



BEFORE THE BOARD OF ZONING ADJUSTMENT AND ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



FORM 145 – AFFIDAVIT OF POSTING

Before completing this form, please review the instructions on the reverse side.

Print or type all information unless otherwise indicated.

Hollandt & Knisht, Freda Hobar, being first duly sworn, do hereby depose and say that:

On Aug 19-2019 at 9:45 I caused 6

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

Massachusetts Ave, Yuma Street, 48th + NW

In plain view of the public on the following street frontages:

I caused to be taken, 6 photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
<u>1+2+3</u>	<u>Massachusetts Ave NW</u>
<u>4</u>	<u>YUMA Street NW</u>
<u>5+6</u>	<u>48th Street NW</u>

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 8-19-19 Signature: Hollandt & Knisht

Subscribed and sworn to before me this 19th day of August, 2019.

Rosalind Jurink
Notary Public, D.C.



My commission expires on: Feb. 14, 2022

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 RESCHEDULED 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 Unit Development @ Square 1495, Lots 802, 803, 804 and 807 (bounded by Yuma Street, Massachusetts Avenue, 49th Street, and the Spring Valley Express))

THIS CASE IS OF INTEREST TO ANCE and ANCH

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, 804, and 807 in Square 1495 (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 the report in support of zoning the application for a PUD hearing on May 31, 2019. On June 14, 2019, the Commission held an open house and public hearing for a public hearing. The Applicant provided the following information on June 14, 2019:

The Project Site, comprising approximately 100,760 square feet of land area, is bounded by Yuma Street on the north, Massachusetts Avenue on the east, 49th Street on the west, and the Spring Valley Express Station on the south. The Project Site is currently zoned F-10 (Office) and is being rezoned to "A-1" (Retail) and "A-2" (Retail) by the proposed PUD. The Project Site is currently owned by American University, a non-profit organization. The Project Site is currently being used as a shopping center. The Project Site is currently being used as a shopping center. The Project Site is currently being used as a shopping center.

The Project proposes to utilize the existing 100,760 square feet of land area, to be rezoned to "A-1" (Retail) and "A-2" (Retail) by the proposed PUD. The Project Site is currently owned by American University, a non-profit organization. The Project Site is currently being used as a shopping center. The Project Site is currently being used as a shopping center. The Project Site is currently being used as a shopping center.

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

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

CASE NO. 19-10
OF
VALOR Dev. 1/c

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 10/1/19 AT 6:30 PM TO CONSIDER A PROPOSAL FOR

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD
The Commission will hold a public hearing on the proposed zoning change on the date and at the location specified above. The hearing will be held in accordance with the provisions of the District of Columbia Zoning Act, Chapter 22, Title 22, D.C. Code, and the Commission's Rules and Regulations. The Commission will consider the proposed zoning change and any comments received during the public hearing. The Commission's decision will be final and binding. The Commission will also consider any written comments received during the comment period. The Commission's decision will be based on the information provided and the Commission's best interests. The Commission will hold a public hearing on the proposed zoning change on the date and at the location specified above. The hearing will be held in accordance with the provisions of the District of Columbia Zoning Act, Chapter 22, Title 22, D.C. Code, and the Commission's Rules and Regulations. The Commission will consider the proposed zoning change and any comments received during the public hearing. The Commission will also consider any written comments received during the comment period. The Commission's decision will be based on the information provided and the Commission's best interests. The Commission will hold a public hearing on the proposed zoning change on the date and at the location specified above. The hearing will be held in accordance with the provisions of the District of Columbia Zoning Act, Chapter 22, Title 22, D.C. Code, and the Commission's Rules and Regulations. The Commission will consider the proposed zoning change and any comments received during the public hearing. The Commission will also consider any written comments received during the comment period. The Commission's decision will be based on the information provided and the Commission's best interests.

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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

TIME AND PLACE:
 Monday, October 7, 2019, at 6:30 p.m.
 J. Edgar Hoover 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 of 1400 Bldg. Bldg. 800 and 807 (located by Texas Street, Massachusetts Avenue, 40th Street, and the Spring Valley Express)

THIS CASE IS OF INTEREST TO ANC II and ANC III:
 On May 6, 2019, Valor Development, LLC (the "Applicant"), on behalf of Valor Dev. LLC, American University, and PIV DC-Spring Valley Shopping Center, LLC, submitted an application to the Office of Zoning for a consolidated planned unit development (PUD) in SUD-1, 1400 Bldg. Bldg. 800 and 807 in Square 1400 (the "Project") located on property consisting of 1400 Bldg. Bldg. 800 and 807 in Square 1400 (the "Project"). The application was submitted in accordance with Title 11, Chapter 2 and Subtitle 7 of Title 11, DCMS (the "Zoning Regulations").

