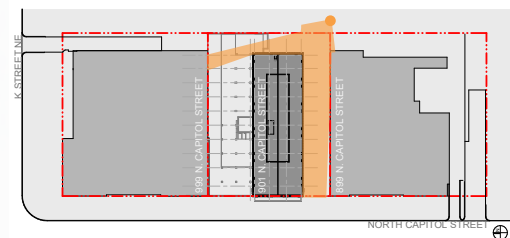


Rendering is illustrative and meant to convey desired design intent and approximate material color range and character. Final design and material selections may vary slightly.



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 13, 2021

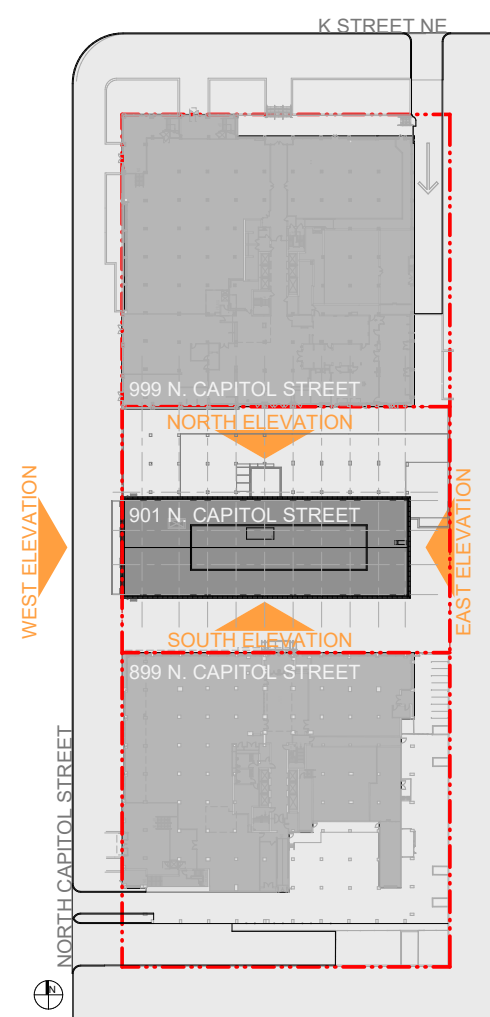
SOUTHEAST BUILDING RENDERING : EX01

hord | coplan | macht  
District of Columbia  
CASE NO. 24-09  
EXHIBIT NO. 17A3

All signage is illustrative; signage to be finalized during permitting based on tenant need and Code requirements.

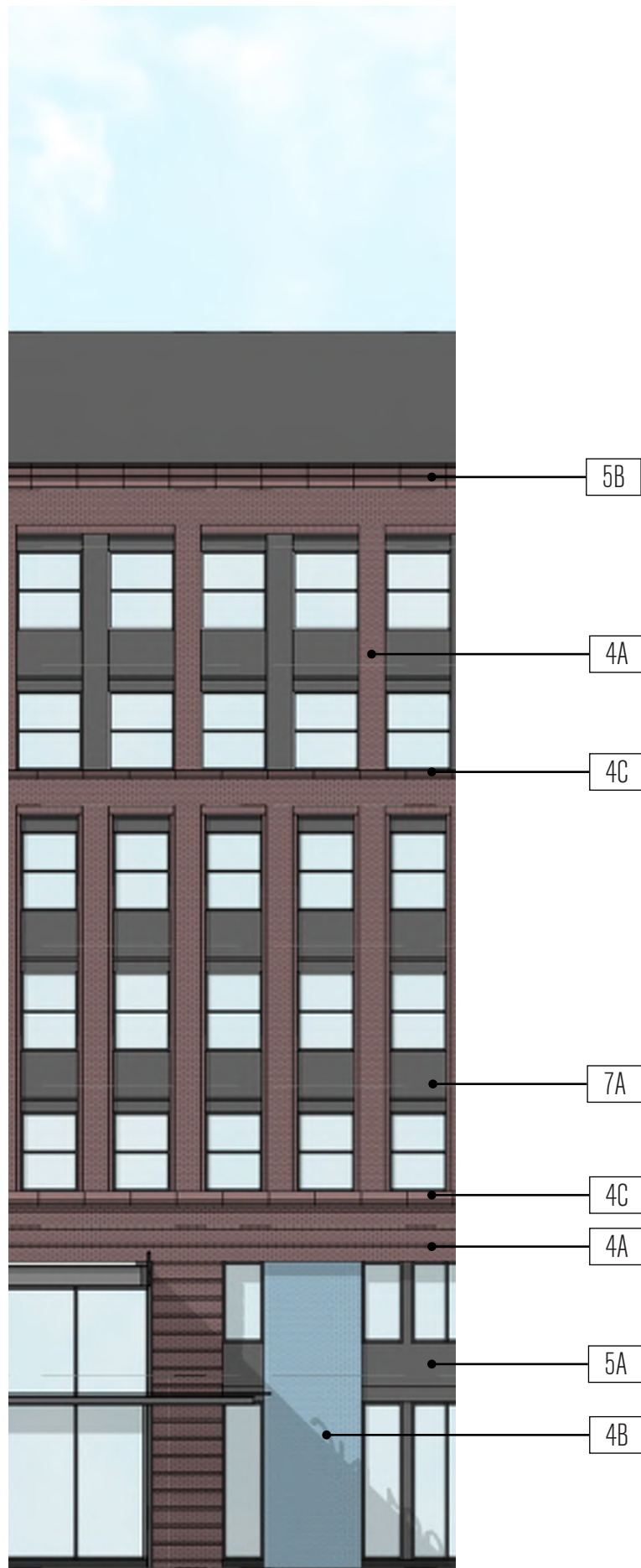
Canopy projects 5' into public space; canopy projection is subject to separate review and shown here for illustrative purposes only.

