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202-721-0011

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## 4620 WISCONSIN AVENUE, NW

4620-4624 WISCONSIN AVENUE, NW  
SQUARE 1732, LOT 0045+0049  
WASHINGTON, DC 20016

## CONSOLIDATED PLANNED UNIT DEVELOPMENT APPLICATION

NOVEMBER 21, 2016



**ZONING COMMISSION**  
District of Columbia  
CASE NO.16-26  
EXHIBIT NO.2J1

# ZONING DATA

## SQUARE 1732, LOTS 0045, 0049



4620 WISCONSIN AVENUE NW

Square 1732  
Washington DC 20016



### ZONING

DCMR 11  
ZONING REGULATION OF 2016

**LOT INFORMATION**  
CURRENT ZONE: MU-4(C-2-A)  
PROPOSED ZONE: MU-7(C-3-A)  
SQUARE 1732, LOTS 0045, 0049

**AREA AND DIMENSION**  
TOTAL LOT AREA = 23,741 SQFT

### REQUESTED AREAS OF RELIEF

**REAR YARD:**  
ADDITION OF NEW EXTERIOR WALL CONSTRUCTED ON EXISTING GARAGE RAMP;  
SEE A-21 FOR DIAGRAMS.

**LOT OCCUPANCY:**  
LEVEL 01, CONTAINING BOTH RETAIL AND RESIDENTIAL USES OCCUPIES THE LOT AT 89.9% COVERAGE.  
SEE A-22 FOR DIAGRAMS.

**PENTHOUSE SETBACK:**  
EXTENSION OF EXISTING ELEVATOR CORE TO PENTHOUSE VIOLATES SETBACK REQUIREMENTS;  
SEE A-23 FOR DIAGRAMS.

### LOT OCCUPANCY

DCMR 11: SUBTITLE G, SECTION 404.1

TOTAL LOT AREA: 23,741 SQFT  
GFA @ GROUND LEVEL: 21,365 SQFT

ALLOWED RETAIL OCCUPANCY: 100%  
PROPOSED OCCUPANCY: 89.9%

ALLOWED RESIDENTIAL OCCUPANCY: 80%  
PROPOSED OCCUPANCY: 89.9%

### GROSS FLOOR AREA (G.F.A.)

PROPOSED BY TYPE:

	G.F.A.	F.A.R.
--	--------	--------

RESIDENTIAL		
LEVEL 00-P1	10,869 SF	0.46
LEVEL 01 - N	210 SF	0.01
LEVEL 01 - S	8,415 SF	0.35
LEVEL 02	15,630 SF	0.66
LEVEL 03	15,417 SF	0.65
LEVEL 04	15,340 SF	0.65
LEVEL 05	15,081 SF	0.64
LEVEL 06	14,548 SF	0.61
LEVEL 07	13,701 SF	0.58
LEVEL 08	13,335 SF	0.56
		5.16

RETAIL		
LEVEL 01 - N	5,113 SF	0.22
LEVEL 01 - S	7,006 SF	0.30
		0.51
		5.67

PROPOSED PENTHOUSE:

	G.F.A.	F.A.R.
--	--------	--------

LEVEL - ROOF	5,002 SF	0.21
		0.21

### FLOOR AREA RATIO (F.A.R.)

DCMR 11: SUBTITLE G, SECTION 402.1  
SUBTITLE X, SECTION 303.3 & 303.4

ALLOWED:	
RESIDENTIAL ALLOWED:	4.0
WITH IZ BONUS (20%)	4.8
WITH PUD BONUS (20%)	5.76
RETAIL ALLOWED:	2.5
WITH PUD BONUS (34%)	3.35
<b>TOTAL MAX FAR</b>	<b>5.76</b>

PROPOSED:	
RETAIL F.A.R.:	0.52
RESIDENTIAL F.A.R.:	5.12
<b>TOTAL BUILDING F.A.R.:</b>	<b>5.64</b>
PENTHOUSE F.A.R.:	0.18

### MAXIMUM BUILDING HEIGHT

DCMR 11: SUBTITLE G, SECTION 403.1  
SUBTITLE X, SECTION 303.7

ALLOWED: 90'-0" (PUD)  
PROPOSED: 90'-0"

MEASURING POINT: 384'-0"  
BUILDING HEIGHT: 474'-0"

### MAXIMUM PENTHOUSE HEIGHT

DCMR 11: SUBTITLE G, SECTION 403.2  
SUBTITLE X, SECTION 303.18

ALLOWED: 20'-0"  
PROPOSED: 12'-8" TYP;  
16'-8" AT REQUESTED RELIEF;  
20'-0" MAX HEIGHT AT SCREEN.

ROOF LEVEL: 474'-0"  
T.O PH SCREEN: 494'-0"

MAINTAIN 1:1 SETBACK AT BUILDING FACE, EXCEPT AS SHOWN;  
SEE A-23 FOR PENTHOUSE SETBACK DIAGRAMS

	PH HEIGHT*	DISTANCE FROM BUILDING FACE:	COMPLIANT:
SETBACK - 1	16'-8"	10'-6 5/8"	N

### REAR YARD

DCMR 11: SUBTITLE G, SECTION 405.3  
SEE A-21 FOR REAR YARD DIAGRAMS

	REQUIRED REAR YARD (BUILDING HEIGHT: 104'-9" 2.5'12" VRT RISE):	PROPOSED REAR YARD:	COMPLIANT:
REAR - 1*		10'-0"	Y
REAR - 2*		21'-10 3/4"	Y
REAR - 3**		11'-10 3/4"	N
REAR - 4**	21'-9 7/8"	21'-10 1/8"	Y
REAR - 5**		24'-10 1/8"	Y
REAR - 6**		27'-10 1/8"	Y
REAR - 7*		24'-10 3/8"	Y

\*MEASURED FROM CENTERLINE OF ALLEY; BUILDING MEASURED UNDER 25' HORIZONTAL PLANE.  
\*\* MEASURED FROM PROPERTY LINE  
\*\*\*MEASURING POINT OF ALLEY; 370'-10 1/2"

### SIDE YARD

DCMR 11: SUBTITLE G, SECTION 406  
SEE A-20 FOR SIDEYARD DIAGRAMS

	REQUIRED SIDEYARD (BUILDING HEIGHT 90'-0" 2'1/2" VRT RISE):	PROPOSED SIDE YARD	COMPLIANT
SIDE - 1		16'-8"	Y
SIDE - 2	15'-0"	21'-8"	Y

### VEHICLE PARKING

DCMR 11: SUBTITLE C, SECTION 701.5  
SUBTITLE C, SECTION 702.1(a)

RESIDENTIAL UNITS (INCLUDING PH)  
136 TOTAL UNITS

RETAIL SQFT (INCLUDING CELLAR SPACES)  
12,119 SF

	REQUIRED	PROPOSED
PROJECT	56	74

### COMPACT SPACES

DCMR 11: SUBTITLE C, 712.3  
50% MAX. COMPACT SPACE  
ALLOWED: 50%  
PROVIDED: 31% (5 COMP / 16 TOTAL) - RETAIL  
PROVIDED: 29% (17 COMP / 58 TOTAL) - RESIDENTIAL

### ACCESSIBLE PARKING SPACES

IBC2012.1106.1  
REQUIRED: 3 ACCESSIBLE SPACES  
PROVIDED: 4 ACCESSIBLE SPACES TOTAL (1 PER RETAIL, 3 PER RESIDENTIAL)

### VAN SPACE

IBC2012.1106.5  
REQUIRED: 1 VAN SPACE  
PROVIDED: 2 VAN SPACE TOTAL (1 PER RETAIL, 1 PER RESIDENTIAL)

### BICYCLE PARKING

DCMR 11: SUBTITLE C, SECTION 802.1

	REQUIRED	PROPOSED
RESIDENTIAL- LONG TERM	45 (1 PER 3 RES UNITS)	75
SHORT TERM	7 (IN PUBLIC SPACE) (1 PER 20 RES UNITS)	7
RETAIL- LONG TERM	1 (1 PER 10,000 SQFT)	3
SHORT TERM	3 (IN PUBLIC SPACE) (1 PER 3,500 SQFT)	7

### LOADING

DCMR 11: SUBTITLE C, SECTION 901.1

RESIDENTIAL- REQUIRED: 1 LOADING BERTH  
1 LOADING PLATFORM (100 SQFT)  
1 SERVICE SPACE

RETAIL- REQUIRED: 1 LOADING BERTH (20,000 SQFT > X)  
1 LOADING PLATFORM (100 SQFT)

PROVIDED: PROJECT WILL ADOPT MORE STRINGENT RESIDENTIAL LOADING REQUIREMENTS:

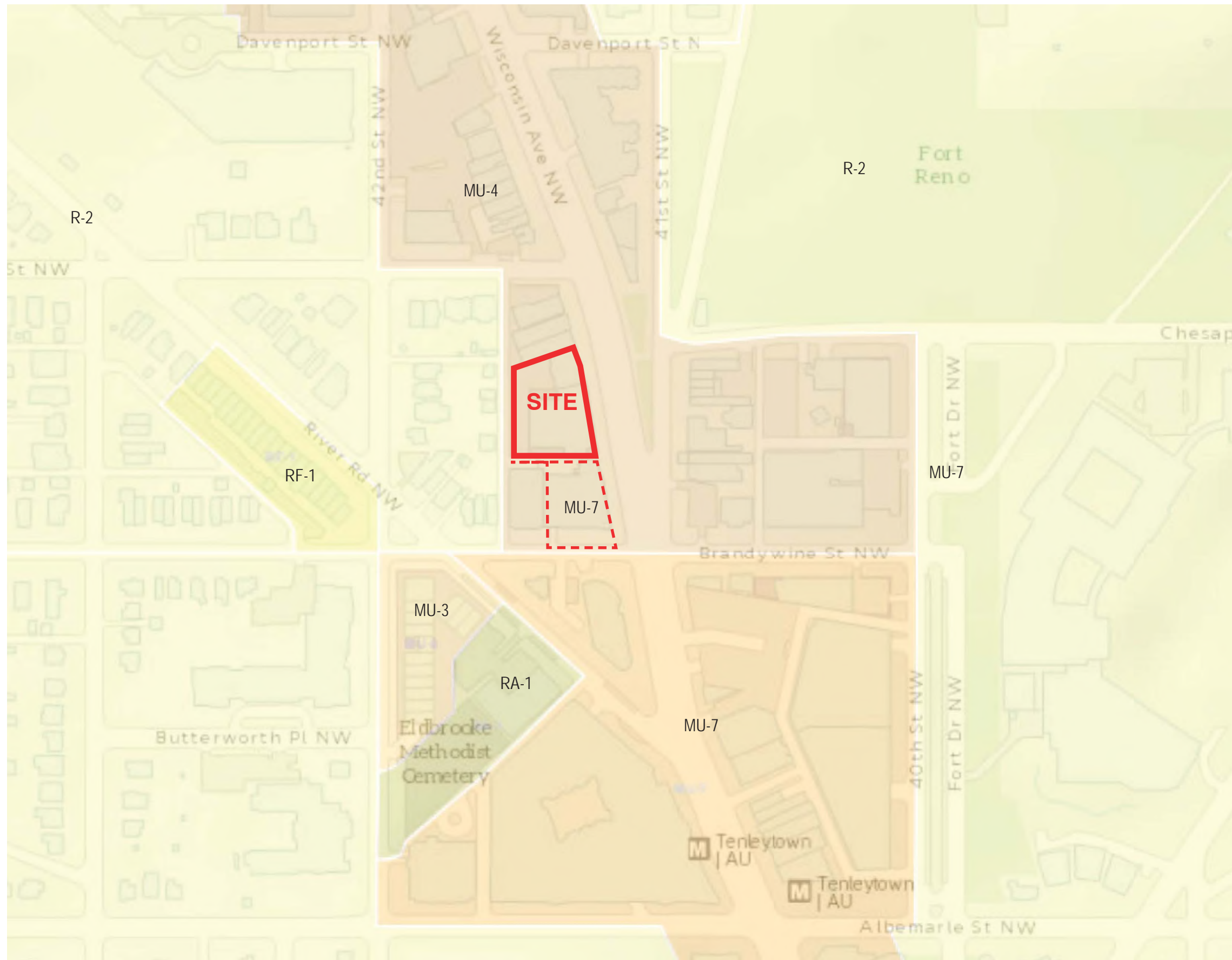
1 LOADING BERTHS 12' X 30'  
1 LOADING PLATFORM (100 SQFT)  
1 SERVICE SPACE 10' X 20'

DATE:  
NOVEMBER 21, 2016







PUD APPLICATION



TITLE:  
ZONING DATA

NUMBER:  
A-01



**ZONES**

-  MU-3
-  MU-4
-  MU-7
-  R-2
-  RA-1
-  RF-1

-  DEVELOPMENT SITE; PROPOSED ZONING MU-7
-  PUD - ADJACENT PROPERTY ZONED MU-7



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Square 1732  
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DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
ZONING  
BOUNDARY SITE  
PLAN

