

# MOVING FORWARD AT PARK MORTON

## WHAT'S HAPPENING?

Park Morton, a 174-unit public housing community along the Georgia Avenue corridor, was included as part of the New Communities Initiative in 2008. The District of Columbia made a promise to the residents of Park Morton to provide opportunities that empower them to strengthen their community. The District's commitment includes investing in the residents of Park Morton by sharing with them tools to create lasting success.

For all but a few of the most fortunate among us, even temporary relocation can be incredibly disruptive to family life. Yet, most public housing redevelopment projects across the country, such as those funded under Hope VI, have begun with the demolition of the existing public housing. This means that residents have been relocated or displaced, often for many years or even longer, before any new housing has been developed and made available. The District has made it a priority to identify and deliver housing for residents of Park Morton that enables them to move directly from their current public housing unit into a newly built, mixed-income apartment home within their neighborhood. This approach – known as “Build First” – reflects the District's commitment to minimizing resident displacement and ensuring real opportunity for individuals and families to thrive within their community.

## THE DETAILS

Park Morton will become part of a new mixed-income and mixed-use development along the Georgia Avenue corridor. This includes a proposal for utilizing the Bruce Monroe site, between Irving Street and Columbia Road along Georgia Avenue, to create a mixed-income community that includes a portion of 1:1 replacement housing for existing units at Park Morton, followed by redevelopment of the existing Park Morton site.

The full development will replace 147 public housing units and add additional affordable and market rate housing to the community of which approximately half will be affordable to low- and moderate-income households. This development will also include market rate units and provide retail opportunities, community amenities, programmed parks, and green space for the neighborhood.

## IN THE PARK MORTON REDEVELOPMENT, WE INTEND TO:

- Preserve affordability by rebuilding the same number of public housing units we started with to be spread across Park Morton and nearby offsite developments.
- Create additional vitality by building approximately 300 other units, roughly half of which are anticipated to be affordable.
- Strive to enable Park Morton residents to remain in the neighborhood by using Bruce Monroe as a “Build First” site.
- Introduce quality developments at two sites along Georgia Avenue: the existing Park Morton site and Bruce Monroe site. Developments will include affordable housing along with space for recreation, community, and retail amenities.
- Provide many opportunities for community input, including convening a steering committee with open meetings, charrettes, workshops, and other forums.



## PROPOSED REDEVELOPMENT

- Park Morton and Bruce Monroe site
- Public, affordable, and market rate housing across both sites
- Parks and recreation, community, and retail space
- Opportunities to weigh in on the development's design, planned use, and other aspects.

## BE HEARD!

Planning for such an important project takes time, and the specifics of the Park Morton redevelopment are a work-in-progress. One thing is clear: Residents will be engaged contributors, and the community's voice will be heard as the plan develops.

The process for the redevelopment of Park Morton will include significant opportunities for input from community members and local stakeholders. Early meetings will communicate the development timeline, introduce key partners, and clarify details of the initial redevelopment plan. These meetings will include forums for discussion and feedback with local officials and key leaders. In November 2015, the project team, residents, and other stakeholders will participate in planning workshops to help guide and shape a revised plan. These workshops are an opportunity for everyone involved to roll up their sleeves and help plan the future of the Park Morton community.

## WHO IS LEADING THIS PROJECT?

Through the New Communities Initiative, the District of Columbia Housing Authority and the Office of the Deputy Mayor for Planning and Economic Development are partners for the redevelopment of Park Morton, as well as all of the other New Communities developments. The Park Morton redevelopment is led by these agencies, and their development partner for this community, Dantes Partners, a local real estate development company, and The Community Builders, a leading nonprofit in neighborhood revitalization.

## WHY THIS LOCATION?

Park Morton has more capital needs than can be addressed through maintenance and with existing DCHA funds. Redevelopment is an opportunity to improve the site for residents who live there.

The Bruce Monroe location offers the opportunity to do the Park Morton development and minimize displacement from the neighborhood. It is large enough to accommodate new housing for Park Morton residents and a range of other uses that serve the community. It is also owned by the District of Columbia, a principal sponsor of the New Communities Initiative. It is a top priority of the Bowser administration to ensure that public property is used in a manner that best serves the needs and priorities of all residents of the District, particularly those who have not had such opportunities in the past.


## WAYS TO BE HEARD

- Attend Park Morton steering committee meetings.
- Attend neighborhood meetings.
- Participate in charrettes/workshops.
- Follow along at [www.dcnewcommunities.org](http://www.dcnewcommunities.org).

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New Communities Initiative

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