

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



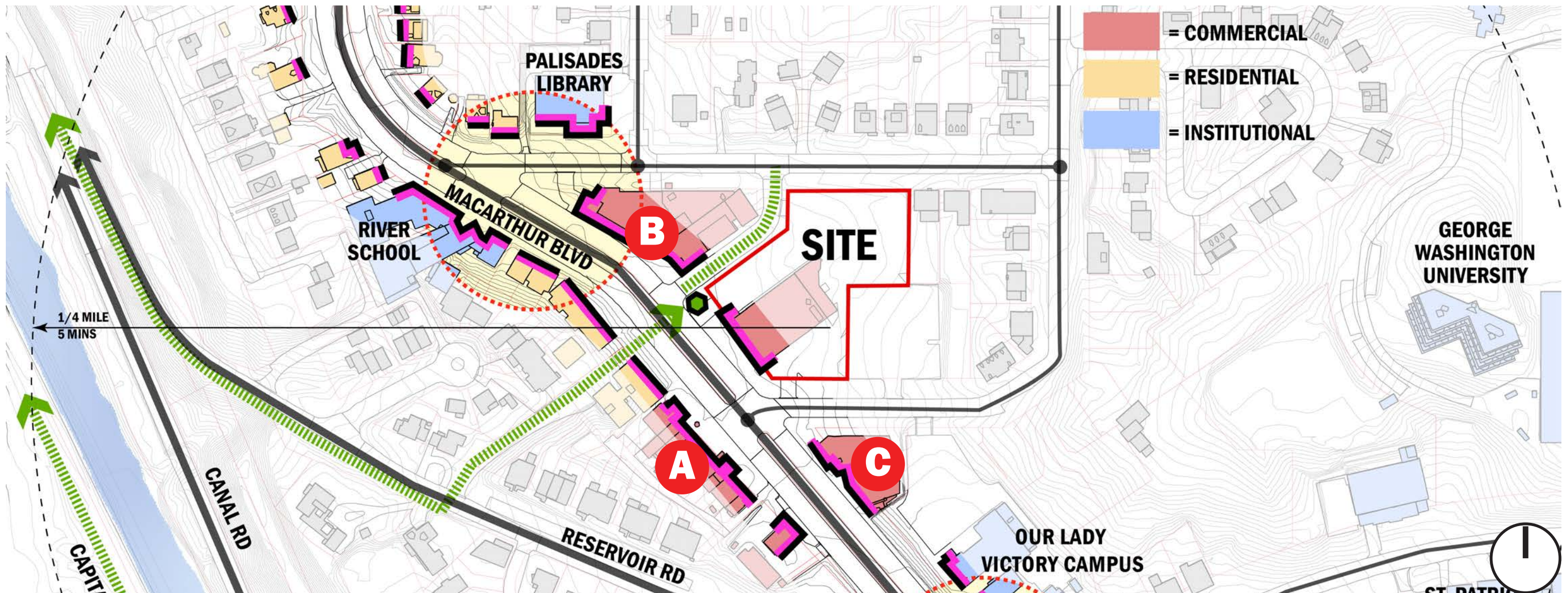
B

BLACK SALT & OTHER RETAIL - ON MACARTHUR BLVD NW



C

CVS - ON MACARTHUR BLVD NW



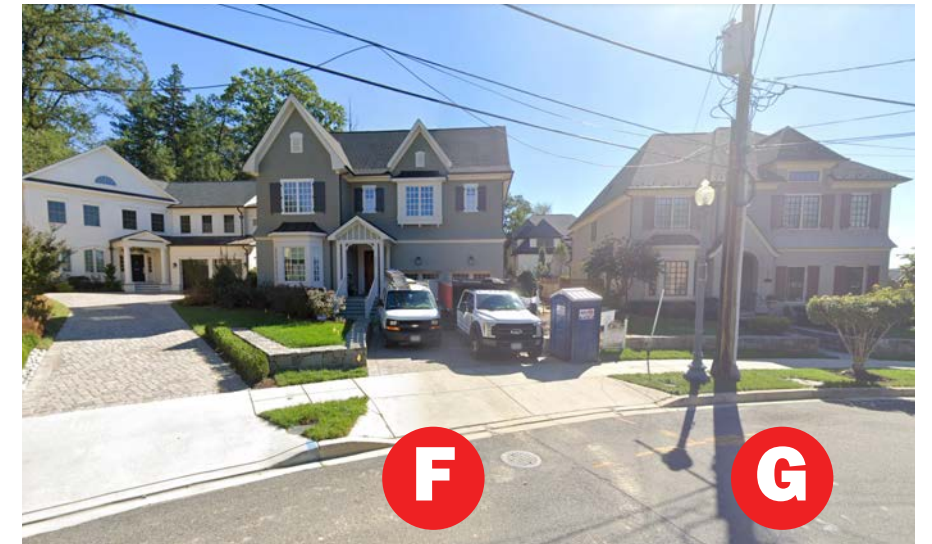
SURROUNDING CONTEXT: RESIDENTIAL CHARACTER



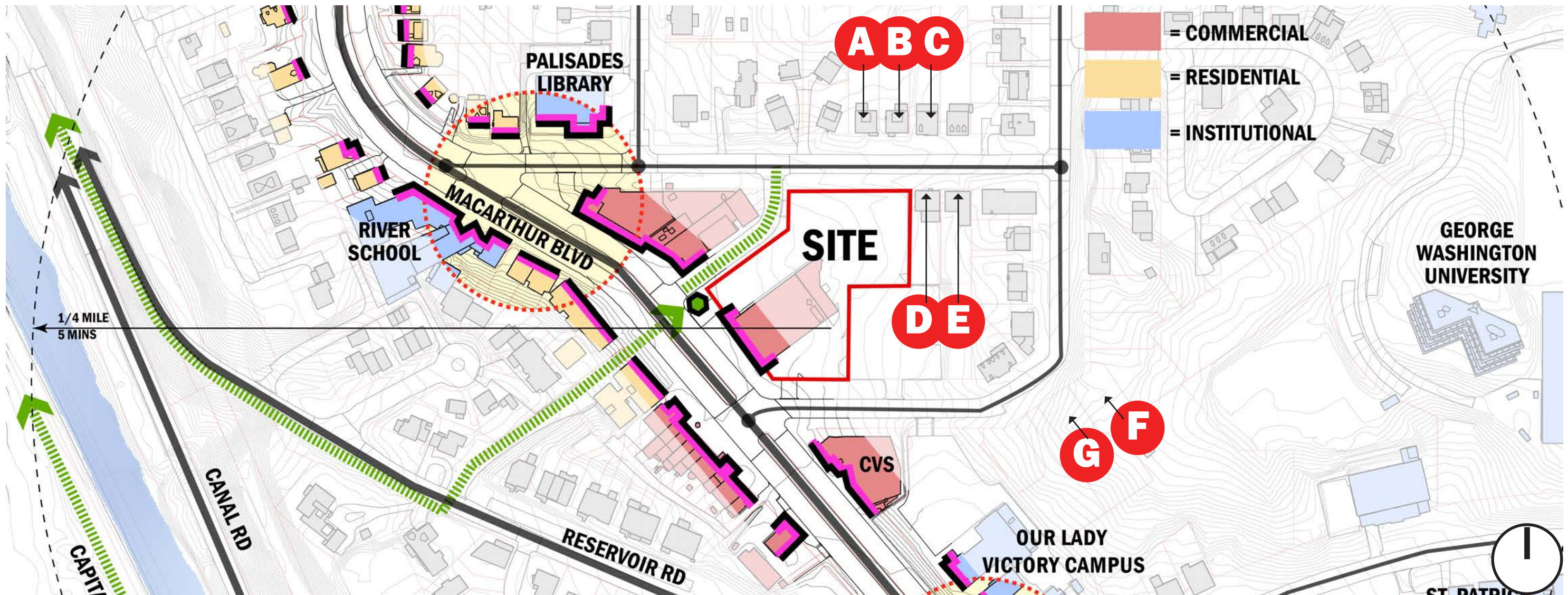
4817 V ST NW (A-LEFT) & 4815 V ST NW (B-MIDDLE) & 4813 V ST NW (C-RIGHT)