NUMBER:  
**A-02**



4620 WISCONSIN AVENUE NW

Square 1732 Washington DC 20016



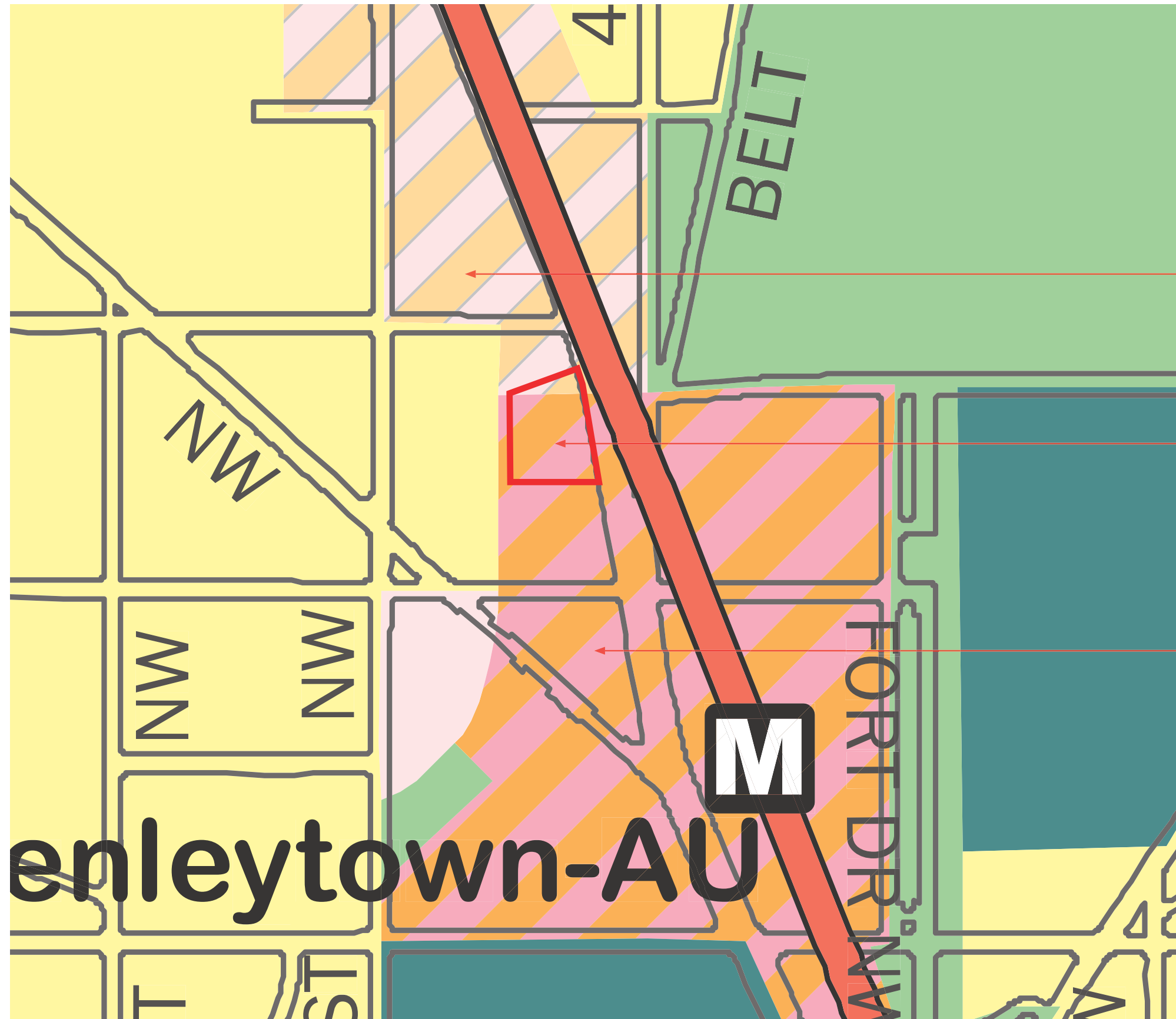
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PUD APPLICATION

TITLE: COMPREHENSIVE PLAN: FUTURE LANDUSE MAP

NUMBER:

A-03

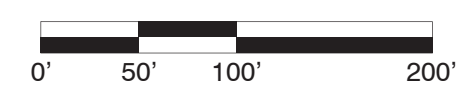


CLD, RMOD  
COMMERCIAL LOW DENSITY  
RESIDENTIAL MODERATE DENSITY

PROPOSED SITE  
COMBINED -OVERLAPS  
CLD, RMOD  
CMOD, RMED

CMOD, RMED  
COMMERCIAL MODERATE DENSITY  
RESIDENTIAL MEDIUM DENSITY





**AERIAL PLAN**

**U·I·P urban**  
investment partners  
**4620 WISCONSIN AVENUE NW**  
Square 1732  
Washington DC 20016



DATE:  
NOVEMBER 21, 2016  
PUD APPLICATION  
TITLE:  
AERIAL PLAN  
NUMBER:  
A-04



1 LOOKING NORTHWEST ACROSS WISCONSIN AVENUE



2 LOOKING WEST ACROSS WISCONSIN AND 41st ST



3 LOOKING WEST ACROSS WISCONSIN AVENUE



4 LOOKING SOUTH DOWN WISCONSIN AVENUE



5 LOOKING SOUTH DOWN REAR ALLEY



6 LOOKING SOUTHEAST FROM 42nd AND CHESAPEAKE ST



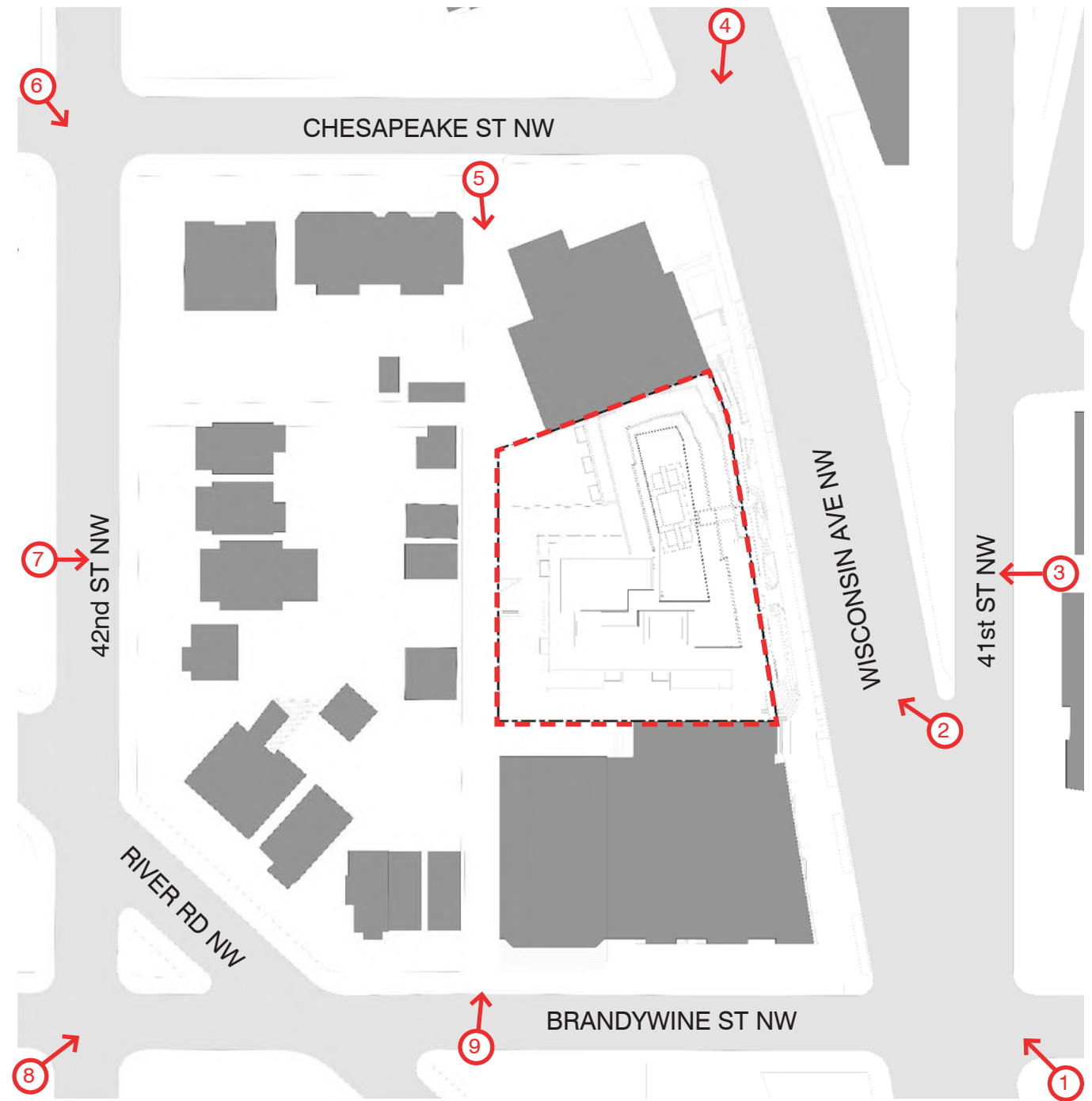
7 LOOKING EAST FROM 42nd AND RIVER RD



8 LOOKING NORTHEAST FROM 42nd AND BRANDYWINE ST









9 LOOKING NORTHEAST FROM REAR ALLEY

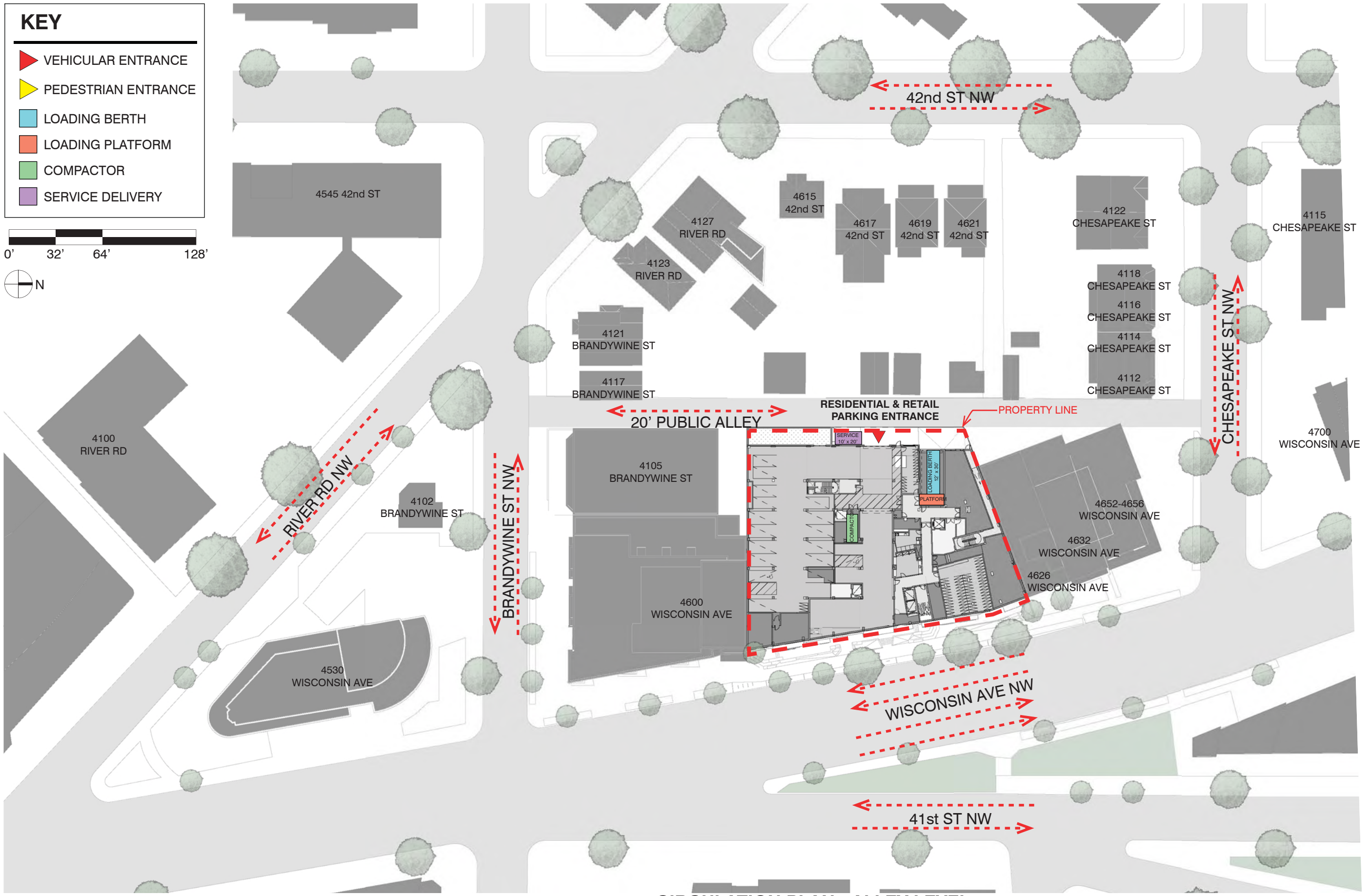
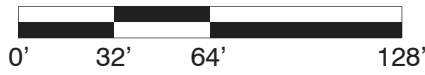


