


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 19-10

As Secretary to the Commission, I hereby certify that on May 14, 2019, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

- | | | | |
|----|--|-----|---|
| 1. | <i>D.C. Register</i> | 8. | Office of Planning (Jennifer Steingasser) |
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| 6. | Gottlieb Simon
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| 7. | Councilmember Cheh | | |

ATTESTED BY: 
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 19-10
(Valor Development, LLC, on behalf of Apex Real Estate Company, American
University, and FW DC-Spring Valley Shopping Center, LLC –
Consolidated PUD @ Square 1499, Lots 802, 803, 806, and 807)
May 14, 2019

THIS CASE IS OF INTEREST TO ANCs 3E and 3D

On May 6, 2019, the Office of Zoning received an application from Valor Development, LLC (the “Applicant”) for approval of a consolidated planned unit development (“PUD”) for the above-referenced property.

The property that is the subject of this application consists of Lots 802, 803, 806, and 807 in Square 1499 in northwest Washington, D.C. (Ward 3), on property that is approximately bounded by Yuma Street, N.W. (north), Massachusetts Avenue, N.W. (south), 28th Street, N.W. (east), and the Spring Valley Exxon station (west). The property is zone MU-4.

The Applicant proposes to construct a new mixed-use building containing residential and retail uses and five townhomes. The mixed-use building will have approximately 214 residential units and a 16,500-square-foot full-service grocery store and a maximum height of 43.5 feet (excluding the penthouse). The townhomes, which will be located along 48th Street, will be approximately 36 feet eight inches to 37 feet in height with 10-foot penthouses for roof decks and storage. The mixed-use building will have a three-level, below-grade parking garage with 370 parking spaces and the project will be designed to meet LEED-Gold v.4 certification.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.