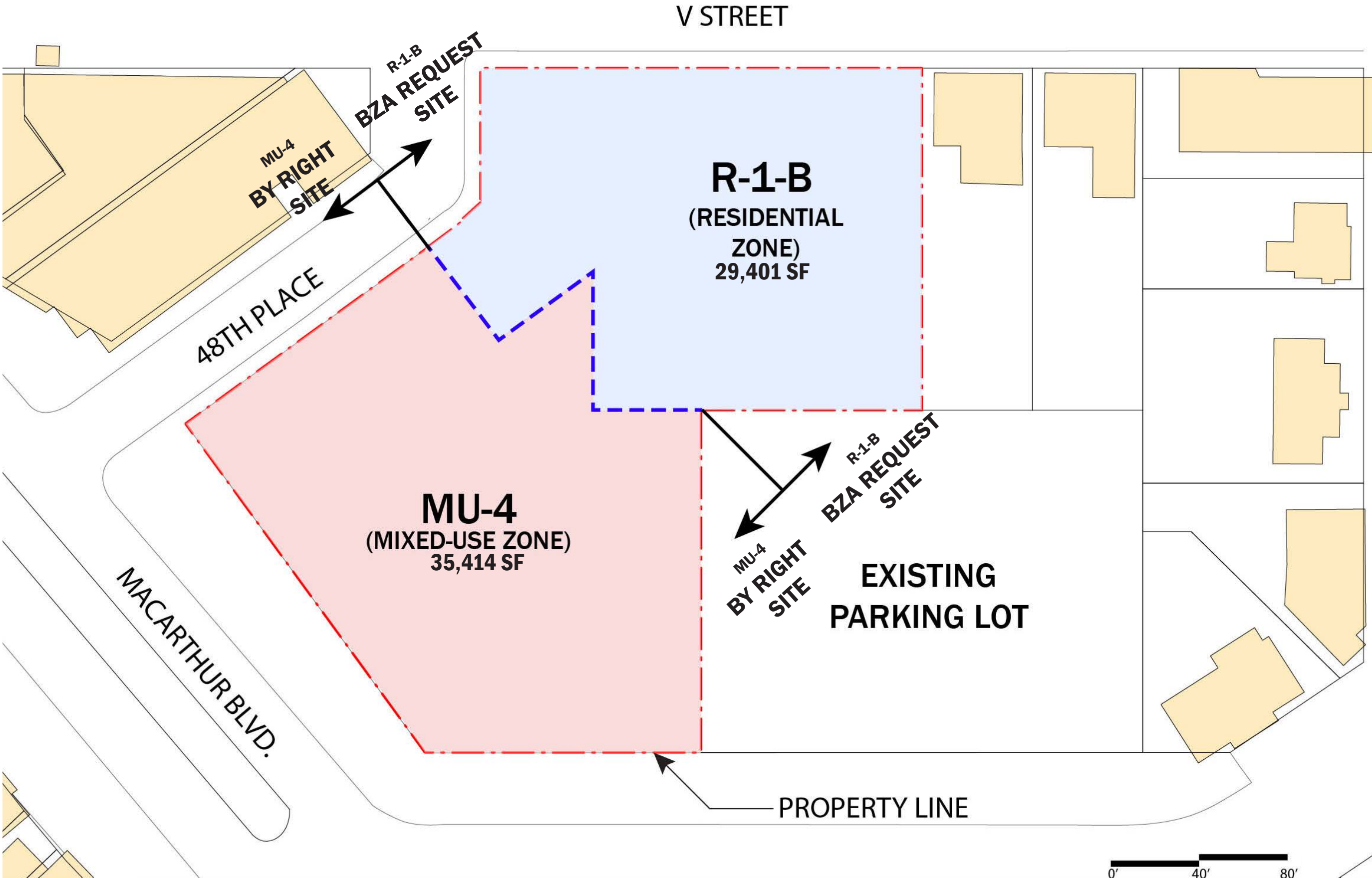
4808 V STREET NW (D-LEFT) & 4812 V STREET NW (E-RIGHT)



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 Lot 25: 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 36 units
MU-4 Unit Count 120 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%	39.8%	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	10 ft. east/63 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	
Parking, Auto						
Residential	C701.5; C708.2	1 per 2 units (after first 4) = 16	16 spaces	1 per 3 units (after first 4) = 39	39-4 (2 carshare credits) = 35 spaces	54 spaces total
Retail (5,556 sf)	C701.5	N/A	N/A	1.3 per 1000 sf after 1st 3000 sf	3 spaces	
Parking, Bike						
Long-Term Spaces	C802.1	1/3 units	12 spaces	1/3 units	40 spaces	60 spaces total
Short-Term Spaces	C802.1	1/20 units	2 spaces	1/20 units	6 spaces	
Loading						
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 (5,556 sf)	C902.1; C901.8	N/A	N/A	5K-20K sf = 1 berth, 1 platform	may share w residential use in same bldg.	

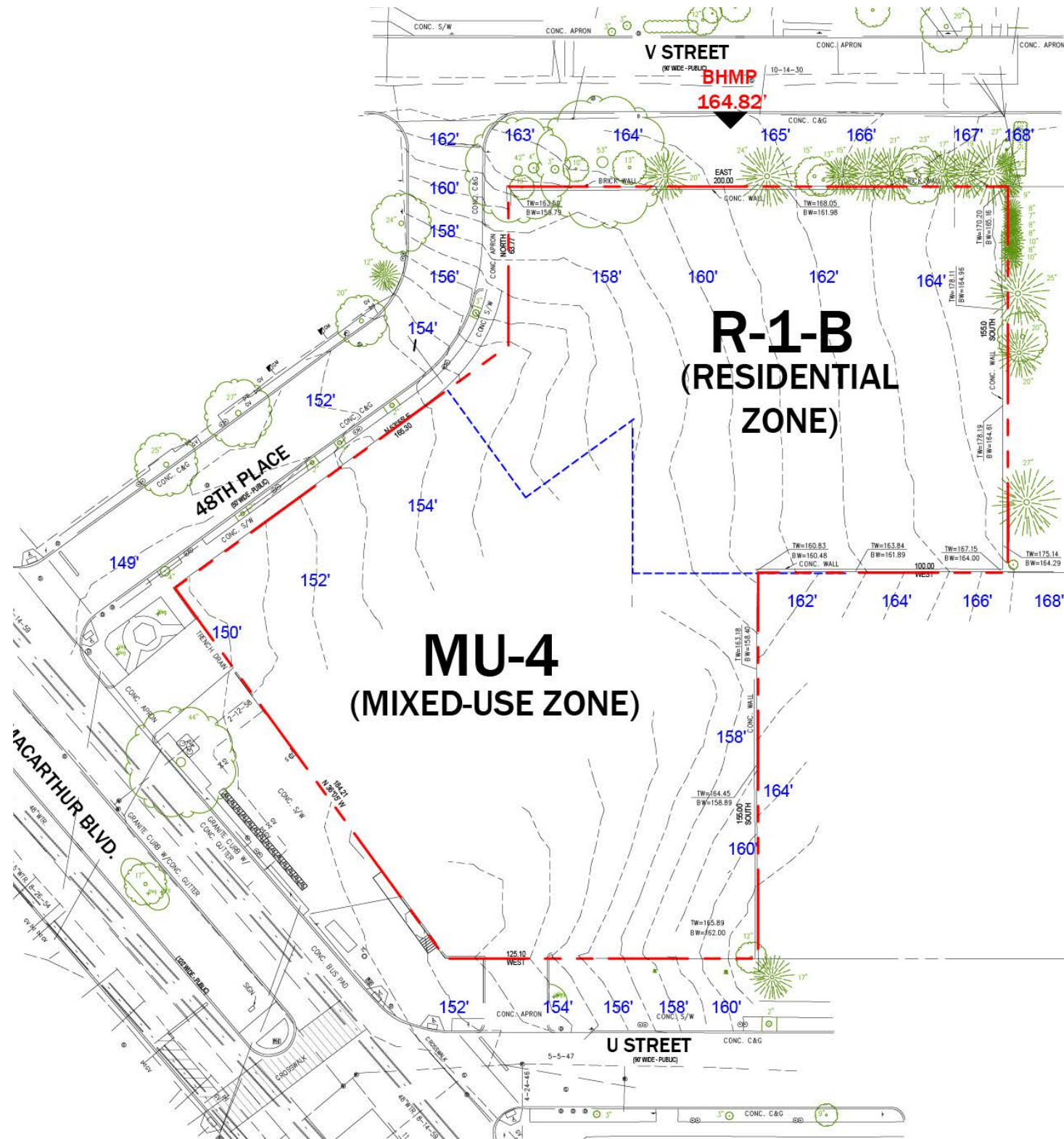
*CCRC special exception relief only; all zoning parameters met

