GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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D.C. OFFICE OF ZONING
2002 OCT 23 AM 9:39

Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission

FROM: Andrew Altman
Director

DATE: October 23, 2002

SUBJECT: Waiver of Rules for Late Submittal of Supplement to the 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)

The attached supplement to the Preliminary Report on Zoning Commission Case Number 01-06TA, dated October 18, 2002, is being submitted less than 10 days prior to the Zoning Commission Public Hearing. The Office of Planning respectfully requests that the Commission waive its rule and accept the supplement into the public record.

Attachment: A/S

ZONING COMMISSION
District of Columbia
Case 02-27
Exhibit 11

ZONING COMMISSION
District of Columbia
CASE NO.02-27
EXHIBIT NO.11

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



RECEIVED
D.C. OFFICE OF ZONING
2002 OCT 29 AM 10: 39

Office of the Director

MEMORANDUM

TO: D. C. Zoning Commission

FROM: Andrew Altman
Director

DATE: October 28, 2002

SUBJECT: Zoning Commission Case Number 02-27 Preliminary Report – Supplement

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Attached is a copy of current proposed development plans that have been revised from the original submission. Upon further review of these plans, and discussion with the applicant, the Office of Planning has clarified the issues to be addressed prior to the public hearing.

Briefly, the applicant submitted the subject PUD application, including a zoning map amendment, so that proposed development plans will conform to the Zoning Regulations. Proposed options include rezoning the site from R-5-E district to either Downtown Development District (DD)/C-2-C or to Mixed-Use (CR) district.

Staff supports increased residential opportunities but has concerns about extending the DD overlay north of M Street, and introducing a CR zone (even through a PUD) for a single project. Further analysis of the potential impact of both solutions, other possible alternatives, and the project on neighborhood land use patterns will be undertaken. The modified list of other issues now 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 quite 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 affordable housing opportunities.
- Design: Staff will encourage the applicant to improve the design of current building elevations and plans.

The final staff recommendation for Commission action depends on how completely the referenced issues are resolved.

RECOMMENDATION

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

Attachment: A/S



ZONING COMMISSION
District of Columbia
Case 02-27
Exhibit 11

CONTEXT ELEVATIONS

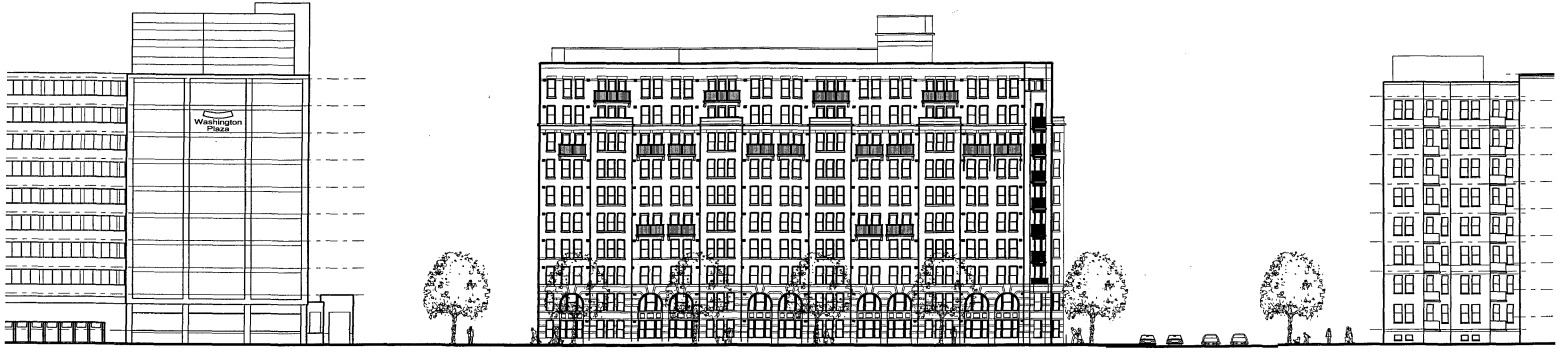
Scale: 1/32"=1'-0"

