



ZC Case No. 15-28 - PUD Modification
Address: 301 N St NE Washington, DC 20002

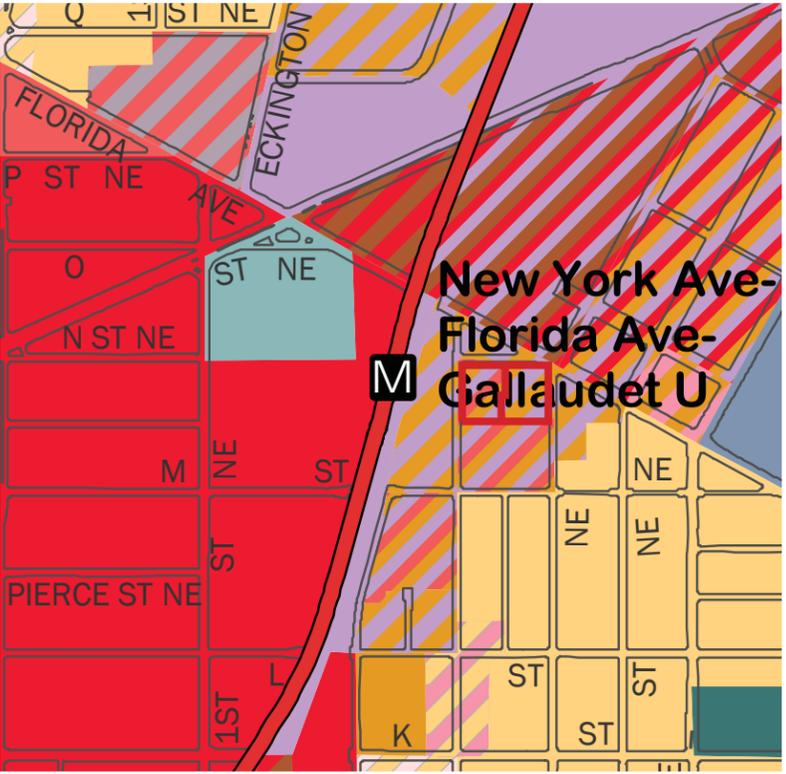
FILLAT+ ARCHITECTURE
PLAN REVIEW - PRESENTATION

PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

COVER PAGE

SCALE:
DATE: 03/28/2025

ZONING COMMISSION
District of Columbia
FILLAT+
CASE NO. 15-28A
EXHIBIT NO. 3E1



- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair



301 + 331 N Street, NE Zoning Analysis

| Square 722 | | | | | |
|-------------------------------------|---|--|--|---|--|
| | Allowable by Current Zoning (C-M-1) | Allowable by Zoning (C-3-C PUD) | Proposed - 301 N St. NE | Proposed - 331 N St. NE | Proposed - Combined 301 + 331 N St. NE |
| Site Area | N/A | N/A | 33,120 sf | 36,120 sf | 69,240 sf |
| FAR | 3.0 matter of right (3.0 with PUD) No Residential permitted | Residential and Commercial 8.0 Total with PUD (6.5 matter of right) | 12,241 GSF Retail 25,659 GSF Office 80,366 GSF Hotel 82,386 GSF Residential 977 GSF Service 201,629 GSF Total 3.60 Commercial FAR 2.49 Residential FAR 6.09 Total FAR | 13,086 GSF Retail 0 GSF Office 0 GSF Hotel 241,362 GSF Residential 5,644 GSF Service, Bike storage, and Covered Exterior 260,092 GSF Total 0.52 Commercial FAR 6.68 Residential FAR 7.20 Total FAR | 25,327 GSF Retail 25,659 GSF Office 80,366 GSF Hotel 323,748 GSF Residential 6,621 GSF Service, Bike storage, and Covered Exterior 461,721 GSF Total 1.99 Commercial FAR 4.68 Residential FAR 6.67 Total FAR |
| Building Height | 40' matter of right, 3 stories max. (60' with PUD) | 130' with PUD (90' matter of right) stories-no limit | 110' 11 Stories | 120' 11 Stories | Per site 11 Stories |
| Penthouse | FAR = N/A Height = 12' max (15' for mechanical) 1:1 setback | FAR = .4 max Height = 20' max 1:1 setback | 0.22 FAR 20' @ Elevator override/Mech PH, 12' typical Relief Requested for 1:1 setback at east courtyard | 0.27 FAR 20' @ Elevator override/Mech PH, 12' typical Relief Requested for 1:1 setback on interior courtyard sides | Per site 20' @ Elevator override/Mech PH, 12' typical Relief Requested for 1:1 setback adjacent to 331 N Street Courtyard |
| Lot Occupancy | N/A | 100% | 39% (Calculated at 1st Floor) | 74% (Calculated at 1st Floor) | 57% (Calculated at 1st Floor) |
| Dwelling Units | N/A | N/A | 96 Units (Approx.) | 276 Units (Approx.) | 372 Units (Approx.) |
| Hotel Units | N/A | N/A | 175 Hotel Units (Approx.) | 175 Hotel Units (Approx.) | 175 Hotel Units (Approx.) |
| Rear Yard | 2.5 inches per foot of height not < 12 feet | 2.5 inches per foot of height not < 12 feet | 10' provided - Relief Requested (2.5"x105'=21'-11" Req'd) | 5' provided - Relief Requested (2.5"x125'=26'-1" Req'd) | 5-10' provided - Relief Requested |
| Side Yard | None required | None required; If provided 2 inches per foot of height not < 6 feet | None Provided | None Provided | None Provided |
| Courtyards | Open Closed | Min. Width: 4" per ft of height not < 15' (res) Area: Twice square of req'd width not < 350 sf (res) | None Provided Relief Requested | Provided as Required Provided as Required | Provided as Required 301 N Closed Court complies when sites combined |
| Parking Requirement | N/A | 1 space per 750 sf over the first 3,000 sf 1 space per 1800 sf over the first 2,000 sf 1 space per 4 hotel rooms 1 space per each 4 D.U. | Note: Parking Garage shared between sites <u>Total Required-</u> 13 required 13 required 44 required 23 required 93 Total Req'd | Note: Parking Garage shared between sites <u>Total Required-</u> 14 required 0 required 0 required 68 required 82 Total Req'd | Note: Compact spaces not to exceed 40% for required spaces <u>Total Required-</u> 27 required 13 required 44 required 91 required 175 Total Req'd |
| | | | <u>Total Provided</u> 13 provided 13 provided 44 provided 40 provided 110 total provided | <u>Total Provided</u> 14 provided 0 provided 0 provided 116 provided 130 total provided | <u>Total Provided</u> 27 provided 13 provided 44 provided 156 provided 240 total provided |
| Bike Parking (Proposed Regs) | N/A | <u>Long-Term Spaces</u> 1 space per 10,000 SF 1 space per 2,500 SF 1 space per 10,000 SF 1 space per each 3 D.U. <u>Short-Term Spaces</u> 1 space per 3,500 SF 1 space per 40,000 SF 1 space per 40,000 SF 1 space per each 20 D.U. | <u>Long-Term Spaces</u> 2 required 10 required 8 required 32 required 52 L.T. Req'd <u>Short-Term Spaces</u> 3 required 1 required 2 required 5 required 11 S.T. Req'd 63 Total Req'd | <u>Long-Term Spaces</u> 2 required 0 required 0 required 92 required 94 L.T. Req'd <u>Short-Term Spaces</u> 4 required 0 required 0 required 14 required 18 S.T. Req'd 111 Total Req'd | <u>Long-Term Spaces</u> 4 required 10 required 8 required 124 required 146 L.T. Req'd <u>Short-Term Spaces</u> 7 required 1 required 2 required 19 required 28 S.T. Req'd 175 Total Req'd |
| | | | <u>Total Provided</u> 8 provided 15 provided 10 provided 48 provided 81 total provided | <u>Total Provided</u> 12 provided 0 provided 0 provided 137 provided 149 total provided | <u>Total Provided</u> 20 provided 15 provided 10 provided 185 provided 230 total provided |
| Loading | N/A | 1 loading berth at 30' + 100 sf platform 1 loading berth at 30' + 100 sf platform+1 20' service space 1 loading berth at 30' + 100 sf platform+1 20' service space 1 loading berth at 55' + 200 sf platform+1 20' service space | Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested Shared with 331 N Site - Relief Requested | *2 loading berths at 30' + 100 sf platforms *1 20' service space * Shared between all uses on 301N and 331N Relief Requested | *2 loading berths at 30' + 100 sf platforms *1 20' service space * Shared between all uses on 301N and 331N Relief Requested |

