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2100 PENNSYLVANIA AVENUE, NW

Z.C. CASE NO. 06-110/06-120

**SUPPLEMENTAL
 PRE-HEARING SUBMISSION**

SEPTEMBER 21, 2017

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Date

09/21/2017

Project Name

2100
 PENNSYLVANIA
 AVENUE NW

Project Number

A1613

Description

COVER SHEET

Scale

A-000
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PUD CHECKLIST

ITEM	SHEET NUMBER
DETAILED STATEMENT OF USES LOCATED IN PROJECT	IN WRITTEN APPLICATION
DETAILED SITE PLAN	A-011, C-105
LOCATION AND EXTERNAL DIMENSIONS OF BUILDING	
UTILITIES	C-105
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CIRCULATION PLAN	
DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES AND CURB CUTS	A-201, C-104
DETAILED PARKING PLANS	A-100 - A-102
NUMBER OF PARKING SPACES AND LOADING BERTHS	A-001
OTHER INFORMATION	
SITE CONTEXT IMAGES	A-006 - A-009
PERSPECTIVE RENDERINGS	A-300 - A-310

ZONING DATA

PROJECT ADDRESS
 SQUARE 75, LOTS 50 AND 51
 LOT 50; MU-9 (CURRENT); MU-30 (PROPOSED)
 LOT 51; MU-9 (CURRENT AND PER APPROVED FIRST STAGE PUD)

PROPOSED PUD; MU-30

PROPOSED COMBINED LOT AREA: 50,780 SF

LOT COVERAGE: 49,900 SF (98.3%)

ALLOWABLE BUILDING HEIGHT: 130' PLUS 20' PENTHOUSE
 PROPOSED BUILDING HEIGHT: 130' PLUS 20' PENTHOUSE

GROSS FLOOR AREA TABULATION

LEVEL	TOTAL (GFA)
11	33,868
10	33,868
09	40,764
08	42,664
07	41,982
06	41,982
05	42,308
04	41,982
03	37,009
02	42,983
01 (PENN AVE)	30,283
0.5 (EYE STREET)	23,108
TOTAL	452,799

8.92 FAR

***FLEXIBILITY REQUESTED TO INCREASE FINAL GFA BY UP TO 2% TO INCORPORATE MEZZANINE SPACES IN RETAIL, ATRIUM INFILL AND CONNECTION OPPORTUNITIES.**

PENTHOUSE ALLOWABLE GFA: 0.4 X 50,780 SF = 20,312 SF
 PENTHOUSE PROPOSED GFA: 9,019 SF

PENTHOUSE:
 ALLOWED: 20 FT HEIGHT AND ONE-TO-ONE SETBACK.
 PROPOSED: 20 FT HEIGHT AND ONE-TO-ONE SETBACK
RELIEF REQUESTED - REFER TO A-117.

VERTICAL EMBELLISHMENT (WEST WALL):
 ALLOWED: 30% OF FRONTAGE
PROPOSED: 38% OF FRONTAGE (RELIEF REQUESTED). REFER TO A-118.

COURTS: NONE REQUIRED; IF PROVIDED, 2.5" PER FT OF HEIGHT, 6' MIN. REFER TO A-200 FOR PROPOSED.

REAR YARD (SECTION B318.8 ALLOWS MEASUREMENT TO CENTER LINE OF PUBLIC STREET):
 REQUIRED: 2.5IN/FT OF HEIGHT = 2.5" X 138.93' = 29'-0"
 PROVIDED: 45'-0" MEASURED TO CENTER LINE OF EYE STREET

SIDE YARD: NOT REQUIRED

GREEN AREA RATIO: 0.2 MIN
 GREEN AREA RATIO PROVIDED: 0.2 MIN

RETAIL COMMITMENT: MINIMUM 30,000 SF TOTAL FLOOR AREA
 PROPOSED RETAIL: 21,210 GFA + 10,280 SF AT CELLAR LEVEL = 31,490 SF TOTAL

CIRCULATION

ZONING PARKING REQUIREMENT

OFFICE: 0.5 PER 1,000 SF IN EXCESS OF 3,000 SF
 (431,589 SF - 3,000 SF) / 2000 = 214 SPACES REQ'D

RETAIL: 1.33 PER 1,000 SF IN EXCESS OF 3,000 SF
 (21,210 SF - 3,000 SF) / 750 = 24 SPACES REQ'D
238 TOTAL SPACES REQUIRED

PARKING PROVIDED:

LEVEL	STD	ADA	CMPCT	TOTAL	TANDEM	GRAND TOTAL
P1	52	4	22	78	0	78
P2	95	2	34	131	5	136
P3	74	2	36	112	8	120
TOTAL	221	8	92	321*	13	334

***CURRENT PLANNED SPACES = 321; FINAL 321 +/- 5%, +13 TANDEM**

COMPACT SPACES ALLOWED - MAX 49% OF TOTAL (SECTION 712.3)
 COMPACT SPACES PROVIDED - 92 COMPACT SPACES / 321 TOTAL = 29%

ADA SPACES
 REQUIRED: 6 STANDARD PLUS 2 VAN ACCESSIBLE
 PROVIDED: 8, LOCATED ADJACENT TO GARAGE SHUTTLE ELEVATORS

BICYCLE PARKING REQUIREMENTS 11-C (DCMR 802)

LONG-TERM PARKING
 431,589 GFA OFFICE - 1 / 2,500 GFA (FIRST 50), 1 / 5,000 GFA AFTER
 2,500 GFA * 50 SPACES = 125,000 GFA
 431,589 GFA - 125,000 GFA = 305,589 GFA
 305,589 GFA / 5,000 GFA = 61 SPACES
 50 SPACES + 61 SPACES = 111 SPACES REQ'D

21,210 GFA RETAIL - 1 / 10,000 SF
 21,210 GFA / 10,000 GFA = 2 SPACES REQ'D
113 TOTAL SPACES REQUIRED
124 TOTAL SPACES PROVIDED

SHORT-TERM PARKING
 431,589 GFA OFFICE - 1 / 40,000 GFA
 431,589 GFA / 40,000 GFA = 11 SPACES REQ'D

18,938 SF RETAIL - 1 / 3,500 SF
 21,210 SF / 3,500 SF = 6 SPACES REQ'D
17 TOTAL SPACES REQUIRED (AT GRADE)

SHOWER / LOCKER FACILITY REQUIREMENTS
 >25,000 SF: (MIN. x2 SHOWERS) + 2 SHOWERS PER
 ADDITIONAL 50,000 SF, MAX. 6 SHOWERS = **6 SHOWERS REQUIRED**
MIN 6 SHOWERS PROVIDED

OF LOCKERS = LONG-TERM PARKING * 0.6
 113 SPACES * 0.6 = **68 LOCKERS REQUIRED**
MIN 68 LOCKERS PROVIDED

LOADING REQUIREMENT
 LOADING BERTHS (12'X30'): 3 REQUIRED
 LOADING PLATFORM (200 SF): 3 REQUIRED
 DELIVERY SPACE (20'X10'): 1 REQUIRED

LOADING PROVIDED
 LOADING BERTHS (12'X30'): 3 PROVIDED*
 LOADING PLATFORM (200 SF): 3 PROVIDED
 DELIVERY SPACE (20'X10'): 1 PROVIDED

*OFFICE LOADING REQUIREMENTS GOVERN 11-C (DCMR 902.2)