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OCTOBER 21, 2002

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JEFFERSON AT LOGAN CIRCLE



CONTEXT ELEVATIONS

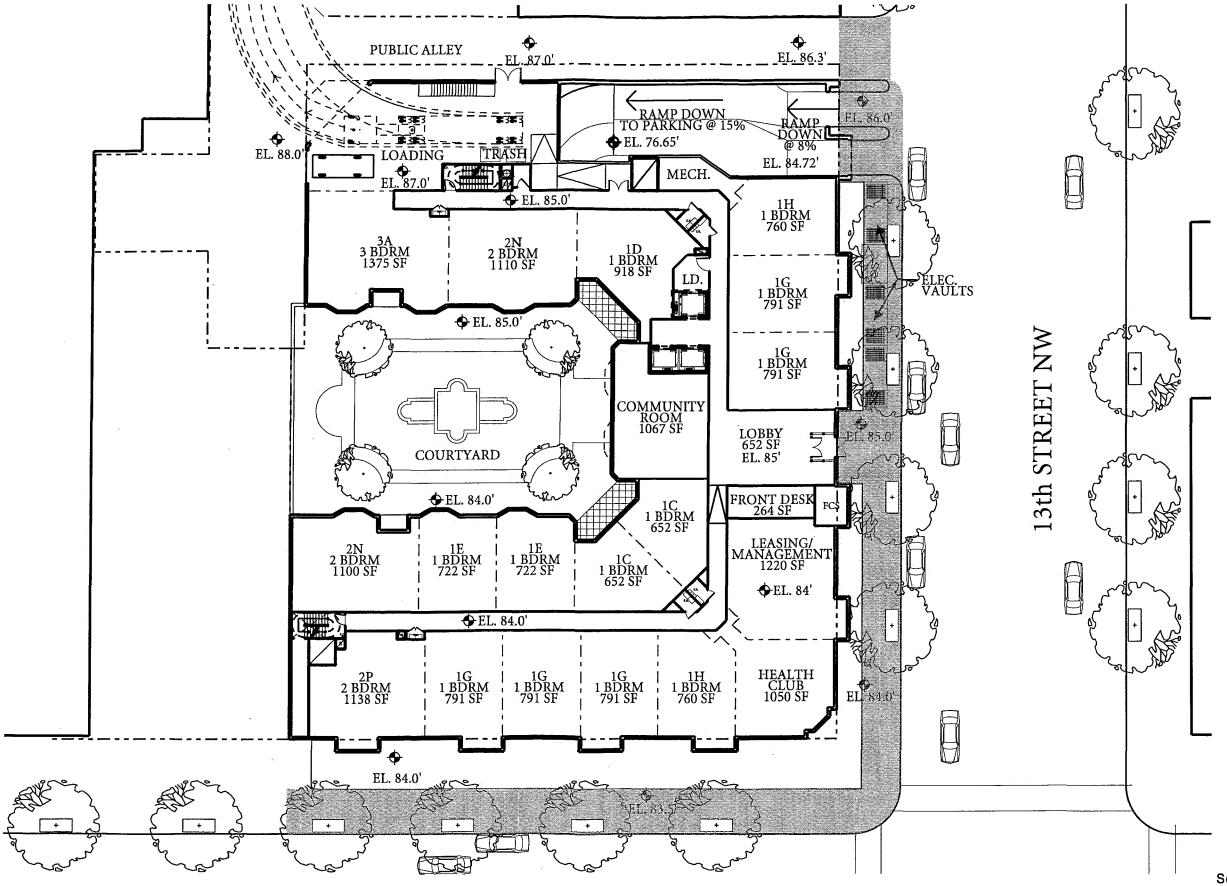
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FIRST FLOOR PLAN

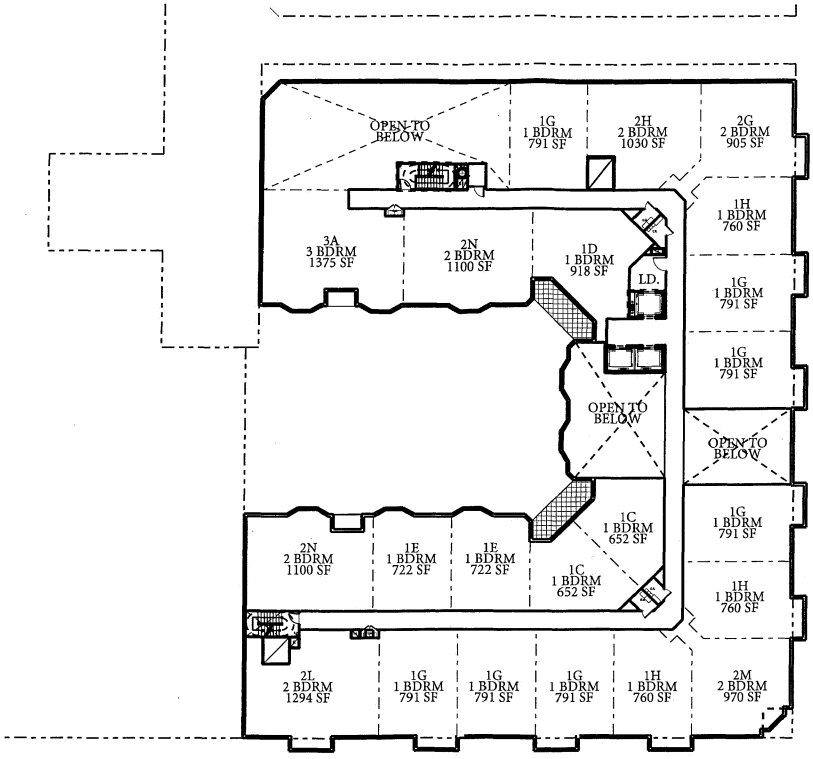
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13th STREET NW