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

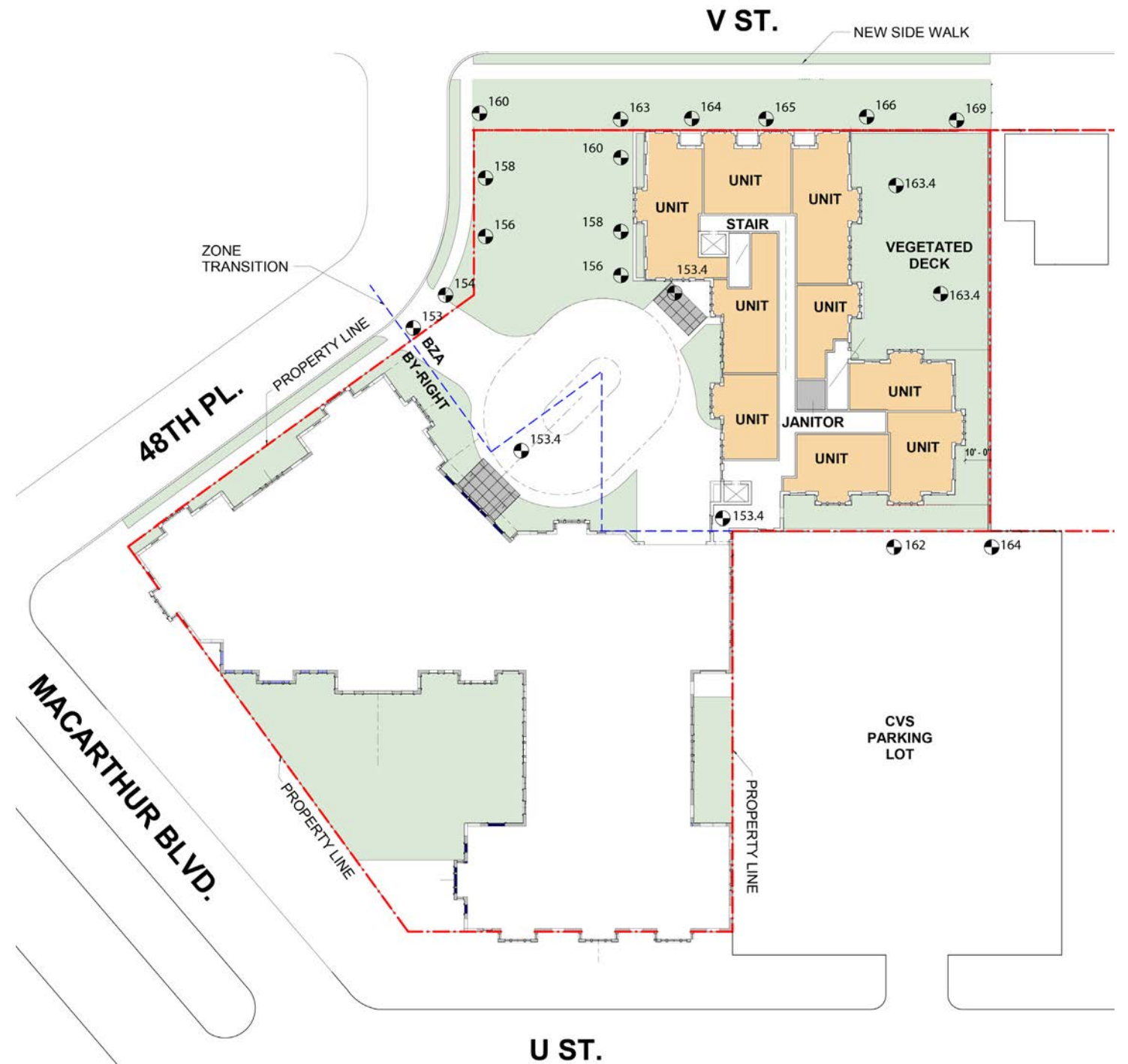
^Independent living units subject to IZ

SITE PLAN

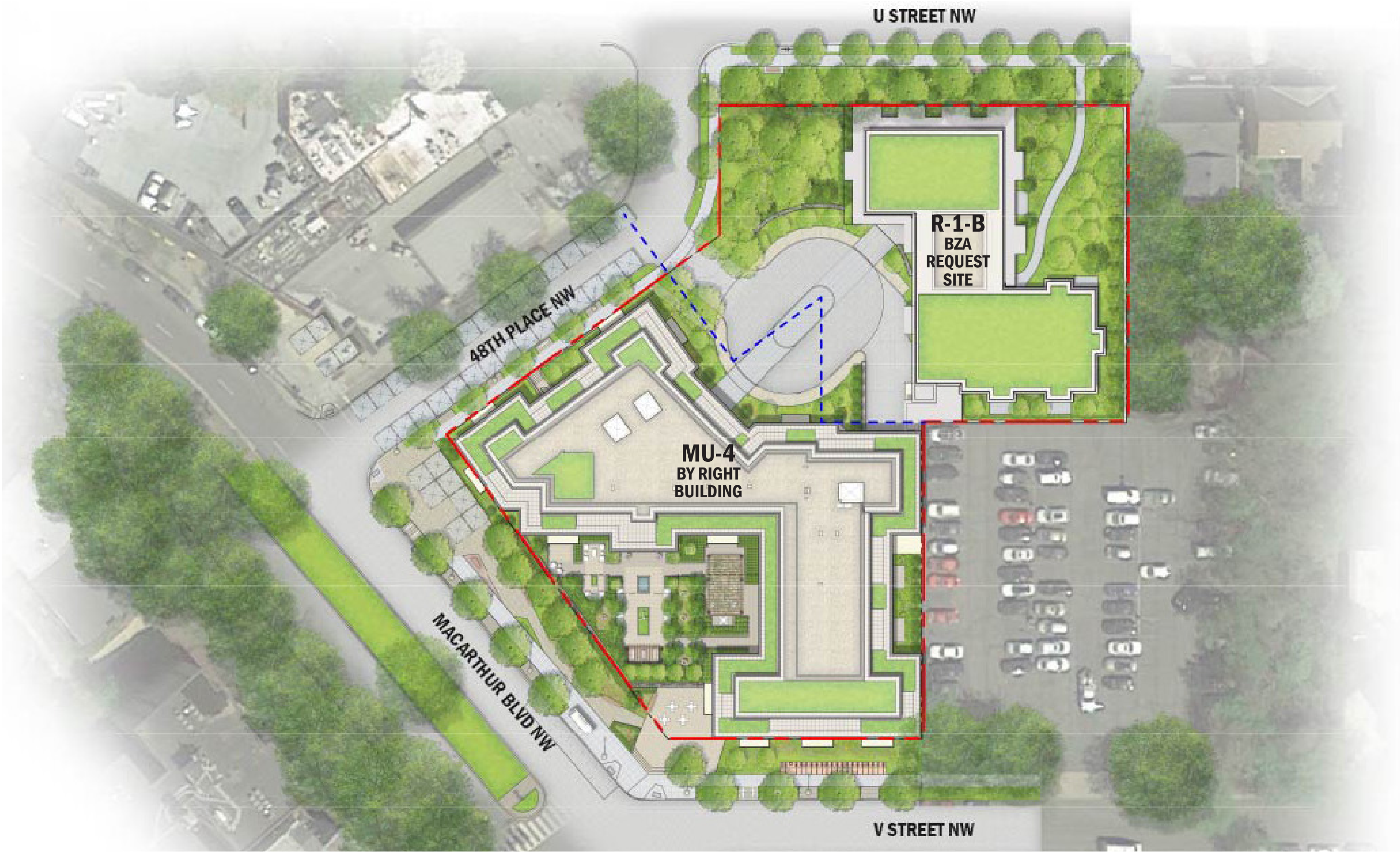
EXISTING SITE TOPOGRAPHY



