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DENNIS R HUGHES
202 419 2448
dennis hughes@hklaw com

December 20, 2004

Hand Delivery

RECEIVED
D C. OFFICE OF ZONING
2004 DEC 20 PM 12:43

Sharon Schellin
Office of Zoning
Room 210S
441 4th Street, NW
Washington, DC

Re Rocky Gorge, Zoning Commission No 04-11

Dear Sharon.

Enclosed please find five color sets and 15 black and white sets of the images presented by the applicant during its testimony at the November 22 public hearing

Sincerely,

Dennis R Hughes

Enclosures

2213141_v1

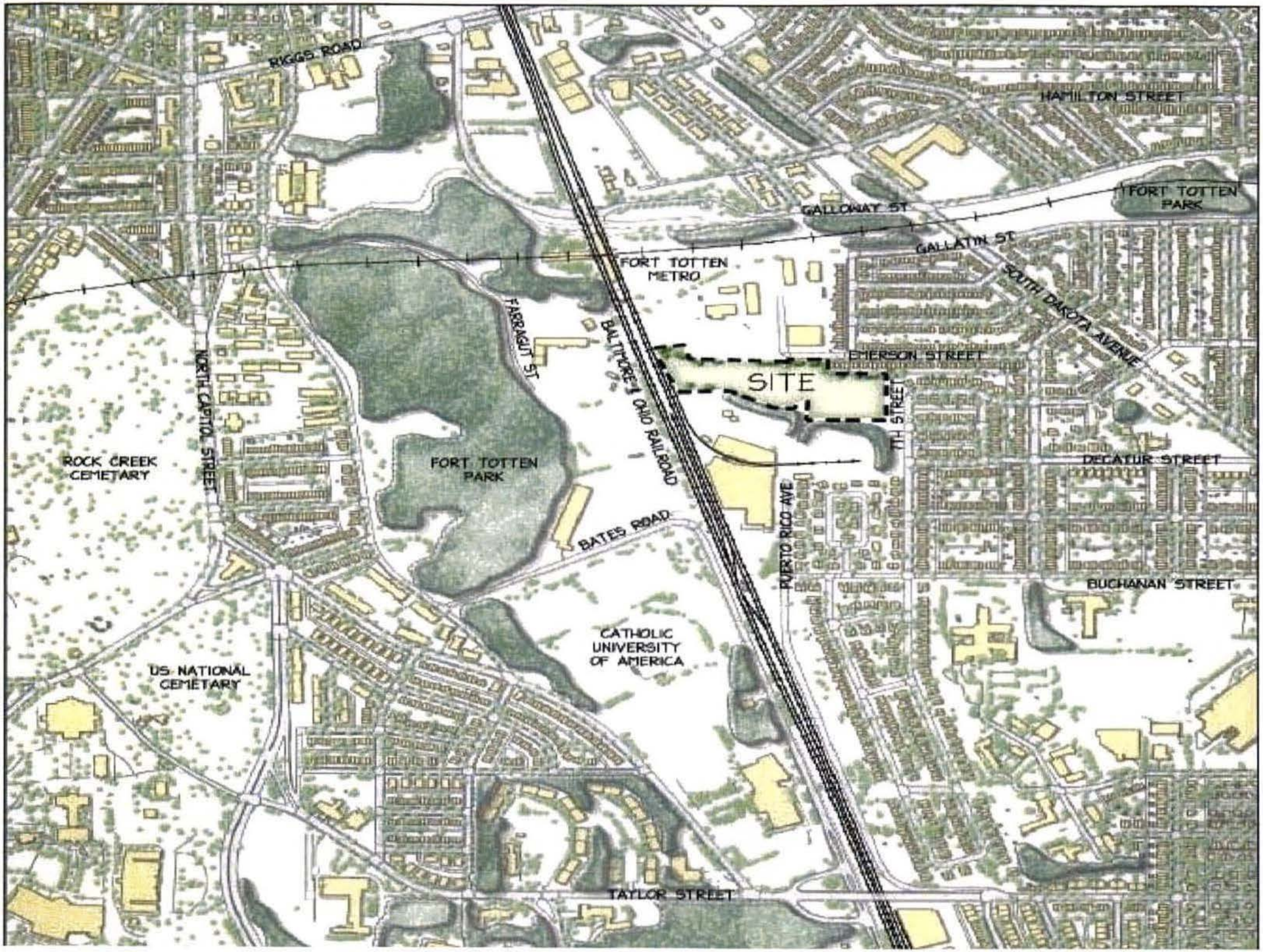
ZONING COMMISSION
District of Columbia
CASE NO. 04-11
EXHIBIT NO. 47

