JEFFERSON AT LOGAN CIRCLE



APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR CONSOLIDATED REVIEW AND APPROVAL OF A PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT

JEFFERSON AT LOGAN CIRCLE, L.P.

July, 2002

ZONING COMMISSION
District of Columbia
Case No. 02-27
Exhibit No. 1

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

DEVELOPMENT TEAM

APPLICANT:	JPI Apartment Development 8230 Boone Boulevard Suite 340 Vienna, VA 22182
ARCHITECTS, ENGINEERS AND CONSULTANTS:	Torti Gallas and Partners-CHK, Inc. 1300 Spring Street, 4th Floor Silver Spring, MD 20910
	Bowman Consulting Group 2121 Eisenhower Avenue Suite 302 Alexandria, VA 22314
	Bowden Realty, Inc. 1225 I Street, N.W. Suite 500 Washington, D.C. 20005
LAND USE COUNSEL:	Shaw Pittman 2300 N Street, N.W. Washington, D.C. 20037

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PREFACE

This statement is submitted by Jefferson at Logan Circle, L.P. on behalf of the property owners[1], in support of an application for the consolidated review and one-step approval of a Planned Unit Development ("PUD") and a corresponding map amendment to the Zoning Map for the subject property generally located at the intersection of 13th and M Streets, N.W. in Square 245, Lots 28, 804-806, 821, 825, 827, 834, and 841-842 before the District of Columbia Zoning Commission in conformity with Chapter 24 of the District of Columbia Zoning Regulations. The Applicant is requesting the consolidated review and approval of a PUD and related zoning map amendment application in order to develop a mixed-use, primarily residential, project on the property. The PUD includes an apartment building of approximately 305,000 square feet that will include approximately 300 residential units. In addition, approximately 4,400 square feet of retail will be included on the ground floor level of the project along 13th Street, N.W. The Applicant has made initial presentations to various District Government representatives regarding the proposed project and will be making presentations to ANC 2F and the Logan Circle Community Association in the near future.

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[1] The properties that are included in this application are owned by the following entities: Harvard Management Company (Lot 805); John Booker (Lots 821, 825, 827, 841 and 842); Keyvan Ahdut (Lot 834); and District TLC Trust 1996 (Lots 28, 804, 806). Jefferson at Logan Circle, L.P. is the contract purchaser of these properties, and is acting as agent for these property owners for the purposes of this application.

Submitted in support of this application are completed application forms, a notice of intent to file a PUD (with property owner list and certification of mailing), architectural drawings, and a zoning map of the subject property and surrounding area.. As set forth below, this statement and the attached documents meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

I. INTRODUCTION

A. Summary of Requested Action.

This document supports the application of Jefferson at Logan Circle, L.P., an affiliate of JPI Apartment Development ("Applicant"), to the Zoning Commission of the District of Columbia ("Commission") for the consolidated review and one-step approval of a Planned Unit Development ("PUD") and a corresponding amendment to the Zoning Map for the site. The project site includes Lots 28, 804-806, 821, 825, 827, 834, and 841-842 in Square 245 (the "Subject Property"). The Subject Property is located in the lower Logan Circle neighborhood of Ward 2. It consists of approximately 31,769 square feet of land and is located in the high density residential land use category as shown on the District of Columbia Generalized Land Use Map.

The site is currently zoned R-5-E, pursuant to Zoning Commission Order No. 914, dated February 25, 2000. Prior to that date, the site was located in a SP-2 District. The R-5-E District is designed to permit all types of urban residential development at a relatively high density and height. The R-5-E District is commensurate with the high density residential land use category of the Comprehensive Plan's Generalized Land Use Map.

The Applicant requests a Zoning Map amendment from the R-5-E District to the Downtown Development ("DD")/C-2-C District for the site to accommodate the proposed development program, in particular, the increased amount of residential gross floor area provided by the project, as well as the vibrant ground floor retail uses that will be

included along 13th Street, N.W. The proposed height and density of the project do not exceed the zoning requirements of the DD/C-2-C District. Rezoning the site to the DD/C-2-C District is consistent with the goals of the Comprehensive Plan of the District of Columbia, as discussed in detail herein.

B. The Applicant

JPI is an experienced, fully integrated real estate firm that specializes in the acquisition, development, construction and management of luxury, residential communities. JPI operates in markets throughout the United States and is one of the country's top developers of residential real estate. JPI senior executives bring with them decades of real estate development, construction, finance and management experience. Headquartered in Irving, Texas, JPI was formed for the purpose of focusing on building luxury multifamily communities.

JPI Mid-Atlantic Developments

Completed/Under Construction	Units	Year Built	Location
Jefferson at Fair Oaks	161	1995	Fair Oaks, VA
Jefferson at Van Dorn	360	1995	Alexandria, VA
Jefferson at Presidents' Park	412	2000	Herndon, VA
Jefferson at Westtown	252	1998	Westtown, PA
Jefferson Village	246	1999	Sterling, VA
Jefferson at Pin Oak	348	1998	Bowie, MD
Jefferson Park	300	1998	College Park, MD
Jefferson Villa	261	1999	Bethesda, MD
Jefferson at King Farm	433	2000	Rockville, MD
Jefferson at Mill Road	315	2001	Alexandria, VA
Jefferson at Fallsgrove	360	2001	Rockville, MD
Jefferson Park	222	2001	Falls Church, VA
Jefferson at Clarendon Centre	252	2002	Clarendon, Virginia
Jefferson at Penn Quarter	428	2003	Washington, DC
Under Development			
Jefferson at Congressional South	420	2002	Rockville, Md
Bucks County	500	2002	Bucks County, PA
Montgomery County	480	2002	Mont. County,. PA

JPI's equity capital provides it with a competitive edge in the marketplace as it relates to new development and acquisition opportunities. In 1994, JPI created a Mid-Atlantic region based in Vienna, VA to handle development, construction and management activities from Pennsylvania to North Carolina. Since the construction of the first two projects in 1995, JPI has built more luxury apartments in the Washington,

DC market than any other local or national developer. JPI has also led the country in the construction of apartments in two of the last four years.

In 1999, JPI was competitively selected by the GSA for the historical rehabilitation of Square 457 at 7th & E Street to conform to the urban design standards advocated for Penn Quarter, and in accordance with the National Historic Preservation Act. The work includes restoration of numerous historical facades and the original entrance to the building, as well as 428 luxury residential units in an 11-story building designed to complement the historic integrity of the area. The project also features a 250-seat live performance theatre, space for a theatrical school, 33,000 square-feet of retail and a museum dedicated to the life and work of Clara Barton, which will be operated by the GSA.

C. Project Goals and Objectives and Benefits of Using the PUD Process.

The Applicant's objective is to create high quality residential units in the lower Logan Circle neighborhood, combined with a significant neighborhood-serving retail presence along 13th Street. In addition to providing these important amenities to the neighborhood, the proposed project will remove a blighted and environmentally contaminated piece of land from the neighborhood that has remained an eyesore and nuisance to the community for many years.

The PUD process provides a means for creating "well-planned development." The objectives of the PUD process are to promote "sound project planning, efficient and economical land utilization, attractive urban design and the provision of desired public

spaces and other amenities." The notice and hearing requirements of the PUD regulations ensure that adjacent property owners and area residents will have the opportunity to express their views about the application. The use of the PUD process gives the community and District agencies an opportunity to work together with the Applicant to ensure a well-planned development.

The PUD and Zoning Map amendment process will allow for the use of the Subject Property in a manner that is compatible with existing uses in the neighborhood yet is not possible under the existing R-5-E Zone District. The PUD process will provide the Zoning Commission with an opportunity to review the design of the project in connection with its consideration of the request to rezone the site to DD/C-2-C. The proposed rezoning is appropriate for the area.

D. Development Timetable.

The Applicant hopes to start construction by Fall 2003 and expects that the total construction period will last approximately 24 months.

II. THE PROJECT SITE

A. Site Location

The Subject Property consists of approximately 31,769 square feet of land area and is generally situated at the northwest corner of 13th and M Streets, N.W. The Subject Property includes 205 feet of frontage along the west side of 13th Street north of the 13th and M Street intersection. Along M Street, the Subject Property includes 148.5 total feet

of frontage on the north side of M Street, west of 13th Street. The existing property known as 1311 M Street, N.W., which is improved with an abandoned and dilapidated building, is not a part of the Subject Property and is not included in this application.

The Subject Property is located in the lower Logan Circle Neighborhood, with Logan Circle located approximately two blocks to the north. As previously stated and as shown on the Zoning Map, included as Exhibit F, the Subject Property is located in the R-5-E District. The Subject Property is surrounded by various Zoning Districts, including an SP-2 District immediately to the west, a C-2-C District to the east along 12th and M Streets, a DD/R-5-E District to the south across Massachusetts Avenue and a DD/C-2-C District approximately two blocks to the south across Massachusetts Avenue.