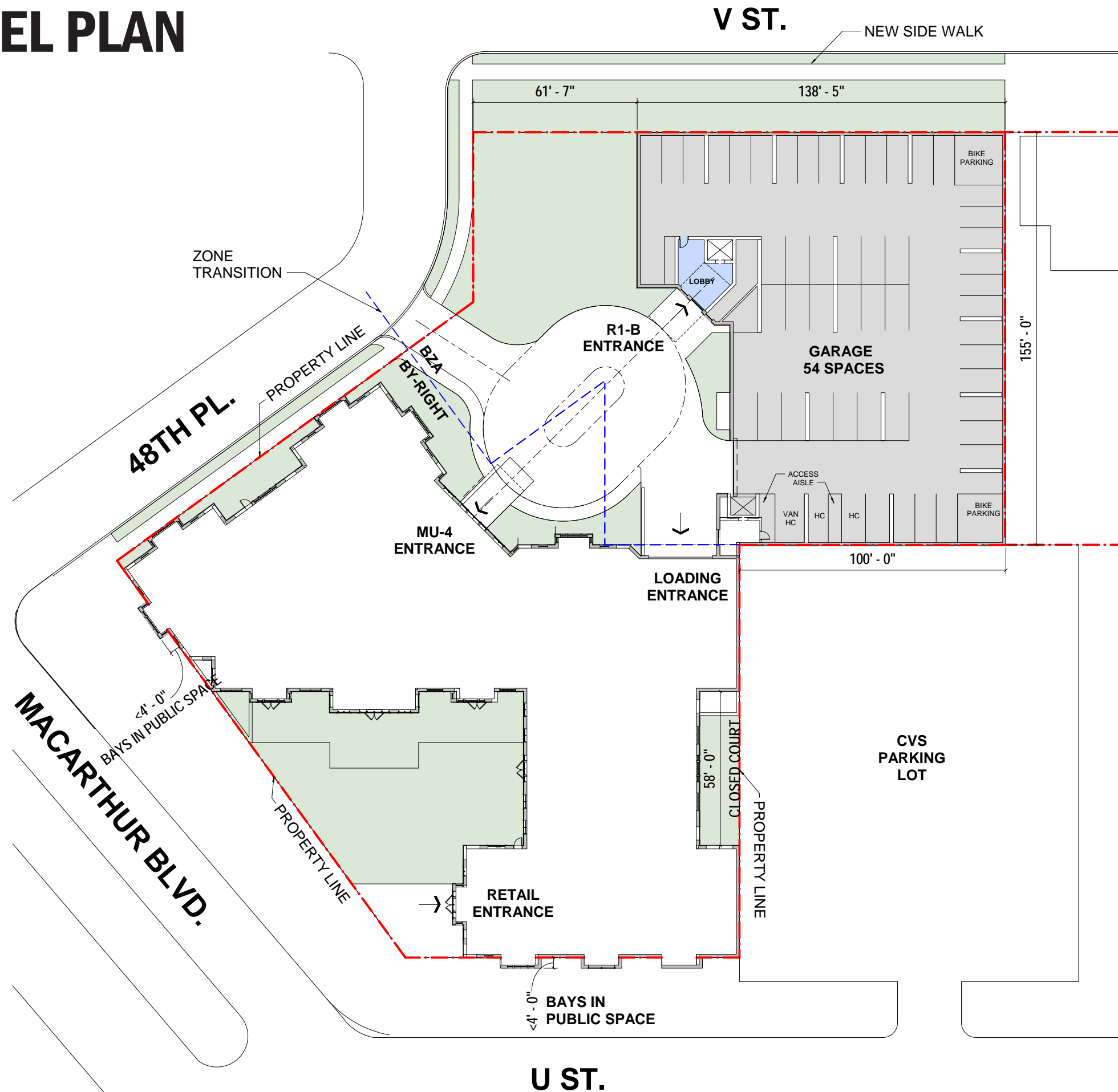
PROPOSED SITE TOPOGRAPHY



SITE PLAN

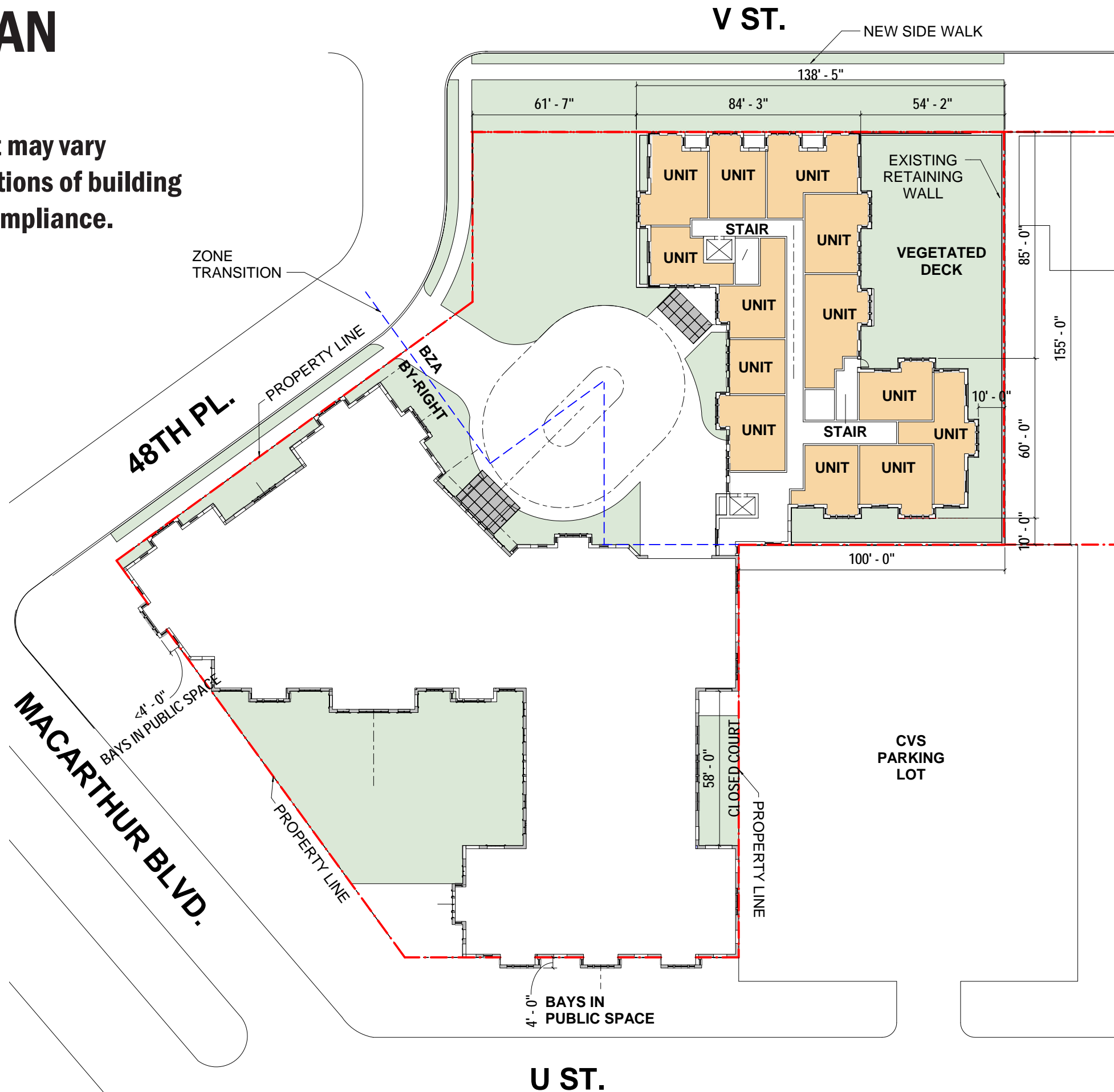


PARKING LEVEL PLAN



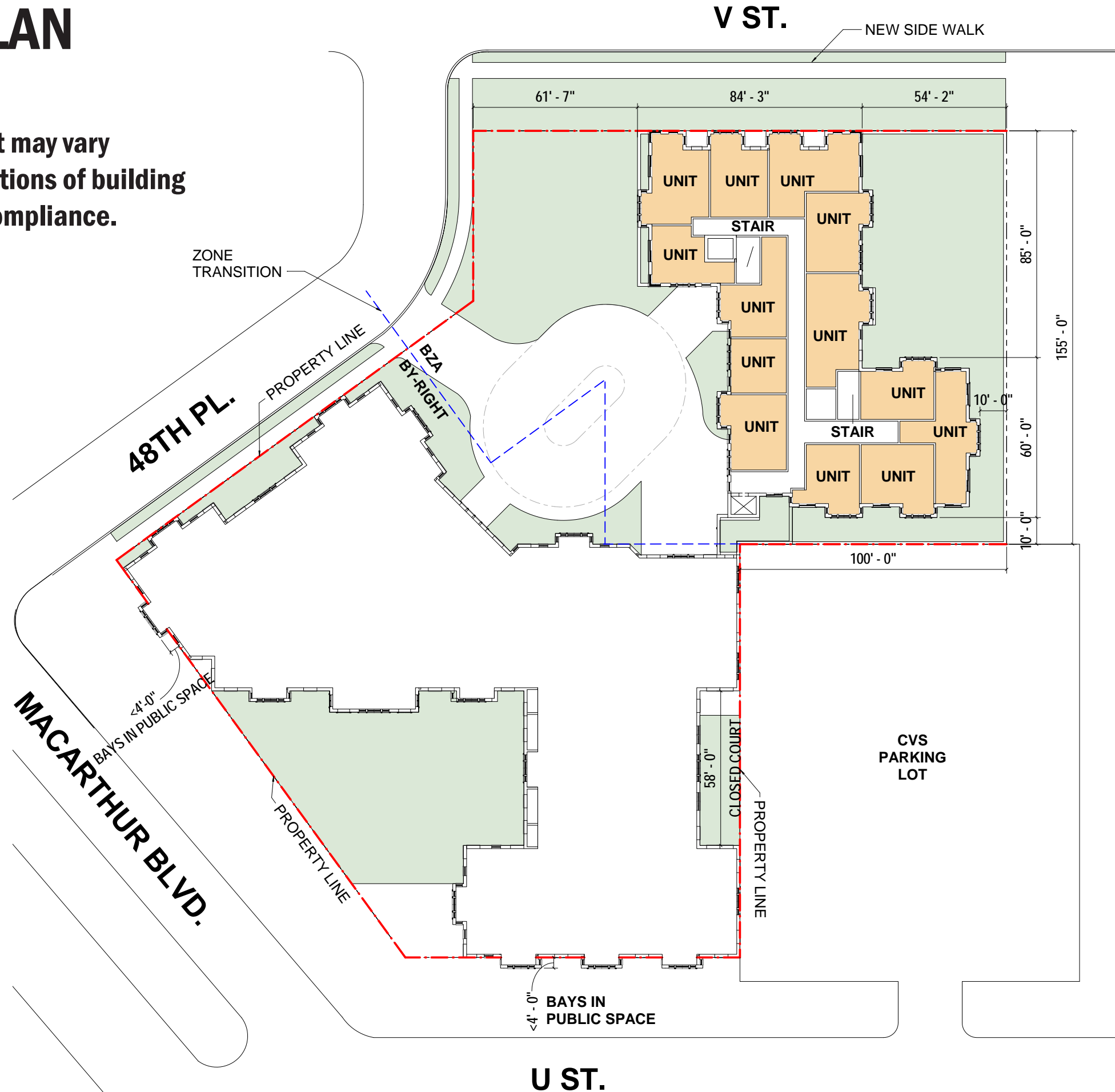
1ST LEVEL PLAN

Note: Unit count and layout may vary between R1B and