



URBAN
ATLANTIC

North Michigan Park Civic Association

09/03/2025



BOYS TOWN LARGE TRACT REVIEW

Building Inclusive Communities. Building Value.

Large Tract Review Application Overview

Property

4801 Sargent Road NE | Square 3977 , Lot 134

Applicant

Urban Atlantic Development, LLC

Zoning / Proposed Use

R-2 Zone | Semi-detached Housing with IZ

Proposal

- Subdivision of 12-acre existing parcel to approximately 170 lots
- 166 new single family for-sale semi-detached houses
- Fully compliant with by-right R-2 Zone – IZ
- 17 (10.2%) Inclusionary Zoning 3 to 4 BR for-sale houses @ 80% AMI

Project Team

Developer: Urban Atlantic Development

Property Owner: Father Flanagan's Boys Town

Transportation Engineer: Gorove / Slade Associates

Civil Engineer: Wiles Mensch

Historic Preservation Consultant: EHT Traceries

Land Use Counsel: Goulston & Storrs



ANC & Community Stakeholder Outreach

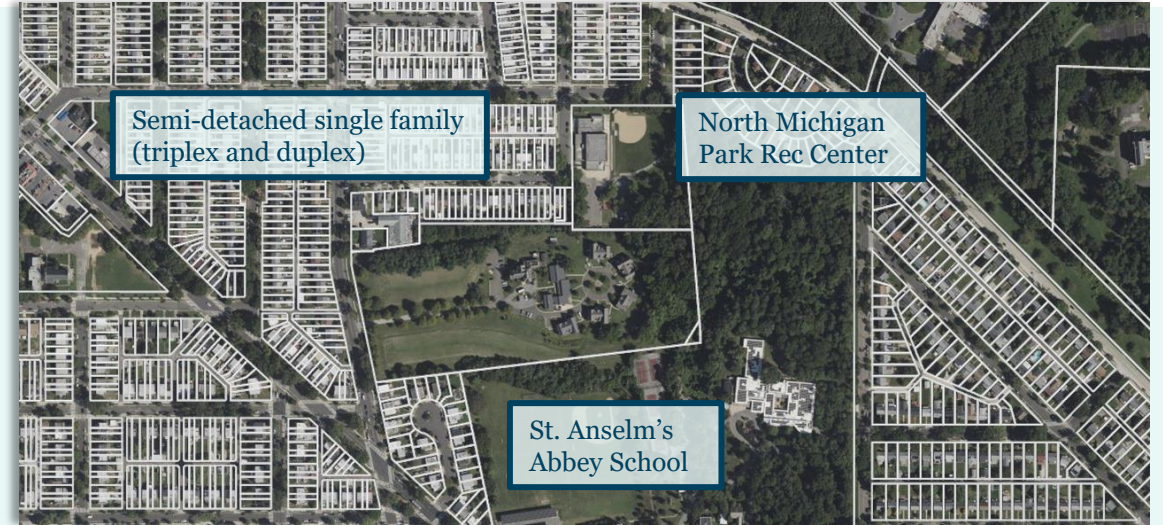
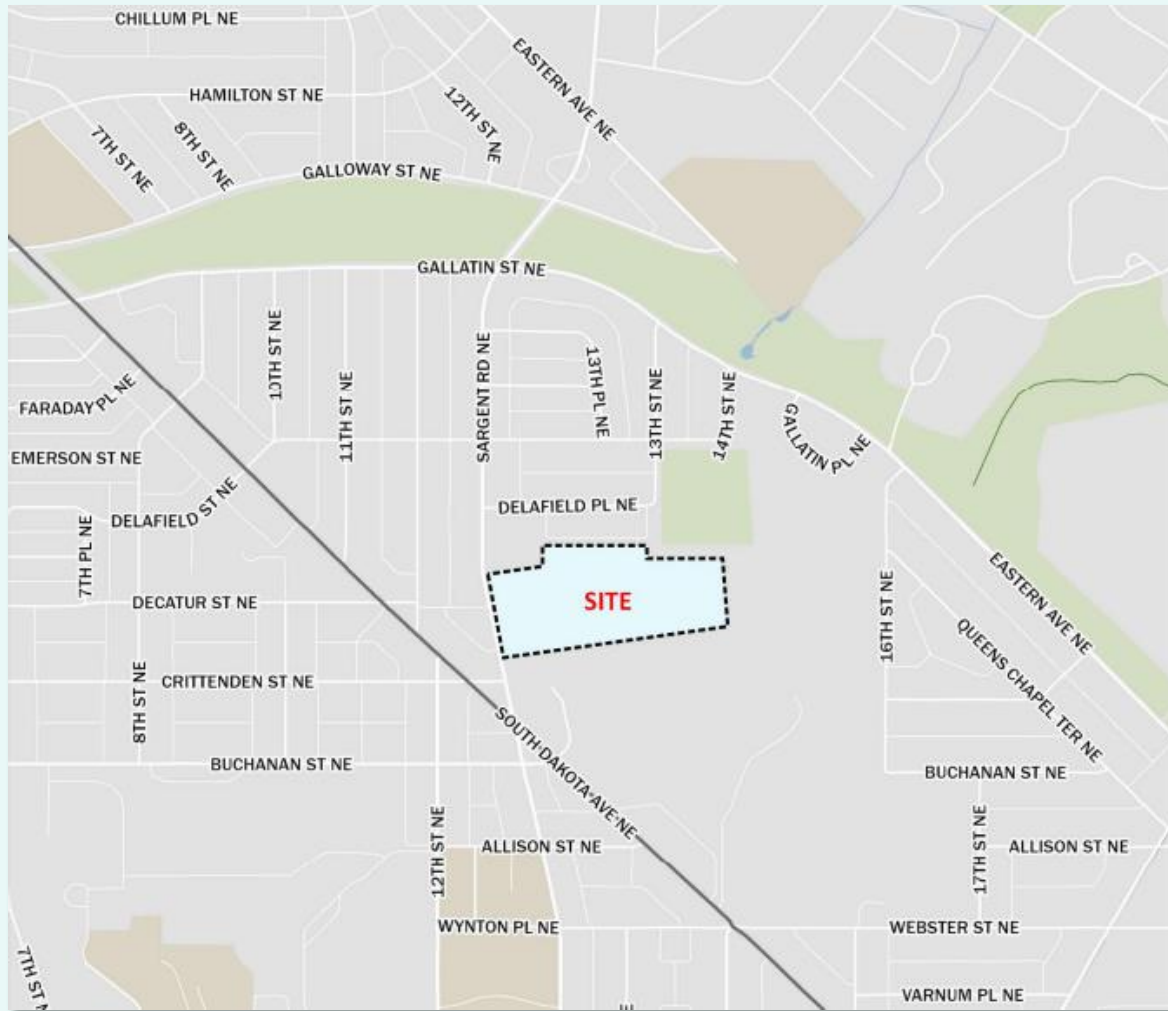
Urban Atlantic has met with the following groups community through their stakeholder outreach:

- ANC 5A:
 - 5/28/25 intro;
 - 6/24/25 SMD Vote to approve;
 - 6/25/25 Concept Vote to approve
 - **Set early Sept. date** for OP special community meeting
 - Attend ANC 5A meetings quarterly / upon request
- North Michigan Park Civic Association 6/4/25
- Queen's Chapel Civic Association 6/9/25; letter of support
- Group of interested Delafield Residents 7/31/25
- St. Anselm's Leadership 5/29/25

Primary Areas of Interest

1. Zoning, Density and Preservation of Green Space
 - By pursuing a by-right execution, the density of ~13.5 du/ac is less than the surrounding neighborhoods at ~15 du/ac
 - Design focuses on providing yards and centralized green space for majority of houses
2. Stormwater Management / Mitigation of Downstream Impacts
 - Urban will provide grading & stormwater management for both quality and quantity to mitigate potential flooding
3. Increased Traffic and Street Parking on neighboring streets from new residents
 - Traffic study has been submitted for DDOT review –no significant impact
 - Agree to allow community to request zone parking on Sargent
4. Preservation of Existing Parking along Delafield Alley
 - Delafield Neighbors park on Boystown Property from Delafield Alley, Urban will study parking request with the required stormwater management facilities
5. Trees
 - Urban will continue to work with DC arborist for preservation of trees where feasible and agrees to replant trees in planned SWM facilities, maintain entry allee of trees, heritage tree to South. There are hazardous and invasive Heritage trees
6. Community Benefits
 - Urban has committed to opening up the site to neighbors and rec center, providing additional sidewalks / walking paths and retaining central green space and building

Site Context



SITE CONTEXT

Address: 4801 Sargent Road NE

Ward: 5, ANC: 5A, SMD: 5A02, Commissioner Timothy Thomas

Zoning: R-2 - IZ

Proximity to Metro: Fort Totten (0.75 mi.), Brookland (1.12 mi.)

Neighboring Uses:

- Preparatory School (South/East),
- Park/Rec Center (North/East),
- Semi-detached single family (North/West)

DDOT Coordination

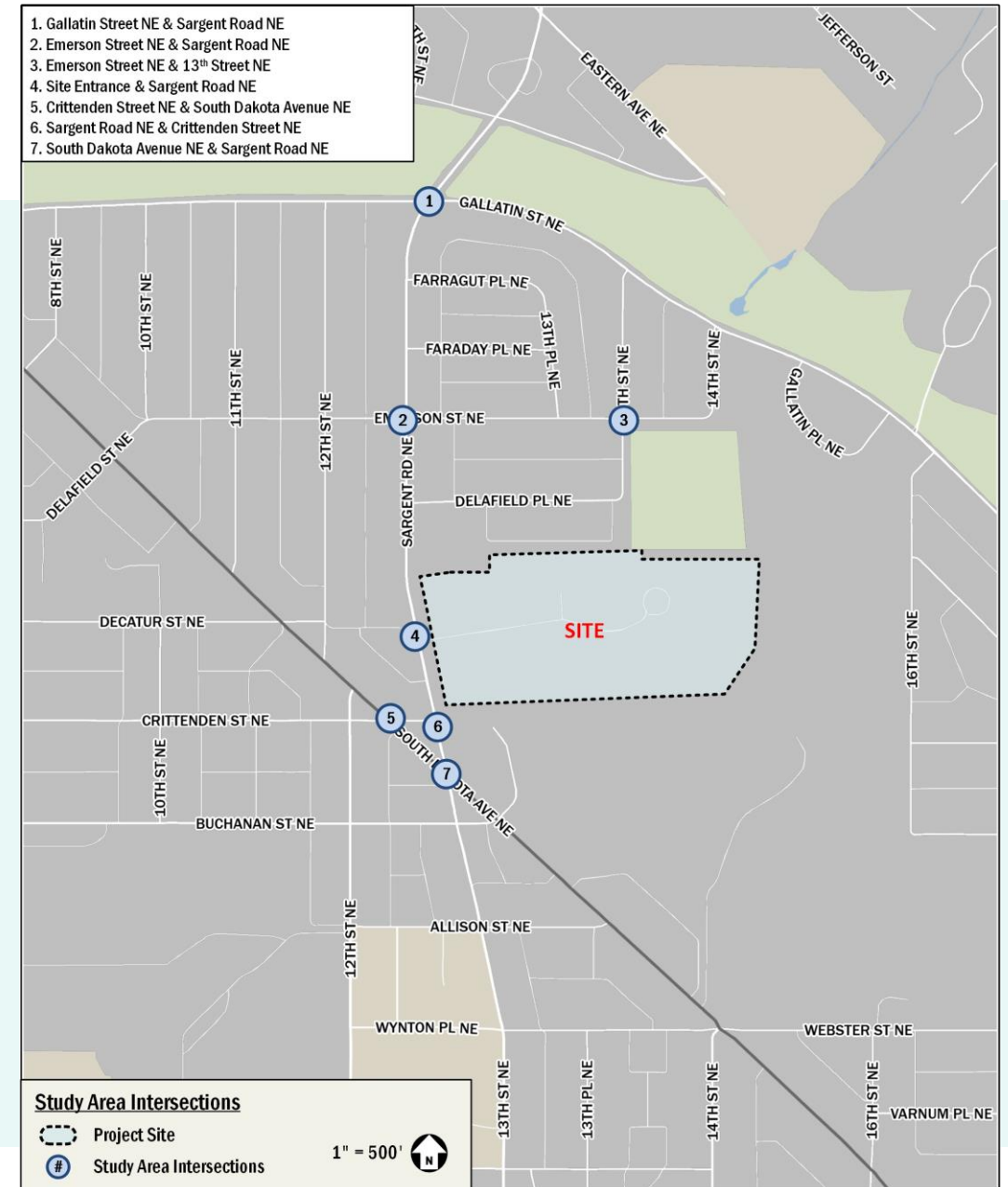
Comprehensive Transportation Review (CTR)

- Multimodal assessment performed
- Scoping document finalized
- CTR submitted on July 15, 2025