The majority of the Subject Property is under-improved and in very poor condition. Broken glass and illegally parked cars compete with patches of grass and dirt for most of the vacant area. Towards the northern edge of the Subject Property along 13th Street, several aging and decaying buildings exist that house a liquor store, a deli, a dry cleaner, a take-out restaurant and offices of the SEIU Local 82. Along M Street, the vacant parcels are littered with construction debris, overgrown weeds and local trash from passers-by. An abandoned, boarded-up rowhouse exists at 1313 M Street that has periodically been illegally occupied by prostitutes and homeless people.

At one time an Amoco gas station existed on a vacant corner portion of the Subject Property. Unfortunately, this prior use has caused significant environmental problems as

the underground storage tanks leaked and contaminated the Subject Property. The District of Columbia Government acquired this portion of the Subject Property.

In addition, a dry cleaner plant formerly operated in the existing building on the northern portion of the Subject Property. This former use has resulted in the presence of PCE chemicals on the Subject Property. The PCE contamination on the site will also require environmental remediation. Thus, any development on the Subject Property requires significant environmental remediation, at considerable cost, by the Applicant.

B. Matter of Right Development Under Existing and Proposed Zoning

The R-5-E District permits a maximum height of 90 feet, a maximum Floor Area Ratio (FAR) of 6.0 for apartment buildings and a maximum lot occupancy of 75%. The R-5-E District requires a rear yard setback of three inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. No side yard is required in the R-5-E District, however, if a side yard is provided, it must be at least 3 inches wide per each foot of height, but not less than 8 feet wide.

The DD/C-2-C District permits a maximum height of 130 feet for this project, a maximum lot occupancy of 80% and there is no maximum FAR for the site. The DD/C-2-C District requires residential recreation space of 5% of the residential gross floor area and a rear yard of at least 15 feet. No side yard is required in the DD/C-2-C District, however, if a side yard is provided, it must be at least 2 inches wide per each foot of height, but not less than 8 feet wide.

C. Project Description.

The Applicant and its development team have given extensive thought and attention to creating a project that will be a significant architectural addition to the neighborhood, at a size and scale that is in keeping with the surrounding properties, and fulfills the goals and objectives of the District's Comprehensive Plan. The proposed project uses the vernacular of the neighborhood to create an impressive new mixed-use, primarily residential, structure that will provide needed residential units and neighborhood commercial activity for the area, and will remove a blighted, nuisance property from the community.

The project has its main entrance at the corner of 13th and M Streets, N.W. The project, while a single building for zoning and building code purposes, visually reads as two distinct components. These two components are in fact attached at the rear with an above-grade connection. Both will share a parking garage, health club facilities, and amenities such as a lounge, gallery and community room. The total project will include approximately 310,000 square feet of gross floor area and will have a FAR of 9.76. The project will include approximately 300-310 apartment units and approximately 245 parking spaces in four below-grade parking levels. Access to the parking garage will be made from 13th Street at the northern edge of the Subject Property. In addition, access to the loading bays serving the 13th Street building will be from a twenty foot wide alley (the existing public alley is fifteen feet wide, the building has been set-back from the property

line five feet to allow for additional area to facilitate traffic flow into and out of the public alley system in Square 245) to the north of the Subject Property.

The larger of the two components will be located along 13th Street, N.W. A porte cochere is located at the intersection of 13th and M Streets which allows a vehicular drop-off point for residents of the project and their guests. In addition to a leasing and management office for the residential portion of the building, ground floor uses along 13th Street will include approximately 4,400 square feet of retail uses. The Applicant envisions neighborhood oriented tenants that will add vitality and vibrancy to the neighborhood. A restaurant with a sidewalk café and or community serving retail stores are desired for this space. A large landscaped courtyard in the interior of the Subject Property will provide recreation space for residents of the project. This greenspace will be framed by a lounge, gallery, community room and health club that will be available for use by residents of the project and their guests.

As shown in the elevations attached as part of Exhibit G, the 13th Street façade of the building will have a series of bays and recesses in the building to create a rich architectural texture and help break-up the perceived mass of the building along 13th Street. Bands of different colored masonry along the lower levels of the building and again at the upper levels of the building relate the height of this building to the other structures in the immediate vicinity. The northern and southern top floors of this building along 13th Street have been pulled back from the property line to create a proper visual transition to the adjoining properties.

The larger component will include efficiencies, one, and two-bedroom units. The 12th and 13th floors will have private roof terraces and will include some two bedroom duplex units along the northern edge of the building. The roof will include a roof terrace that can be accessed by all of the residents of the project. This portion of the building will have a height of 126 feet.

The smaller component will have its frontage along M Street, N.W. and will have a height of 119 feet. The two components that make-up the project are separated along M Street by the 1311 M Street property, which is not part of this application. In order to reduce the perceived mass of the project, the M Street component reads visually as an entirely different building. The reduced height and rounded edges of this component create an appropriate architectural transition between the 13th Street component and the Washington Plaza Hotel located to the west of the Subject Property. This component will include one and two bedroom units.

D. Flexibility under the PUD Guidelines

A great benefit of the PUD process is that the Applicant is provided a certain degree of flexibility from the requirements of the Zoning Regulations in return for meeting District and neighborhood planning goals. The Applicant is requesting relief from the rear yard and side yard setback requirements, the court width requirements, and the rooftop penthouse requirements for the project as established in the Zoning Regulations.

III. PLANNING ANALYSIS

A. Introduction.

Through the PUD process, the Applicant will achieve a central goal of the District of Columbia, providing new residential opportunities in the Logan Circle neighborhood of Ward 2. The adjustments that are sought through the rezoning of the Subject Property are consistent with other buildings in the area and are within the requirements of the Zoning Regulations for the requested DD/C-2-C District. The instances in which the project does not meet the strict interpretation of the DD/C-2-C District Zoning Regulations have been discussed in Section II, D of this statement.

B. Land Use Impact.

Throughout the design and planning process for this project, much care was given to creating a project that is considerate of, and compatible with, the surrounding buildings and uses. The proposed height, mass and design of the buildings that comprise the project are compatible with existing developments in the area. The Comprehensive Plan encourages the creation of new housing to meet the needs of present and future District residents at locations that are consistent with District land-use policies and objectives.

C. Zoning Impact.

The proposed rezoning of the Subject Property to the DD/C-2-C District is consistent with the goals and objectives of the Comprehensive Plan. The Generalized Land Use Map includes the Subject Property in the high density residential land use

category. The proposed project and the proposed DD/C-2-C District are entirely consistent with existing development and zoning in the surrounding area and the Comprehensive Plan.

D. Environmental Impact.

As more specifically detailed in Exhibit E, there is no adverse environmental impact that will result from this project being constructed. Moreover, the Subject Property currently contains hazardous materials as a result of the gas station and dry cleaner uses that previously existed on the site. With the approval of this project, the Applicant will undertake an extensive and costly environmental remediation effort that will allow the site to be a benefit, rather than a burden, to the community. This is a significant benefit to the environmental quality of life for the Logan Circle neighborhood and the entire District.

In addition, the increased use in water and sanitary services that will occur as a result of the project will have an inconsequential effect on the District's delivery systems. The site is currently served by all major utilities. The project's proposed stormwater management and erosion control plans will minimize impact on the adjacent property and existing stormwater systems. The requisite erosion control procedures stipulated by the District will be implemented during construction of the project.

E. Facilities Impact.

The proposed project will not have an adverse impact on the public facilities that it will rely on for service. Located within walking distance of the Mount Vernon Square/UDC and McPherson Square metrorail stations, as well as several bus lines, the project is adequately served by public transportation.

IV. EVALUATION STANDARDS

Section 2403 of the Zoning Regulations provides the standards for evaluating a PUD application.

A. Public Benefits and Project Amenities

Section 2403.9 provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under matter-of-right zoning. The instant consolidated application will achieve the goals of the PUD process by providing high quality residential development and neighborhood-oriented commercial uses on the Subject Property with significant public benefits to the neighborhood and the District as a whole.

1. Housing

Under Section 2403.9(f) of the Zoning Regulations, the PUD guidelines state that the production of housing is a public benefit that the PUD process is designed to encourage. In furtherance of this important goal, the proposed PUD project will add approximately 300 new residential units to the Logan Circle neighborhood.

