GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

RECEIVED
D.C. OFFICE OF ZONING
2002 OCT 18 PM 5:28

MEMORANDUM

TO: D. C. Zoning Commission

FROM: Andrew Altman
Director

DATE: October 17, 2002

SUBJECT: Preliminary Report on Zoning Commission Case Number 02-27, requesting a Consolidated Approval and Zoning Map Amendment for the Jefferson at Logan Circle, L.P. Planned Unit Development (Square 245, lots 804-806, 821, 825, 827, 834 & 841-842)

BACKGROUND

The referenced application for approval of a consolidated planned unit development (PUD) and zoning map amendment involves ten (10) lots located immediately northwest of the intersection of 13th Street with M Street, N.W. Most of the property is cleared and surrounded by a screening fence. Abutting this 35,128 square-foot development site, to the north and west, are public alleys 15 feet wide and 30 feet wide, respectively. Existing development nearby consists of a four-story masonry building and ten-story Sutton Apartment Building beyond the alley to the north, high-rise apartment buildings to the south and east across M and 13th Street, N.W., and the Washington Plaza Hotel to the west.

The property is zoned R-5-E and designated High-Density Residential in the Generalized Land Use Element of the District of Columbia Comprehensive Plan. Properties to the south across M Street, N.W. are zoned Downtown Development District (DD)/R-5-E.

APPLICANT'S PROPOSAL

The applicant, JPI Apartment Developments L.P., plans to develop a ten-story apartment building on the site. The building would be constructed to both front property lines, and set back from the northern alley 5-12 feet to improve vehicular circulation. The architectural elevation along M Street would make the building appear to be three adjacent structures instead of just one. A portion of the western alley would be closed and acquired for this project. Overall, the project would provide 252 apartment units, 107 parking spaces in an underground garage (a ratio of 0.70 space per unit), a total floor area of 275,000 square feet (above grade) for a floor area ratio (FAR) of 8.0, and occupy 80% of the site.

ZONING COMMISSION
District of Columbia
Case 02-27
Exhibit 10

ZONING COMMISSION
District of Columbia
CASE NO.02-27
EXHIBIT NO.10

The original submission in June 2002 proposed a mixed-use building 119 feet to 126 feet in height with 301 apartment units, 245 parking spaces (0.80 space per unit), 4,400 square feet of ground-floor retail along 13th Street, and 308,500 square feet of total floor area for a 9.2 FAR. Advisory Neighborhood Commission (ANC) 2F was not in favor of first floor commercial uses, and objected strongly to the scale of the project. The applicant's response represents a significant reduction in development intensity, due in part to the acquisition of several adjacent lots. The ANC has not had the opportunity to review the new version.

ANALYSIS

The current proposal is inconsistent with the Zoning Regulations. The R-5-E zoning district allows a maximum 6.0 FAR for apartment buildings as matter-of-right or under an approved PUD, lot occupancy of 0.75, a minimum side yard of 8 feet (if a side yard is provided), and requires a rear yard of 15 feet and one parking space for every four units (0.25 space per unit). While this proposal meets the height limit of 90 feet and exceeds the parking requirement, it exceeds FAR, lot occupancy limits and the allowable number of roof structures, and does not meet minimum side and rear yard requirements.

	Matter of Right	**Revised Narrative**
Zone	**R-5-E**	**DD/C-2-C or CR**
• **FAR**	6.0	8.0
• **Additional s.f. above the allowable 6.0 FAR** (R-5-E)	0	70,294
• **Height**	90.0	90.0
• **Recreation Space**	15%	5%
• **Parking**	.24 per unit	.7 per unit
• **Lot Occupancy**	75%	80%
• **Porte cochere**		No
• **Swim Pool**		No
• **Value of Amenities**		$201,000
		$50,000
		$0
Total		$251,000

To address these deviations, the applicant submitted the subject PUD application including a zoning map amendment to bring their plans into conformance with Zoning Regulations. The following zoning options are proposed:

- Rezone the site to Downtown Development District (DD)/C-2-C. The current boundaries of the DD overlay do not extend north of M Street, N.W., and the closest DD/C-2-C district is a block away along Massachusetts Avenue, N.W. The applicant's revised preliminary statement dated October 9, 2002 declares "The Applicant believes that it would be appropriate for the (subject) property to be included in the DD/C-2-C District." The applicant also agrees to "forego any "DD" related development incentives, such as the generation of TDRs or bonus density" created as a result of the zoning change.

- Rezone the site to Mixed-Use (CR) district. It should be noted that no other property in the immediate area has this zoning designation.

While generally supportive of projects that increase residential opportunities in the area, OP has concerns about both options. Staff has concerns about extending the DD overlay north of M Street, and the alternative of introducing a CR zone (even through a PUD) for a single project.

OP will continue to analyze the potential impact of both the zoning solutions, and the project, on land use patterns in this neighborhood, and to work with the applicant on an appropriate course of action. Other issues to be addressed prior to the public hearing include:

- Community input: The applicant should return to the community to allow residents to comment on the current proposal.
- PUD benefits and amenities: Staff is also concerned about the adequacy of the current amenity package, and will work with the applicant to strengthen it with particular emphasis on the provision of significant affordable housing opportunities.
- Design: Staff will encourage the applicant to improve the design of current building elevations and plans.