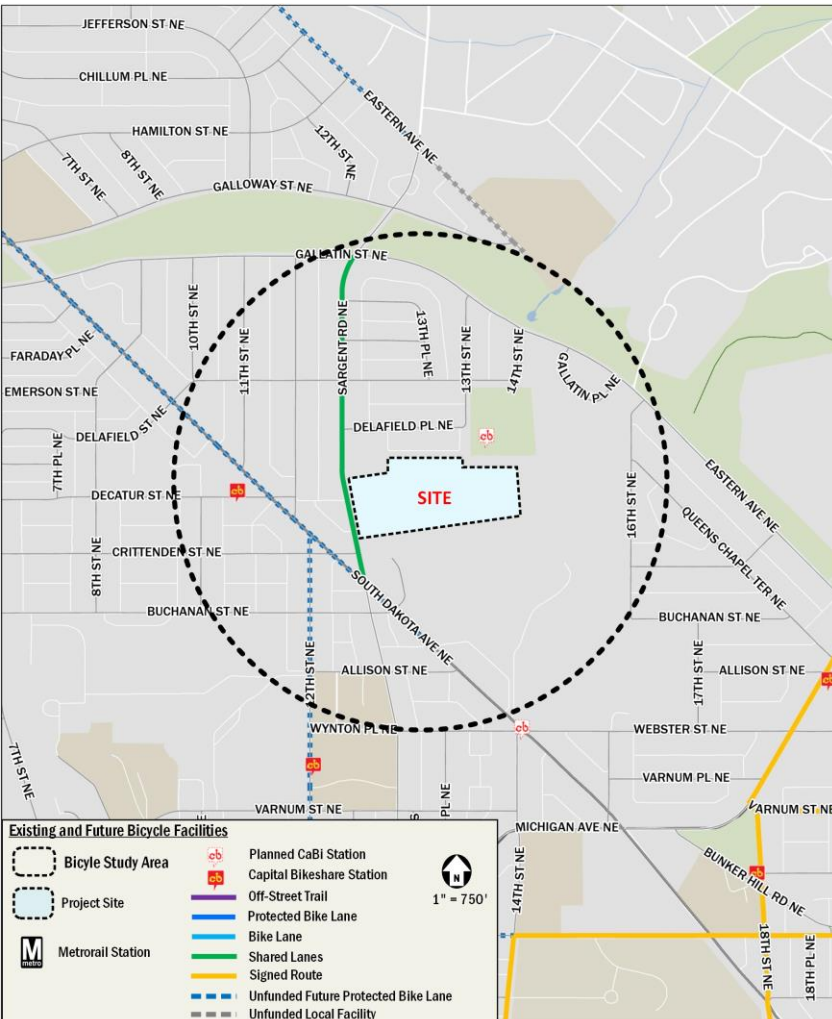
Trip Generation

Mode	Modal Split	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	Total
Townhomes (174 Units)								
Auto Trips [veh/hr]	70%	15	44	59	42	28	70	877
Transit [ppl/hr]	15%	4	11	15	11	7	18	222
Bike [ppl/hr]	2%	1	1	2	1	1	2	30
Walk [ppl/hr]	8%	2	11	13	9	6	15	118
Telecommute	5%	--	--	--	--	--	--	--
Small Office Building (8,000 sf)*								
Auto Trips [veh/hr]	90%	10	2	12	5	10	15	103
Transit [ppl/hr]	5%	1	0	1	0	1	1	0
Bike [ppl/hr]	3%	0	0	0	0	1	1	0
Walk [ppl/hr]	2%	0	0	0	1	0	1	0

*8,000 sf retained building intends to be reused with a to-be-determined non-residential use; for the purposes of the analysis, the use was assumed to be an office use



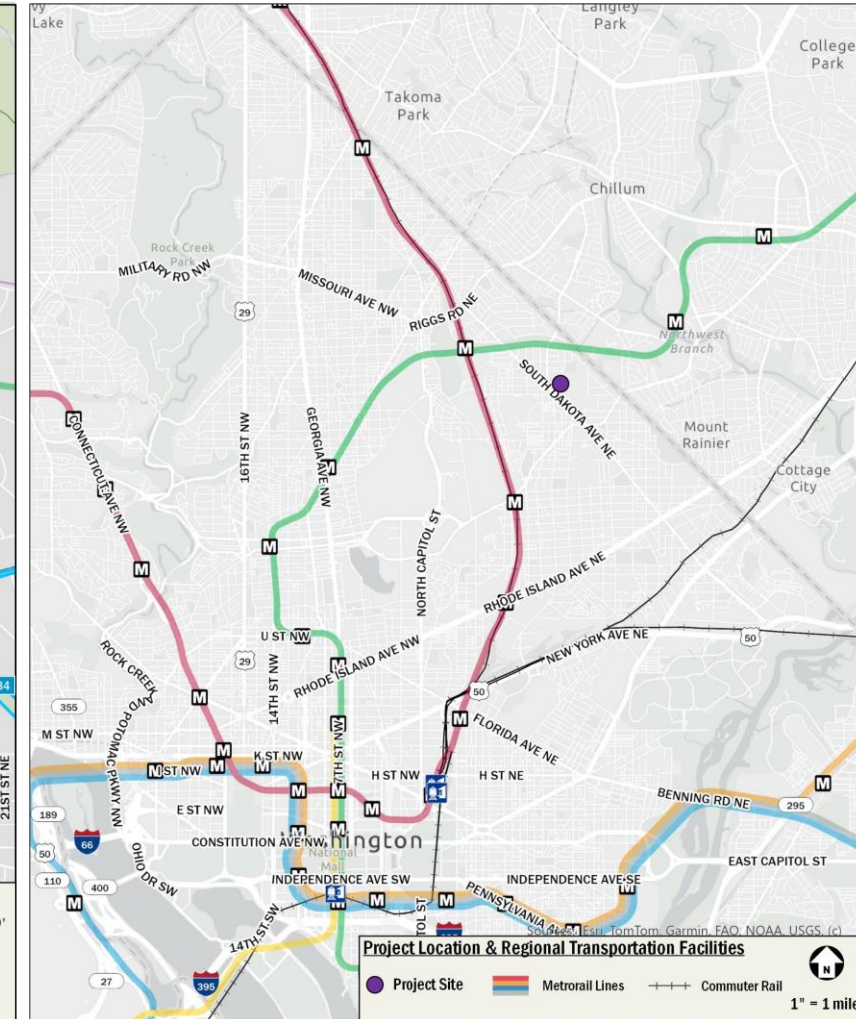
Existing & Future Bicycle Network



Existing & Future Transit Network



Regional Transit



R-2

Development Standards for R-2	
Link to Zoning Regulations:	D § 2
Zone District:	Residential Zone
Zone:	R-2
Building Category:	IZ Semi-Detached
Description:	Provide areas predominantly de
Dwelling Units:	1
Height (ft):	40
Stories:	3
Minimum Lot Width (ft):	30 (25 with special exception)
Minimum Lot Area (sq ft):	2500
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existin
Rear Setback (ft):	20
Side Setback (ft):	8
Pervious Surface (%):	30