KEY PLAN



**KEY**







-  VEHICULAR ENTRANCE
-  PEDESTRIAN ENTRANCE
-  LOADING BERTH
-  LOADING PLATFORM
-  COMPACTOR
-  SERVICE DELIVERY

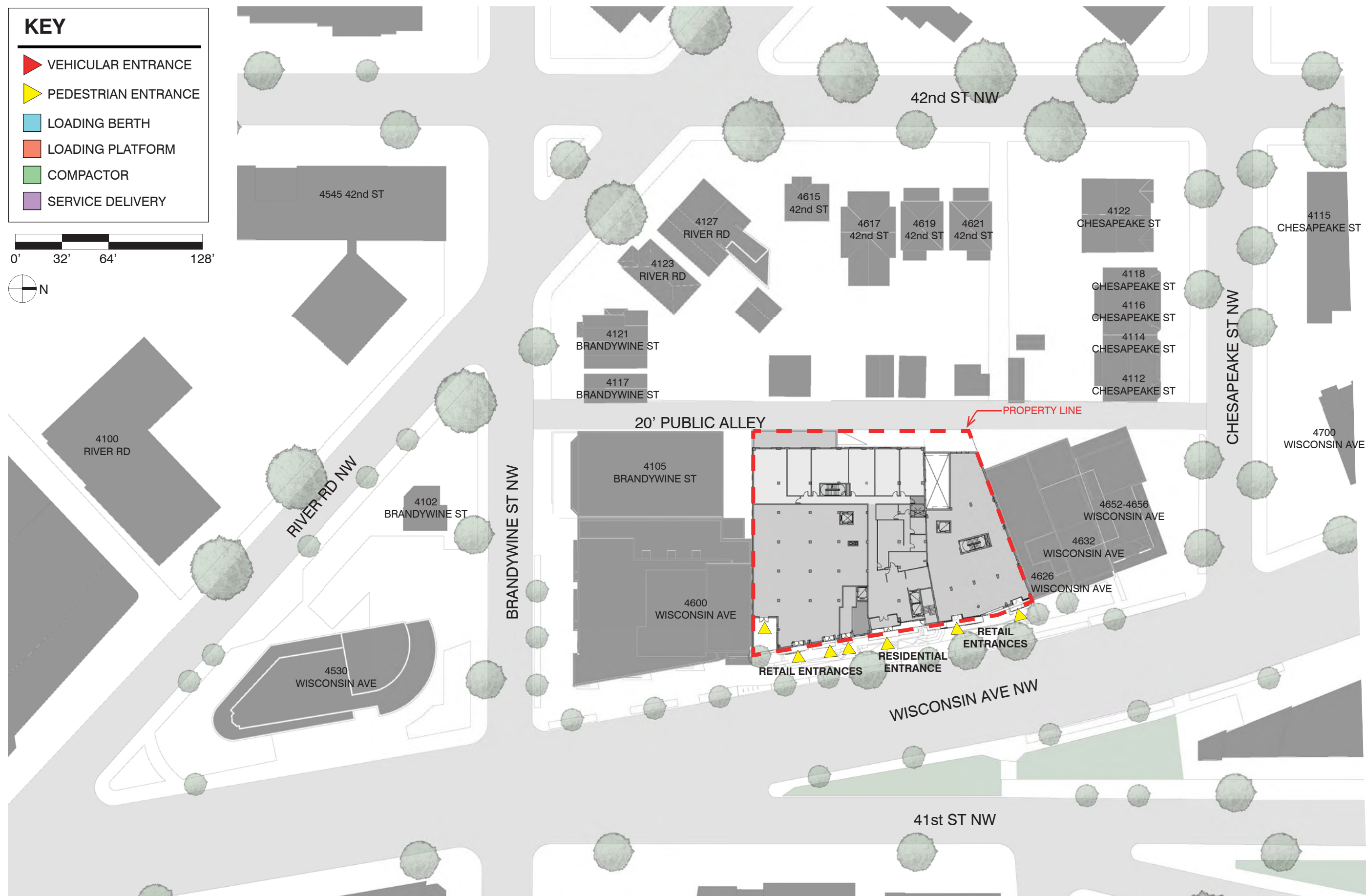


**CIRCULATION PLAN - ALLEY LEVEL**



**KEY**

-  VEHICULAR ENTRANCE
-  PEDESTRIAN ENTRANCE
-  LOADING BERTH
-  LOADING PLATFORM
-  COMPACTOR
-  SERVICE DELIVERY



**CIRCULATION PLAN - STREET LEVEL**



4620 WISCONSIN AVENUE NW

Small text: Square 1732 Washington DC 20016



DATE: NOVEMBER 21, 2016

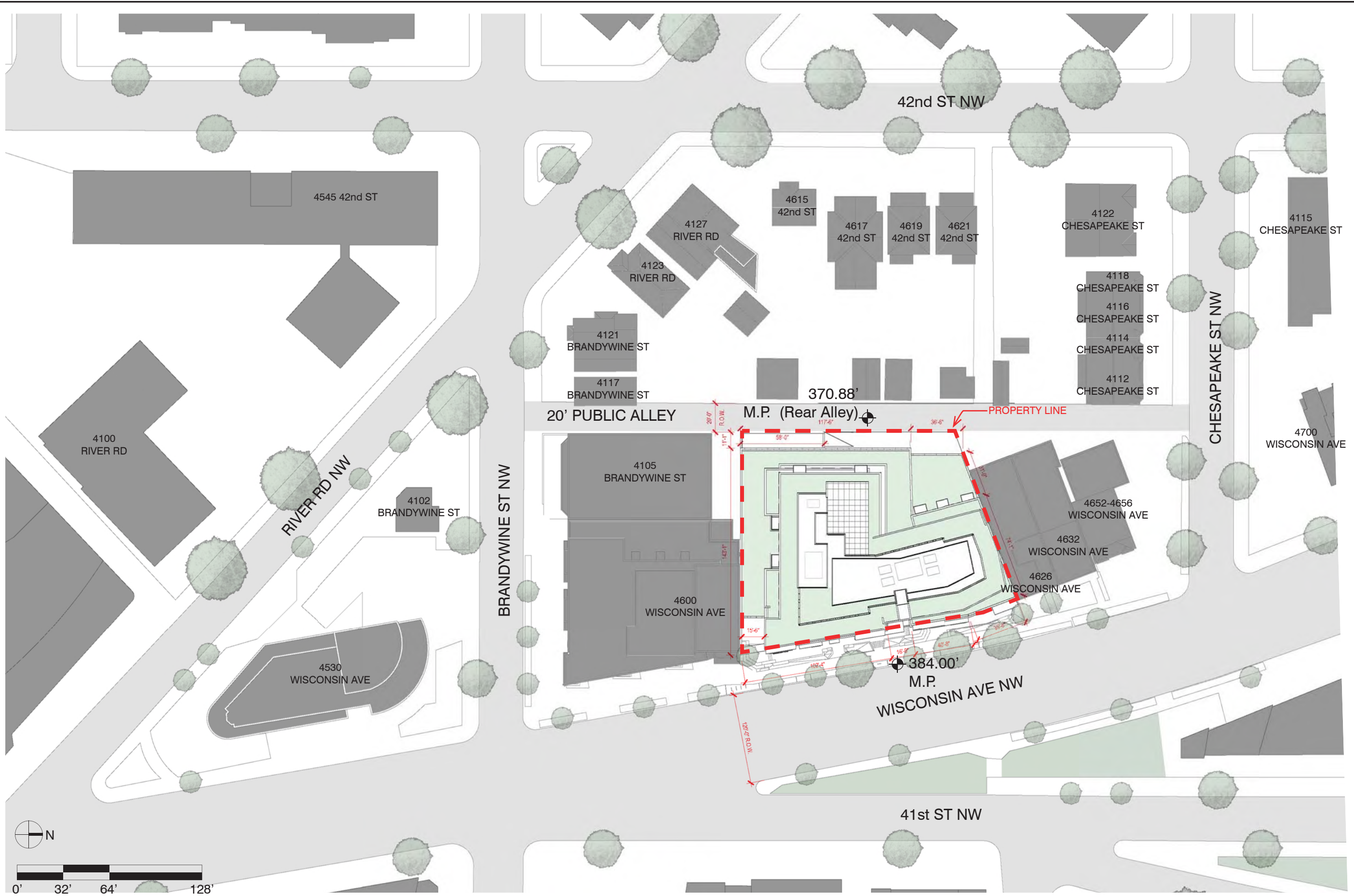
PUD APPLICATION

TITLE: ARCHITECTURAL BLOCK & CIRCULATION PLAN STREET LEVEL

NUMBER:

**A-08**

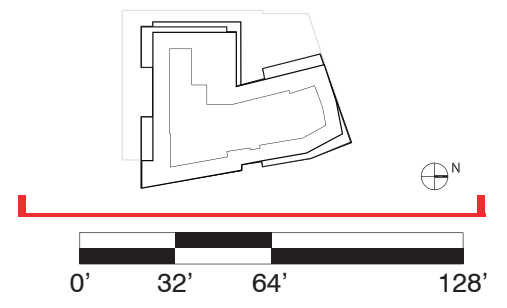
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**DIMENSIONED SITE PLAN**



**NORTH-SOUTH  
SITE ELEVATION**



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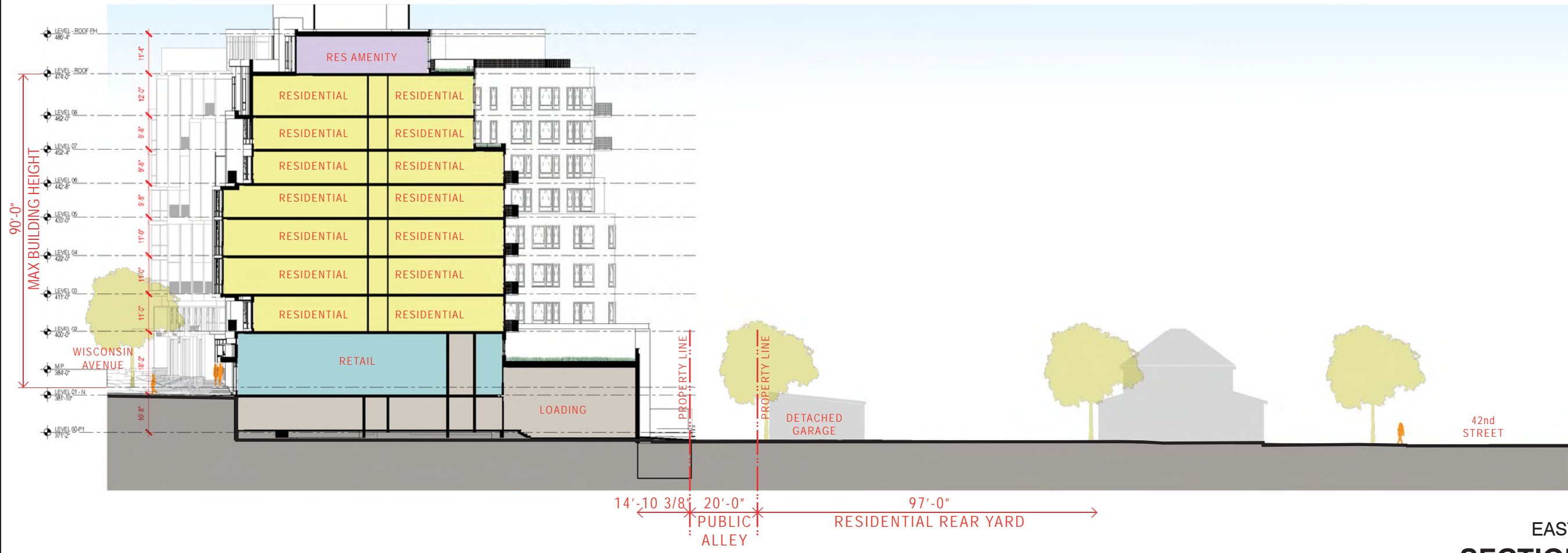
TITLE:  
SITE ELEVATION

NUMBER:  
**A-10**



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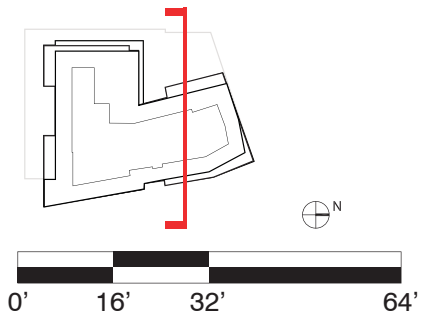
EAST-WEST SECTION AA

DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: SITE SECTION: EAST-WEST

NUMBER: A-11



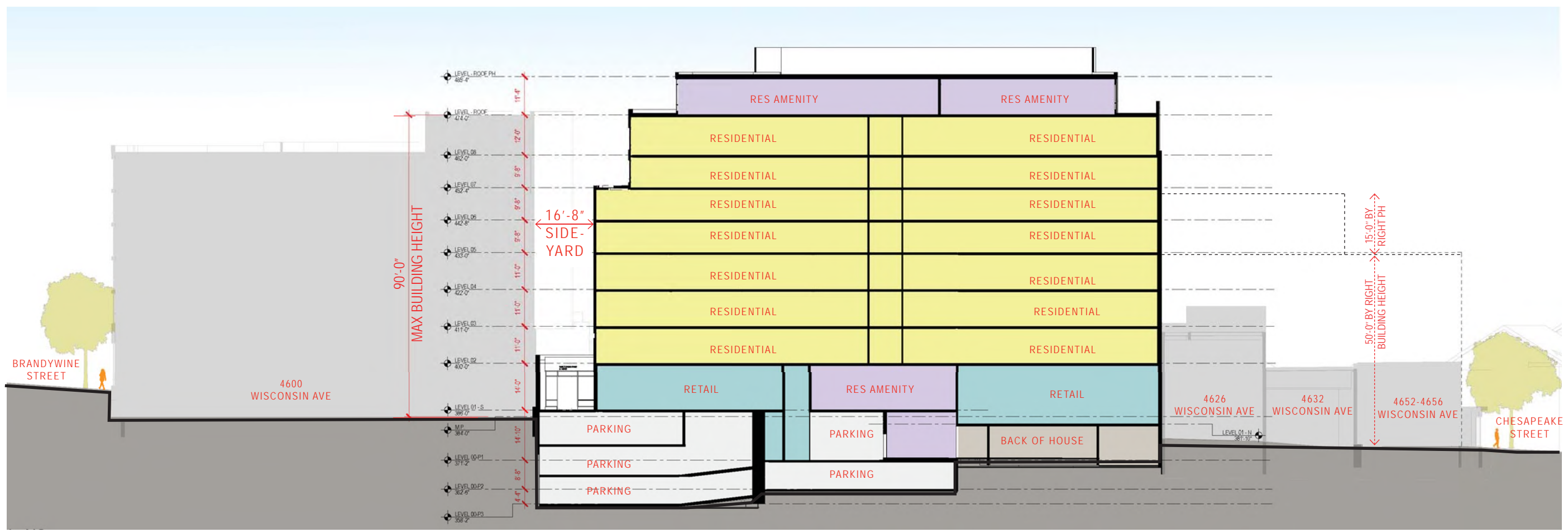
### KEY

- RETAIL
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- BACK OF HOUSE
- PARKING