MU4 portions of building without affecting zoning compliance.



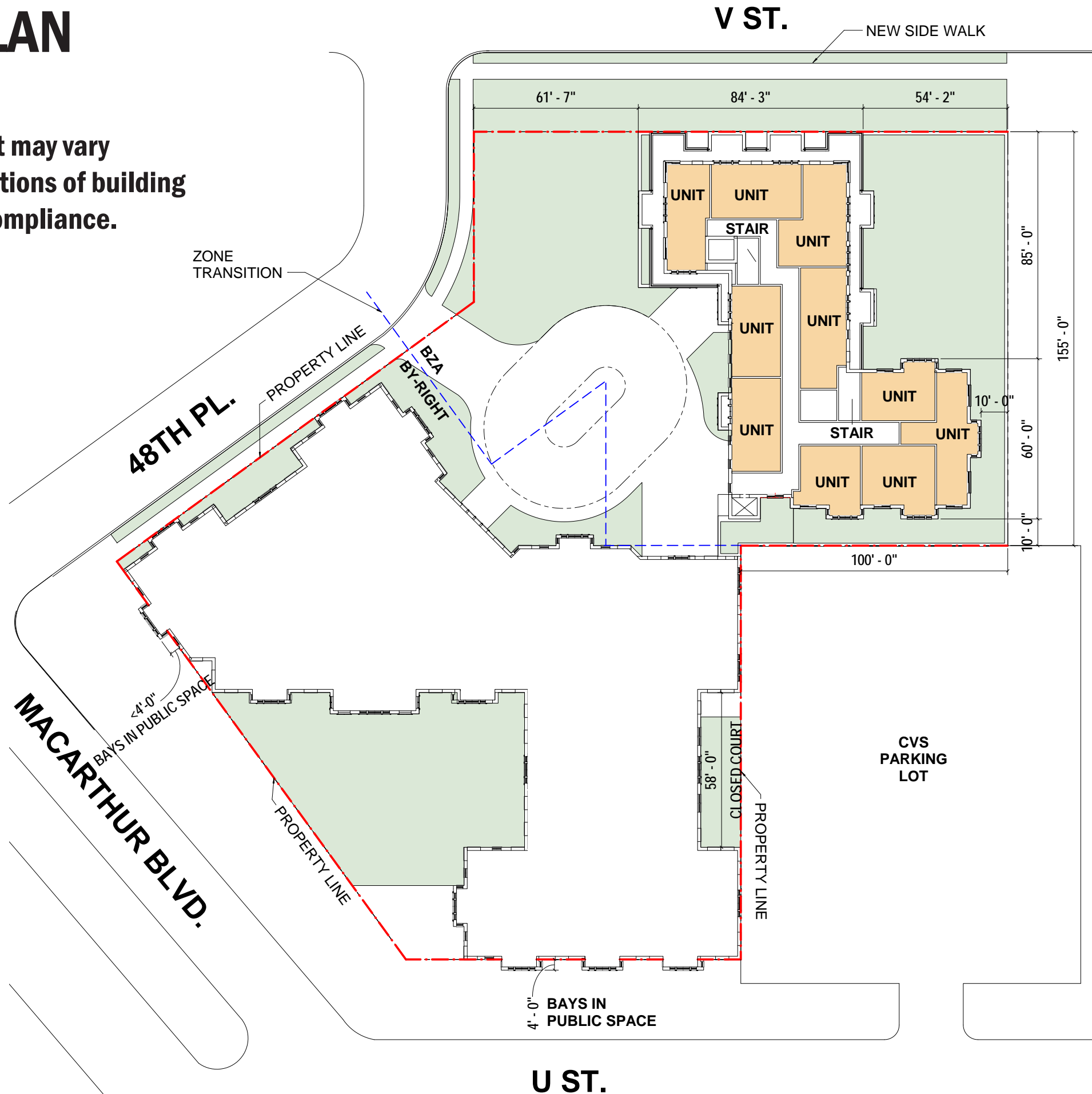
2ND LEVEL PLAN

Note: Unit count and layout may vary between R1B and MU4 portions of building without affecting zoning compliance.