KEYNOTE LEGEND	
4A	BRICK VENEER - COLOR 1
4B	BRICK VENEER - COLOR 2
4C	CAST STONE CORNICE - COLOR 1
5A	PREFINISHED METAL PANEL
5B	PREFINISHED METAL CORNICE
5C	PREFINISHED METAL CANOPY
7A	FIBER CEMENT PANEL
8A	VINYL WINDOW
8B	ALUMINUM STOREFRONT SYSTEM



Material selections are illustrative and meant to convey desired color range and character. Final material selections may vary slightly.

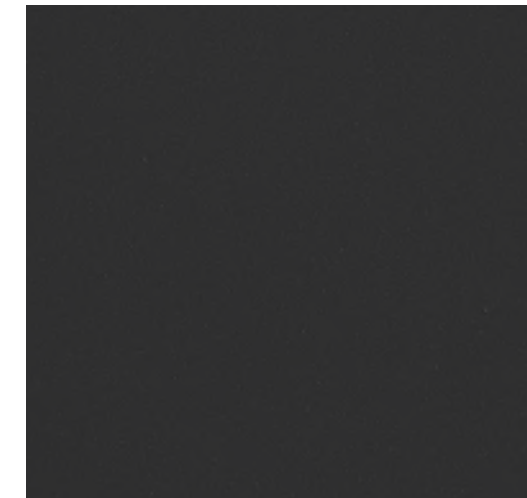
All canopies and other metal elements of the building facade not explicitly identified are to match the Metal & Window Finishes color below.



4A - BRICK VENEER - COLOR 1



4B - BRICK VENEER - COLOR 2 ( MURALS )  
at hotel entry & within covered plaza connection



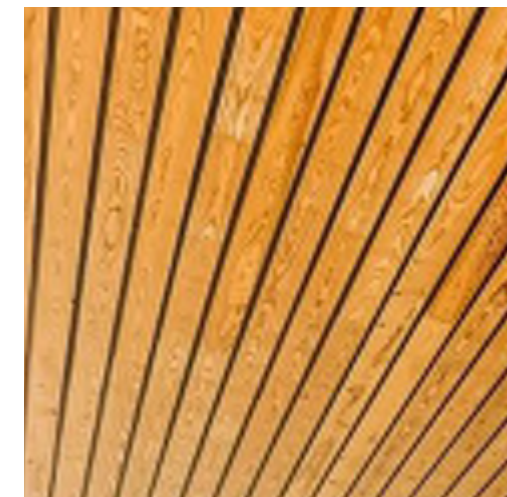
5A, 5C, 8A, & 8B - METAL & WINDOW FINISHES