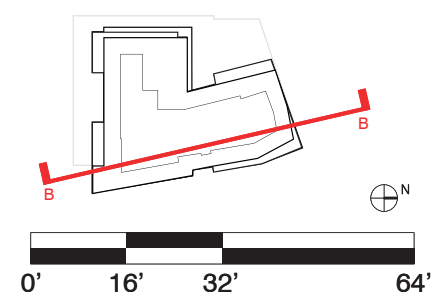
**UIP** urban  
investment partners

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Washington DC 20016



**NORTH-SOUTH SECTION BB**



DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: SITE SECTION: NORTH-SOUTH

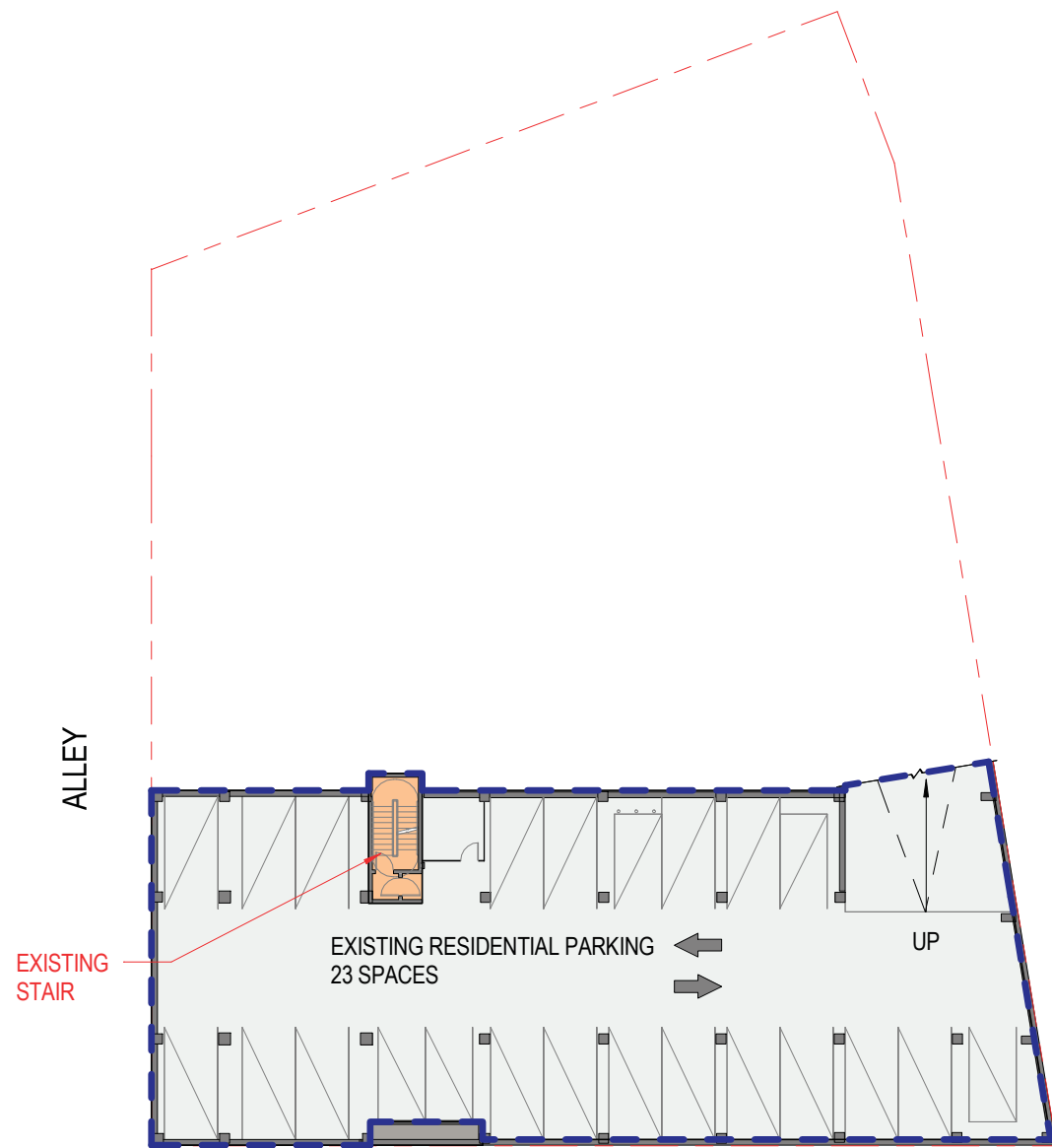
NUMBER: **A-12**

NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLANS



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LEVEL P3 - PARKING

WISCONSIN AVE.



LEVEL P2 - PARKING

WISCONSIN AVE.



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
FLOOR PLANS  
LEVEL P3 &  
LEVEL P2

NUMBER:  
A-13

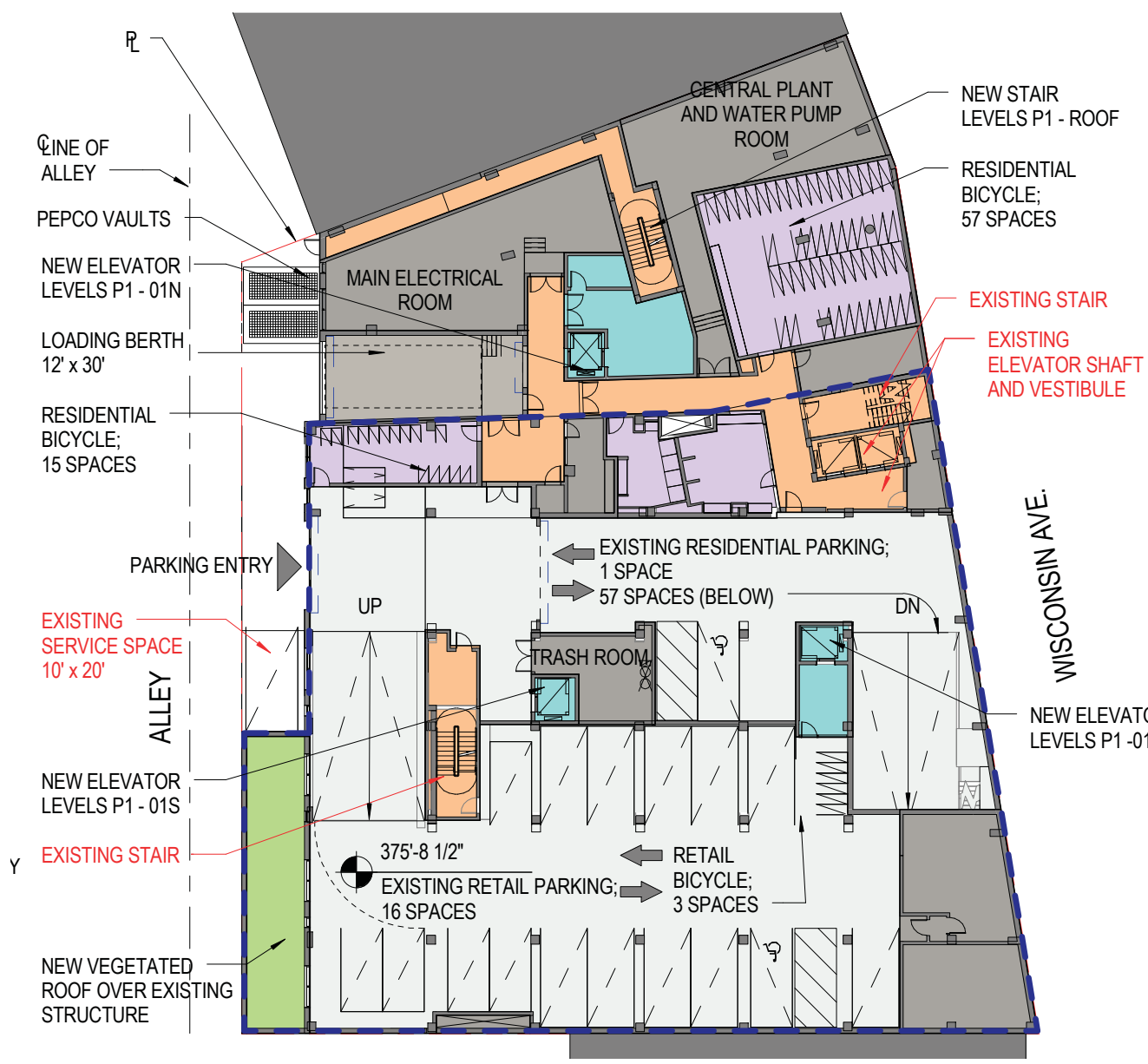
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**KEY**

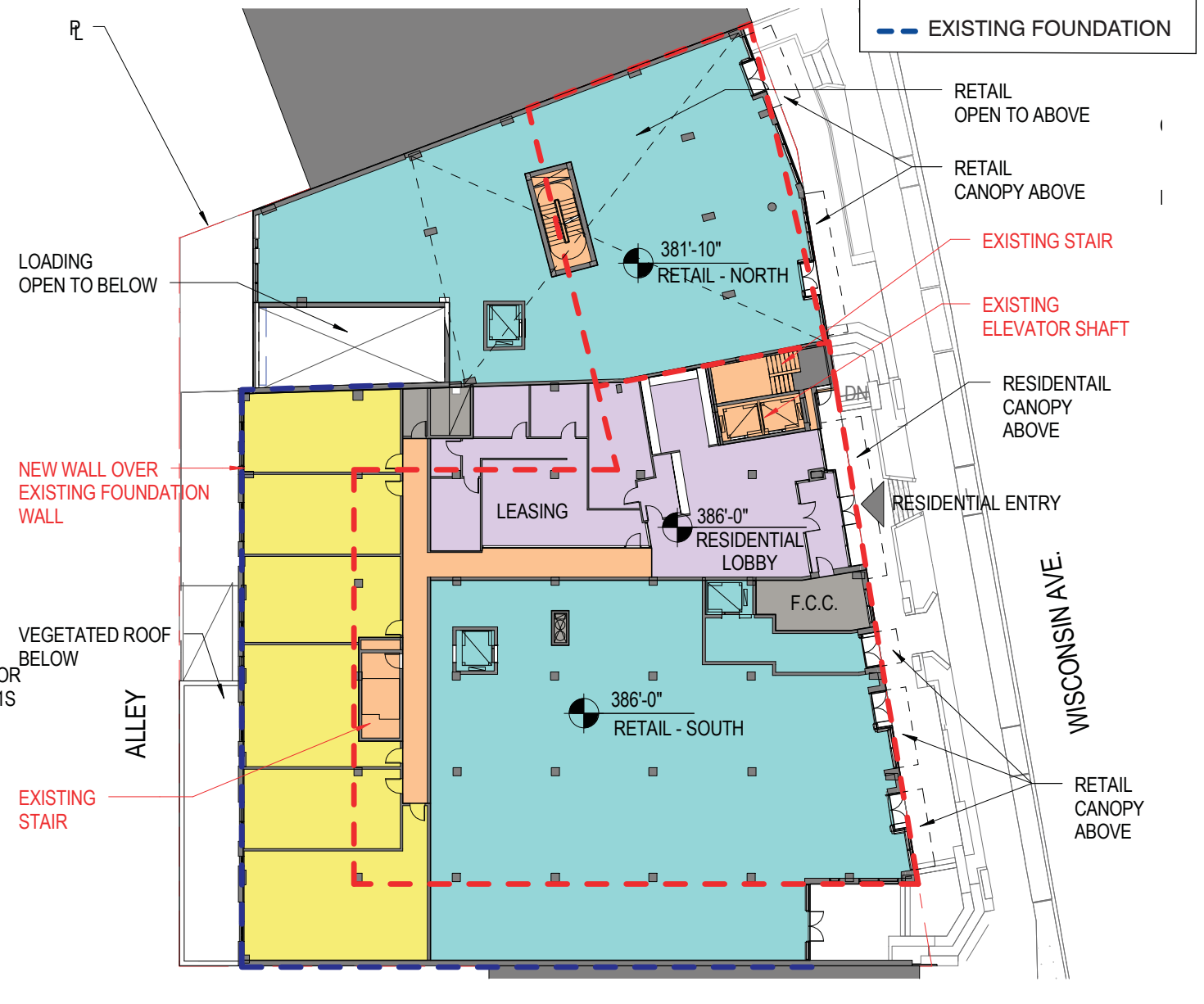
- RETAIL
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- LOADING
- PARKING
- VERTICAL CIRCULATION
- VEGETATED ROOF
- EXISTING BUILDING
- EXISTING FOUNDATION