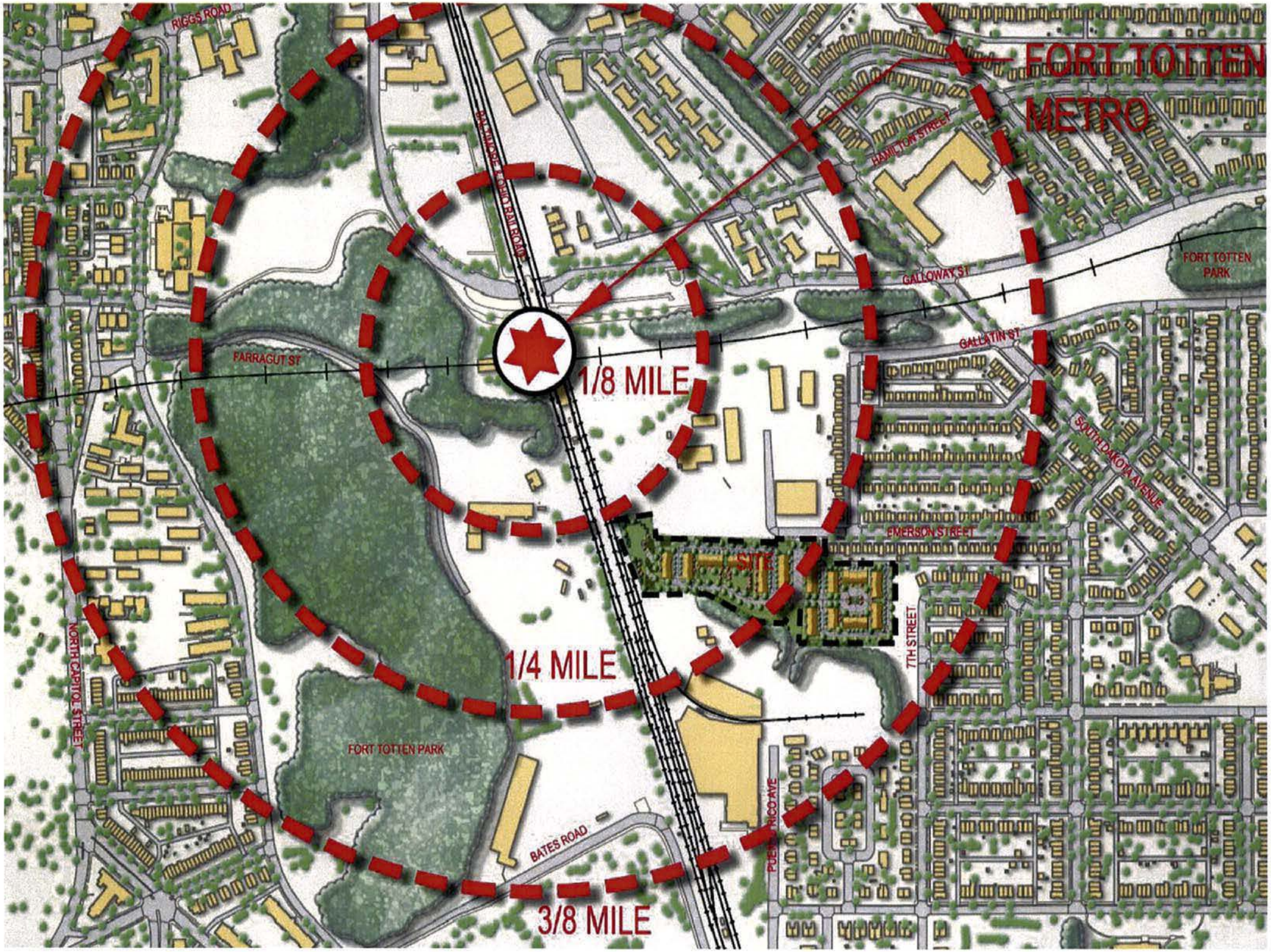
ZONING COMMISSION
District of Columbia
CASE NO.04-11
EXHIBIT NO.47

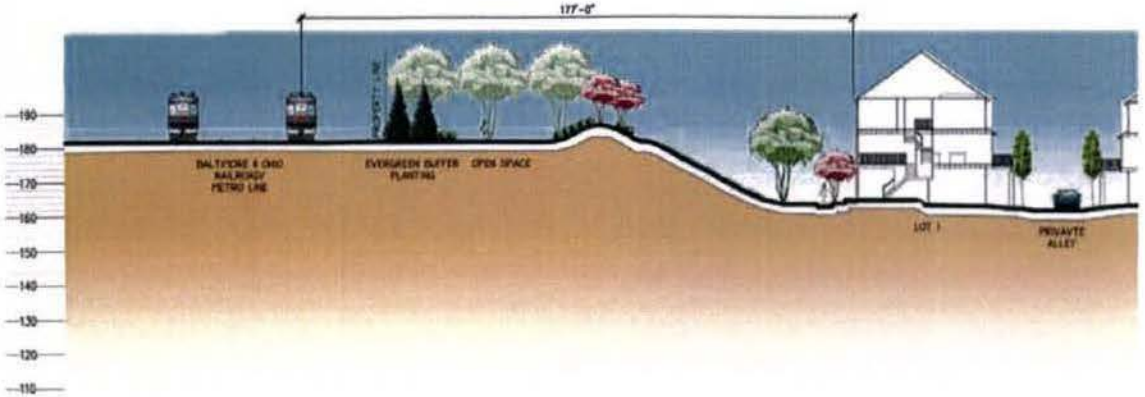
Proposed Amenities and Community Benefits

- High-quality transit-oriented residential development that is in keeping with leading urban design principles and the District's stated goals
- Eliminate potential for a large amount of truck traffic if the property is redeveloped under its existing zoning
- Environmental benefit
- Parking for the proposed units is provided at a ratio of double that required in the R-4 zoning category
- Two affordable units marketed at 85% AMI
- Contribution to Lamond-Riggs Library ($15,000)
- Contribution to Civic Association
  - $15,000 Community Center Improvements
  - $12,000 for "Welcome" signs
- Proposal for landscape and infrastructure improvements

ROCKY GORGE HOMES


RIGGS ROAD
HAMILTON STREET
FORT TOTTEN PARK
GALLOWAY ST
GALLATIN ST
FORT TOTTEN METRO
SOUTH DAKOTA AVENUE
FARRAGUT ST
BALTIMORE & OHIO RAILROAD
EMERSON STREET
SITE
7TH STREET
NORTH CAPITOL STREET
ROCK CREEK CEMETARY
FORT TOTTEN PARK
DECATUR STREET
BATES ROAD
PUERTO RICO AVE
BUCHANAN STREET
CATHOLIC UNIVERSITY OF AMERICA
US NATIONAL CEMETARY
TAYLOR STREET

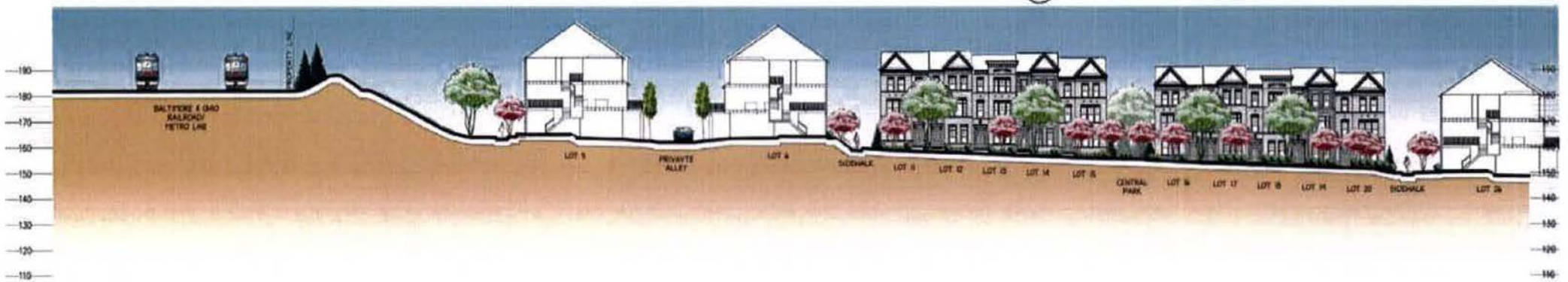

FORT TOTTEN METRO
1/8 MILE
1/4 MILE
3/8 MILE
SITE
RIGGS ROAD
FARRAGUT ST
GALLOWAY ST
GALLATIN ST
FORT TOTTEN PARK
HAMILTON STREET
SOUTH DAKOTA AVENUE
EMERSON STREET
7TH STREET
NORTH CAPITOL STREET
BATES ROAD
PUERTO RICO AVE