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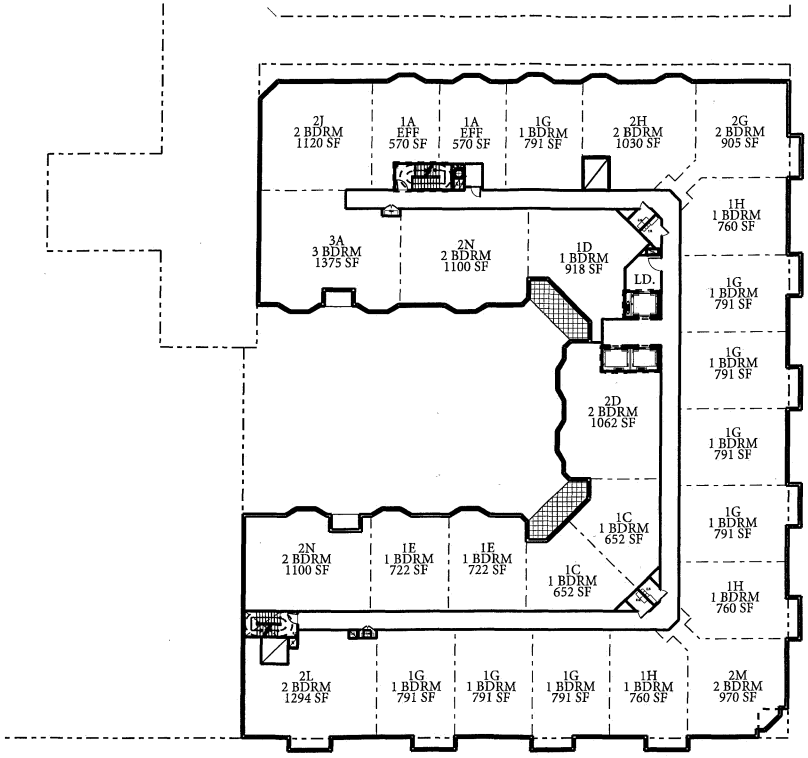
SECOND FLOOR PLAN

Scale: 1"= 30'

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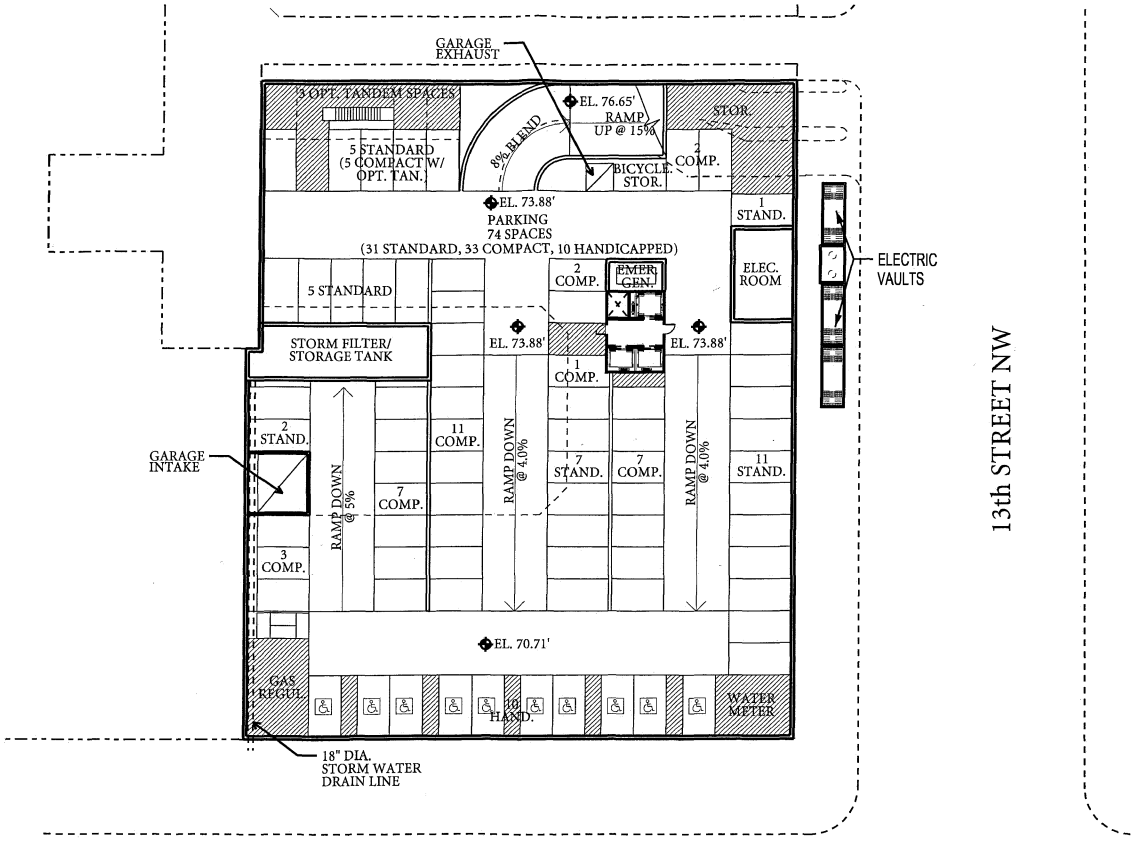
THIRD FLOOR PLAN

