

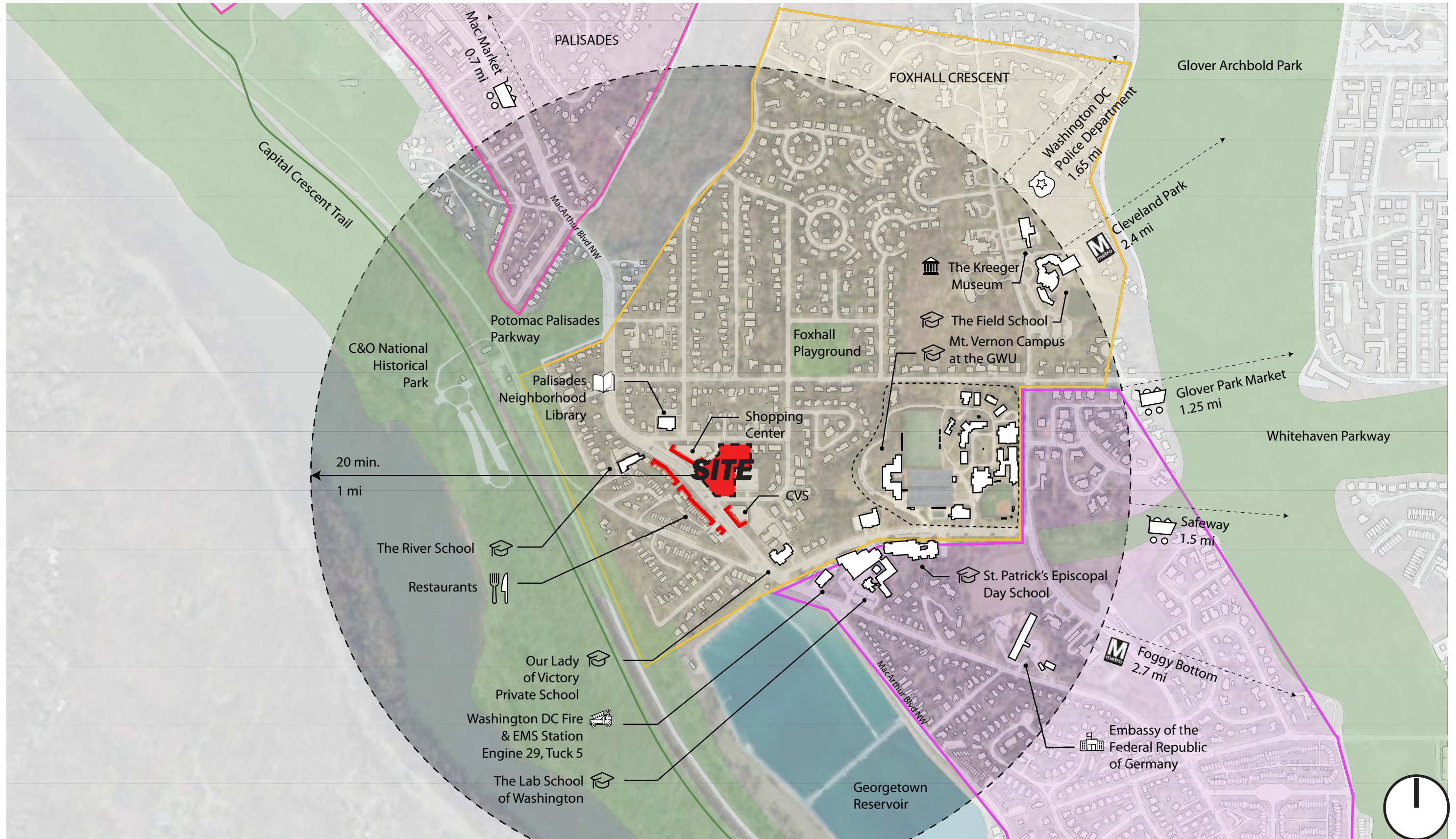
# 4865 MACARTHUR BLVD NW

WASHINGTON, DC 20007 (SQUARE 1389, LOT 25)

BZA APPLICATION  
PROPOSED CCRC USE IN  
R-1-B PORTION OF LOT 25



# VICINITY MAP



# SURROUNDING CONTEXT: COMMERCIAL CORRIDOR CHARACTER



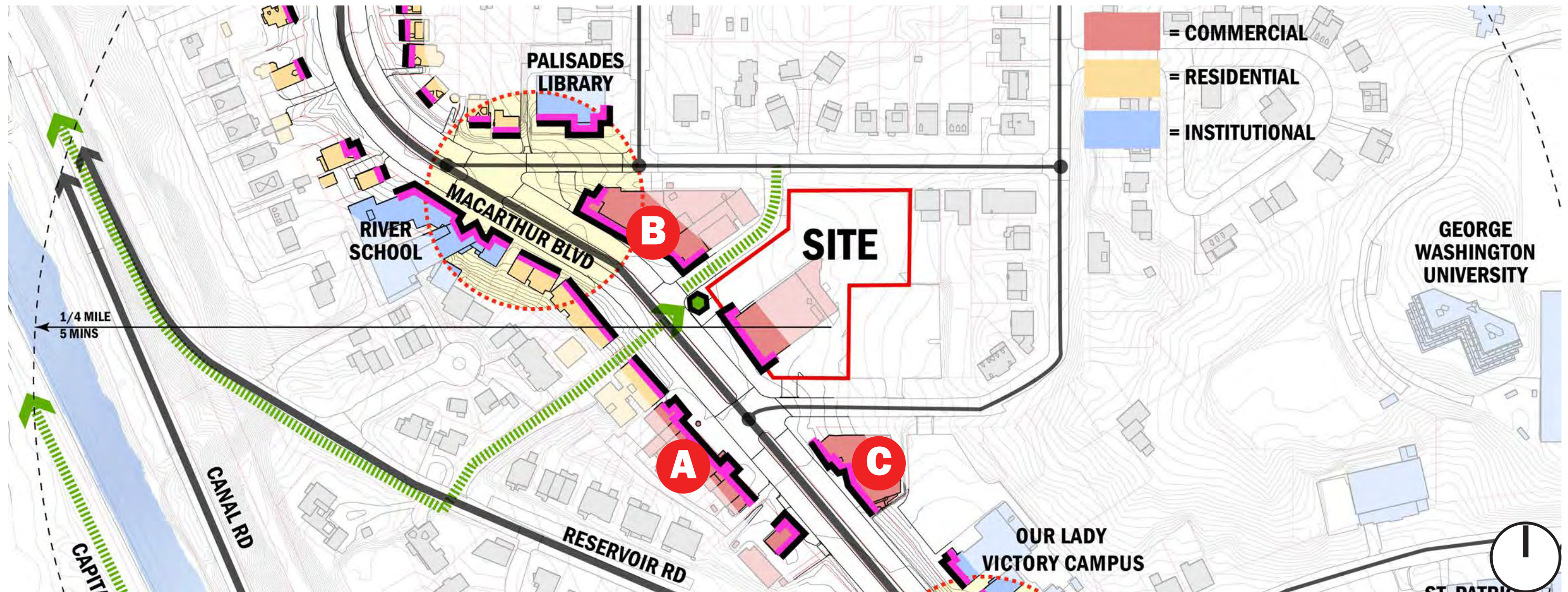
**A** LUPO VERDE OSTERIA & OTHER RETAIL - ON MACARTHUR BLVD, NW