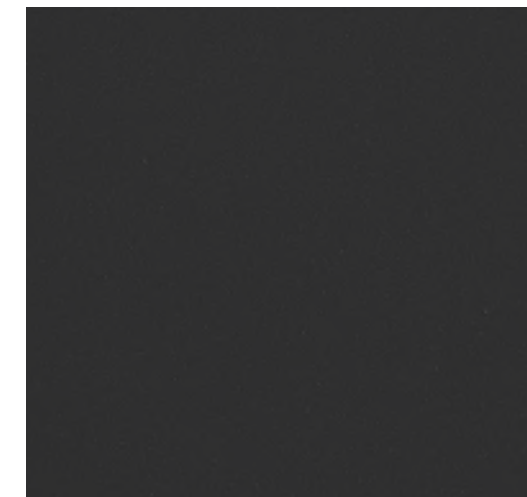
4C - CAST STONE CORNICE - COLOR 1



5B - PREFINISHED METAL CORNICE



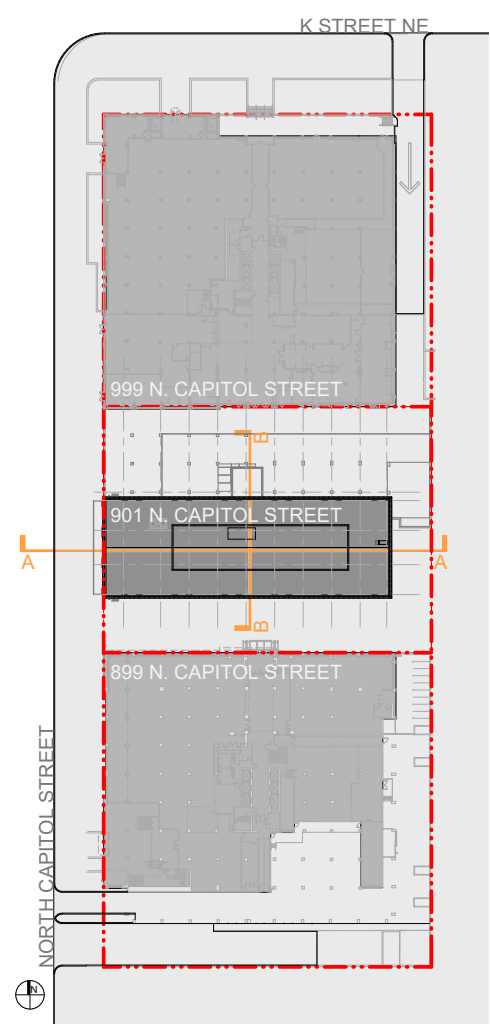
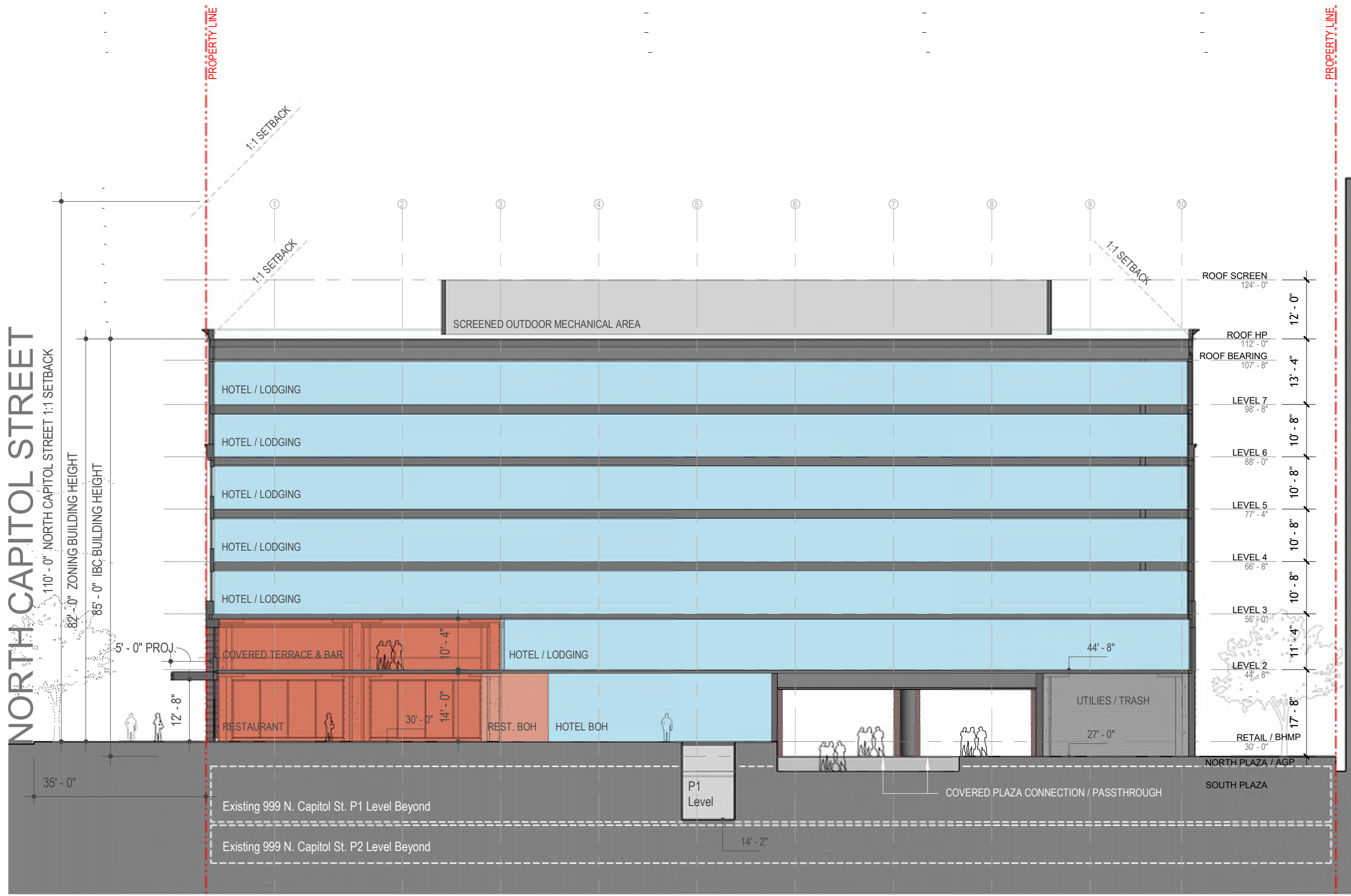
WOOD CEILING & WALLS  
within covered plaza connection