4/15 CROSS SECTION F-F'
ELEVATION 1" = 20'



1/15 VICINITY MAP
PLAN 1"=100'



2/15 CROSS SECTION A-A'
ELEVATION 1" = 20'



3/15 CROSS SECTION B-B'
ELEVATION 1" = 20'

GRAPHIC SCALE
(IN FEET)



1/16 CROSS SECTION C-C'
PLAN
1"=20'



2/16 VICINITY MAP
PLAN
1"=100'



3/16 CROSS SECTION D-D'
ELEVATION
1" = 20'



4/16 CROSS SECTION E-E'
ELEVATION
1" = 20'

GRAPHIC SCALE



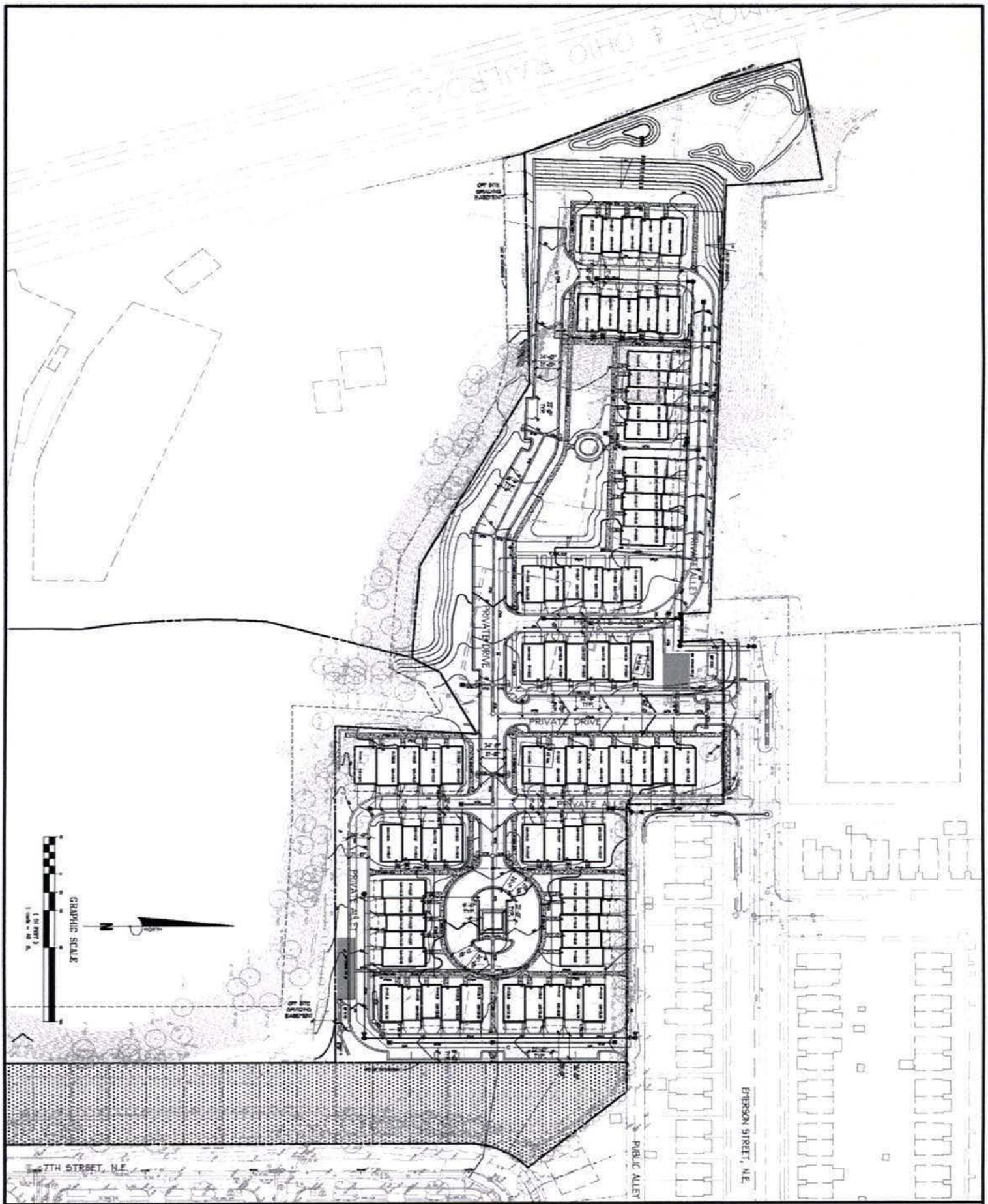
1/17 SITE LANDSCAPE PLAN
PLAN 1"=40'

NOTES:
1. SEE SHEET 21 FOR PLANT LIST AND DETAILS

SCALE: 1" = 40'

