

September 12, 2026

VIA IZIS

Mr. Anthony J. Hood, Chairman
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 26-07: Request to Submit Revised Transportation Statement (“Transportation Statement”) and Updated Landscape Plans and New Renderings of the Project’s East Façade Prepared in Response to Comments from DDOT and the Office of Planning (“OP”)

Dear Chairman Hood and Members of the Zoning Commission

On behalf of CQ Metro Land, LLC, the Applicant in the above-referenced design review case, please accept the attached revised Transportation Statement, and updated landscape plans and new renderings that were prepared in response to comments from DDOT and OP since the Applicant submitted its prehearing statement.

Updated Landscape Plans and New Renderings of the Project’s East Façade

Since submitting the application, the Applicant has coordinated with OP on certain aspects of the project, including the proposed landscape plan, location of the loading facilities on the east side of the project, and the design of the building’s east façade. During its review of the application, OP requested additional detail on the proposed landscape plan, including information on the potential plant palette. The Applicant has prepared the additional landscape information requested by OP, which is attached hereto as **Exhibit A**. This information includes additional detail on the different planting areas that are proposed around the project, details on the potential range of plants that will be used, and an updated LEED scorecard demonstrating that the project will continue to achieve a rating of LEED v4.1 Gold.

Additionally, OP requested the Applicant to evaluate whether any adjustments can be made to the east façade of the proposed hotel to increase street level activation, improve the fenestration and articulation of the upper floors, and minimize the visual presence of the proposed loading facilities. In response, the Applicant extended the glazing along the hotel’s ground floor to the east façade to open up views from that side, expanded the proposed green screen at the ground level,

and added two additional stacks of east-facing windows on the hotel's upper-levels, which is attached hereto as **Exhibit B**. Additionally, the Applicant has also added areas for murals along the ground-level that would extend across the loading dock door and along a portion of the north façade, adjacent to the proposed bike promenade. In line with the Applicant's continued efforts to integrate local culture and businesses into the Bridge District, the proposed murals will be designed and installed by a local Ward 8 artist(s) through an RFP process that will be led by the Applicant. To ensure the murals are indeed commissioned by a local Ward 8 artist, the Applicant is agreeable to including a condition in a final order that requires the Applicant to issue an RFP for the mural(s) that is targeted to Ward 8 artists prior to issuance of the permanent certificate of occupancy for the proposed hotel.

Revised Transportation Statement

On August 14, 2026, the Applicant submitted its draft Transportation Statement as part of its prehearing statement. At that time, the Applicant noted that it was still coordinating with DDOT on the proposed loading facilities and transportation aspects of the project, which may result in the need to adjust the draft Transportation Statement. The Applicant noted that if adjustments to the draft Transportation Statement were necessary, it would resubmit the Transportation Statement prior to the hearing, along with any motion that is required to allow the revised Transportation Statement to be entered into the record. Following submission of the draft Transportation Statement, the Applicant received comments from DDOT that required minor adjustments to the transportation statement. These adjustments had no bearing on the overarching conclusions of the Transportation Statement. Attached hereto as **Exhibit C** is a copy of the updated final Transportation Statement for the project.

For completeness of the record in this case, the Applicant respectfully requests the Commission to accept the attached materials into the case record inside of 30 days of the public hearing.

Thank you for your attention to this matter. We look forward to the public hearing on September 14, 2026.

Sincerely,

/s/ Jeff Utz _____

Jeff Utz

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by electronic mail to the following addresses on September 12, 2026.

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/s/
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