

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

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MONDAY

NOVEMBER 24, 2025

+ + + + +

The Regular Public Meeting of the District of Columbia Board of Zoning Commission convened via videoconference, pursuant to notice at 3:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
GWEN WRIGHT, Commissioner
TAMMY STIDHAM, Commissioner
JOSEPH S. IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING PRESENT:

JOSHUA MITCHUM

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

BRIAN LAMPERT, ESQUIRE
HILLARY LOVICK, ESQUIRE



The transcript constitutes the minutes from the
Regular Public Meeting held on November 24, 2025



T-A-B-L-E O-F C-O-N-T-E-N-T-S

OPENING STATEMENT
 Anthony Hood3

PRESENTATION:
 Case No. 15-28A - Press House Pursuit, LLC - modification
 with hearing to first-stage PUD at Square 772, Lots
 808, 812, 7000 and 7002 5

COMMENTS AND QUESTIONS:
 Commissioners 20

ADJOURN
 Anthony Hood 33

P-R-O-C-E-E-D-I-N-G-S

(3:00 p.m.)

CHAIRMAN HOOD: It's 3 o'clock.

Okay. Mr. Young, could you start the recording, please?

Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioner Wright, and Commissioner Stidham. I welcome Commissioner Stidham back the other day, and we want to welcome our Commissioner Joe Imamura back. I'm glad you're back. You were definitely missed, and we're glad that you're back.

COMMISSIONER IMAMURA: Thank you, Chairman Hood.

CHAIRMAN HOOD: That goes for both our federal members as well. So we're glad both of you now all are back. So we're now back to five. So anyway, it's good to have you all back. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as our Office of Zoning legal division, Mr. Brian Lampert and Ms. Hillary Lovick. I'll ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter, also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on



1 Webex or by phone will be muted during the hearing, and only
2 those who have signed up to testify will be unmuted at the
3 appropriate time.

4 When called, please state your name before providing
5 your testimony. When you are finished speaking, please mute your
6 audio. If you experience difficulty accessing Webex or if you're
7 telephone call-in, then please call our OZ hotline number at 202-
8 727-0789 to receive Webex or call-in instructions, or if you have
9 not signed up to testify. All persons planning to testify must
10 have signed up in advance and will be called by name at the
11 appropriate time.

12 At the time of sign up, all participants will complete
13 the oath or affirmation required by subtitle C-408.7. If you
14 wish to file written testimony or additional supporting documents
15 during the hearing, then please be prepared to describe and
16 discuss it at the time of your request when submitted. The
17 subject of this evening's hearing is Zoning Commission -- for
18 this afternoon's hearing. It's 3:02 or 3 o'clock. Zoning
19 Commission Case No. 15-28A, Press House Pursuit, LLC modification
20 with hearing to first-stage PUD at Square 772, Lots 808, 812,
21 7000 and 7002. The address is 1225 3rd Street N.E. Again,
22 today's date is November 25th, 2025.

23 The hearing will be conducted in accordance with
24 provisions of 11-Z DCMR Chapter 4 as follows. We have preliminary
25 matters to applicant's case that has up to 60 minutes. I'm not



1 sure if they need all that time. I did not see what they requested
2 with how much time, but we will proceed accordingly. Our report
3 of the -- other government agencies, report of the District
4 Department of Transportation and report of the Office of
5 Planning, and we'll have the report of the ANC, testimony
6 organization and individuals. Organizations, five minutes;
7 individuals, three minutes, then we'll have rebuttal and closing
8 by the applicant.

9 At this time, the Commission will consider any
10 preliminary matters. Does the staff have any preliminary
11 matters?

12 MS. SCHELLIN: Just a couple. The applicant will take
13 about 15 minutes for their presentation. Experts, the applicant
14 is proffering two experts, Peter -- and I may not pronounce this
15 correctly, [Fil-lat] or [Feel-lat] in architecture. He's
16 previously been accepted and his resume is at Exhibit 7, as well
17 as Shane Dettman in land use planning. His resume is at the same
18 exhibit, if the Commission would accept them in this case.

19 CHAIRMAN HOOD: Okay. Any objections to accepting them
20 as experts as asked for? And also, this -- in this case, it's
21 ANC 6C. I wanted to make sure I put that up.

22 Anything else, Ms. Schellin?

23 MS. SCHELLIN: Just to simply say, 6C's report is in
24 the record at Exhibit 21 in support with the statements that
25 they've made. OP's report is in the record at Exhibit 23 in



1 support, and DDOT at Exhibit 22 with no objection. And I will
2 turn it over to you.

3 CHAIRMAN HOOD: Okay. Let's bring everyone up. I
4 believe Mr. Utz. Is it just the case, Mr. Utz is on -- okay.
5 There.

6 MS. SCHELLIN: He is. I do want to make just to clarify
7 because the case was postponed, the applicant did request a waiver
8 early on. But because the case was postponed, there is no need
9 for the Commission to rule on that waiver because it was for them
10 to update their application less than 30 days prior to the
11 hearing. But because the case was extended, there is no reason
12 for you guys to consider it. I didn't want you to think that it
13 wasn't -- was just overlooked. It was because the case was
14 extended or postponed. Thank you.