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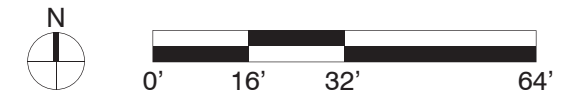
**Hickok Cole**  
ARCHITECTS



**LEVEL P1 - PARKING / RETAIL**



**LEVEL 01 - NORTH / SOUTH RETAIL**



DATE: NOVEMBER 21, 2016  
PUD APPLICATION  
TITLE: FLOOR PLANS LEVEL P1 & LEVEL 01-N  
NUMBER: **A-14**

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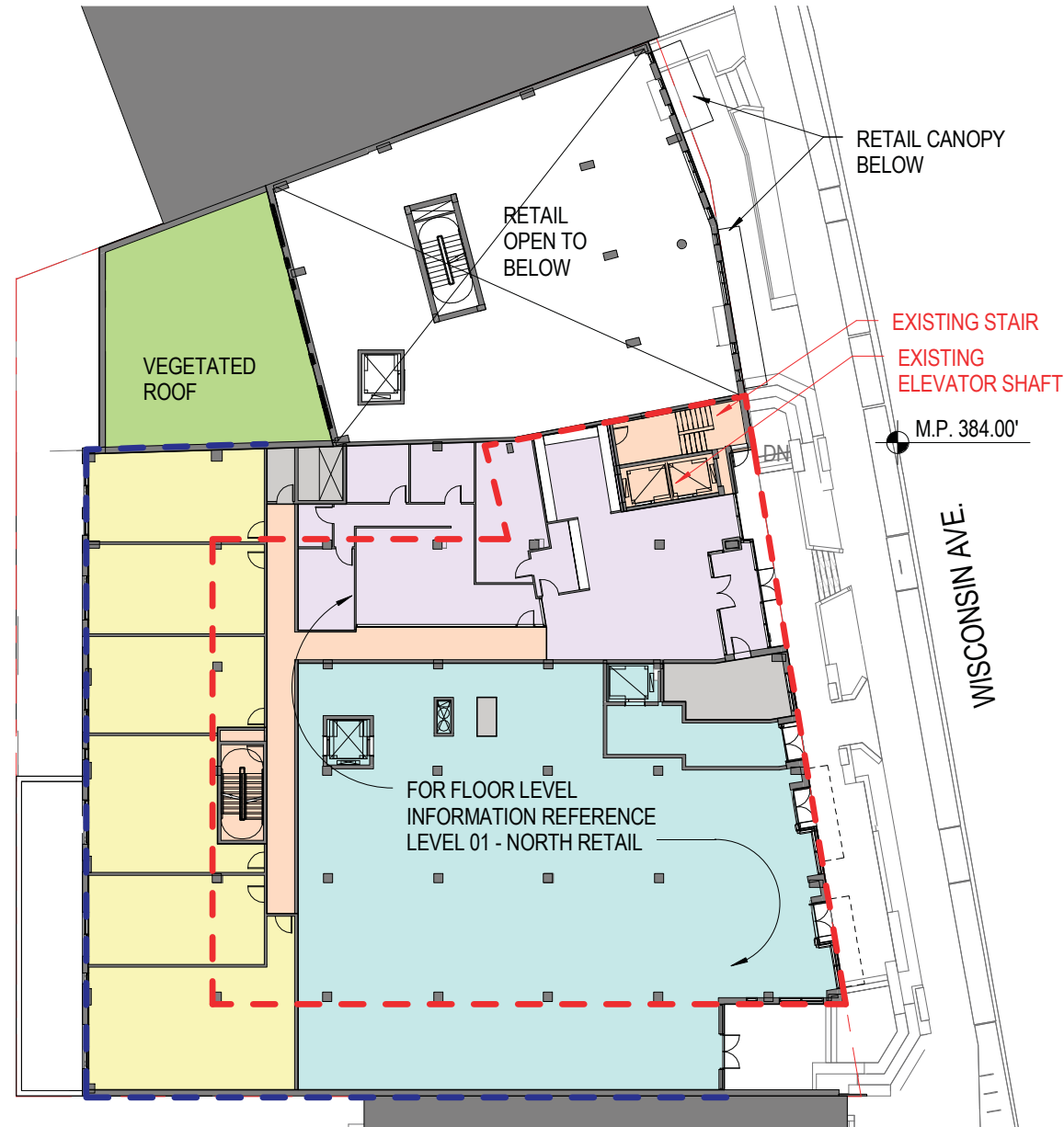
**NOTE:** INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLANS

**NOTE:** LANDSCAPE LAYOUTS ARE ILLUSTRATIVE ONLY. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



4620 WISCONSIN AVENUE NW

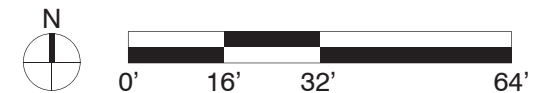
Square 1732  
Washington DC 20016



**LEVEL 01 - SOUTH RETAIL / RESIDENTIAL**



**LEVEL 02 - RESIDENTIAL**



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
FLOOR PLANS  
LEVEL 01-S &  
LEVEL 02

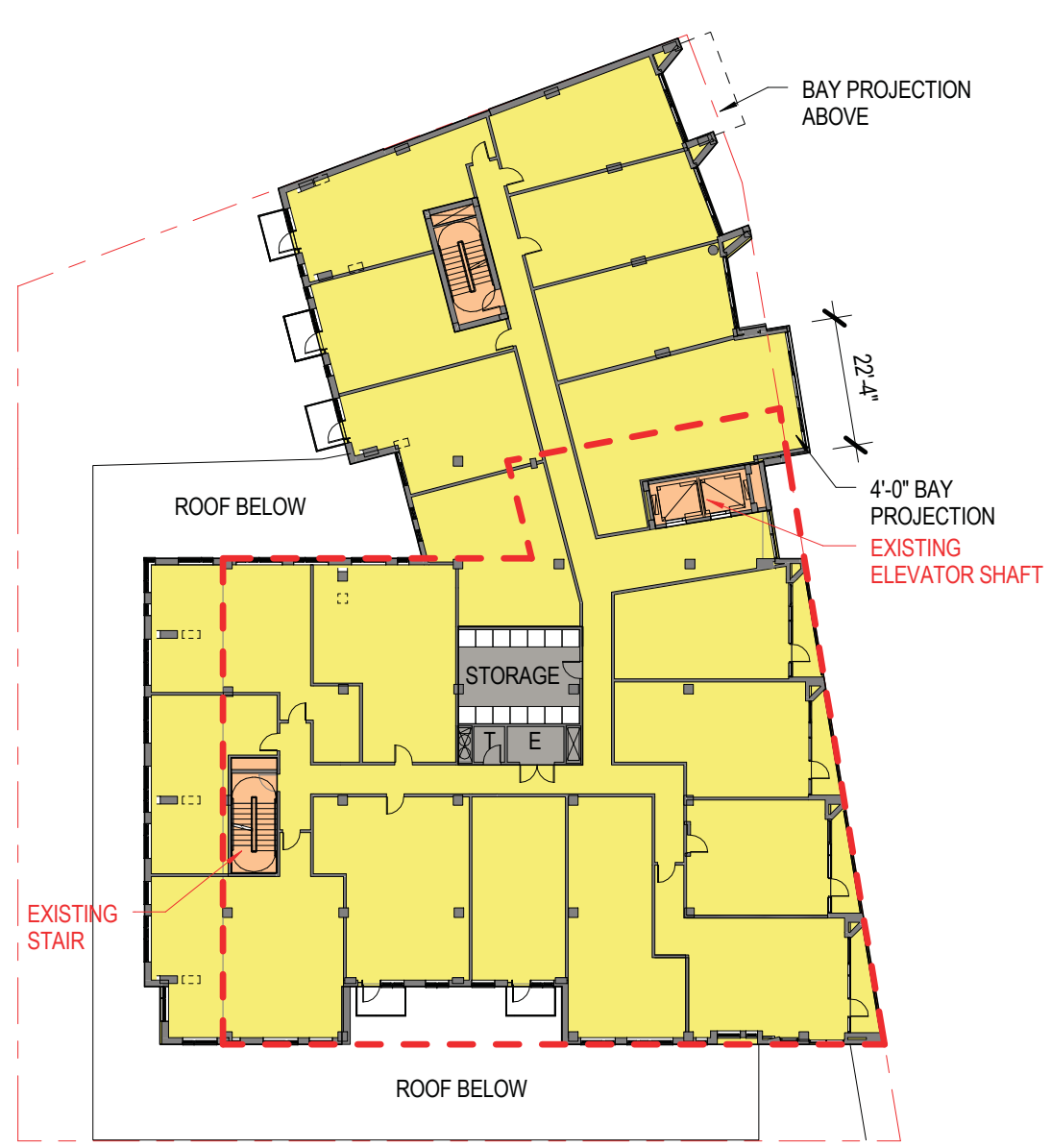
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A-15



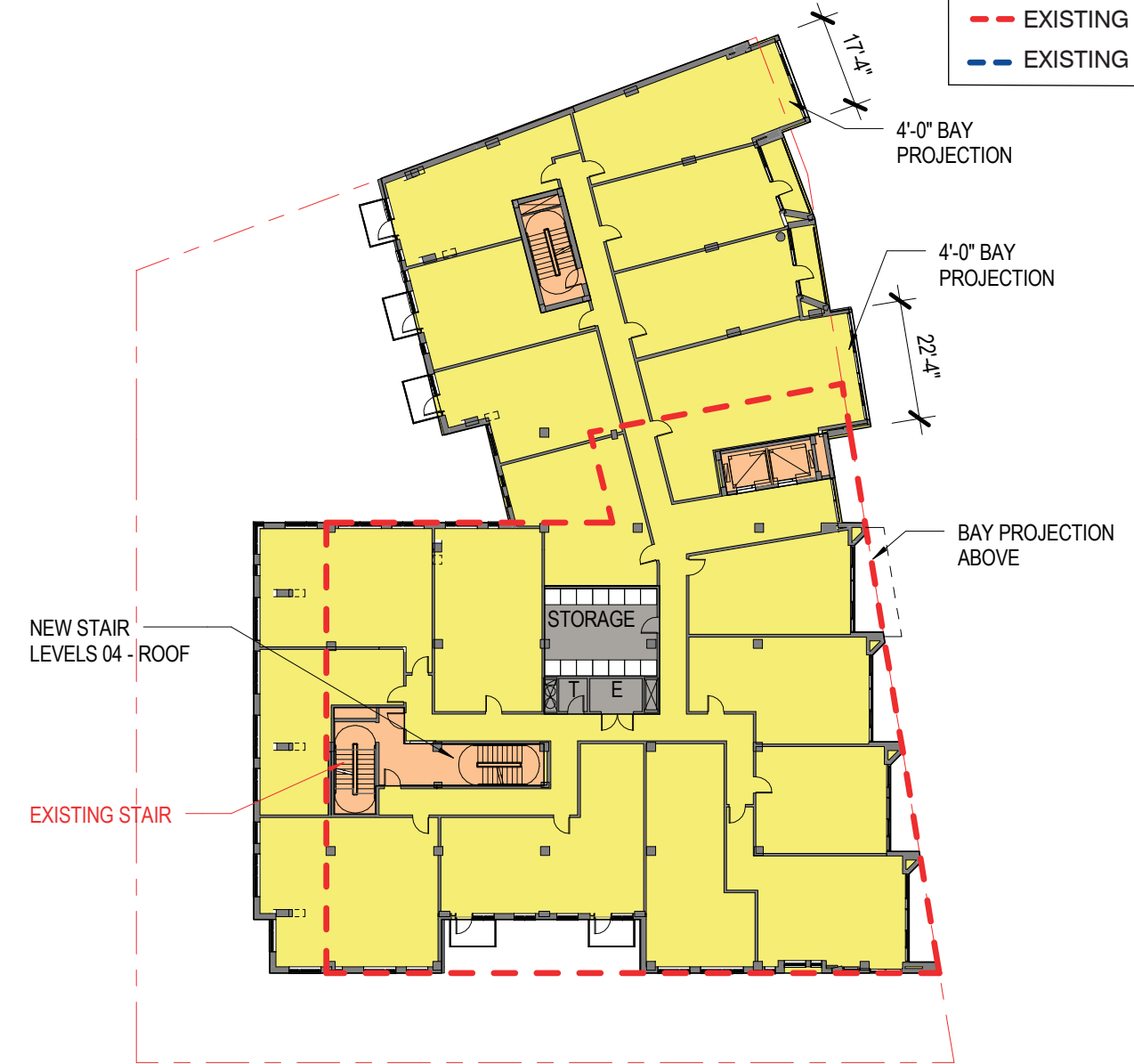
**KEY**

- RETAIL
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- LOADING
- PARKING
- VERTICAL CIRCULATION
- VEGETATED ROOF
- EXISTING BUILDING
- EXISTING FOUNDATION

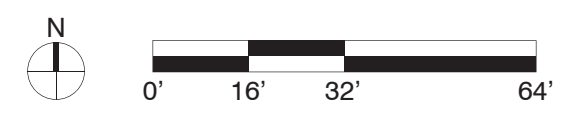
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**LEVEL 03 - RESIDENTIAL**