**B** BLACK SALT & OTHER RETAIL - ON MACARTHUR BLVD NW



**C** CVS - ON MACARTHUR BLVD NW



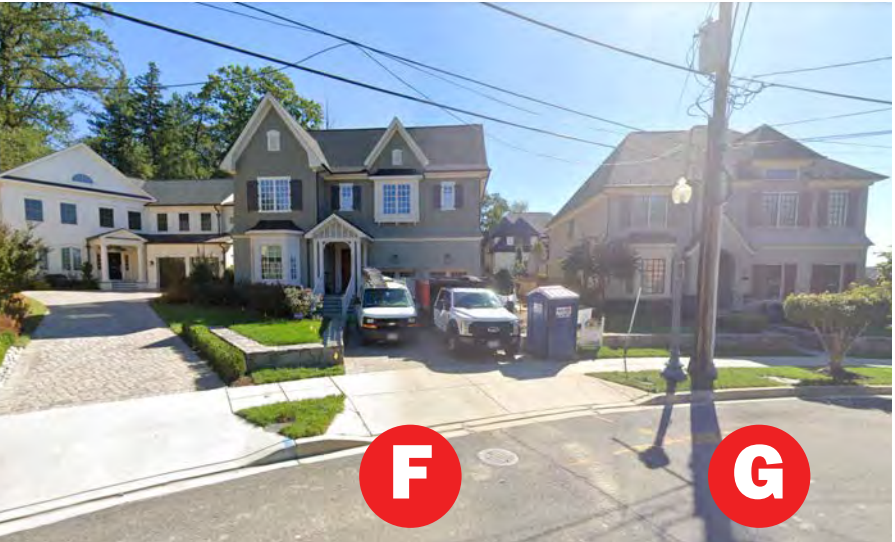
# SURROUNDING CONTEXT: RESIDENTIAL CHARACTER



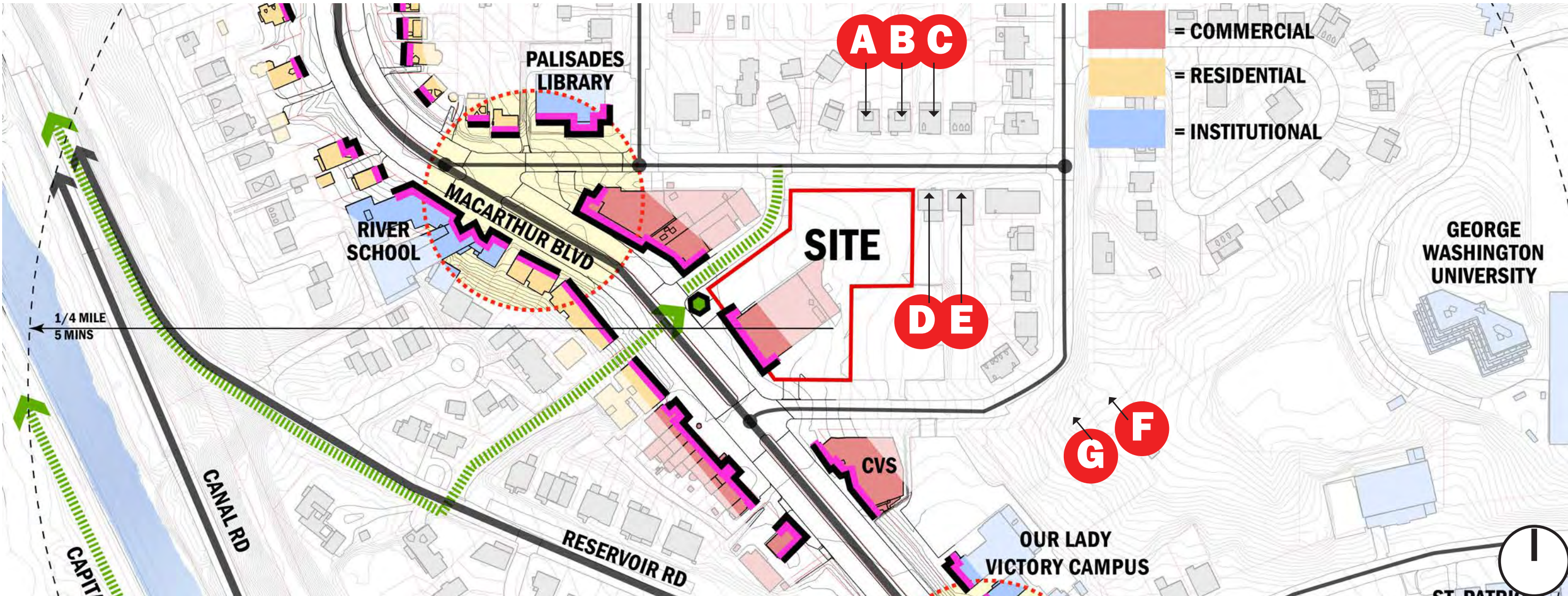
4817 V ST NW (A-LEFT) & 4815 V ST NW (B-MIDDLE) & 4813 V ST NW (C-RIGHT)