Scale: 1"= 30'

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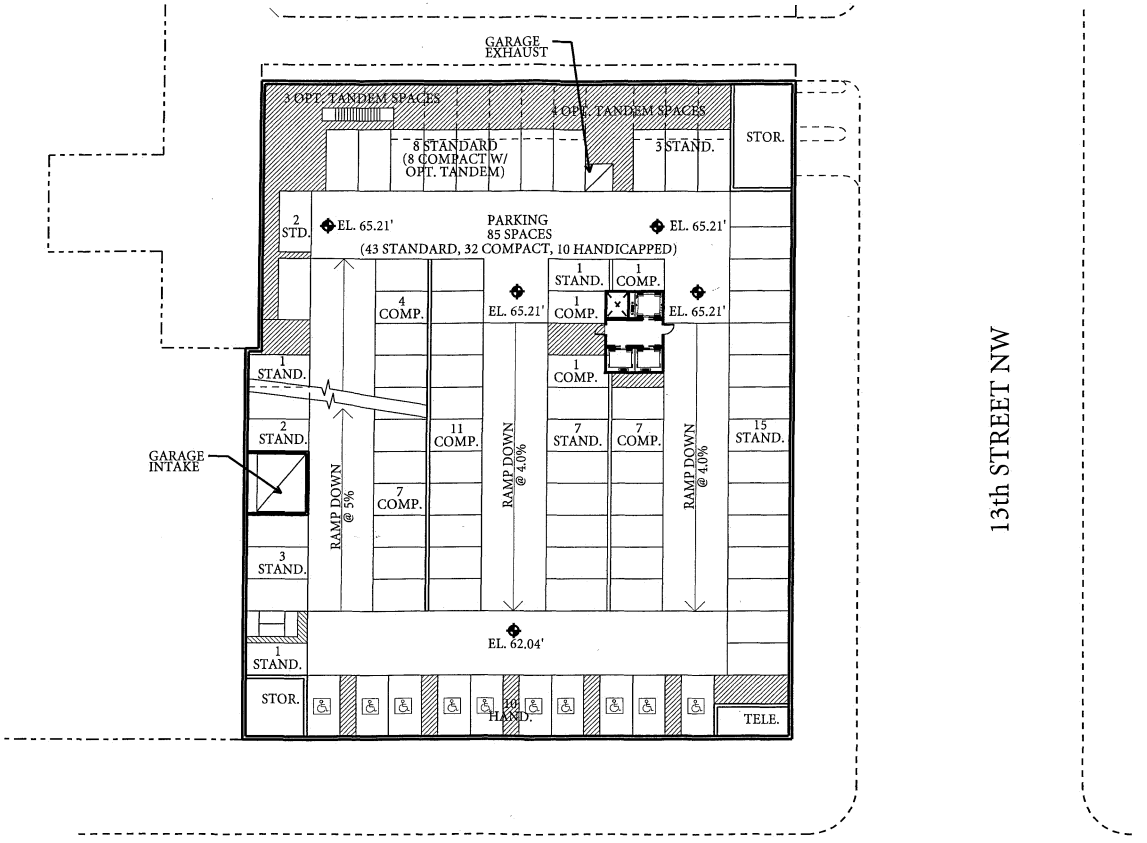
G1 LEVEL