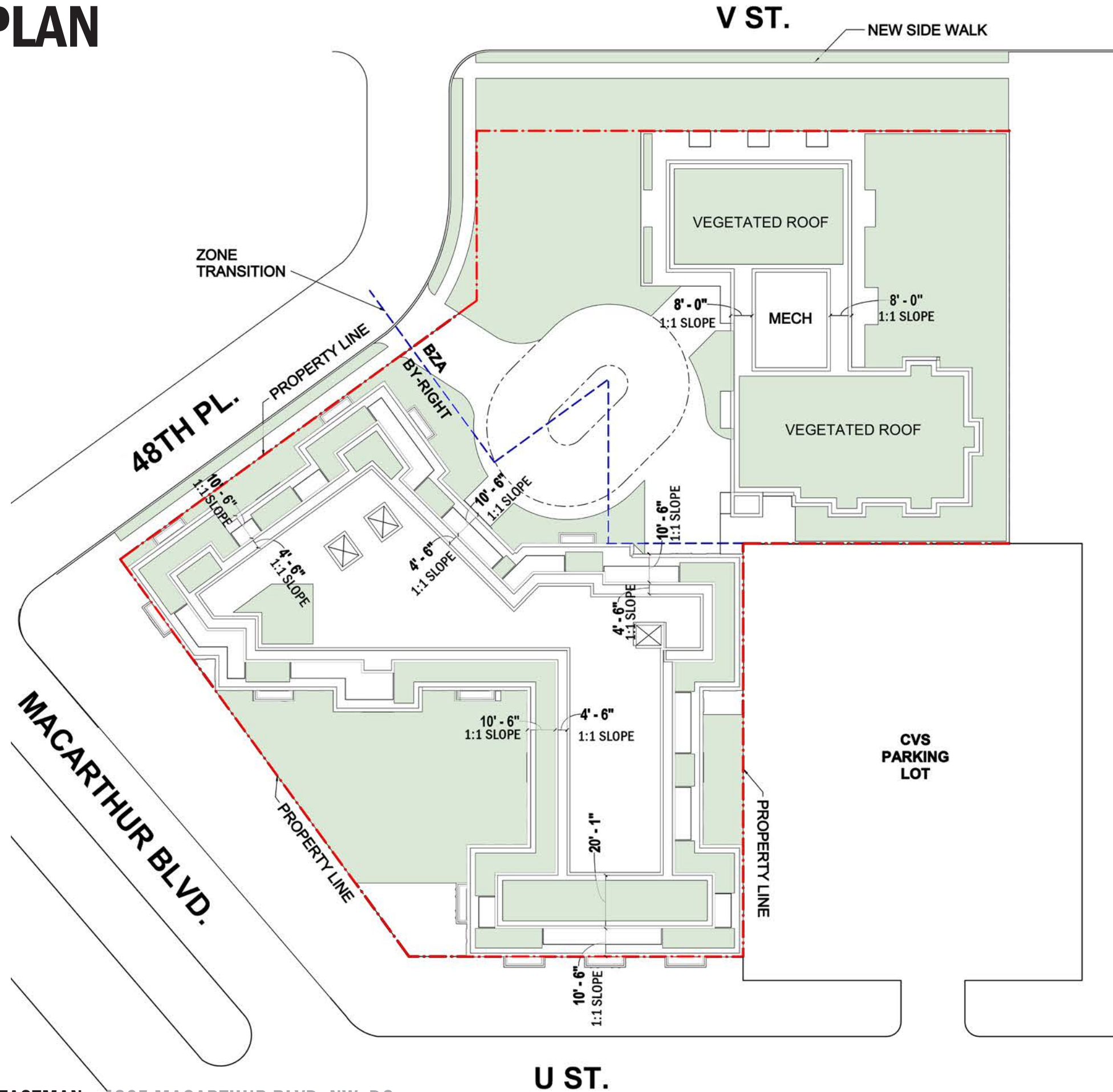


3RD LEVEL PLAN

Note: Unit count and layout may vary between R1B and MU4 portions of building without affecting zoning compliance.