NORTH

0 20 40 80 120



OVERALL SITE DEVELOPMENT PLAN
ALTERNATE CONCEPT PLAN

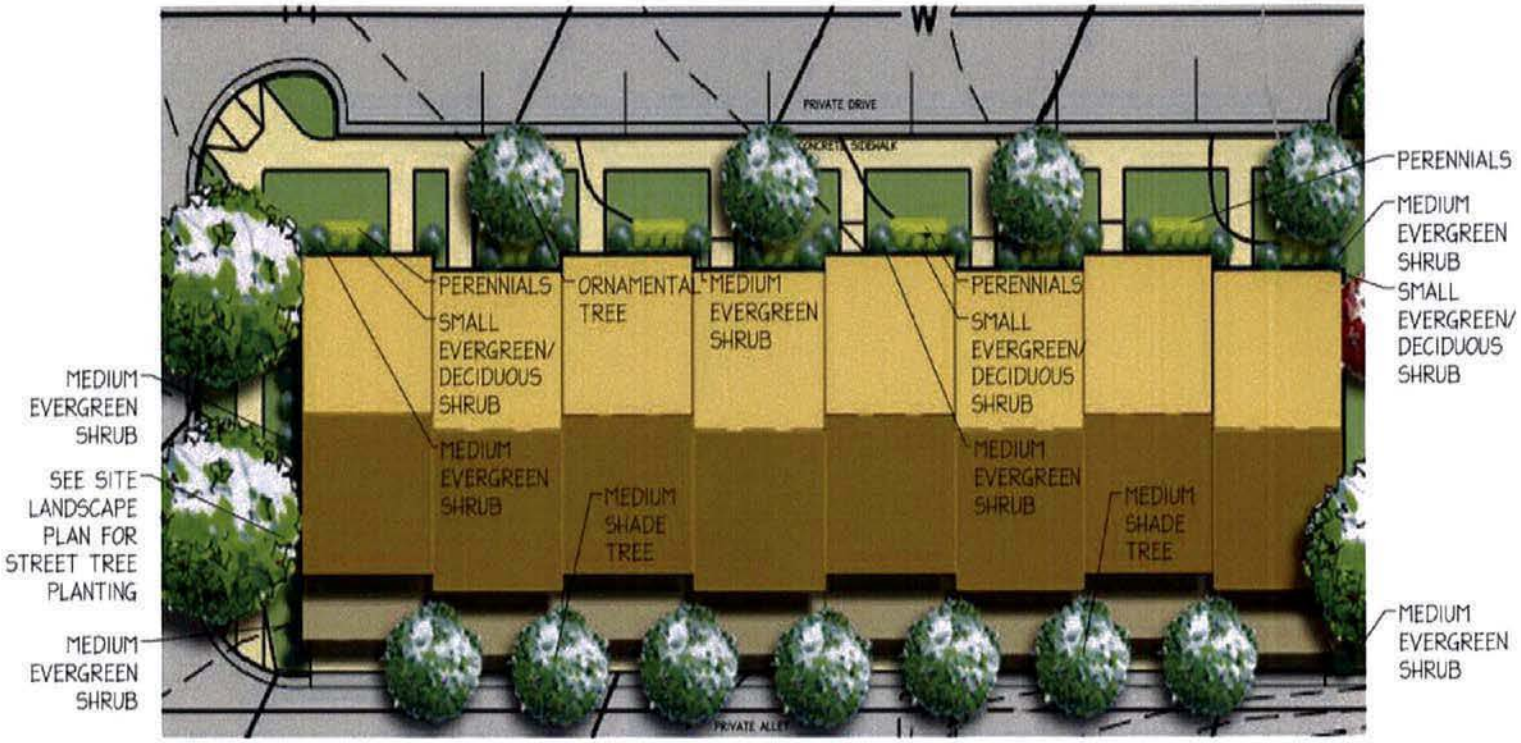
EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

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Suite 302
Alexandria, Virginia 22314
Phone: (703) 549-2100
Fax: (703) 549-5751
www.bowmanconsulting.com

Bowman CONSULTING

SHEET 8A OF 22
FILE No.
DATE: APRIL 9, 2004
JOB No. 2280-01-001
SCALE 1" = 40'
DESIGN DRAWN CHKD
03 BB ASH
DATE DESCRIPTION
FILE NAME



1/20 TYPICAL UNIT PLANTING PLAN 1" = 10'

PLANT LEGEND

- LARGE SHADE TREE
- MEDIUM SHADE TREE/ORNAMENTAL TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- LARGE EVERGREEN SHRUB
- MEDIUM EVERGREEN/DECIDUOUS SHRUB
- SMALL EVERGREEN/DECIDUOUS SHRUB
- GROUNDCOVER
- PERENNIALS

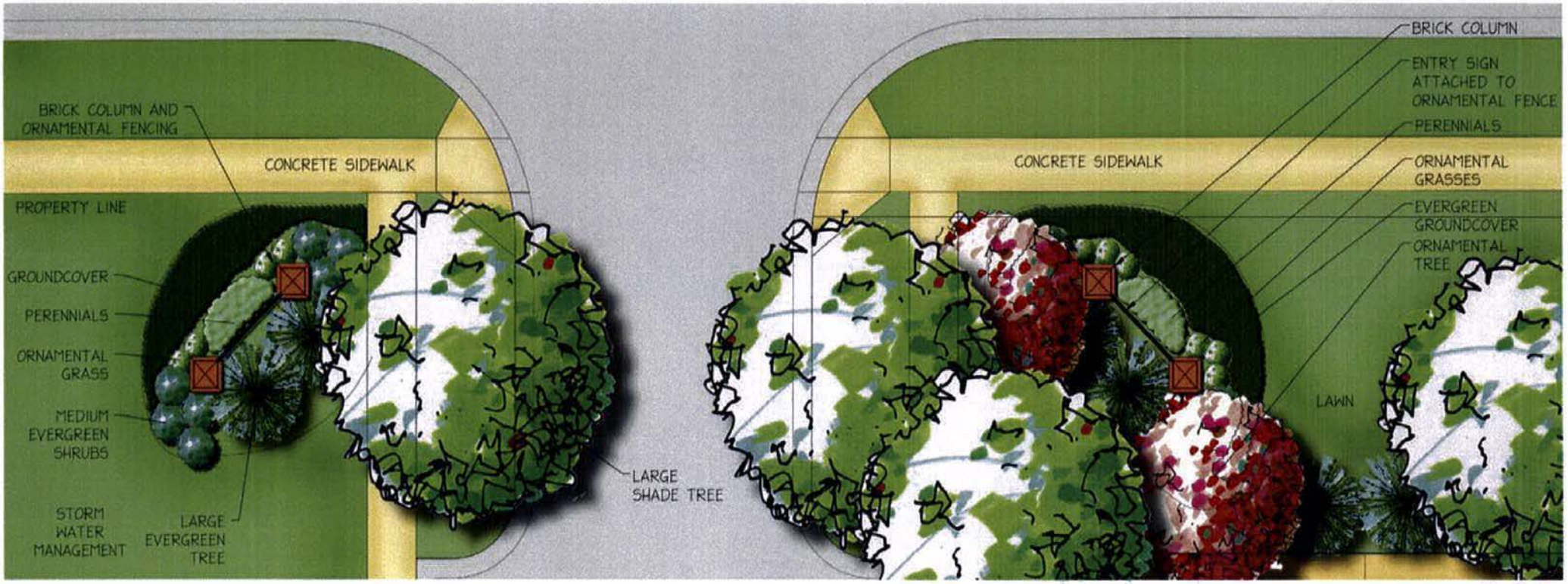
NOTES:
1. SEE SHEET 21 FOR PLANT LIST AND DETAILS

SCALE: 1" = 10'

NORTH

0 5 10 20 30

EMERSON STREET N.E.

