

Park Morton Steering Committee

Park View Recreation Center
693 Otis Pl NW

February 28, 2019
6:30pm – 8:00pm

PARK MORTON
New Communities Initiative



THE COMMUNITY
BUILDERS



AGENDA

- Bruce Monroe Zoning Appeal Update
- Phasing Plan Overview
- DMPED Interim Control Funding



BRUCE MONROE ZONING APPEAL

- Bruce Monroe site Case 16-11
 - Zoning Order under appeal
- Park Morton site Case 16-12
 - Zoning Order **NOT** under appeal



BRUCE MONROE ZONING TIMELINE

- **April 2017**: Zoning Commission approves Bruce Monroe (ZC 16-11) Planned Unit Development (PUD) and issues Order
- **May 2017**: Appeal challenging Zoning Order filed by neighbors
<https://efile.dcappeals.gov/public/caseView.do?csIID=60518>
- **March- May 2018**: Opponents and Development Team filed their arguments
- **June 2018**: D.C. Appleseed Center for Law and Justice & D.C. Zoning Commission filed briefs in support of development
- **February 2019**: Court of Appeals Oral Arguments



THE COMMUNITY BUILDERS



BRUCE MONROE APPEAL

Issue: High building density

Response: Zoning Commission order is consistent with DC Comprehensive Plan which allows for increased density in order to achieve the needs of Park Morton redevelopment and NCI

Issue: Inadequacy of Agency Reports

Response: The case record included agency reports from multiple agencies and the Zoning Commission properly relied on the reports. Additionally agency reports are not required.

Issue: Loss of the park space

Response: One acre of land will be retained and developed into a new permanent public park by the District of Columbia



BRUCE MONROE PUD APPEAL NEXT STEPS

- **Next Steps:** The Court of Appeals will issue the decision
- **Timeframe:** None is provided by the Court
- **What is the time frame for construction:** The development team, in partnership with DMPED and DCHA, continues to work in advancing the project to the extend possible so construction can start 6-9 months after appeal resolution



PARK MORTON PHASING OVERVIEW

- CM Nadeau, ANC Chairs and other Stakeholders supported Bruce Monroe disposition and PUD applications based on **PHASED RELOCATION** and development
- Bowser Administration designated Bruce Monroe Build First site to achieve the goal of **NO INVOLUNTARY DISPLACEMENT**
- Bruce Monroe Land Disposition granted by Council in December 2016. **COUNCIL LEGISLATION** extending the time to close due to the delay caused by zoning litigation was approved in December 2018.



THE "GIVENS" (a.k.a. THE COMMITMENT)

- All residents have a **right to return** if they lived at Park Morton on or after **November 1, 2014**
- Upon issuance of Tenant Protection Vouchers (TPV's) by HUD, **residents may apply for voucher** to meet their re-housing needs.
- Residents' **right to return** is valid until they move into a redeveloped unit.
- Residents' permanent housing unit will be **appropriate to your family size** at the time of final move in
- Leasing criteria at the new development will be **no more stringent than public housing and rent will be calculated similarly to as it is now**



THE **COMMUNITY**
BUILDERS



PHASING PLAN

Phase 1
Bruce Monroe



Phase 2
Park Road



Phase 3
Morton Street



273 units

- 90 public housing replacement units
- 111 affordable
- 72 market

148 units

- 43 public housing replacement units
- 45 affordable
- 60 market

41 units

- 14 public housing replacement units
- 27 market

UNIT COMPOSITION

Replacement Unit Delivery by Phase				
Type	P1- Bruce Monroe	P2- Park Road	P3- Morton Towns	Total
1 Bed	35	13	0	48
2 Bed	51	27	6	84
3 Bed	4	2	6	12
4 Bed	0	1	2	3
Total	90	43	14	147



INTERIM CONTROL FUNDING

- DCHA requested DMPED funding assistance to perform interim controls
- DMPED agreed to assist DCHA with \$4.5M in funding to prevent involuntary displacement via mandatory moves offsite
- DMPED funding of interim controls is directly tied to phased relocation and development



THANK YOU!

Q & A

Materials can be found:

<https://dcnewcommunities.org/updates/community/park-morton/>

