

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for an application for Design Review Approval for property located at 25 M Street, SW (Square 649, Lots 43, 44, 45, and 48) (the "Site") was mailed to the owners of all property within 200 feet of the perimeter of the Site and to Advisory Neighborhood Commissions 6D on April 8, 2020. The application will be filed no earlier than forty-five (45) calendar days following April 8, 2020, as required by the Zoning Regulations of the District of Columbia, Subtitle Z § 300.7.

A copy of the Notice of Intent and the list of property owners within 200 feet of the Site are attached hereto.



Christine Shiker

Date: April 8, 2020

April 8, 2020

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission for
Design Review Approval**

VNO South Capitol LLC and Three Lots in Square 649 LLC (together, the “Applicant”) hereby gives notice of its to file an application pursuant to Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations (the “Zoning Regulations”) for design review of a mixed-use development project located at 25 M Street, SW (Square 649, Lots 43, 44, 45, and 48) (the “Subject Property”). The Subject Property comprises the significant majority of Square 649, excluding the northeast corner of the Square. The Subject Property is zoned D-5 and is located in the M and South Capitol Streets Sub-Area.

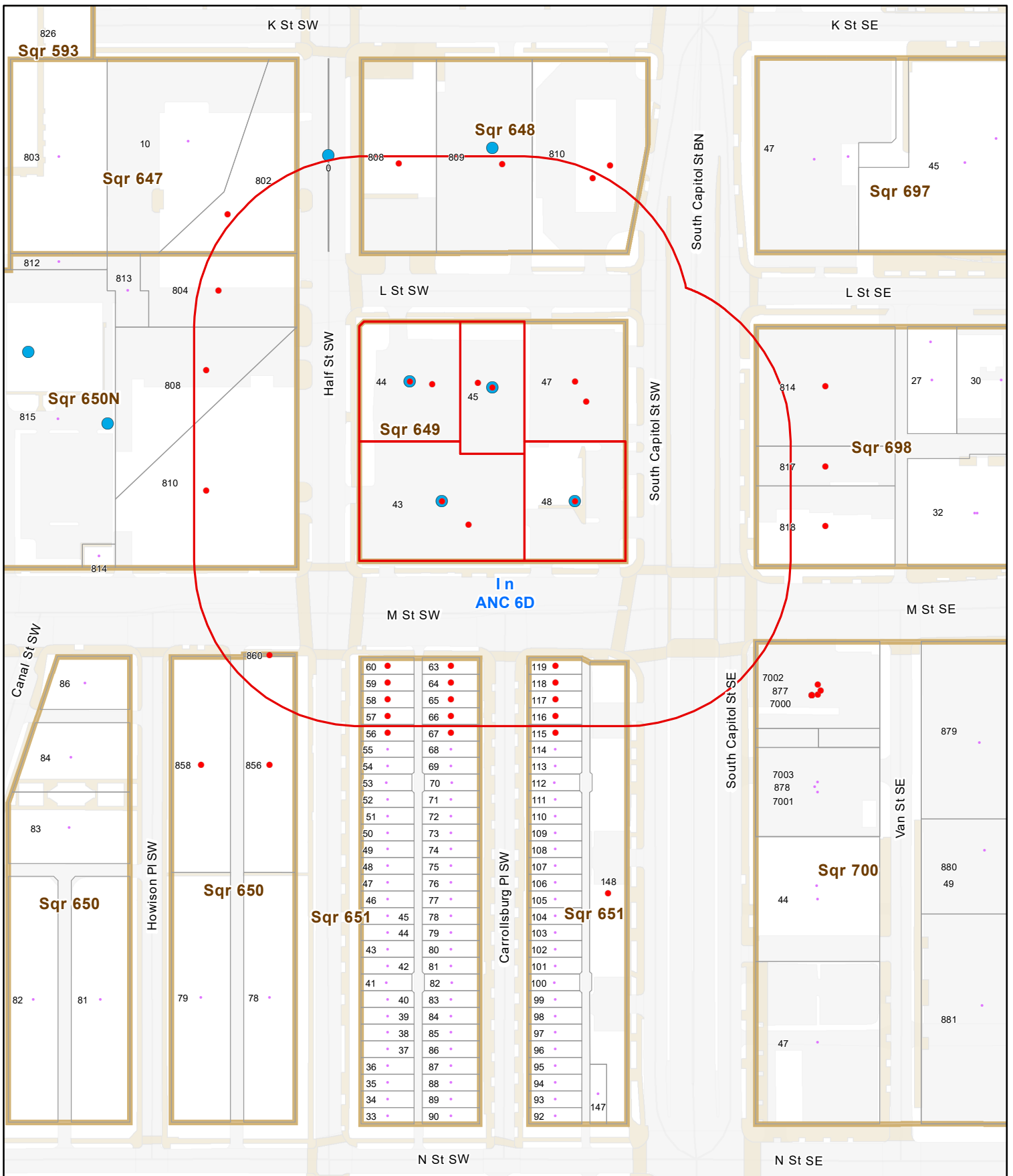
The application will be filed with the Zoning Commission of the District of Columbia (the “Zoning Commission”) not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. In accordance with Subtitle Z § 301.8, the Applicant will make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commission (“ANC”) during the 45-day notice period.

