

# Park Morton Resident Meeting

Development Update

July 20, 2017  
6:30pm – 7:30pm

PARK MORTON  
New Communities Initiative



The Community Builders, Inc.



DANTES  
PARTNERS



# AGENDA

- Development Milestones to Date
- Bruce Monroe PUD Appeal
- Projected Revised Timeframe
- Future Project Milestones



The Community Builders, Inc.



DANTES PARTNERS



## Milestones to Date:

- PUD Hearings for Bruce Monroe (build-first) and Park Morton – December 2016
  - Extensive outreach including door-knocking was undertaken
- Community support:
  - Park Morton Resident Council
  - ANC 1A & 1B
  - 100 letters of support from community organizations, residents, constituents, housing advocates
- Opposition:
  - Group of owner-residents located within 200 feet of Bruce Monroe Site (“Park Neighbors”)
  - Georgia Avenue Corridor Neighbors (“GAN”)
  - Individuals within 200 feet of Bruce Monroe

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



Bruce Monroe PUD:

- Final Zoning Order issued in April 2017
- Appeal filed in May 2017 by a group of 4 abutters
  - Appeal challenges the Zoning Commissions' order
- The development team filled notices for intent to intervene

## Bruce Monroe Zoning Order was Appealed

- The Appeal is unfortunate but it is not a surprise
- The Appeal of the Bruce Monroe PUD is not unique
- Development team, along with DMPED and DCHA, are still very committed to advancing the project forward during the appeal process
- There may be some project delay, but we will work to minimize the delay as much as possible
- We will update the Park Morton residents along the process.

## Bruce Monroe PUD Appeal – Next steps:

- Zoning Commission to certify a copy of the record and send it to the Court of Appeals: *July 2017*
- Court issues briefing schedule, usually within 1-3 months after notices to intervene are filed : *July - September 2017*
- Oral Argument in Court of Appeals of 3 judge panel: *January - March 2018*
- The Court issues written decision: *July - December 2018*
- *\*Estimated Timeframes*

## Future Milestones and Work Underway:

- Continue project due diligence concurrently with the appeal process
  - Advance drawings to permitting
  - Identify contractor, etc.
  - DCRA review and issuance of permits
- Secure public and private financing
- Start construction shortly after the court decision is issued - *within 2 – 3 months of court decision*
- Relocation Plan and HUD Demolition & Disposition – Phase 2 & 3



## Bruce Monroe Permanent Park:

- District Agencies: DMPED – DGS – DPR; issued RFP
- Final program developed through the community engagement process to start in *August 2017*



# Q & A

July 20, 2017  
6:30pm – 7:30pm

PARK MORTON  
New Communities Initiative



The Community Builders, Inc.



DANTES  
PARTNERS

