

September 15, 2025

VIA IZIS

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

**Re: Z.C. Case No. 15-28A | Press House Pursuit, LLC (the “Applicant”)
Square 772, Lots 808, 812, 7000, and 7002 (the “Property”)
Request to Submit Revised Plans and Proposed Conditions in Response to
ANC 6C**

Dear Members of the Commission:

On behalf of Press House Pursuit, LLC, the Applicant in the above-referenced application, please accept the enclosed revised plans and proposed conditions that relate to the use of the rooftop eating and drinking establishment that is part of the proposed PUD modification with hearing. The revised plans and proposed conditions are being submitted by the Applicant in response to requests made by Advisory Neighborhood Commission (“ANC”) 6C, the ANC within which the Property is located.

Revised Plans

Since submitting the initial application, the Applicant has made two revisions to the proposed plans: (i) removed the potential to devote a portion of the National Capital Press (“NCP”) Building ground floor to hotel use; and (ii) refined the number of hotel guest rooms.

The Applicant has also removed the potential to devote a portion of the NCP Building ground floor to hotel use. As noted in the Applicant’s initial statement, the ground floor of the NCP Building is approved for approximately 10,850 square feet of gross floor area (“GFA”) of retail and commercial use that has sat vacant since the space was completed. As part of the application, to increase the chances of activating this space, the Applicant requested the ability to devote up to approximately 10,000 square feet of GFA of the NCP Building to hotel use (including function rooms, exhibit spaces, and/or commercial adjuncts), if the future hotel operator is able to utilize such space. The Applicant’s request did not remove retail and commercial as permitted uses within the ground floor of the NCP Building, but instead just sought to add hotel as a permitted use given the longstanding vacancy of the space due to continued weakness in the retail sector.

On September 3, 2025, the Applicant presented the application to the ANC 6C Planning, Zoning, and Economic Development Committee and on September 10, 2025, the Applicant presented the application to the whole ANC at a monthly meeting. As part of its evaluation, the ANC expressed that it did not support the addition of hotel use as a permitted use on the ground floor of the NCP Building, noting that it preferred to have all the space eventually devoted to retail and other commercial uses. Due to the ANC's concern, the Applicant agreed to withdraw its request to devote a portion of the NCP Building ground floor to hotel use. As a result of this change, the amount of ground floor retail within the overall original PUD will remain as approved under Z.C. Order No. 15-28.

Regarding the number of hotel rooms, in coordination with the potential hotel operator the Applicant has reduced the number of hotel guest rooms from the originally proposed 189 rooms to 179 rooms, which is only four (4) more rooms than the current guest room count of 175 under the current approval. The Applicant continues to request flexibility to vary the number of hotel guest rooms by +/- 10%.

The plans attached hereto as Exhibit A are reflective of the two (2) changes described above and shall supplant the plans that are current in the record in their entirety.

Conditions relating to the use of amplified music at the rooftop eating and drinking establishment.

As part of the application, the Applicant is requesting to add an eating and drinking establishment within the hotel's penthouse level. The proposed use will include enclosed space and a west-facing outdoor terrace overlooking 3rd Street, NE. During its review of the application, ANC 6C expressed concern over the use of amplified music on the rooftop terrace. As a condition of its support for the application, the ANC requested certain conditions limiting the hours and decibel levels of amplified music. The ANC also requested the Applicant to monitor sound levels caused by amplified music at the proposed rooftop eating and drinking establishment. In response to the ANC's concerns, the Applicant hereby submits the following conditions which are consistent with the discussions at the ANC's September 3, 2025, and September 10, 2025, meetings, as well as with the applicable parameters established under the District's noise ordinance codified at 20 DCMR Chapter 27. Should the Commission approve the requested PUD modification, the Applicant requests the Commission to consider including these conditions in its final order to the extent it deems necessary:

1. The Applicant shall not permit outdoor amplified music on such terrace or any other rooftop outdoor space(s) of the Project during the hours of 10:00 p.m. to 8:00 a.m. The Applicant may permit outdoor amplified music during the hours of 8:00 a.m. to 10:00 p.m. on such terrace or other rooftop outdoor space(s), provided that such outdoor amplified music shall not exceed 65 db(A) when measured at the Property line.
2. The Applicant may permit indoor amplified music during the hours of operation of any eating and drinking establishment use located inside the Project's penthouse, provided such indoor amplified shall not exceed 65 db(A) when measured at the Property line.

3. The Applicant shall maintain a recording device at the 3rd Street property line that will monitor sound levels caused by the Project's use of amplified music on the rooftop and maintain a record of the prior 30 days.

Sincerely,

/s/ Jeff Utz
Jeff Utz

CERTIFICATE OF SERVICE

I hereby certify that the enclosed prehearing statement and accompanying exhibits were sent to the following by email on September 15, 2025:

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