ShawPittman LLP

A Limited Liability Partnership including professional Corporations

DATE: October 15, 2002

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TOTAL PAGES (INCLUDING COVER): 4

Please deliver to the following people in your organization

NAME	ORGANIZATION	PHONE #	FAX #
Arthur Jackson	Office of Planning	202-442-7600	202-442-7638
Alberto Bastida	Office of Zoning	202-727-0330	202-727-6072

TEXT:

13th and M Street PUD and Zoning Map Amendment Application – Jefferson at Logan Circle

Enclosed please find the confirmation letter that we received from the Office of Zoning which confirmed that the above-mentioned PUD and Zoning Map Amendment application filed on July 18, 2002 was complete. This application is known as Z.C. Case No. 02-27.

Please call me if you have any questions. Paul.

D.C. OFFICE OF ZONING RECEIVED OCT 15 AM 11:57

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If you do not receive all pages, please call 202.663.8613

Fax Department Information

REQUEST TRANSMISSION BY: CLIENT NUMBER: 23846-0003

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ZONING COMMISSION
District of Columbia
Case 02-27
Exhibit 9

ZONING COMMISSION
District of Columbia
CASE NO.02-27
EXHIBIT NO.9

JPI | 13m 8/1

Government of the District of Columbia
OFFICE OF ZONING

July 25, 2002

Phil Feola, Esq.
Paul Tummonds, Esq.
ShawPittman, LLP
2300 N Street, N.W.
Washington, D.C. 20037-1128

Re: Z.C. Case No. 02-27 (Consolidated PUD and Map Amendment @ Square 245, Lots 28, 804-806, 821, 825, 827, 834, 841, and 842 – Jefferson at Logan Circle, L.P.)

Dear Mssrs. Feola & Tummonds:

The Office of Zoning has received and reviewed the application for the application cited above, which requests:

> Consolidated review and approval of a Planned Unit Development (PUD) and a Map Amendment at Lots 28, 804-806, 821, 825, 827, 834, 841, and 842 on Square 245.

The Office of Zoning has determined that your application is complete, that it meets the basic filing requirements, and that the appropriate filing fee of $750.00 has been paid. This application has therefore been accepted for processing.

The Office of Planning (OP) will further process this application prior to it being presented to the Zoning Commission. The initial consideration given to the application concerns whether the Commission should set the case down for a public hearing. The OP will make a recommendation on that issue to the Zoning Commission at one of its monthly meetings. The Zoning Commission generally meets on the second Monday of each month (with some exceptions) in the Office of Zoning Hearing Room, Suite 220, 441 4th Street, N.W., Washington, D.C. 20001.

Please contact this office no later than the Thursday before the second Monday of each month to determine the meeting at which the Commission will consider your filing. If you have any questions, please call the Office of Zoning on (202) 727-6311.

Sincerely,

Alberto P. Bastida, AICP
Secretary to the Zoning Commission
Office of Zoning

441 4th Street, N.W., Suite 210-S, Washington, D.C. 20001
Tel: (202) 727-6311 • Fax: (202) 727-6072
E-Mail: zoning info@dcoz.dcgov.org • Web Site: http://dcoz.dcgov.org/

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.