**LEVEL 04 - RESIDENTIAL**



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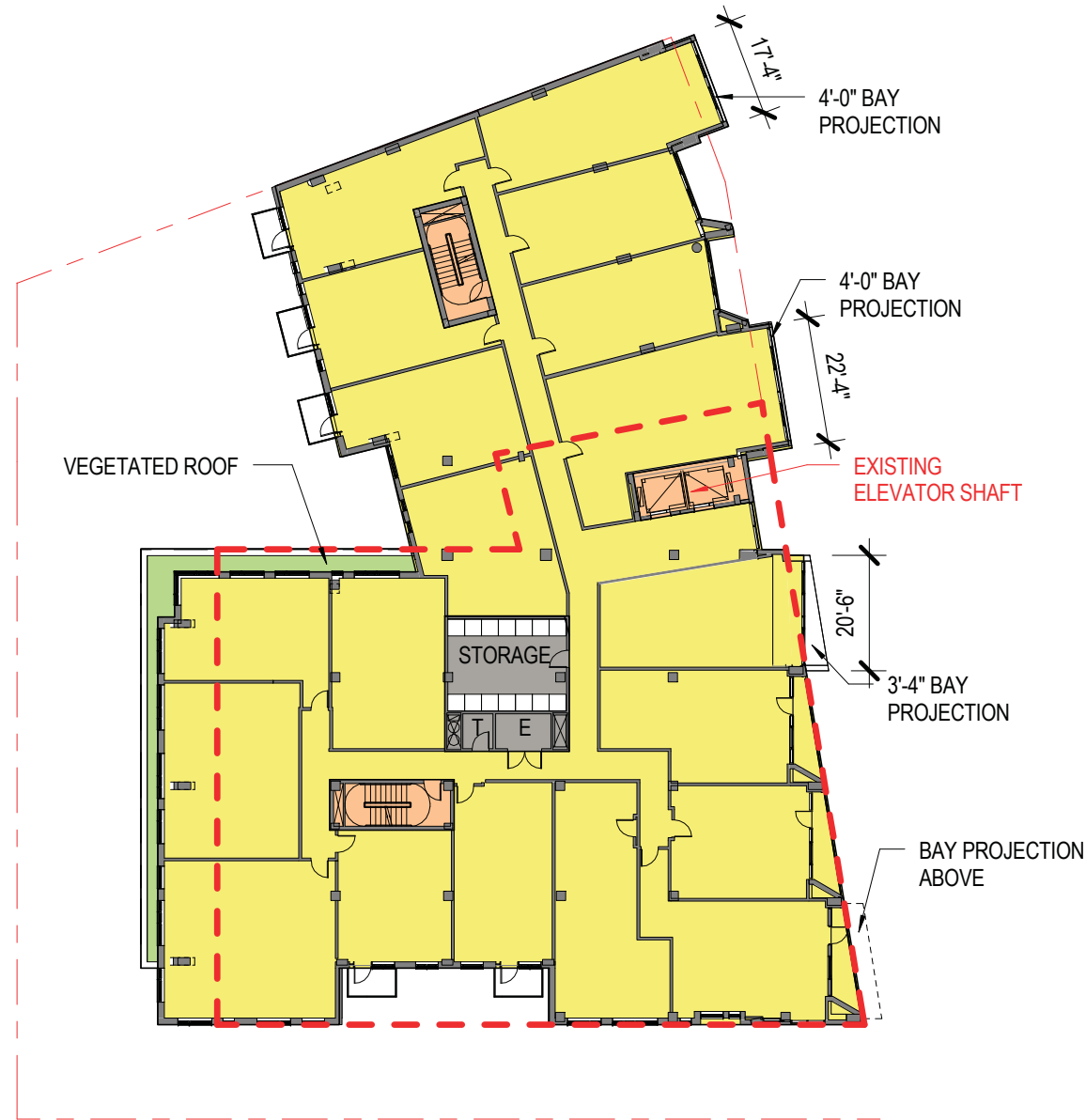
DATE: NOVEMBER 21, 2016  
PUD APPLICATION  
TITLE: FLOOR PLANS LEVEL 03 & LEVEL 04  
NUMBER: **A-16**

**NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLANS**

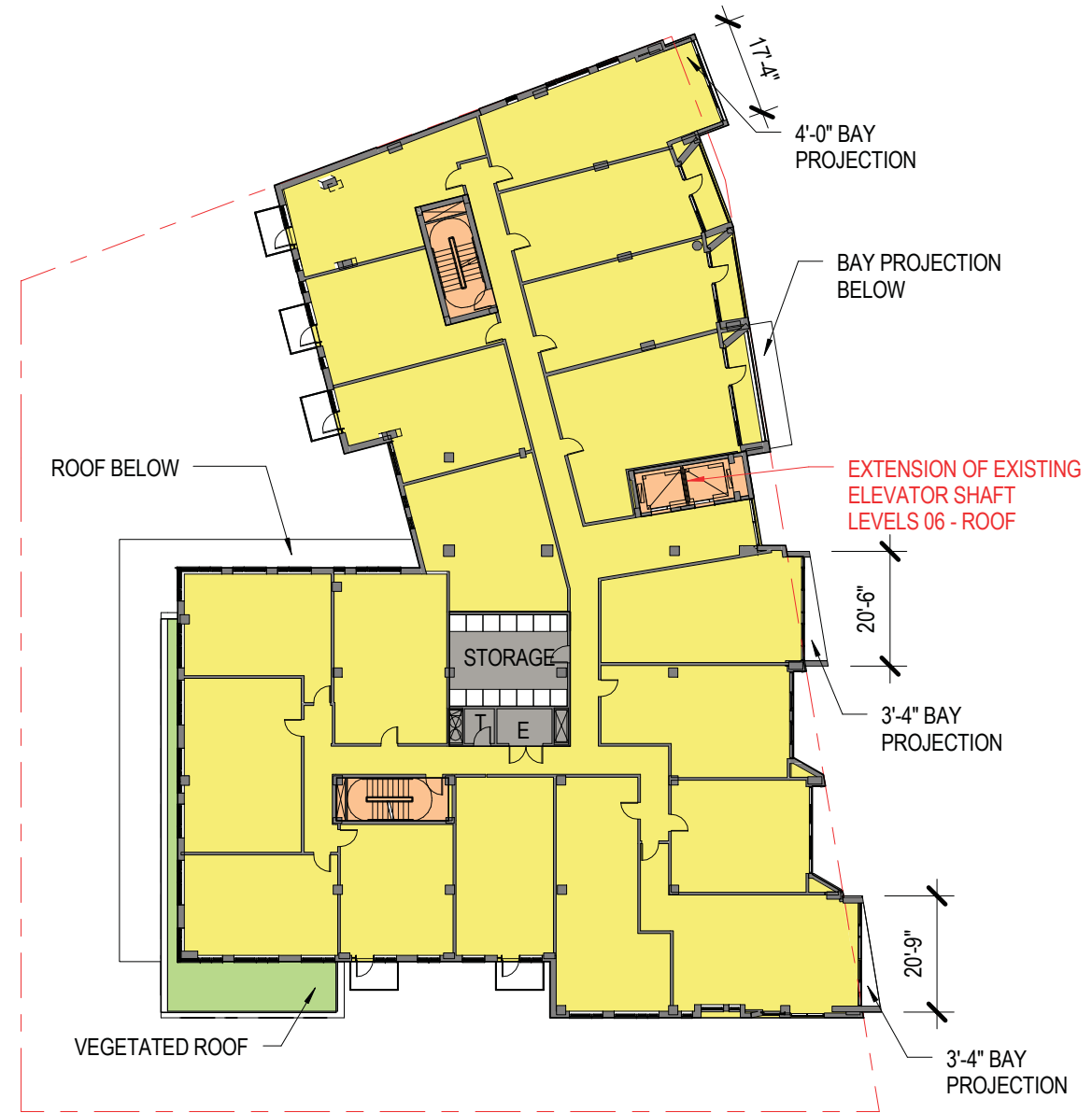


4620 WISCONSIN AVENUE NW

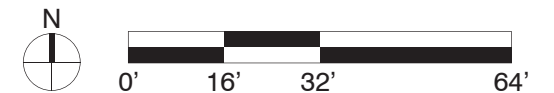
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**LEVEL 05 - RESIDENTIAL**



**LEVEL 06 - RESIDENTIAL**



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
FLOOR PLANS  
LEVEL 05 &  
LEVEL 06

NUMBER:  
A-17

**KEY**

- RETAIL
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- LOADING
- PARKING
- VERTICAL CIRCULATION
- VEGETATED ROOF
- EXISTING BUILDING

