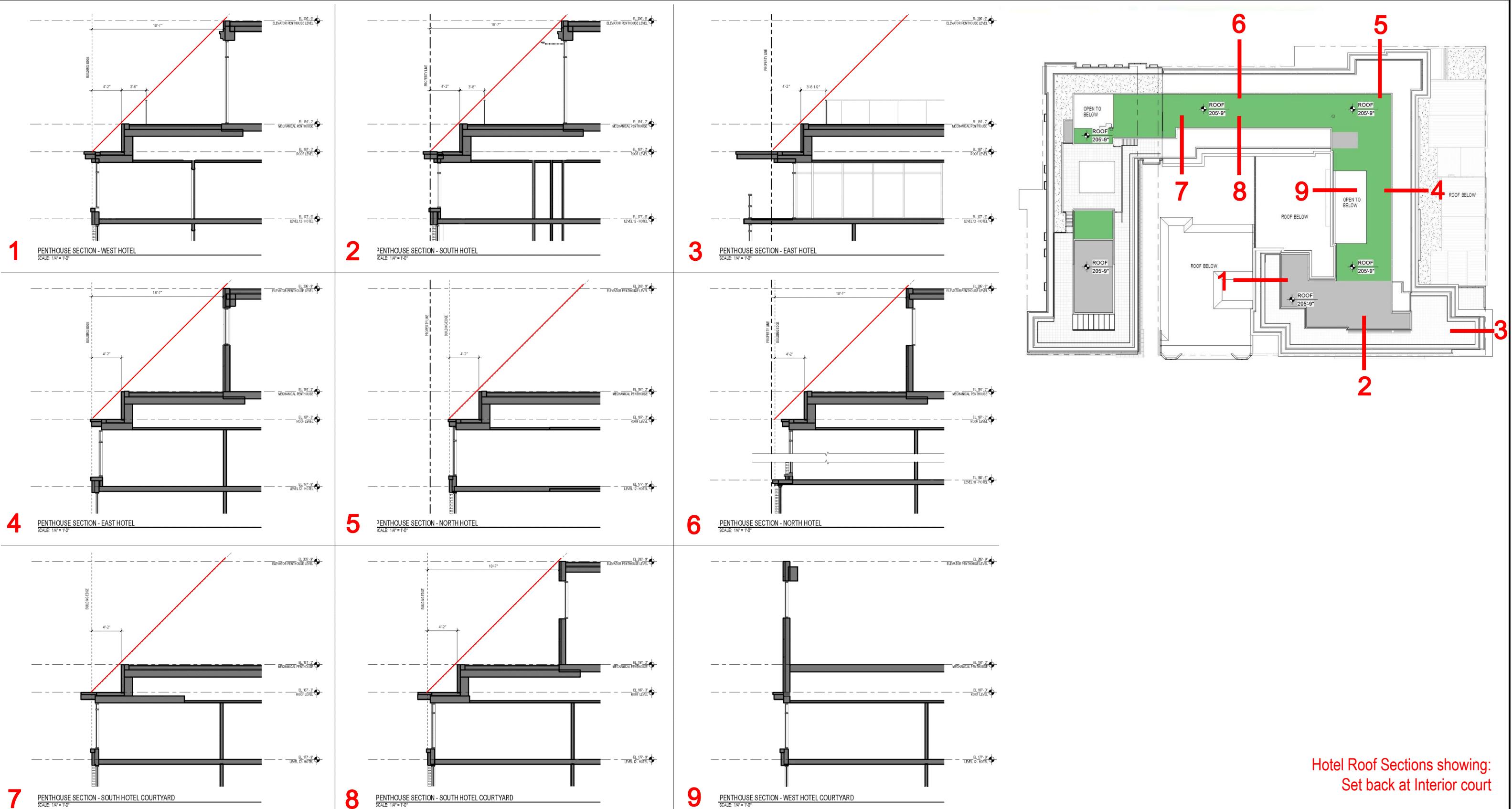
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