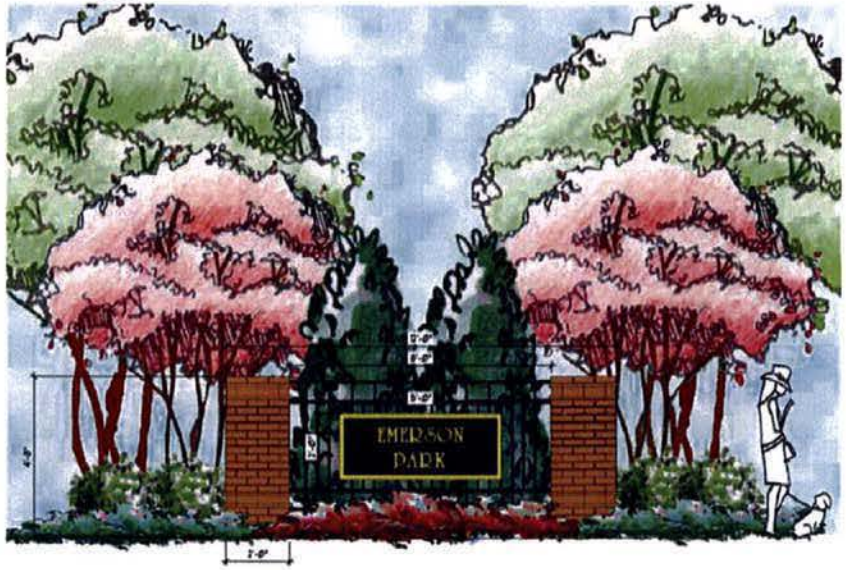


1/19 MAIN ENTRY FEATURE
PLAN 1/4" = 1'-0"

NORTH
SCALE: 1" = 4'-0"
0 2 4 8 12

PLANT LEGEND

- LARGE SHADE TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- MEDIUM EVERGREEN/DECIDUOUS SHRUB
- GROUNDCOVER
- PERENNIALS
- PERENNIALS/ORNAMENTAL GRASS

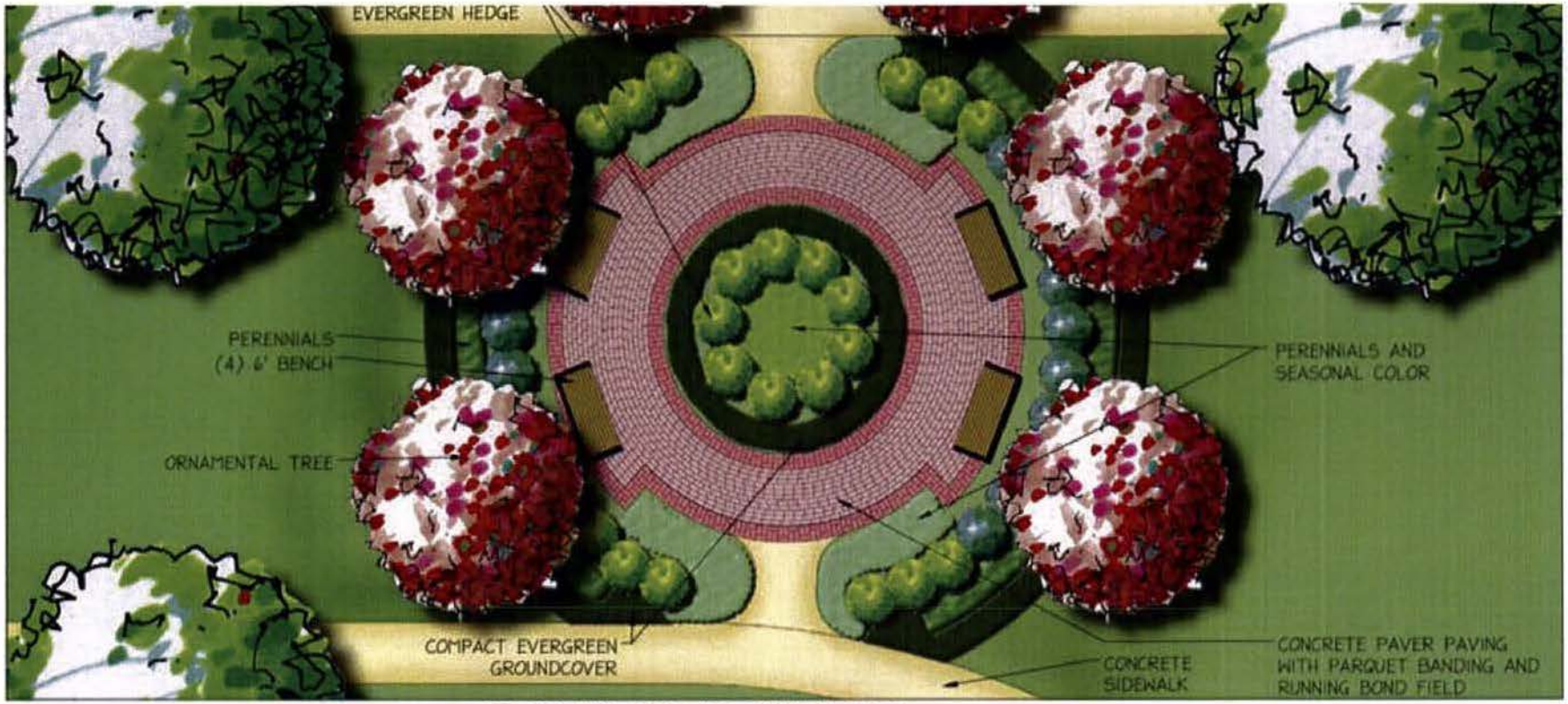


2/19 MAIN ENTRY FEATURE
ELEVATION 1/2" = 1'-0"

