

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

DISTRICT OF COLUMBIA
OFFICE OF ZONING
2019 JUL -3 4PM 9-10

TIME AND PLACE:

Thursday, September 19, 2019, @ 6:30pm
Jerrily R. Kress 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 @ Square 1499, Lots 802, 803, 806 and 807 [bounded by Yuma Street, Massachusetts Avenue, 48th Street, and the Spring Valley Exxon])

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

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 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 10, 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 160,788 square feet of land area, is bounded by Yuma Street on the north; Massachusetts Avenue on the south; 48th Street on the east; and the Spring Valley Exxon station on the west. The lots comprising the Project Site are existing assessment and taxation ("A&T") lots. A&T Lots 802 and 803, currently owned by FW DC-Spring Valley Shopping Center, LLC, are improved with the historic Massachusetts Avenue Parking Shops (the "MAPS") building. A&T Lot 806, currently owned by American University, is improved with the former American University Law School (the "AU Building"). Finally, A&T 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 MU-4, a zone district in which residential and retail uses are permitted as a matter of right.

The Project proposes to retain the existing MAPS and AU 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 lower-level of Building 1 would contain a residential lobby and dwelling units, retail, amenity space, and access to loading and below-grade parking. The remainder of Building 1, including the penthouse,