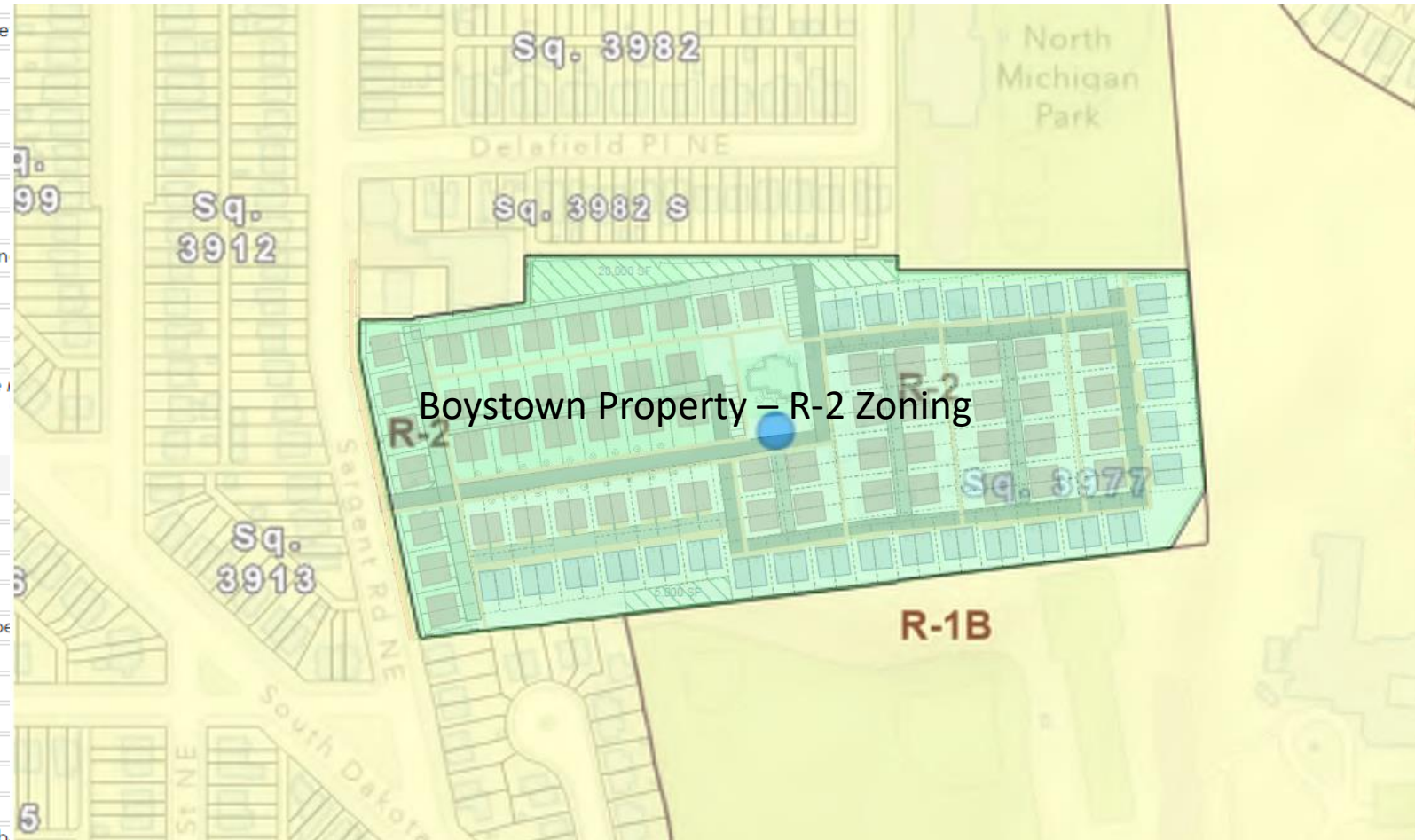
The development standards shown are intended for reference use and are not a s

R-2

Development Standards for R-2	
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Zone District:	Residential Zone
Zone:	R-2
Building Category:	Semi-Detached
Description:	Provide areas predominantly develop
Dwelling Units:	1
Height (ft):	40
Stories:	3
Minimum Lot Width (ft):	30
Minimum Lot Area (sq ft):	3000
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existing setb
Rear Setback (ft):	20
Side Setback (ft):	8
Pervious Surface (%):	30

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DC Zoning Context

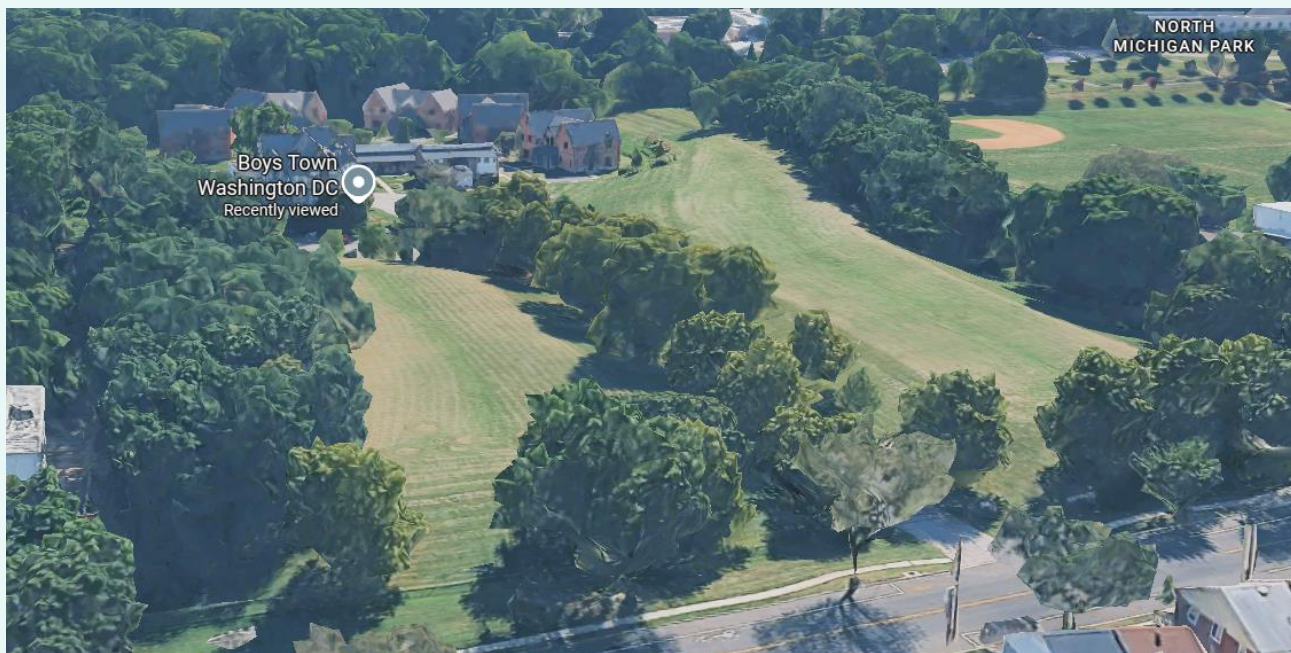


St Anselm's School and Abbey

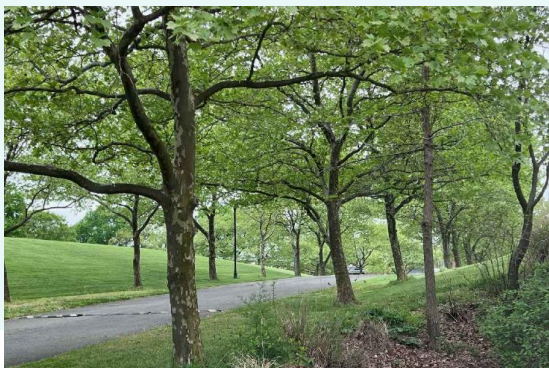
Proposed Site Plan



Existing Site Conditions



- Fill from Fort Totten metro creates 20 – 25' high berms across the site
- Perimeter of site includes areas of not-maintained overgrown areas with low scrub and significant poison ivy
- Site is fully fenced and secure across entire property line
- Existing single vehicular access off Sargent with Allee of trees



HPO & DCPL - Site History



"St. Gertrude's School Marks 25th Year," *The Catholic Review*, October 19, 1951. Washingtoniana Room, *The People's Archive*, Martin Luther King, Jr. Public Library, Washington, DC.



