



COLUMBIA PLACE - BLOCK 369
SQUARE 369, WASHINGTON, DC

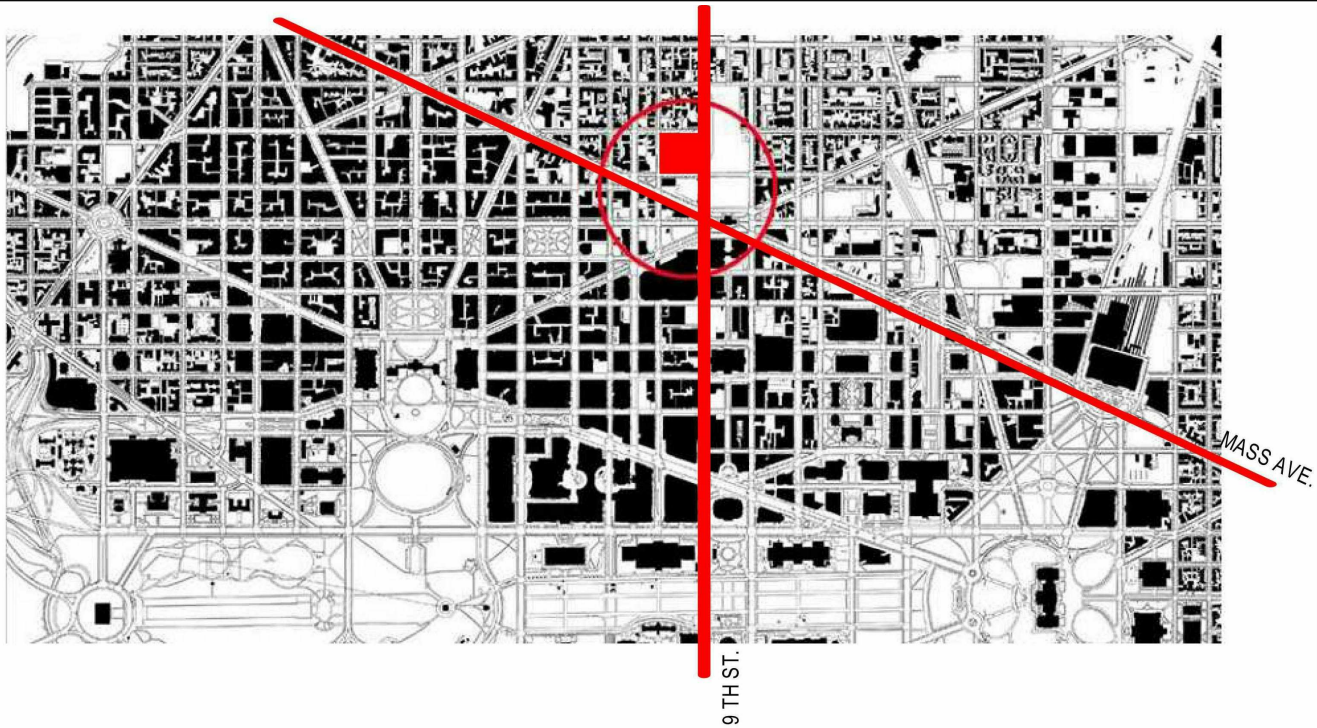
INITIAL SUBMISSION

PROJECT N° 20110015 / 03862-001		ISSUE DATE: 06.13.2014	COVER SHEET		 COOPER CARRY	PUD 369
PUD 369 SUBMISSION			COLUMBIA PLACE - BLOCK 369 <i>Square 369, Washington, DC</i>			 tvdesign
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COLUMBIA PLACE - BLOCK 369