2. Urban Design and Architecture

Section 2403.9(a) lists urban design and architecture as categories of public benefits and project amenities for a PUD. The proposed project will create an impressive architectural addition to the Logan Circle neighborhood. The bays and indentations in the 13th Street façade of the project, as well as the setting-back of the upper levels of the 13th Street component, relate the structure to the surrounding neighborhood and adjacent buildings. The symmetry of architecture at the corner of 13th & M Street will create an exciting view from 13th Street, drawing residents and pedestrians from across Massachusetts Avenue and promoting the livability of the neighborhood. The addition of vibrant and active ground floor uses along 13th Street help create an important link from Downtown, south of the Subject Property, to Logan Circle to the north. The reduced height of the M Street component of the project succeeds at relating the project to the adjacent hotel and creates an exciting perspective from Thomas Circle.

3. Site Planning

Pursuant to Section 2403.9(b) of the Zoning Regulations, "Site planning, and efficient and economical land utilization" are public benefits and project amenities to be evaluated by the Zoning Commission. The proposed project has been carefully designed to maintain the 80% lot occupancy of the DD/C-2-C Zone District. The project includes a significant landscaped interior courtyard that provides residents of the project and their guests the opportunity for passive recreation and relaxation on the Subject Property. Along M Street, a substantial landscape buffer has been designed to enhance the pedestrian experience.

4. Effective and Safe Vehicular and Pedestrian Access

The Zoning Regulations, pursuant to Section 2403.9(c), state that "Effective and safe vehicular and pedestrian access" can be considered public benefits and project amenities of a project. The proposed project has been designed to minimize pedestrian and vehicular conflict. As shown on the vehicular circulation plan in Exhibit G, access to the underground parking garage and to the loading areas will occur at the northern edge of the Subject Property along 13th Street. Pedestrian access to the residential portions of the project and the retail uses are far removed from the vehicular and loading access points. A porte cochere is located at the intersection of 13th and M Streets to allow for a more efficient process for residents and guests to be dropped off and for automobiles to then enter the surrounding traffic system. Vehicles that access the port cochere drop-off will enter from 13th Street and exit onto M Street. Additionally, the alley to the north of

the Subject Property will be expanded to twenty feet by setting the building back from the property line. This additional area will enhance the safety of traffic flow into and out of the alley.

5. Environmental Benefits

Section 2403.9(h) of the Zoning Regulations lists "Environmental benefits, such as stormwater runoff controls and the preservation of open space or trees" as public benefits and project amenities. As discussed above, the creation of this project will result in the full and complete environmental remediation of this site. Presently, the Subject Property contains environmentally hazardous materials and does not contain any measures to control stormwater run-off from this contaminated site. The environmental clean-up of the Subject Property provides a significant benefit to the immediate neighborhood, as well as to the District as a whole as it will prevent further outflows of contaminated run-off from the site.

6. Revenue for the District

According to Section 2403.9(i), "Uses of special value to the neighborhood or the District of Columbia as a whole" are deemed to be public benefits and project amenities. The addition of approximately 300 new households will result in the generation of significant additional tax revenues in the form of property, income, sales, use and employment taxes for the District.

7. First Source Employment Program

According to Section 2403.9(e), "Employment and training opportunities" are representative public benefits and project amenities. Therefore, the Applicant will voluntarily enter into an agreement to participate in the Department of Employment Services ("DOES") First Source Employment Program to promote and encourage the hiring of District of Columbia residents.

8. Local Business Opportunity Program

Pursuant to Section 2403.9(e), the use of local firms in the development and construction of the project is a representative public benefit and project amenity. Therefore, the Applicant will enter into a Memorandum of Understanding with the Local Business Opportunity Commission ("LBOC") to use the resources of the LBOC to utilize local business enterprises in the development of this project.

9. Comprehensive Plan

According to Section 2403.9(j), public benefits and project amenities include "other ways in which the proposed planned unit development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan". As described in greater detail in Section V, the PUD is consistent with and furthers many elements and goals of the Comprehensive Plan.

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD is consistent with and fosters the goals and policies stated in the elements of the District of Columbia Comprehensive Plan, ("Comprehensive Plan") D.C. Law 12-275, 10 DCMR (Planning and Development) § 100 et seq. (1998), particularly those within the Land Use Element.

The purposes of the District of Columbia Comprehensive Plan Act are to:

> (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions and matters affecting the District and its citizens; (3) Promote economic growth in jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation, stabilization and improvement of each neighborhood and community in the District.

(D.C. Code § 1-245(b) (1994 Supp.))

The proposed project significantly advances these purposes by furthering the social and economic development of the District through the creation of high quality residential development, an increased tax base for the District and stabilizing and improving the Logan Circle neighborhood.

A. Compliance with Major Themes.

Three major themes that are applicable to this project were adopted as part of the Comprehensive Plan. The Applicant's proposal is consistent with these themes as follows:

1. Stabilizing the District's Neighborhoods.

The Subject Property is presently a non-contributing site to the general vitality and beauty of the Logan Circle neighborhood. The removal of this generally nuisance property helps to strengthen the lower end of the Logan Circle neighborhood. The addition of approximately 300 new residential units and neighborhood-oriented retail along 13th Street will also help stabilize the Logan Circle neighborhood by increasing pedestrian activity and bringing more households into the neighborhood that can patronize local retail uses.

2. Respecting and Improving the Physical Character of the District.

The proposed project's height and mass have been carefully designed to respect the surrounding buildings in the immediate area and the neighborhood in general. The proposed project and Zoning Map Amendment create an appropriate transition from the Downtown area, south of M Street and Massachusetts Avenue, to Logan Circle, north of the Subject Property. The complete remediation of this environmentally contaminated property improves the physical character of the District.

3. Preserving and Ensuring Community Input.

The Applicant is committed to a good neighbor policy. The Applicant is scheduled to meet with the Community Development Committee of ANC 2F on July 24, 2002 and will thereafter make presentations to ANC 2F and the Logan Circle Community

Association. The Applicant will continue to meet with neighborhood organizations and the community to address any comments that may arise regarding this project.

B. Compliance with Major Elements.

The Comprehensive Plan also contains 11 major elements. The proposed project furthers the objectives and policies of several of these elements as follows:

1. Generalized Land Use Map

In 1999, the District of Columbia City Council amended the Generalized Land Use Map to redesignate Square 245 from moderate density residential to high density residential. (See 10 DCMR §1139.14). In support of this amendment for Square 245, the Office of Planning stated:

> High-density housing in this close-in location helps the city achieve a number of transportation, environmental and economic development goals consistent with the Comprehensive Plan, including: retention of existing housing supply, residents and tax base in a close-to-Downtown location where residents support Downtown businesses and can typically either walk to work or use public transit.

The proposed project is fully consistent with the Generalized Land Use Map's recent inclusion of the Subject Property in the high density residential land use category. The creation of an apartment building with approximately 300 residential units and neighborhood oriented retail will achieve many of the goals outlined by the Office of Planning noted above.

2. Housing Element

It is the goal of the District to "Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives" (10 DCMR § 302.2(a)),

and "Encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused, . . ." (10 DCMR § 302.2(e)),
and "Encourage the private sector to meet housing needs through the development of infill housing . . ." (10 DCMR § 302.2(f)).

As discussed throughout this statement, the proposed project will create approximately 300 new housing units on a generally vacant and underutilized property in the Logan Circle neighborhood, located in the high density residential land use category on the Generalized Land Use Map. The proposed project fully satisfies the above-mentioned goals of the Comprehensive Plan's Housing Element.

3. Environmental Protection Element

It is the goal of the District to "protect the environment, to resist threats to its overall quality, and to act to maintain and enhance its positive features in the interest of residents, workers and visitors . . . " (10 DCMR § 401.1).

The proposed project will result in the full and complete environmental remediation of this contaminated property at a significant cost to the Applicant. The Applicant will comply with all applicable rules and regulations of the District to promote energy conservation, improve air quality and protect the natural environment.

4. Urban Design Element

It is the goal of the District to "preserve and enhance the outstanding physical qualities of the District neighborhoods." (10 DCMR § 702.1(b)),
and "Promote design features such as storefront windows, multiple entrances to retail and unenclosed sidewalk cafes to encourage pedestrian activity along the streets;" (10 DCMR § 709.2(i)),

The project preserves and enhances the distinguishable physical qualities of the District and the architectural design of the surrounding buildings. The project was designed to complement and be consistent with the architecture, height, scale and massing of the surrounding buildings. The ground floor neighborhood oriented retail uses will bring vibrancy and activity to this lower end of the Logan Circle neighborhood. The proposed project will help act as a transition between Downtown and Logan Circle.

5. Ward 2 Goals and Policies.

The Ward 2 Element of the Comprehensive Plan includes the following objectives in regards to economic development and housing:

> "Increase District tax revenues from expanded economic development activity in Ward 2 but not at the expense of residential communities in the Ward that are critical providers of revenues to the District, especially in the form of income and property taxes, and that are a source of employees to the Central Employment Area." (10 DCMR §1301.1(h)) and
> "The District government shall encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives." (10 DCMR §1305.1(a)).