15 CHAIRMAN HOOD: Okay. Thank you. All right. Mr. Utz,
16 good afternoon, and we'll turn it over to you. You may begin.

17 MR. UTZ: Good afternoon. Thank you, Chairman Hood.
18 Thank you, Commissioners. Mr. Young, could we please pull up the
19 presentation for today? Okay. Thank you so much.

20 As mentioned, my name is Jeff Utz, and I, along with
21 my colleague, Shane Dettman, are with the law firm of Goulston &
22 Storrs. We're here on behalf of the applicant in Case No. 15-
23 28A. The applicant is Press House Pursuit, LLC. We really
24 appreciate the opportunity to appear before you to present this
25 application.



1 Next slide, please. Thanks. This application is the
2 final phase of the Press House PUD at 301 to 331 N St. N.E. The
3 property has an address of 1225 3rd Street, N.E., also known as
4 Lots 812 at 7002.

5 CHAIRMAN HOOD: Mr. Utz, let me cut you off for a
6 minute. I don't know whether we're getting like a humming. We're
7 getting some feedback. We're getting some feedback. I don't
8 know if you all can hear that when I'm talking, but you're getting
9 some feedback when I was -- I don't know if you need to turn it
10 down some or what, but it's feedback.

11 MR. YOUNG: Got it.

12 CHAIRMAN HOOD: It's not major unless my colleagues
13 think it's major, but, you know, we want to see if we can resolve
14 that.

15 MR. YOUNG: Is this better by chance?

16 CHAIRMAN HOOD: It sounds like you're in the valley
17 somewhere, but anyway, go ahead. It's all right. Let's just
18 see how it goes. Go ahead.

19 MR. YOUNG: Okay. All right. Thanks.

20 MR. UTZ: The property is located immediately adjacent
21 to the National Capital Press building and is currently vacant.
22 It is part of the 24,000 square foot western component of the
23 PUD property. That's part of a larger record lot that has a lot
24 area of over 69,000 square feet.

25 Next slide, please. Under Order 15-28, the Commission



1 approved a consolidated PUD and map amendment to the C-3-C zone.
2 The Commission approved the redevelopment of the overall PUD site
3 as a mixed-use residential and commercial project with
4 underground parking and ground floor retail. PUD contains two
5 residential components, office, retail space, and ground floor
6 retail along with hotel residential building at the subject
7 property. The PUD has an overall density of approximately 6.67
8 FAR or approximately 461,000 square feet of GFA and maximum
9 heights of approximately 110 and 120 feet, not including the
10 penthouse.

11 As part of the overall PUD, the Commission approved an
12 eleven story, 110-foot hotel with approximately 175 rooms or a
13 residential condominium at this site. That is the subject of
14 today's presentation. In addition, the Commission granted
15 overall minor design and use flexibility, including the ability
16 to make minor adjustments to certain walls to allow either office
17 or retail use on the upper two floors of the NCP building and to
18 change this building to either a hotel or residential use.

19 Next slide, please. As described in the record, the
20 applicant seeks approval of a modification with the hearing to
21 redesign certain exterior architectural elements of the hotel
22 structure, increase the hotel guest room count to 179 units,
23 which is down from the 189-unit count of the original modification
24 application and up from the 175-unit count that was approved as
25 part of the original beauty. And this would include flexibility



1 to vary the number of units by 10 percent up or down. And then
2 third, to modify the design of the hotel penthouse and add
3 approximately 2,700 square foot, eating and drinking
4 establishment within the penthouse and on an adjacent roof
5 terrace.

6 As mentioned, we are here today with the support of OP
7 and a letter of no objection from DDOT. The ANC is supportive
8 of the application with conditions which we're happy to talk
9 about today. Related to those conditions, initially, the
10 application contained a request to use 10,000 square feet of the
11 vacant portion of the NCP building adjacent to this parcel for
12 hotel use. However, this component was removed at the request
13 of ANC 6C. That explains the strikethrough on this slide.

14 The ANC requested that conditions be placed on the use
15 of the rooftop venue for food and beverage use as well. Some of
16 those conditions were included in the applicant's filing on
17 September 15th, which is Exhibit 20-A. Those conditions were
18 based on conditions approved for other rooftop venues in the city
19 and also the discussions with the ANC themselves. The applicant
20 would prefer that its three conditions submitted into the record
21 be approved. The outstanding element is where specifically the
22 recording device of condition three within the record is placed.

23 The ANC would like it at the roof level along 3rd
24 Street, and the applicant would like flexibility of where to
25 place it along 3rd Street. There are several reasons for the



1 applicant's position on this. While we don't necessarily think
2 of monitoring devices necessary, here, the applicant is amenable
3 to installing such a device in a location that would be the most
4 useful to assess whether the operation of the eating and drinking
5 establishment needs adjustment.