Scale: 1"= 30'

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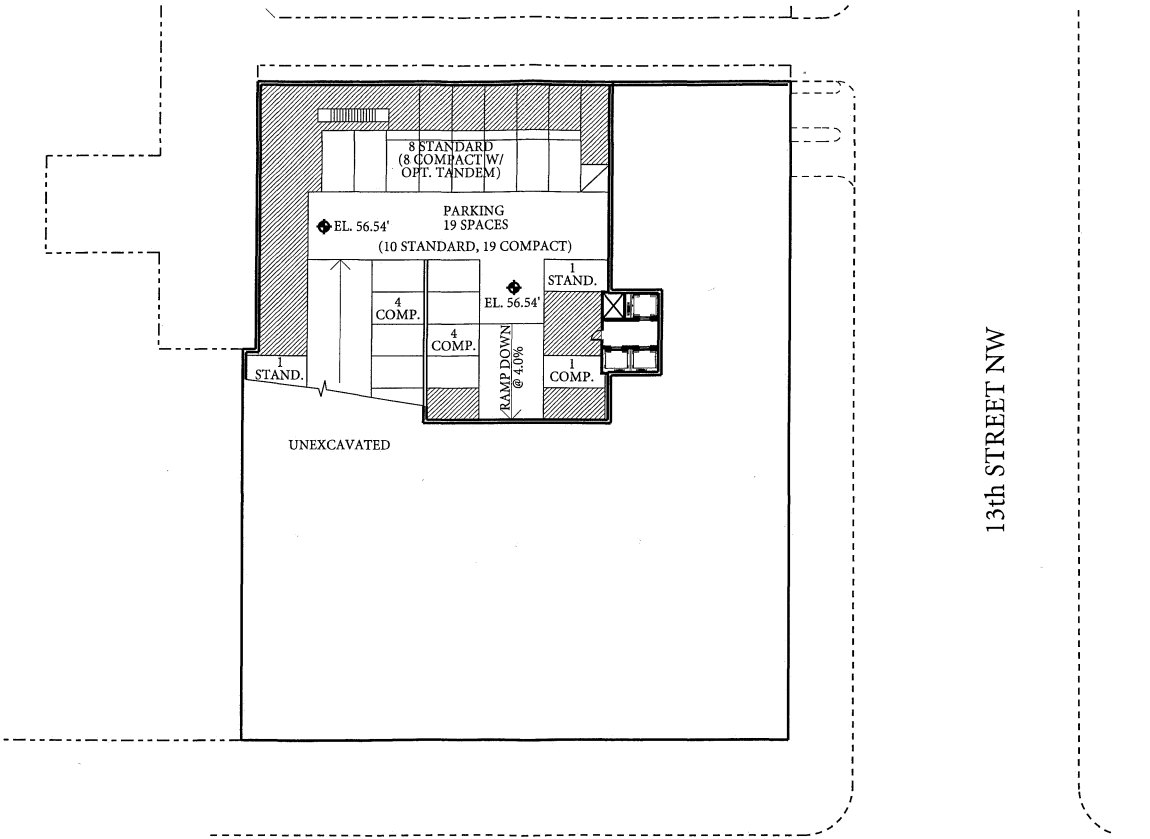
G2 LEVEL

Scale: 1"= 30'

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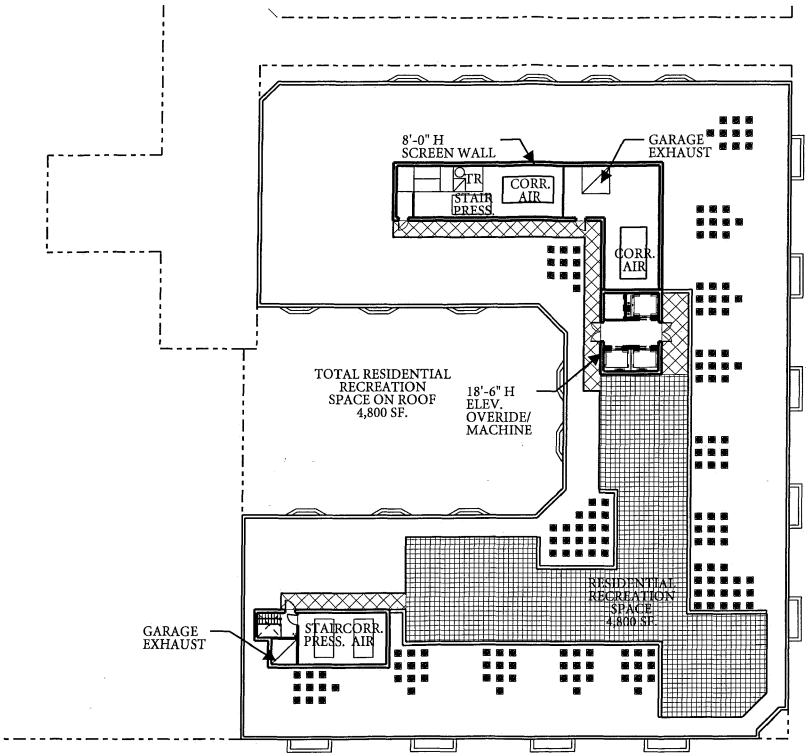
G3 LEVEL