SITE MAP



PUD SUBMISSION SHEET INDEX

SHEET NO.	DRAWING NAME	SHEET ISSUE DATE	SHEET NO.	DRAWING NAME	SHEET ISSUE DATE
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A-201	PARKING LEVEL 2 FLOOR PLAN	06.13.2014	A-462	ENLARGED BUILDING SKIN COMPONENT - COURTYARD TYPICAL 3	06.13.2014
A-202	PARKING LEVEL 1 FLOOR PLAN	06.13.2014	A-501	RENDERING-AERIAL OF L & 9TH - DAY VIEW	06.13.2014
A-203	GROUND LEVEL FLOOR PLAN	06.13.2014	A-502	RENDERING-AERIAL OF L STREET	06.13.2014
A-204	LEVEL 2 FLOOR PLAN	06.13.2014	A-503	RENDERING-CORNER OF L & 9TH	06.13.2014
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A-208	LEVEL 7-11 TYPICAL FLOOR PLAN	06.13.2014	A-507	RENDERING-STREET VIEW-ENTRY	06.13.2014
A-209	LEVEL 12 FLOOR PLAN	06.13.2014	A-601	TRAFFIC PATTERN / CIRCULATION PLAN	06.13.2014
A-210	ROOF PLAN	06.13.2014	L1.01	OVERALL ROOF PLAN	06.13.2014
A-301	NORTH-SOUTH BUILDING SECTION THROUGH HOTEL	06.13.2014	L1.02	STREETSCAPE ENLARGEMENT PLAN	06.13.2014
A-302	NORTH-SOUTH BUILDING SECTION THRU HISTORIC APARTMENTS	06.13.2014	L1.03	GROUND FLOOR COURTYARD ENLARGEMENT	06.13.2014
A-303	EAST-WEST BUILDING SECTION	06.13.2014	L1.04	4TH LEVEL TERRACE ENLARGEMENT	06.13.2014
A-400	ELEVATION AND EXTERIOR COMPONENT KEY PLAN	06.13.2014	L1.05	CLUB ROOM & POOL DECK ENLARGEMENT	06.13.2014
A-401	L STREET & 9TH STREET ELEVATIONS	06.13.2014	L1.06	PLANT IMAGES	06.13.2014
A-402	SOUTH ELEVATION	06.13.2014	L1.07	HARDSCAPE IMAGES	06.13.2014
A-403	EAST ELEVATION	06.13.2014	C1.0	EXISTING CONDITIONS	06.13.2014
A-404	ALLEY ELEVATIONS	06.13.2014	C2.0	CONCEPT CONTEXT PLAN	06.13.2014
A-405	COURTYARD ELEVATIONS	06.13.2014	C2.1	CONCEPT SITE PLAN	06.13.2014
A-450	MATERIAL BOARD	06.13.2014	C3.0	CONCEPT STORMWATER MANAGEMENT/UTILITY PLAN	06.13.2014
A-451	ENLARGED BUILDING SKIN COMPONENT - L STREET 1	06.13.2014	C4.0	CONCEPT EROSION & SEDIMENT CONTROL PLAN	06.13.2014
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A-454	ENLARGED BUILDING SKIN COMPONENT - L STREET 4	06.13.2014			