**UIP urban**  
investment partners

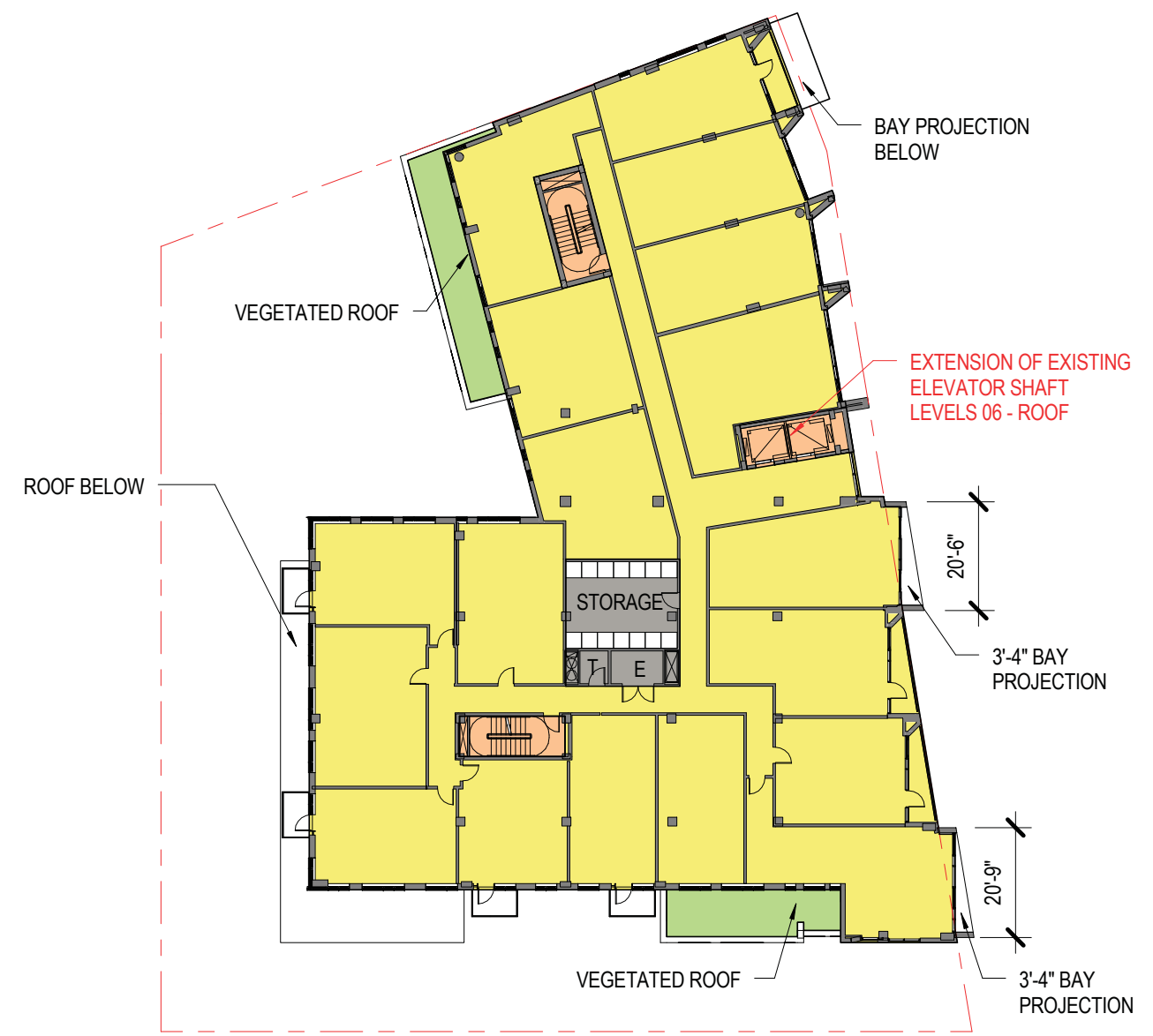
4620 WISCONSIN AVENUE NW

Square 1732  
Washington DC 20016

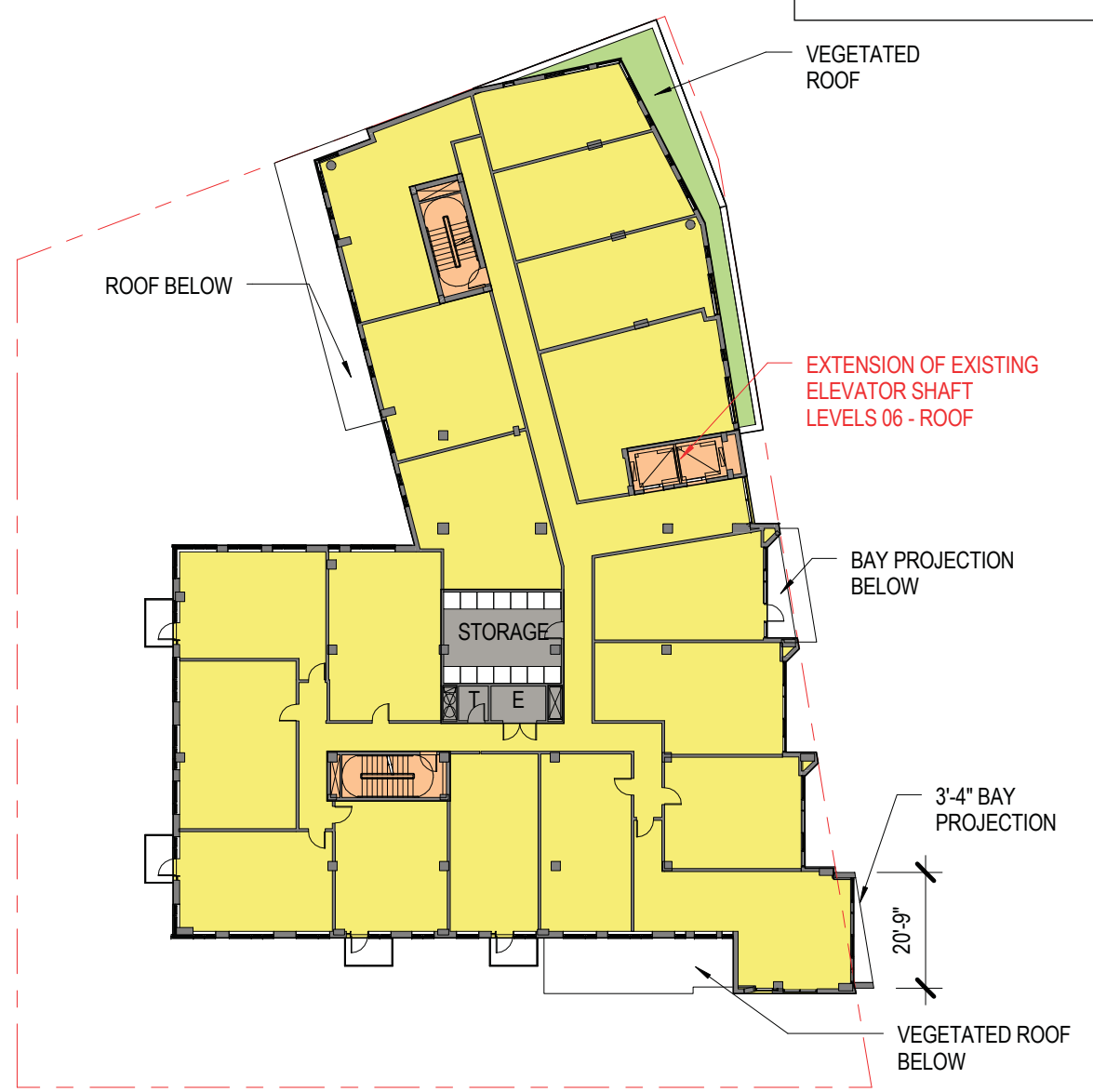
**Hickok Cole**



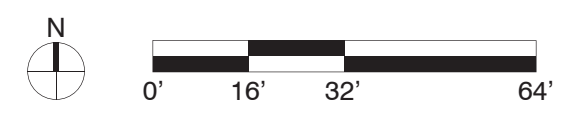
ARCHITECTS



**LEVEL 07 - RESIDENTIAL**



**LEVEL 08 - RESIDENTIAL**



DATE: NOVEMBER 21, 2016

PUD APPLICATION

TITLE: FLOOR PLANS LEVEL 07 & LEVEL 08

NUMBER: **A-18**

PRINTED ON 100% RECYCLED CONTENT PAPER

NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLANS



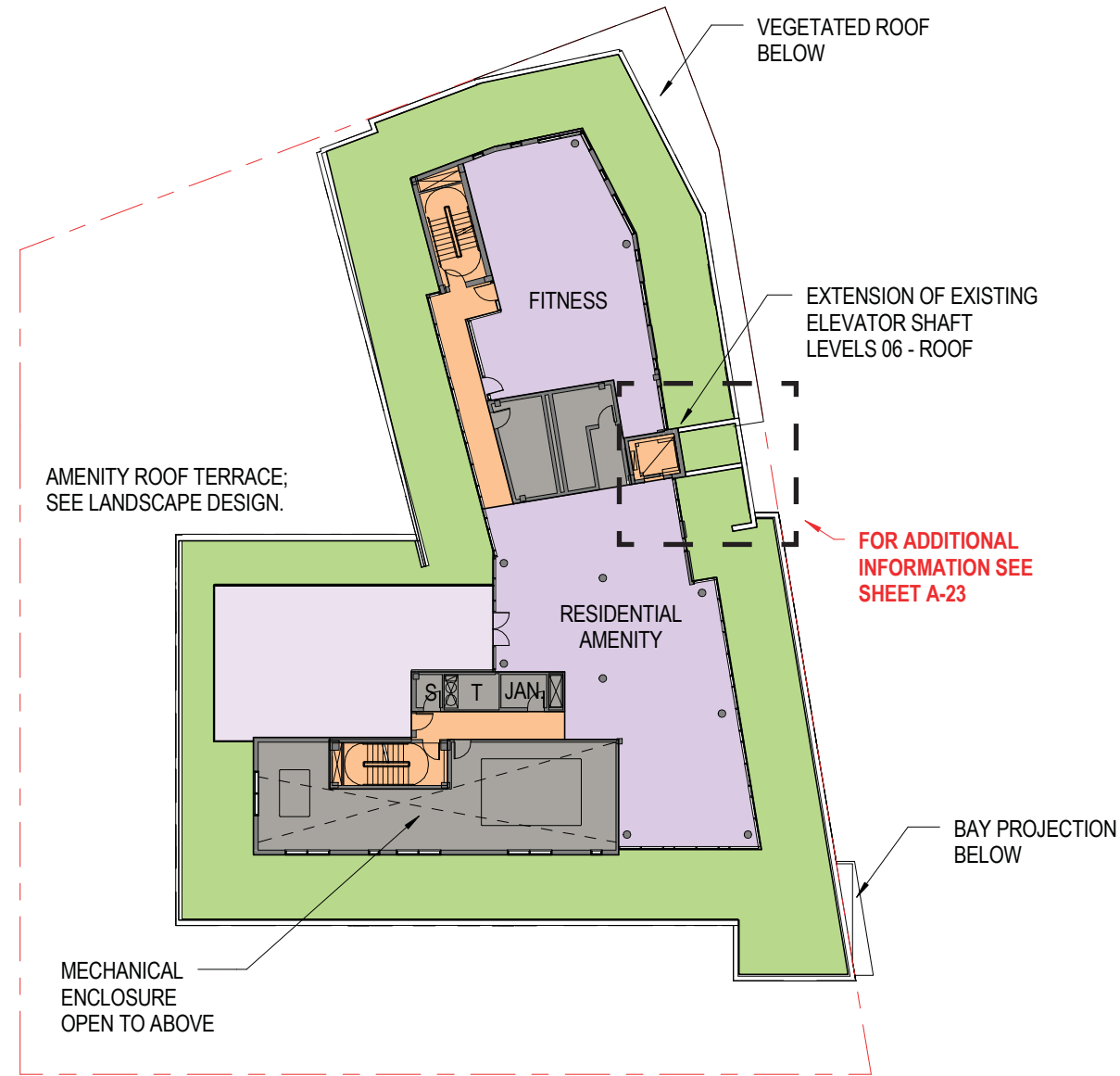
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Square 1732  
Washington DC 20016

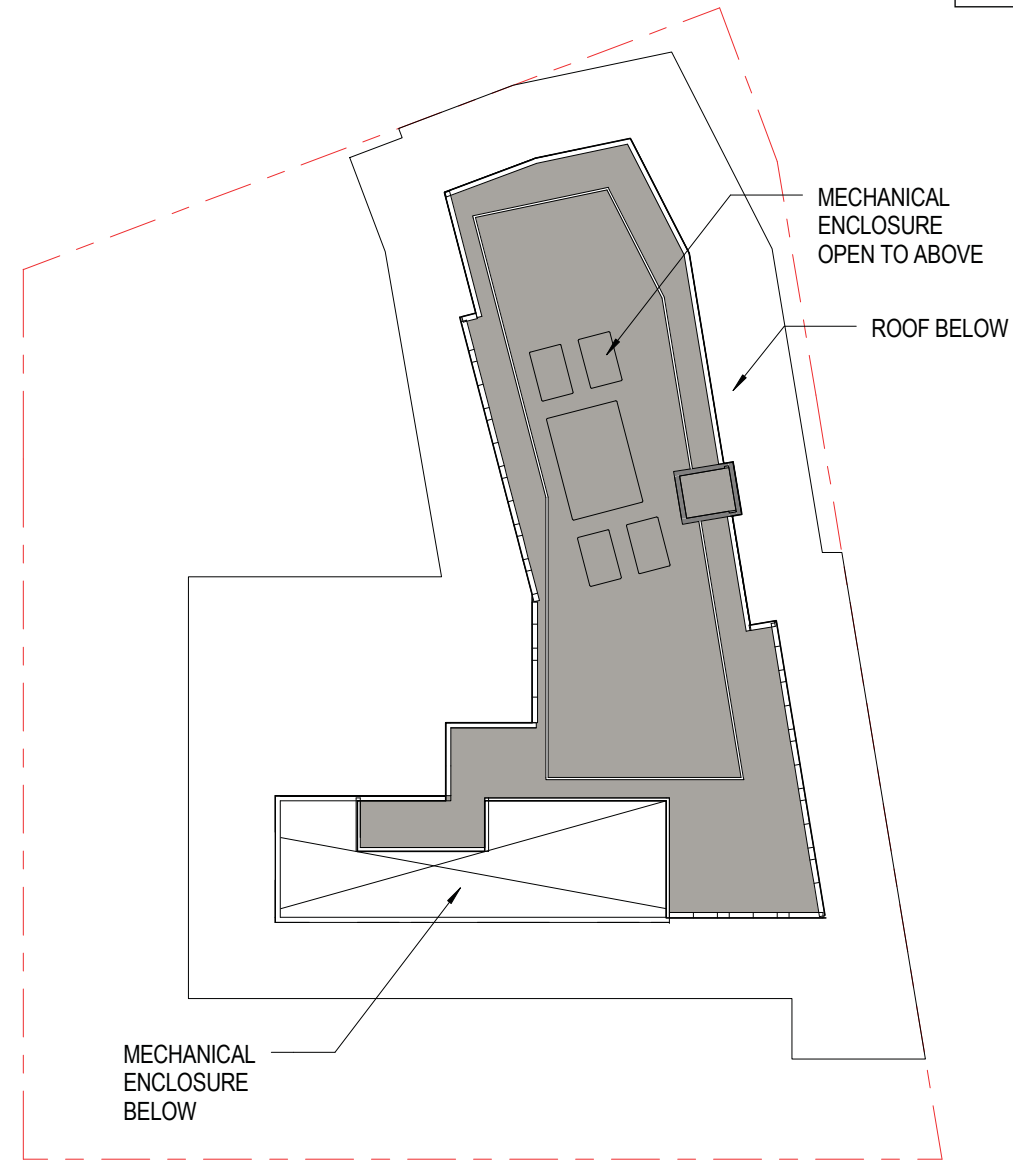


**KEY**

- RETAIL
- RESIDENTIAL AMENITIES
- RESIDENTIAL
- LOADING
- PARKING
- VERTICAL CIRCULATION
- VEGETATED ROOF
- EXISTING BUILDING