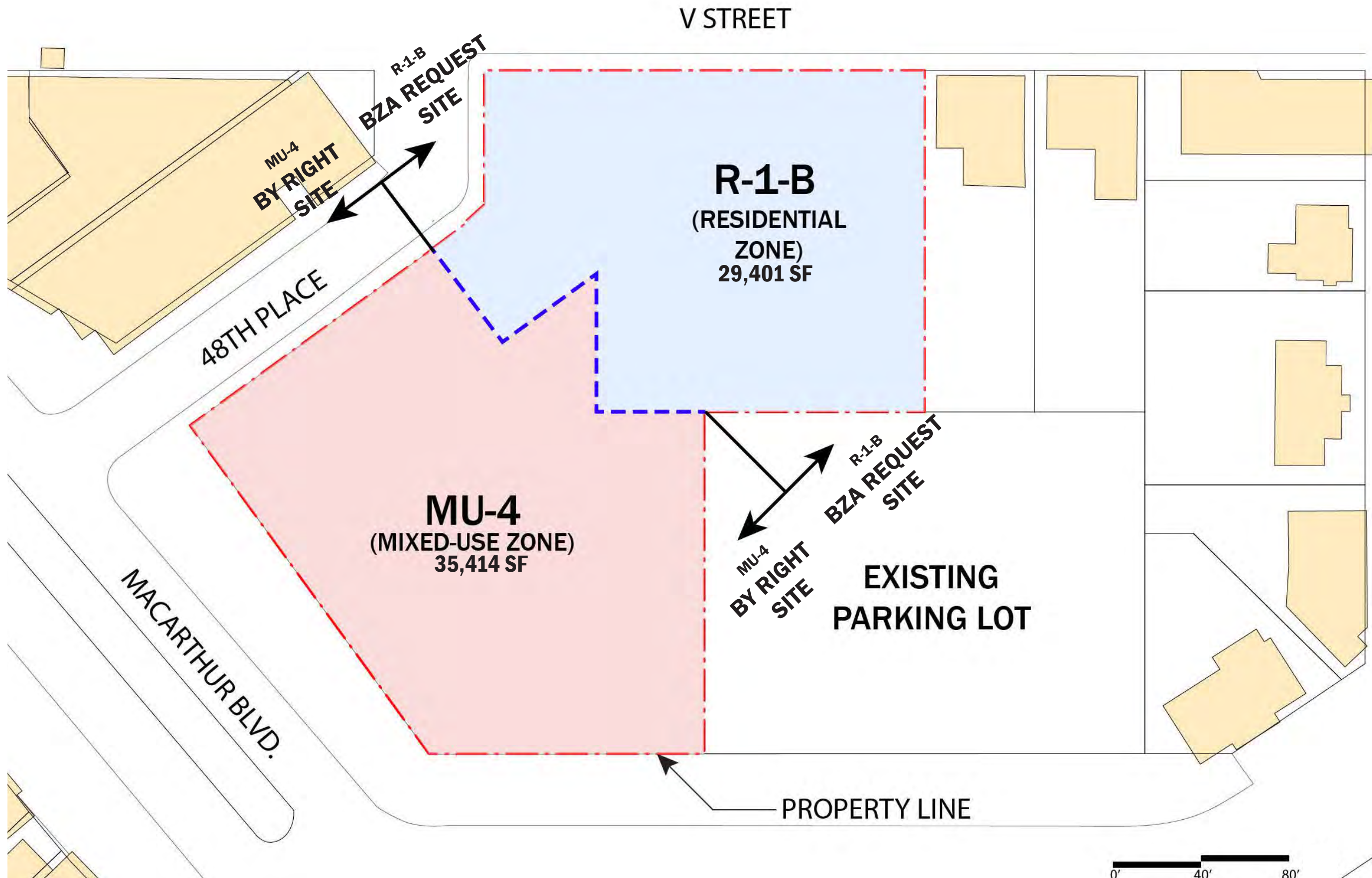
4808 V STREET NW (D-LEFT) & 4812 V STREET NW (E-RIGHT)



2001 48TH STREET NW (F-LEFT) & 4800 48TH STREET NW (G-RIGHT)



# SITE ZONING



# ZONING DATA

**Address:** 4865 MacArthur Blvd., N.W.  
**Square:** 1389  
**Lot:** 25

**Land Area:** 64,815 sf  
*R-1-B Land Area* 29,401 sf  
*MU-4 Land Area* 35,414 sf

**Proposed Use:** CCRC (independent and assisted living units)\*\*  
*R-1-B Unit Count* 44 units  
*MU-4 Unit Count* 126 units