INCLUDED SUPPLEMENTAL INFORMATION:
HISTORICAL BUILDING PRESERVATION STRATEGY, PRESENTED
TO HPRB ON 5/7/2014

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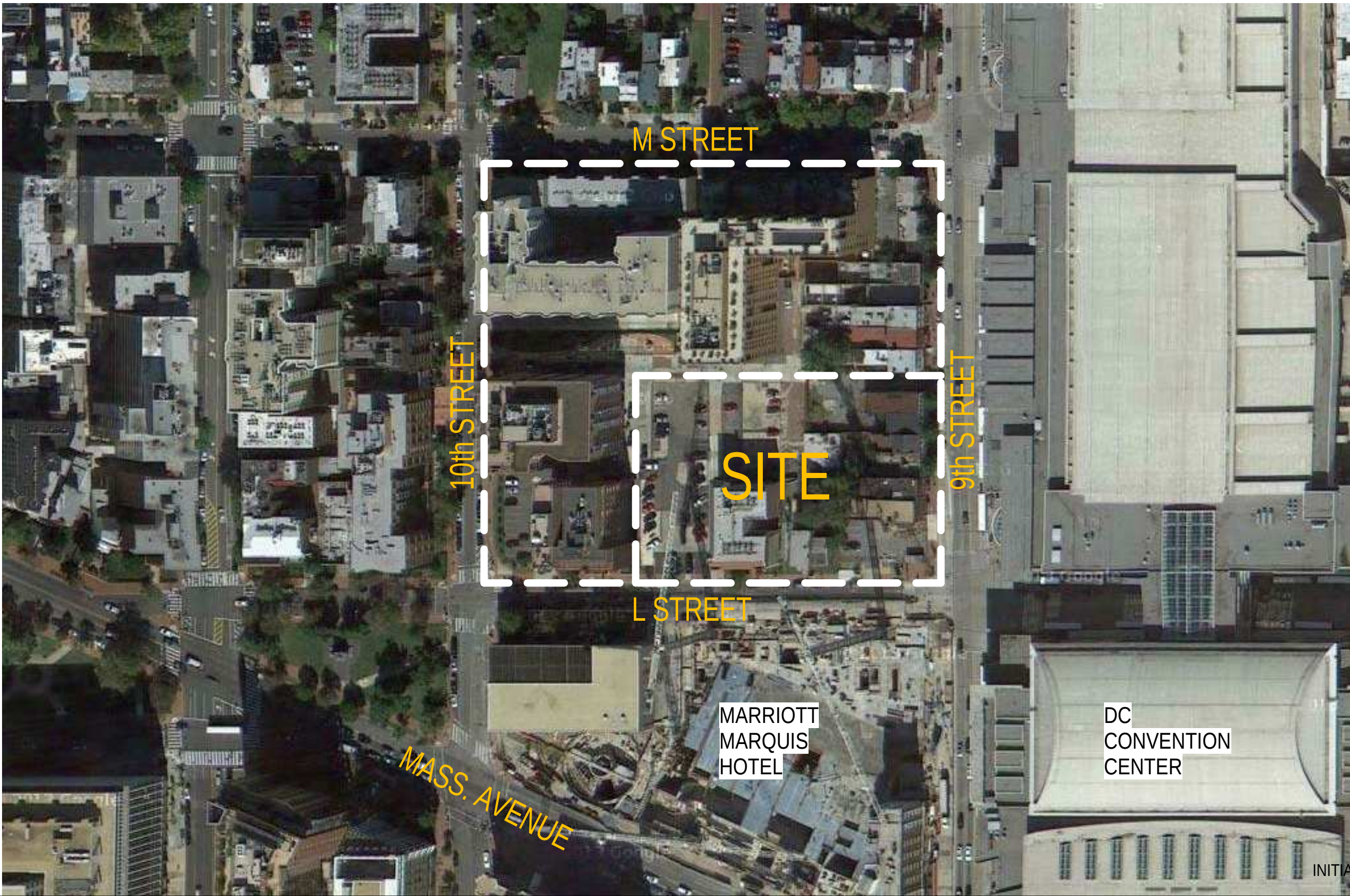
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COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC



PUD 369

A-001



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SITE CONTEXT

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COLUMBIA PLACE - BLOCK 369
Square 369, Washington, DC