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Project Name

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Project Number

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Description

PUD CHECKLIST

Scale

A- 001

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Project Number

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Description

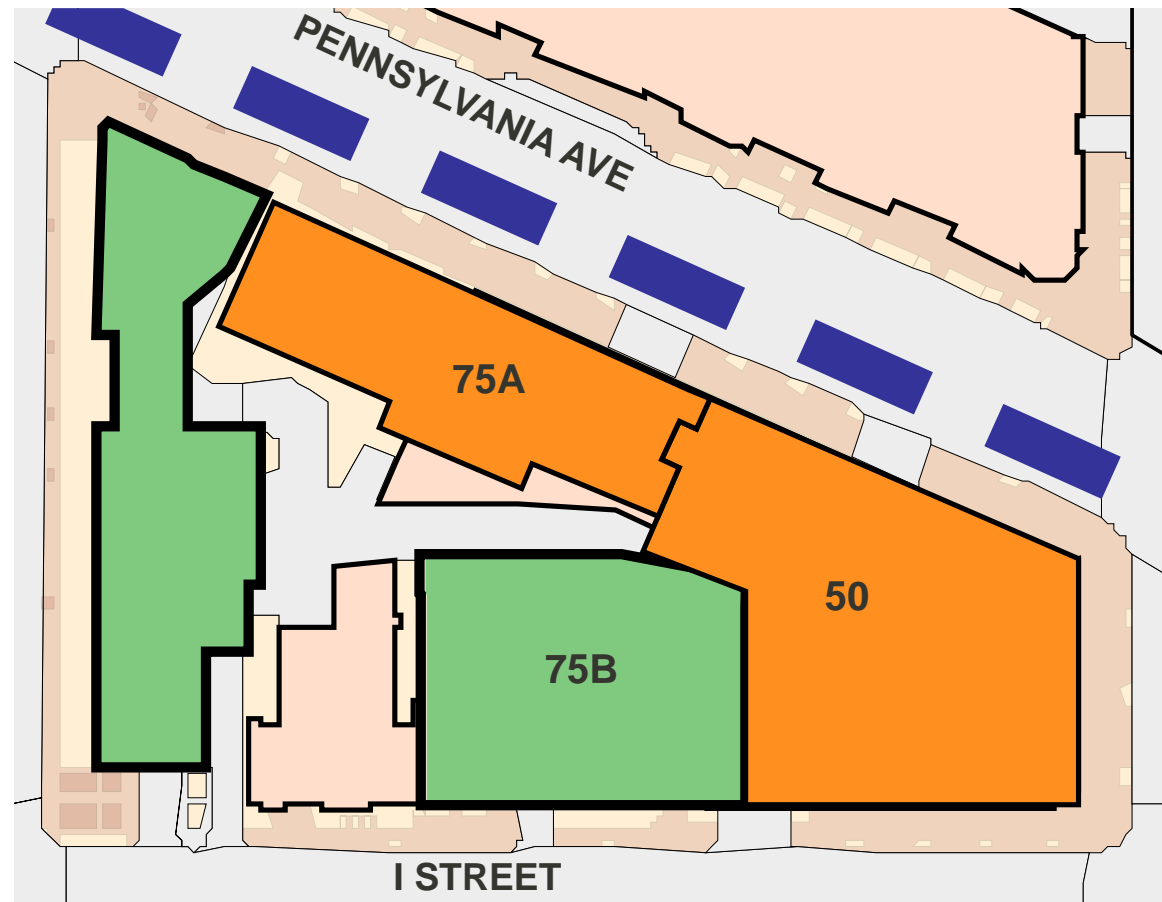
CAMPUS PLAN
AMENDMENT

Scale

A-002

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EXISTING

PRIMARY USE DESIGNATIONS

ACADEMIC/ADMINISTRATIVE/
MEDICAL

RESIDENTIAL/CAMPUS LIFE/
ATHLETIC

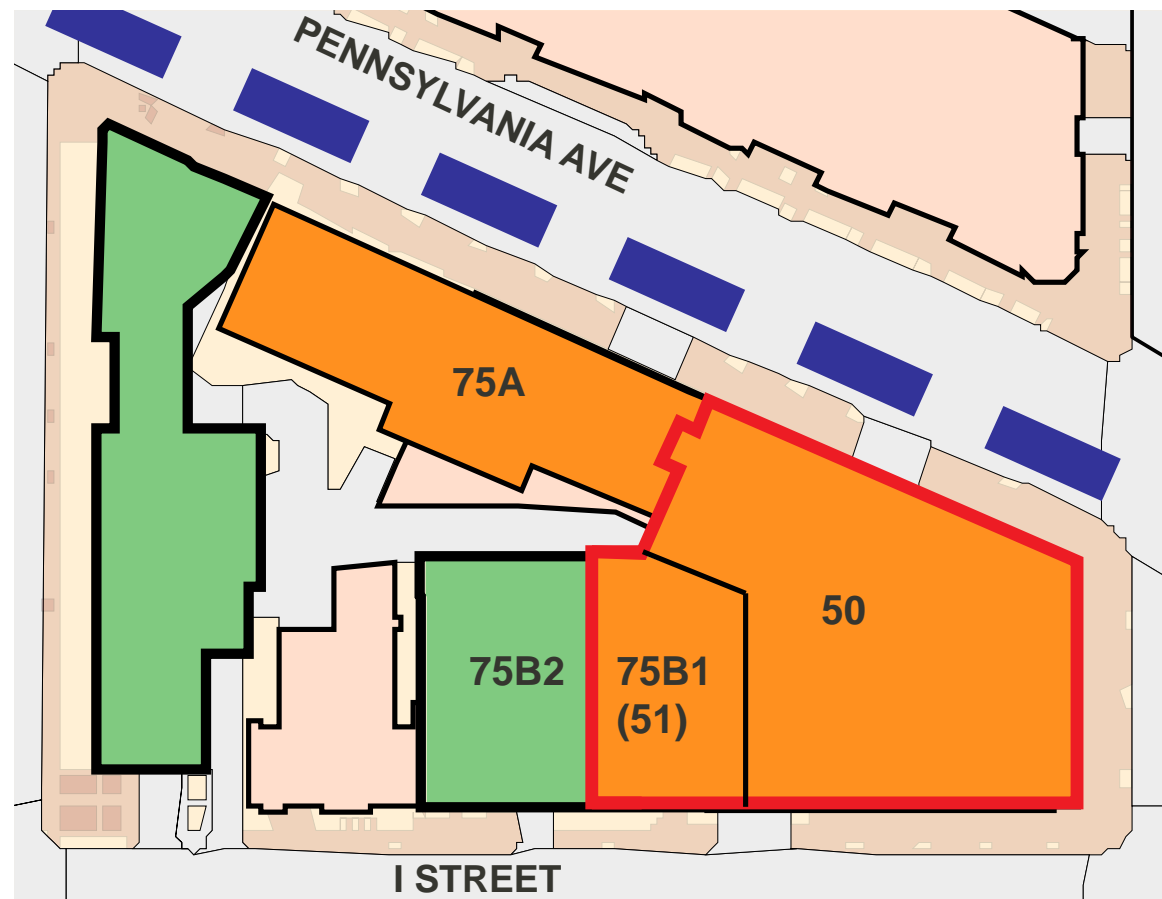
COMMERCIAL/INVESTMENT

RENOVATION/REDEVELOPMENT
OF HISTORIC BUILDINGS

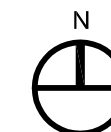
PROJECT SITE

ACTION:

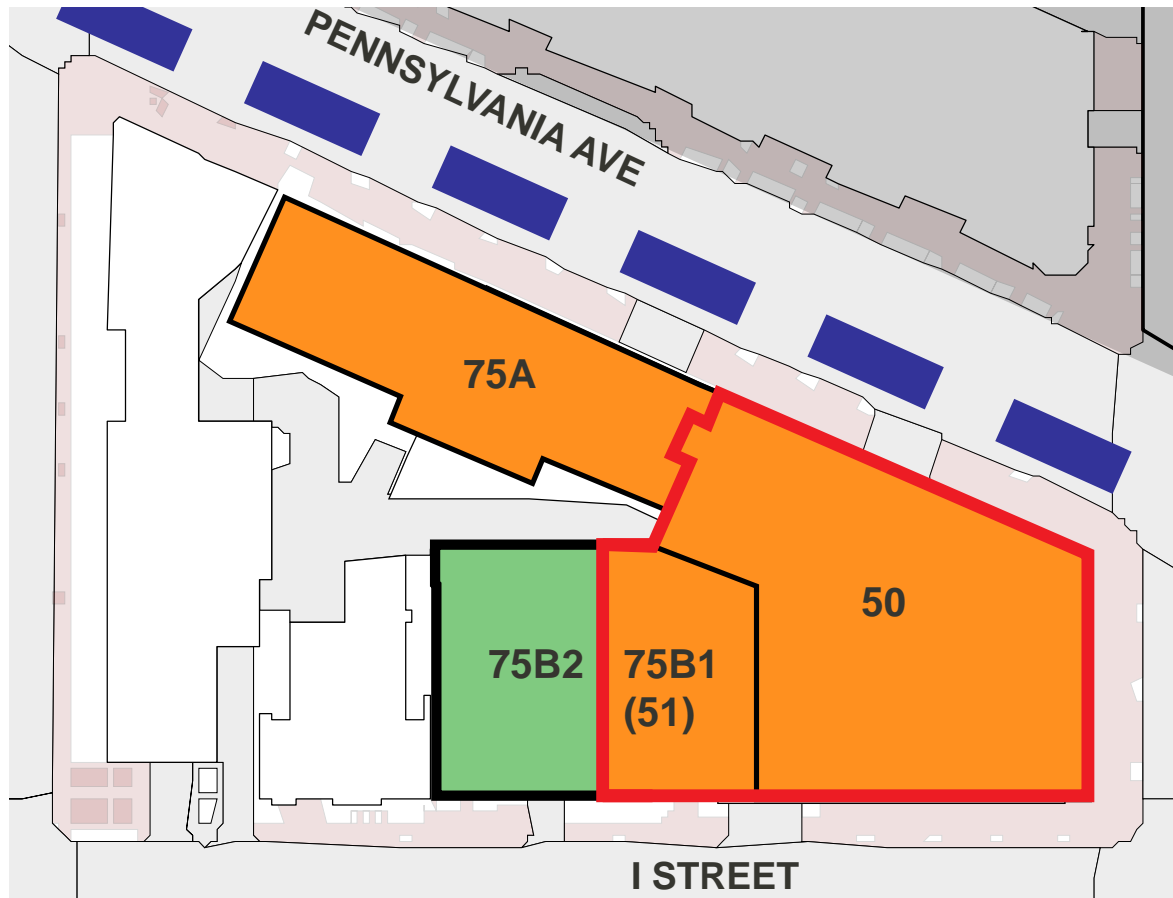
**RE-DESIGNATE SITE 75 B1 FROM
ACADEMIC / ADMINISTRATIVE /
MEDICAL USE TO COMMERCIAL /
INVESTMENT USE**



PROPOSED



CAMPUS PLAN AMENDMENT



**EXISTING
(ASSUMING CAMPUS PLAN
AMENDMENT)**

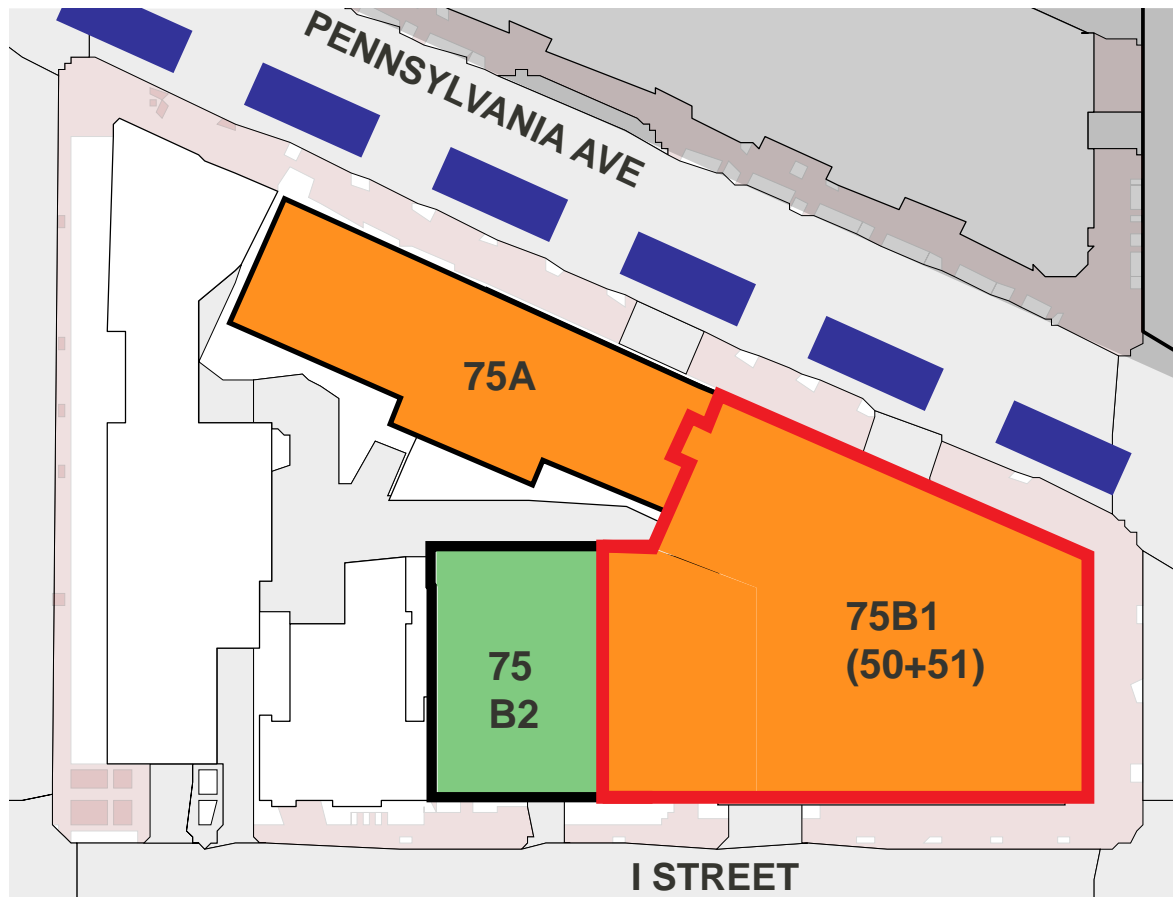
PRIMARY USE DESIGNATIONS

- ACADEMIC/ADMINISTRATIVE/
MEDICAL
- RESIDENTIAL/CAMPUS LIFE/
ATHLETIC
- COMMERCIAL/INVESTMENT
- RENOVATION/REDEVELOPMENT
OF HISTORIC BUILDINGS
- PROJECT SITE

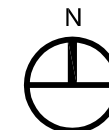
ACTION:

FIRST STAGE PUD MODIFICATION

**INCORPORATE LOT 50 INTO
DEVELOPMENT SITE 75 B1**



PROPOSED



FIRST STAGE PUD MODIFICATION

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Date

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Project Name

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Project Number

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Description

FIRST STAGE PUD
MODIFICATION

Scale

A- 003

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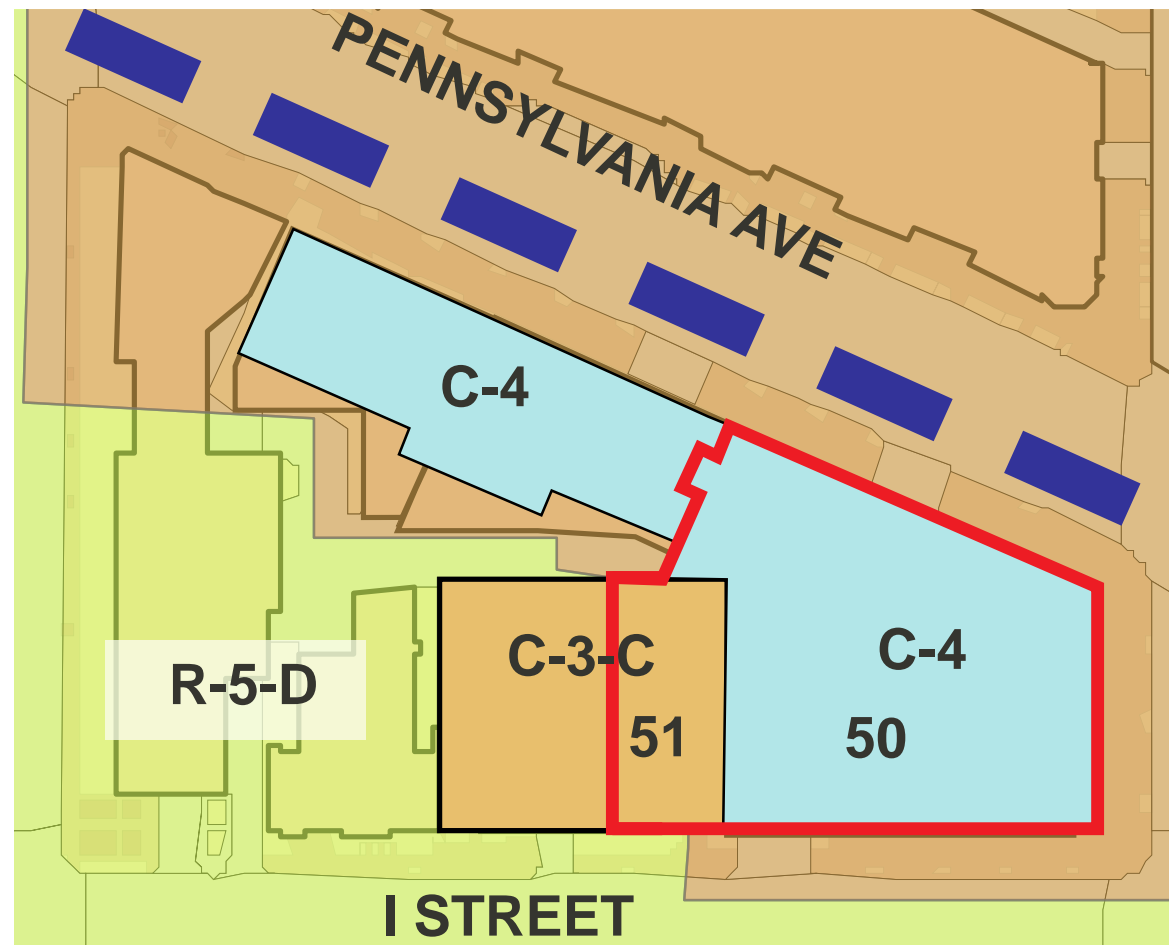
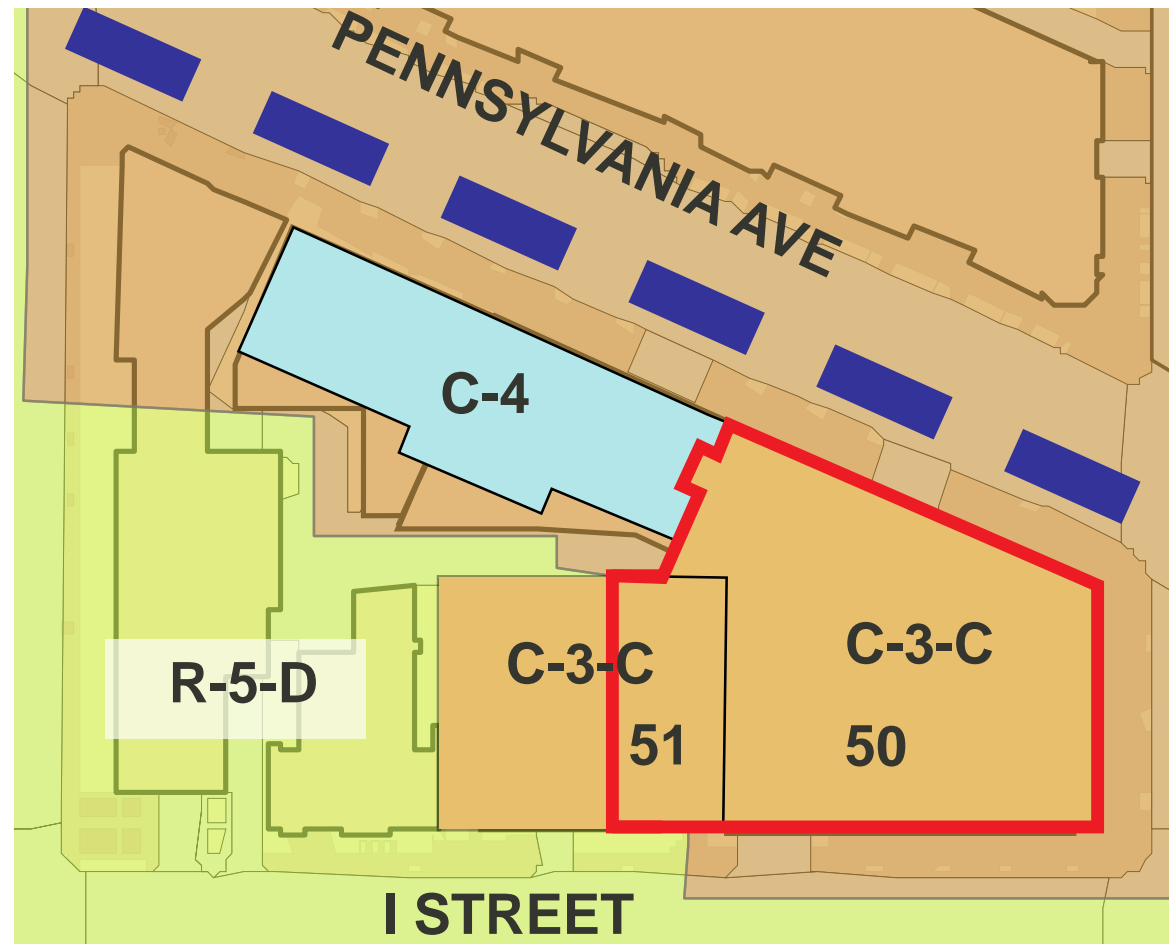
Description

ZONING MAP
AMENDMENT

Scale

A-004

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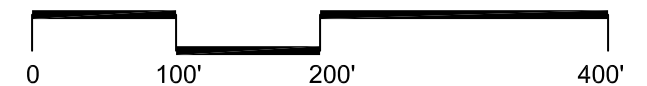