Title 11 DCMR - Zoning	Section	BZA Application		By right		COMMENTS
		R-1-B*	R-1-B Provided	MU-4***	MU-4 Provided	
FAR	G402.1	none prescribed	N/A	3.0 (IZ)^	2.92	
GFA		none prescribed	N/A	106,242 sf	103,311 sf	
Building Height	D303.1; G403.1	40'	39'-7"	50'	49.5	
Penthouse Height	D303.2; G403.2	12'	9'	15'	15'	
Lot Occupancy	D304.1; G404.1	40%	39.9%	75% (IZ)^	69%	
Green Area Ratio	G407.1	none required	N/A	0.300	0.305	
Pervious Surface	D308.1	50%	50.5%	none required		
Rear Yard	B318.8; D306.1; G405.2	25 ft.	45 ft.	15 ft.	45 ft.	
Side Yard	D206.1; G406.1	8 ft. each	25 ft. east/10 ft. west	none required	none provided	
Front Setback	D305.1	align w/ st average	aligns w/ st at PL	none required	none provided	
Courts, Open	D203.1; G202.1	2.5"/ht; ≥ 6'	complies	4"/ht.; > 10'	complies	
Courts, Closed	D203.1; G202.1	2.5"/ht; ≥ 12'	none provided	4"/ht.; > 15'	none provided	
<b>Parking, Auto</b>						
Residential	C701.5; C708.2	44 units; (1 space/2 units (after first 4) = 20	20 spaces	126 units; (1 space/3 units (after first 4) =41	41-4 (2 carshare credits) = 37 spaces	
Retail (5,000-6,400 sf)	C701.5	N/A	N/A	1.33 per 1,000 sf after first 3,000 sf	3-5 spaces	up to 62 spaces total, required 77 spaces, total, provided
<b>Parking, Bike</b>						
Long-Term Spaces	C802.1	1/3 units	15 spaces	1/3 units	42 spaces	
Short-Term Spaces	C802.1	1/20 units	2 spaces	1/20 units	6 spaces	65 spaces total
<b>Loading</b>						
Residential	C902.1	>50 units = 1 berth, 1 del. space, 1 platform	1 berth, 1 del. Space, 1 platform	>50 units = 1 berth, 1 del. space, 1 platform	<50 = none req.	
Retail (5,000-6,400sf)	C902.1; C901.8	N/A	N/A	5K-20K sf = 1 berth, 1 platform	may share w residential use in same bdg.	

\*CCRC special exception relief only; all zoning parameters met

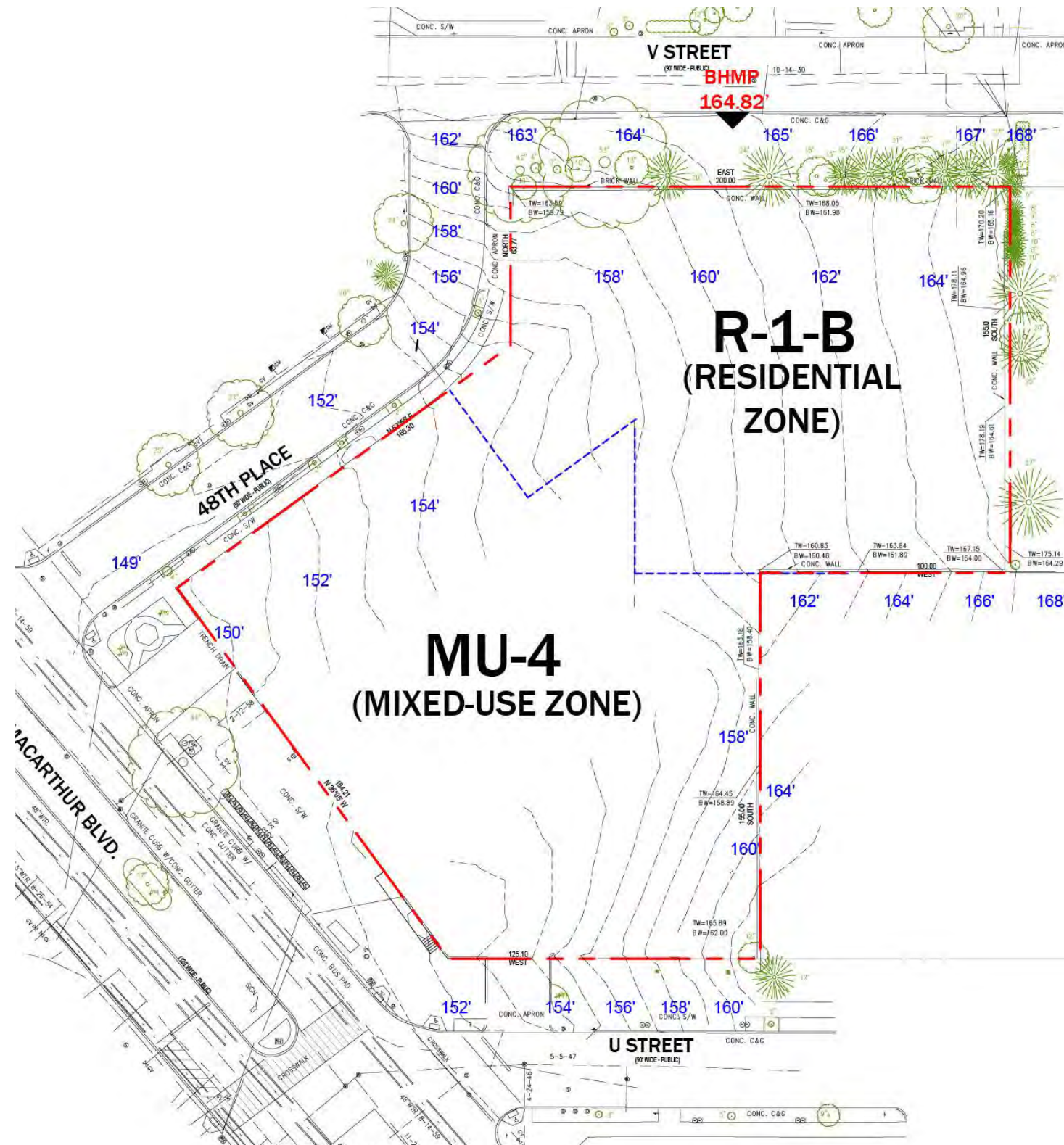
\*\*This represents the maximum number of proposed units. The actual anticipated number of units is expected to be approximately 135 units. The final unit count may be lower. The Applicant proposes to provide 15 parking spaces in excess of the number of spaces required for the final CCRC unit count and grocery/retail use in order to satisfy the requests of the community

\*\*\*MU-4 portion of site not part of BZA application; for information purposes only