6 At this time, we do not know whether a location on the
7 roof terrace at the 3rd Street property line would be the most
8 reliable baseline for the neighborhood's ambient noise and would
9 be an accurate representation of what the neighbors would hear
10 from the rooftop use. The flexibility to place the recording
11 device along 3rd Street can also allow for a less visually
12 obtrusive recording component and potentially result in more
13 accurate readings. We also note that such a requirement and
14 location of such a recording device would be unique to this
15 application based on our research and our experience with other
16 similar rooftop venues around the city.

17 The property is in a high-density mixed-use
18 neighborhood, and the rooftop, eating and drinking establishment
19 is compatible with those uses. We would also note that the
20 applicant is a contract purchaser from the original PUD applicant
21 who still owns the completed residential portions of the PUD and
22 the office portion adjacent. So that owner and the applicant
23 have a shared interest in ensuring that the rooftop, eating and
24 drinking establishment is not disruptive to the nearby residents,
25 to the ANC, or to anyone else in the vicinity.



1 Finally, the applicant will abide by the limits set
2 forth in the D.C. noise ordinance and with any conditions that
3 may result from the applicant process, which also involves
4 coordination with the ANC. Anytime the ANC or resident has reason
5 to believe the rooftop use is operating outside of the noise
6 ordinance limits, they have the ability to perform, pursue,
7 enforcement through the ordinance process, which involves DOB and
8 MPD rather than a zoning component to it.

9 In total, the proposed modifications to the PUD do not
10 materially change the underlying facts on which the Commission
11 based its previous approval. The application does not materially
12 change the benefits and amenities of the order. The PUD will
13 continue to benefit the district by advancing the redevelopment
14 of the property and will bring an underutilized vacant lot to
15 productive use.

16 Finally, the application does not disturb the
17 Commission's prior determination under the order that the PUD is
18 not inconsistent with the comp plan when read as a whole. And
19 this is detailed in a substantial comprehensive plan analysis
20 that the applicant has submitted. With us today, are Stephan
21 Rodiger of Rift Valley on behalf of the applicant and Peter Fillat
22 of FILLAT+ Architecture, the project architect. With that, I
23 would like to turn it over to Stephan, the representative of the
24 applicant, to speak a little bit more about the applicant and the
25 project.



1 Next slide, please. Thank you.

2 Stephan, are you available?

3 MR. RODIGER: Good afternoon. Sorry about that. I had
4 to unmute myself. Stephan Rodiger with Rift Valley Capital.
5 We're the lead developer as part of Rift -- Press House Pursuit,
6 LLC. We were Rift Valley. A little bit of background on Rift
7 Valley Capital. We were formed in in 2021 with the four partners
8 you see here, Bereket and myself are based in D.C. We are a
9 minority led development company, CBE certified business
10 enterprise focused both on hotels, urban infill, residential, as
11 well as public private partnerships. So you can move this slide.
12 Just want to -- great.

13 And currently, we're talking about we're developing a
14 hotel in Chinatown and Chinatown Marriott Tribute Hotel. This
15 also a Press House Hotel, which we're focused on today. Over
16 the last year and a half, we've done pretty extensive community
17 engagement. We've fully engaged with ANC 6C meeting multiple
18 times, with the SMD and with the Commissioners, and that resulted
19 in the support letter, that is in the public record. And we --
20 early on, we also did community outreach to two Rivers, public
21 charter school with a site visit to their campus, which is, right
22 across the shared alley from us, and of course, engaging --
23 currently engaging and previously engaging with the NOMA BOD.

24 And finally, the adjacent property owners' developer,
25 we have ongoing dialogue with Foulger Pratt, but directly



1 adjacent and within the neighborhood, we have touched base and
2 received support -- general support from LCOR, Trammell Crow, JBG
3 Smith.

4 Next, please. So real quickly, we're -- today,
5 November 24th, we're at the public hearing. Our plan is to --
6 in the New Year in 2026, is kick off the project team to work on
7 documents through next year to submit for building permits. So
8 in 2026, we expect to submit a full set of building permits and
9 get those approved by third quarter of 2027, so we can start
10 construction after our financing closing, which were actively out
11 in the market trying to get financing investment. And so, we
12 think since this this is an infill pad, it should take about 20
13 months to finish since the parking's in place, backup house,
14 utilities, infrastructure. It's a great site to get a really
15 quick NTP, Notice to Proceed, construction and commencement, and
16 then 20 months to finish and open up the hotel operations.

17 Next, please.

18 MR. YOUNG: Okay. And I think Peter, are you able --

19 MR. RODIGER: Peter just said his system went down, but
20 he's going to log back on. So give him one moment. And I think
21 Peter is coming in as Ella is, I think, his name.

22 MR. YOUNG: I think he's one of the two. That's Ella-
23 DCOZ that's in the attendee list. There's three now.

24 MS. SCHELLIN: Well, you should be able to tell by the
25 initials like, do you see DCOZ to be able to get in.



1 MR. RODIGER: It is under Ella DCOZ. That's what Peter
2 told me.

3 MS. SCHELLIN: Right now, we only have one person --

4 MS. ACKERMAN: So you need the other one.

5 MS. SCHELLIN: -- and that's my staff person.

6 MS. ACKERMAN: Yeah.

7 MR. RODIGER: Oh, okay. I'm sorry.

8 MS. SCHELLIN: Yeah. Let's try this one. I have one
9 panelist, and that was our -- I think that's our staff person,
10 right?

