



# New Communities Initiative



*The Avenue, Park Morton*

## Proposed Development Program

- Total Acreage: ~ 3
- Total SF: ~ 175,000
- Residential: ~ 480 units
- Retail SF: ~ 40,000
- Open Space: ~ 0.5 acres

## Development Team

- **Master Developer:** The Community Builders, Inc. and Dantes Partners
- **Human Capital:** Housing Opportunities Unlimited

## New Housing and Amenities

Renovated youth center

- Includes new basketball courts and rebuilt playground
- Opened in 2010

The Avenue

- 83 total units
- Opened fall 2012

## Park Morton

The New Communities Initiative (NCI) is a District government program designed to revitalize severely distressed housing into vibrant mixed-income communities. NCI's approach addresses both the physical architecture and human capital needs of a neighborhood. Park Morton was incorporated into the Initiative in 2008.

### Location

Located in the northwest quadrant of the city in Ward 6, with close proximity to the Georgia Avenue-Petworth neighborhood and Howard University, Park Morton is bounded by Georgia Avenue to the west, Park Road to the north, Warder Street to the east, and Lamont Street to the south.

### History

The Park Morton community sits within one of the most diverse neighborhoods in the city with a legacy of being a center of African-American commerce and activity along 7<sup>th</sup> Street and Georgia Avenue.

### Project Description

The DC Housing Authority, in partnership with the District, will select a master developer at the end of 2014 to move forward with the redevelopment of the 174 two-bedroom units that currently make up the Park Morton public housing complex. Through New Communities, the housing will be transformed into a vibrant mixed-income, mixed-use community where residents have access to quality housing, economic opportunities, and human services.

### Inquiries

Please visit our website at [www.dcnewcommunities.org](http://www.dcnewcommunities.org), where you can submit your question(s) along with your contact information.

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