The proposed project is fully consistent with these objectives of the Ward 2 Element. The Logan Circle residential neighborhood will see significant benefits as a result of this project. In addition to the new retail uses that will be added to 13th Street, the addition of 300 new households will add to the neighborhood's financial clout to bring more and varied retailers to the Logan Circle neighborhood. As discussed above, the addition of a 300 unit apartment building on the Subject Property is entirely consistent with the District's land-use policies and objectives.

VI. CONCLUSION

For the foregoing reasons, the Applicant submits that the consolidated PUD and Zoning Map amendment request meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of a consolidated PUD and Zoning Map amendment; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the consolidated PUD application and Zoning Map amendment should be approved and adopted by the Zoning Commission.

Accordingly, the Applicant respectfully requests the Zoning Commission to set the PUD and accompanying Zoning Map amendment applications down for a public hearing at the earliest possible date.

Respectfully submitted,

SHAW PITTMAN

Phil T. Feola

Paul A. Tummonds, Jr.

Date: July 12, 2002

A

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	0028	R-5-E	DD/C-2-C
245	0804	R-5-E	DD/C-2-C
245	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, NW.

Area of the Site: 12,493 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.

Owner's Signature — Date: 7-11-02

John 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

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 #2 (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	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 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.

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 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.

Owner's Signature: Pursuant to Delegated Authority of President and Fellows of Harvard College — Authorized Signatory — DAVID SCHODER — Date: 7/5/01

Owner's Signature: Pursuant to Delegated Authority of President and Fellows of Harvard College — Authorized Signatory — 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 Bhidy
Owner's Signature

July 9, 2002
Date

Keyvan Abbut
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 (5-92)

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 _____ 7/5/02
Date

DAVID W. SCUDDER
Authorized Signatory

Owner's Signature _____
GREGG SVERSON
Authorized Signatory

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
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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
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. (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. _____

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: 7-12-02

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. _____



Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development and Zoning Map amendment for Lots 28, 804-806, 821, 825, 827, 834, and 841-842 in Square 245 was mailed to Advisory Neighborhood Commission 2F and to the owners of all property within 200 feet of the perimeter of the project site on July 5, 2002, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7 - 2406.10.

A copy of the notice and corrected notice is included with the Application as Exhibit C.

Paul A. Tummonds, Jr.

C

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission
For a Planned Unit Development and An
Amendment to the Zoning Map of the District of Columbia

CORRECTED NOTICE

July 5, 2002 (The corrections are noted in *italics*)

Jefferson at Logan Circle, L.P. ("**Applicant**"), hereby gives notice of its intent to file an application for a Planned Unit Development ("**PUD**") and amendment to the Zoning Map of the District of Columbia. This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (July 1995, as amended). The application will be filed with the Zoning Commission not less than ten (10) days from the date of the *original notice, June 24, 2002. These notices* are given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located on Lots 28, 804, 805, 806, 821, 825, 827, *828*, 834, 841 and 842 in Square 245, ("**Subject Property**") on the northwest corner of 13th and M Streets, N.W. The Subject Property consists of approximately *31,769* square feet of land area and is currently improved with small commercial buildings and surface parking. The Subject Property is located in the *R-5-E* Zone District.

The proposed PUD will allow for the construction of a new 305 unit apartment building with ground floor retail and below grade parking. The map amendment will request to rezone the Subject Property from the *R-5-E* Zone District to the DD/C-2-C Zone District.

The total gross floor area included in the PUD is approximately 310,000 square feet for a total Floor Area Ratio ("**FAR**") of *9.76*. The Building will vary in height between 119 feet to 126 feet. The PUD will have a lot occupancy of approximately 80% and will contain *approximately 245* parking spaces.

The Applicant will make presentations to the ANC *2F* and the Logan Circle *Community* Association regarding the PUD and will continue to keep the community informed of any changes to the PUD throughout the development process.

The developer of the project is Jefferson at Logan Circle, L.P., an affiliate of JPI which is a nationally renown housing developer; the architect is the firm of Torti-Galllas/CHK; and the land use counsel is Shaw Pittman. If you require additional information regarding the proposed PUD and Map Amendment application, please contact Phil T. Feola, Esq. or Paul A. Tummonds, Jr., Esq. of Shaw Pittman at 202/663-8000.



NAME AND MAILING ADDRESS OF THE OWNERS
OF ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM
ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION

SQUARE	LOT	PREMISE ADDRESS	OWNER AND MAILING ADDRESS
245	30	1300 N St., NW	JBG/13th & N LLC 5301 Wisconsin Ave., NW, #300 Washington, DC 20015
245	833	10 Thomas Circle, NW	Washington Hotel Plaza, LLC 1054 31st St., NW, Ste. 1000 Washington, DC 20007
245	838	1224 13th St., NW	Sasha Bruce Youthwork Inc. 741 8th St., SE Washington, DC 20003
245	2001-2173	1239 Vermont Ave., NW	The Board of Directors of The Crescent Tower, a Condominium 1239 Vermont Avenue, NW Washington, D.C. 20005
246	17	1325 Mass. Ave., NW	American Society of Microbiology c/o Natca Membership Inv. 1325 Massachusetts Ave., NW Washington, DC 20005
246	806	1301 Mass. Ave., NW	Norman Bernstein 5301 Wisconsin Ave., NW, #600 Washington, DC 20015
281	8	1209 13th St., NW	Helen C Loftus 1224 Potomac School Rd. McLean, VA 22101-2330
281	46	1201 13th St., NW	C I B Bank c/o LDM USA 1201 13th St., NW Washington, DC 20005
281	47	NW	District of Columbia Housing Authority 1133 N. Capitol St., NE Washington, DC 20002
281	832	1221 13th St., NW	1225 13th Street LLC 1225 13th St., NW

SQUARE	LOT	PREMISE ADDRESS	OWNER AND MAILING ADDRESS
			Washington, DC 20005-5110
281	840	13th St., NW	1213 LP 1201 13th St., NW Washington, D.C. 20005
281	2025-2193	1245 13th St., NW	The Board of Directors of The Logan Park, a Condominium 1245 13th St., N.W. Washington, D.C. 20005
282	25	1228 M St., NW	JB Sakaria PO Box 27304 Washington, DC 20038
282	806	1230 M St., NW	Richard W Sargeant 1230 M St., NW Washington, DC 20005
282	2008-2049	1133 13th St., NW	The Board of Directors of The Bartley, a Condominium 1133 13th St., NW Washington, DC 20005
			ANC 2F Post Office Box 9348 Mid-City Station Washington, D.C.
			Helen Kramer 1325 13th Street, NW, #25 Washington, D.C. 20005



COMPLIANCE WITH THE FILING REQUIREMENTS FOR A CONSOLIDATED PUD APPLICATION AND ZONING MAP AMENDMENT

The proposed project complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for the review of a Planned Unit Development ("PUD") in the District of Columbia. The Zoning Regulations, pursuant to Section 2406.2, also permit an application for a planned unit development to be filed in conjunction with a change in zoning for the property involved. Because the Applicant seeks consolidated review of the proposed PUD and Zoning Map amendment, all of the materials required for review are being filed with this application.

1. **Area Requirement**: The project site encompasses 31,769 square feet of land. This area is greater than the 15,000 square feet of land required for a PUD in the DD/C-2-C Zone District, the District which the Subject Property is proposed to be rezoned to(11 DCMR § 2401.1(c)).

2. **Notice**: The certificate of counsel herein states that a Notice of Intent to File a PUD Application was mailed to Advisory Neighborhood Commission 2F and to the owners of all property within 200 feet of the perimeter of the project site on July 5, 2002, as required by the Zoning Regulations (11 DCMR §§ 2406.7 - 2406.10).

3. **Sections 2406.11(a) and 2406.12(a):** The completed application forms for the consolidated PUD and Zoning Map Amendment applications are attached as Exhibit A.

4. **Section 2406.11(b):** A map showing the location of the proposed project, the existing zoning for the subject site, zoning of adjacent properties, and any proposed change of zoning is included in Exhibit F.

5. **Sections 2406.11(c) and 2406.12(b):** The attached detailed statement outlines the purposes and objectives of the project, and how this application meets the evaluation standards for PUD's enumerated in the Zoning Regulations.

6. **Sections 2406.11(d) and 2406.12(c)*:*** A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces is included in Exhibit G.

7. **Section 2406.12(d):** A landscaping and grading plan is provided in Exhibit G.

8. **Section 2406.12(e)*:*** Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole are included in Exhibit G.

9. **Section 2406.12(f)*:*** A detailed circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans is included in Exhibit G.