ZONES

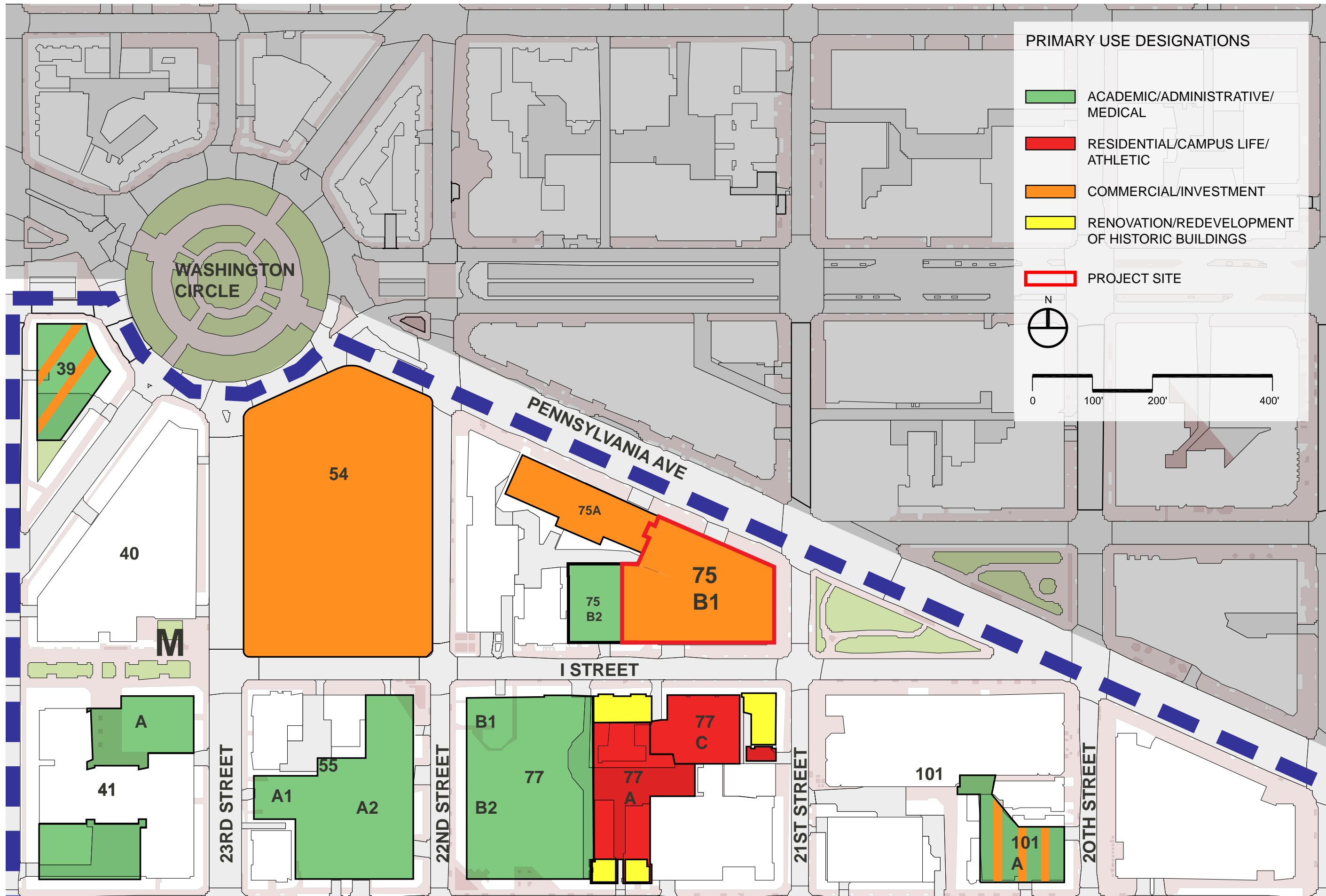
- C-3-C
- C-4
- R-5-D
- PROJECT SITE

ACTION:

- REZONE LOT 50 TO MU-30 (C-4)
- LOT 51 REMAINS MU-9 (C-3-C)

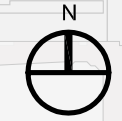


ZONING MAP AMENDMENT



PRIMARY USE DESIGNATIONS

- ACADEMIC/ADMINISTRATIVE/MEDICAL
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- COMMERCIAL/INVESTMENT
- RENOVATION/REDEVELOPMENT OF HISTORIC BUILDINGS
- PROJECT SITE



DEVELOPMENT SITES - REVISED

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Date

09/21/2017

Project Name

2100 PENNSYLVANIA AVENUE NW

Project Number

A1613

Description

DEVELOPMENT SITES

Scale

A- 005

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Project Name

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AVENUE NW

Project Number

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Description

CAMPUS CONTEXT
MAP

Scale

A-006

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AERIAL VIEW OF CONTEXT



AERIAL VIEW OF SITE

SITE CONTEXT MAP

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Date

09/21/2017

Project Name

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AVENUE NW

Project Number

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Description

SITE CONTEXT MAP

Scale

A- 007

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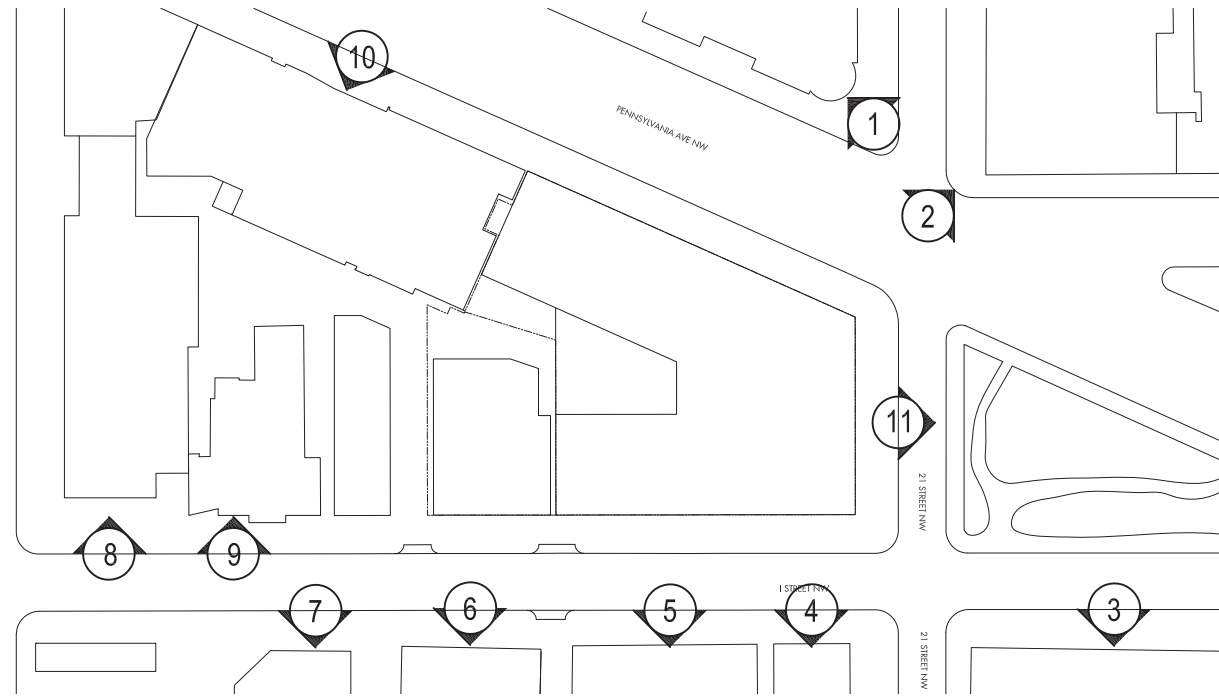
CONTEXT PHOTOS