11 MS. ACKERMAN: Yes. This is me.

12 MS. SCHELLIN: Yeah. So yeah, that's not the right
13 one. So I think he needs to probably try again. He's not in.

14 CHAIRMAN HOOD: So who is -- let me ask. So who is
15 the Ella DCOZ?

16 MS. SCHELLIN: That's our Ella.

17 CHAIRMAN HOOD: And who is Ella Ackerman?

18 MS. SCHELLIN: Okay. Let's try the other one. Yeah.
19 Try the other Ella DCOZ, Paul. Do you see that one now?

20 MR. YOUNG: I brought them in. I was paying off.
21 They're on.

22 CHAIRMAN HOOD: Okay.

23 MS. SCHELLIN: He's already on. Yeah. He's already --
24 that person's already on.

25 CHAIRMAN HOOD: If he unmutes, he should be okay.



1 MS. SCHELLIN: Yeah. When she asked them to not use
2 her -- they're using her sign on instead of putting their name
3 in. They're just clicking on the link. Oh, let's see.

4 CHAIRMAN HOOD: Ella D --

5 MS. SCHELLIN: Is it Steven? I'm sorry. What was the
6 name we're looking for?

7 MS. ACKERMAN: (Indiscernible).

8 MR. YOUNG: Peter Fillat.

9 MS. SCHELLIN: Peter. Oh, no. All right. Let me
10 check my email to see if maybe he's stuck.

11 MR. YOUNG: I just sent him the phone information as
12 well in case.

13 MS. ACKERMAN: Yes.

14 CHAIRMAN HOOD: I think that's why our login is Ella
15 2.

16 MS. SCHELLIN: Okay. I am going to just look up his
17 email and send him a whole new link and just make it easy for
18 him and get him on here. Make sure he doesn't sign in as Ella.
19 We'll get him in here. I'm sorry. It's -- I just got his email.
20 Okay. So he should get a direct link now. I just saw another
21 Ella DCOZ. Maybe that's him. I just made him a panelist. Let's
22 see who that is.

23 MR. YOUNG: We do have a call-in user now. I'm just
24 not sure why he is not --

25 MS. SCHELLIN: Yeah. I'm looking at the number now.



1 I'm looking at it now.

2 MR. YOUNG: I think that's him.

3 MS. SCHELLIN: I think it is. I'm going to bring him
4 in. He should be in now. He's the, calling number. He should
5 be in.

6 MR. YOUNG: Great. Thank you.

7 Peter, can you hear us now? You might still be on
8 mute.

9 MR. UTZ: Tell him to hit star six.

10 CHAIRMAN HOOD: That's -- he's calling. Okay.

11 MS. SCHELLIN: I think he's in.

12 MR. UTZ: All right.

13 MR. FILLAT: Can you all hear me?

14 CHAIRMAN HOOD: Yeah. We can hear you now, yes.

15 MR. FILLAT: My apologies. I don't know what happened
16 on my end, but everything went blank. So here I am. What can I
17 do for you? Good evening. Yeah, I'm flying blind. I don't see
18 the pictures.

19 MR. UTZ: Okay. So we are in the presentation on slide
20 8. So it's the first slide of your section walking through the
21 design pages.

22 MR. FILLAT: Okay. So in general, the design sort of
23 embraces the notion of a special place that is visually exciting
24 and interesting mostly from the upper levels of the adjacent
25 structures as you will be able to see in the future renderings.



1 So you really can't see the rooftop from the ground level. Okay.
2 So I wanted to try and create a kind of a beautiful shape that
3 other structures would see and say, hey, let's -- that's
4 interesting. Let's go check it out. I also wanted to create a
5 beautiful space for people to enjoy when they're in the building.
6 So previous design was a relatively mechanical, a boxy looking
7 design. The new design sort of embraces the shape, interesting
8 roof form.

9 Second -- next slide. Let's go to the next slide. I'm
10 completely blind in terms of what we're looking at. But the --
11 in all of these slides, you can see that the original design is
12 pretty much -- very much followed in terms of materials, in terms
13 of fenestration style. And the difference really has to do with
14 changing a module from the width of the windows because the hotel
15 room is a narrower module bay. So along the front, there was
16 three, now there's four vertical bays. It's still a two-story
17 vertical bay and changes on a horizontal, the horizontal. The
18 material is still a black brick, and the balconies facing the
19 street are still incorporated in the new design. So we really
20 feel like it's, you know, for the general public, the difference
21 between the two designs is very transparent.

22 So let's go to the next slide. There's a couple of
23 slides here from the ground level you see from the north and one
24 from the south. And yeah, I feel like what we really try to do
25 is just change the use, make it work for the new plan, the new



1 | guestroom module, and -- but the spirit of the original design
2 | is the same, a little more interesting treatment to the rooftop.
3 | And the derivation of design from the rooftop is really sort of
4 | a 45-degree setback that sort of rolled over and created this
5 | kind of circular domed-like shape. And I think that's all my
6 | presentation.

