



PROJECT NO. 20110015.00

REVISION NO. 000

DATE 3/18/2014

Notes

RENDERING

COLUMBIA PLACE (SQUARE 369)
Washington, D.C.

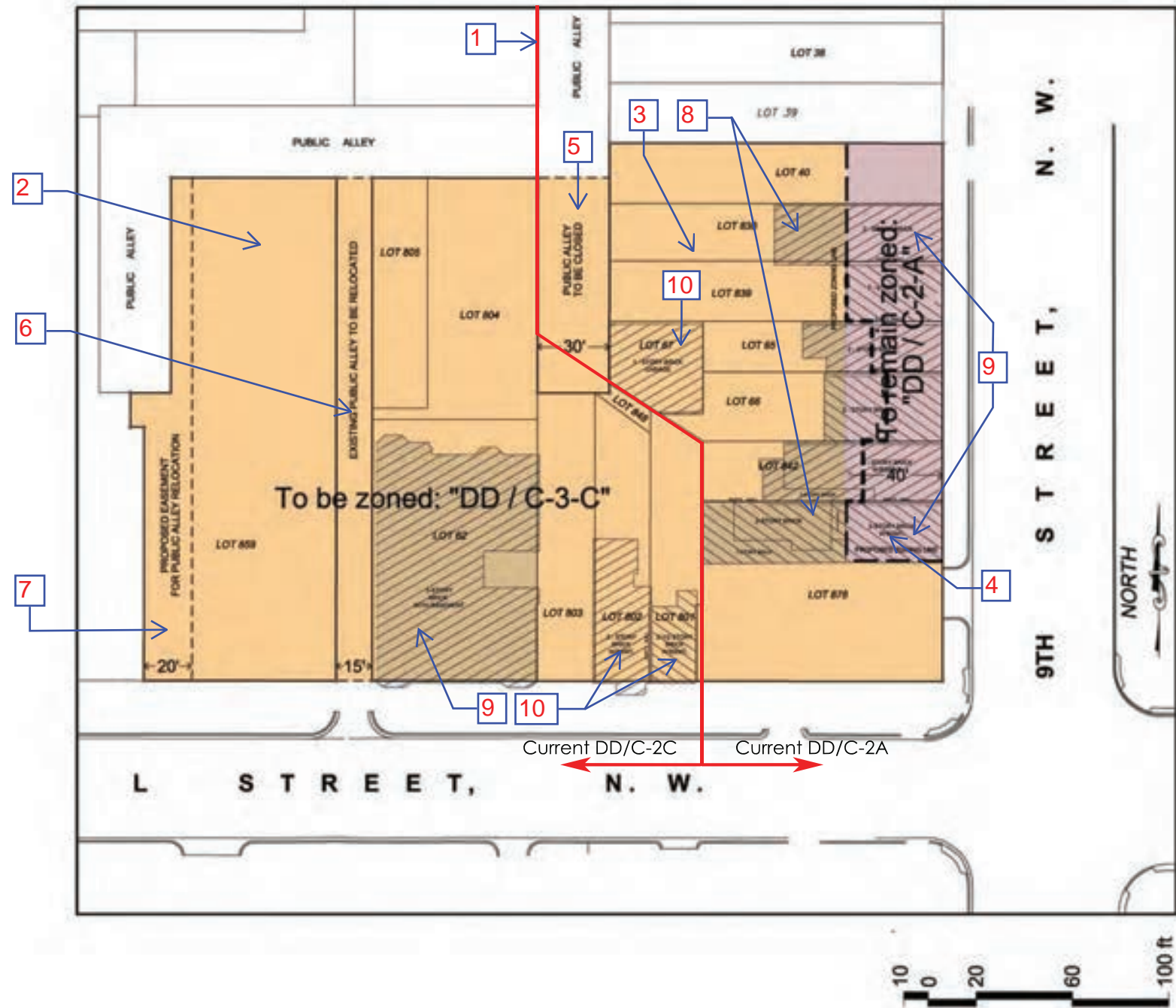
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EXISTING AND PROPOSED ZONING BOUNDARY DIAGRAM

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 40FT, the maximum building heights will be no greater than 50 FT.