**ROOF LEVEL - RESIDENTIAL / AMENITY**

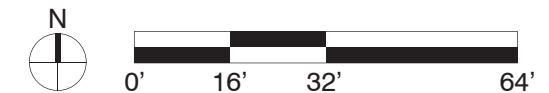


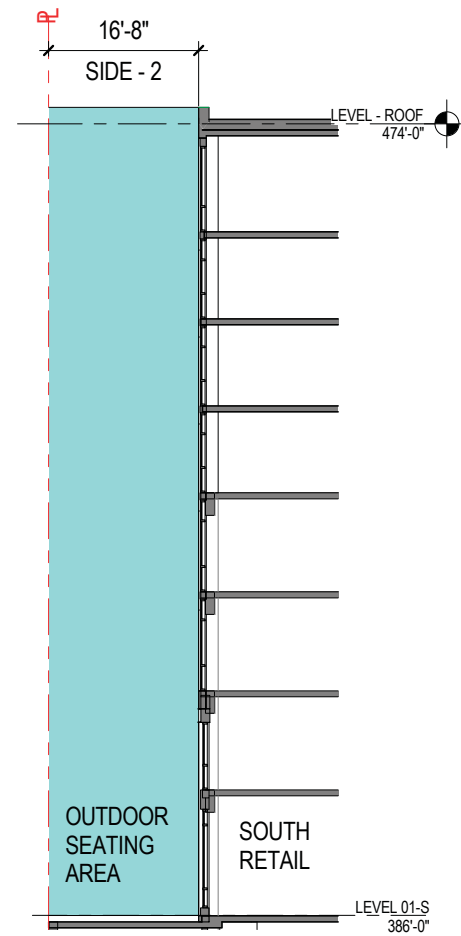
**UPPER ROOF PLAN**

DATE:  
NOVEMBER 21, 2016  
PUD APPLICATION

TITLE:  
FLOOR PLANS  
ROOF LEVEL &  
UPPER ROOF

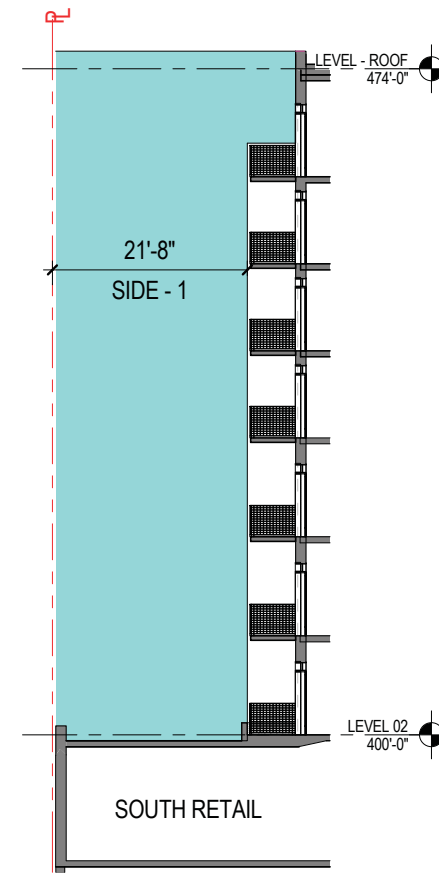
NUMBER:  
A-19





### SECTION B-B

**SIDEYARD**  
 WIDTH REQUIRED: 90'-0" X 2" = **COMPLIANT**  
 15'-0"  
 WIDTH PROVIDED: **16'-8"**

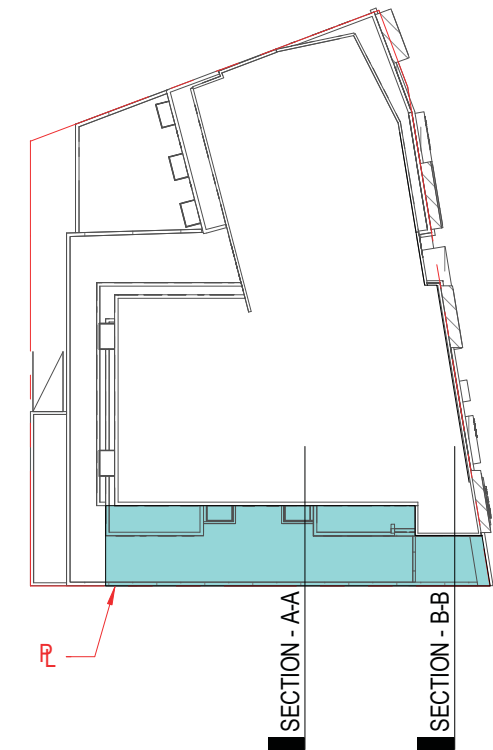


### SECTION A-A

**SIDE YARD**  
 WIDTH REQUIRED: 90'-0" X 2" = **COMPLIANT**  
 15'-0"  
 WIDTH PROVIDED: **21'-8"**

### SIDE YARD

- 406.1 NO SIDE YARD IS REQUIRED FOR A BUILDING OR STRUCTURE OTHER THAN A DETACHED SINGLE DWELLING UNIT OR SEMI-DETACHED SINGLE DWELLING UNIT; HOWEVER, IF A SIDE YARD IS PROVIDED IT SHALL BE AT LEAST TWO INCHES (2 IN.) WIDE FOR EACH ONE FOOT (1 FT.) OF HEIGHT OF BUILDING BUT NO LESS THAN FIVE FEET (5 FT.).
- 406.3 ANY PORTION OF A BUILDING SETBACK FROM THE SIDE LOT LINE SHALL BE CONSIDERED A SIDE YARD AND NOT A COURT.



### KEY PLAN - SIDE YARDS

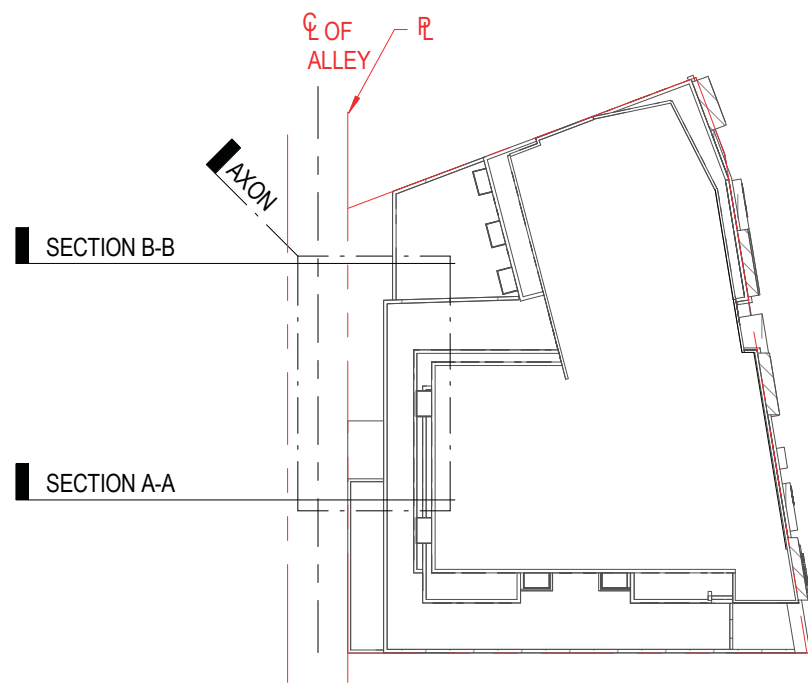
**U-IP urban**  
 investment partners  
 4620 WISCONSIN AVENUE NW  
 Square 1732  
 Washington DC 20016

**Hickok Cole**  
 ARCHITECTS

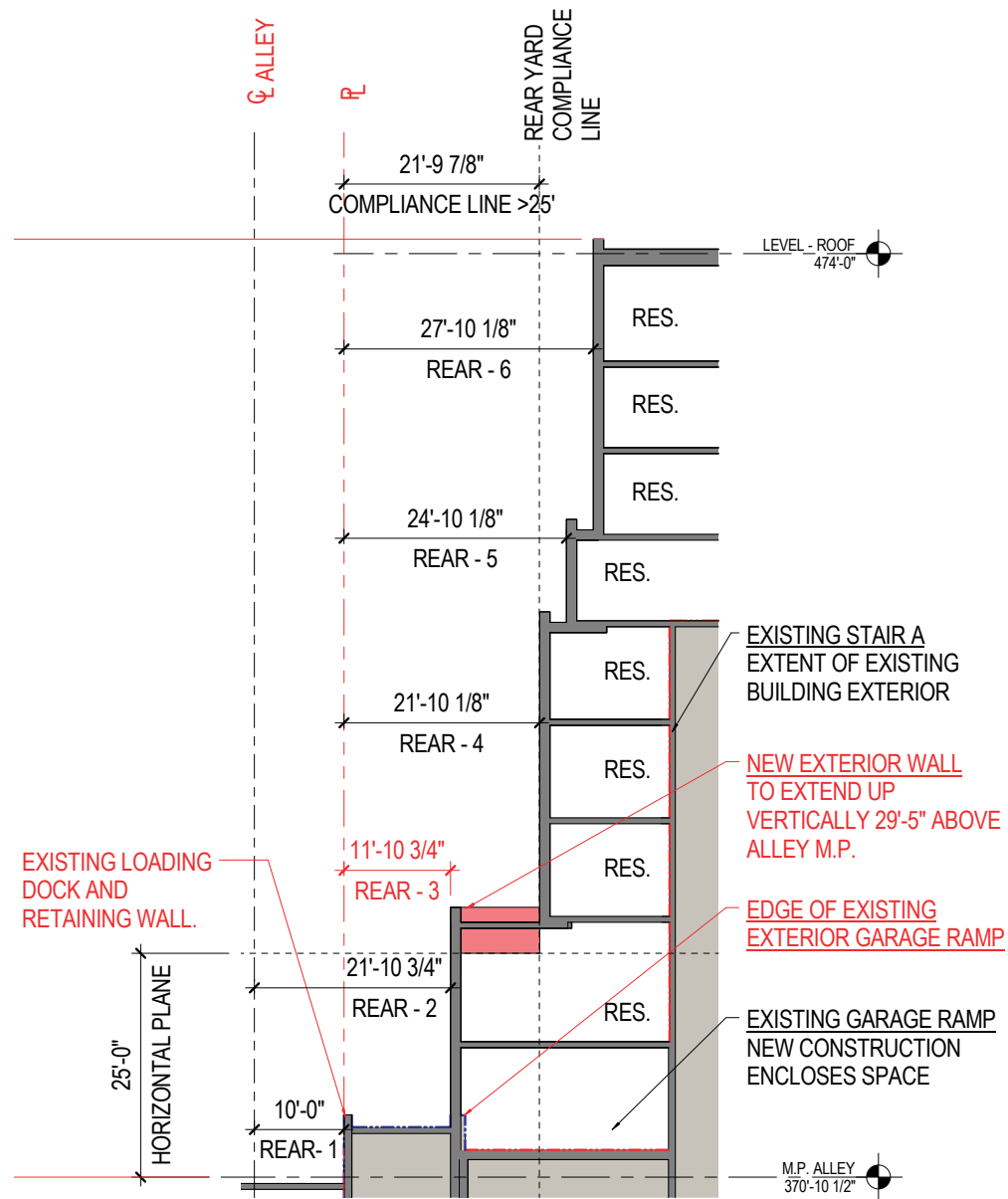
DATE: NOVEMBER 21, 2016  
 PUD APPLICATION  
 TITLE: SIDE YARD DIAGRAMS  
 NUMBER: **A-20**



**AXON**



**KEY PLAN -  
REAR YARD LOCATION**



**SECTION A-A**

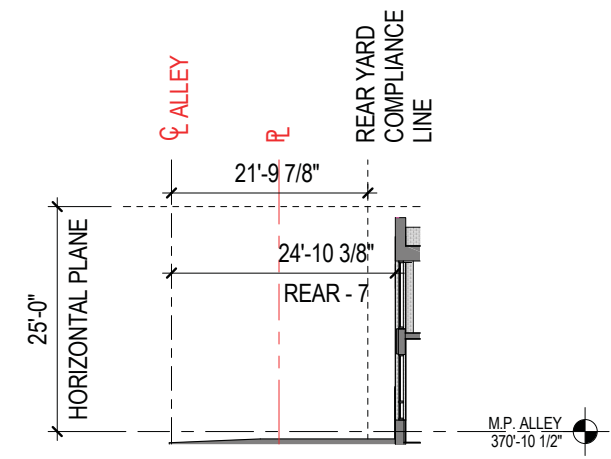
**REAR YARD - SETBACKS 2-3**  
WIDTH REQUIRED  $104'-9" \times 2.5" = 21'-9 \frac{7}{8}"$

WIDTH PROVIDED:		
REAR - 1*	10'-0"	EXISTING RETAINING WALL TO REMAIN
REAR - 2*	21'-10 3/4"	COMPLIANT
REAR - 3*	11'-10 3/4"	NON-COMPLIANT
REAR - 4	21'-10 1/8"	COMPLIANT
REAR - 5	24'-10 1/8"	COMPLIANT
REAR - 6	27'-10 1/8"	COMPLIANT

\*EXISTING RETAINING WALL ON PL; MEASURED FROM CL OF ALLEY

**REAR YARDS**

- 405.3 A MINIMUM REAR YARD OF TWO AND ONE-HALF INCHES (2.5 IN.) PER ONE FOOT (1 FT.) OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN TWELVE FEET (12 FT.) SHALL BE PROVIDED IN THE MU-7, MU-8, MU-9, AND MU-10 ZONES.
- 405.4 IN THE MU-3 THROUGH MU-9 ZONES, A HORIZONTAL PLANE MAY BE ESTABLISHED AT TWENTY-FIVE FEET (25 FT.) ABOVE THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE FOR THE PURPOSE OF MEASURING REAR YARDS.
- 405.5 IN THE MU-3 THROUGH MU-7 ZONES, REAR YARDS SHALL BE MEASURED AS FOLLOWS:
- (A) WHERE A LOT ABUTS AN ALLEY:
    - (1) FOR THAT PORTION OF THE STRUCTURE BELOW A HORIZONTAL PLANE DESCRIBED IN SUBTITLE G § 405.4 FROM THE CENTER LINE OF THE ALLEY TO THE REAR WALL OF THE PORTION; AND
    - (2) FOR THAT PORTION OF THE STRUCTURE ABOVE THE HORIZONTAL PLANE DESCRIBED IN SUBTITLE G § 405.4, FROM THE REAR LOT LINE TO THE REAR WALL OF THAT PORTION IMMEDIATELY ABOVE THE PLANE.



**SECTION B-B**

**REAR YARD - SET BACK 7**  
WIDTH REQUIRED  $104'-9" \times 2.5" = 21'-9 \frac{7}{8}"$

WIDTH PROVIDED:	
REAR-7*	*24'-10 3/8"

## LOT OCCUPANCY

TOTAL LOT AREA (AREA SHOWN WITHIN PROPERTY LINE) 23,741 SQFT

TOTAL BUILDING AREA @ GROUND LEVEL (AREA SHOWN  
IN BOTH PURPLE AND RED): 21,365 SQFT

PROPOSED OCCUPANCY 89.9%

AREA REDUCTION REQUIRED TO MEET 80% LOT  
OCCUPANCY (AREA SHOWN IN RED): 2,373 SQFT



DATE:  
NOVEMBER 21, 2016

PUD APPLICATION

TITLE:  
LOT OCCUPANCY  
DIAGRAM

NUMBER:

A-22