ShawPittman LLP

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July 15, 2002

By Hand Delivery

D.C. OFFICE OF ZONING
RECEIVED
2002 JUL 15 PM 12:14

Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: Consolidated PUD and Zoning Map Amendment Applications Jefferson at Logan Circle, L.P. (Square 245, Lots 28, 804-806, 821, 825, 827, 834 and 841-842)

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find applications for a consolidated planned unit development ("**PUD**") and a proposed amendment to the Zoning Map of the District of Columbia. As discussed in detail in the attached statement, Jefferson at Logan Circle, L.P., an affiliate of JPI Apartment Development ("**Applicant**") is the contract purchaser of the above-referenced properties and seeks to develop a residential project of approximately 300 apartments with ground floor neighborhood serving retail in the Logan Circle neighborhood at 13th and M Streets, N.W.

The Applicant respectfully requests that the Zoning Commission set the project down for a public hearing as soon as possible so that construction of these new residential units can begin in the fall of 2003. If you have any questions regarding the applications, please call either of the undersigned at (202) 663-8000.

Sincerely,

Phil Feola

Paul Tummonds

cc: ANC 2F
Helen Kramer
Office of Planning
Aaron Liebert

ZONING COMMISSION
District of Columbia
Case 02-27
Exhibit 1

ZONING COMMISSION
District of Columbia
CASE NO.02-27
EXHIBIT NO.1

Z.C. Form #2 (2-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
245	0834	R-5-E	DD/C-2-C

Address or description of the premises:

The affected property has an address of 1220 13th Street, NW.

Area of the Site: 9,571 square feet

Baist Atlas No. _____, Page _____.

Brief description of the proposal:

The proposed project will create 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 retail 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 125 feet. The project will have a lot occupancy of 80% and will contain approximately 288 parking spaces.

Concurrent change of zoning requested (check one): x Yes _____ No

The above information and attached documents are true to the best of my knowledge.

Dr. Keyvan Abdut — July 9, 2002

Owner's Signature — Date

Keyvan Abdut

Owner's Printed Name

Person to be notified of all actions:
Phil T. Feola and
Paul A. Tummonds, Jr. — (202) 663-8000

Name — Telephone Number

2300 N Street, N.W., Washington, D.C. — 20037

Address — Zip Code

Certification of Minimum Area: I hereby certify that the total land area involved in all the PUD applications for this project is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

Z.C Form #6 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
245	0805	R-5-E	DD/C-2-C

Address or description of the premises:

The affected property has an address of 1315 M Street, NW.

Area of the Site: 2,440 square feet

Baist Atlas No. _____, Page _____.

Brief description of the proposal:

The proposed project will create 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 retail 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.

Concurrent change of zoning requested (check one): __x__ Yes _____ No

The above information and attached documents are true to the best of my knowledge.

Harvard Management Company, Inc.
Pursuant to Delegated Authority of
President and Fellows of Harvard College

Owner's Signature — Authorized Signatory — DAVID B. SCHUDER — 7/5/01

Owner's Signature — Authorized Signature — GARY F. SIVERSON

Person to be notified of all actions:
Phil T. Feola and
Paul A. Tummonds, Jr. — (202) 663-8000
Name — Telephone Number

2300 N Street, N.W., Washington, D.C. — 20037
Address — Zip Code

Certification of Minimum Area: I hereby certify that the total land area involved in all the PUD applications for this project is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
245	0825	R-5-E	DD/C-2-C
245	0842	R-5-E	DD/C-2-C
245	0841	R-5-E	DD/C-2-C
245	0827	R-5-E	DD/C-2-C
245	0821	R-5-E	DD/C-2-C

Address or description of the premises:

The affected property has an address of 1208-1216 13th Street, NW.

Area of the Site: 7,316 square feet

Baist Atlas No. _____, Page _____.

Brief description of the proposal:

The proposed project will create 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 retail 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.

Concurrent change of zoning requested (check one): x Yes ____ No

The above information and attached documents are true to the best of my knowledge.