	Zoning Category	Site Area	Allowable FAR	Allowable SF
1	DD/C-2-A	6,965 SF	2.50	17,413 SF
2	DD/C-3-C	57,135 SF	9.50	542,783 SF
	Phase One Site Area (Hotels)	40,900 SF		
	Phase Two Site Area (Residential)	23,200 SF		
3	Total Site Area / Allowable Sq Ft	64,100 SF	8.74	560,195 SF
4	Required Residential Housing Minimum			
	Proposed PUD			
	DD/C-2-A	6,965 SF	1.00	6,965.00 SF
	DD/C-3-C	57,135 SF	3.50	199,972.50 SF
			3.23	206,938 SF
	PHASE 2			
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, ground level open arcade, atrium above ground floor, outside balconies, and ramps leading to pkg)			
	Plans Dated February 3, 2014			209,620 SF
	PHASE 1			
	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, ground level open arcade, atrium above ground floor, and ramps leading to pkg)			
	Plans Dated February 3, 2014			333,807 SF
	Total Proposed Buildings Square Footage			
8	Phase 1 and 2			543,427 SF
9	FAR		8.48	

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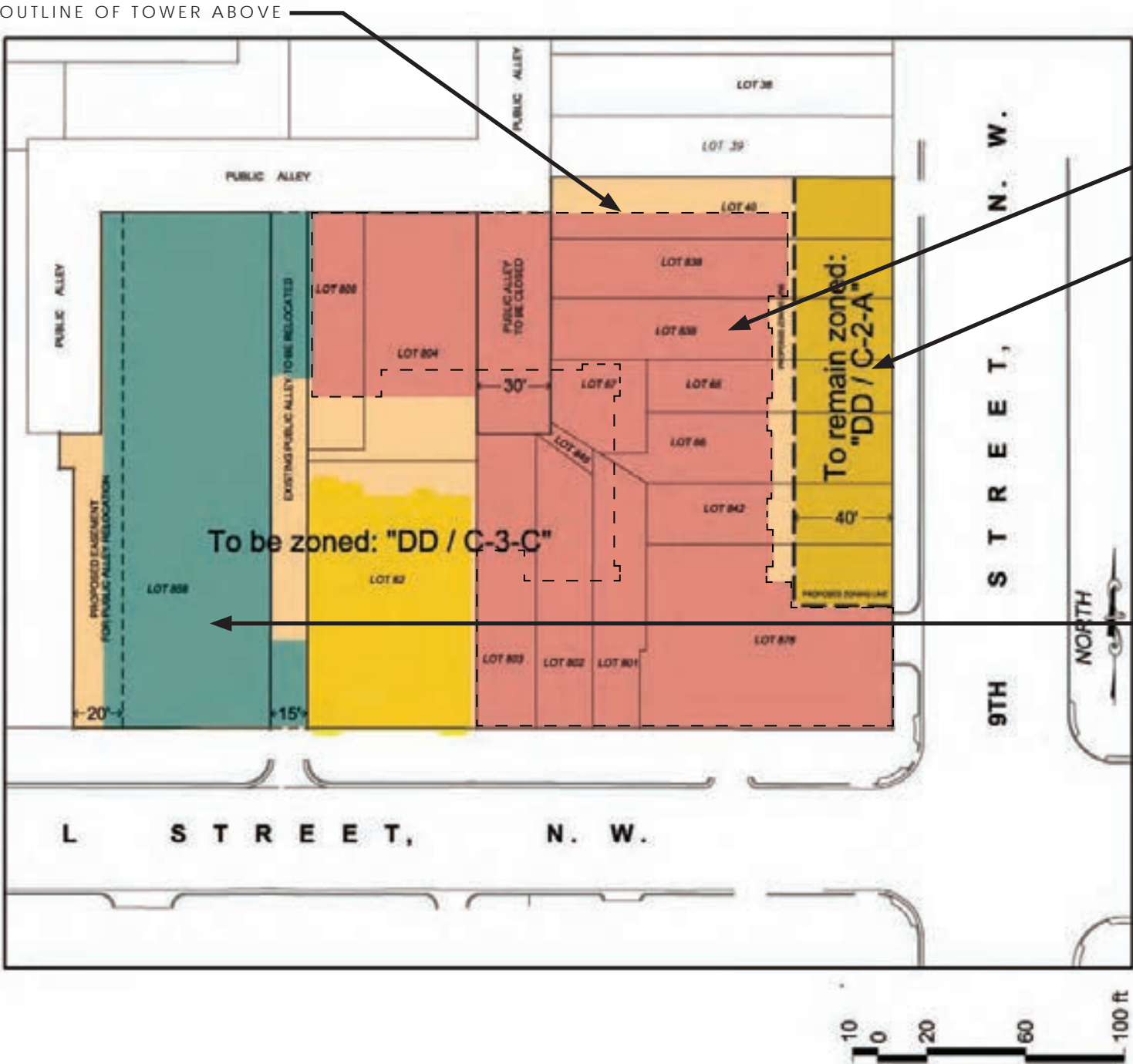
PROPOSED PUD