Scale: 1"= 30'

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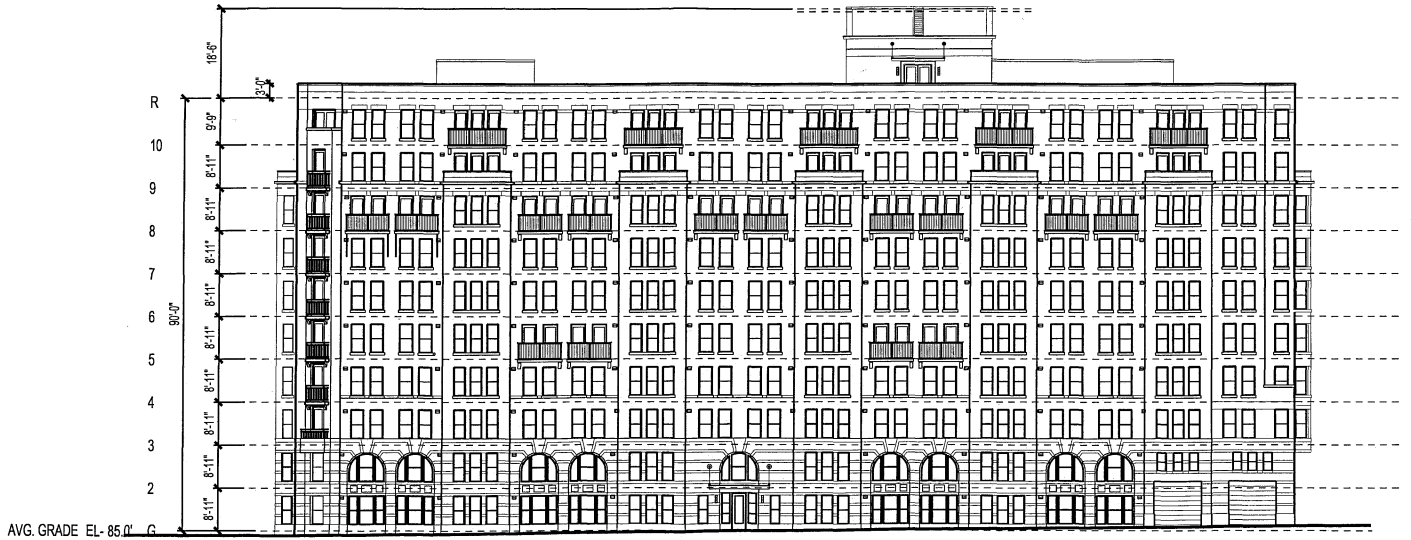
ROOF PLAN

Scale: 1"= 30'

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13TH STREET ELEVATION

Scale: 1"= 20'