1926 – Opened as St. Gertrude's School of Arts and Crafts on Land Owned by Benedictine Fathers

1928 – Original Schoolhouse Building built, designed by Murphy & Olmsted

1966 - 1968 – Const. of administration building and extensive interior reno. of original schoolhouse

1977 – Construction of addition to orig. schoolhouse

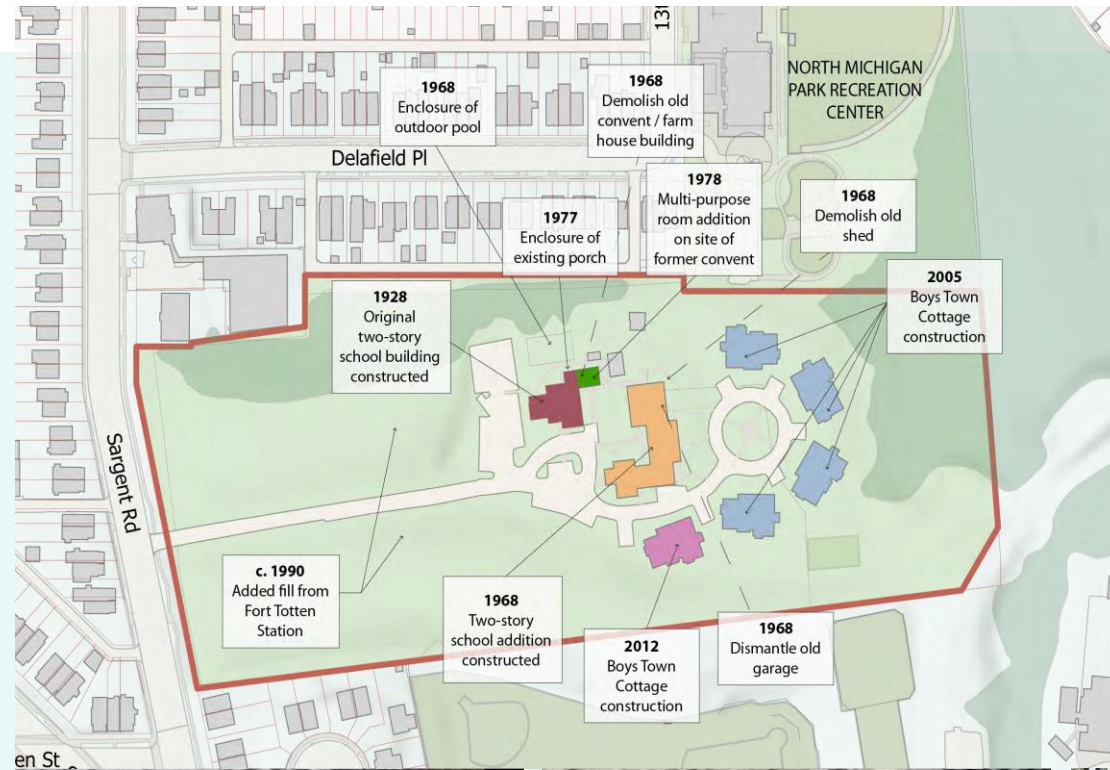
1980's – Significant change to the site after receipt of fill from Fort Totten Metro Station construction

1993 – Father Flanagan's Boys's Home nonprofit purchased property to help children suffering from "abuse, addiction, or abandonment"

2004 - 2013 – Boys Town constructed five dormitory cottages

2024 – Boys Town ceased operations on site to focus on funding their ongoing services at their home campus in Nebraska

2025 – agree to nominate post TH construction



1968 Aerial showing new administration building



1988 Aerial showing changes to landscape after Fort Totten Fill



Site Plan Progression with OP, ANC, DDOT & HPO Input

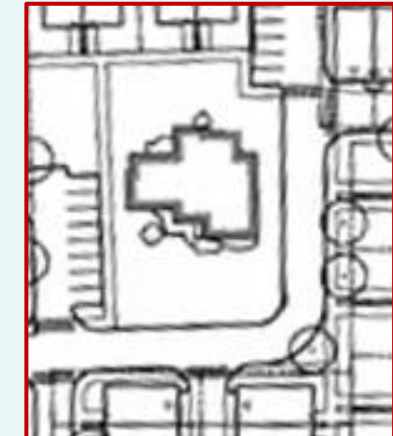
Current Plan



Key Changes

- Focused on safe pedestrian and vehicular circulation - increased sidewalk size from 3 to 6 ft.
- Created front doors to move to all rear-loaded product
- Added direct pedestrian access to community to the north at North Michigan Park Rec Center
- More than doubled large community green as center of the community at original schoolhouse with homage to original turn around and researched organic landscape design consistent with other Upper NE DC Catholic Institutions

Initial Plan (Presented to OP and DDOT May '25)



Renderings



Aerial looking at central green and building, and main entry allee of trees to be preserved



Renderings

Aerial looking at central green and building, and homes on all sides



Renderings



View of typical
mews and
front entries
with trees and
plantings and
façade
materials