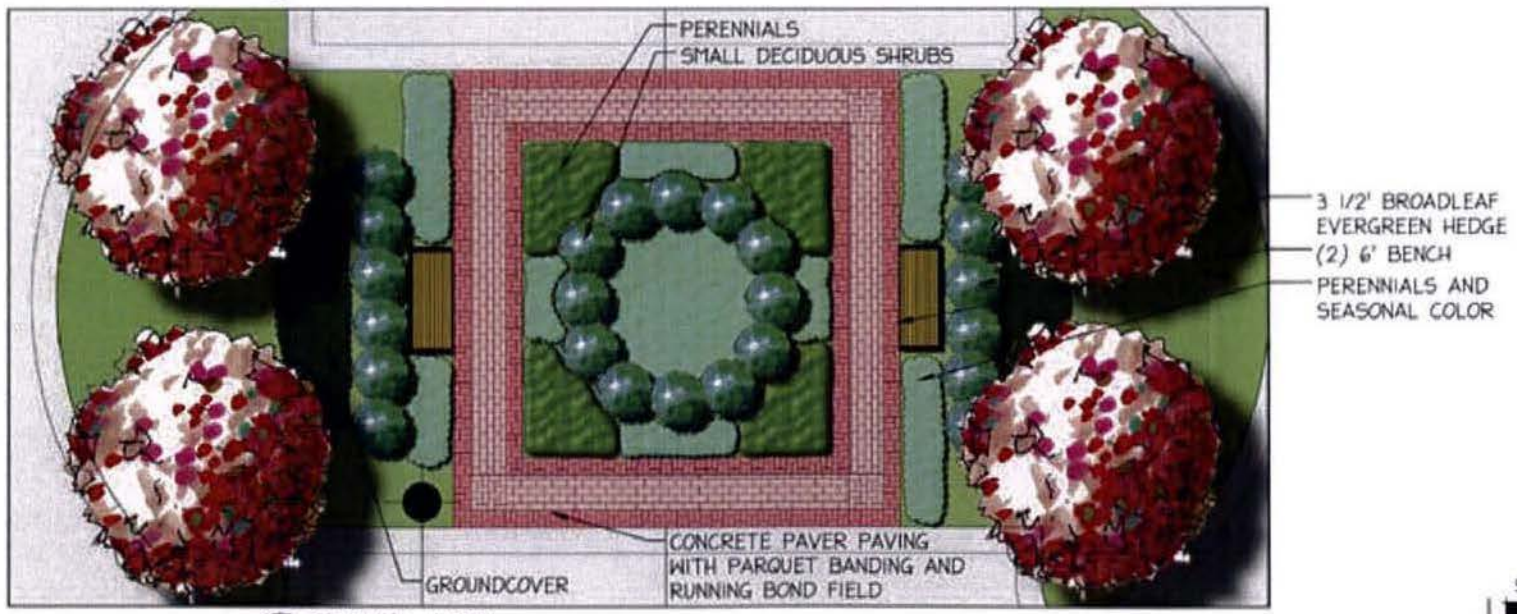
NOTES:
1. SEE SHEET 21 FOR PLANT LIST AND DETAILS

NORTH
SCALE: 1" = 2'-0"
0 1 2 3 6

BALTIMORE & OHIO RAILROAD
OPEN SPACE
140'-0"
135'-11"
63'-3"
51'-1"
65'-5"
11'-0"



SEATING AREA AT CENTRAL PARK
ELEVATION
1/4" = 1'-0"



SEATING AREA
ELEVATION
1/4" = 1'-0"

SCALE: 1" = 4'-0"



EMERSON PARK
TYPICAL 5 UNIT STREETSCAPE

DESIGN CONCEPTS ARCHITECTS

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MCLEAN, VA 22102
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ARCHITECT
DESIGN CONCEPTS ARCHITECTS
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SUITE 305
VIENNA, VIRGINIA 22182
(703) 288-9008