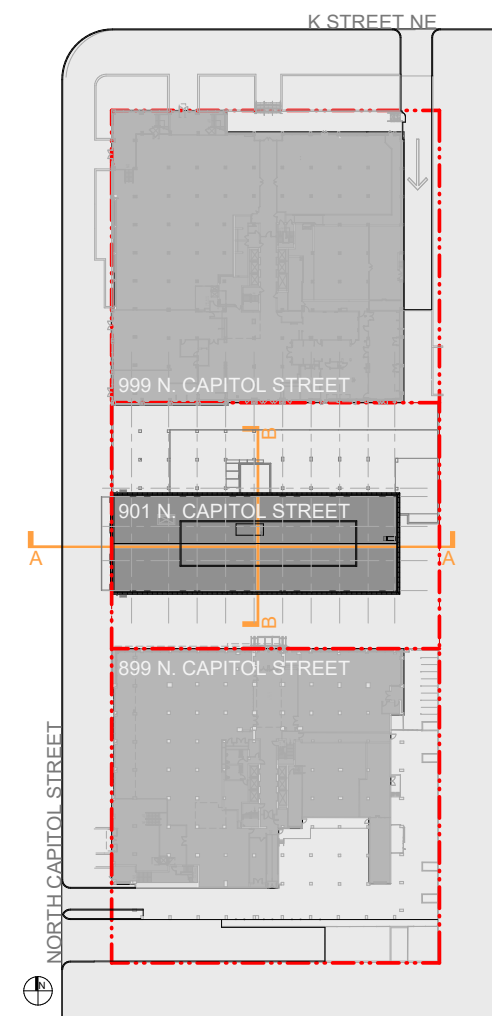
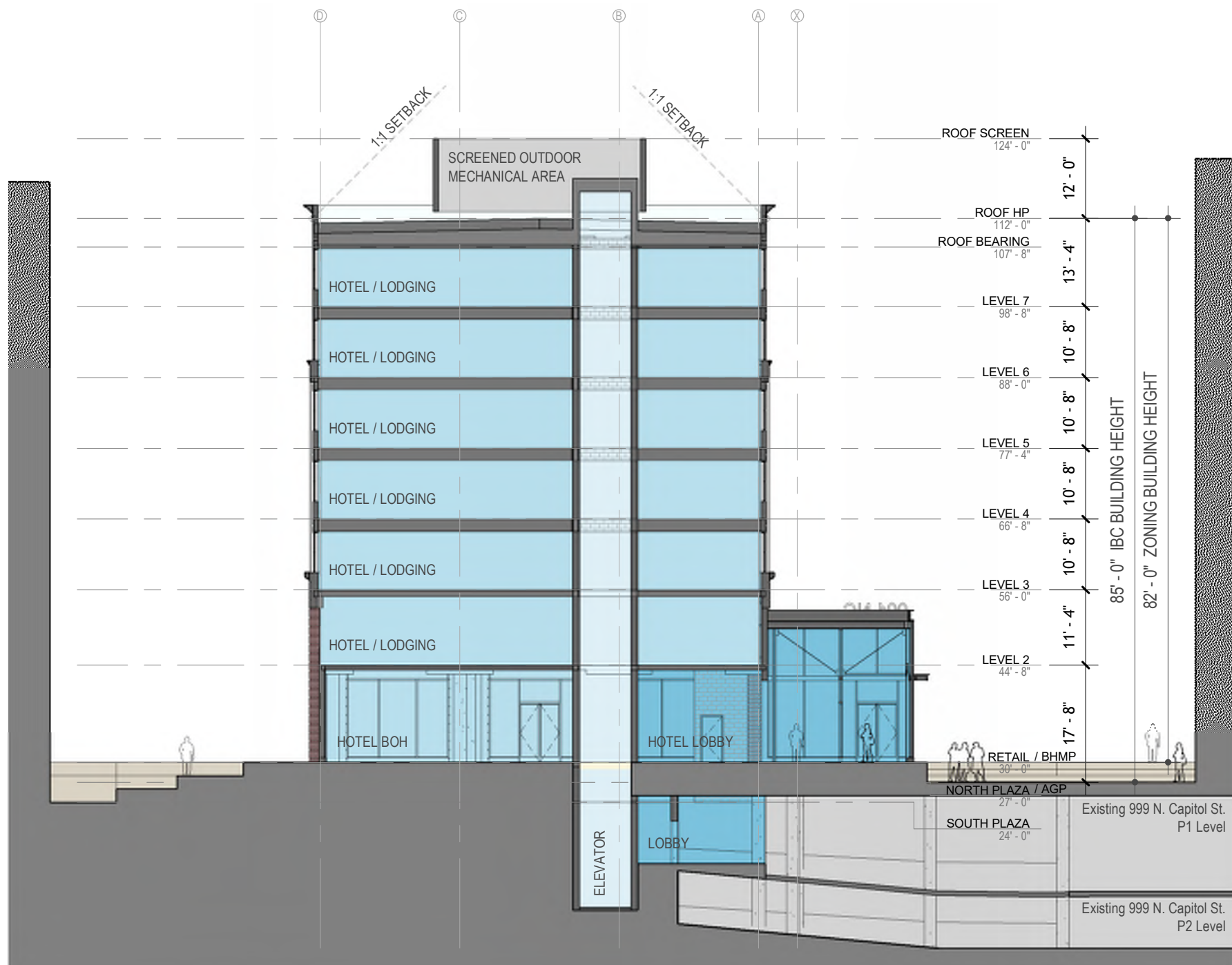
7A - FIBER CEMENT PANEL

First and second floor Commercial / Retail use mix provided for illustrative purposes only and tenant / use type can change.

**NORTH CAPITOL STREET**



First and second floor Commercial / Retail use mix provided for illustrative purposes only and tenant / use type can change.







# LEED v4 for BD+C: New Construction and Major Renovation

## Project Checklist

Project Name: Union Square Phase 2 - 901 North Capitol Street

Date: 8/24/2021

Y ? N

1	Credit	Integrative Process	1
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<b>14</b>	<b>0</b>	<b>18</b>	<b>Location and Transportation</b>	<b>16</b>
16	Credit	LEED for Neighborhood Development Location	16	
1	Credit	Sensitive Land Protection	1	
2	Credit	High Priority Site	2	
5	Credit	Surrounding Density and Diverse Uses	5	
5	Credit	Access to Quality Transit (RPC@4)	5	
1	Credit	Bicycle Facilities	1	
1	Credit	Reduced Parking Footprint (RPC@1)	1	
1	Credit	Green Vehicles (RPC@1)	1	