Renderings



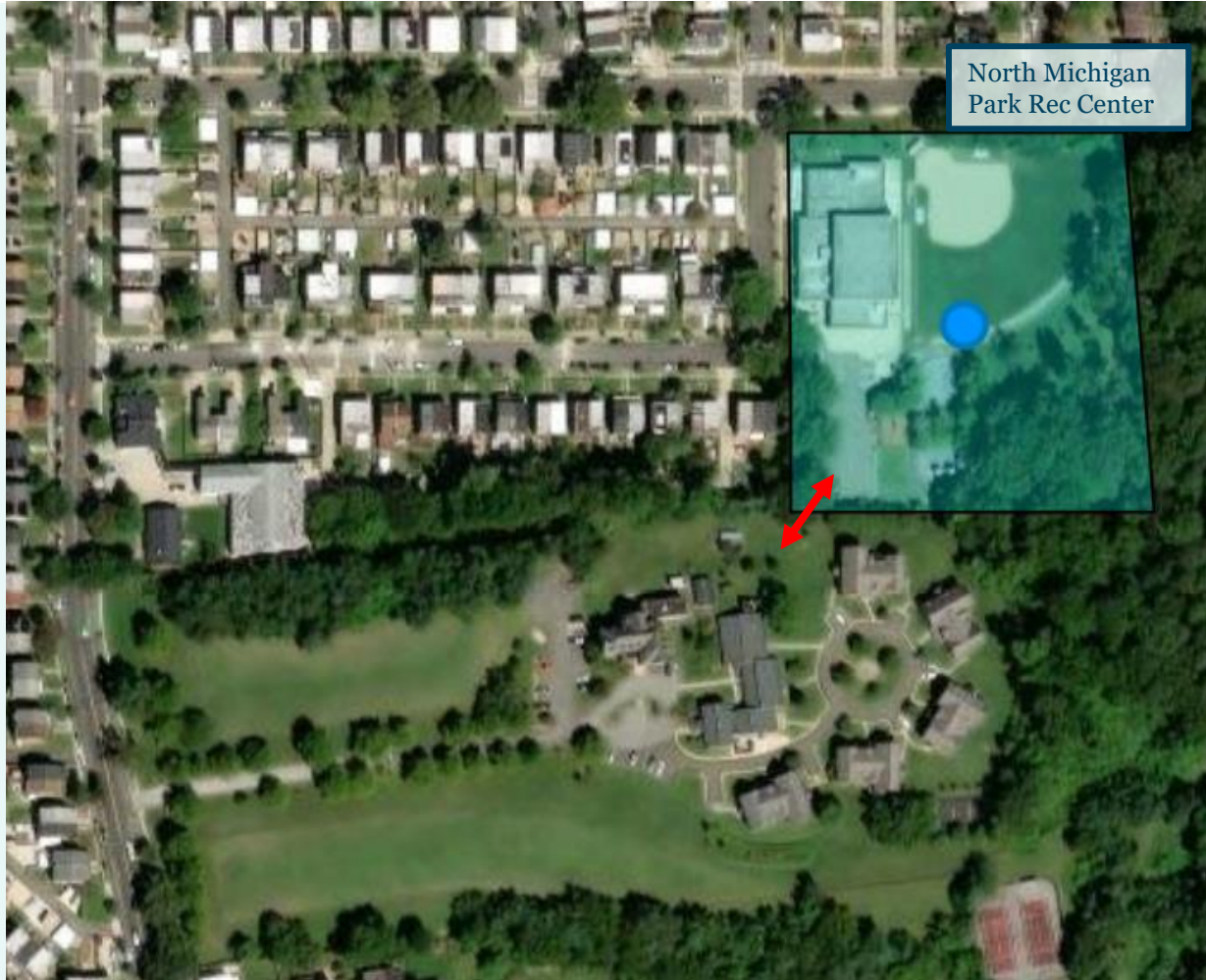
Sargent Road
looking North

Renderings

Sargent Road looking into
main entry – existing 600 ft
allee of trees.




DPR – North Michigan Park Recreation Center Connection




DC Public Schools


- Single-family units yielded a higher rate (40 students per 100 units)
- New construction, in general, tends to have slightly fewer public school children compared to existing homes.
- Neighborhood Schools are under enrolled and have capacity

Bunker Hill Elementary School in Washington, D.C. has a capacity of **480 students**, [according to DC.gov](#). The school currently has an enrollment of 206 students, [according to DCPS School Profiles](#), meaning it is operating at approximately 42.9% of its capacity (206/480). 



Brookland Middle School in Washington, D.C., has a capacity of 550 students for grades 6-8, [according to Hartman-Cox Architects](#). The school is designed as a three-story building with approximately 110,000 square feet, reports Hartman-Cox Architects. In the 2023-2024 school year, the school had an enrollment of **370 students**, [according to My School DC](#). 



Dunbar High School in Washington, D.C. has a capacity of **1,100 students**. The school was recently modernized with a new building designed for that capacity. In the 2023-24 school year, the actual enrollment was 984 students, according to DC Public Schools. 



4801 Sargent Road NE



In boundary schools are the same for 2024-2025 and 2025-2026 school years

2024-2025 Schools

2025-2026 Schools

Elementary School

[Bunker Hill Elementary School](#)

1401 Michigan Avenue NE

Phone: 202-576-6095



Middle School

[Brookland Middle School](#)

1150 Michigan Avenue NE

Phone: 202-576-6095



High School

[Dunbar High School](#)

