ROCKY GORGE AT FORT TOTTEN, LLC
EMERSON PARK TOWNHOMES

SECTION 2403.9 - SUMMARY OF PUBLIC BENEFITS AND PROJECT AMENITIES

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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) two formal public greens that serve as the focal points of the development
  (iii) extensive and 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, maximize retention of existing vegetation
(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 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 off-street parking: More than 2 spaces per residential unit.

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4. **§ 2403.9(f) - Housing**

(a) Project creates 75 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 use of property with lower density residential use more compatible with adjacent residential uses
(b) Demolition and removal of abandoned concrete manufacturing facility and debris
(c) Project fulfills Transit-Oriented Development principles and is located within Housing Opportunity Area

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

(a) Applicant proposes to improve path across Fort Totten Park for better accessible neighborhood access to Fort Totten Metrorail Station
(b) Applicant studying other initiatives important and directly beneficial to Fort Totten neighborhood, including improvements or contributions to neighborhood branch public library, etc...

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