<b>6</b>	<b>2</b>	<b>2</b>	<b>Sustainable Sites</b>	<b>10</b>
Y	Prereq	Construction Activity Pollution Prevention	Required	
1	Credit	Site Assessment	1	
2	Credit	Site Development - Protect or Restore Habitat (RPC@2)	2	
1	Credit	Open Space	1	
3	Credit	Rainwater Management (RPC@3)	3	
1	Credit	Heat Island Reduction	2	
1	Credit	Light Pollution Reduction	1	

<b>5</b>	<b>1</b>	<b>5</b>	<b>Water Efficiency</b>	<b>11</b>
Y	Prereq	Outdoor Water Use Reduction	Required	
Y	Prereq	Indoor Water Use Reduction	Required	
Y	Prereq	Building-Level Water Metering	Required	
2	Credit	Outdoor Water Use Reduction	2	
2	Credit	Indoor Water Use Reduction	6	
2	Credit	Cooling Tower Water Use	2	
1	Credit	Water Metering	1	

<b>8</b>	<b>6</b>	<b>19</b>	<b>Energy and Atmosphere</b>	<b>33</b>
Y	Prereq	Fundamental Commissioning and Verification	Required	
Y	Prereq	Minimum Energy Performance	Required	
Y	Prereq	Building-Level Energy Metering	Required	
Y	Prereq	Fundamental Refrigerant Management	Required	
1	Credit	Enhanced Commissioning	6	
8	Credit	Optimize Energy Performance (RPC@10)	18	
1	Credit	Advanced Energy Metering	1	
2	Credit	Demand Response	2	
1	Credit	Renewable Energy Production	3	
1	Credit	Enhanced Refrigerant Management	1	
1	Credit	Green Power and Carbon Offsets	2	

<b>6</b>	<b>3</b>	<b>4</b>	<b>Materials and Resources</b>	<b>13</b>
Y	Prereq	Storage and Collection of Recyclables	Required	
Y	Prereq	Construction and Demolition Waste Management Planning	Required	
3	Credit	Building Life-Cycle Impact Reduction	5	
1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2	
1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	
1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2	
2	Credit	Construction and Demolition Waste Management	2	

<b>7</b>	<b>5</b>	<b>4</b>	<b>Indoor Environmental Quality</b>	<b>16</b>
Y	Prereq	Minimum Indoor Air Quality Performance	Required	
Y	Prereq	Environmental Tobacco Smoke Control	Required	
1	Credit	Enhanced Indoor Air Quality Strategies	2	
2	Credit	Low-Emitting Materials	3	
1	Credit	Construction Indoor Air Quality Management Plan	1	
1	Credit	Indoor Air Quality Assessment	2	
1	Credit	Thermal Comfort	1	
1	Credit	Interior Lighting	2	
1	Credit	Daylight	3	
1	Credit	Quality Views	1	
1	Credit	Acoustic Performance	1	

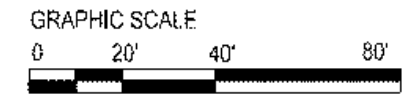
<b>2</b>	<b>0</b>	<b>4</b>	<b>Innovation</b>	<b>6</b>
1	Credit	Innovation: EP Transit;	5	
1	Credit	LEED Accredited Professional	1	

<b>3</b>	<b>1</b>	<b>0</b>	<b>Regional Priority (see RPC@# points needed to claim)</b>	<b>4</b>
1	Credit	Regional Priority: Access to Quality Transit (RPC@4)	1	
1	Credit	Regional Priority: Rainwater Management (RPC@3)	1	
1	Credit	Regional Priority: Green Vehicles (RPC@1)	1	
1	Credit	Regional Priority: Optimize Energy Performance (RPC@10)	1	

<b>51</b>	<b>18</b>	<b>57</b>	<b>TOTALS</b>	<b>Possible Points: 110</b>
<b>Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110</b>				

# Legend

- 1 EXISTING CAFE TERRACE
- 2 PROPOSED FRONT PLAZA
- 3 PROPOSED OUTDOOR SEATING AREA
- 4 BUILDING 999 ENTRANCE PLAZA
- 5 PROPOSED OUTDOOR SEATING AREA
- 6 PROPOSED SEATING AREA IN BUILDING 901 PASSWAY
- 7 BUILDING 899 ENTRANCE PLAZA
- 8 PATH TO METRO
- 9 PROPOSED OUTDOOR SEATING AREA
- 10 EXISTING ELECTRICAL VAULT LID
- 11 1ST STREET CONNECTION SIGNAGE



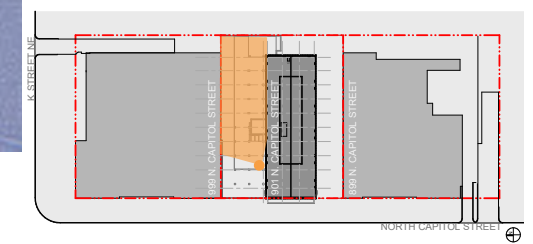
Design of streetscape, hardscaping and landscaping is subject to modifications resulting from DC agency or utility reviews or construction drawing refinement.