10. Sections 2403.11 and 2406.11(e): A tabulation of development data providing relevant information regarding the proposed project is included in Exhibit H.

ENVIRONMENTAL ANALYSIS

A. Water Demand

The proposed project will contain 310,000 square feet of residential space. The average daily water demand for this project can be met by the existing District water system. The proposed connection for fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works.

B. Sanitary Sewer Demand.

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

C. Stormwater Management.

The site's stormwater run-off will be designed and constructed, in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority.

D. Solid Waste Services.

Solid waste generated by the project will be collected bi-weekly by a private trash collector.

E. Electrical Services.

Electricity for the building will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual general terms and conditions of service. All electrical systems will be designed to comply with the D.C. Energy Code.

F. Energy Conservation.

The project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution and lighting systems contained in the building.

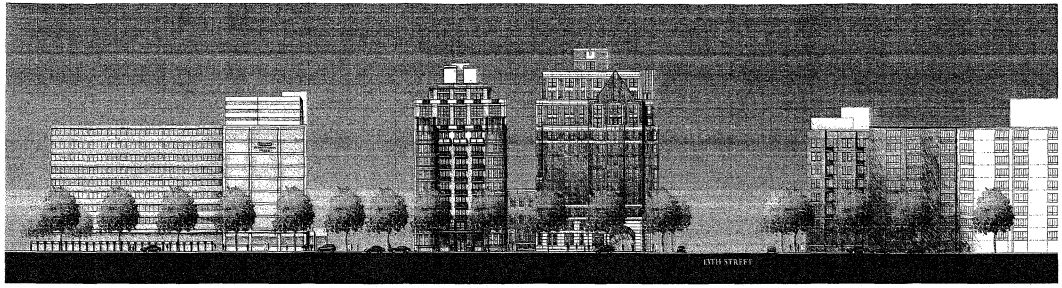
G. Erosion Control.

During excavation and construction, erosion on the Subject Property will be controlled in accordance with District of Columbia law.

F

Zoning Map of
the District of Columbia
Map 10
Virginia

G



PROJECT TEAM

DEVELOPER

JPI APARTMENT DEVELOPMENT
8230 BOONE BOULEVARD, SUITE 340
VIENNA, VA 22182
703.847.0900

ARCHITECT

TORTI GALLAS AND PARTNERS-CHK, INC.
1300 SPRING STREET, 4TH FLOOR
SILVER SPRING, MD 20910
301.588.4800
WWW.TORTIGALLASCHK.COM

ATTORNEY

SHAW PITTMAN
2300 N STREET, NW
WASHINGTON, DC 20037
202.663.8000
WWW.SHAWPITTMAN.COM

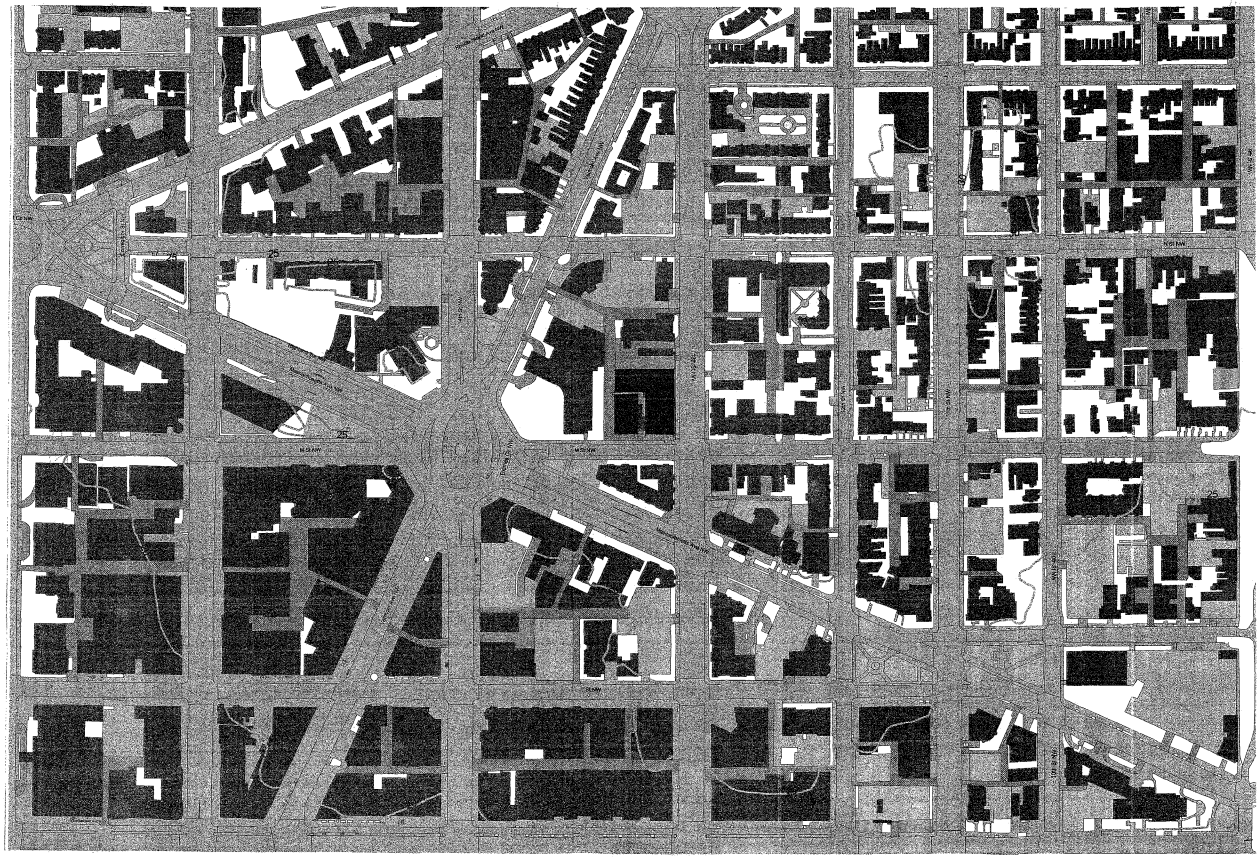
CONSULTANT

BOWDEN REALTY, INC.
1225 I STREET, NW SUITE 500
WASHINGTON, DC 20005
202.364.5100/202.682.4710

CIVIL

BOWMAN CONSULTING GROUP
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VA 22314
703.548.2188

©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800



CONTEXT MAP

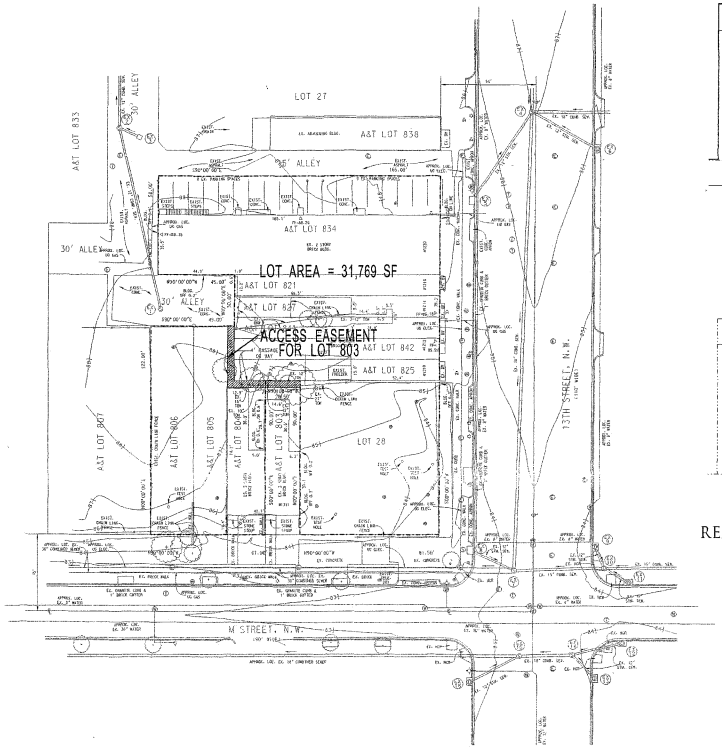
Scale: 1"=100'

©2002 Torti Gallas and Partners CHK, Inc. | 1300 Spring Street, 4th Floor, Silver Spring, Maryland 20910 301.588.4800

JULY 8, 2002

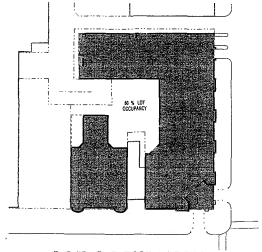
JPI
TORTI GALLAS AND PARTNERS • CHK

13TH & M STREET



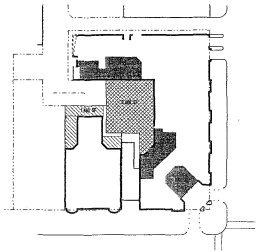
SITE SURVEY

Scale: 1"=20'