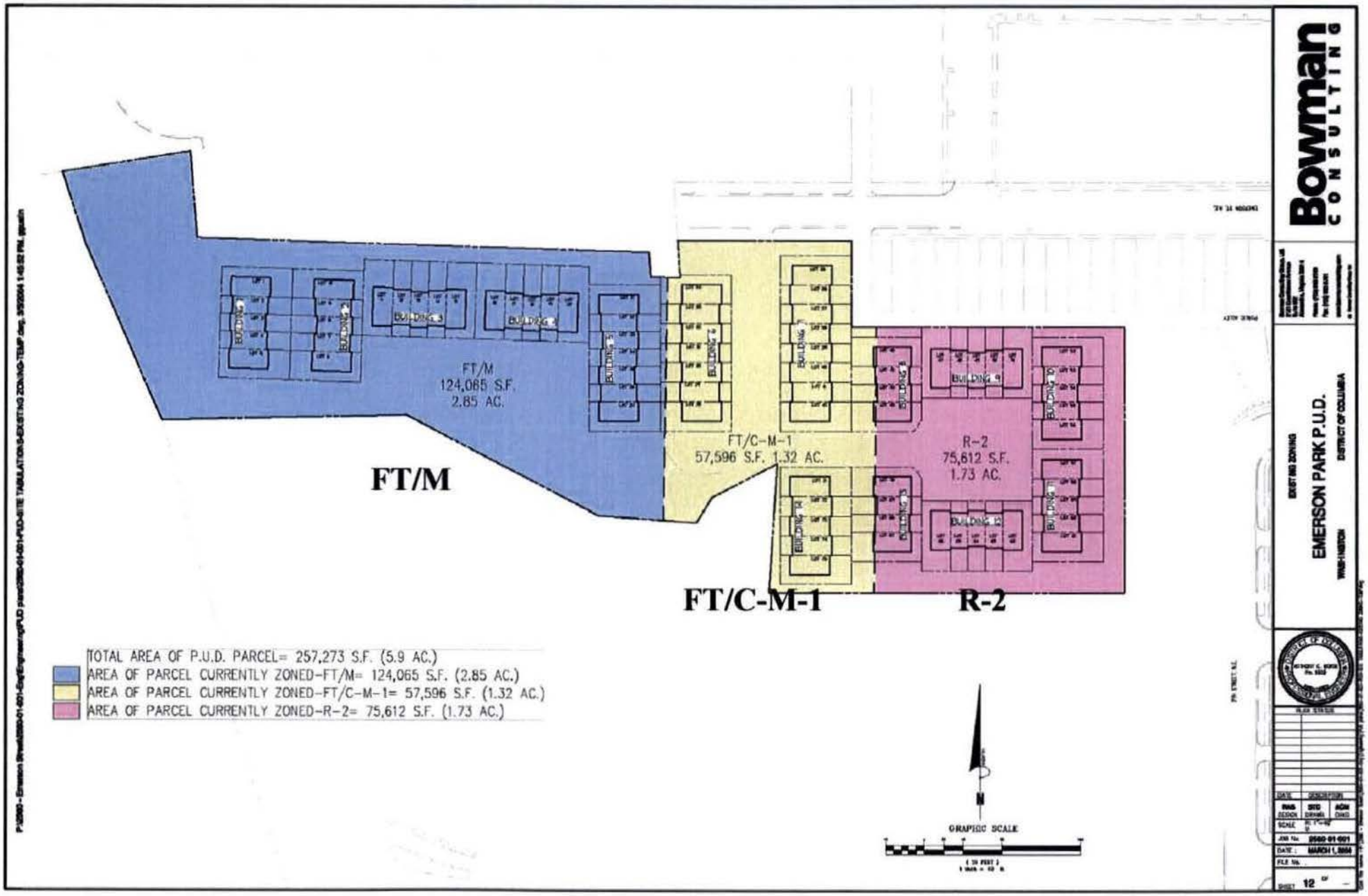
Bowman

ARCHITECTURAL EXHIBIT
EMERSON PARK P.U.D.

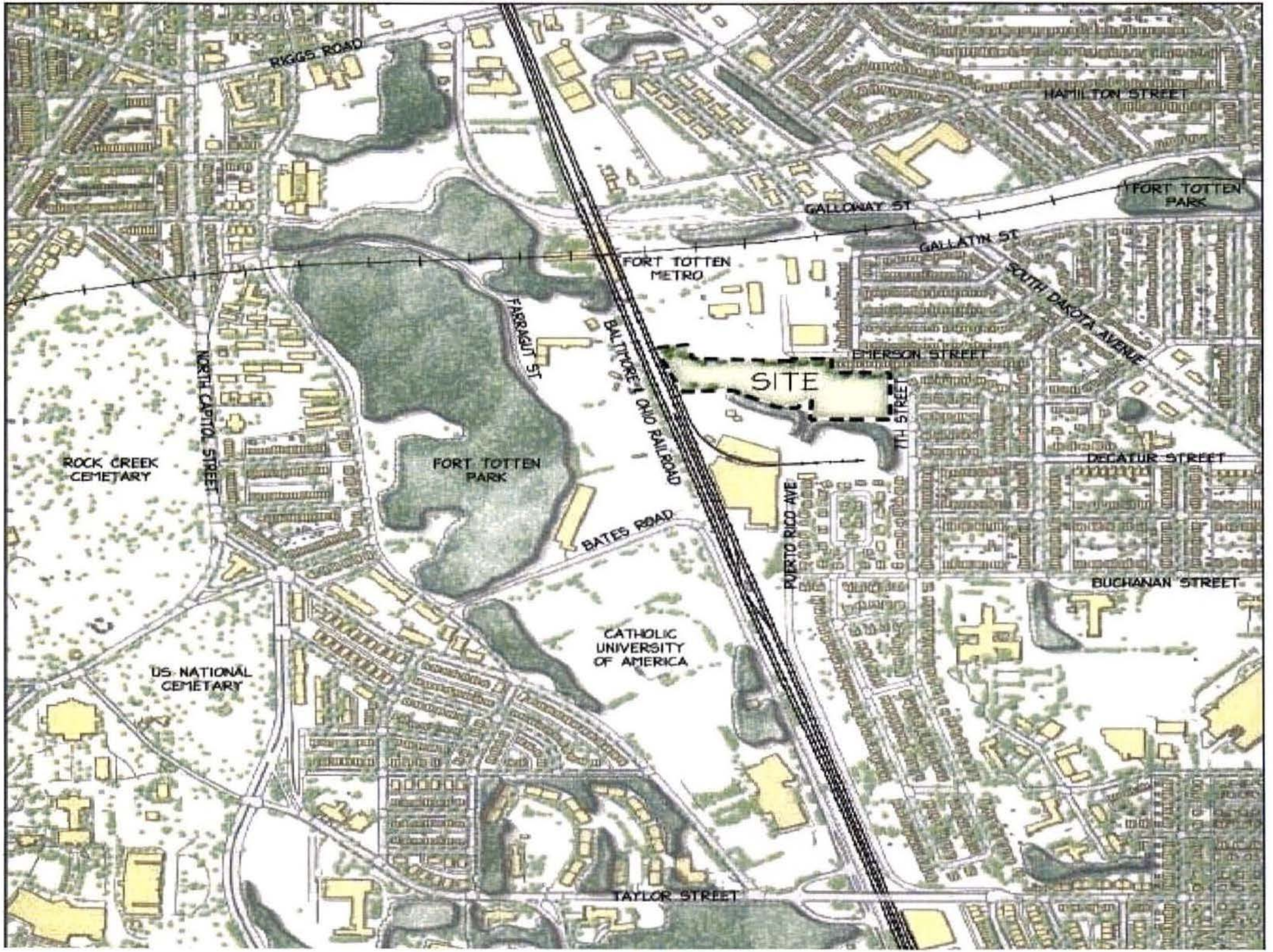
PLAN STATUS

DATE	DESIGN
GCL DESIGN	GCL DRAWN
SCALE	H: 40 V:
JOB No.	2869-0
DATE:	APRIL 9
FILE No.	
SHEET	22 OF


Emerson Park P.U.D
ZC Case No. 04-11
RIGGS ROAD
HAMILTON STREET
FORT TOTTEN PARK
GALLATIN ST
FORT TOTTEN METRO
SOUTH DAKOTA AVENUE
FARRAGUT ST
BALTIMORE & OHIO RAILROAD
EMERSON STREET
SITE
7TH STREET
NORTH CAPITOL STREET
ROCK CREEK CEMETARY
FORT TOTTEN PARK
DECATUR STREET
BATES ROAD
PUERTO RICO AVE
BUCHANAN STREET
CATHOLIC UNIVERSITY OF AMERICA
US NATIONAL CEMETARY
TAYLOR STREET