Square 649 is bounded by L Street, SW to the north, Half Street, SW to the west, M Street, SW to the south, and South Capitol Street to the east. The Subject Property is currently improved with a single story retail structure and surface parking. The Subject Property includes approximately 75,576 square feet of land area.

The Applicant proposes to develop the Subject Property as a mixed-use development with residential, office and ground floor retail uses. The overall building will including approximately 593,885 square feet of gross floor area (or 7.86 floor area ratio (“FAR”)), which will include approximately 371 residential units, approximately 235,483 square feet of office use and approximately 19,868 square feet of retail use. The maximum height of building will be 130 feet, with an upper-level setback along South Capitol Street. The penthouses will have a maximum height of 20 feet and will contain penthouse habitable and mechanical space. The project will include approximately 220 parking spaces. Parking and loading for the project will be accessed from a private drive that enters from L Street and exits to Half Street.

Depending on market conditions, the Applicant requests flexibility to replace the proposed office use with additional residential use. In the event this flexibility is used, the overall building will include approximately 678,519 square feet of gross floor area (or 8.9 FAR), which will include approximately 720 residential units and approximately 24,170 square feet of retail use. Architectural refinements will occur to the project at the corner of Half and M Streets, SW, which will be detailed in the design review plans.

The developer for this project is the JBG Smith Companies; the architect is Gensler; and the land use counsel is Holland & Knight LLP. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals. Should you need any additional information regarding the proposed design review application, please contact Christine Shiker of Holland & Knight LLP at (202) 457-7167.



Subject Property ID's:
0649 0043, 0044, 0045, 0048

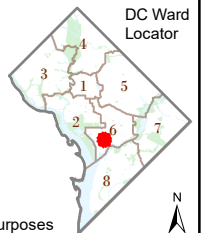
- Subject Properties
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary

★ ★ ★ DC Office of Tax and Revenue
OTR Real Property Assessment Division
GIS Maps and Titles Assessment Roll
 Geographic Information Systems

1:1,866
 0 50
 Feet

Print Date: 3/18/2020

For general planning purposes



THREE LOTS IN SQUARE 649 LLC
4445 WILLARD AVENUE
SUITE 400
CHEVY CHASE, MD 20815-3690

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

DISTRICT OF COLUMBIA
2000 14TH STREET, N.W.
WASHINGTON, D.C. 20009-4487

IM PROPERTIES LLC
1771 N STREET, N.W.
WASHINGTON, D.C. 20036-2800

Commissioner Anna Forgie
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SUITE 400
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MCLEAN, VA 22102-3510

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HYATTSVILLE, MD 20782-3447

Commissioner Gail Fast, Chair
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