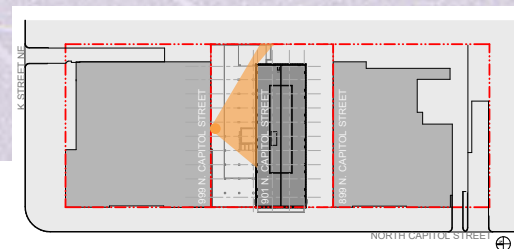


901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 13, 2021

NORTH PLAZA VIEW ONE : L09

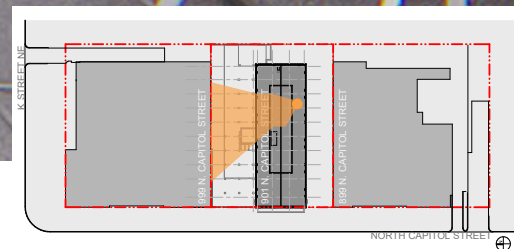


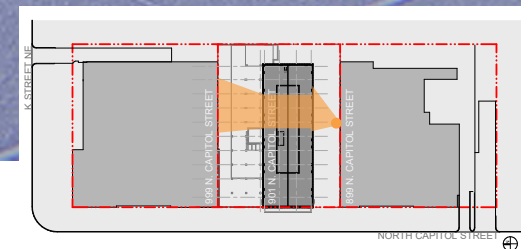
NORTH PLAZA VIEW THREE : L11



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 13, 2021

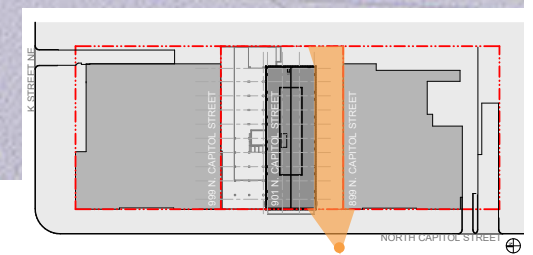
NORTH PLAZA VIEW FIVE : L13





901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 13, 2021

COVERED PLAZA VIEW TWO : L17



901 NORTH CAPITOL STREET NE (UNION SQUARE PHASE 2) ZONING COMMISSION SUBMISSION : SEPTEMBER 13, 2021

SOUTH PLAZA VIEW TWO : L19

**GOROVE SLADE**

Transportation Planners and Engineers

**Union Square Design Review  
Transportation Presentation  
ZC 21-09**

September 13, 2021

# Site Location

## Metrorail (Red Line)

- Union Station (0.4 miles away)

## Bus

- Metrobus Local: 96, D4, D8, P6, Circulator
- Metrobus Major: 80, X2
- MetroExtra: X9

## Bicycle Facilities

- K Street protected bicycle lanes
- 1<sup>st</sup> Street NE protected bicycle lanes
- Metropolitan Branch Trail

