Government of the District of Columbia
OFFICE OF ZONING

Z.C. CASE NO.: 02-27

As Secretary to the Zoning Commission, I herby certify that on JUL 25 2002 copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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6. Office of Planning (Ellen McCarthy)

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ATTESTED BY: Alberto P. Bastida

Alberto P. Bastida, AICP
Secretary to the Zoning Commission

ZONING COMMISSION
District of Columbia
CASE NO.02-27
EXHIBIT NO.8

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ZONING COMMISSION NOTICE OF FILING
Case No. 02-27
(Consolidated PUD & Map Amendment @ Square 245, Lots 28, 804-806, 821, 825, 827, 834, 841, and 842 – Jefferson at Logan Circle, L.P.)
July 25, 2002

On July 18, 2002, the Office of Zoning received an application from Jefferson at Logan Circle, L.P., an affiliate of JPI Apartment Development (the "Applicant"), requesting consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment in accordance with District of Columbia Zoning Regulations, 11 DCMR (July 1996).

The property that is the subject of this application consists of Lots 28, 804-806, 821, 825, 827, 834, 841, and 842 in Square 245 and is in the Logan Circle Neighborhood, with Logan Circle located approximately two blocks to the north. The majority of the property is under-improved and in very poor condition. The property is zoned R-5-E. The site consists of approximately 33,769 square feet of land area.

The Applicant proposes to construct a new mixed-use, predominantly residential project that will include 300-310 apartment units on the northwest corner of 13th and M Streets, N.W. Ground floor uses will be included along 13th Street, N.W. The total gross floor area of the project will be approximately 310,000 square feet for a total floor area ratio (FAR) of 9.9. The building will vary in height between 119 to 126 feet. The project will have a lot occupancy of 80% and will contain approximately 288 parking spaces.

The Applicant will also seek an amendment to the Zoning Map to rezone the entire site to DD/C-2-C. This request is consistent with the Comprehensive Plan of the District of Columbia.

The development manager for this proposal is JPI Apartment Development; the architect is Torti Gallas and Partners-CHK, Inc., Bowman Consulting Group, and Bowden Realty, Inc.; and the land use counsel is ShawPittman, LLP.

For additional information, please contact, the Secretary to the Zoning Commission at (202) 727-6311.

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