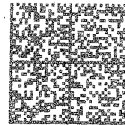


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CAP DISTRICT
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SQUARE 700 TRUST LLC & AG/MR
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245 PARK AVENUE
SUITE 25
NEW YORK, NY 10167

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **Thursday, October 1, 2020, @ 4:00 p.m.**
WebEx or Telephone – Instructions will be provided on the OZ website by Noon of the Hearing Date¹

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 20-14 (VNO South Capitol, LLC and Three Lots in Square 649, LLC – Design Review @ Square 649, Lots 43, 44, 45, and 48 [5 M Street, S.W.]

THIS CASE IS OF INTEREST TO ANC 6D

VNO South Capitol, LLC and Three Lots in Square 649, LLC (together, the “Applicant”) filed an application (the “Application”) on June 22, 2020, pursuant to the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references are made unless otherwise specified) requesting review and approval by the Zoning Commission for the District of Columbia (the “Commission”) for design review as required by the provisions of Subtitle I, Section 616.8 and Chapter 7 for Lots 43, 44, 45, and 48 in Square 649, with an address of 5 M Street, S.W. (the “Property”).

The Property includes approximately 75,656 square feet of land area and comprises approximately 75% of Square 649 in southwest Washington, D.C. (Ward 6). The Property is located in the D-5 zone and the M and South Capitol Streets Sub-Area.

The Application proposes to develop the Property with a new mixed-use project with residential, office, and ground floor retail uses (the “Project”) and requests flexibility to substitute the proposed office uses for residential uses (the “Residential Alternative”), as follows:

	Application	Residential Alternative
Residential Use (approximate)	371 units	688 units
Office Use (approximate)	226,132 square feet	--
Retail Use (approximate)	25,427 square feet	23,580 square feet
Floor Area Ratio (FAR) (approximate)	7.7	9.1
Maximum Building Height	130 foot with setbacks at 110 feet	

If the Residential Alternative were used, the Project’s proposed architectural design would be refined as shown on the architectural drawings submitted with the Application. The Application also requests more limited flexibility with the final use mix for the pavilion at M and Half Streets, S.W.

¹ Anyone who wishes to participate in this case but cannot do so via WebEx or telephone may submit written comments to the record. (See p. 2, *How to participate as a witness – written statements.*)