

PARK MORTON New Communities Initiative

Community Engagement and Master Plan Update Summary



PARK MORTON **New Communities Initiative**

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Introduction

Park Morton is a 174-unit public housing community located along the Georgia Avenue corridor. As proposed in the District of Columbia's New Communities Initiative in 2008, Park Morton will become part of a new mixed-income and mixed-use development. This includes a proposal for utilizing the Bruce Monroe site, between Irving Street and Columbia Road along Georgia Avenue, to create a mixed-income community that includes a portion of 1:1 replacement housing for existing units at Park Morton, followed by redevelopment of the existing Park Morton site.

Park View Community Partners, partnership of The Community Builders and Dantes Partners LLC, is the development partner for Park Morton and is working in partnership with the District of Columbia Housing Authority and the Office of the Deputy Mayor for Planning and Economic Development. Torti Gallas and Partners is the Master Planner for the redevelopment.

The full development will replace 147 public housing units and add additional affordable and market rate housing to the community of which approximately half will be affordable to low- and moderate-income households. This development will also provide retail opportunities, community amenities, programmed parks, and green space for the neighborhood.

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Community Engagement to Date:

- October 15th 2015 – Resident Council Meeting
- October 22nd – Steering Committee Meeting
- October 29th – Steering Committee Meeting
- December 10th – Steering Committee Meeting
- November 16th – Moving Forward At Park Morton: A Community Dialogue
- December 1st – Planning And Design Workshop #1
- December 12th – Planning And Design Workshop #2
- January 28th 2016 – Master Plan Update Community Presentation



MOVING FORWARD AT PARK MORTON: A COMMUNITY DIALOGUE

November 16th, 2015 - Bruce Monroe Elementary School at Park View



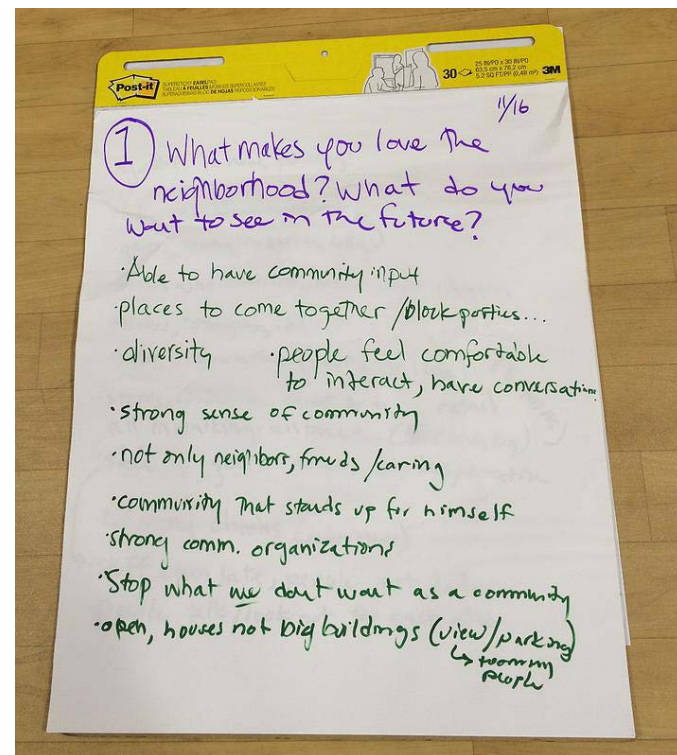
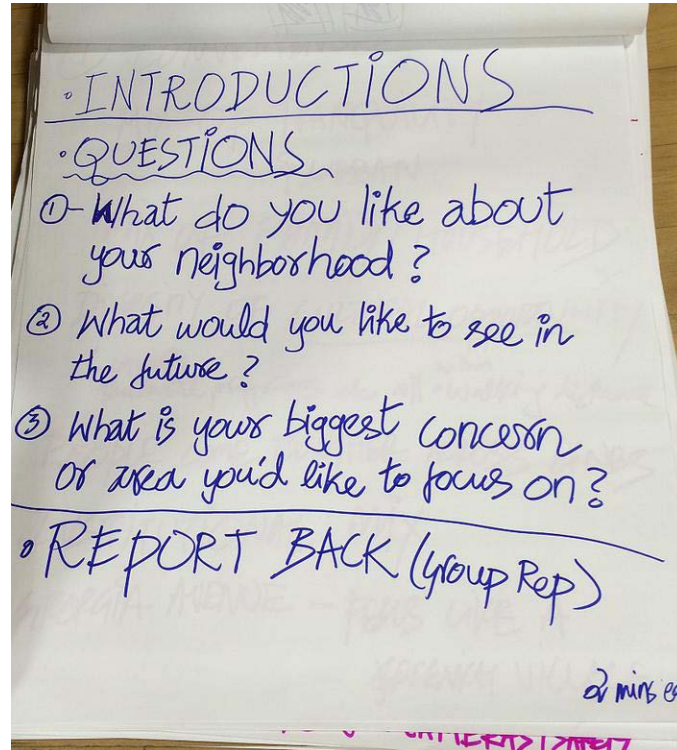
Meeting Agenda