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M STREET ELEVATION

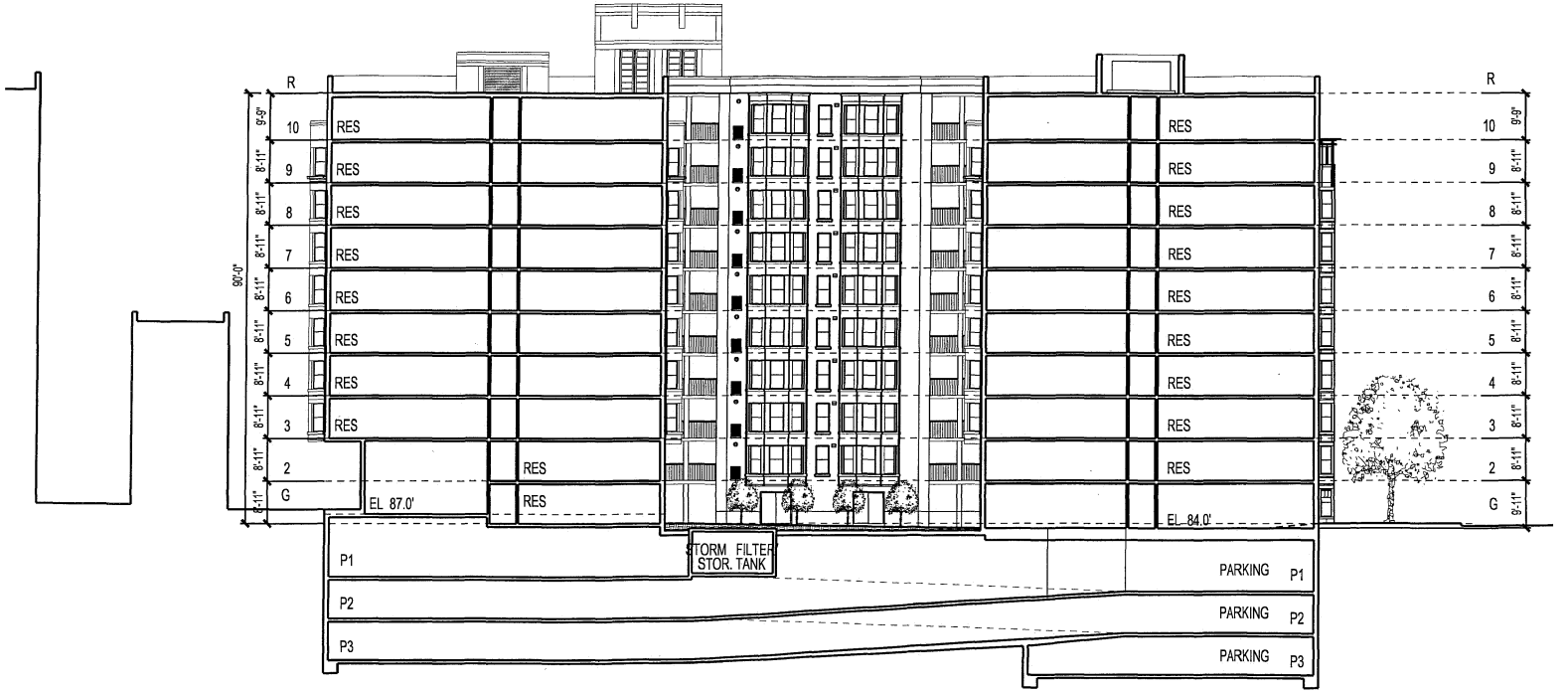
Scale: 1"= 20'

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NORTH/ SOUTH SECTION

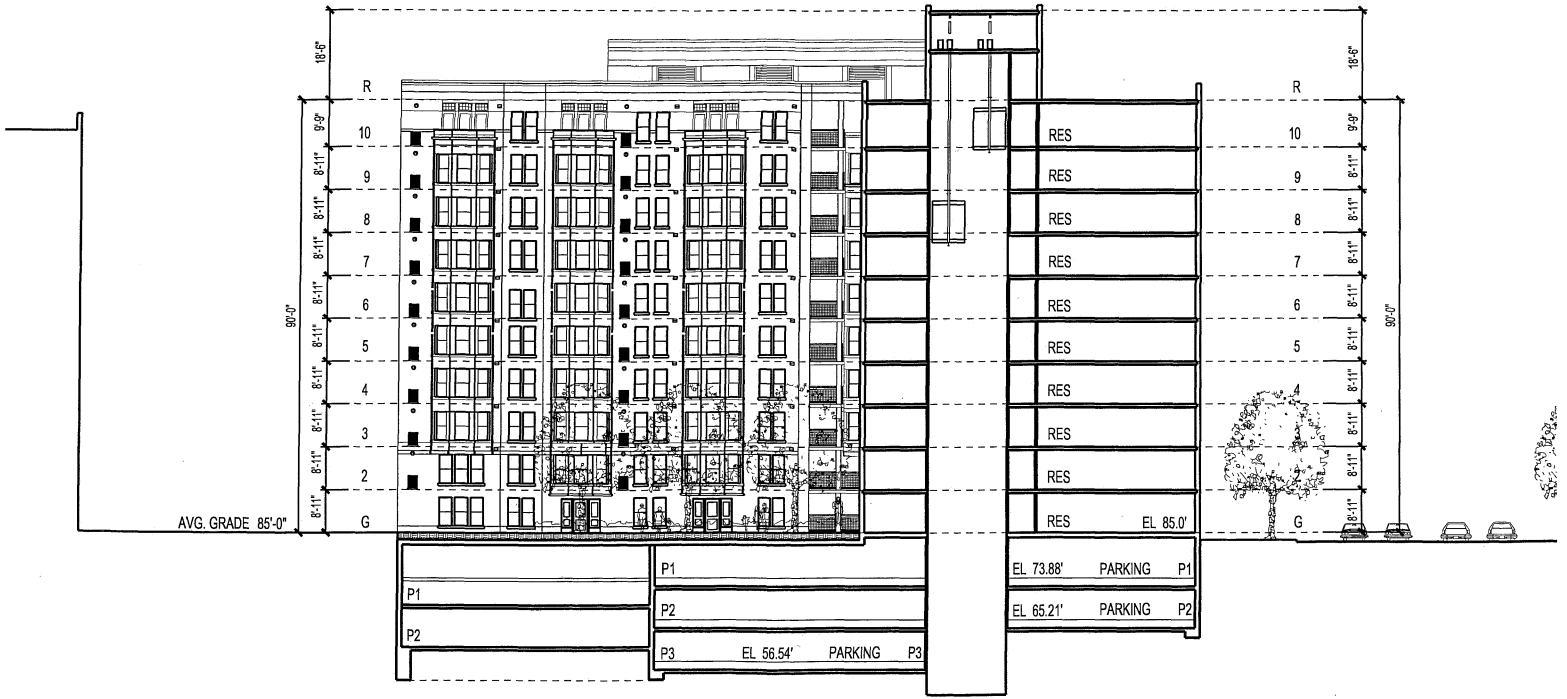
Scale: 1"= 20'