7 | MR. UTZ: Great. Thank you, Peter. With that, we can
8 | stand on the record. We do have a couple additional slides,
9 | including some slides relating to the standards related to a
10 | modification with the hearing and the special exception standards
11 | relating to the roof, food and beverage use. But in the interest
12 | of time, since we've already run about half an hour, we wanted
13 | to include it there, and we're happy to answer any questions or
14 | dive into anything specific that the Commission laid out. Thank
15 | you so much.

16 | CHAIRMAN HOOD: Okay. Thank you, Mr. Utz. I do have
17 | a question. This is in Ward 6; am I correct?

18 | MR. UTZ: Yeah.

19 | CHAIRMAN HOOD: Okay. And I noticed in our record, I
20 | didn't see anything. I saw -- I just want to make sure our record
21 | is straight, and I'm asking staff too. I saw this went to
22 | Councilmember Zachary Parker. That's not in his area. That
23 | should've went to Charles Allen, I believe. So we need to make
24 | sure our record is consistent and correct. But I do know that
25 | ANC 6C did weigh in on it. I did -- I do know that 5D did not



1 weigh in, but I just want to make sure that I don't see anything
2 that would have Councilmember Allen was noticed. I may be
3 overlooking it, but I just want to call it to staff's attention.

4 All right. I'm going to ask Commissioner Wright if she
5 has any questions or comments.

6 COMMISSIONER WRIGHT: No. I really don't have any
7 questions. I think the changes are not at all problematic. I
8 think the rooftop, eating and dining area is actually a very nice
9 change. I understand you're willing to accept the suggested
10 conditions that the ANC put forth, but that you want flexibility
11 on exactly where the monitoring device will be located. And I
12 agree that you should have that flexibility because I think until
13 space is up and running, you won't really know the best spot for
14 the monitoring device. And, you know, again, I think you've
15 worked compatibly with the ANC. I don't think you're trying to,
16 you know, sneak out from not having the monitoring device do its
17 job. I think the flexibility is appropriate. And that's, I
18 think, it. I don't have any other questions or comments.

19 CHAIRMAN HOOD: Thank you, Commissioner Wright.

20 Commissioner Imamura, again, glad to have you back.

21 COMMISSIONER IMAMURA: Thank you, Mr. Chairman, and
22 thank you, Commissioner Wright, for your questions. I'm in
23 general agreement with Commissioner Wright. I think the
24 modifications and changes that have been made architecturally
25 really aren't substantive, but I do want to ask. I think the



1 four bays on the west facade is an improvement along with the
2 canopy. I just have -- I guess, really two questions. And I
3 think the banding on the north and south facade is helpful. I'm
4 just sort of curious what was the driver for changing the window
5 to wall ratio on the north and south facade?

6 MR. UTZ: Peter, are you still on? I think we might
7 have lost the 410 number.

8 COMMISSIONER IMAMURA: Okay. There we go. That's all
9 right. I've been turning my camera on and off because I've had
10 some technical glitches here. But yeah, nothing that would
11 prevent it from moving forward in my opinion, and I think the
12 eating and dining establishment makes sense. The one thing that
13 does give me pause, Mr. Utz, is the canopy over the eating and
14 dining establishment. Architecturally, it really doesn't match
15 with any of the vocab -- the existing vocabulary or proposed
16 vocabulary. I think I heard Peter mentioned that it was really
17 about the 45-degree angle, and so that's what's creating what's,
18 I guess, in a way, sort of the saddle canopy, not highly visible
19 from the street level, so I wouldn't say it's, you know, of any
20 real concern.

21 I'm also amenable to having the applicant identify a
22 better location for the sound device. I would just note for the
23 record that I think 65 decibels seems a little restrictive, which
24 is sort of, you know, everyday open office. And I certainly just
25 want to put that out there. I think it should probably be



1 considered a bit higher. But otherwise, I think in general, I'm
2 supportive of the solution moving forward with the exception of
3 the curved roof, but not enough to hold the project back.

4 CHAIRMAN HOOD: Okay. Are you finished, Commissioner
5 Imamura?

6 COMMISSIONER IMAMURA: Yes, Chairman Hood.

7 CHAIRMAN HOOD: Okay. So I know Commissioner Imamura
8 did have a question. Peter's gone, and I don't know if we can
9 stand 20 more minutes, but hopefully -- I don't know. If we're
10 able to get answer to Commissioner Imamura's question before we
11 finish this hearing, I think that would be sufficient for the
12 record.

13 All right. Commissioner Stidham?

14 COMMISSIONER STIDHAM: Thank you and thank you for the
15 presentation. It was -- looking at it through the record, you
16 provided a really good overview of what the existing -- what was
17 approved originally versus what was newly proposed and that was
18 really helpful going through that side by side and being able to
19 easily distinguish the changes. And so, nothing really to add
20 than what has already been said. I think what you're proposing
21 in a lot of ways is a lot better. I agree with Commissioner
22 Imamura about the canopy being a little odd and not consistent
23 with the rest of the design, but I do find it sort of interesting
24 and it's not visible from the street level from as far as I can
25 tell. So really not, from my perspective, in need of a big



1 change. And overall, I think it's consistent and prepared to
2 support.