301 + 331 N Street, NE Zoning Analysis

| Square 722 | | | | | |
|-------------------------------------|---|--|---|--|---|
| | Allowable by Current Zoning (C-M-1) | Allowable by Zoning (C-3-C PUD) | Proposed - 301 N St. NE | Proposed - 331 N St. NE | Proposed - Combined 301 + 331 N St. NE |
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| Building Height | 40' matter of right, 3 stories max. (60' with PUD) | 130' with PUD (90' matter of right) stories-no limit | 110' 11 Stories | 120' 11 Stories | Per site 11 Stories |
| Penthouse | FAR = N/A Height = 12' max (15' for mechanical) 1:1 setback | FAR = .4 max Height = 20' max 1:1 setback | 0.22 FAR 20' @ Elevator override/Mech PH, 12' typical Relief Previously Granted for 1:1 setback at east courtyard | 0.27 FAR 20' @ Elevator override/Mech PH, 12' typical Relief Previously Granted for 1:1 setback at east courtyard | Per site 20' @ Elevator override/Mech PH, 12' typical Relief Previously Granted for 1:1 setback at east courtyard |
| Lot Occupancy | N/A | 100% | 83% (Calculated at 1st Floor) - per Z.C. Order No. 15-28 | 74% (Calculated at 1st Floor) | 78% (Calculated at 1st Floor) - per Z.C. Order No. 15-28 |
| Dwelling Units | N/A | N/A | 96 Units (Approx.) | 276 Units (Approx.) | 372 Units (Approx.) |
| Hotel Units | N/A | N/A | 189 Hotel Units (Approx.) | | 189 Hotel Units (Approx.) |
| Rear Yard | 2.5 inches per foot of height not < 12 feet | 2.5 inches per foot of height not < 12 feet | 10' provided - Relief Previously Granted (2.5"x105'=21'-11" Req'd) | 5' provided - Relief Previously Granted (2.5"x125'=26'-1" Req'd) | 5-10' provided - Relief Previously Granted |
| Side Yard | None required | None required; If provided 2 inches per foot of height not < 6 feet | None Provided | None Provided | None Provided |
| Courtyards | Open Closed | Min. Width: 4" per ft of height not < 15' (res) Area: Twice square of req'd width not < 350 sf (res) | None Provided Relief Previously Granted | Provided as Required Provided as Required | Provided as Required 301 N Closed Court complies when sites combined |
| Parking Requirement | N/A | 1 space per 750 sf over the first 3,000 sf 1 space per 1800 sf over the first 2,000 sf 0.5 per 1000 sf over 3,000 sf (50% transit reduction allowed) 1 space per each 4 D.U. | Note: Parking Garage shared between sites Total Required- 0 required 13 required 22 required 23 required 58 Total Req'd Total Provided 13 provided 13 provided 36 provided 40 provided 102 total provided | Note: Parking Garage shared between sites Total Required- 14 required 0 required 0 required 68 required 82 Total Req'd Total Provided 14 provided 0 provided 0 provided 116 provided 130 total provided | Note: Compact spaces not to exceed 40% for required spaces Total Required- 14 required 13 required 22 required 91 required 140 Total Req'd Total Provided 27 provided 13 provided 36 provided 156 provided 232 total provided |
| Bike Parking (Proposed Regs) | N/A | Long-Term Spaces 1 space per 10,000 SF 1 space per 2,500 SF 1 space per 10,000 SF 1 space per each 3 D.U. Short-Term Spaces 1 space per 3,500 SF 1 space per 40,000 SF 1 space per 40,000 SF 1 space per each 20 D.U. | Long-Term Spaces 0 required 10 required 9 required 32 required 51 L.T. Req'd Short-Term Spaces 0 required 1 required 2 required 5 required 8 S.T. Req'd 59 Total Req'd Total Provided 8 provided 15 provided 11 provided 48 provided 82 total provided | Long-Term Spaces 2 required 0 required 0 required 92 required 94 L.T. Req'd Short-Term Spaces 4 required 0 required 0 required 14 required 18 S.T. Req'd 112 Total Req'd Total Provided 12 provided 0 provided 0 provided 137 provided 149 total provided | Long-Term Spaces 2 required 10 required 9 required 124 required 145 L.T. Req'd Short-Term Spaces 4 required 1 required 2 required 19 required 26 S.T. Req'd 171 Total Req'd Total Provided 20 provided 15 provided 11 provided 185 provided 231 total provided |
| Loading | N/A | 1 loading berth at 30' + 100 sf platform 1 loading berth at 30' + 100 sf platform+1 20' service space 2 loading berth at 30' + 200 sf platform 1 loading berth at 55' + 200 sf platform+1 20' service space | Shared with 331 N Site - Relief Previously Granted Shared with 331 N Site - Relief Previously Granted Shared with 331 N Site - Relief Previously Granted Shared with 331 N Site - Relief Previously Granted | *2 loading berths at 30' + 100 sf platforms *1 20' service space * Shared between all uses on 301N and 331N Relief Previously Granted | *2 loading berths at 30' + 100 sf platforms *1 20' service space * Shared between all uses on 301N and 331N Relief Previously Granted |

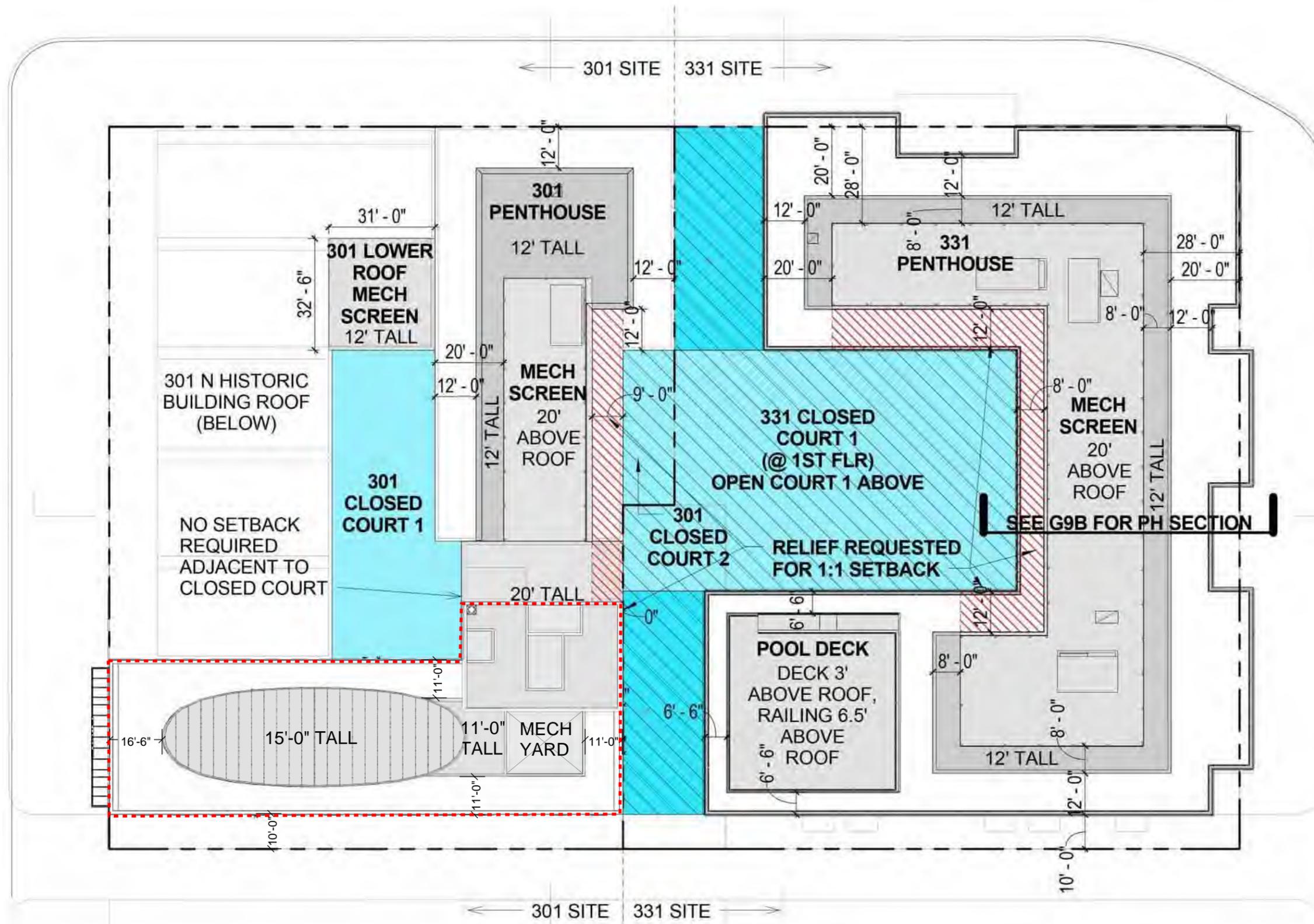
NOTES:
Per Subtitle A, Section 102.4, "a modification to a vest project (other than a minor modification) shall conform with the 2016 Regulations as the 2018 Regulations apply to the requested modification. As such, the development standards of ZR16 have been applied to the hotel on the 301 N portion of the PUD since that is the only part of the previously-approved PUD that is subject to the modification. Adjustments to zoning tabulations resulting from PUD modification shown in red.