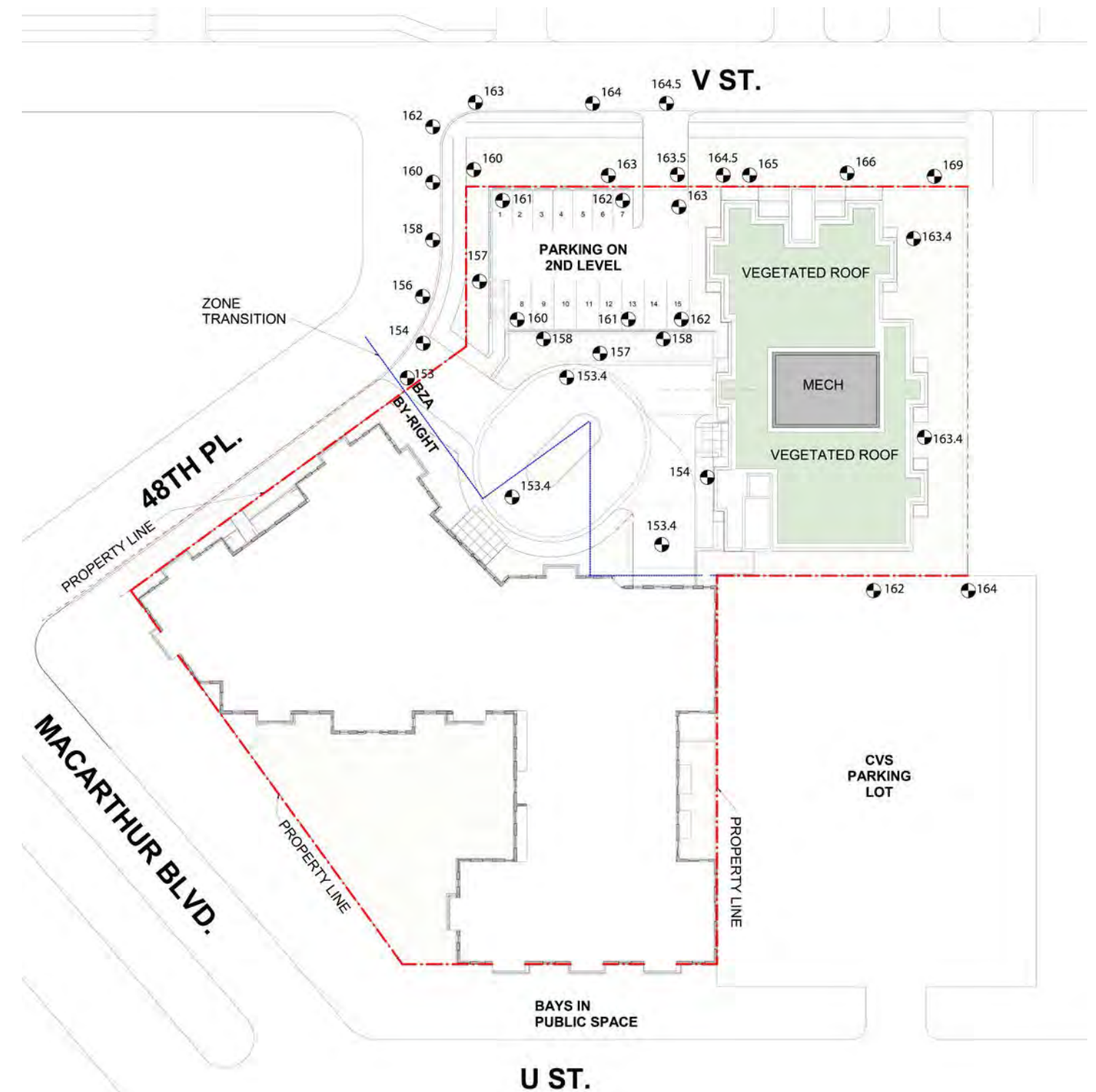
^Independent living units subject to IZ

# SITE PLAN

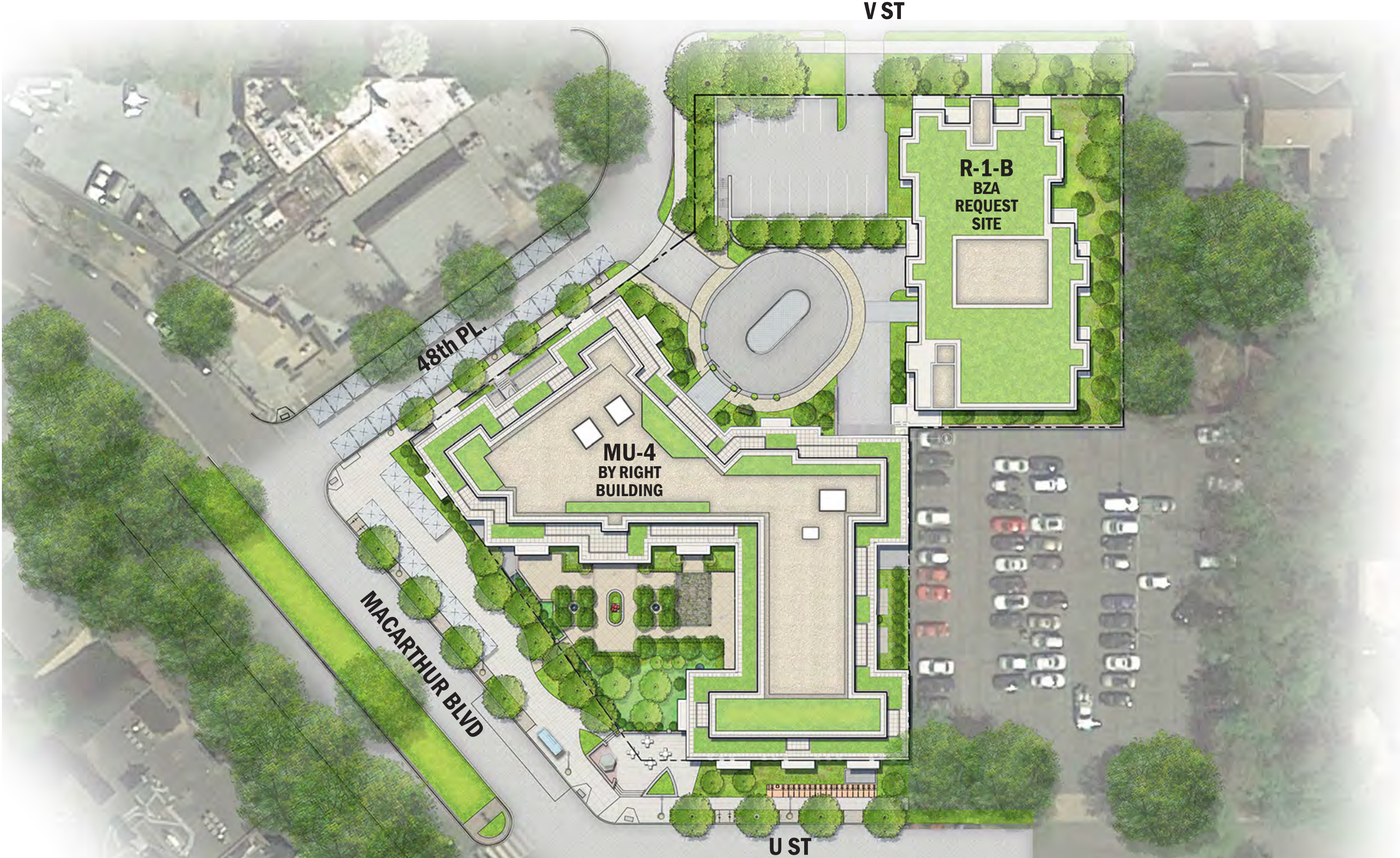
## EXISTING SITE TOPOGRAPHY



## PROPOSED SITE TOPOGRAPHY

