

Park Morton Redevelopment Initiative Plan



PARK MORTON REDEVELOPMENT INITIATIVE PLAN

Board of Zoning Adjustment
District of Columbia
CASE NO. 18000
EXHIBIT NO. 42

Park Morton Redevelopment Initiative Plan

PHYSICAL PLAN



CHALLENGES

Potential challenges to the Preferred Scheme include the acquisition of two privately owned properties to facilitate the new road construction, the ability for the District to identify and negotiate the required off-site replacement units and the ability of the District to secure required development gap financing to effectuate this Scheme.

HOUSING TYPES AND PROGRAM

The Park Morton New Community Redevelopment Plan includes a full complement of housing units including the one-for-one replacement of existing publicly subsidized units and provision of workforce/market-rate units.

The new development's apartment and condominium buildings will range between four and six stories in height with one, two and some three bedroom apartments. Below grade parking will be provided for each of the buildings. The low-rise units will be a combination of duplexes and flats and will stand three and a half stories tall. All units will have doors fronting onto the street and new park, as well as off-street parking spaces and private decks or yards in the rear. Diversity of architectural styles and materials, and the inclusion of features such as front porches will link these units to communities typical of the Park View/Petworth neighborhoods.

All of Park Morton's currently occupied units (159) will be replaced on-site. An additional 15 units that are currently vacant will be replaced in off-site locations within the community for a total of 174 housing authority units.

ZONING

Development of the master plan will require modification of the existing zoning on the site. It is anticipated that the changes to the existing height and density limits will be pursued through the Planned Unit Development process and reviewed by the Zoning Commission.

This Plan recommends moderate density residential development in the interior of the study area, notably those properties facing the proposed extended Morton Street. Development along Park Road and Georgia Avenue should be moderate to medium density residential and commercial. Commercial uses are preferred along Georgia Avenue; day care, after school care or adult education space may be included within the site along Park Road.

MASTER PLAN DESIGN GUIDELINES

Proposed development is expected to follow the general design guidelines below to ensure that height, massing, and architectural style is compatible to the surrounding community:

1. Developing residentially scaled blocks through a street grid pattern
2. Establishing new mixed income housing units in a variety of configurations
3. Creating density within the site and along Park Road to establish a renewed neighborhood
4. Allowing massing along Park Road up to four stories; with up to six stories at the rear of the property set back a minimum of forty feet from Park Road



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