Scale

A-008

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1 IFC HQ



2 2099 PENN AVE



3 2000 PENN AVE



4 LAFAYETTE HALL



5 MARVIN CENTER



6 DISTRICT HOUSE



7 ACADEMIC CENTER



8 AMBULATORY CARE
CENTER



9 THE PRESIDENT
CONDOMINIUM



10 2112 PENN AVE



11 RESERVATION 28

CONTEXT PHOTOS



1



2



3



4



5



6



7

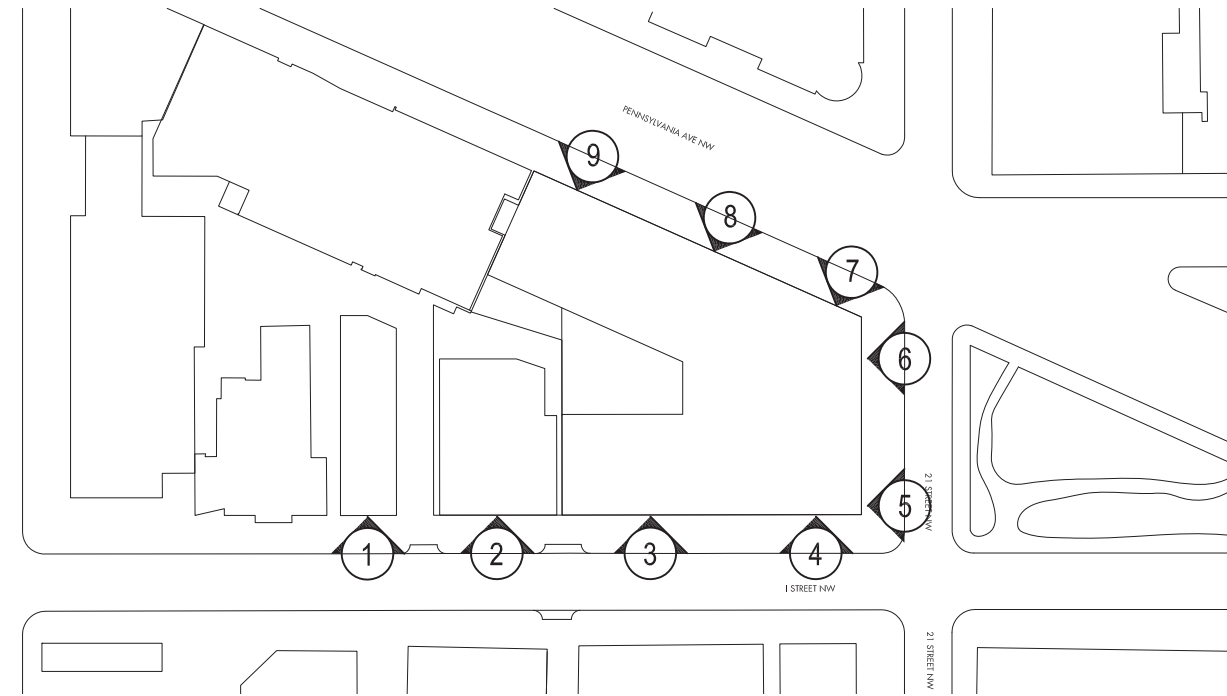


8



9

EXISTING CONDITIONS



**VIEW FROM NE
EXISTING CONTEXT PHOTO**

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Seal/Signature

Date

09/21/2017

Project Name

2100
PENNSYLVANIA
AVENUE NW

Project Number

A1613

Description

EXISTING
CONDITIONS

Scale

A- 009

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Project Name

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AVENUE NW

Project Number

A1613

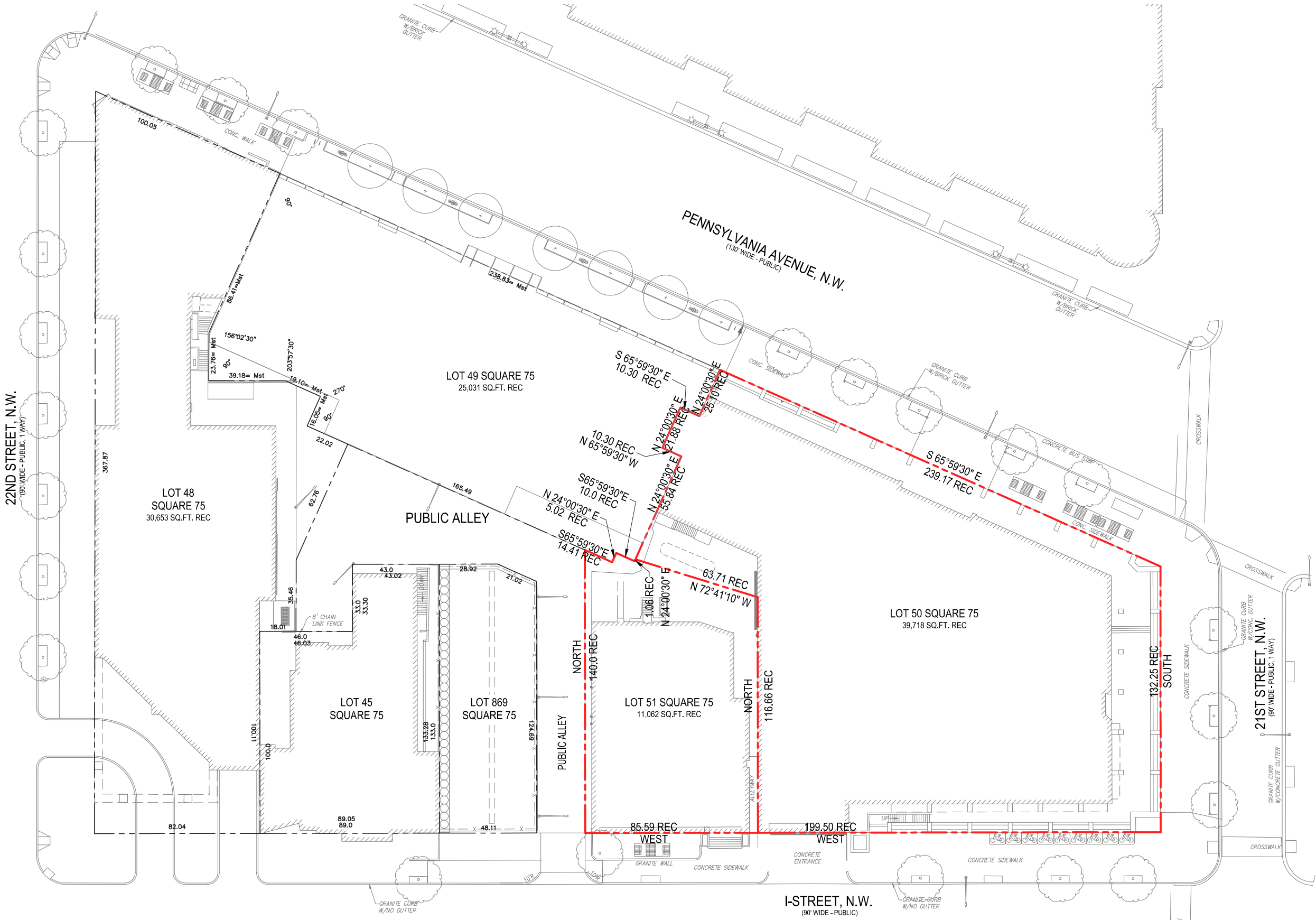
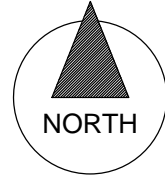
Description

EXISTING SITE PLAN

Scale

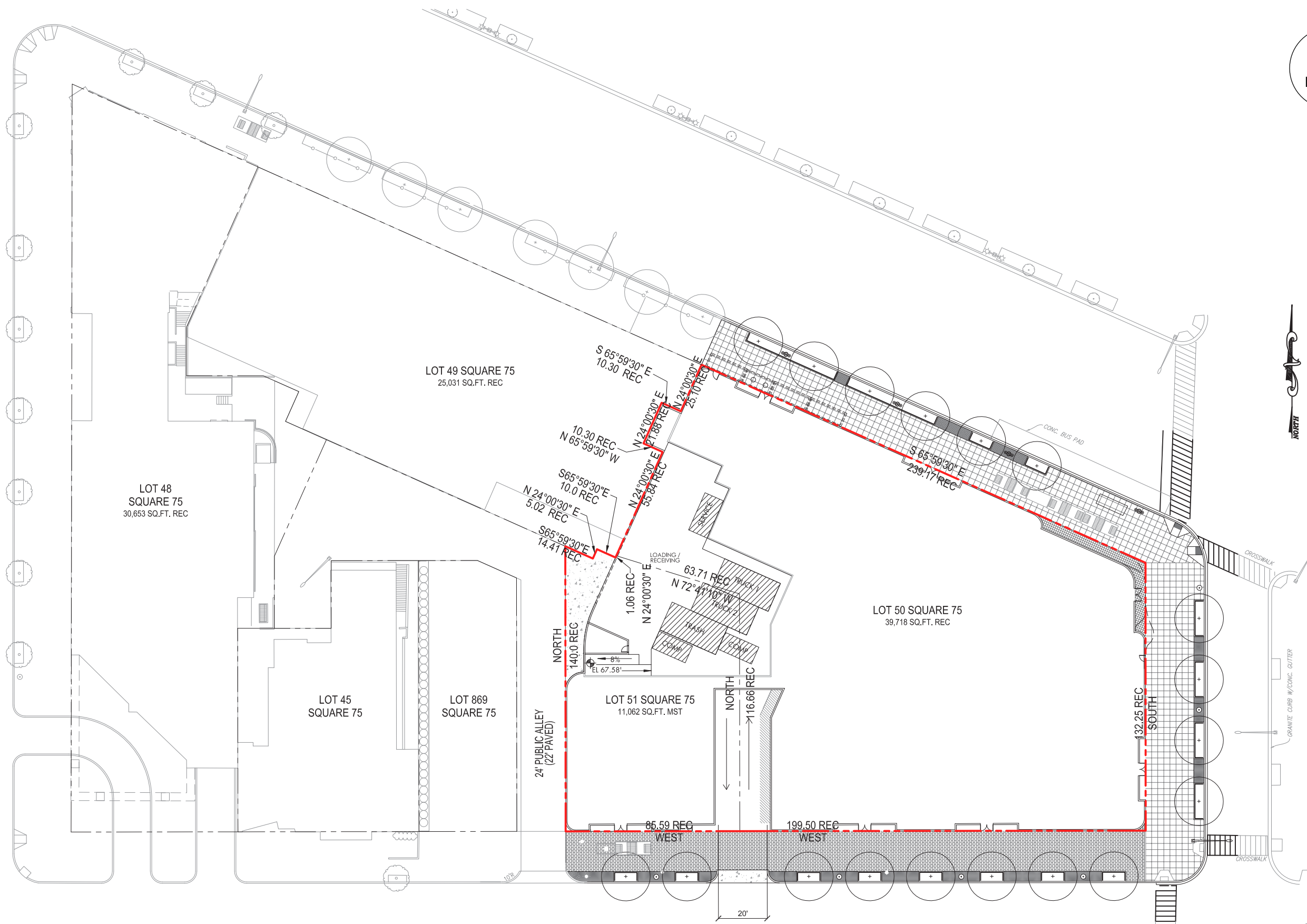
A-010

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SCALE: 1" = 40'-0"

EXISTING SITE PLAN



SCALE: 1" = 40'-0"

PROPOSED SITE PLAN

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Project Number

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Description

PROPOSED SITE PLAN

Scale

A- 011

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Project Number

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Description

PLAN LEVEL P3

Scale

A-100

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P3 PARKING

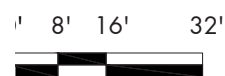
PARKING DESCRIPTION	PARKING COUNT
LEVEL P3	
ACCESSIBLE - 9'-0" x 18'-0"	2
COMPACT - 8'-0" x 16'-0"	40
STANDARD - 9'-0" x 18'-0"	75
	117

TANDEM

PARKING DESCRIPTION	PARKING COUNT
LEVEL P3	
COMPACT TANDEM - 8'-0" x 16'-0"	3
STANDARD TANDEM - 9'-0" x 18'-0"	5
	8



NOTE: - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARKING LAYOUT, PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.