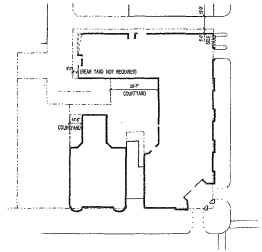
LOT OCCUPANCY

Scale: 1"=40'



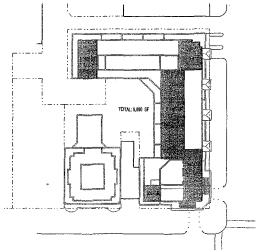
RECREATION SPACE AT GRADE

Scale: 1"=40'



REAR YARD AND COURTYARD WIDTH REQUIREMENTS

Scale: 1"=40'



RECREATION SPACE AT ROOF

Scale: 1"=40'

13-th & M Zoning Analysis
Revised July 8, 2002

Current Zoning:	R-5-B	
Proposed Zoning:	DD/C-2-C	
	DD/C-2-C ZONING REG'TS	PROPOSED PROJECT
FAR:	Max mun. per 11 DCMR 1706.2(b))	9.36
Bldg. Height:	130 ft. per 11 DCMR (1301.1)	125' -6" - 130'
Bldg. Area:		Approx. 310,000 sf
Rear Yard:	15' min. per 11 DCMR (774.1)	0' *
Courtyard:	4" /ft. of ht per 11 DCMR (776.3)	130'x4"/ft=43'min. 35'-0" provided 87'-10"x4"/ft=29' min. 20'-0" provided *
Side Yard:	2"/ft of ht per 11 DCMR (775.3)	125'x2"/ft=21' min. 0' provided *
Max. Lot Occ.:	80%	80%
Req'd. Rec. Space:	20%: 300,000 sf x .20 = 15,000 sf	4,000 sf 1st Floor Interior amenities 5,000 sf courtyard 1,600 sf courtyard (open) at roof terrace 11,976 sf
Site Area: Allow. Deed. Reserved:	31,769 sf 31,769 x .8 = 25,415 sf.	25,415 sf
Parking Count: Parking Req'd:	75-78 spaces	Approx. 245 spaces: P-1 70 spaces P-2 89 spaces P-3 86 spaces P-4 2 spaces 245 spaces
Penthouse:	One continuous structure	Three structures *

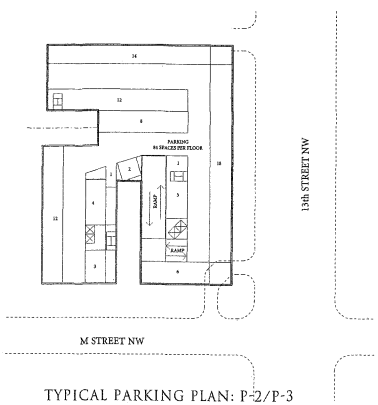
* = areas where zoning relief is sought

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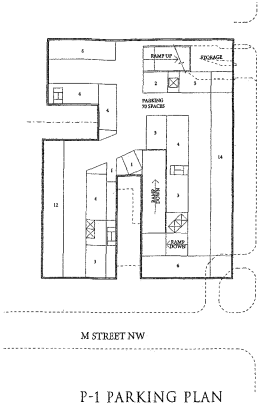
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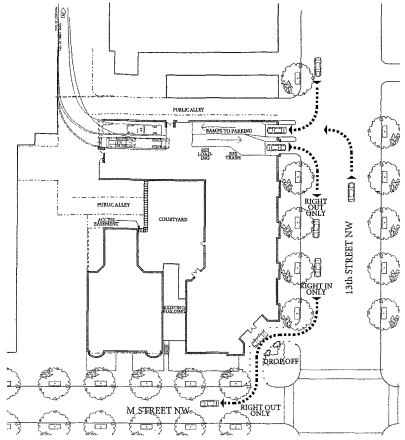
13TH & M STREET



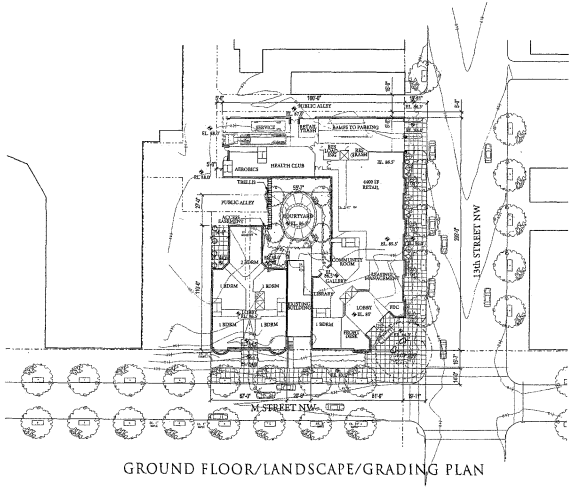
TYPICAL PARKING PLAN: P-2/P-3



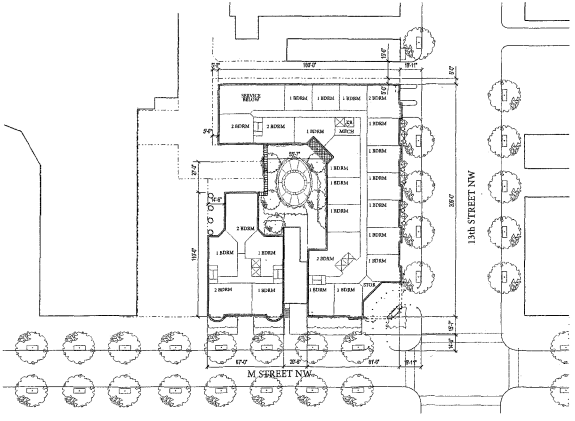
P-1 PARKING PLAN



VEHICULAR CIRCULATION



GROUND FLOOR/LANDSCAPE/GRADING PLAN



SECOND FLOOR PLAN

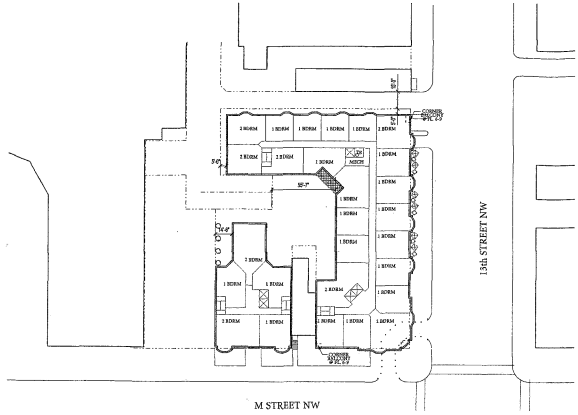
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JULY 8, 2002

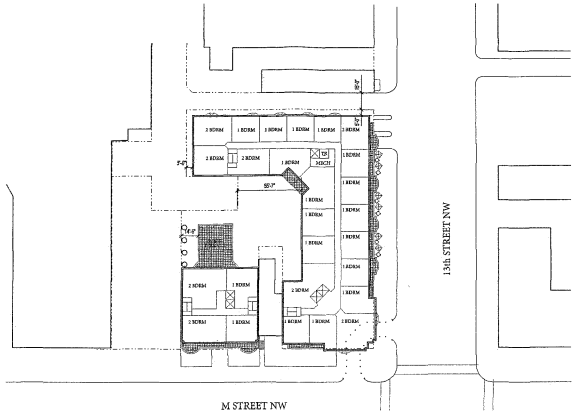
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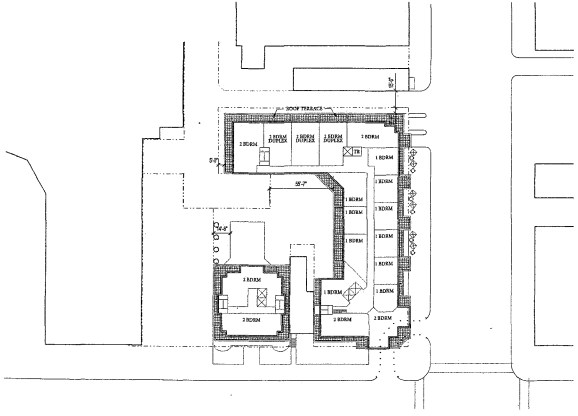
13TH & M STREET