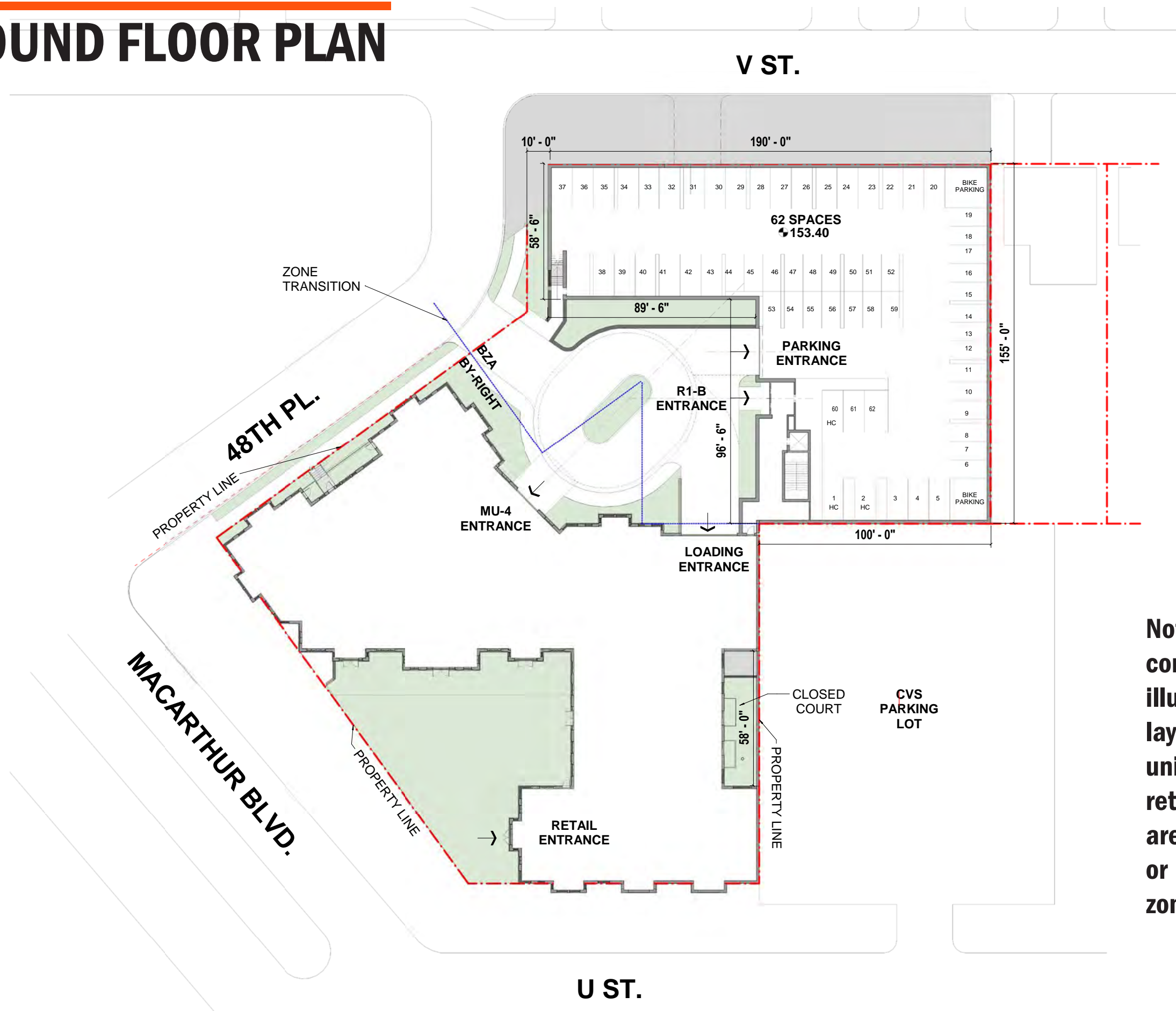


# SITE PLAN



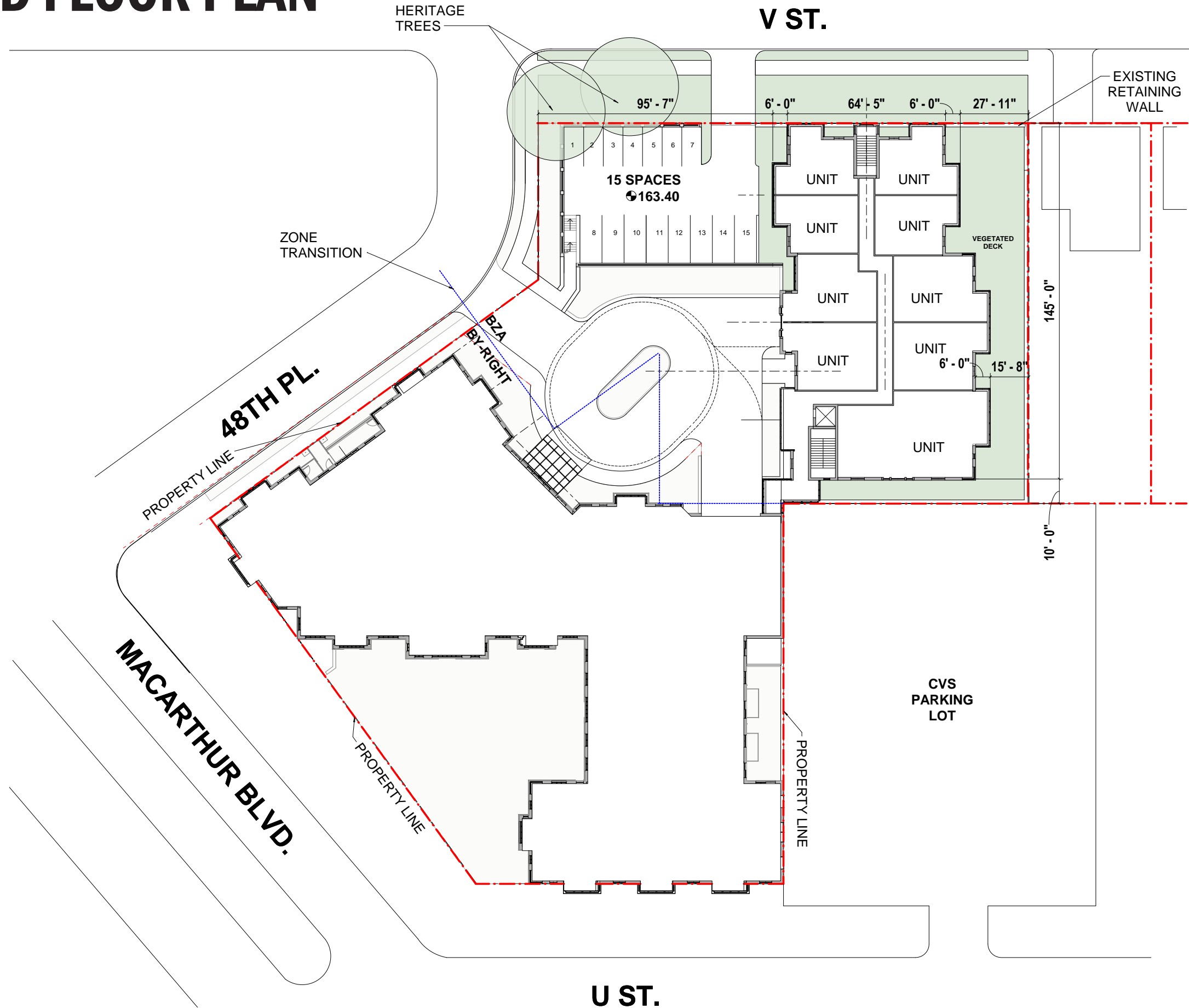


# GROUND FLOOR PLAN



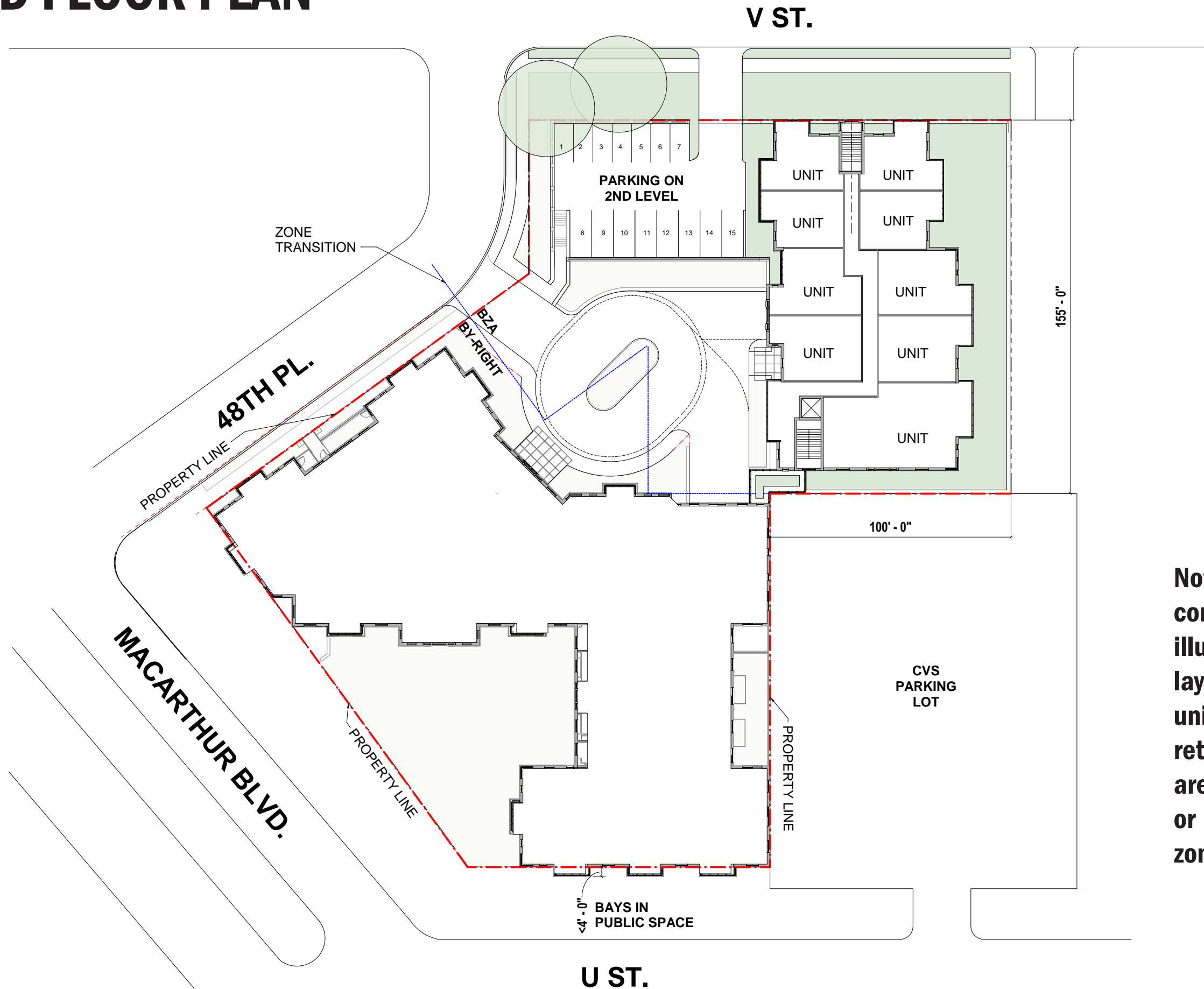
**Note:** Interior layouts are conceptual and shown for illustrative purposes. The final layout may vary. Number of units, and size and location of retail space and outdoor seating area may vary, without creating or increasing the need for any zoning relief.