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PROPOSED BUILDING FOOTPRINT DIAGRAM AND HEIGHTS

PHASE 1 - PROPOSED DUAL BRAND HOTEL

1. Max. building height @ proposed DD/C-3C = 110 ft (Top of roof slab)

2. Max. building height @ proposed DD/C 2A = no greater than 50ft (Including existing contributing structures incorporated into Hotel)

12 stories

500 Keys

PHASE 2 - PROPOSED RESIDENTIAL BUILDING

Max. building height @ proposed DD/C-3C= 110ft (Top of roof slab)

12 stories

200 Units

Square 369 - Development Summary
FAR, Building Areas and Height Summary
7/6/2012

Existing Zoning	Site Area (sf)	Height	Max. FAR	Res. FAR Required	Res. Area Required	Res. Area Proposed	Other FAR Allowed	Other Area Allowed	Other Area Proposed	Total Area Allowed	Total Area Proposed	Total FAR Proposed
DD-C-2-A	43,524	50'	2.5	1.0	43,524	N/A	1.5	65,286	N/A	108,810	N/A	N/A
DD-C-2-C	20,576	110'	8.0	4.5	92,592	N/A	3.5	72,016	N/A	164,608	N/A	N/A
Total	64,100	N/A	4.3	2.1	136,116	N/A	2.1	137,302	N/A	273,418	N/A	N/A
Proposed PUD with alley closings												
DD-C-2-A	6,965	50'	2.5	1.0	6,965	0	1.5	10,448	13,930	17,413	13,930	2.0
DD-C-3-C	57,135	110'	9.5	3.5	199,973	235,185	6.0	342,810	366,087	542,783	601,272	10.52
Total	64,100	varies	8.74	3.23	206,938	235,185	5.51	353,258	380,017	560,195	615,202	9.60

Note 1- All areas are based on preliminary analysis and are subject to change, final areas will vary
Note 2 - Six contributing structures on 9th Street preserved to a depth of 40', all others demolished

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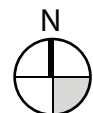
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P2 LEVEL FLOOR PLAN



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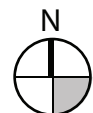
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P1 LEVEL FLOOR PLAN



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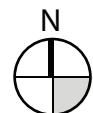
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SECOND LEVEL FLOOR PLAN



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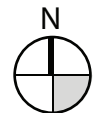
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THIRD & FOURTH LEVEL FLOOR PLAN



