

**MARCH 20, 2019**

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the  
Zoning Commission of the District of Columbia for  
Consolidated Planned Unit Development**

**(Square 1499, Lots 802, 803, 806 and 807)**

Valor Development, LLC (the "Applicant"), on behalf of Apex Real Estate Company, American University, and FW DC-Spring Valley Shopping Center LLC, hereby gives notice of its intent to file an application with the Zoning Commission of the District of Columbia (the "Commission") for a consolidated Planned Unit Development ("PUD") under Subtitle Z § 300 of the 2016 District of Columbia Zoning Regulations ("ZR16") for a new mixed-use development project located on property consisting of Lots 802, 803, 806, and 807 in Square 1499 (the "Project Site"). This notice is given pursuant to 11-Z DCMR § 300.7, which requires the application to be filed with the Commission not less than forty-five (45) days from the date of this notice. Pursuant to 11-Z DCMR § 300.9, the Applicant is required to make all reasonable efforts to attend a duly noticed meeting of the affected Advisory Neighborhood Commission ("ANC") during the 45-day notice period to discuss the project. The Project Site is located within the boundaries of ANC 3E, and is also located on a street that serves as a boundary line with ANC 3D (collectively the "affected ANC").

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; 48<sup>th</sup> 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 are currently owned by FW DC-Spring Valley Shopping Center LLC, and are improved with the historic Massachusetts Avenue Parking Shops (the "MAPS") building. A&T Lot 806 is currently owned by American University and is improved with the former American University Law School (the "AU Building"). Finally, A&T Lot 807 is currently owned by Apex Real Estate Company and 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 proposed mixed-use development retains the existing MAPS and AU Building, and will incorporate a new apartment building ("Building 1") and five attached row dwellings (Townhomes 1 – 5) on Lot 807. Building 1 will have a maximum height of approximately 43'-6", plus a penthouse that will have a maximum height of 12'-0" (habitable) and 15'-0" (mechanical) above the roof level. The lower-level of Building 1 will contain a residential lobby and dwelling units, a full-service grocery store and potential additional retail/amenity space, and access to loading and below-grade parking. The remainder of Building 1, including the penthouse, will contain residential dwelling units and amenity space. Townhomes 1 – 5 will be located to the south of Building 1, and will have a maximum height ranging between approximately 36'-8" and 37'-0", plus a ten foot penthouse that provides access to a roof deck. Collectively, the proposed mixed-use development, including the MAPS and AU Building, will

contain approximately 430,853 square feet of GFA (2.68 FAR), of which approximately 214,094 square feet of GFA (1.33 FAR) will be devoted to new residential use, and approximately 216,759 square feet of GFA (1.35 FAR) will be devoted to new and existing nonresidential use.

The architect for the improvements proposed on A&T Lot 807 is Torti Gallas Urban. Other design consultants and professionals involved in the application include: Parker Rodriguez, Inc., landscape architects; EHT Traceries, Inc., historic preservation consultant; Bowman Consulting, civil engineer and surveyor; Gorove/Slade Associates Inc., traffic and transportation engineer; and Holland & Knight LLP, land use counsel.

Should you need information or wish to discuss the proposed project, you may contact Norman M. Glasgow, Jr. of Holland & Knight LLP, land use counsel to the Applicant, at (202) 419-2460 or [norman.glasgowjr@hklaw.com](mailto:norman.glasgowjr@hklaw.com).