

# Park Morton Steering Committee Public Meeting

Parkview Community Center  
693 Otis Pl, NW

March 23, 2017  
6:30pm – 8:00pm

PARK MORTON  
New Communities Initiative



The Community Builders, Inc.



DANTES  
PARTNERS



# AGENDA

- Steering Committee
- Development Update & Implementation Strategy
- Bruce Monroe Park Development
- Relocation and Re-Occupancy Update

## Goals and Roles

Representative leadership group, comprised of individuals with **talent and expertise concentrated in the neighborhood** that can offer perspectives and resources extending beyond the expertise/knowledge base of the Housing Authority to:

- Provide **transitioning public housing residents** with best **opportunity to thrive**
- **Expand equity** throughout the revitalized community
- Contribute to a **more vibrant and sustainable neighborhood** for all residents

## Goals and Roles

- **Obtain information** about the project to share with constituents
- **Provide feedback** on areas where community input and expertise is valuable to the success of the project
- Help to **build a stronger sense of community** beyond the bounds of Park Morton

Steering Committee Updates ...

## Progress to Date:

- PVCP selected as Master Developer, *Late 2014*  
Bruce Monroe Park Development
- MDA with DCHA signed, *Spring 2015*
- Master planning effort, *October 2015 – Spring 2016*
- Land Disposition approved by District Council, *December 2016*
- PUD Submission and Hearings, *May 2016 – March 2017*
  - Final Zoning Action, *March 2017*

## Bruce Monroe – Built-First of Park Morton Redevelopment – Phase 1





## Bruce Monroe – Built-First of Park Morton Redevelopment – Phase 1

	Bruce Monroe		
	PHA	Workforce/ Affordable	Market
Studio	-	-	8
1 Bed	35	80	57
2 Bed	51	31	2
3 Bed	4	-	5
4 Bed	-	-	-
<b>Totals</b>	<b>90</b>	<b>111</b>	<b>72</b>
	<b>273</b>		

### Projected Construction Start

- late 2017/Early 2018

### Construction Period

- 24 months/2 years

### Lease Up/Move Ins

- Early 2020



## Park Morton Site Redevelopment – Multi-family building





## Park Morton Site Redevelopment – Townhouses and Flats



## Park Morton Site Redevelopment – Townhouses and Flats

	Park Morton		
	PHA	Workforce/ Affordable	Market
Studio	-	4	16
1 Bed	13	22	42
2 Bed	33	18	17
3 Bed	8	1	12
4 Bed	3	-	-
<b>Totals</b>	<b>57</b>	<b>45</b>	<b>87</b>
	<b>189</b>		





## Future Milestones and Work Underway:

- Continue project due diligence
  - Advance drawings to permitting
  - Identify contractor, etc.
- Secure financing from public and private sources
- Relocation Plan and HUD Demolition & Disposition
- Bruce Monroe park design and development

- District Agencies: DMPED – DGS – DPR;
- Desire to see the current amenities reflected in the permanent park;
- Final program developed through the community engagement process.





- 174 Overall units at Park Morton
- 47 Replacement Units have been built at the Avenue
- Bruce Monroe – Phase 1: 273 homes (90 Replacement units)
  - Senior: 76 homes (33 Replacement Units)
  - Multifamily: 189 homes (54 Replacement Units)
  - Townhomes: 8 homes (3 Replacement Units)
- Phase 2 (MF @ Park Road): 148 homes (43 Replacement Units)
- Phase 3 (Townhomes): 41 homes (14 Replacement Units)

**TOTAL UNITS PRODUCED: 462 homes**

## Bruce Monroe Park – Design and Development

1. Soliciting input and identifying programmatic priorities
2. Conducting feasibility analysis and developing design options;
3. Developing a final schematic design.

	2017								
Activity	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Procurement									
Community Engagement*									
Concept Design Development									
Concept Presentation to Community/ANC									
* Community wide charettes and small focus groups with Special Interest Parties									

The relocation of Park Morton families from the property will be a delicate and sensitive collaboration between relocation staff and the Park Morton residents.

- The District of Columbia Housing Authority (DCHA) follows the federal Uniform Relocation and Real Properties Acquisition Act of 1970, as amended (URA).
- DCHA and Park Morton residents write and develop a phased relocation plan.
- The plan describes the strategy/approach that will be taken as families are moved to allow for redevelopment.
- DCHA will consider the number of comparable replacement dwellings in the area that are expected to be available to fulfill the needs of those households displaced.
- Housing options will include Bruce Monroe replacement units, housing choice vouchers, and other public and assisted housing.

## Park Morton Relocation Plan

