

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification with hearing to an approved Planned Unit Development (the “Application”) for the properties known as Lots 808 and 812 in Square 772¹ (the “Property”) was mailed to Advisory Neighborhood Commission (“ANC”) 6C (the “Affected ANC”) in this Application, and to owners of all property within 200 feet of the perimeter of the Property on October 24, 2024, at least forty-five (45) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z § 300.7.

November 1, 2024, pursuant to Subtitle Z § 300.9, the Applicant met to discuss the Application with Single Member District ANC 6C07, Commissioner Tony Goodman. Per ANC 6C standard practice, the Applicant will meet with the full ANC 6C after the Application is filed. The Applicant met with the Office of Planning to discuss the Application on March 7, 2025.

A copy of the notice is attached to this Certificate.

/s/ Jeff C. Utz

Jeff C. Utz

Goulston & Storrs

¹ Lots 808 and 812 are two assessment & taxation lots that are contained within, and contiguous with Record Lot 25 in Square 772. The record lot also contains Lots 7000, 7002, and 7003, which are air rights lots that exists above and below Lots 808 and 812.

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR APPROVAL OF A MODIFICATION WITH HEARING

October 24, 2024

Press House Pursuit LLC (the “Applicant”) hereby gives its notice of intent to file an application for approval of a Modification with Hearing to the portion of the Consolidated PUD approved in Z.C. Case No. 15-28 (the “Order”) involving the properties known as Square 772, Lots 808 and 812 (also known as Lot 25) (together, the “Property”).

The Property is located in Ward 6 and is bounded by N Street NE to the north, a public alley to the south, 3rd Street NE to the west, and private property to the east. The Property consists of approximately 24,013 square feet of land area. Pursuant to the Order, Lot 808 is improved with a three-story, mixed-use building containing office and retail/service uses. Lot 812 is currently unimproved but under the Order is approved for lodging (or residential) use. Pursuant to the Order, which was approved under the Zoning Regulations of 1958, the Property is currently zoned C-3-C (now known as MU-9B under the Zoning Regulations of 2016).

Under the Future Land Use Map of the Comprehensive Plan (“Comp Plan”), the Property is located in an area designed for Mixed Use (High Density Commercial, High Density Residential, and PDR) development. The Property is within the area designated as Central Washington on the Generalized Policy Map of the Comp Plan.

The Property is subject to the Consolidated PUD and related Zoning Map amendment approved under the Order. As currently approved under the Order, the portion of the Consolidated PUD that is subject to the Application is approved for approximately 12,241 square feet of gross floor area (“GFA”) of retail use, approximately 25,659 GFA of office use, approximately 80,366 GFA of lodging use or approximately 82,386 GFA of residential use. The hotel building was approved for a height of 110 feet and such height will be maintained.

The Applicant’s forthcoming Application will involve programmatic and design modifications to the lodging portion of the Consolidated PUD. Programmatically, the Application will propose the following modifications:

- Increase the amount of lodging GFA to up to approximately 83,908 square feet,
- Increase the number of hotel guest rooms from 175 to approximately 179, an increase of 4 guest rooms,
- Decrease the number of vehicle parking spaces from 110 spaces to approximately 102 spaces,
- Potential use of a portion of commercial area on the adjacent portion of Lot 808 for accessory uses for the lodging use, such as meeting rooms and related areas, and
- Request for special exception to add an eating and drinking establishment use within a portion of the hotel penthouse.

As part of the Application, the Applicant will request modest modifications to the interior and exterior design and configuration of the hotel, including changes to, but not limited to, interior layout (including addition of a mezzanine within the hotel lobby, altered locations of egress stairs, guest rooms, and floor to floor heights); building facades (including number, orientation, and location of windows and projections); and penthouse footprint and configuration.

The Application will be filed with the Zoning Commission of the District of Columbia under Subtitle X, Chapter 3 of ZR16, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7. Pursuant to Subtitle Z, Section 300.9, prior to filing the Application the Applicant will make all reasonable efforts to attend a duly noticed meeting of Advisory Neighborhood Commission (“ANC”) 6C, the “affected ANC” in this Application.

The project architect is FILLAT + Architecture. Land use counsel for the Applicant is Goulston & Storrs. If you require additional information regarding the proposed application, please contact Jeff Utz at jutz@goulstonstorrs.com or 202-721-1132.

NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
747	800-808 7000-7009	1200 3 rd Street NE	Armature Works (Residential) Owner LLC Armature Works (Hotel) Owner LLC 1055 Thomas Jefferson St NW # 600 Washington DC 20007-5258
772	16	1234 4 th Street NE	Two Rivers Public Charter School 1227 4 th Street NE Washington DC 20002-3431
772	17	1232 4 th Street NE	1232 Shift Cubed Partners LLC 2914 12 th St NE Washington DC 20017-2406
772	809-811, 7001, 7004	N St NE	331 N Just LLC PO Box 130339 Carlsbad CA 92013-0339
772	813	300 M Street NE	300 M Street Development Group LLC c/o LCOR Inc. 1325 Morris Drive Ste 100 Chesterbrook PA 19087-5521
772N	804-805, 7000-7001	301 Florida Avenue NE	Florida Avenue Apartments LLC 3939 Benning Road NE Washington DC 20019-3402 ANC 6C PO Box 77876 Washington DC 20013-7787 Tony T. Goodman ANC 6C07 1152 4 th Street NE Washington DC 20002