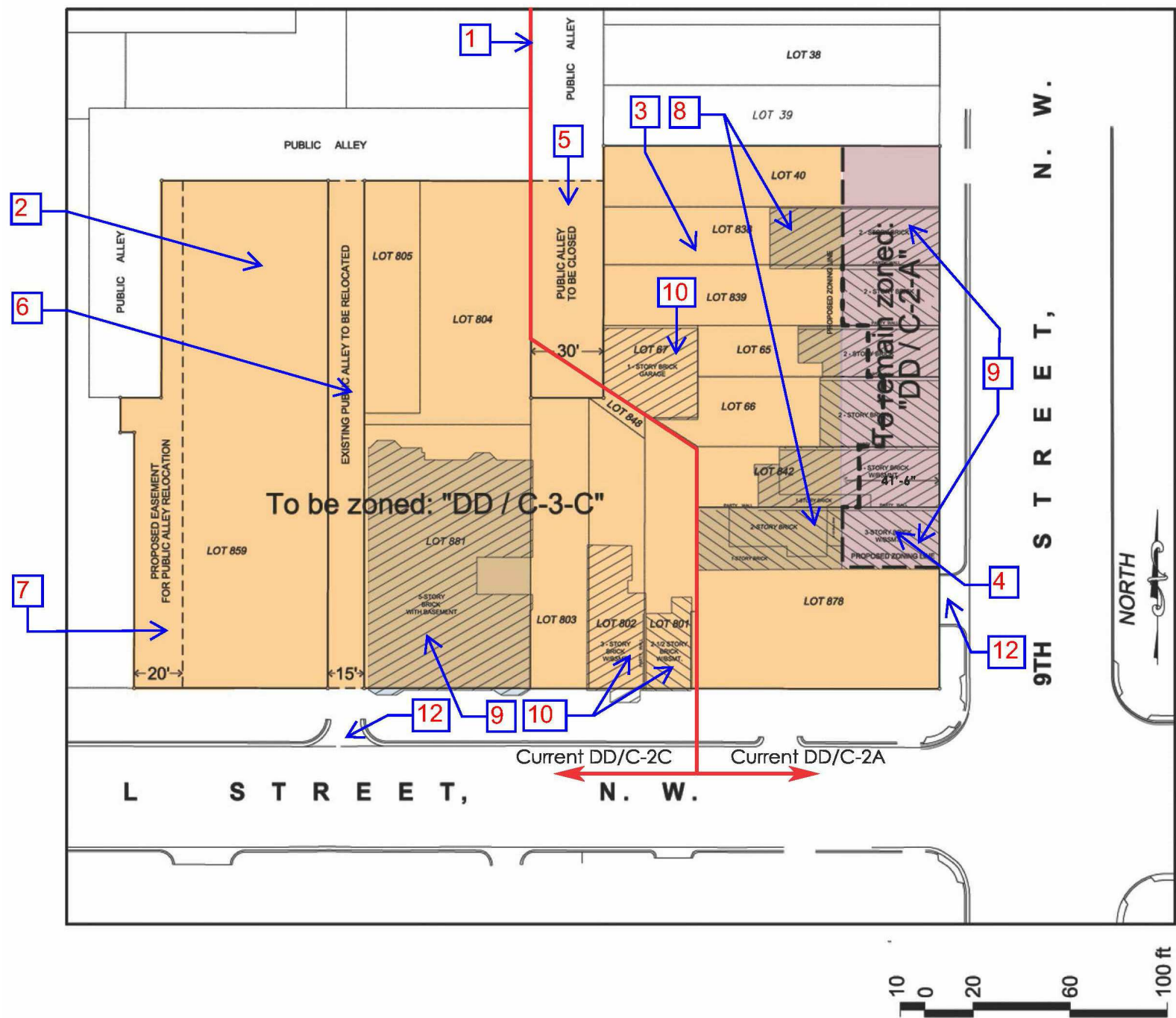

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PUD 369

A-002

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: 8.04 Mechanical: 0.25	Building: 9.50 Mechanical: 0.37
GROSS FLOOR AREA:	568,921 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:	18,000 SF	0.37 x site area = 26,191 sf allowable
PARKING:	Hotel Self-Parking: 138 Spaces Hotel Valet Parking Option: 156 Spaces Apartments Self-Parking: 95 Spaces	Hotel Zoning Minimum: 133 spaces Apartment Zoning Minimum: 50 spaces
BICYCLE PARKING:	Hotel: 0 Spaces Apartments: 66 Spaces On-Street/Public: 10 Spaces	Hotel Zoning Minimum: 0 spaces Apartment DDOT Minimum: 66 spaces On-Street/Public Minimum: 0 spaces
LOADING:	Hotel: 2@45'-0"; 1@25'-0" Apartments: 3@30'-0"	Hotel: 1@55'-0"; 1@30'-0"; 1@25'-0" Apartments: 1@55'-0"; 1@25'-0"

INITIAL SUBMISSION



EXISTING AND PROPOSED ZONING BOUNDARY DIAGRAM

PROPOSED PUD SUMMARY

- 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 40ft inward from existing property lines along 9th street returning towards 9th street along the common lot line for lots 842 and 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.
- Under existing zoning DD/C2C maximum building heights are 110 FT. In the proposed DD/C3C 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
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 Square Footage			
5 Proposed Provided Residential Housing			
(Including all floors of building above grade, elevator shafts and stairwells at each story, vent shafts and pipe chaser at ground level only, elevator and mechanical penthouses, and excluding vent shafts and pipe chaser shafts above the ground floor, mech rms with <6'-6" headrm, atrium above ground floor)			
Plans Dated June 13, 2014			222,027 SF
Proposed Square Footage			
6 Courtyard and Residence Inn (Combined)			
(Including all floors of building above grade, elevator shafts and stairwells at each story, vent shafts and pipe chaser at ground level only, elevator and mechanical penthouses, and excluding vent shafts and pipe chaser shafts above the ground floor, mech rms with <6'-6" headrm, and atrium above ground floor)			
Plans Dated June 13, 2014			346,894 SF
Total Proposed Buildings Square Footage			
8 Hotels and Residential			568,921 SF
9 FAR		8.04	