John A. Booker — Owner's Signature

7/08/02 — Date

John A. Booker — Owner's Printed Name

Person to be notified of all actions:
Phil T. Feola and
Paul A. Tummonds, Jr. — Name

(202) 663-8000 — Telephone Number

2300 N Street, N.W., Washington, D.C. — Address

20037 — Zip Code

Certification of Minimum Area: I hereby certify that the total land area involved in all the PUD applications for this project is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

Z.C. Form 81 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
245	834	R-5-E	DD/C-2-C

Address or description of the premises:

The affected property has an address of 1220 13th Street, NW.

The proposed zoning map amendment application is being filed concurrently with a consolidated planned unit development (PUD) application. The proposed zoning map amendment application will rezone the property to the Downtown Development (DD)/C-2-C Zone District.

The proposed project will create 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 retail 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.

Area of the Site: 9,571 square feet

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Dr. Keyvan Bhdut
Owner's Signature

July 9, 2002
Date

Keyvan Abdut
Owner's Printed Name

Person to be notified of all actions:

Phil T. Feola and Paul A. Tummonds, Jr. (202) 663-8000
Name Telephone Number

2300 N Street, N.W. Washington, D.C. 20037
Address Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
245	805	R-5-E	DD/C-2-C

Address or description of the premises:

The affected property has an address of 1315 M Street, NW.

The proposed zoning map amendment application is being filed concurrently with a consolidated planned unit development (PUD) application. The proposed zoning map amendment application will rezone the property to the Downtown Development (DD)/C-2-C Zone District.

The proposed project will create 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 retail 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.

Area of the Site: 2,440 square feet

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Harvard Management Company, Inc.
Pursuant to Delegated Authority of
President and Fellows of Harvard College

Owner's Signature — Authorized Signatory — DAVID W. SCUDDER — 7/5/02 Date

Owner's Signature — Authorized Signatory — GARY F. SWERSON

Person to be notified of all actions:

Phil T. Feola and Paul A. Tummonds, Jr. (202) 663-8000
Name Telephone Number

2300 N Street, N.W. Washington, D.C. 20037
Address Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
245	0825	R-5-E	DD/C-2-C
245	0842	R-5-E	DD/C-2-C
245	0841	R-5-E	DD/C-2-C
245	0827	R-5-E	DD/C-2-C
245	0821	R-5-E	DD/C-2-C

Address or description of the premises:

The affected property has an address of 1208-1216 13th Street, NW.

The proposed zoning map amendment application is being filed concurrently with a consolidated planned unit development (PUD) application. The proposed zoning map amendment application will rezone the property to the Downtown Development (DD)/C-2-C Zone District.

The proposed project will create 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 retail 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.

Area of the Site: 7,316 square feet

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

John A Booker — 7/08/02

Owner's Signature — Date

John A. Booker

Owner's Printed Name

Person to be notified of all actions:

Phil T. Feola and Paul A. Tummonds, Jr. — (202) 663-8000

Name — Telephone Number

2300 N Street, N.W. Washington, D.C. — 20037

Address — Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____

Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
245	0028	R-5-E	DD/C-2-C
	0804	R-5-E	DD/C-2-C
	0806	R-5-E	DD/C-2-C

Address or description of the premises: __

The affected property has an address of 1309, 1313 & 1317 M Street, N.W.

The proposed zoning map amendment application is being filed concurrently with a consolidated planned unit development (PUD) application. The proposed zoning map amendment application will rezone the property to the Downtown Development (DD)/C-2-C Zone District.

The proposed project will create 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 retail 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.

Area of the Site: 12,493 square feet

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature — Date: 1-12-02

John A. Koskinen, Attorney-in-fact for District TLC Trust 1996, owner, not in his individual capacity
Owner's Printed Name

Person to be notified of all actions:

Phil T. Feola and Paul A. Tummonds, Jr. — (202) 663-8000
Name — Telephone Number

2300 N Street, N.W. Washington, D.C. — 20037
Address — Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No. _____