

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Meredith Soniat  
Acting Associate Director *MS*

**DATE:** September 25, 2025

**SUBJECT:** ZC Case No. 15-28A – 1225 3<sup>rd</sup> Street NE (Press House PUD Modification)

---

#### PROJECT SUMMARY

Press House Pursuit, LLC, (the “Applicant”) seeks approval for a Planned Unit Development (PUD) Modification with Hearing. The subject property is located at 1225 3<sup>rd</sup> Street NE (Square 770, Lots 800, 812, 7000, and 7002) in the PDR-1 Zone. Zoning Case 15-28 was approved in 2016 for the following development program:

- 372 residential units;
- A 175-key hotel;
- Approximately 26,000 square feet of retail space;
- Approximately 25,000 square feet of office space; and
- 230 bike parking spaces and 240 vehicle parking spaces.

The Applicant is seeking to modify the approval to:

- Redesign exterior elements of the not-yet constructed hotel use;
- Vary the number of hotel guest rooms by +/- 10%; and
- Add a 2,700-square-foot eating and drinking establishment within the hotel penthouse and modify the penthouse design.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

## **STREETSCAPE AND PUBLIC REALM**

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

MS:nh