

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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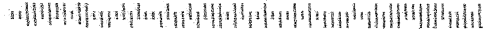
15 AND 25 K STREET PROPERTIES LLC
250 W 57TH ST STE 1818
NEW YORK NY 10107-1801

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING

2021 AUG -4 PM 2: 06

TIME AND PLACE: Thursday, September 13, 2021 @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on
the OZ website by Noon of the Hearing Date

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 21-09 (US Union Square DC 899 LLC, US Union Square DC 901 LLC, and US Union Square DC 999 LLC – Design Review of Buildings and Structures @ Square 675, Lot 298 [899-999 North Capitol Street, N.E.]

THIS CASE IS OF INTEREST TO ANC 6C

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://deoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements.*
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

US Union Square DC 899 LLC, US Union Square DC 901 LLC, and US Union Square DC 999 LLC (collectively, the “Applicant”) filed an application (the “Application”) on May 28, 2021, requesting that the Zoning Commission (the “Commission”) grant the following relief under the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, to which all references are made unless otherwise specified) for Lot 298 in Square 675 (the “Property”): a Design Review required by Subtitle I § 617.7, and pursuant to Subtitle I, Chapter 7, to construct a mixed-use development with office, hotel, and retail uses (the “Project”).

THE PROPERTY

The Property consists of approximately 137,579 square feet of land area that is:

- Bounded by North Capitol Street to the west, K Street, N.E. to the north, commercial office buildings to the east, and H Street, N.E. to the south;
- Currently improved with two office buildings, 899 North Capitol Street building (the “South Building”) and 999 North Capitol Street building (the “North Building”) and a large plaza; and
- Located in the D-5 Zone.

THE APPLICATION

The Application proposes to construct the Project in two phases:

Phase I - Renovate the South and North Buildings, including ground-level expansions of both buildings along their street frontages as follows:

- Maintain the existing building heights of 87 feet, eight inches for the South Building and 91 feet, eight inches for the North Building;