# 2ND FLOOR PLAN



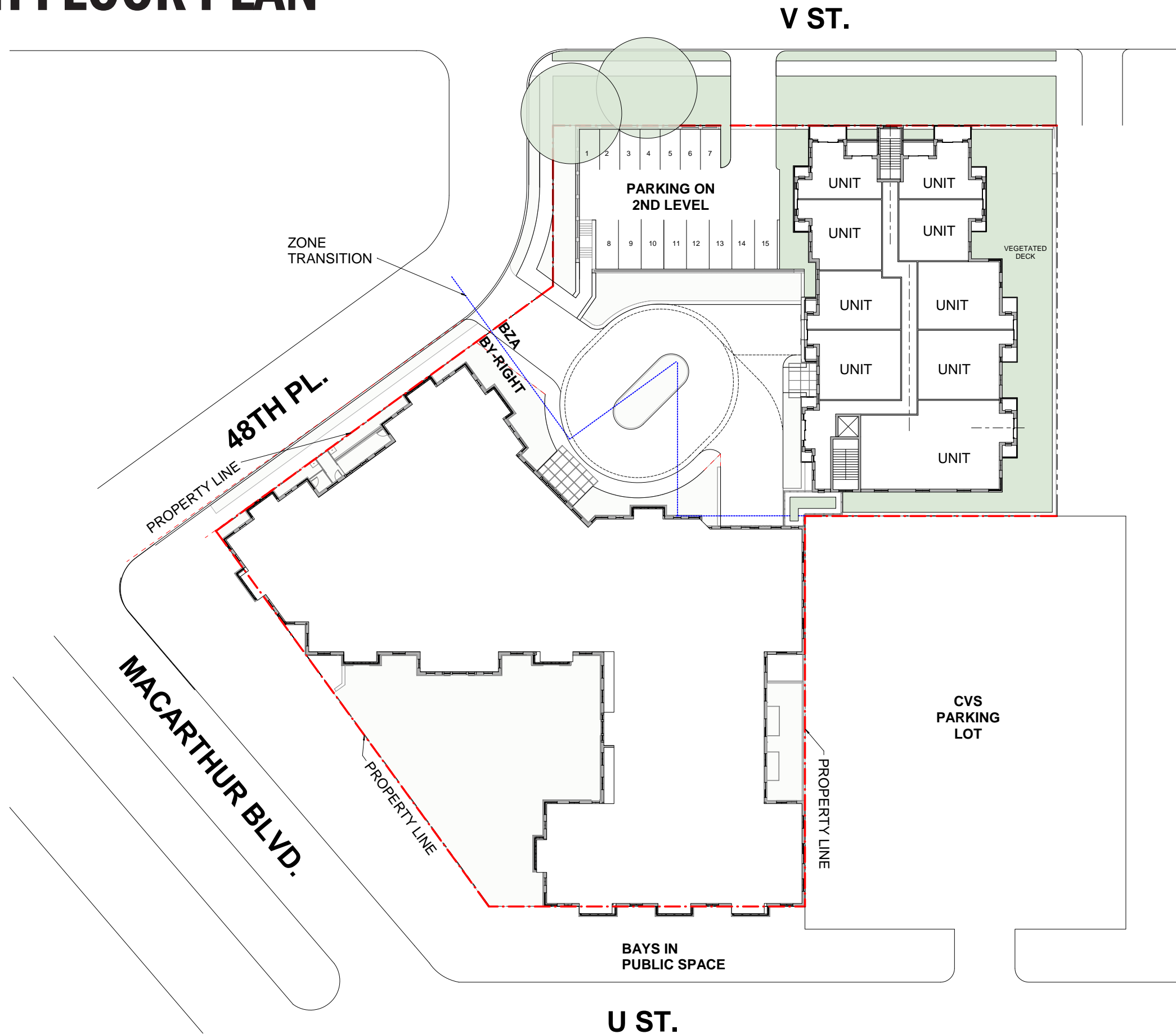
**Note: Interior layouts are conceptual and shown for illustrative purposes. The final layout may vary. Number of units, and size and location of retail space and outdoor seating area may vary, without creating or increasing the need for any zoning relief.**

# 3RD FLOOR PLAN



**Note:** Interior layouts are conceptual and shown for illustrative purposes. The final layout may vary. Number of units, and size and location of retail space and outdoor seating area may vary, without creating or increasing the need for any zoning relief.

# 4TH FLOOR PLAN



**Note:** Interior layouts are conceptual and shown for illustrative purposes. The final layout may vary. Number of units, and size and location of retail space and outdoor seating area may vary, without creating or increasing the need for any zoning relief.

# ROOF PLAN