The Office of Planning issued its report in support of setting the application down for a public hearing on May 13, 2019. On June 25, 2019, the Commission held a public hearing on the application for a public hearing. The Applicant presented its application on June 25, 2019. The Project site consists of approximately 1.25 acres of land, including the existing 1400 Bldg. Bldg. 800 and 807, and the proposed new building. The proposed new building is a 14-story building with a total floor area of approximately 240,000 square feet. The proposed new building will include a parking garage with approximately 1,000 parking spaces. The proposed new building will also include a retail component with approximately 100,000 square feet of retail space. The proposed new building will be located on the north side of the site, between the existing 1400 Bldg. Bldg. 800 and 807 and the proposed new building. The proposed new building will be a mixed-use building with residential, commercial, and retail components. The proposed new building will be a 14-story building with a total floor area of approximately 240,000 square feet. The proposed new building will include a parking garage with approximately 1,000 parking spaces. The proposed new building will also include a retail component with approximately 100,000 square feet of retail space. The proposed new building will be located on the north side of the site, between the existing 1400 Bldg. Bldg. 800 and 807 and the proposed new building. The proposed new building will be a mixed-use building with residential, commercial, and retail components. The proposed new building will be a 14-story building with a total floor area of approximately 240,000 square feet. The proposed new building will include a parking garage with approximately 1,000 parking spaces. The proposed new building will also include a retail component with approximately 100,000 square feet of retail space. The proposed new building will be located on the north side of the site, between the existing 1400 Bldg. Bldg. 800 and 807 and the proposed new building. The proposed new building will be a mixed-use building with residential, commercial, and retail components.

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REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

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FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT 441 4TH STREET, N.W. SUITE 200-S 210-6 WASHINGTON, DC 20001 (202) 727-6111 (202) 727-6072 fax (202) 727-6111 www.dca.dc.gov

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL
CASE NO.
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
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ZONING PROPOSAL

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OF
Valor Dev. LLC

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FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
CASE NO. 19-10 (Valor Development, LLC - Consolidated Planned Unit Development at 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 ANC J1 and ANC J2

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 ("CUD") 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 a prehearing statement on June 17, 2019.

The Project Site, comprising approximately 102,781 square feet of land area, is bounded by Yuma Street on the north, Massachusetts Avenue on the south, 4th Street on the east, and the Spring Valley Error on the west. The lots comprising the Project Site are existing commercial and residential ("C-1") and A-1 (Lots 802 and 803, currently owned by The DC-Spring Valley Shopping Center, LLC, are improved with the historic Massachusetts Avenue Parking Structure ("MAPS") building, A-1 Lot 806, currently owned by American University, is improved with the former American University Law School (the "Law Building"). Finally, 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 M1-4, a mixed district in which residential and retail uses are permitted as a matter of right.

The Project proposes to retain the existing MAPS and A-1 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 lowest level of Building 1 would contain a residential lobby and dwelling units, retail, amenity space, and

* This case was previously scheduled for hearing on Thursday, September 19, 2019.

access to loading and below-grade parking. The retention of Building 1, including the penthouse, would contain residential dwelling units and amenity space. Townhomes 1-5 would be located to the south of Building 1 and would have a maximum height ranging between approximately 30, 34, 38, and 47 feet, plus a third penthouse providing access to a roof deck. The proposed PD would result in approximately 470,812 square feet of gross floor area ("GFA") (24,488 square feet of PD) and would include the existing MAPS and A-1 Building, with approximately 214,000 square feet of GFA (1,211 FARE) of new residential use and approximately 104,729 square feet of GFA (1,115 FARE) of new and existing nonresidential use. The total amount of new GFA proposed in the PD is approximately 214,000 square feet (214,000 square feet of residential GFA, 20,127 square feet of nonresidential GFA).

The public hearing will be conducted in accordance with the continued use provisions of the Commission's Rules of Practice and Procedure, Chapter 4 of Subtitle Z of the Zoning Regulations.

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