

BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

In re: ZC Case No. 19-10

Valor Development, LLC- Consolidated Planned Unit Development @ Square
1499, Lots 802,803,806 and 807 (bounded by Yuma Street, Massachusetts Avenue,
48th Street, and the Spring Valley Exxon)

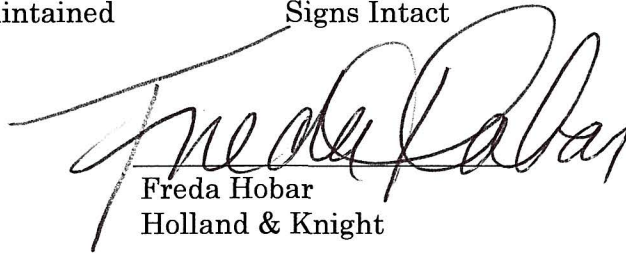
AFFIDAVIT OF MAINTENANCE

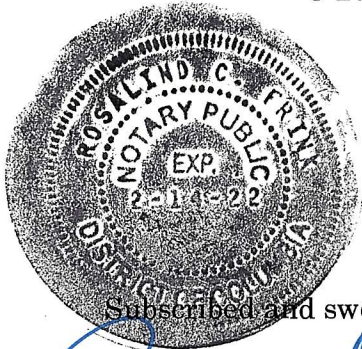
DISTRICT OF COLUMBIA, ss:

I, Freda Hobar, of Holland & Knight, LLP being duly sworn, STATE:

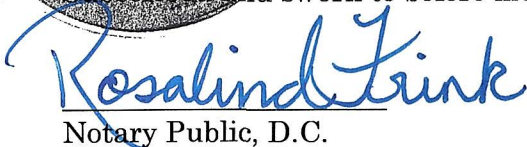
The posting of the subject site was maintained as follows

8-19-19	Maintained	Signs Intact
8-23-19	Maintained	Signs Intact
8-27-19	Maintained	Replaced 2 Signs
8-30-19	Maintained	Signs Intact
9-4-19	Maintained	Replaced 2 Signs
9-13-19	Maintained	Signs Intact
9-18-19	Maintained	Replaced 2 Signs
9-23-19	Maintained	Replaced 2 Signs
9-27-19	Maintained	Signs Intact

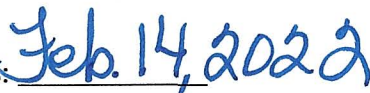

Freda Hobar
Holland & Knight



Subscribed and sworn to before me this 1 day of October 2019


Rosalind Frink
Notary Public, D.C.

My commission expires:



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.
19-10
OF
Valor Dev. 11c

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON **10/7/19** AT **6:30pm** TO CONSIDER A PROPOSAL FOR

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT 441 4TH STREET, N.W. SUITE 200, WASHINGTON, DC 20001 (202) 727-8111 (202) 727-8172 Fax (202) 727-8111

THIS SIGN SHALL NOT BE REMOVED, DETACHED, OR DESTROYED UNDER PENALTY OF THE LAW.

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

19-10

OF
Valor Dev. LLC

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 10/7/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED PUBLIC HEARING

DATE AND PLACE: Monday, October 7, 2019, at 6:30 p.m.
Jerrily R. Knox Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
CASE NO. 19-10 (Valor Development, LLC - Consolidated Planned Unit Development in Square 1499, Lots 802, 803, 806 and 807 bounded by Yuma Street, Massachusetts Avenue, 4th Street, and the Spring Valley Error)

THIS CASE IS OF INTEREST TO AGENCY AND AGENCY
On May 6, 2019, Valor Development, LLC (the "Applicant"), on behalf of Apex Real Estate Company, American University, and EW DC Spring Valley Shopping Center LLC, submitted an application to the Office of Zoning for a consolidated planned unit development ("PUD") for a new mixed-use development project (the "Project") located on property consisting of Lots 802, 803, 806, and 807 in Square 1499 (the "Project Site"). The application was submitted in accordance with Subtitle X, Chapter 3 and Subtitle Z of Title 11 DCMR (the "Zoning Regulations") to which all references herein are made unless otherwise specified.

The Office of Planning provided its report in support of setting the application down for a public hearing on May 31, 2019. On June 18, 2019, the Commission voted to set down the application for a public hearing. The Applicant provided its prehearing statement on June 17, 2019.

The Project Site, comprising approximately 102,781 square feet of land area, is bounded by Yuma Street to the north, Massachusetts Avenue to the south, 4th Street to the east, and the Spring Valley Error area to the west. The lots comprising the Project Site are currently zoned as follows: 70-1277 (Lot 802 and 803), currently zoned by the DC Spring Valley Shopping Center, LLC, are improved with the historic Massachusetts Avenue Parking Garage (the "MAPG") building, A-1 Lot 806, currently owned by American University, is improved with the former American University Law School (the "Law Building"), and A-1 Lot 807, currently owned by Apex Real Estate Company, is improved with a vacant grocery store building, other retail and service uses, and above and below-grade parking. The Project Site is zoned M-1, 4, a mixed district in which residential and retail uses are permitted as a matter of right.