3 CHAIRMAN HOOD: Okay. Thank you, Commissioner Stidham.
4 And I want to thank staff for letting me know that the labeling
5 was off, but Councilmember Allen was referred to, so thank you.

6 All right. Vice Chair Miller?

7 VICE CHAIR MILLER: Thank you, Mr. Chairman and thank
8 you to the applicant for bringing this application forward and
9 for your community engagement with ANC 6C in making the
10 modifications and removing one element that you originally were
11 talking about. So I appreciate that. And I think the eating
12 and drinking establishment will be attractive amenity for the
13 building. Just one question, Mr. Utz. I may have had this
14 question with you in a BZA case last week. Does the penthouse
15 habitable space trigger under our zoning regulations an
16 affordable housing production trust fund contribution or
17 inclusionary zoning?

18 MR. UTZ: It does. We trigger a housing production
19 trust fund. It's just based on that approximately up to 2,700
20 square feet of the habitable space. It does, yep.

21 VICE CHAIR MILLER: Right. And that'll be calculated
22 at the time of the building permit application and issuance; is
23 that correct?

24 MR. UTZ: It is correct. Half is sent to DHCD at the
25 billing permit stage and then half at the CFO stage. And Peter



1 Fillat is back in, by the way. I believe he is Ella DCOZ again,
2 unfortunately. But I think he's on the roster of the attendees
3 in the waiting room, so this might be him. Thank you.

4 VICE CHAIR MILLER: Thanks for your response to my
5 question about the triggering of the affordable housing. And I
6 think that's another benefit of this product going forward.

7 CHAIRMAN HOOD: You're complete, Vice Chair Miller?

8 VICE CHAIR MILLER: Yes. Sorry, Mr. Chair. Yes, I am.
9 Thank you.

10 CHAIRMAN HOOD: All right. Let's go back to -- I don't
11 mean, Ella. Peter. Sorry. Peter, Ella. Let's go back to --
12 if you can unmute and I just want to make sure for the record
13 that Commissioner Imamura's question is responded to.

14 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

15 CHAIRMAN HOOD: Okay. Ella, I don't know what. Peter.
16 Ms. Schellin, could you all help us?

17 Mr. Peter, if you can unmute.

18 MR. FILLAT: Okay. I got it. Thank you. Sorry about
19 that. I'm like -- I apologize. I feel totally like amateur hour
20 here today. Maybe you can even see my picture soon, but maybe
21 not. Anyway, we'll take what we can. There we go. Hello. I
22 apologize for -- yeah. So Commissioner, the idea behind the roof
23 is that it is a shape, it's something that's a little special to
24 look at. It's -- you know, we look around the -- when you look
25 around the skyline of Washington, there's a lot of boxes on roofs



1 and this is an idea to create something a little more special.
2 And as you can see, the original design was a series of boxes on
3 top of what is a regular -- fairly rectangular building that we
4 are retaining. And so we wanted to just create something just a
5 little bit -- a little more iconic, perhaps a little interest --
6 more interest -- a little more beautiful.

7 COMMISSIONER IMAMURA: All right. Thank you, Peter.
8 I'm guessing with -- in addition to that though, I noticed that
9 you did make a comment about the 45-degree angle, and I'm guessing
10 that was the real driver there to create some sort of shade
11 element and canopy there within the setback.

12 MR. FILLAT: Right. When you lay back the 45-degree
13 angle, you know, you really end up with, for the most part, either
14 an angled roof or a series of steps in a box. And so what the
15 idea here is that we sort of start with the 45 and then we just
16 sort of lay it over the top and create a shape. And it ends up
17 being a nice -- a nicely proportioned space. I think the overall
18 height is somewhere around 14 feet. And so, it -- you know, and
19 it does lay down low on the sides, almost 6 feet 8, 7 feet
20 clearance on the side. So it really will sort of, you know --
21 but it is sort of derivative of the two 45s coming over and
22 creating that circular form.

23 COMMISSIONER IMAMURA: All right. Thank you, Peter.
24 Appreciate your forthrightness with that -- with your response.

25 And with that, Mr. Chairman, I have no further



1 questions.

2 CHAIRMAN HOOD: Okay. Thank you. And thank you again,
3 Peter, for coming back. All right.

4 MR. FILLAT: I don't know what happened over here,
5 guys, but -- and I panicked. I just could've put my name in,
6 but I didn't know how to do that either. It's been a while,
7 post-COVID. I'd rather be there in person.

8 CHAIRMAN HOOD: It's all good. Thank you.

9 All right. Let's keep moving. Let's go to --

10 Ms. Schellin, do we have any other government agencies
11 sitting here to testify?

12 MS. SCHELLIN: Let me double check. I did not see any
13 when we started, but you know, you'll never know when they might
14 show back up.