101 N St NW

Phone: 202-698-3762

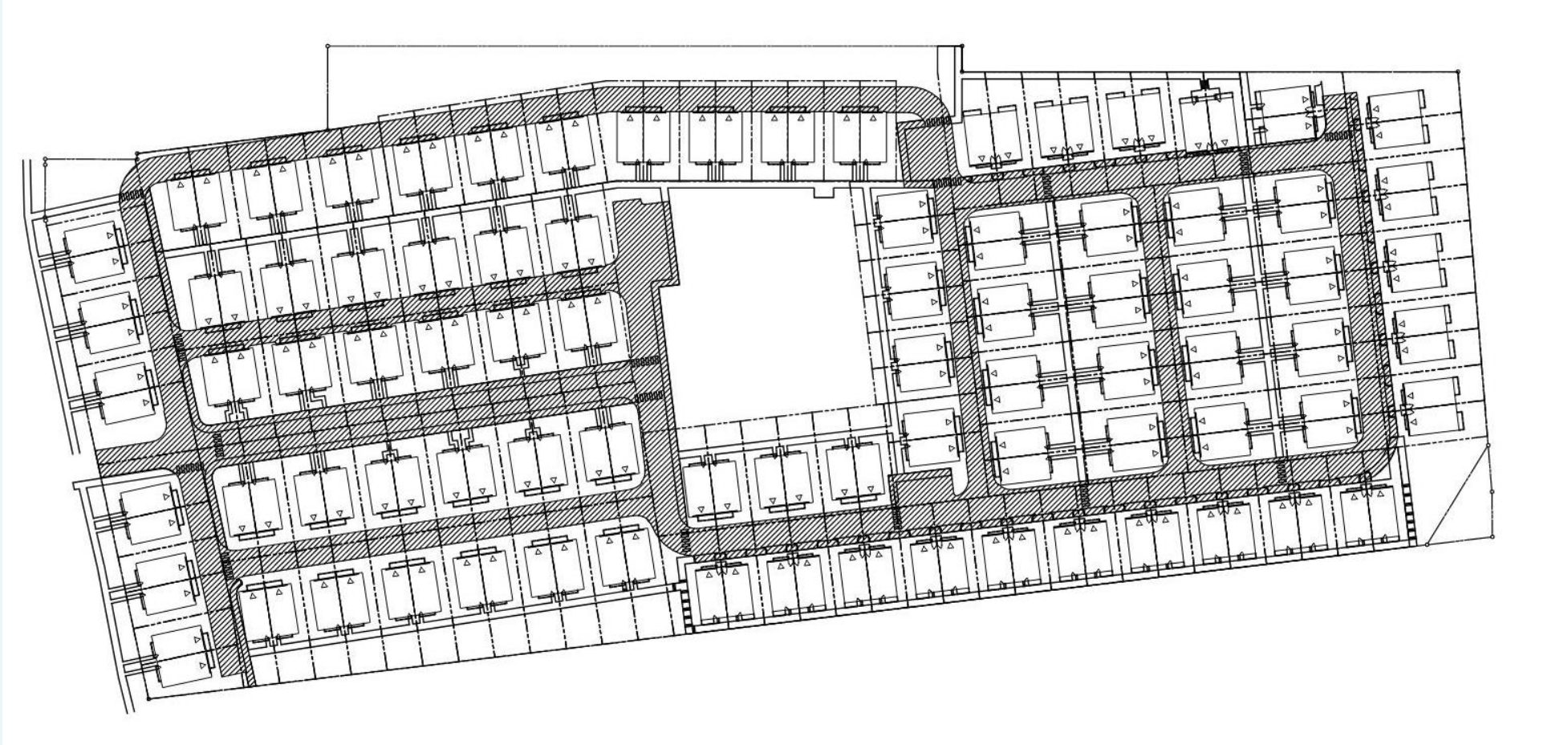


Proposed Subdivision Plan

Proposed Subdivision

Min. Lot Width:	30'
Min. Lot Area:	2,500 SF
Max. Lot Occupancy:	40%
Max. Height:	40'
Min. Rear Yard Setback:	20'
Min. Side Setback:	8'
Min. Pervious Surface:	30%