Flexibility is requested to vary the number of hotel guest rooms on the 301 N portion of the PUD by +/-10%

Under ZR16, the loading requirement for the hotel increased from one berth to two berths. Pursuant to Z.C. Order No. 15-28, Conclusions of Law 6, the Commission granted flexibility for loading to allow shared loading between 301N and 331N, with all loading facilities located within 331N, which has been constructed with two berths and one delivery space. Thus, additional flexibility is not required for the proposed modifications to the hotel.

Pursuant to Z.C. Order No. 15-28, Conclusions of Law 6, the Commission granted flexibility for penthouse setback. Additional flexibility is not required for the expanded mechanical penthouse on the east side of the hotel building. Since the Commission approved the initial PUD, the penthouse regulations have been amended. Currently, per Subtitle C, Section 1504.1(c)(3), a 1:1 setback is only required along a side building wall when the adjacent property along the shared side lot line has a lower permitted matter-of-right building height. Since both 301N and 331N were rezoned to the same zone as part of the approved PUD, and thus may achieve the same matter-of-right building height, a 1:1 penthouse setback is not required along the shared side lot line.

Minor edits made to correct errors that were contained in previously approved zoning analysis table shown in blue.



 DASHED RED AREA INDICATES PORTION OF ROOF WHERE PENTHOUSE ENCLOSURE DOES NOT MEET 1:1 SETBACK

RELIEF/FLEXIBILITY PREVIOUSLY GRANTED PER Z.C. ORDER NO. 15-18.

NOTE:
 Pursuant to Z.C. Order No. 15-28, Conclusions of Law 6, the Commission granted flexibility for penthouse setback. Additional flexibility is not required for the expanded mechanical penthouse on the east side of the hotel building. Since the Commission approved the initial PUD, the penthouse regulations have been amended. Currently, per Subtitle C, Section 1504.1(c)(3), a 1:1 setback is only required along a side building wall when the adjacent property along the shared side lot line has a lower permitted matter-of-right building height. Since both 301N and 331N were rezoned to the same zone as part of the approved PUD, and thus may achieve the same matter-of-right building height, a 1:1 penthouse setback is not required along the shared side lot line.



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G07

AERIAL VIEW - APPROVED

SCALE:
DATE: 03/28/2025





PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G08

AERIAL VIEW - PROPOSED

SCALE:
DATE: 03/28/2025





PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G09

301 N CORE TOWER - STREETVIEW - APPROVED

SCALE:
DATE: 03/28/2025

FILLAT+
ARCHITECTURE



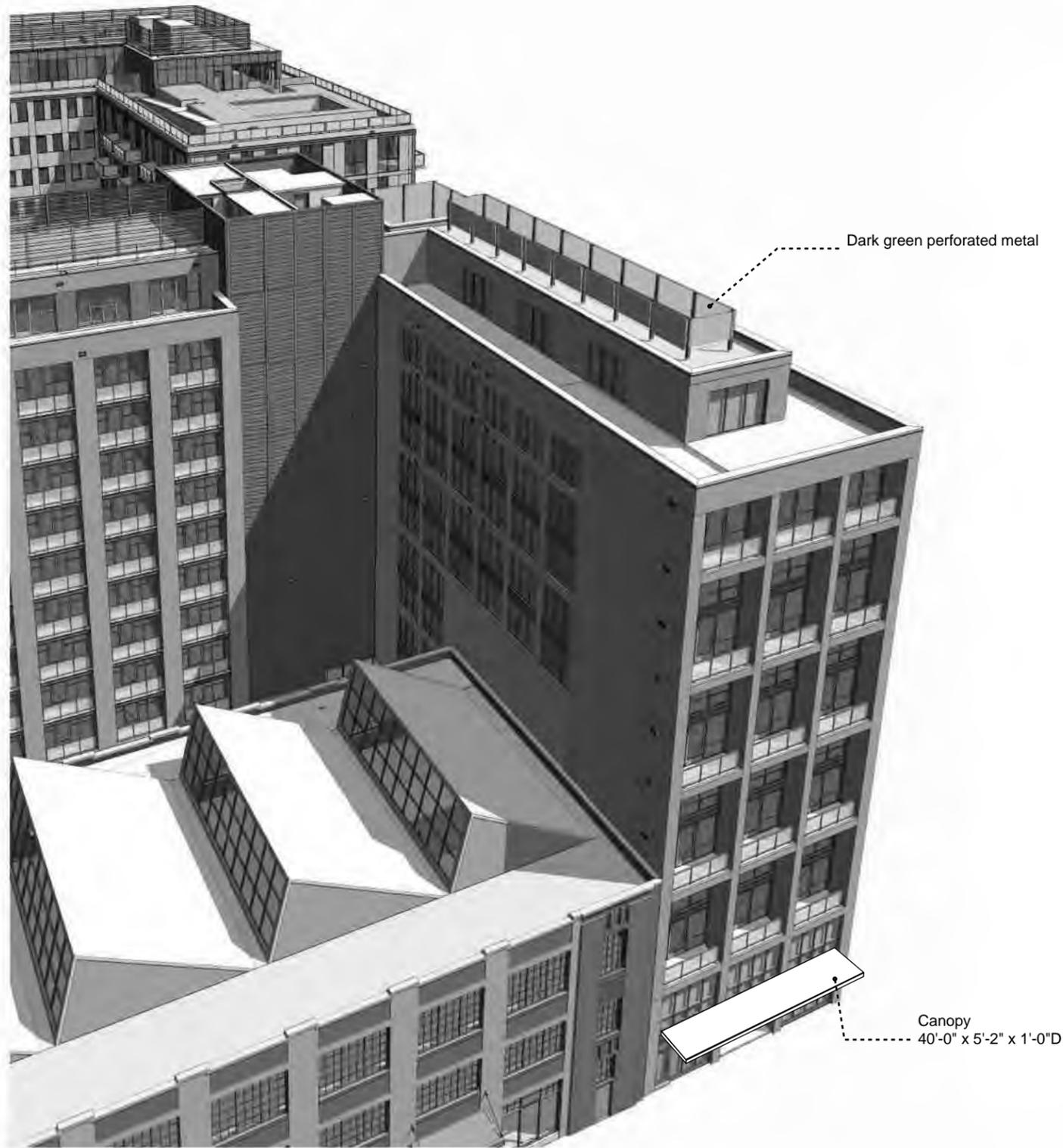
PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G10