COOPER CARRY
tvsgdesign

PUD 369

A-211A



POST-HEARING SUBMISSION

PROJECT N° 20110015 / 03862-001

ISSUE DATE: 02.12.2015

HOTEL ROOF SECTIONS

PUD 369 SUBMISSION
POST-HEARING SUBMISSION

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

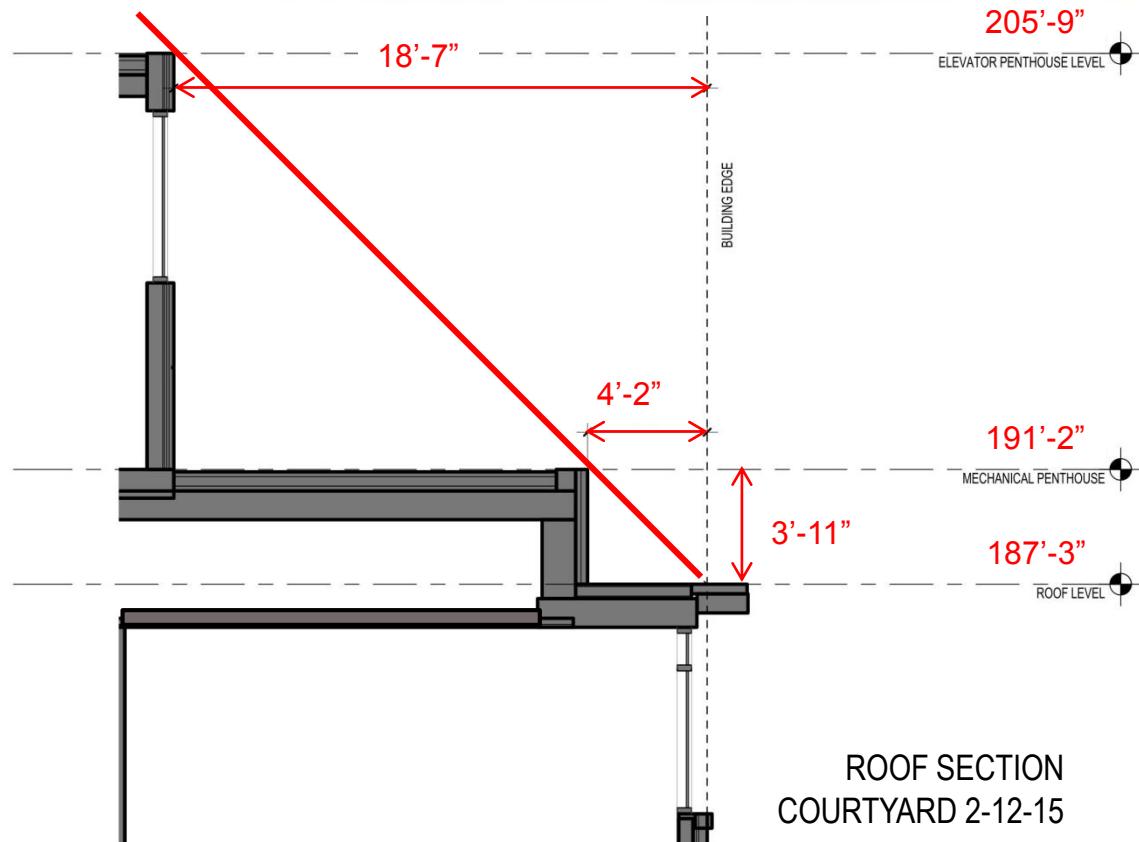
COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



