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Via IZIS

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 200 South
Washington, D.C. 20001

Re: ZC Case No. 16-13: JS Congress Holdings, LLC
PUD and Related Map Amendment – Square 748, Lots 78 and 819

Dear Commissioners:

On behalf of JS Congress Holdings, LLC, we submit herewith an initial response to some of the comments submitted by the Office of Planning in its setdown report dated July 15, 2016.

- 1) Revised Sheets A5.01, A5.02 & A5.03 – Building Sections
 - Revised penthouse sections to show that the enclosing walls of the residential dwelling units are only one height @ 12'-0"
 - Clarified that the 18'-6" height is for open mechanical screening on top of the roof of the habitable penthouse (section now reflects the roof plan on A3.07)
 - Clarified that the vertical measuring point of the penthouse is from the roof, as opposed to the top of building parapet
 - Applicant is presently restudying the elevator penthouse and residential penthouse to create a uniform height.
- 2) Sheet A3.06 – Penthouse Floor Plan
 - Added the residential color to the dwelling unit areas
 - Added the breakdown of uses in the PH by square footage

- 3) Sheet A3.07 – Penthouse Roof Plan
 - Removed the note “open” – this area is designated for screened mechanical equipment that cannot have green roof under it.

- 4) Inclusionary Zoning Breakdown:
 - Total building GFA = 60,744 sf (equates to 6.0 FAR)
 - Minus PDR uses @ 3,680 = 57,064 sf total residential in building
 - Plus 2,678 sf residential uses in penthouse
 - Total Residential GFA (bdg + PH) = 59,742 sf
 - TOTAL IZ REQUIRED @ 8% GFA = 4,779 sf GFA

We look forward to responding to other comments from the Office of Planning and the Zoning Commission after this evening’s meeting.

Respectfully submitted,

CastroHaase+Brown PLLC

By: 
Mary Carolyn Brown

cc: Stephen Cochran, OP (via email)
Advisory Neighborhood Commission 6C (via email)