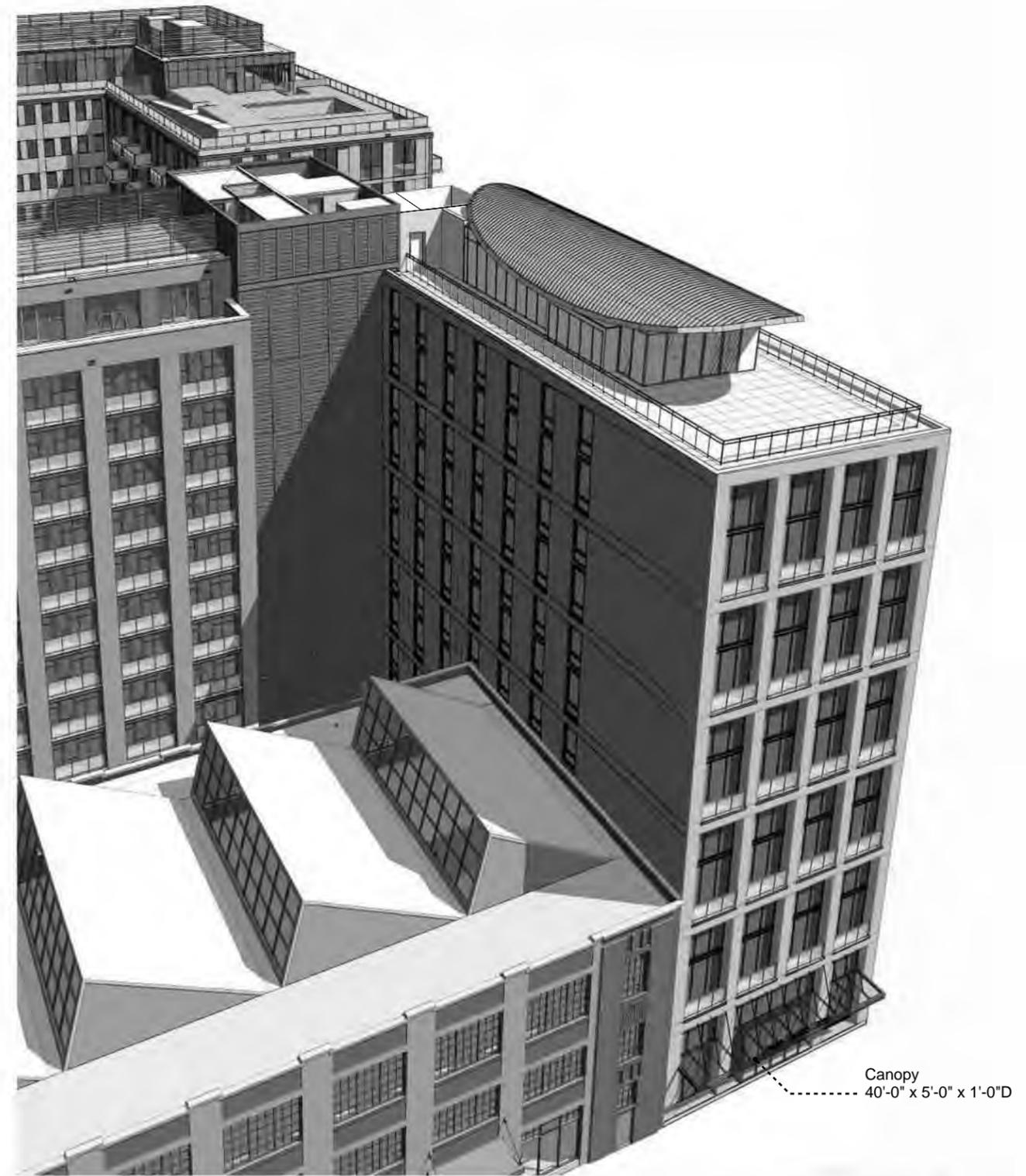
301 N CORE TOWER - STREETVIEW - PROPOSED

