



Government of the District of Columbia  
**Advisory Neighborhood  
Commission 6C**

September 16, 2025

Anthony J. Hood  
Chair  
Zoning Commission  
of the District of Columbia  
441 4th Street, NW  
Suite 210-S  
Washington, DC 20001

Re: ZC 15-28A (Press House Pursuit, LLC)

Dear Chairman Hood:

ANC 6C writes to provide its position on the PUD modification application filed by Press House Pursuit, LLC.<sup>1</sup> Of the four areas of relief initially requested, we support two, oppose one, and support the fourth only with conditions.

The applicant originally sought permission to increase the number of hotel rooms from 175 to 189, with flexibility to vary plus or minus 10%. ANC 6C voted to support this request so as to further the goal of making the hotel use economically viable. Subsequent to the ANC meeting and vote, the applicant asked to modify the request to 179 rooms, also with 10% flexibility. *See Exhibit 20A, p. 2.* Because this amended proposal is consistent with the ANC's vote, we support it.

Second, the applicant has proposed to redesign a number of exterior architectural elements of the hotel structure. We find those changes esthetically pleasing and fully support them as well.

Third, the applicant sought to extend the hotel use into the ground floor of the National Capital Press Building immediately to the north. ANC 6C strongly objected to replacing street-facing retail space with a use that would substantially reduce activation of the streetfront. We therefore welcome the applicant's decision to withdraw this requested area of relief. *See Exhibit 20A, p. 2.*

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<sup>1</sup> On September 10, 2025, at a duly noticed and regularly scheduled monthly meeting, with a quorum of seven out of seven commissioners and the public present via videoconference, this matter came before ANC 6C. The commissioners voted 7-0 to adopt the position set out in this letter and to authorize Commissioner Tony Goodman (6C07) to represent the ANC in this matter.

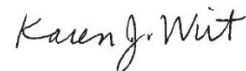
Fourth, the applicant asks to modify the design of the hotel penthouse and add an eating and drinking establishment within the penthouse. We support the attractive new design. Owing to concerns about noise – based on recent experience with such rooftop terrace uses – in our vote we conditioned our support on there being restrictions concerning the hours and sound level of noise.

In Exhibit 20A, the applicant has set forth three restrictions (*see* pp. 2-3) that largely conform to the conditions essential to ANC 6C's support. We add that in our vote, we specified that the sound-measurement device mentioned in item 3 should be a) located at the terrace level and b) along the 3<sup>rd</sup> St. property line. We believe this location will more effectively record the level of sound generated from the terrace use (vs. placing the device at ground level or elsewhere) and do so in the area with the preponderance of the overall outdoor terrace space.

Finally, as discussed at ANC 6C's meeting, we support the applicant's motion (Exhibit 20) to file revised materials less than 30 days prior to the hearing.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,

A handwritten signature in cursive script that reads "Karen J. Wirt".

Karen Wirt  
Chair, ANC 6C

cc: Jeff Utz, counsel for applicant