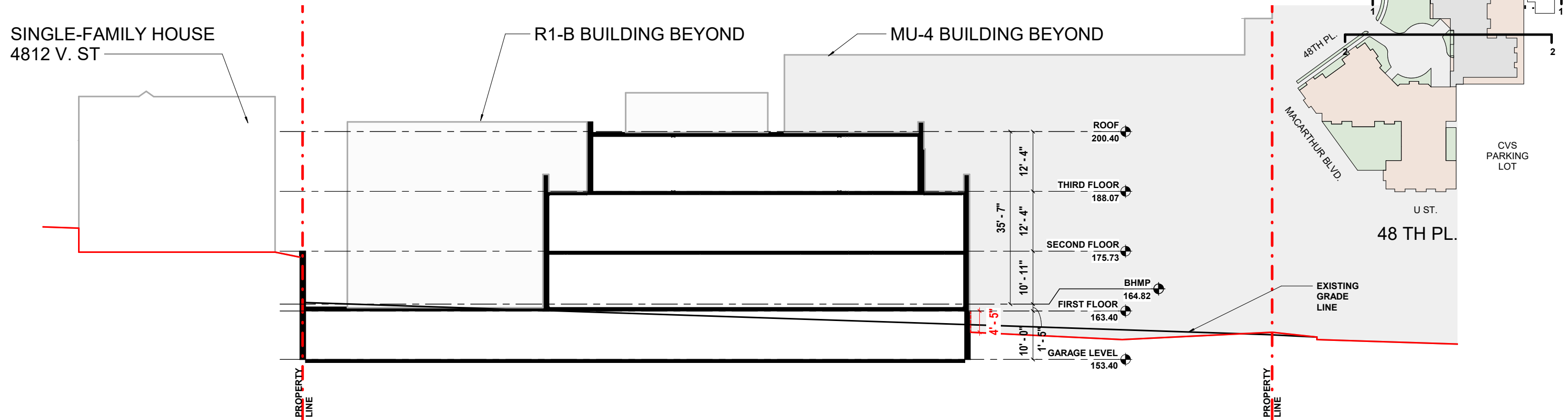


ROOF LEVEL PLAN

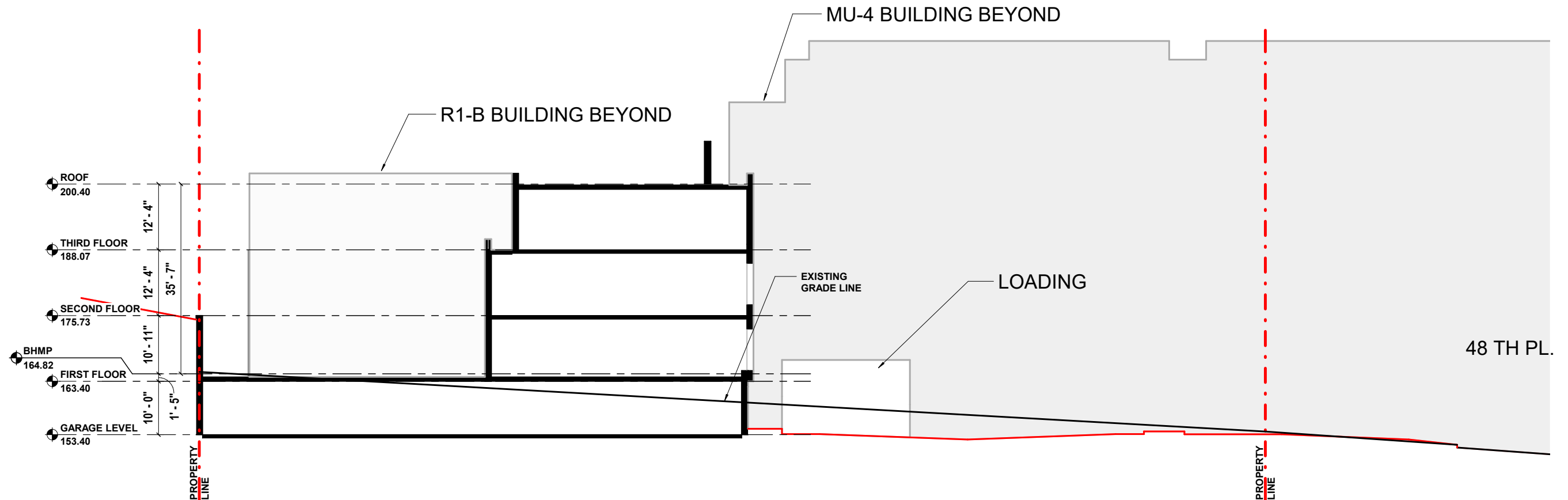


SECTIONS: 1 & 2

SINGLE-FAMILY HOUSE
4812 V. ST

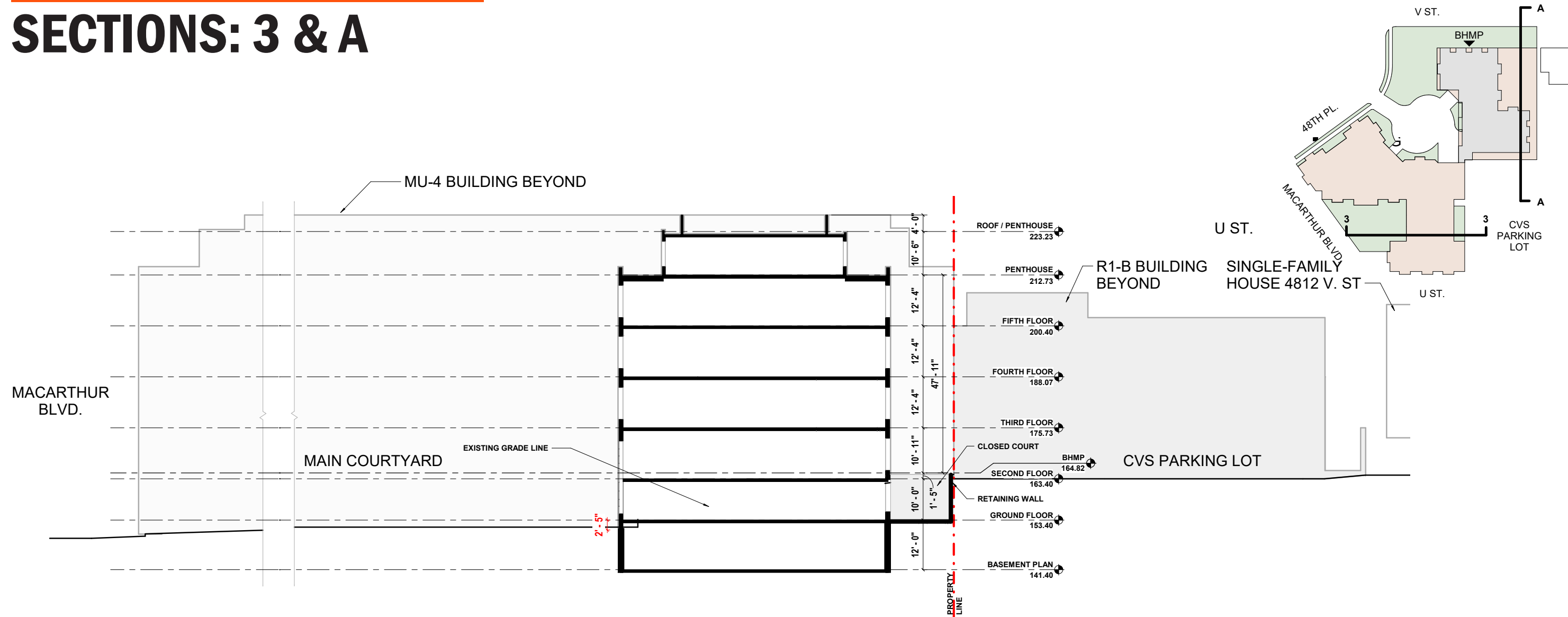


1 EAST WEST SECTION THROUGH R1-B
3/32" = 1'-0"



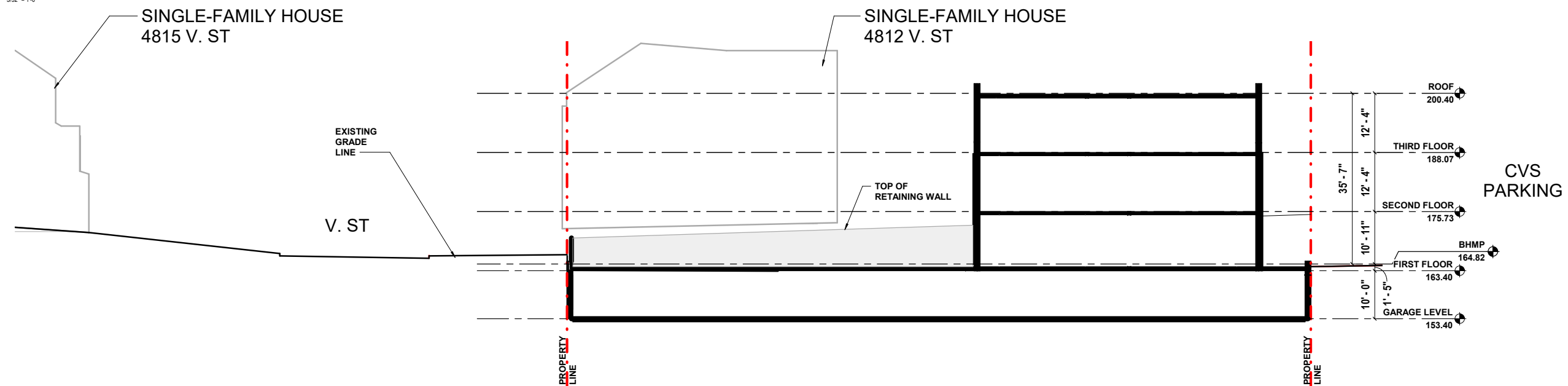
2 EAST WEST SECTION THROUGH ENTRY COURT LOOKING SOUTH
3/32" = 1'-0"

SECTIONS: 3 & A



3 EAST WEST SECTION THROUGH MAIN COURTYARD LOOKING NORTH

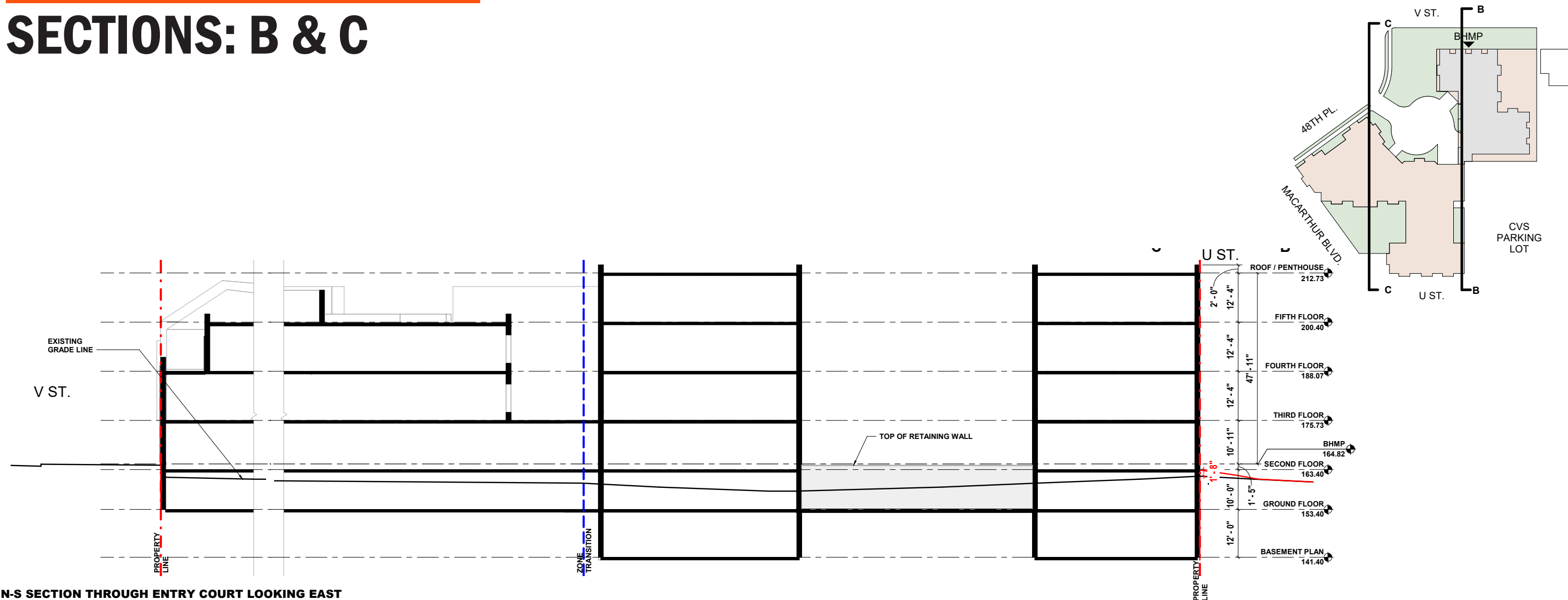
3
3/32" = 1'-0"