SCALE:
DATE: 03/28/2025





BASED ON APPROVED AERIAL VIEW - NORTHWEST #1



PROPOSED AERIAL VIEW - NORTHWEST #1



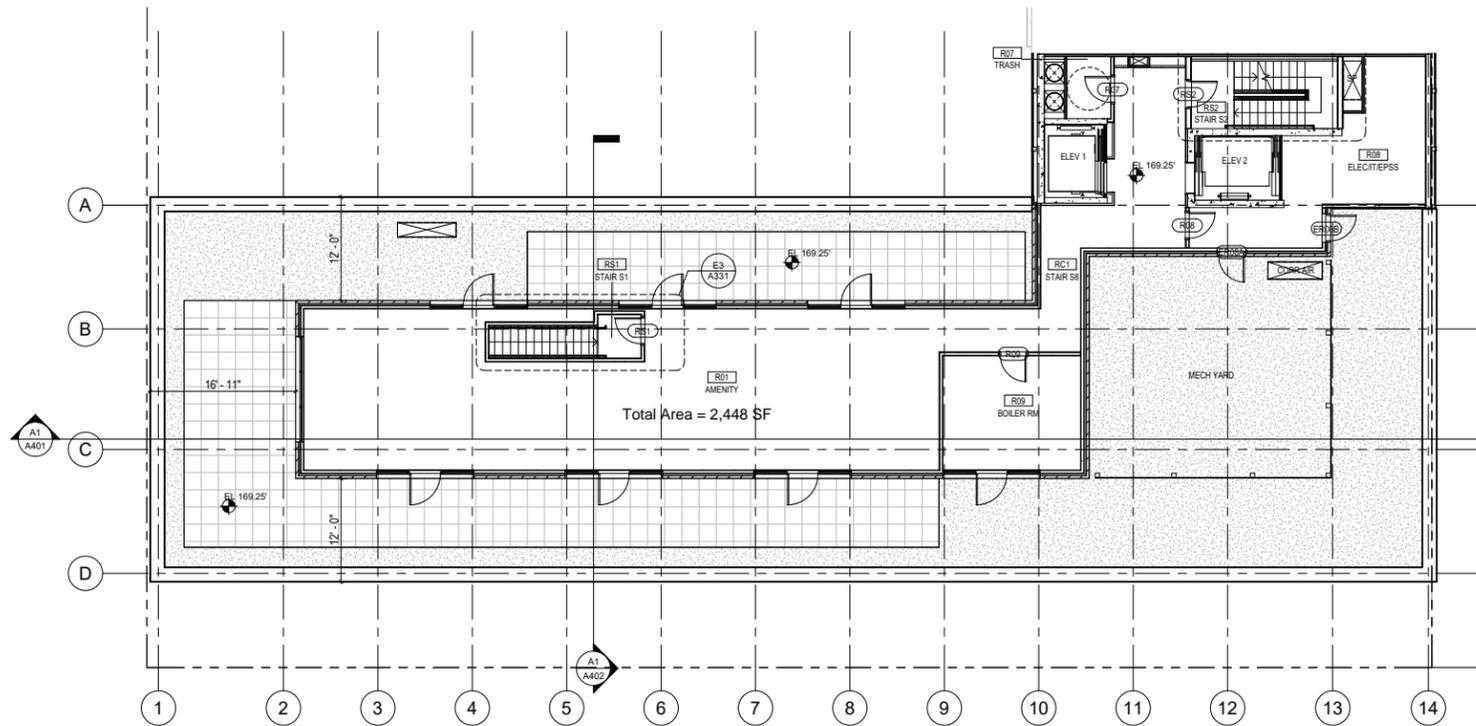
Canopy
40'-0" x 5'-2" x 1'-0"D

BASED ON APPROVED AERIAL VIEW - NORTHWEST #2

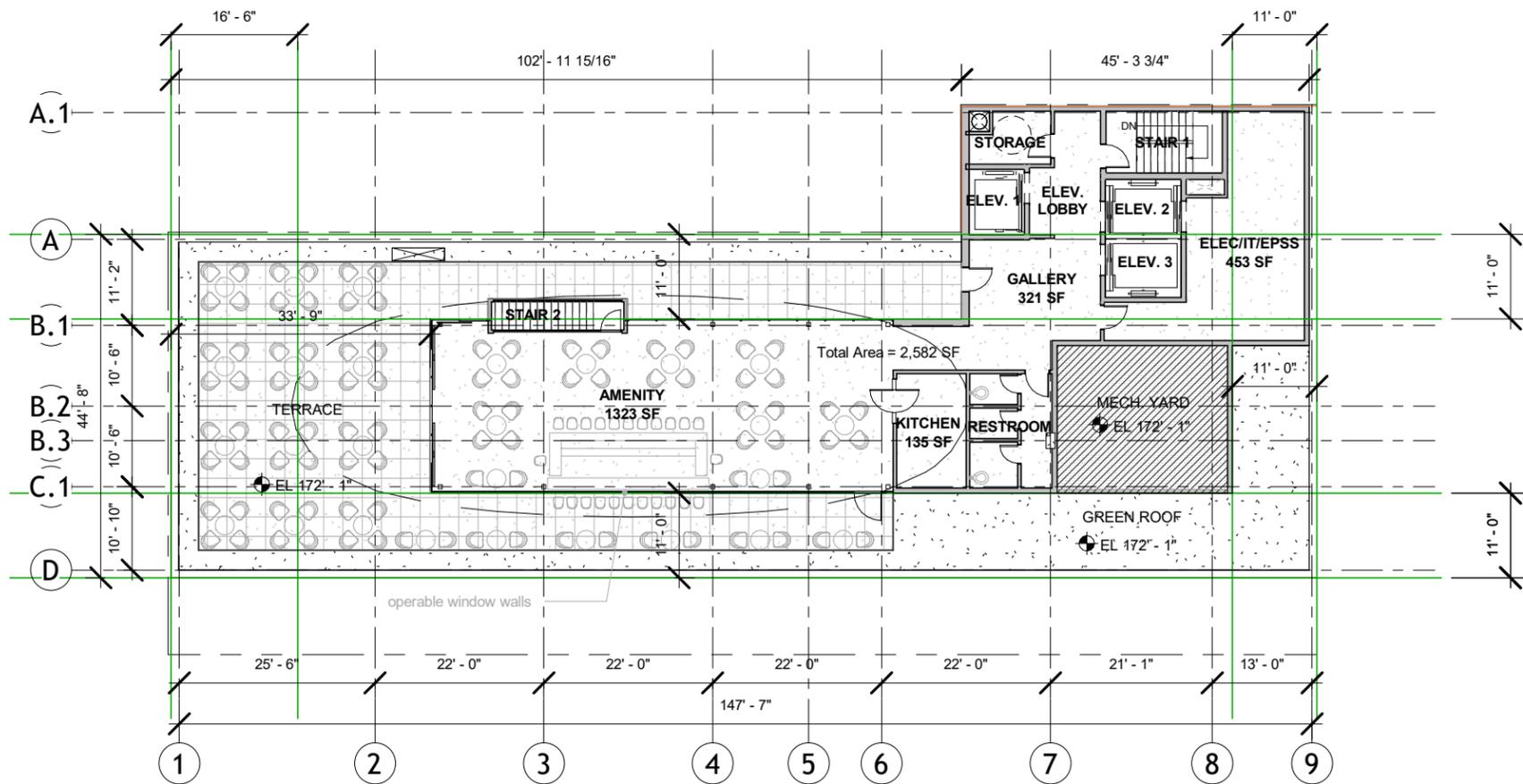


Canopy
40'-0" x 5'-0" x 1'-0"D

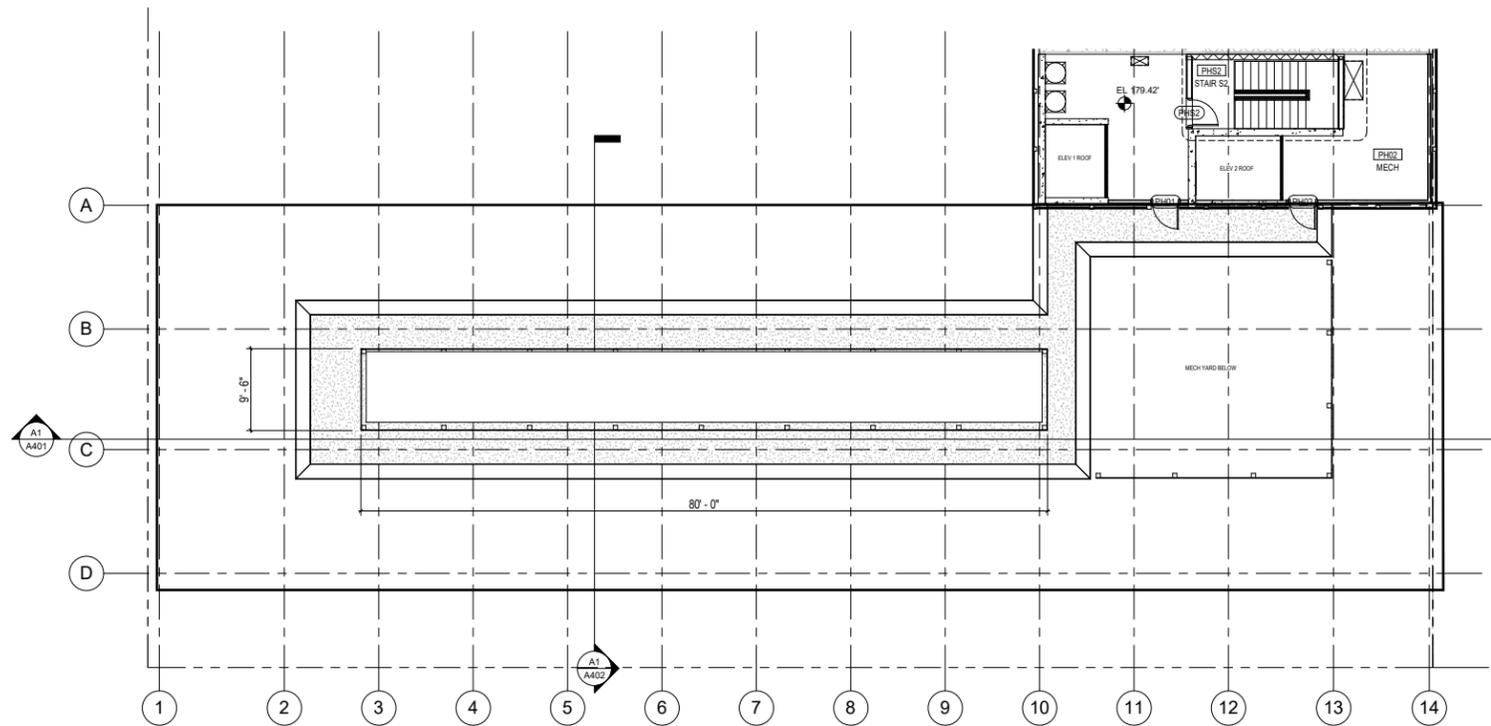
PROPOSED AERIAL VIEW - NORTHWEST #2



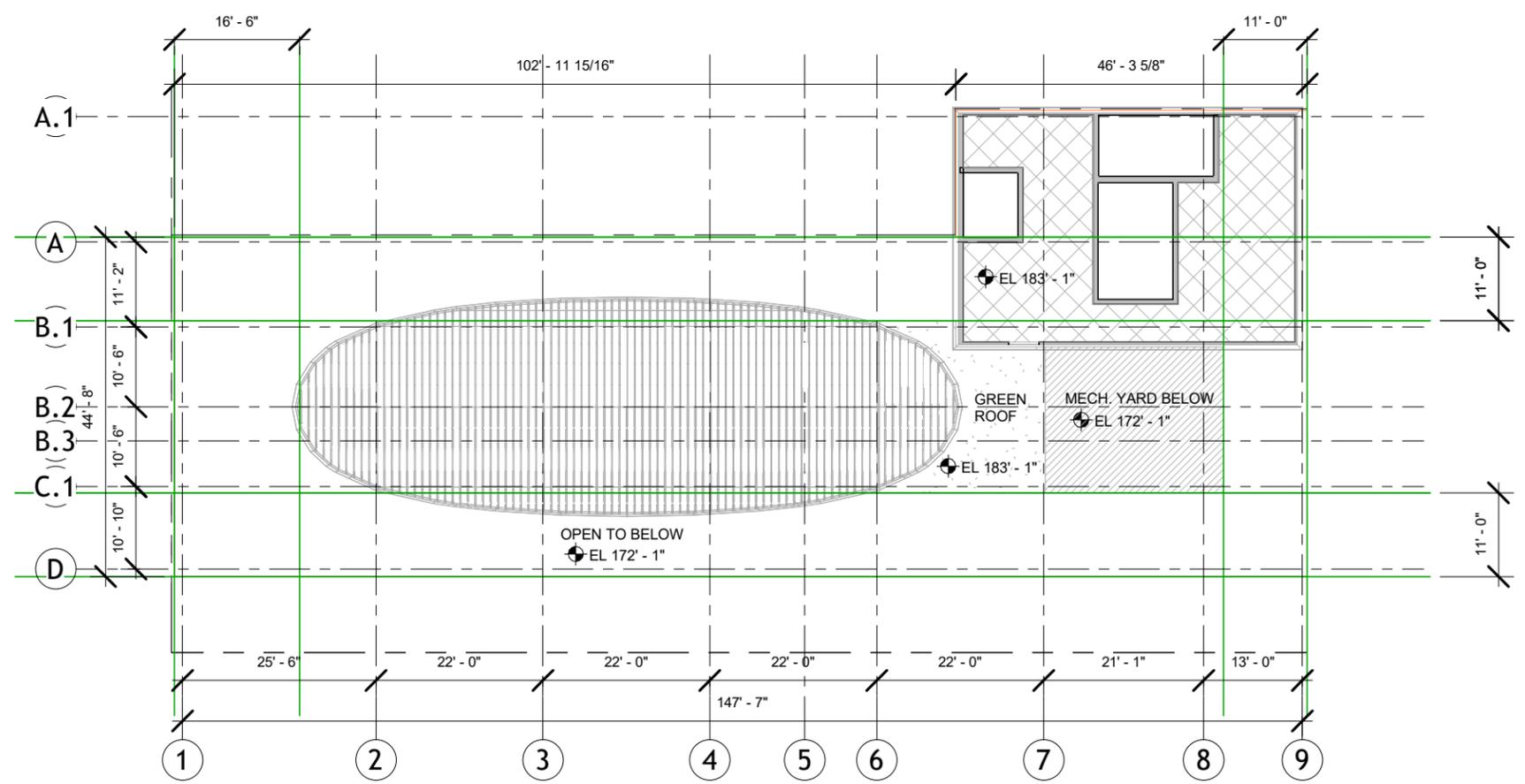