SCALE: 1/32" = 1'-0"

PLAN-LEVEL P3



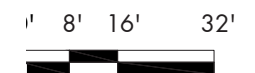
P2 PARKING

PARKING DESCRIPTION	PARKING COUNT
LEVEL P2	
ACCESSIBLE - 9'-0" x 18'-0"	2
COMPACT - 8'-0" x 16'-0"	32
STANDARD - 9'-0" x 18'-0"	92
	126

TANDEM

PARKING DESCRIPTION	PARKING COUNT
LEVEL P2	
COMPACT TANDEM - 8'-0" x 16'-0"	2
STANDARD TANDEM - 9'-0" x 18'-0"	3
	5

NOTE: - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARKING LAYOUT, PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.



SCALE: 1/32" = 1'-0"

PLAN-LEVEL P2

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Description

PLAN LEVEL P2

Scale

A- 101

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Project Number

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Description

PLAN LEVEL P1

Scale

A-102

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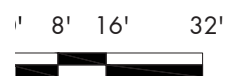


P1 PARKING

PARKING DESCRIPTION	PARKING COUNT
LEVEL P1	
ACCESSIBLE - 9'-0" x 18'-0"	2
ACCESSIBLE VAN - 9'-0" x 18'-0"	2
COMPACT - 8'-0" x 16'-0"	22
STANDARD - 9'-0" x 18'-0"	52
	78
BICYCLE PARKING	
SHOWER	6
LOCKER	68 (MIN.)

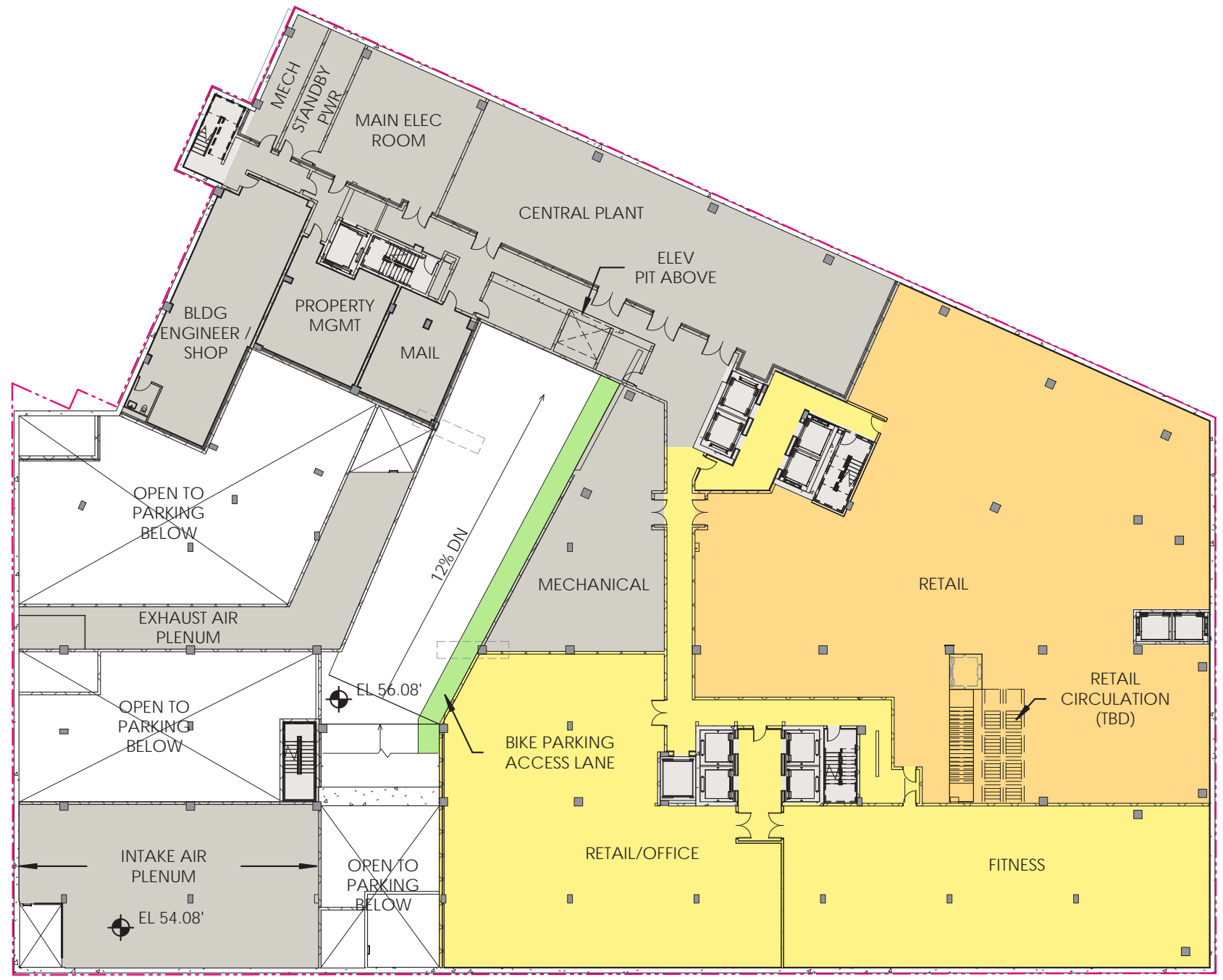


NOTE: - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARKING LAYOUT, PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.



SCALE: 1/32" = 1'-0"

PLAN-LEVEL P1



NOTES:

-APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING

-SPACES DENOTED AS RETAIL MAY INCLUDE THE FOLLOWING USES:

- ARTS, DESIGN AND CREATION
- DAYTIME CARE
- EATING AND DRINKING ESTABLISHMENT
- ENTERTAINMENT ASSEMBLY, PERFORMING ARTS
- RETAIL
- SERVICE, GENERAL OR FINANCIAL (EXCEPT ON I STREET, WHERE FINANCIAL SERVICE USES WILL BE PROHIBITED)

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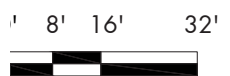
Project Number

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Description

PLAN CELLAR LEVEL

Scale



SCALE: 1/32" = 1'-0"

PLAN-CELLAR LEVEL

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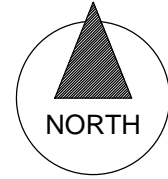
Description

PLAN LEVEL I STREET

Scale

A-104

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-APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND NUMBER OF GROUND-FLOOR ENTRANCE DOORS TO MEET TENANT NEEDS IN ACCORDANCE WITH THE STOREFRONT AND SIGNAGE GUIDELINES

-SPACES DENOTED AS RETAIL MAY INCLUDE THE FOLLOWING USES:

- ARTS, DESIGN AND CREATION
- DAYTIME CARE
- EATING AND DRINKING ESTABLISHMENT
- ENTERTAINMENT ASSEMBLY, PERFORMING ARTS
- RETAIL
- SERVICE, GENERAL OR FINANCIAL (EXCEPT ON I STREET, WHERE FINANCIAL SERVICE USES WILL BE PROHIBITED)