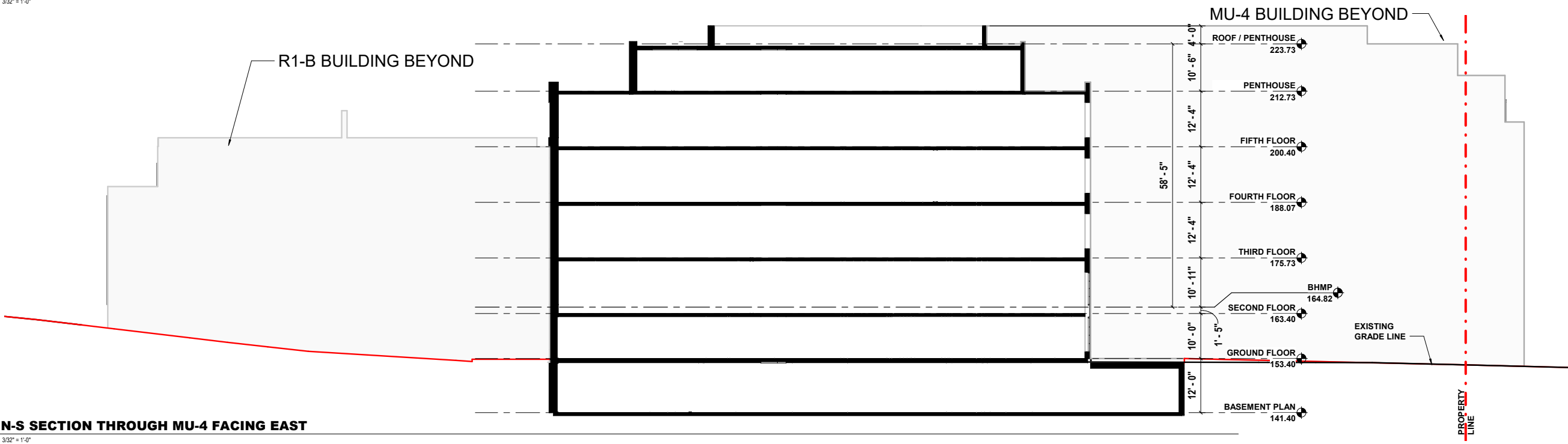
A N-S SECTION THROUGH R1-B AT V.ST + CVS PARKING

A
3/32" = 1'-0"

SECTIONS: B & C

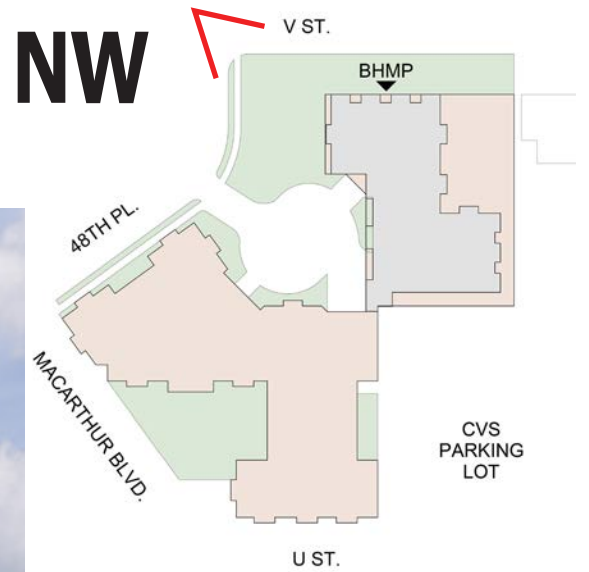


B N-S SECTION THROUGH ENTRY COURT LOOKING EAST
3/32" = 1'-0"

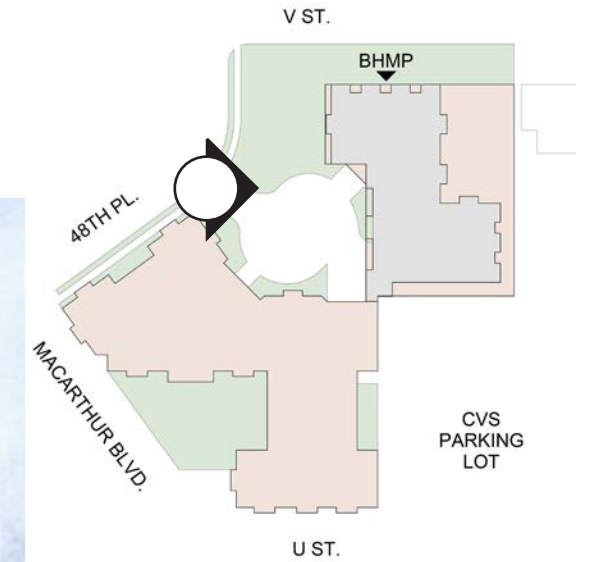


C N-S SECTION THROUGH MU-4 FACING EAST
3/32" = 1'-0"

VIEW LOOKING SOUTHEAST FROM 48TH PLACE & V STREET NW



ELEVATION: LOOKING EAST FROM 48TH PLACE



ELEVATION: MATERIALS



BRICK



CAST STONE



GLASS & STEEL RAILING



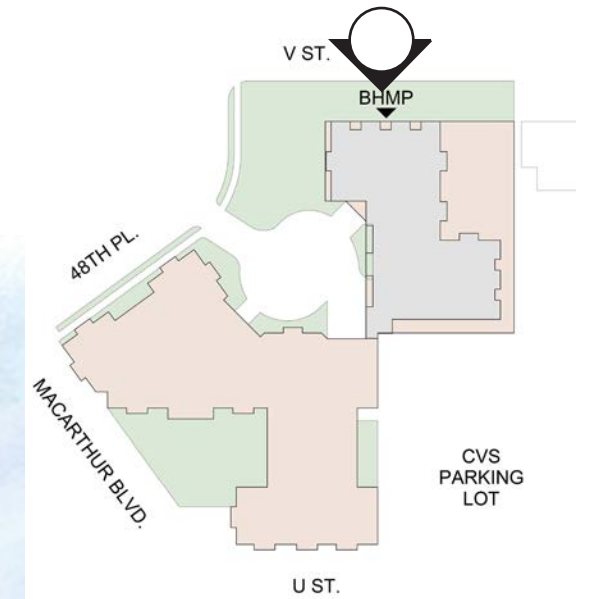
EIFS



VIEW LOOKING SOUTH FROM V STREET



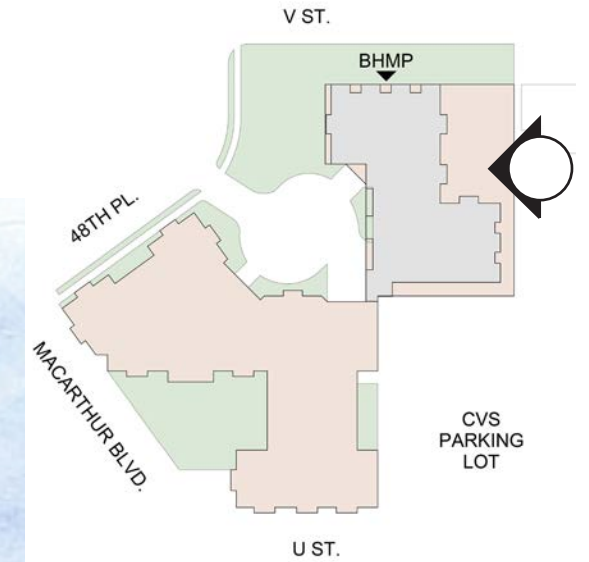
ELEVATION: LOOKING SOUTH FROM V STREET



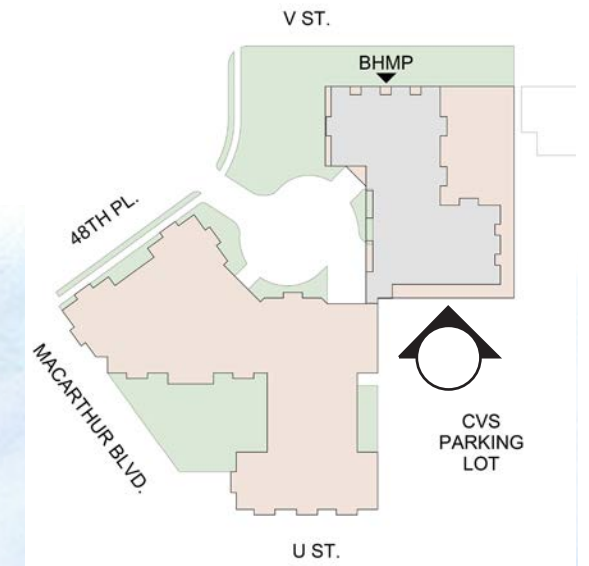
VIEW LOOKING SOUTHWEST FROM V STREET



ELEVATION: LOOKING WEST FROM 4812 V STREET



ELEVATION: LOOKING NORTH FROM CVS PARKING LOT



AERIAL PERSPECTIVES



LOOKING SOUTHWEST FROM ABOVE 4815 U STREET



LOOKING SOUTHEAST FROM ABOVE

MU-4 BUILDING AT 48TH PLACE LOOKING EAST ON MACARTHUR BLVD



MU-4 BUILDING LOOKING NORTH ON 48TH PLACE