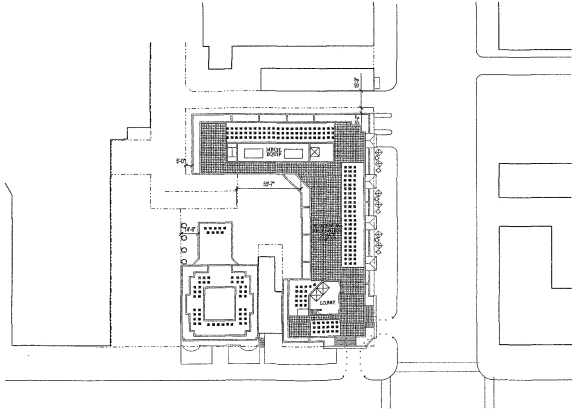
TYPICAL FLOOR PLAN (3RD THROUGH 9TH FLOORS)



TENTH FLOOR PLAN (11TH FLOOR SIMILAR)



TWELFTH FLOOR PLAN (13TH FLOOR SIMILAR)



ROOF PLAN

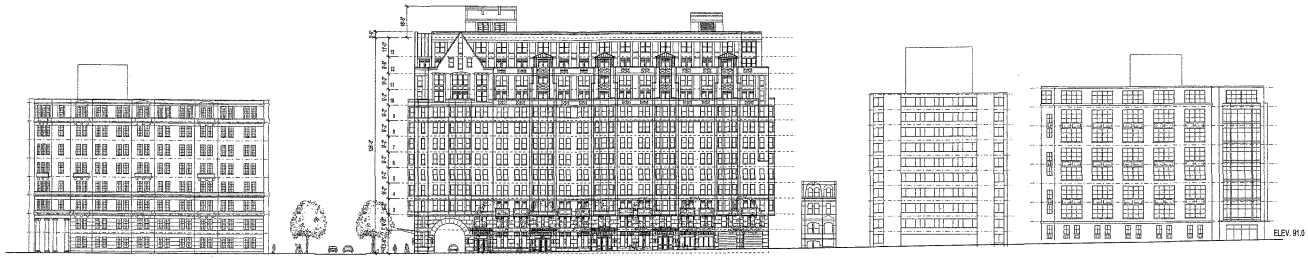
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Scale: 1"=30'

JULY 8, 2002

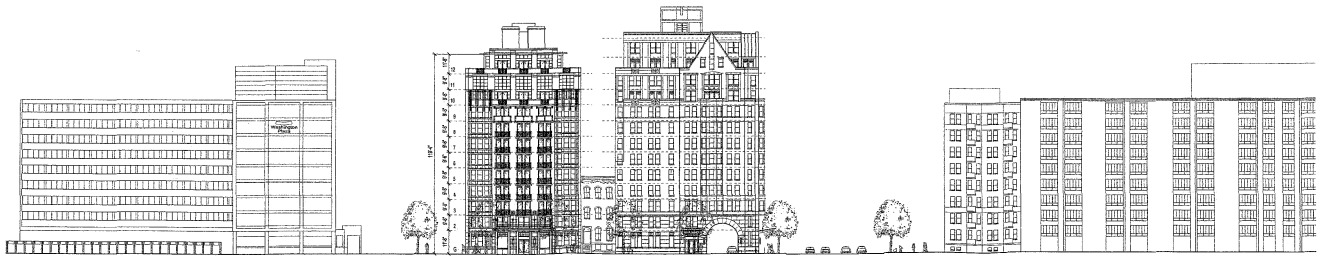
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13TH & M STREET



M STREET

13TH STREET ELEVATION



13TH STREET

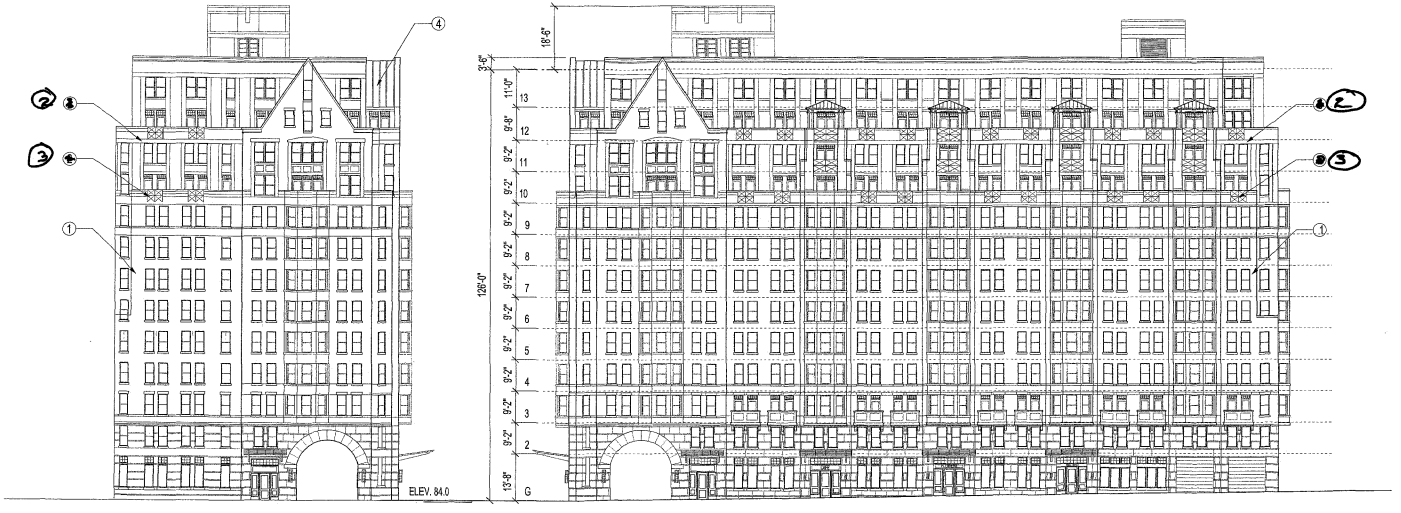
M STREET ELEVATION

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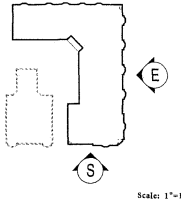
13TH & M STREET



SOUTH (M STREET) ELEVATION

EAST (13TH STREET) ELEVATION

BUILDING ELEVATIONS - BUILDING A



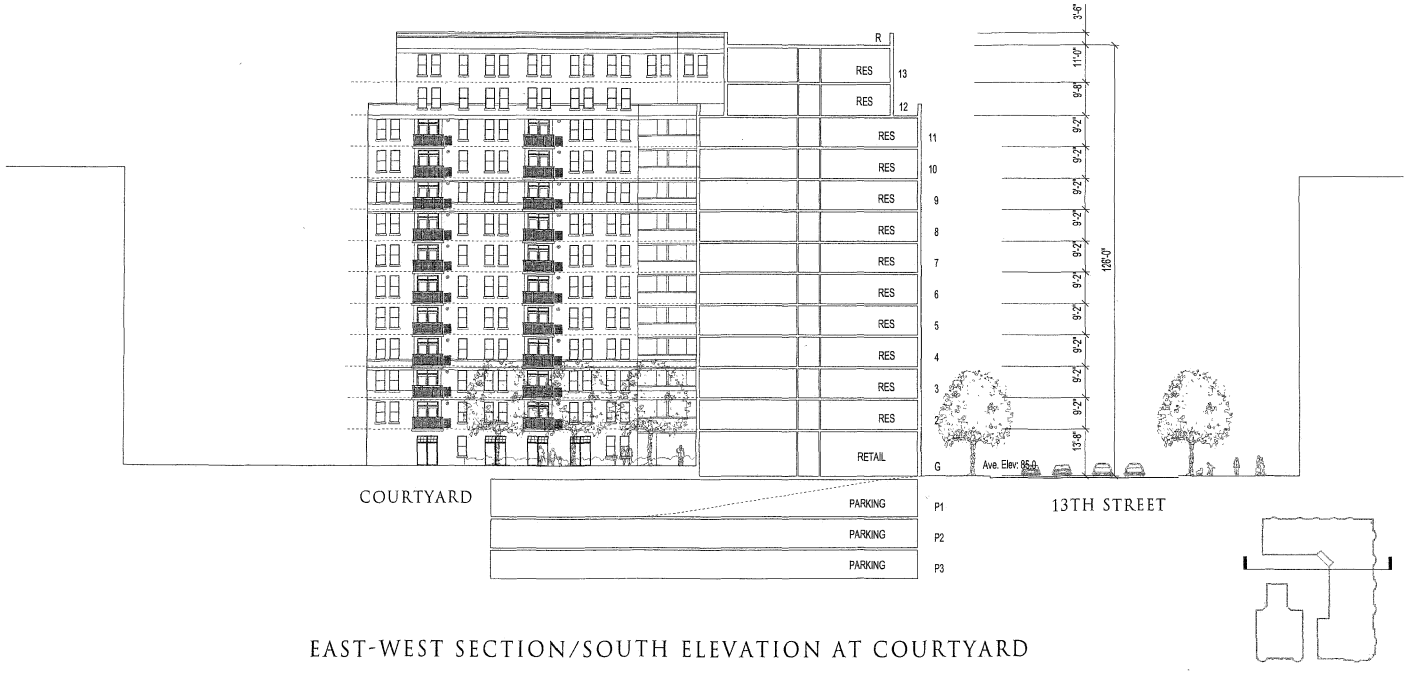
MATERIAL LEGEND
1 BRICK
2 CAST STONE ACCENT
3 DECORATIVE METAL RAILING
4 PREFINISHED METAL ROOFING