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ZONING TABULATION - ALLEY MODIFICATION

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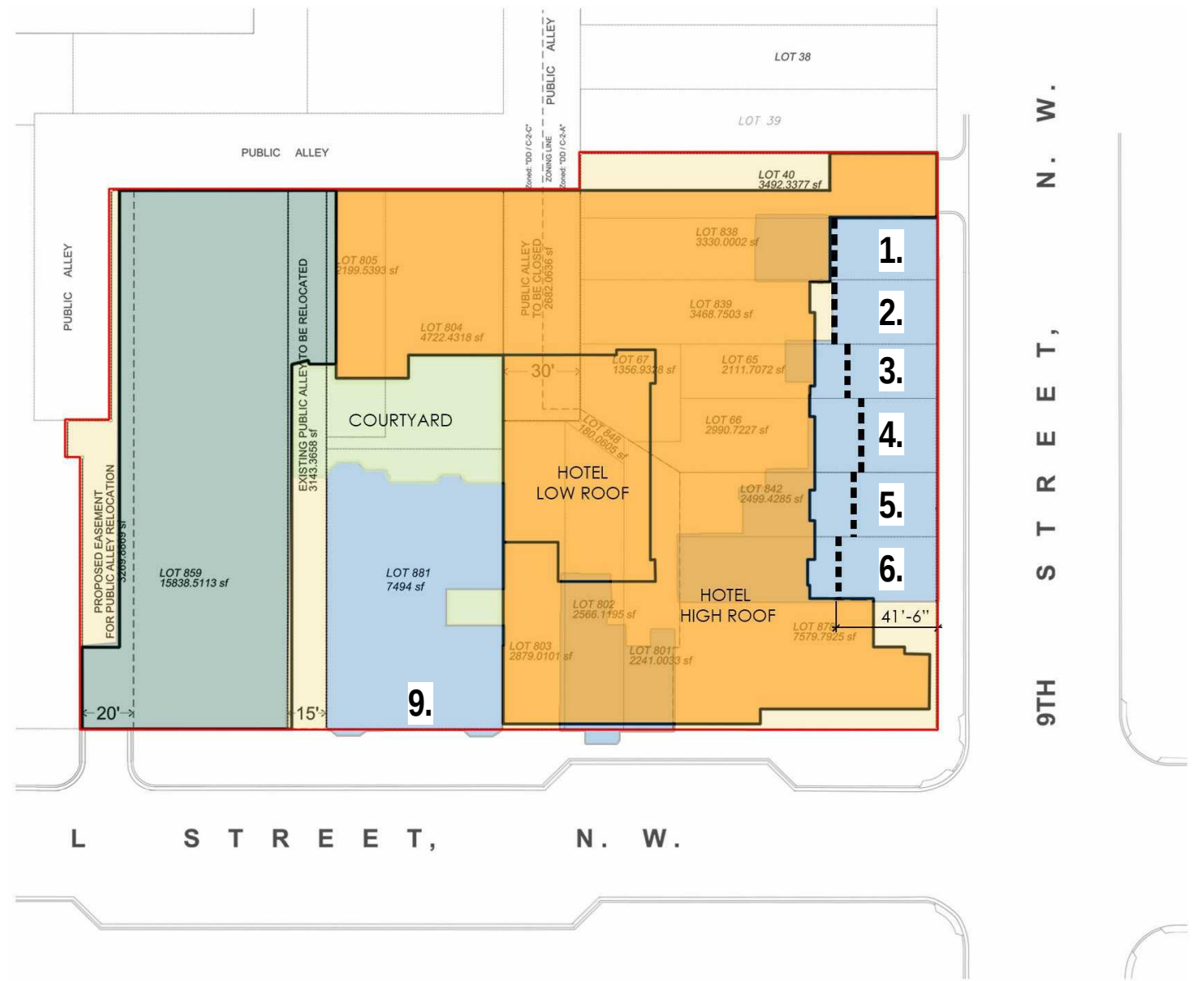

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A-004



EXISTING SITE DIAGRAM



PROPOSED SITE DIAGRAM

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HISTORIC BUILDING LOCATIONS

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SITE AXONOMETRIC

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