BASED ON APPROVED FLOOR PLAN - ROOF



PROPOSED FLOOR PLAN - ROOF



BASED ON APPROVED FLOOR PLAN - PENTHOUSE ROOF



PROPOSED FLOOR PLAN - ROOF

*GAR=Same area as on the approved Floor Plan

301 N-B T.O. Upper PH - 188'-7"

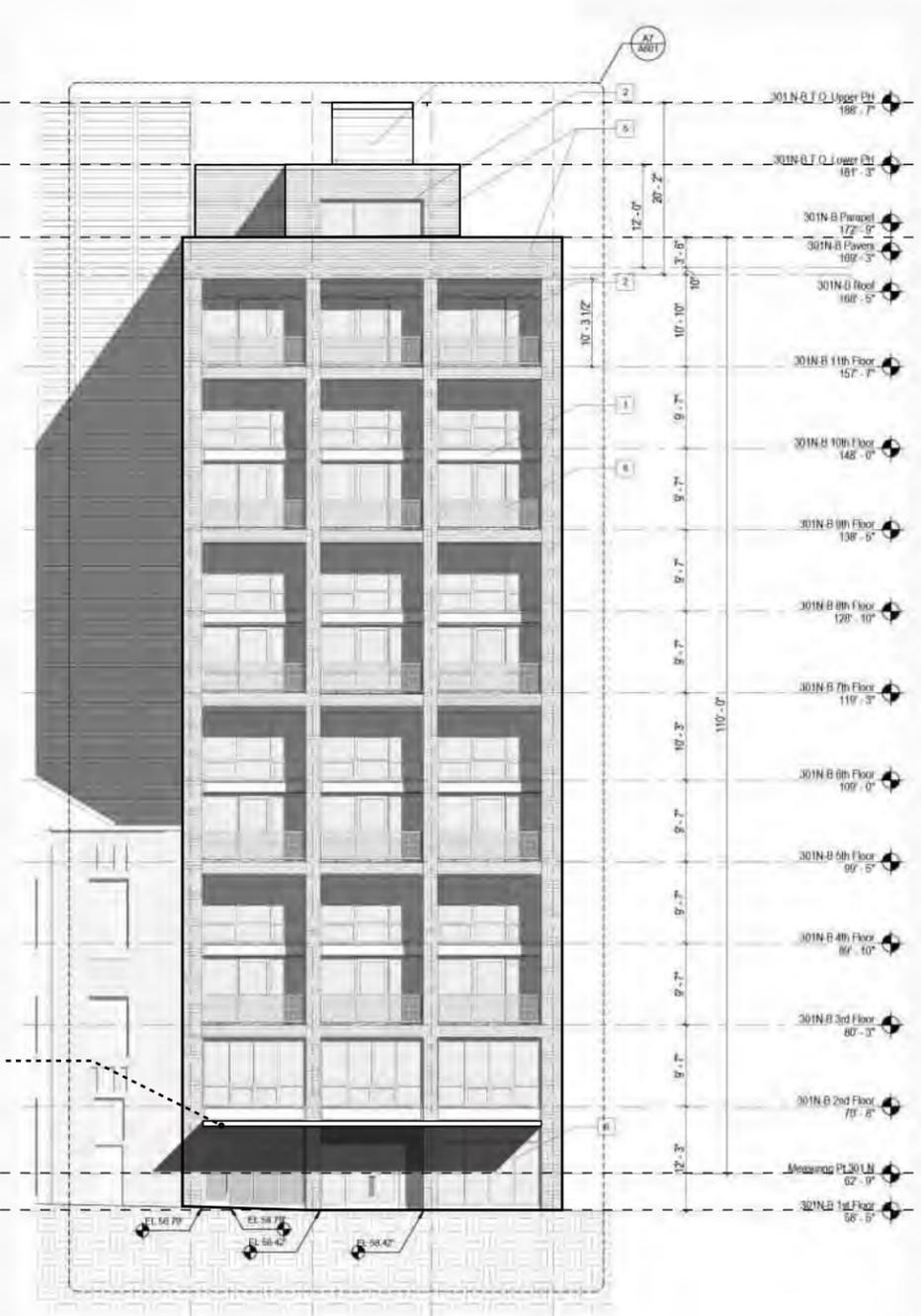
301 N-B T.O. Lower PH - 181'-3"

301 N-B Parapet - 172'-9"

Canopy
40'-0" x 5'-2" x 1'-0"D

Measuring Pt 301N - 62'-9"

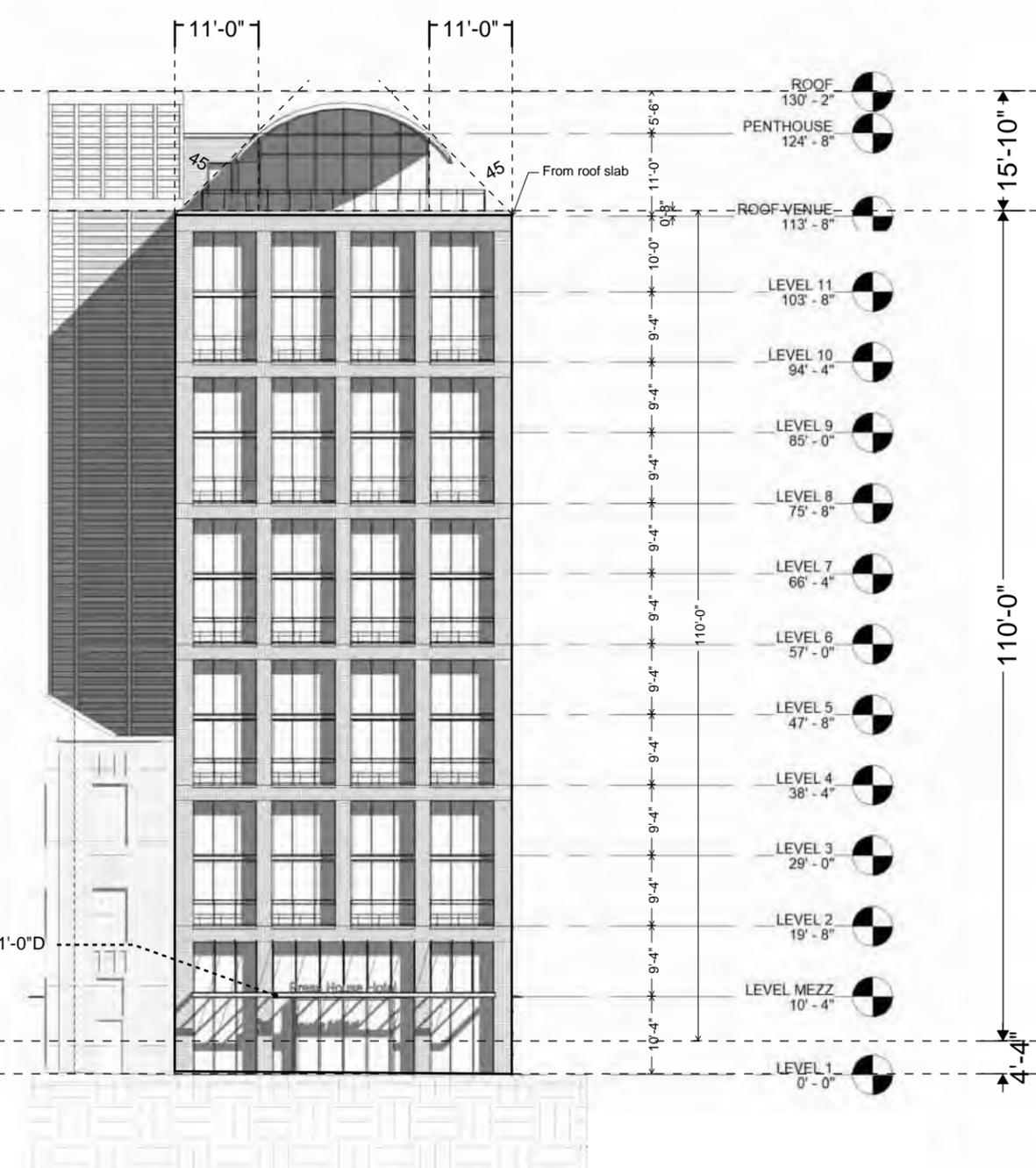
301 N-B - 58'-5"