## Capital Bikeshare

- Nearby station with 18 docks





# Access and Circulation (Ground Floor)

## Phase I

### Vehicular and Loading Access

- Via existing curb cuts on K Street and N Capitol Street

### Non-Auto Access

- Via K Street, N Capitol Street, and 1<sup>st</sup> Street
- Via internal plaza

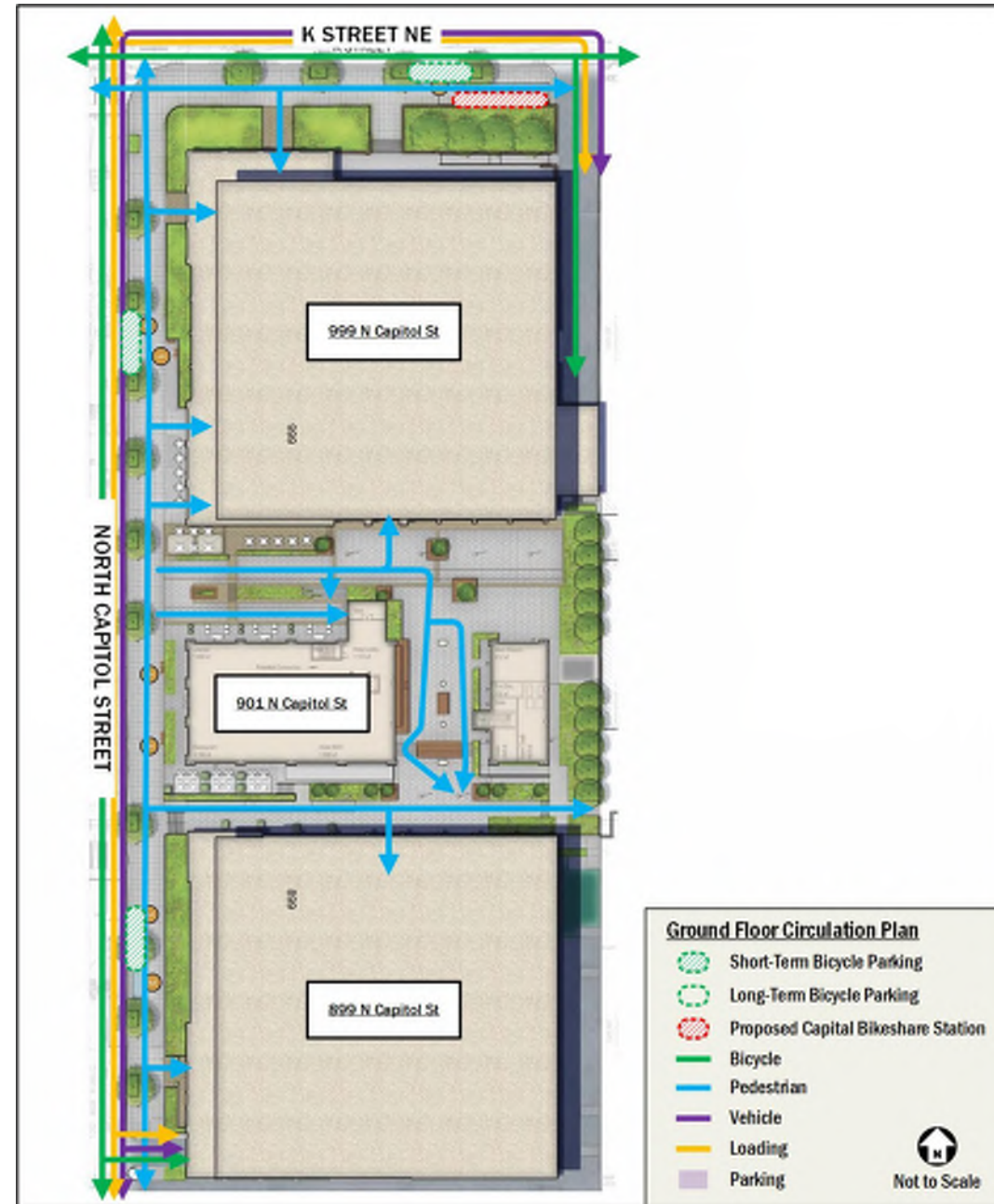
## Phase II

### Vehicular and Loading Access

- Access to new hotel via curb cut on K Street
- Consistent with Phase I access

### Non-Auto Access

- Consistent with Phase I and existing conditions



# Access and Circulation (Garage)

## Phase I

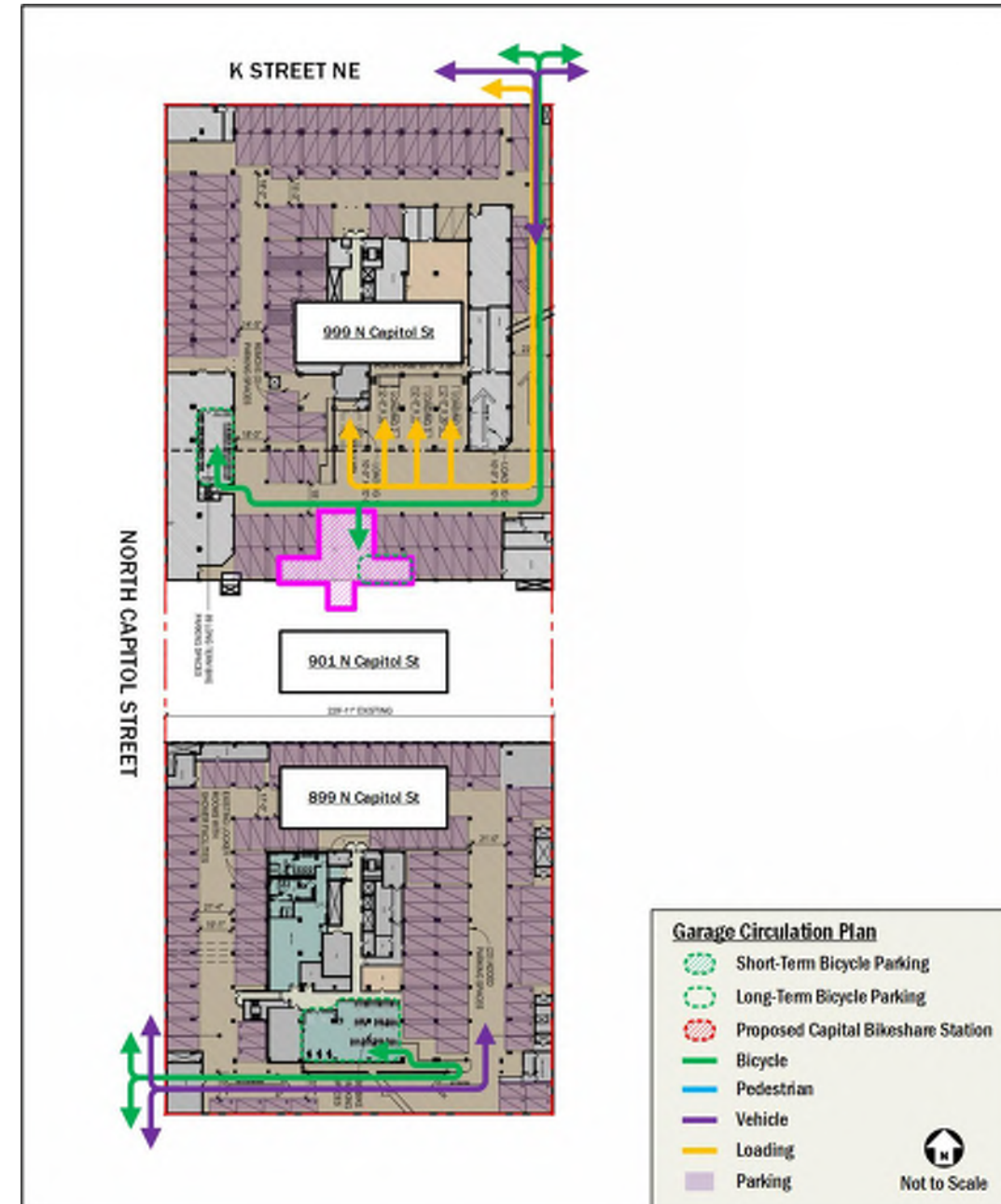
### Vehicular Loading, and Bicycle Access