Streets: Private streets with public access easements across lots



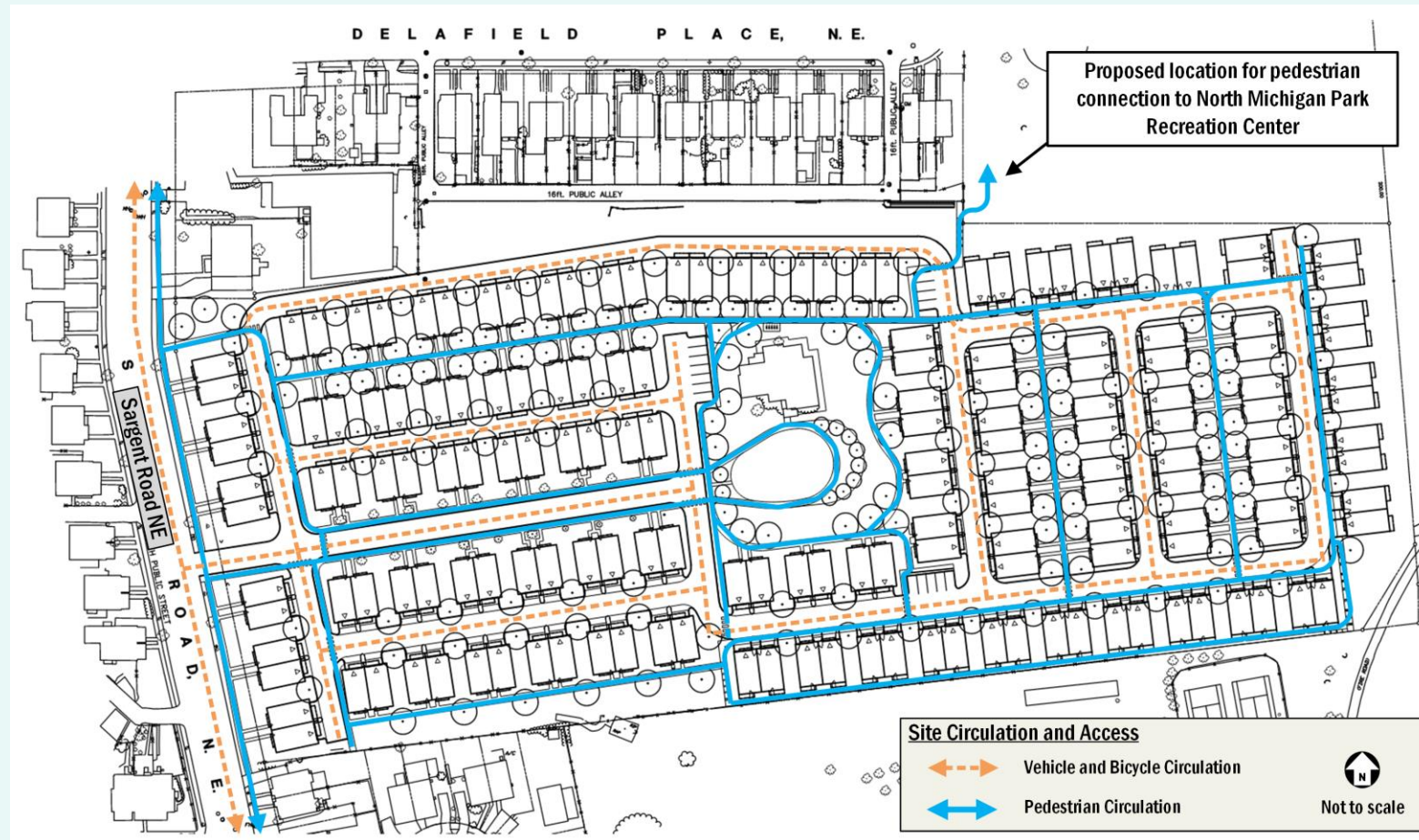
DDOT - Site Circulation & Access

Vehicular and Bicycle Access

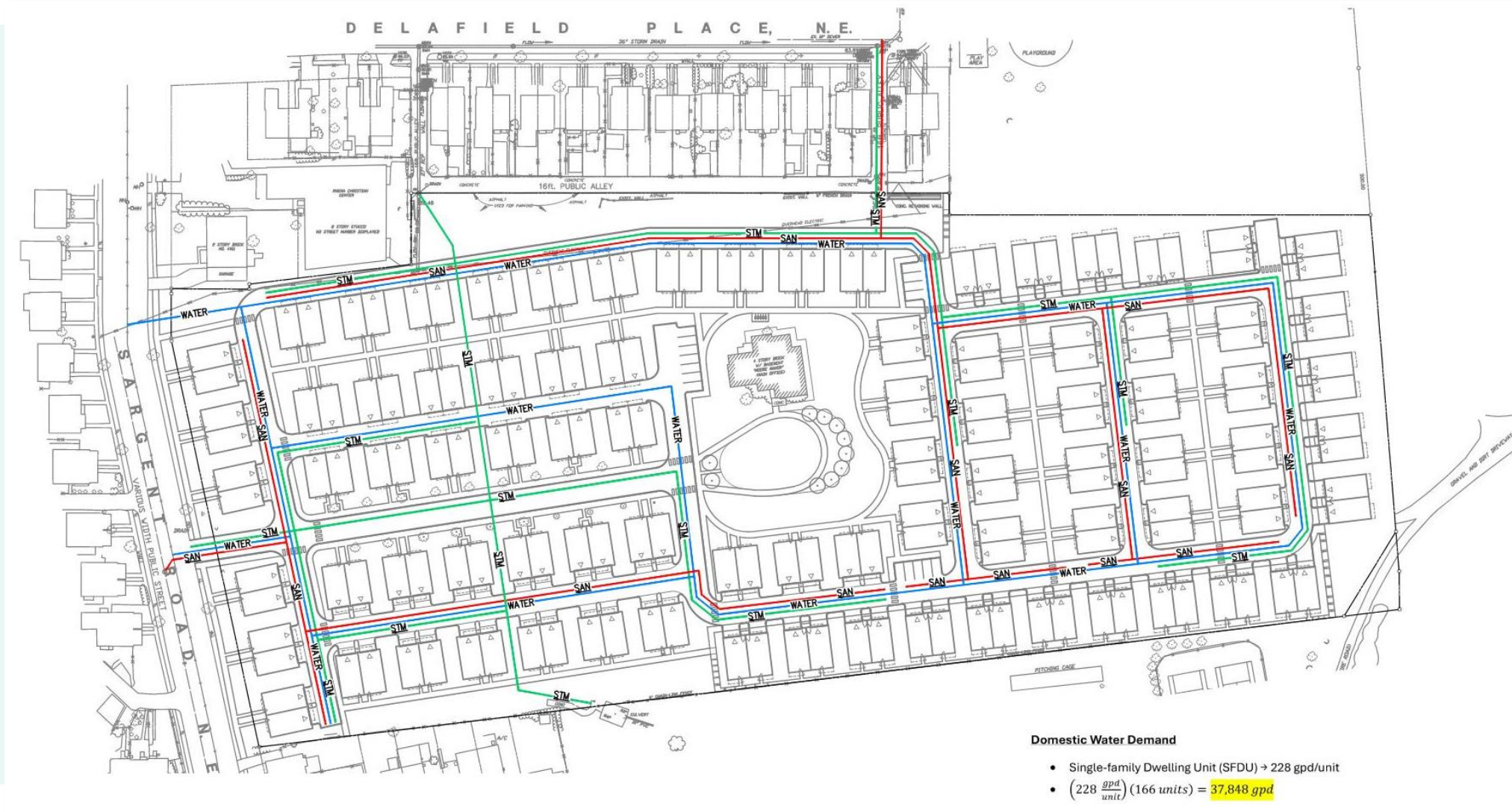
- Access point on Sargent Road NE, in a similar location to the existing vehicular access
- Internal circulation via private streets

Pedestrian Access

- Access points are proposed:
 - Two from Sargent Road NE
 - Connection to North Michigan Park Rec Center
- Internal circulation via sidewalks and pedestrian-only pathways



Conceptual Utility Plan

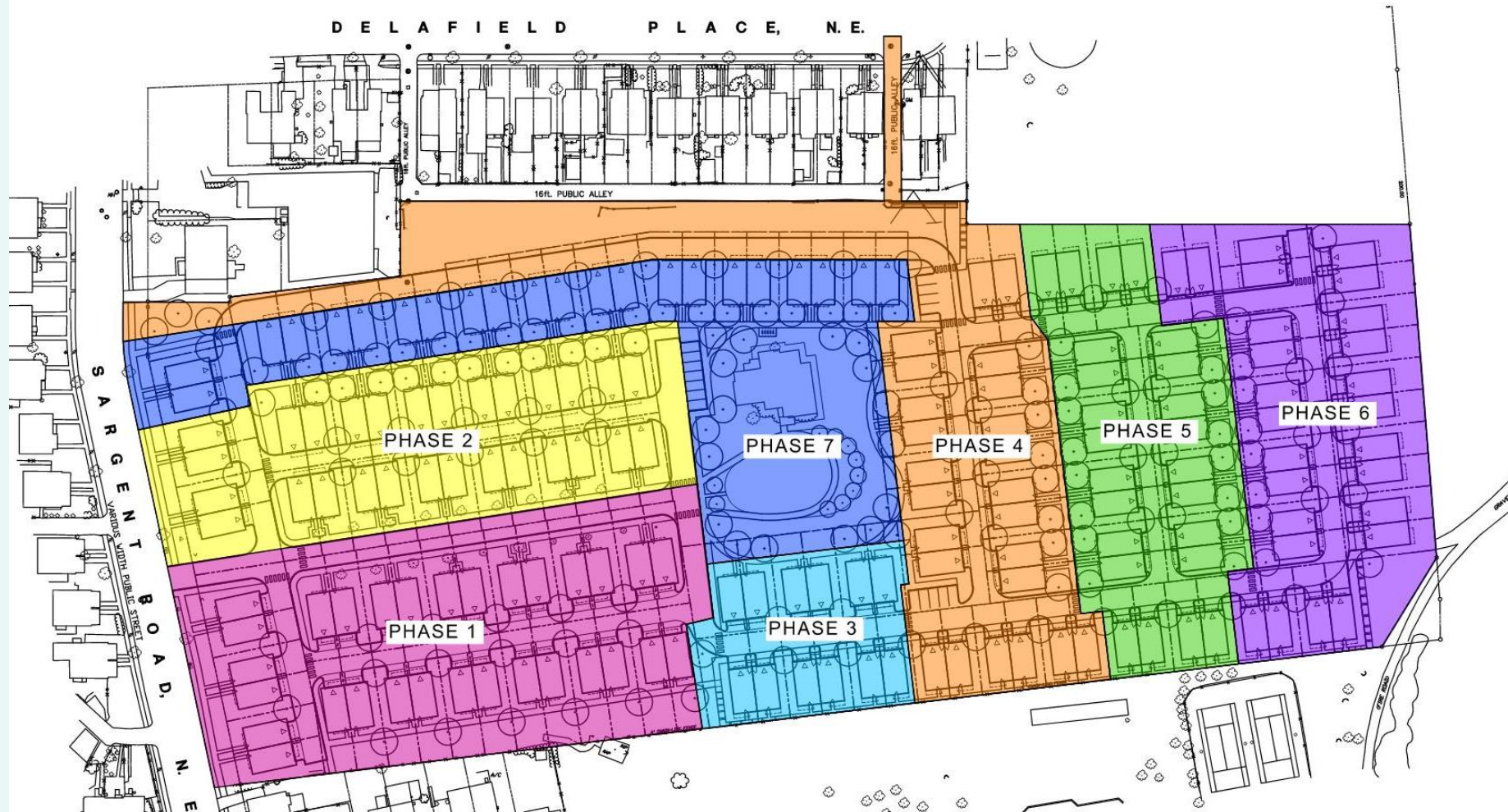




Preliminary Tree Retention Plan



Conceptual Phasing Plan





Coming Soon

Boys Town Redevelopment Large Tract Review Neighborhood Meeting

Dear ANC 5A Neighbors and 5A02 SMD neighbors,

I would like to invite you to a Teams call on:

Time: Wednesday, the 10th of September, from 6:30pm to 7:30pm.

Location: Virtual Microsoft Teams Call

Microsoft Teams Link:

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 252 113 980 753 1

Passcode: MY9a5Ui2

Dial in by phone

+1 443-948-6064,,682943271# United States, Baltimore

Find a local number

Phone conference ID: 682 943 271#

For organizers: Meeting options | Reset dial-in PIN