BASED ON APPROVED ELEVATION - WEST ELEVATION

Height to top of
rooftop architectural
embellishment

Canopy
40'-0" x 5'-0" x 1'-0"D



PROPOSED ELEVATION - WEST ELEVATION

301 N-B T.O. Upper PH - 188'-7"

301 N-B T.O. Lower PH - 181'-3"

301 N-B Parapet - 172'-9"

Measuring Pt 301N - 62'-9"

301 N-B - 58'-5"

FINISHED GRADE TO BE 1" MINIMUM BELOW SILLS, TYP

BASED ON APPROVED ELEVATION - SOUTH ELEVATION

16'-6"

11'-0"

Height to top of rooftop architectural embellishment

5'-6"

11'-0"

From roof slab

10'-0"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

10'-4"

4'-4"

110'-0"

15'-10"

45

45

ROOF TOP VENT

PROPOSED ELEVATION - SOUTH ELEVATION



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G16

SOUTH ELEVATION COMPARE

SCALE: 3/64" = 1'-0"
DATE: 03/28/2025



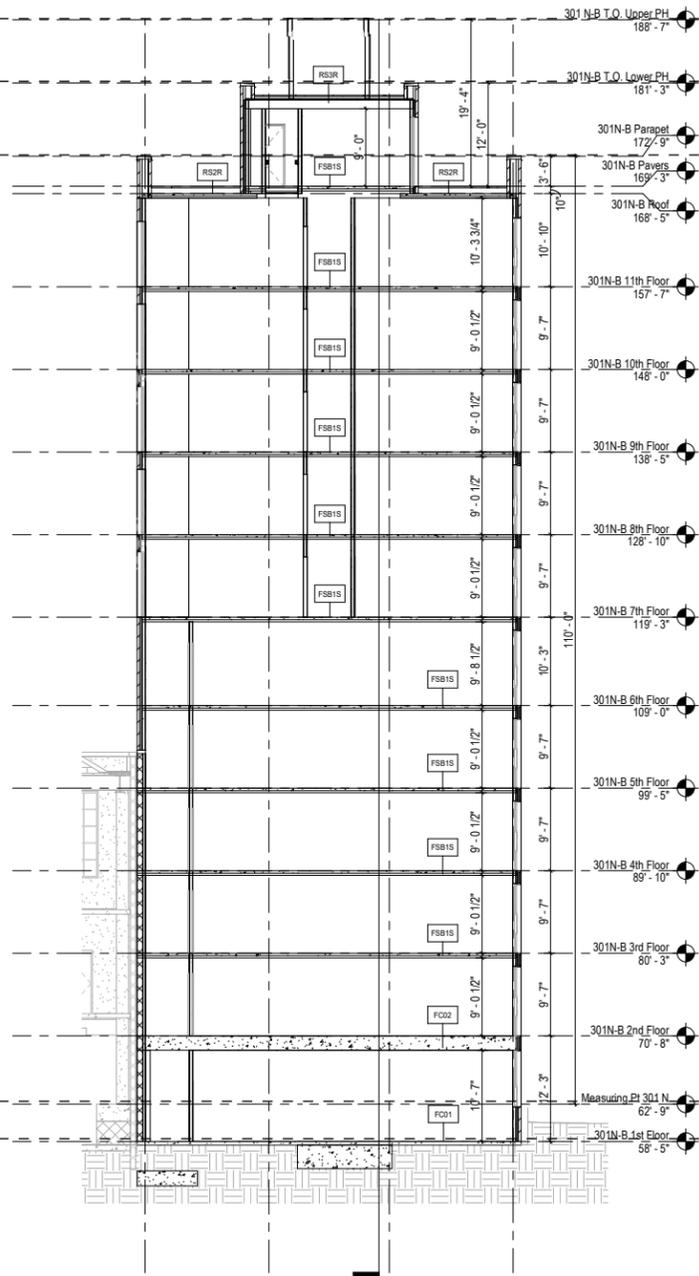
301 N-B T.O. Upper PH - 188'-7"

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301 N-B Parapet - 172'-9"

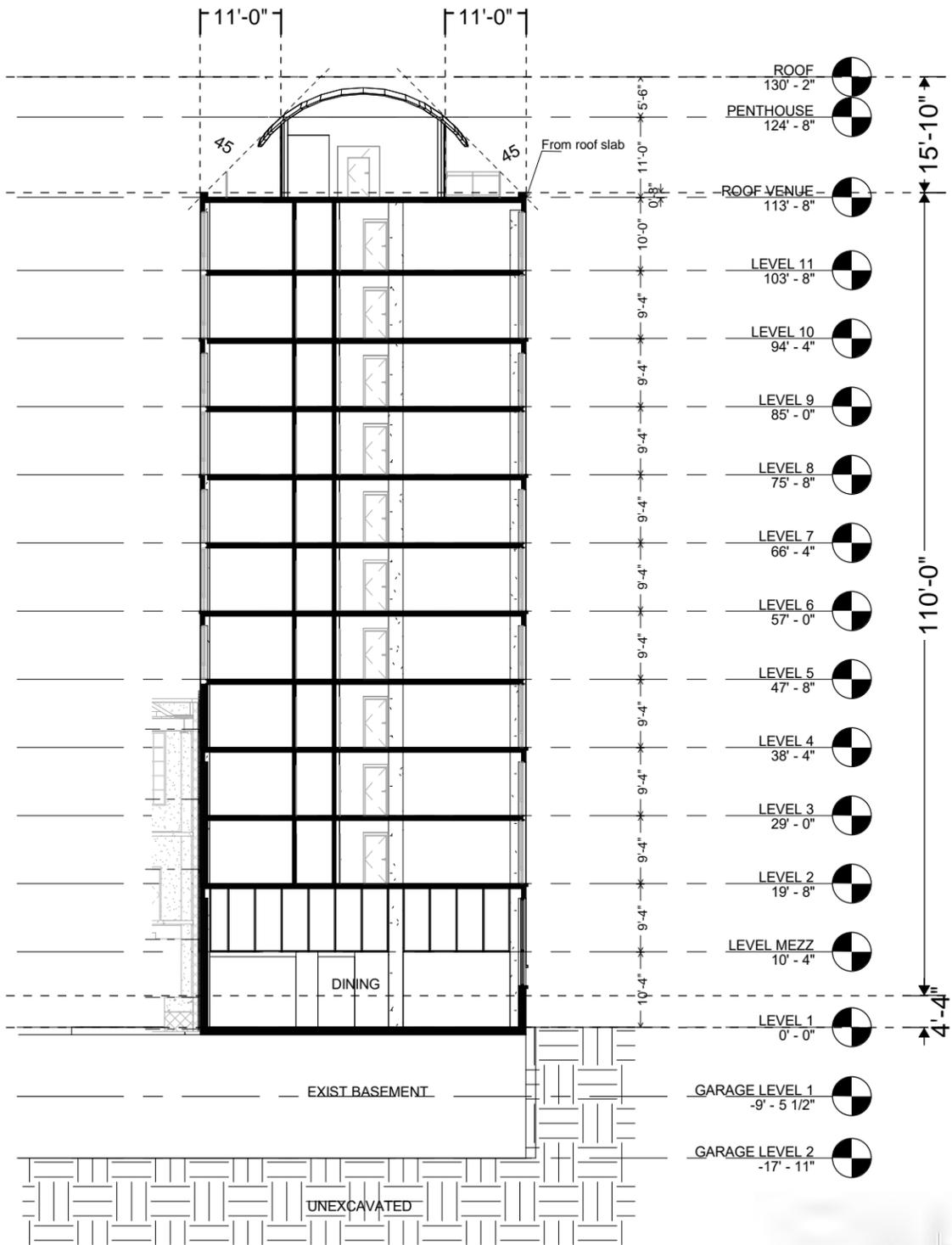
Measuring Pt 301N - 62'-9"