- Via existing curb cuts on K Street and N Capitol Street

## Phase II

### Vehicular Loading, and Bicycle Access

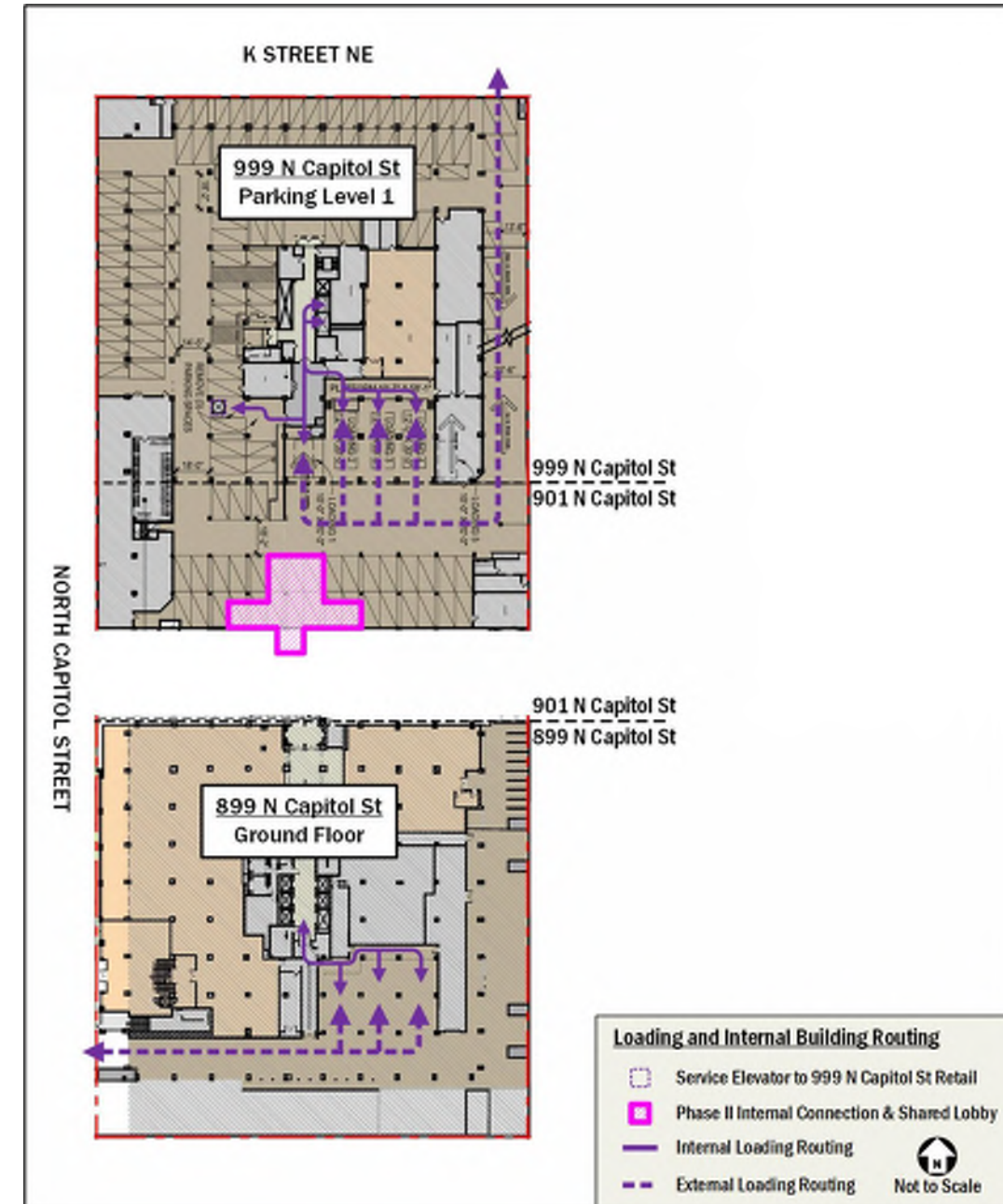
- Access to new hotel via curb cut on K Street
- Consistent with Phase I access



# Loading

## Loading

- 999 and 901 N Capitol Street
  - Three (3) 30' loading berths
  - Two (2) 20' service/delivery space
- 899 N Capitol Street
  - Two (2) 30' loading berths
  - One (1) 20' service/delivery space
- Head in/head out access from K Street and N Capitol Street



# Parking

## Vehicle Parking

- 610 spaces
  - 19 new spaces for government fleet parking
- 899 N Capitol Street
  - exclusively for office use
- 999 and 901 N Capitol Street
  - shared between office, retail, and hotel

## • Bicycle Parking

- Long-Term: 212 spaces
  - 72 existing
  - none required by ZR16
- Short-Term: 32 spaces
  - 20 existing
  - none required by ZR16

# Transportation Demand Management Plan

- TDM Coordinator
- TDM marketing program
- Work with and coordinate with goDCgo (DDOT's TDM program)
- TDM Coordinator to receive TDM training from goDCgo
- Annual commuter surveys
- Unbundled parking
- Exceeding required bicycle parking
- Construct missing curb ramp

# DDOT Coordination

## Comprehensive Transportation Review

- Multimodal assessment performed
- Scoping document finalized July 28, 2021

## DDOT no objection with conditions

- Construct missing ADA curb ramp – **Agree**
- Access to bicycle showers for 901 N. Capitol Street employees – **Agree**
- Pick-up/drop-off plan if curbside option not approved – **Agree**