



EMERSON PARK – PHASE II
CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT
SQUARE 3788, LOT 814
Washington, D.C.

Delegated Action of the Executive Director

January 26, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the Consolidated Planned Unit Development (PUD) and related map amendment for the Emerson Park – Phase II development located in Square 3788, Lot 814 in northeast Washington, D.C., would not be inconsistent with the Comprehensive Plan for the National Capital, nor would they have an adverse impact on any federal interests.

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On behalf of the Rocky Gorge Development, LLC, the Zoning Commission of the District of Columbia has referred a proposed action for a Consolidated Planned Unit Development (PUD) and related map amendment for Emerson Park – Phase II development for review and comment. The irregularly shaped site, approximately 182,595 square feet, is located in Square 3788 and Lot 814 in northeast Washington, D.C. and is owned by Thomas Summerville Company. It is bounded to the north by the first phase of the Emerson Park PUD townhouse development, which was previously reviewed by our Commission, to the east by semi-detached residential dwelling units along 7th Street, NE, to the south by semi-detached residential dwelling units along 6th Place, NE and to the west by property owned by Summerville Company which includes warehouse buildings. The proposed PUD is located approximately three-eighths of a mile southeast from the Washington Metropolitan Transportation Authority (WMATA) Fort Totten Metro Station on the Red Line. The existing vacant site is largely unimproved and has a combination of R-2 (single-family residential uses for detached and semi-detached structures, church and public school uses) and FT/C-M-1 (Fort Totten Overlay District; low bulk commercial and light manufacturing uses, new residential dwellings prohibited) zoning districts.

The proposal includes a map amendment to revise the existing R-2 and FT/C-M-1 zoning districts to R-4 in order to allow for residential development on the entire site. R-4 permits the following:

- Detached, semi-detached and row single family dwellings and flats and conversion of multi-family use of structures built prior to 1958.
- Detach dwelling units: 4,000 square-foot minimum lot area with a 40 foot minimum lot width and 40 percent lot occupancy
- Semi-detached dwelling units: 3,000 square-foot minimum lot area with a 30 foot minimum lot width and 40 percent lot occupancy
- Row dwelling units: 1,800 square-foot minimum lot area with an 18 foot minimum lot width and 60 percent lot occupancy
- Maximum building height: 40 feet and 3 stories
- 20 foot rear yard and 1 parking space per each dwelling

The proposed PUD will develop a residential subdivision consisting of 35 three-story (30 feet high) townhouse dwelling units with rear loaded garages for each unit and common areas for the residents. The applicant will dedicate two dwelling units for affordable housing. The proposed site will be accessed via a private road connecting to Emerson Street, NE on the north and to 6th Street, NE to the west. The townhouses will be sited around a private cul-de-sac street and surrounding alley. The entire site will provide approximately 77 parking spaces. The townhouses will have a Floor Area Ratio (FAR) of approximately .44. An extensive landscaped buffer will be planted around the perimeter of the proposed PUD site development. I find that the proposed PUD and related map amendment will not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director