15 CHAIRMAN HOOD: Let me back up, though, while you're
16 doing all that.

17 Do we have anyone from the ANC for cross-examination?

18 MS. SCHELLIN: I see no one registered, but let me see
19 if anybody is actually on. Let's check the attendees, and I see
20 no one listed from an ANC. No, sir.

21 CHAIRMAN HOOD: Okay. All right. And we'll check all
22 the government agencies. Do we have --

23 MS. SCHELLIN: Yes, sir.

24 CHAIRMAN HOOD: Do we have anyone from DDOT?

25 MS. SCHELLIN: No, sir.



1 CHAIRMAN HOOD: Okay. Let's go to the Office of
2 Planning.

3 Mr. Mitchell (sic), I believe.

4 MS. SCHELLIN: Yes.

5 CHAIRMAN HOOD: Okay.

6 MR. MITCHUM: Yes. Good evening, Mr. Chair and members
7 of the Commission. This is Joshua Mitchum with the D.C. Office
8 of Planning. We have nothing more to add to the applicant's
9 comprehensive presentation today and would like to stand on the
10 record -- on the report that is in the record. Thank you.

11 CHAIRMAN HOOD: Thank you again, Mr. Mitchum. Thank
12 you for your report. Very well done as always.

13 Colleagues, any questions of Office of Planning, Mr.
14 Mitchum? I'm not seeing anybody.

15 Okay. All right. Thank you again.

16 Let me ask Mr. Utz, do you have any questions of Office
17 of Planning, any cross?

18 MR. UTZ: We do not. Thank you.

19 CHAIRMAN HOOD: Okay. Thank you.

20 Thank you, Mr. Mitchum.

21 Ms. Schellin, do we have -- I'm going to ask the Vice
22 Chair, if we don't have anyone from the ANC, if he can just tell
23 us a little bit about the ANC report, but let me make sure we
24 have no one ANC.

25 Ms. Schellin, do we have anyone from ANC?



1 MS. SCHELLIN: I do not see anyone from the ANC.

2 CHAIRMAN HOOD: Vice Chair Miller, do you have it handy?

3 VICE CHAIR MILLER: I do, Mr. Chairman.

4 CHAIRMAN HOOD: Okay.

5 VICE CHAIR MILLER: At Exhibit 21, we have a letter
6 addressed to you, Mr. Chairman, dated September 16th from ANC 6C
7 signed by Karen Wirt, Chair of ANC 6C, which they state that they
8 support the application. They had the three conditions related
9 to the amplified music indoors and outdoor, the hours, and they
10 appreciated the applicant withdrawing the fourth, the other
11 change regarding ground floor, change in use. They did want the
12 monitoring device on -- at both sites, but you've asked -- the
13 applicants asked for flexibility here. But in any event, they
14 did approve the application, and -- oh, they voted 7-0 to adopt
15 the position set out in the letter. So that's where the ANC is
16 on support. Thank you, Mr. Chairman.

17 CHAIRMAN HOOD: Thank you, Vice Chair Miller. I
18 appreciate that.

19 Ms. Schellin, do we have anyone who's here in the
20 organizations and individuals here in support, opposition, or
21 undeclared?

22 MS. SCHELLIN: We have no witnesses.

23 CHAIRMAN HOOD: No witnesses.

24 All right. Mr. Utz, it looks like you all did a good
25 job. We have no witnesses, but you have a complete record. So



1 Mr. Utz, do have any -- I don't think you have any rebuttal. Do
2 you have any closing?

3 MR. UTZ: We would just like to thank you all and
4 apologize for the technical difficulties. Also thank you for
5 scheduling us at this 3 p.m. time. We really appreciate getting
6 on your schedule and getting this review. It's going to help
7 the applicant move forward and finally bring this last piece of
8 the Press House PUD to life -- to reality. But with that, we,
9 again, appreciate it, and that is our presentation and its
10 completion. Thank you so much.

11 CHAIRMAN HOOD: So Mr. Utz, let me just say we can flag
12 on the position of the -- just to the monitoring device, you all
13 are fine with the ANC's recommendation?

14 MR. UTZ: So we're fine with the ANC's recommendation
15 but for the placement being on the roof. So we're fine with it
16 being along 3rd Street N.E. It's just we would like some
17 flexibility exactly where it lands vertically. So the conditions
18 we did submit in, I believe, it's Exhibit 20-A, three conditions
19 that incorporate the dialogue with ANC except for that one piece
20 that kind of vertical element is the one element where there is
21 a complete alignment, but otherwise, we are in agreement with the
22 conditions.

23 CHAIRMAN HOOD: Okay. All right. All right. Thank
24 you, Mr. Utz.

25 So Commissioners, I guess my question is, do we want



1 to agree with -- do we agree with the applicant or with the
2 Commission? Now, let me ask you. Let me go back to you, Mr.
3 Utz. The conditions were -- did the ANC have a chance to look
4 at your account position or conditions?

5 MR. UTZ: They did. That was the filing in the record.
6 So they filed their letter after they reviewed our --

7 CHAIRMAN HOOD: Okay. All right.

8 All right. So anyway, so I think our colleagues said
9 that that'll be something we have to either we agree with the
10 applicant or with the ANC. We'll discuss that on deliberations.