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Scale: 1"=10'
JULY 8, 2002

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13TH & M STREET



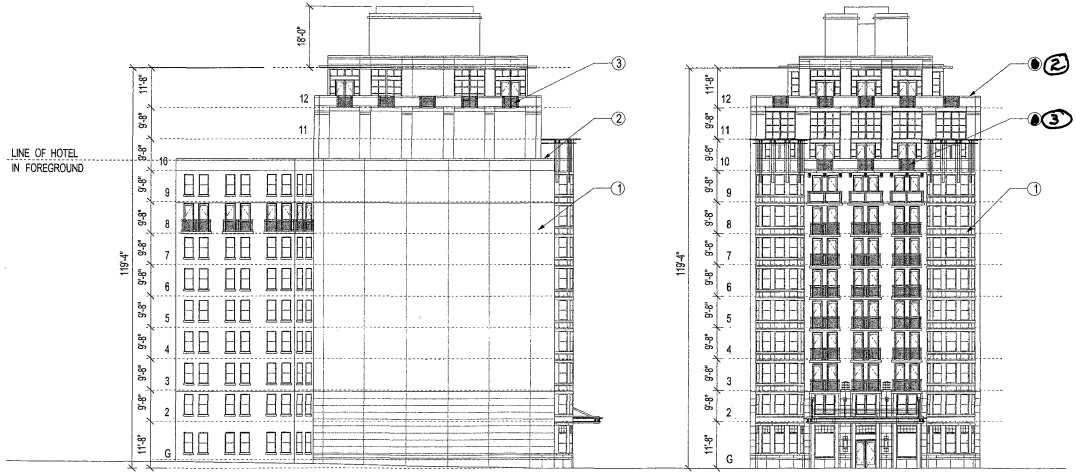
EAST-WEST SECTION/SOUTH ELEVATION AT COURTYARD

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Scale: 1"=10"
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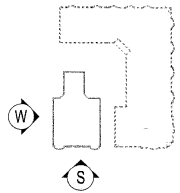
13TH & M STREET



WEST (ALLEY) ELEVATION

SOUTH (M STREET) ELEVATION

BUILDING ELEVATIONS - BUILDING B



MATERIAL LEGEND
1 BRICK
2 CAST STONE ACCENT
3 DECORATIVE METAL RAILING
4 PREFINISHED METAL ROOFING

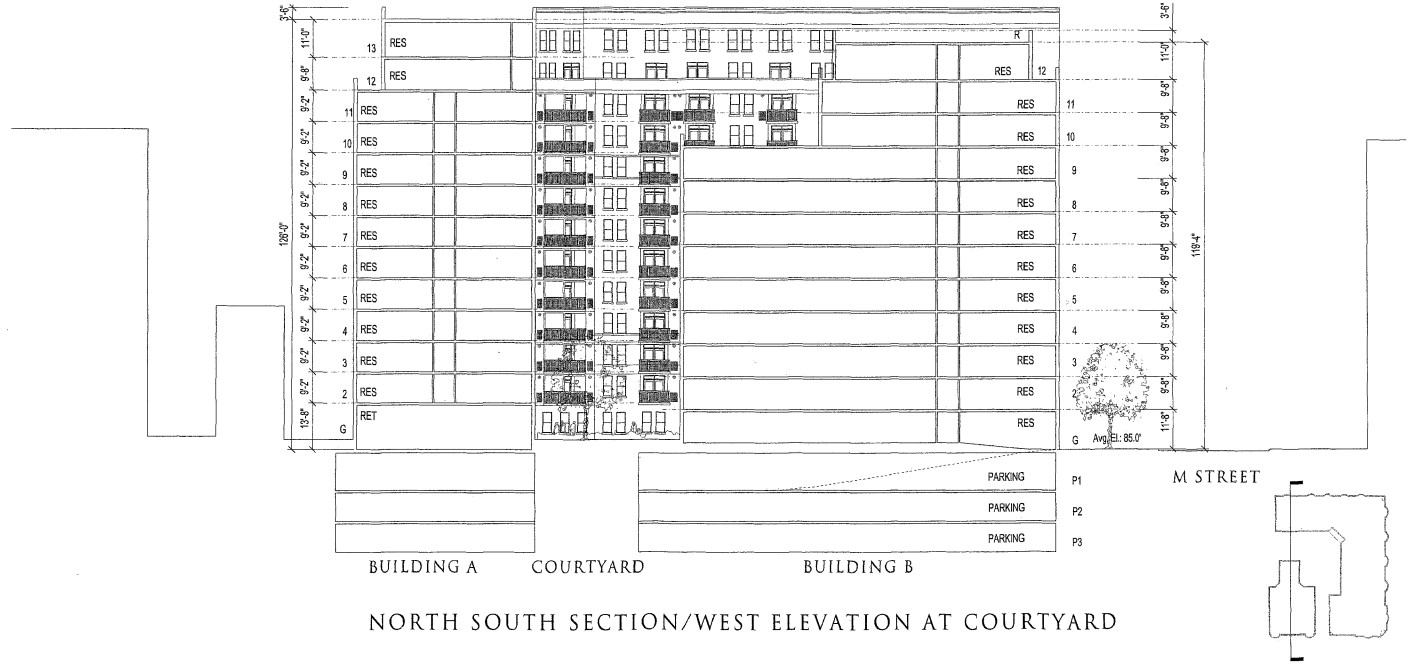
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NORTH SOUTH SECTION/WEST ELEVATION AT COURTYARD

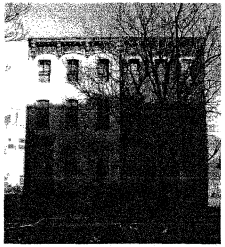
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JULY 8, 2002

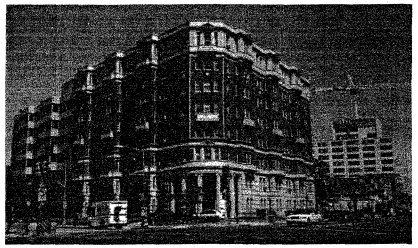
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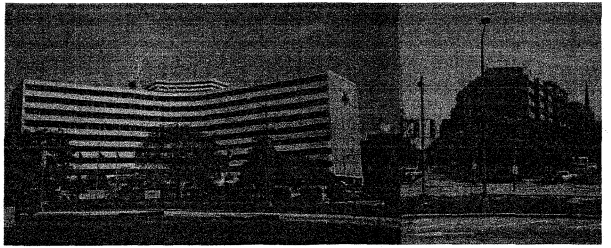
13TH & M STREET











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Context Photos

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13TH AND M

H

TABULATION OF DEVELOPMENT DATA

Lot Area: 31,769 square feet.

	R-5-E Zoning Requirements	DD/C-2-C Zoning Requirements	Project Design
FAR	6.0 (apartment house and hotel) 5.0 (other structures)	No maximum	9.76 – Approx. 310,000 s.f. of gross floor area
Building Height	90 feet	130 feet	119' 4" – 126'
Lot Occupancy	75%	80%	80%
Rear Yard	3 inches per foot of vertical distance from the mean finished grade at the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet	15 feet	NONE PROVIDED
Side Yard	Not Required; If provided must be at least 3 inches wide per each foot of height, but not less than 8 feet wide	Not Required; If provided must be at least 2 inches wide per each foot of height, but not less than 8 feet wide	5'
Court	3 inches wide per foot of height of court, but not less than 10 feet wide.	4 inches wide per foot of height, but not less than 15 feet wide.	126' 4" = 42' min. 55' 7" provided 87' 4" = 29' min. 14' 6" provided
Residential Recreation Space	N/A	5% 310,000 x 5% = 15,500 s.f.	15,950 s.f.

Parking	One parking space for each 4 residential units.	One parking space for each 4 residential units. Residential – (300-310 units /4) 75 – 78 required spaces Commercial – In excess of 3,000 square s.f., one parking space for each additional 750 square s.f. (1,400/750) 2 required spaces 77- 80 TOTAL SPACES REQ'D	P-1 = 70 spaces P-2 = 84 spaces P-3 = 84 spaces P-4 = 7 spaces 245 TOTAL SPACES