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January 8, 2021

VIA IZIS

Zoning Commission
of the District of Columbia
441 4th Street, NW - Suite 210
Washington, DC 20001

**Re: Applicant's Proposed Findings of Fact and Conclusions of Law
Z.C. Case No. 20-14 - Design Review
5 M Street, SW (Square 649, Lots 43, 44, 45, and 48)**

Dear Members of the Zoning Commission:

On behalf of VNO South Capitol LLC and Three Lots in Square 649 LLC (together, the "Applicant"), we hereby submit the Applicant's proposed findings of fact and conclusions of law ("Proposed Order") for the above-referenced case, as requested by the Commission at the November 12, 2020, public hearing.

Upon further coordination with 1101 South Capitol, LLC (the "Party Opponent"), the Office of Planning ("OP"), and DDOT, the Applicant made minor revisions to the conditions related to the easement agreement that would permit the Party Opponent to share in the use of the private drive for purposes of ingress and egress to parking, loading, and service areas associated with future improvements on Lot 47. The revisions compile all of the conditions related to Lot 47 access into a single condition and reflect the agreement reached between the Applicant and the Party Opponent. The Party Opponent reviewed the final language and removed its opposition to the application by letter dated January 7, 2021 (Ex. 63). It is the Applicant's understanding that OP and DDOT support this language as well. Accordingly, the Applicant has included the revised condition language as part of the Proposed Order attached hereto.

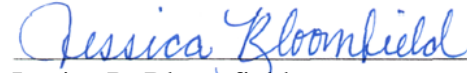
The Applicant appreciates the Commission's continued consideration of this application and its final review at the January 14, 2021 public meeting.

Sincerely,

HOLLAND & KNIGHT, LLP



Christine M. Shiker.



Jessica R. Bloomfield

Attachment

cc: Certificate of Service
Joel Lawson, Office of Planning (via email, with attachment)
Steve Cochran, Office of Planning (via email, with attachment)
Anna Chamberlin, District Department of Transportation (via email, with attachment)
Aaron Zimmerman, District Department of Transportation (via email, with attachment)
Gail Fast, ANC 6D Chair (via email at 6d01@anc.dc.gov, with attachment)
Andy Litsky, ANC 6D04 (via email at 6D04@anc.dc.gov, with attachment)
Fredrica Kramer, ANC 6D05 (via email at 6d05@anc.dc.gov, with attachment)
Anna Forgie, Committee on 6D02 Affairs (via email at forgie6d02@gmail.com, with attachment)

CERTIFICATE OF SERVICE

I hereby certify that on January 8, 2021, a copy of this letter and the Applicant's Proposed Order was served on the following by email:

Ms. Jennifer Steingasser
jennifer.steingasser@dc.gov

Via Email

Advisory Neighborhood Commission 6D
6d@anc.dc.gov

Via Email

Mary Carolyn Brown
Counsel for 1101 South Capitol, LLC
cbrown@BrownLaw.law

Via Email



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