11 Anything else, Mr. Utz?

12 MR. UTZ: Nothing else. Thank you so much.

13 CHAIRMAN HOOD: Okay. All right. Are we ready to move
14 forward with this tonight, or do we want to -- okay. I see some
15 yeses. Okay. All right.

16 So Mr. Young, if you can take everybody else down so
17 we can talk about this, please. Thank you, everyone.

18 I think it's pretty straightforward to ask. Do we
19 agree with the flexibility that the applicant -- anybody disagree
20 with applicant's flexibility, or do we want to have a hard, fast
21 rule and do -- follow the ANC's lead? Any comments on that?

22 COMMISSIONER WRIGHT: I agree with the flexibility. I
23 honestly think that you need to put the monitoring device where
24 it's going to be the most effective. And I think that once the
25 space is constructed, you will have a better idea of where it's



1 going to be the most effective. As I said, I don't get the sense
2 they're trying to hold fast one or not have appropriate
3 monitoring, but I think that just from a technical standpoint,
4 they need to be, given the flexibility, to place the monitoring
5 device where it will work best.

6 CHAIRMAN HOOD: Anybody else on that? I think all of
7 us kind of agree. I know I do unless somebody else speaks up.
8 I think it's -- it'll be a better outcome, and they'll get a
9 better benefit if the applicant's able to have their
10 flexibilities at least I believe, so I would agree with
11 Commissioner Wright. Unless I hear any objections, we will grant
12 that flexibility.

13 Okay. All right. So I think, it's pretty
14 straightforward, and I think everything's in order. I think the
15 case -- the record wants our approval even with the flexibility.
16 And I would ask somebody if -- somebody wants to deliberate more.
17 I think the record's pretty complete. Other than that, I would
18 ask for a motion and maybe Commissioner Wright if you'd like to
19 make a motion.

20 COMMISSIONER WRIGHT: Sure. I'd be glad to. I move
21 that we approve Zoning Commission Case No. 15-28A, Press House
22 Pursuit, LLC, first-stage PUD at Square 772, Lots 808, 812, 7000,
23 and 7002. And that is with the conditions that have been
24 suggested that have to do with the sound monitoring, but providing
25 the flexibility to place the monitor in the most appropriate



1 location once the structure is complete -- is built.

2 COMMISSIONER STIDHAM: Second.

3 CHAIRMAN HOOD: Okay. It's been moved and properly
4 second.

5 Any further discussion?

6 Ms. Schellin should do a roll call. Well, we have five
7 today.

8 MS. SCHELLIN: I know. I know. I was like, oh, wow.
9 I got to write these all down. I almost forgot everybody's names.

10 Commissioner Wright?

11 COMMISSIONER WRIGHT: Yes.

12 MS. SCHELLIN: Commissioner Stidham?

13 COMMISSIONER STIDHAM: Yes.

14 MS. SCHELLIN: Commissioner Hood?

15 CHAIRMAN HOOD: Yes.

16 MS. SCHELLIN: Commissioner Miller?

17 VICE CHAIR MILLER: Yes.

18 MS. SCHELLIN: And Commissioner Imamura?

19 COMMISSIONER IMAMURA: Yes.

20 MS. SCHELLIN: And we have a 5-0-0 vote to approve
21 final action in Zoning Commission case No. 15-28A. And Chairman
22 Hood, may we ask the applicant to provide a draft order within
23 two weeks, please?

24 I can't hear you. I think you're on mute.

25 CHAIRMAN HOOD: Can this be a summary order, you know,



1 let's leave it up.

2 MS. SCHELLIN: We'll leave it up to the legal staff?

3 CHAIRMAN HOOD: Yeah. Leave it up to the staff.

4 MS. SCHELLIN: Yeah. I'm sure they'll let Mr. Utz
5 submit.

6 CHAIRMAN HOOD: Okay.

7 MS. SCHELLIN: The attorney that's assigned.

8 CHAIRMAN HOOD: Do we have anything else?

9 MS. SCHELLIN: No, sir.

10 CHAIRMAN HOOD: All right. So with this hearing is
11 adjourned. We have to go on to another link, I believe, right?

12 MS. SCHELLIN: In ten minutes.

13 CHAIRMAN HOOD: In ten minutes. All right. I'll see
14 everybody on the --

15 MS. SCHELLIN: Thank you.

16 CHAIRMAN HOOD: -- at the other hearing.

17 MS. SCHELLIN: Yes, sir.

18 CHAIRMAN HOOD: This hearing is adjourned. Thank you.

19 MS. SCHELLIN: On the other side.

20 (Whereupon, the above-entitled matter went off the
21 record at 3:50 p.m.)

22

23

24

25



C E R T I F I C A T I O N

This is to certify that the foregoing transcript

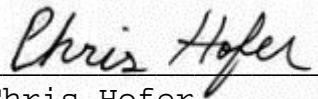
In the matter of: Public Hearing

Before: DCZC

Date: 11-24-25

Place: Teleconference

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Chris Hofer

