

September 30, 2021

D.C. Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, N.W., Suite 200-S  
Washington, DC 20001

Re: **Z.C. Case No. 21-09 – Application of US Union Square DC 899 LLC, US Union Square DC 901 LLC, and US Union Square DC 999 LLC (collectively, the “Applicant”) for Design Review of a Building on Lot 298 in Square 675 (the “Property”) – Applicant’s Post-Hearing Submission**

Dear Chairman Hood and Members of the Zoning Commission:

On September 13, 2021, the Zoning Commission (“**Commission**”) held a public hearing on the above-referenced application for Design Review of a project located along North Capitol Street and within the North Capitol Street Corridor Sub-Area. As discussed in prior submissions and at the hearing, the Applicant is proposing a two-phase project on the Property: Phase 1 consists of renovating the existing office buildings and constructing ground-level expansions of both buildings, including new retail space along North Capitol Street; and Phase 2 consists of developing a mixed-use building with lodging and ground-floor retail uses to occupy a portion of the existing plaza (both phases together, the “**Project**”). The Applicant hereby responds to the Commission’s comments at the public hearing.

**I. Revised Design for Addition to 999 North Capitol Street, NE Building**

At the public hearing, the Commission requested that the Applicant explore an alternative design for the proposed addition to the existing office building on the north end of the Property at 999 North Capitol Street, NE (the “**999 North Capitol Building**”). Specifically, the Commission directed the Applicant to further develop and enhance the design of the addition to increase the differentiation from the existing building and create a greater sense of visual interest, while remaining compatible with the surrounding context and viewshed of the North Capitol corridor.

To that end, attached as Exhibit A are plans (the “**Revised Plans**”)<sup>1</sup> showing a modified design for the 999 North Capitol Building addition. As suggested at the hearing, the Applicant studied the concept of incorporating additional wood accents into the proposed addition, echoing those of the 899 North Capitol Building addition and found the integration of such features successful and additive. The Applicant’s design team also further refined the façade expression of the addition to the 999 North Capitol Building through the implementation of raised columns, brick and metal detailing, and a metal cornice, as depicted on Page A2 of the Revised Plans. For reference, a side-by-side comparison of the prior proposal (“Option A” as identified in the plans) and the modified design (“Option B”) is shown on Page A1 of the Revised Plans.

The Applicant believes that the design of the 999 North Capitol Building addition shown on the Revised Plans (“Option B”) is an improvement to the design of such improvements shown at the hearing. However, if the Zoning Commission would prefer that the Applicant retains the design presented at the hearing (“Option A”), the Applicant would welcome such design direction as well.

## **II. Green Building Features**

As requested by the Commission, the Applicant conducted further review and analysis of the Project’s green building features relating to the LEED approach for the 901 North Capitol Street, NE hotel component. The Applicant is pleased to report that, based on this analysis, the Applicant is able to enhance the green building commitment for the 901 North Capitol portion of the Project to meet the standards for LEED v4 Gold certification for BD+C: New Construction and Major Renovation. Attached as Exhibit B is an updated LEED Scorecard reflecting the Applicant’s increased commitment.

In addition, as noted at the hearing, the Applicant commits to providing a minimum of 4,000 square feet of solar panel array or green area, per Page A16 of Exhibit 17A2<sup>2</sup>. In order to assist with implementing such commitment, the Applicant requests flexibility relating to the roof plan, including the location and size of the roof structure, on 901 North Capitol, provided that no relief from roof structure design regulations is required unless it is subsequently approved by the Zoning Commission.

These commitments will further strengthen the other green features included in the Project, as outlined in prior submissions and discussed at the public hearing, which include comprehensive updates to the existing 899 North Capitol Building and 999 North Capitol Building that will result in the buildings being more sustainable than the original 1970s structures. In particular, the Applicant will recertify the 899 North Capitol Building and the 999 North Capitol Building to be

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<sup>1</sup> The Revised Plans include only those plan sheets that reflect changes to the design of the 999 North Capitol Street Building addition. All other aspects of the Project, other than the sheets included as Exhibit B, remain the same as shown on Exhibit 17A1–17A5 of the case record.

<sup>2</sup> The Project is not subject to Green Area Ratio (“GAR”) requirements and while the Project is not able to meet GAR requirements, the Applicant has looked for opportunities to incorporate sustainable components into the Project where possible.