Existing Zoning


RIGGS ROAD
HAMILTON STREET
FORT TOTTEN PARK
GALLOWAY ST
GALLATIN ST
FORT TOTTEN METRO
SOUTH DAKOTA AVENUE
FARRAGUT ST
BALTIMORE & OHIO RAILROAD
EMERSON STREET
SITE
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DECATUR STREET
PUERTO RICO AVE
BATES ROAD
BUCHANAN STREET
CATHOLIC UNIVERSITY OF AMERICA
US NATIONAL CEMETARY
TAYLOR STREET



ROCKY GORGE HOMES

Kentlands



ROCKY GORGE HOMES

Avenel



ROCKY GORGE HOMES

Balk Hill



ROCKY GORGE HOMES

Fairwood



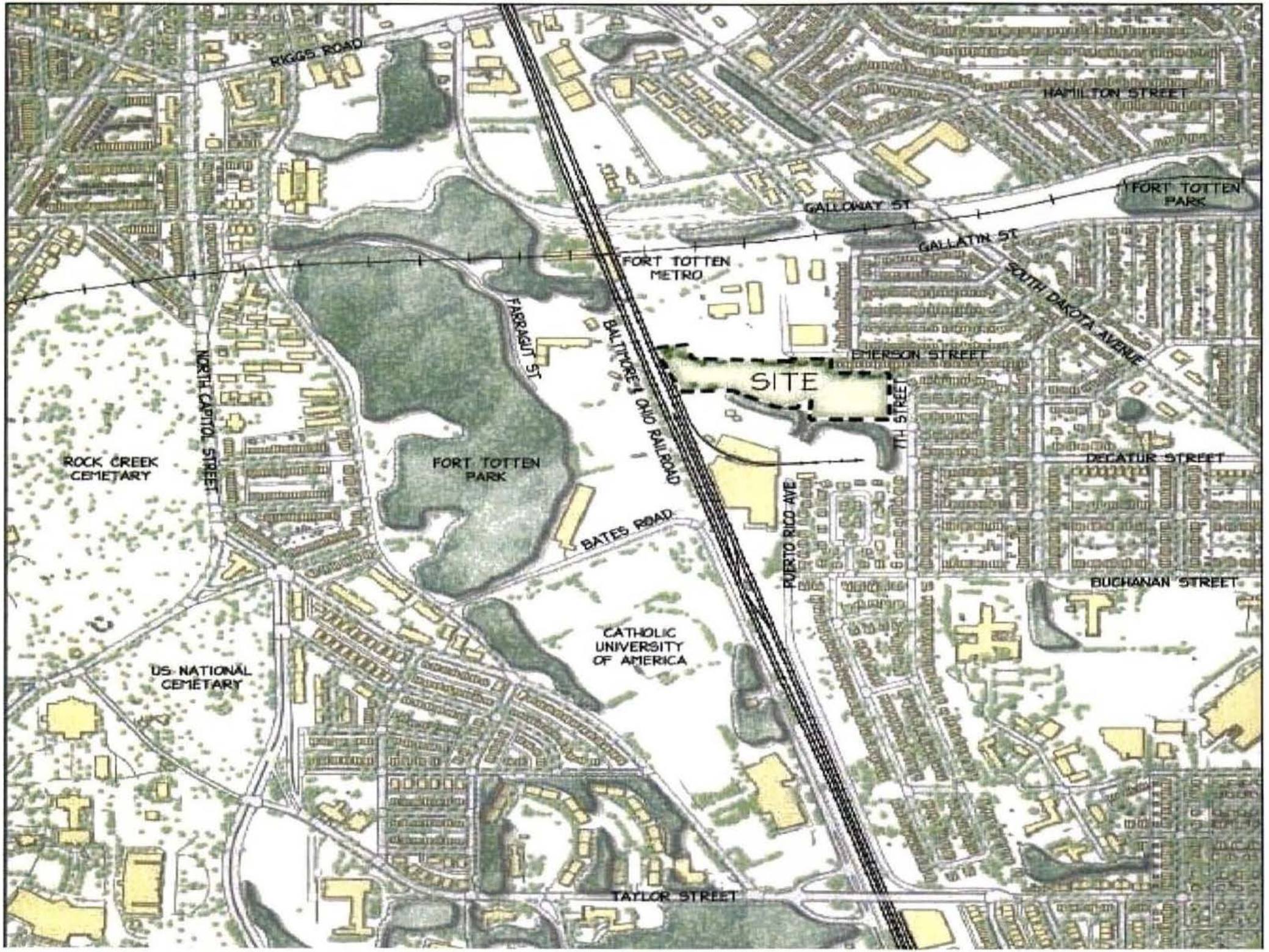
ROCKY GORGE HOMES

Fairfax Parcview



Location Map

ROCKY GORGE HOMES


RIGGS ROAD
HAMILTON STREET
FORT TOTTEN PARK
GALLOWAY ST
GALLATIN ST
FORT TOTTEN METRO
SOUTH DAKOTA AVENUE
FARRAGUT ST
BALTIMORE & OHIO RAILROAD
EMERSON STREET
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PUERTO RICO AVE
BUCHANAN STREET
CATHOLIC UNIVERSITY OF AMERICA
US NATIONAL CEMETARY
TAYLOR STREET











ROCKY GORGE HOMES

Initial Concept



ROCKY GORGE HOMES

Initial Concept



Bowman CONSULTING

OVERALL LANDSCAPE PLAN

EMERSON PARK P.U.D.

WASHINGTON DISTRICT OF COLUMBIA

DATE	DESCRIPTION
GCL DESIGN	GCL DRAWN
ACM CHKD	
SCALE	1" = 40'
JOB No.	2000-01-001
DATE	APRIL 9, 2004
FILE No.	
SHEET	17 OF 22

Initial Plan

- "2x2 Condominiums
- 150 units
- 150 garage spaces
- 35 driveway pads
- 35 visitor spaces
- 1.5 spaces/unit

Current Plan

- 3-story Townhomes
- 75 units
- 117 garage spaces
- 21 driveway pads
- 39 visitor spaces
- 2.4 spaces per unit

ROCKY GORGE HOMES

Initial Plan vs. Current Plan



EMERSON PARK
TYPICAL 5 UNIT STREETSCAPE

DESIGN CONCEPTS ARCHITECTS

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Bowman

ARCHITECTURAL EXHIBIT
EMERSON PARK P.U.D.

PLAN STATUS

DATE	DESCRIPTION
GCL DESIGN	GCL DRAWN

SCALE:
JOB No.
DATE : APRIL
FILE No.
SHEET 22 OF