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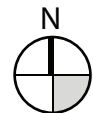
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FIFTH - ELEVENTH LEVEL FLOOR PLAN



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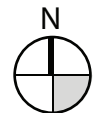
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TWELFTH LEVEL FLOOR PLAN



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ROOF LVL 110'-0"	ROOF LVL 110'-0"
12TH LVL 101'-0"	12TH LVL 100'-6"
11TH LVL 92'-0"	11TH LVL 91'-10"
10TH LVL 83'-0"	10TH LVL 83'-2"
9TH LVL 74'-0"	9TH LVL 74'-6"
8TH LVL 65'-0"	8TH LVL 65'-10"
7TH LVL 56'-0"	7TH LVL 57'-2"
6TH LVL 47'-0"	6TH LVL 48'-6"
5TH LVL 38'-0"	5TH LVL 39'-10"
4TH LVL 29'-0"	4TH LVL 31'-2"
3RD LVL 20'-0"	3RD LVL 22'-6"
2ND LVL 11'-0"	2ND LVL 12'-0"
GROUND LVL 0'	GROUND LVL 0'

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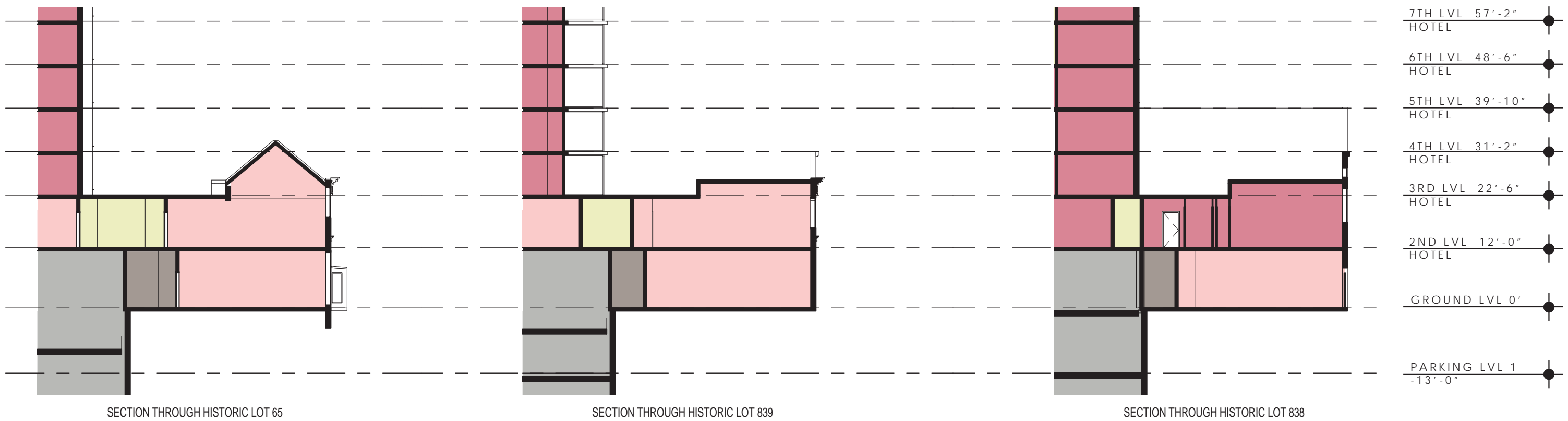
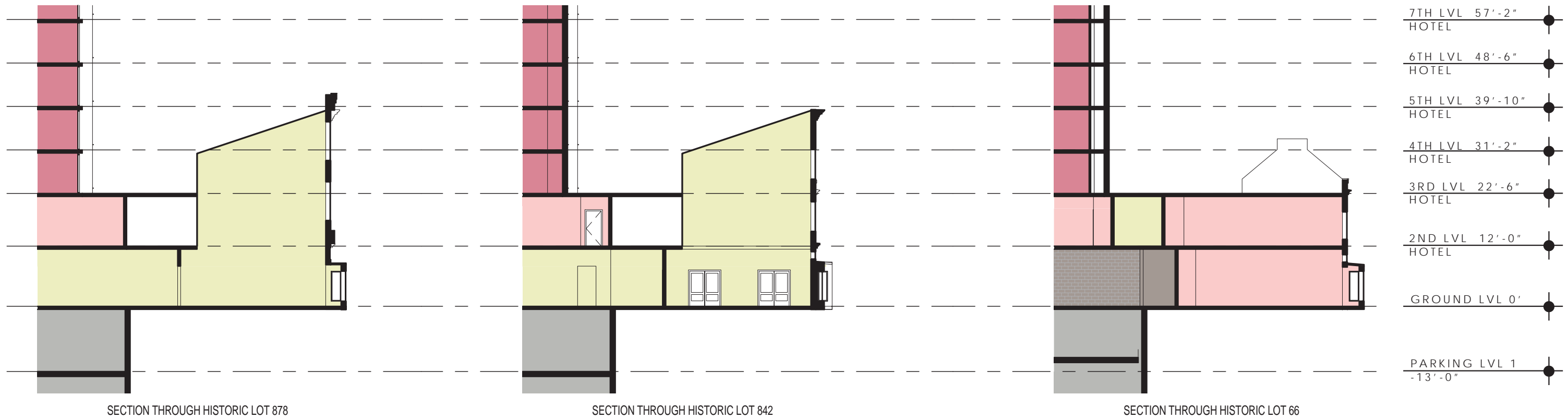
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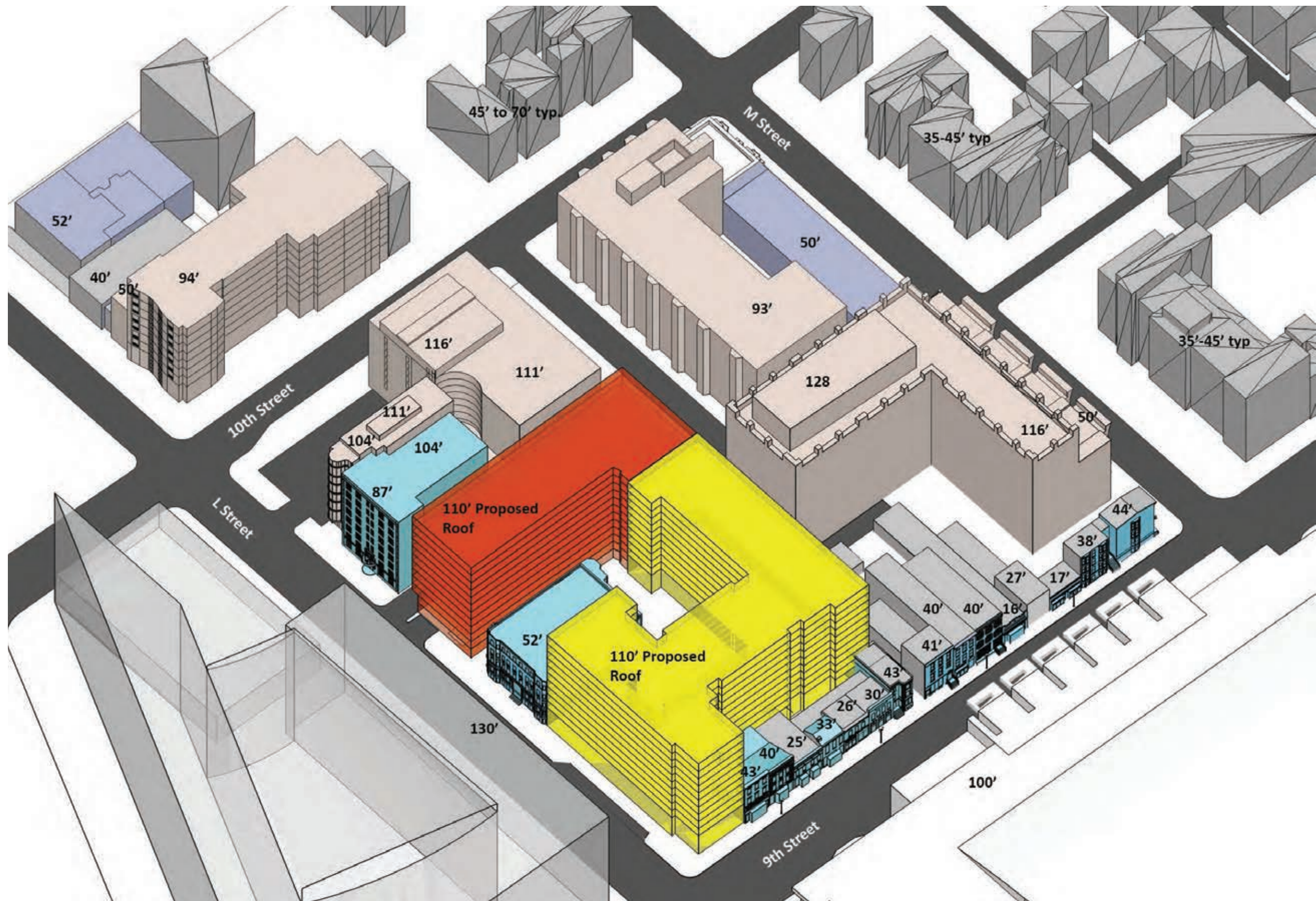