PUD 369

COOPER CARRY
tvsdesign

A-215



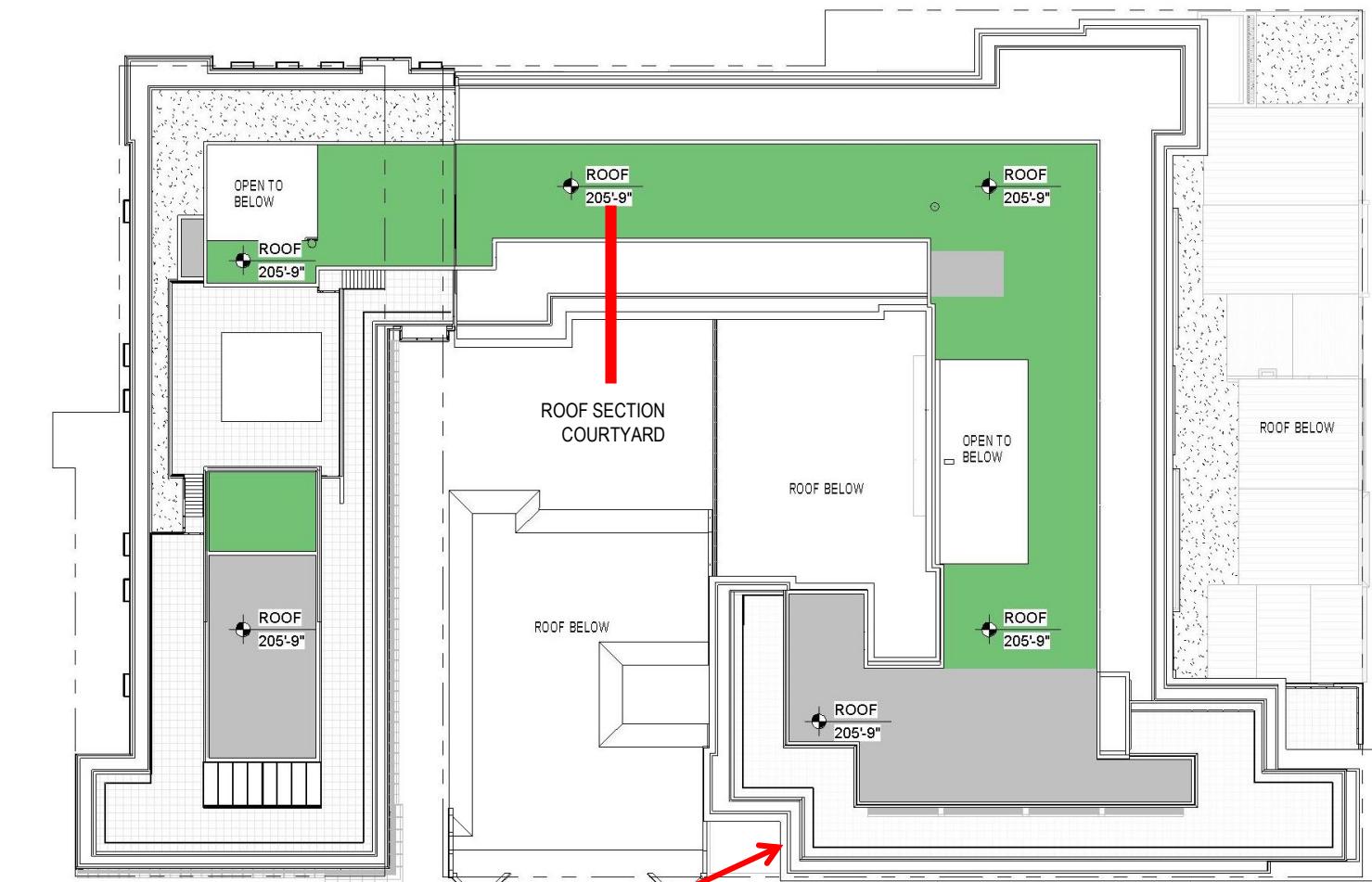
ROOF SECTION COURTYARD 2-12-15



As submitted 1-29-15



As submitted 2-12-15



ROOF PLAN
As submitted 2-12-15

VIEW FROM SOUTH
SIDEWALK AT DCMM

POST-HEARING SUBMISSION

PUD 369 SUBMISSION

POST-HEARING SUBMISSION

© 2014 Cooper Carry, Inc. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0271

ROOF SETBACK COURTYARD

COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

COOPER CARRY
tvsdesign

PUD 369

A-220