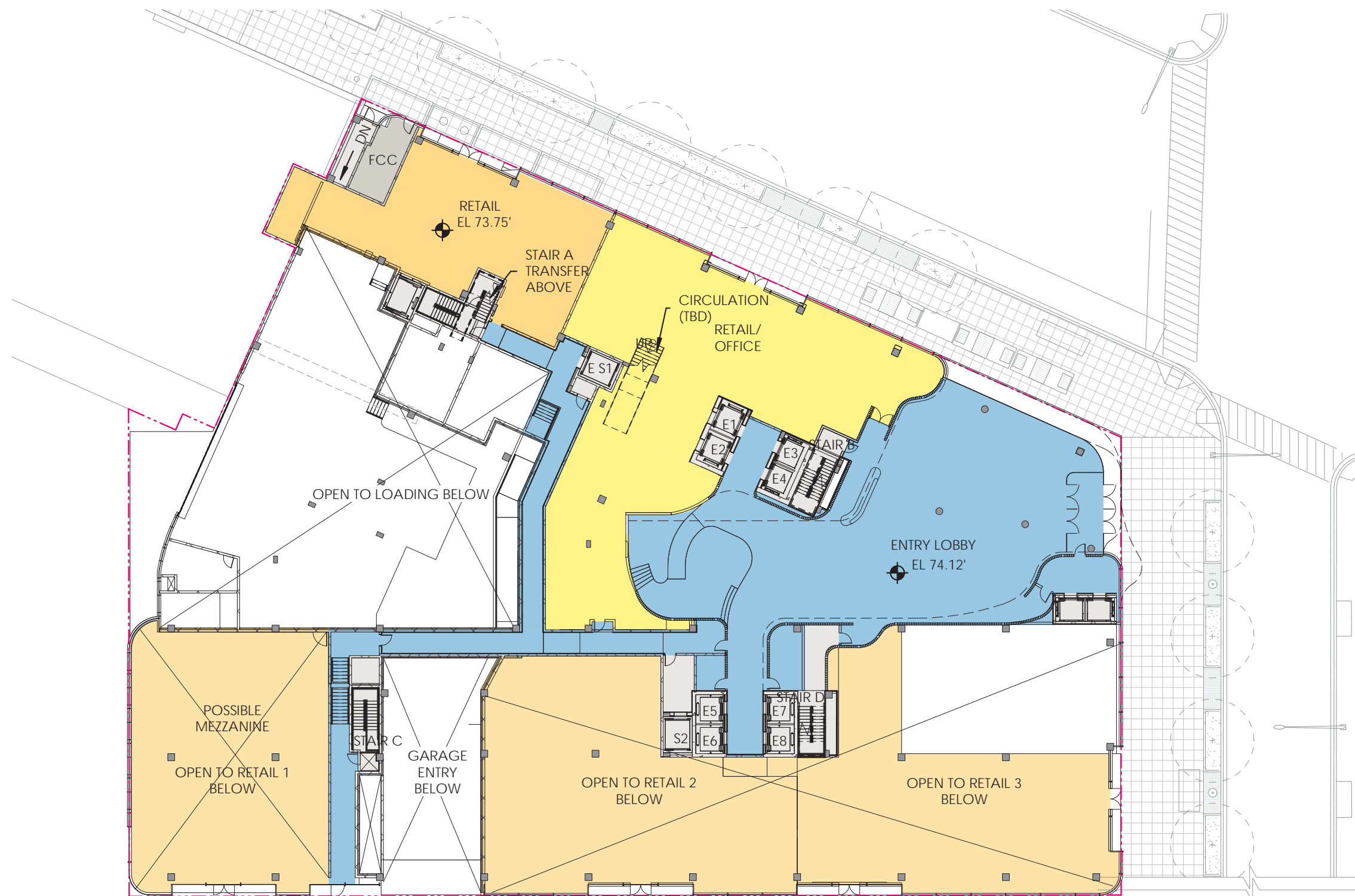


1" = 8' 16' 32'



SCALE: 1/32" = 1'-0"

PLAN-LEVEL I STREET



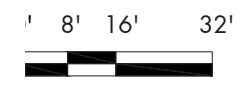
NOTES:

-APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING

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SCALE: 1/32" = 1'-0"

PLAN-LEVEL PENN AVE

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Description

PLAN LEVEL PENN AVE

Scale

A- 105

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Description

PLAN LEVEL 02

Scale

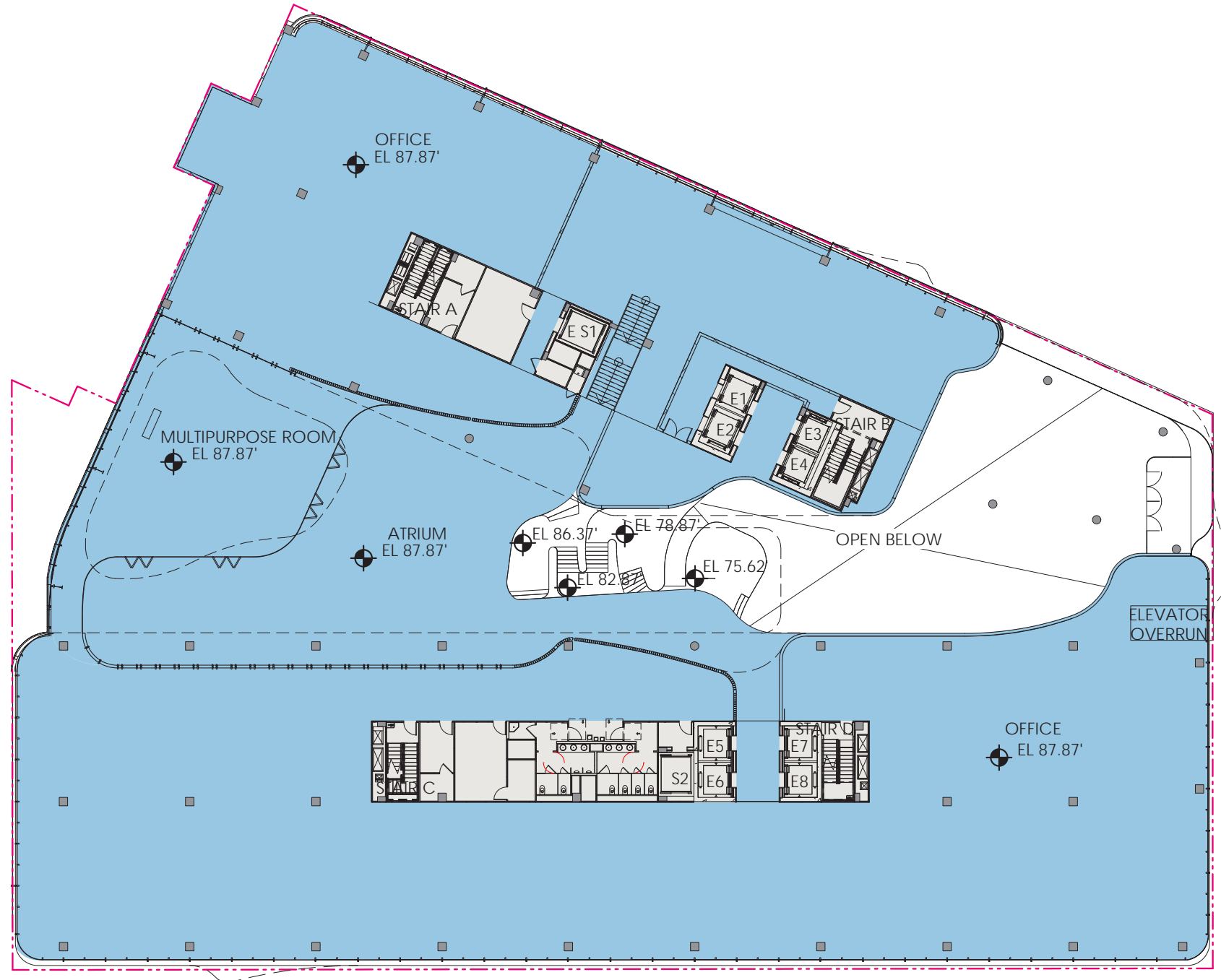
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1" = 8' 16' 32"



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 02