301 N-B - 58'-5"



BASED ON APPROVED BUILDING SECTION - NORTH-SOUTH

Height to top of rooftop architectural embellishment



PROPOSED BUILDING SECTION - NORTH-SOUTH

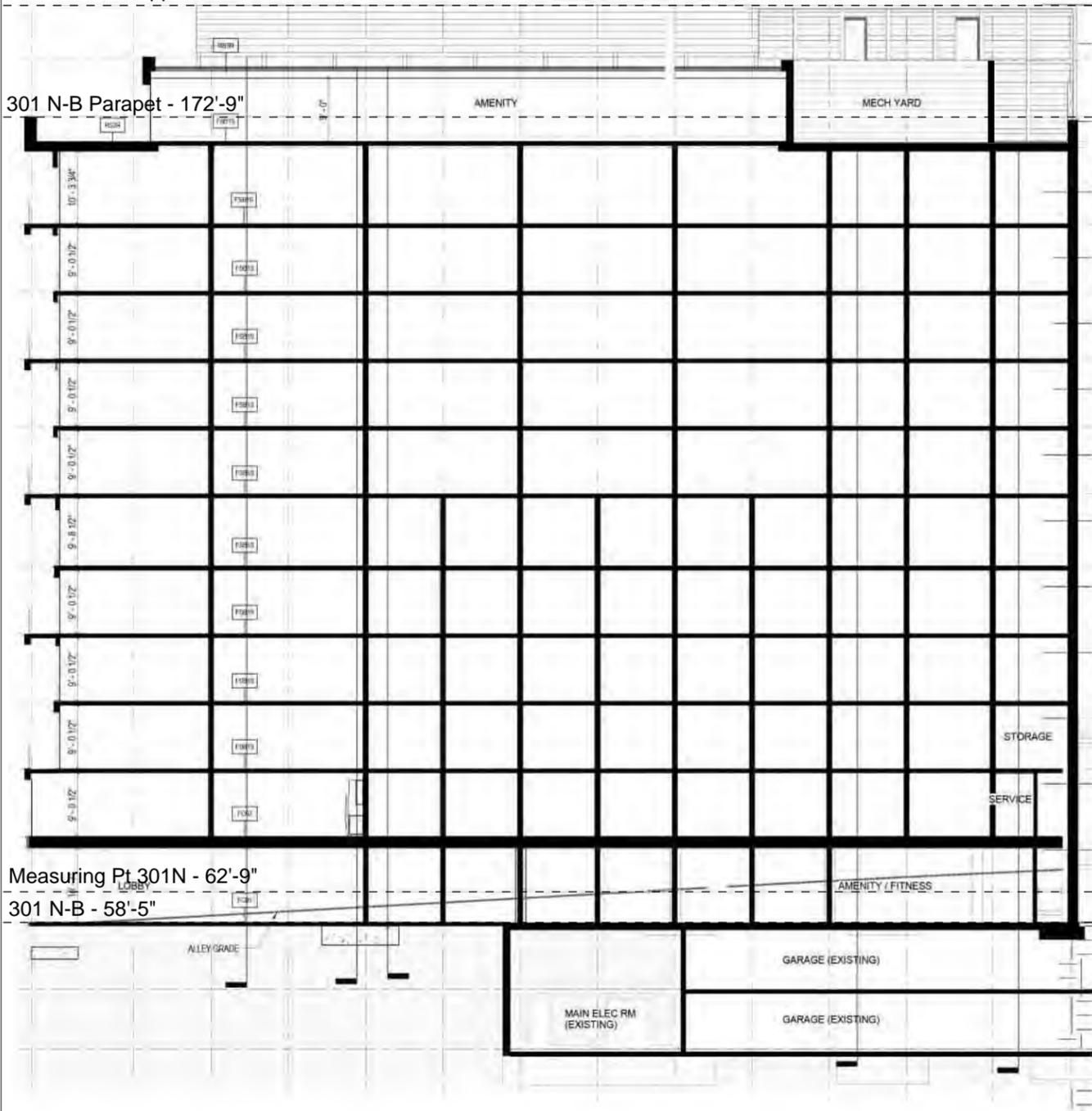
Height to top of rooftop architectural embellishment

301 N-B T.O. Upper PH - 188'-7"

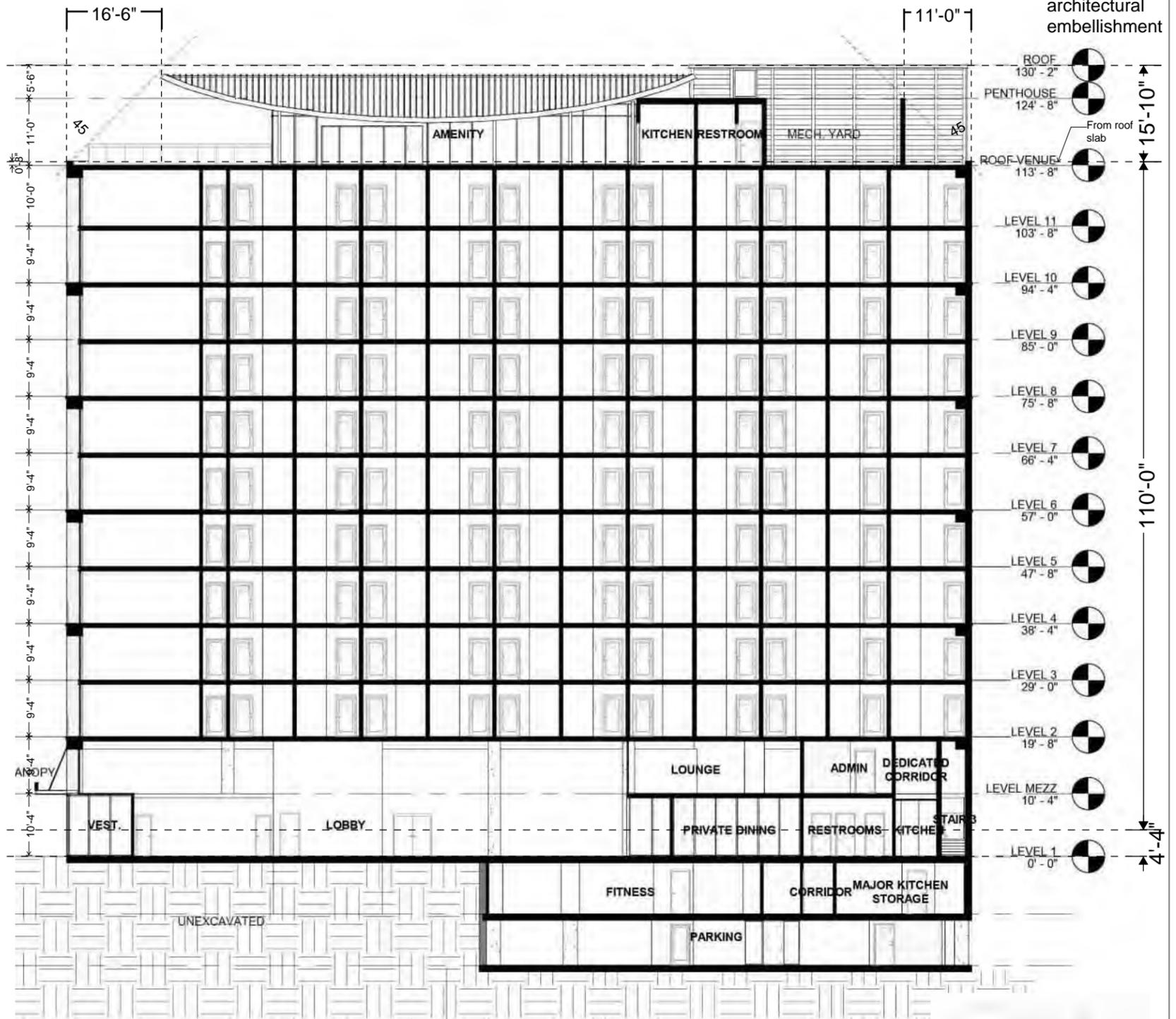
301 N-B Parapet - 172'-9"

Measuring Pt 301N - 62'-9"

301 N-B - 58'-5"



BASED ON APPROVED BUILDING SECTION - EAST-WEST



PROPOSED BUILDING SECTION - EAST-WEST



PRESS HOUSE HOTEL
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G19

RENDERING - APPPROVED

SCALE:
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PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G20

RENDERING - PROPOSED

SCALE:
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PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G21

RENDERING - APPROVED

SCALE:
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PRESS HOUSE HOTEL
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G22

RENDERING - PROPOSED

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