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EAST/WEST SECTION

Scale: 1"= 20'

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13th & M Apartments - JPI

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Preliminary Program Analysis

10/21/02

Unit Types	Zoning GSF/Flr	Building GSF/Flr	Construct. GSF/Flr	Eff.	1 Bedroom					1 Bed w/ Den	2 Bedroom						2 Bed w/ Den	3 Bedroom	Unit Subtotal per Floor
				1A	1C	1D	1E	1G	1H	2D	2G	2H	2J	2M	2N	2P	2L	3A	
Net Sq Footage				570	652	918	722	791	760	1062	905	1030	1120	970	1100	1138	1294	1375	
G-3			11,653																
G-2			34,313																
G-1			34,313																
1st Floor	26,445	26,509	26,509		2	1	2	5	2						2	1		1	16
2nd Floor	23,591	23,618	23,618		2	1	2	7	3		1	1		1	2		1	1	22
3rd Floor	28,159	28,218	28,218	2	2	1	2	8	3	1	1	1	1	1	2		1	1	27
4th Floor	28,159	28,218	28,218	2	2	1	2	8	3	1	1	1	1	1	2		1	1	27
5th Floor	28,159	28,218	28,218	2	2	1	2	8	3	1	1	1	1	1	2		1	1	27
6th Floor	28,159	28,218	28,218	2	2	1	2	8	3	1	1	1	1	1	2		1	1	27
7th Floor	28,159	28,218	28,218	2	2	1	2	8	3	1	1	1	1	1	2		1	1	27
8th Floor	28,159	28,218	28,218	2	2	1	2	8	3	1	1	1	1	1	2		1	1	27
9th Floor	28,159	27,723	27,723	2	2	1	2	8	3	1	1	1	1	1	2		1	1	27
10th Floor	28,159	27,723	27,723	2	2	1	2	8	3	1	1	1	1	1	2		1	1	27
Roof	1,200		1,200																0
Subtotal/Unit				16	20	10	20	76	29	8	9	9	8	9	20	1	9	10	254
Subtotal/Type				**16**						**163**							**65**	**10**	
Percent of Total				**6%**						**64%**							**26%**	**4%**	
Subtotal Area				9,120	13,040	9,180	14,440	60,116	22,040	8,496	8,145	9,270	8,960	8,730	22,000	1,138	11,646	13,750	
Unit Total																			**254**
Subtotal Net Area																			**220,071**
																			+5,689 s.f. (bays)
Total Net Area																			**225,760**
Total Zoning Gross Area	**276,508**																		
Total Building Gross Area		**274,881**																	
Total Construction Gross Area**			**356,360**																
Site Area			**35,138**																
Proposed FAR			**7.87**																
Building Efficiency		**82.1%**																	
Lot Occupancy			**80%**																

Total Residential Recreation Space = 5% of Total Zoning Gross, 5% of 276,508=13,825 s.f.
Total Parking Spaces Allotted = .7 x total number of units = .7 x 254 units = 178 parking spaces
Unit areas listed are net: areas calculated are measured from inside face of exterior wall to inside wall and/or inside face of corridor wall and between center lines of demising walls.
**Total construction gross area includes garage + roof penthouse

g:/ res/02144.jpl/4des/4des021021sf.xls