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ADJACENT BUILDING HEIGHTS

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Columbia Place

Washington D.C.

22-Jan-14

Guestroom Key and Residential Unit Comparison

OPTION ONE - Original Option

Floor		Building Floor Levels											
		1	2	3	4	5	6	7	8	9	10	11	12
PROPOSED DUAL BRAND HOTEL													
Proposed Courtyard Keys	338	0	7	25	34	34	34	34	34	34	34	34	34
Proposed Residence Inn Keys	169	0	0	16	17	17	17	17	17	17	17	17	17
Total Proposed Hotel Keys	507												
Proposed Meeting Space SF	11,300	2,600	8,700	0	0	0	0	0	0	0	0	0	0
Total Proposed Residential Units	237	0	17	22	22	22	22	22	22	22	22	22	22

OPTION TWO - Proposed Option

		Building Floor Levels												
Floor		1	2	3	4	5	6	7	8	9	10	11	12	ROOF
PROPOSED DUAL BRAND HOTEL														
Proposed Courtyard Keys	352	0	3	25	36	36	36	36	36	36	36	36	36	
Proposed Residence Inn Keys	148	0	0	10	11	11	14	17	17	17	17	17	17	
Total Proposed Hotel Keys	500													
Total Proposed Hotel SF	333,807	35,327	33,000	24,980	26,400	26,400	26,400	26,400	26,400	26,400	26,400	26,400	26,700	2,600
Proposed Meeting Space SF	11,100	1,100	10,000	0	0	0	0	0	0	0	0	0	0	
PROPOSED RESIDENTIAL BUILDING														
Units Within Building 9 Footprint	14	2	4	4	4									
Proposed Residential Bldg	186	0	14	18	18	18	18	18	18	16	16	16	16	
Total Proposed Residential Units	200	*												
Total Proposed Residential SF	184,100	12,300	14,000	15,700	15,700	15,700	15,700	15,700	15,700	15,700	15,700	15,700	15,700	800
Total Existing Residential SF	25,520	6,330	6,330	6,330	6,330									200
Grand Total Residential SF	209,620	18,630	20,330	22,030	22,030	15,700	15,700	15,700	15,700	15,700	15,700	15,700	15,700	1,000

* Total residential unit count includes units in existing residential building

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GUEST ROOM KEY COUNT

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