The Project proposes to retain the existing MAPG and Law Building on Lots 802, 803, and 806, and to construct a new apartment building (Building 1) and five attached row dwellings (Townhomes 1-5) on Lot 807. The Project proposes that Building 1 have a maximum height of approximately 43 feet and 6 inches, plus a penthouse with a maximum height above the roof level of 12 feet above the habitable portion and 15 feet above the mechanical portion. The townhomes of Building 1 would contain a residential lobby and dwelling units, retail, accessory uses, and

access to loading and below-grade parking. The utilization of Building 1, including the retention of existing residential dwelling units and accessory uses, Townhomes 1-5 would be subject to the width of Building 1 and would have a maximum height ranging between approximately 43 feet and 47 feet, plus a penthouse with a maximum height above the roof level of 12 feet above the habitable portion and 15 feet above the mechanical portion. The proposed Lot 807 would contain approximately 600,000 square feet of gross floor area (GFA) and approximately 100,000 square feet of net GFA, including the existing MAPG and Law Building, with approximately 250,000 square feet of GFA (25%) of new residential use and approximately 250,000 square feet of net GFA (25%) of new retail and accessory uses. The total amount of new GFA proposed by the PUD is approximately 250,000 square feet (250,000 square feet of residential GFA, 250,000 square feet of nonresidential GFA).

The public hearing will be conducted in accordance with the minimum case provisions of the Commission's Rules of Practice and Procedure (Chapter 4 of Subtitle Z of the Zoning Regulations).

¹ This case was previously scheduled for hearing on October 7, 2019.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
441 4TH STREET, NW, SUITE 200-S/210-S
WASHINGTON, DC 20001
(202) 727-6311 ◊ (202) 727-6072 - fax
website: www.dcoz.dc.gov ◊ e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

American University

4801

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA PUBLIC HEARING NOTICE OF A ZONING PROPOSAL

CASE NO.

19-10

OF

Valor Dev. IIc

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 10/7/19 AT 6:30PM TO CONSIDER A PROPOSAL FOR

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

TIME AND PLACE: Monday, October 7, 2019, at 6:30 p.m.
Jerrily R. Kross Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
CASE NO. 19-10 (Valor Development, LLC - Consolidated Planned Full Development at 441 4th Street, N.W., Suite 220 and 807 (located by Yuma Street, Massachusetts Avenue, 49th Street, and the Spring Valley Express))

THIS CASE IS OF INTEREST TO ANCE IIc and ANCE IIb

On May 6, 2019, Valor Development, LLC (the "Applicant"), on behalf of Apex Real Estate Company, American University, and FW DC-Spring Valley Shopping Center LLC, submitted an application to the Office of Zoning for a proposed planned full development ("PFD") for a new mixed-use development project (the "Project") located on property consisting of Lots 803, 804, 805, and 807 in Square 1499 (the "Project Site"). The application was submitted in accordance with Subtitle X, Chapter 3 and Subtitle 2 of Title 1 (DCAR) the "Zoning Regulations" to which all referenced herein any made unless otherwise specified.

The Office of Planning (referred to herein as "OP") received an application for a public hearing on May 31, 2019. On June 11, 2019, the Commission held an initial public hearing for a public hearing. The Applicant provided the following information on June 11, 2019:

The Project Site, comprising approximately 100,000 square feet of land, is located at the intersection of 441 4th Street, N.W. and the Spring Valley Express. The Project Site is currently zoned F-1 (Neighborhood Commercial). The Applicant is proposing a new development consisting of a 10-story office building, a 10-story residential building, and a 10-story mixed-use building. The proposed development is consistent with the Comprehensive Zoning Ordinance ("CZO") and the District of Columbia Code ("DCC").

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website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
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19-10

OF

Valor Dev. LLC

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TIME AND PLACE:
Monday, October 7, 2019, at 6:30 p.m.
Room 220-S, One Judiciary Square
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
CASE NO. 19-10 (Valor Development, LLC - Consolidated Planned Unit Development - 441 4th Street, NW, Suite 220 and 220-S, One Judiciary Square, NW, Suite 220, Washington, D.C. 20001)

THIS CASE IS OF INTEREST TO ANC II and ANC 10
On May 8, 2019, Valor Development, LLC (the "applicant"), on behalf of its wholly owned subsidiary, Valor Development, LLC (the "applicant"), submitted an application to the Office of Zoning for a consolidated planned unit development (PUD) for 441 4th Street, NW, Suite 220 and 220-S, One Judiciary Square, NW, Suite 220, Washington, D.C. 20001. The applicant is currently in the process of reviewing the application and will be holding a public hearing on the application on October 7, 2019, at 6:30 p.m. in Room 220-S, One Judiciary Square, NW, Suite 220, Washington, D.C. 20001.

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