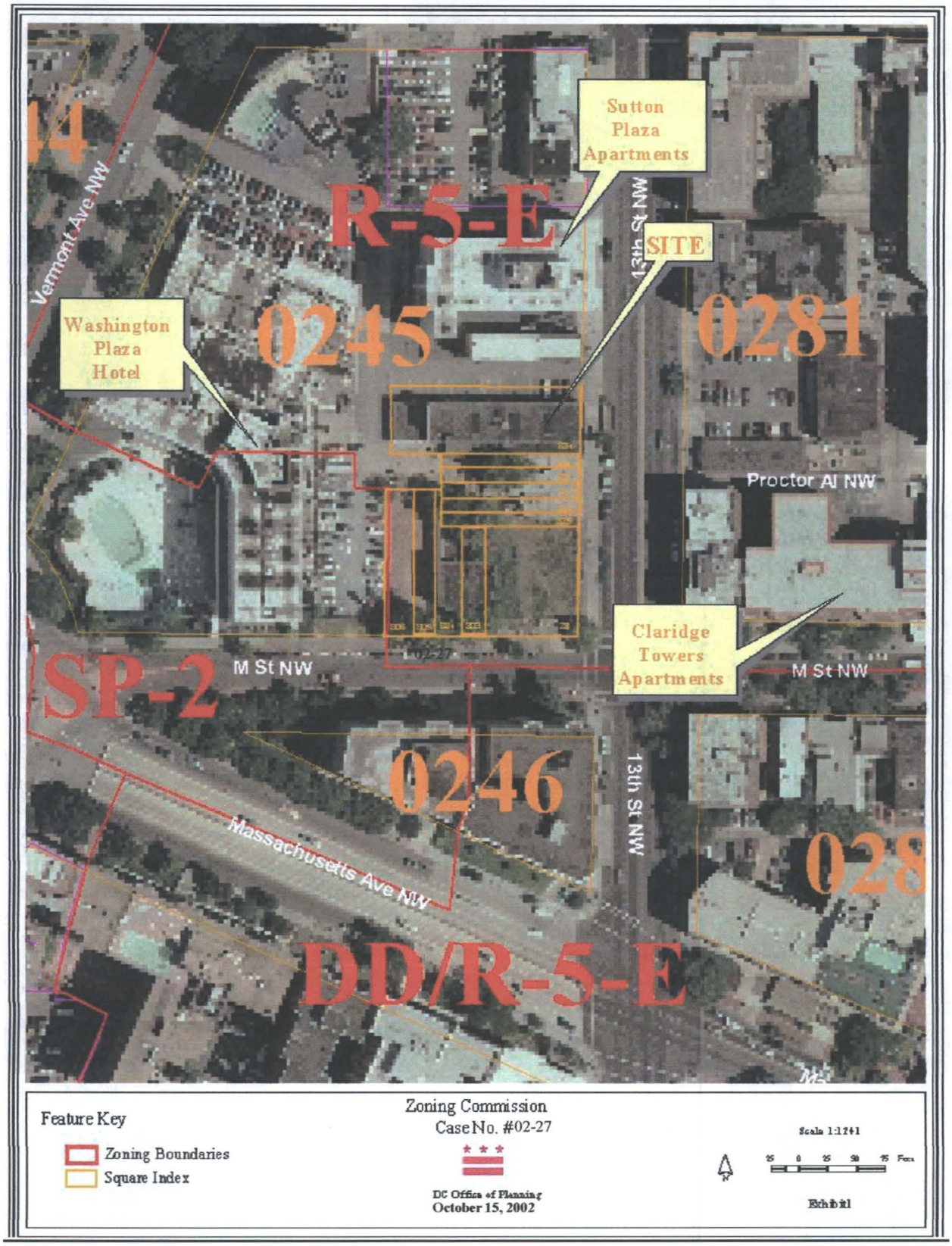
The applicant indicates that the submission generally meets the requirements of Chapter 24 of the Zoning Regulations. The proposed use is also consistent with the Generalized Land Use Element of the Comprehensive Plan. OP has no objection to scheduling this case for a public hearing with both zoning alternatives to allow the ZC and the community the opportunity to review this project in greater detail.

RECOMMENDATION
The Office of Planning (OP) recommends that the Zoning Commission "set down" this application for a combined public hearing.

AA/afj

Attachment: Exhibit 1 – Site Aerial with Zoning

Exhibit 1


Sutton Plaza Apartments
R-5-E
SITE
Vermont Ave NW
13th St NW
Washington Plaza Hotel
0245
0281
Proctor Al NW
Claridge Towers Apartments
M St NW
M St NW
SP-2
0246
Massachusetts Ave NW
13th St NW
028
DD/R-5-E
Feature Key
Zoning Boundaries
Square Index
Zoning Commission
Case No. #02-27
DC Office of Planning
October 15, 2002
Scale 1:1741
Exhibit