

**ROCKY GORGE DEVELOPMENT, LLC
EMERSON PARK TOWNHOMES – PHASE II**

**SECTION 2403.9 - SUMMARY OF PUBLIC BENEFITS
AND PROJECT AMENITIES**

1. § 2403.9(a) - Urban Design, Architecture, Landscaping, or Creation or Preservation of Open Spaces

- (a) Project designed to follow neo-traditional design principles and Transit-Oriented Development, including:
 - (i) rear-loaded garages accessed through an alley system
 - (ii) public greens that serve as focal points for the development
 - (iii) coordinated internal sidewalk system for a high level of neighborhood walkability;
 - (iv) attractive architectural design evocative of area vernacular
- (b) Extensive landscaping and site improvement
- (c) Connectivity to nearby transit, park, and surrounding neighborhood.

2. § 2403.9(b) - Site Planning and Efficient Land Utilization

- (a) Project fulfills Transit-Oriented Development goals of District
- (b) Neo-traditional design: pedestrian focused
- (c) Project replaces underutilized industrial and storage site with vibrant residential use
- (d) Access to public transportation

3. § 2403.9(c) - Effective and Safe Vehicular and Pedestrian Access, Transportation Management Measures, Connections to Public Transit Service, and Other Measures to Mitigate Adverse Traffic Impacts

- (a) Site is within easy walking distance of Fort Totten Metrorail station and regular and frequent MetroBus service
- (b) Neo-traditional Project design provides for parking/garage access from rear of units and through the Project's private alley system
- (c) Project will have no significant impact on traffic in surrounding neighborhoods
- (d) Project provides ample parking: More than 2 spaces per residential unit.

4. § 2403.9(f) - Housing

- (a) Project creates 35 new single family townhouses in Housing Opportunity Area
- (b) Project and individual units of appropriate size and scale to adjacent residential neighborhood
- (c) Units held in fee simple- subject to Home Owners Association controls

5. § 2403.9(i) - Uses of Special Value to the Neighborhood or the District of Columbia as a Whole

- (a) Project replaces industrial/storage use of property with lower density residential use more compatible with adjacent residential uses
- (b) Project fulfills Transit-Oriented Development principles and is located within Housing Opportunity Area

6. § 2403.9(j) - Other Public Benefits and Project Amenities

Applicant studying other initiatives important and directly beneficial to Fort Totten neighborhood, as directed by ANC 5A and community interests.

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