

# Park Morton Development Update

May 2020

## How is the Park Morton development phased?

The first on-site phase of Park Morton (outlined in yellow below) calls for the creation of **148** homes, **43** of which are public housing replacement units for Park Morton residents. This phase of the development will include a 142-unit apartment building and six townhouses and flats. In order to construct these units, we will demolish six existing Park Morton buildings located at 640 Park Rd (vacant), 630 Park Rd (vacant), 620 Park Rd, 610 Park Rd, 651 Morton St, and 615 and 617 Morton St.



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## When will Park Morton be developed?

We are working toward beginning construction of Phase 1 On-Site (outlined in yellow above) by the beginning of 2021 and we project we will complete construction on this phase by the end of 2022.

## What does machinery on site mean?

You will likely see the machinery depicted below onsite in the next few weeks. Construction **will not** begin until 2021. These machines will be used to help us evaluate soil conditions on the property. The machines will take samples from the ground called “soil borings.”



## Why is the soil being tested?

Prior to beginning construction, it is important to understand the suitability of the soil for construction. Analyzing samples of the soil will help our engineers and contractors understand what preparation is necessary to construct the foundations for the buildings.

## If I see that Raze Permits have been applied for, what does that mean?

Applying for Raze Permits is a process that must be done months before construction begins. Obtaining Raze Permits will allow us to eventually move forward with demolition of the vacant Park Morton buildings, however these permits take months to be processed. Although we plan to file our application for these permits in late spring/early summer of 2020, the earliest that we plan to begin demolition is in early 2021. Based on this timeline, we expect to obtain the raze permits by the end of 2020.

## Does filing for Raze Permits change anything about my relocation timeline and the construction timeline?

No, your relocation timeline will **not** be affected when we file for Raze Permits. We still anticipate that we will begin construction in early 2021. Applying for permits now will ensure that the permits are ready when we begin construction in 2021.

## Have the development plans changed since PUD (Planned Unit Development) Approval?

No, the development plans remain the same as they have been since the PUD was approved.

## Where can I find more updates about the Park Morton development process?

The Development team, including the D.C. Housing Authority, the Office of the Deputy Mayor for Planning and Economic Development, The Community Builders, and Dantes Partners will convene regular, development update meetings as soon as the COVID-19 situation is resolved and we are able to have in-person meetings. In the meantime, we will distribute regular updates as we continue to make progress on the project. You may also visit [www.dcha.us/ParkMorton](http://www.dcha.us/ParkMorton) for additional information on the project.



**Thank You!**