- 1. Opening Presentation by New Communities Initiative**
 - Background and overview of New Communities.
 - The overall development plan forward for Park Morton, including Bruce Monroe as Build First site
- 2. Review of process to date and community engagement.**
- 3. Break-Out Groups**
 - Groups of 10-12 people discussed their thoughts three areas pertaining to the neighborhood
 1. Existing Strengths: what do you like about the neighborhood?
 2. Hopes for Future: What would you like to see in the future for your neighborhood?
 3. Concerns: What are challenges the neighborhood faces both currently and possibly in the future
- 4. Report Back**
 - Participants reported back the room on the main priorities/comments/themes that rose to the top of their discussion.



MOVING FORWARD AT PARK MORTON: A COMMUNITY DIALOGUE

December November 16th - Bruce Monroe Elementary School at Park View



Common Themes Heard At The Report Back And After Analyzing Raw Notes

Neighborhood Strengths

- Diversity
- Community
- Transportation
- Amenities, Retail, and Services
- Scale
- Park(s)

Hopes for the Future

- Maintain and Enhance Diversity
- Opportunity
- Increased Safety and Security
- Improved Traffic and Transportation
- A Stronger Retail Corridor on Georgia Avenue
- New Development that fits in with the Character of the Neighborhood
- Improved and Better Parks and Open Space

Concerns

- Gentrification
- No Supportive Services
- Crime
- Too much traffic, No Parking
- Retail that is not viable, or "Big Box Chains" like 14th Street
- Buildings that are too Big
- Loss of Parks and Open Space

MOVING FORWARD AT PARK MORTON: A COMMUNITY DIALOGUE

November 16th, 2015 - Bruce Monroe Elementary School at Park View

Raw Notes from Break-Out Groups:

Existing Strengths: what do you like about the neighborhood?

Diverse backgrounds
Adult activities/children (diverse community amenities)
Public library/garden
History of the neighborhood
Convenience
Mix of tranquility and urban
Mix of family/households
Diversity of cultural opportunity concerts, cultural programs for all within walking distance
Dog park
People come together across different backgrounds
Institutional mix
Georgia Ave—feels like a village
It is my home
Peaceful and familiar
Residential scale
Walkable
Architecture
Access to transportation
History
Community—people who care and know each other
Diversity/ethnicity
Park
Dynamics—housing, green space, busy (not too much)
Scale
Small/medium scale
Diversity—range of ages and groups
Community garden, place to get away
Parking
Park—un-programmed space
Park—place to do lots of different things
Safety
Less gun violence—park is locked
Swings
Park—place to meet neighbors

Convenience/access to amenities
Medical services
Open space
14th street retail nearby
Public transportation/bus lines
Diversity
Design/amenities on Georgia Ave
Community activism
Close knit community, park as gathering space
Diversity
History
Seniors
Walkable
Bus transit
Neighbors connected
Fairly quiet
Safe
Potential for growth
Residential community
Community feel/park as a space to walk the dog and kids
Walkability, transportation access, park space
Diversity/retail
Knowing my neighbors
Convenience
Unity of Park Morton residents
Park, ambiance, friendliness
Buses
Park is used daily for day care
Park as outside space to meet people
Able to have community input
Places to come together/block parties
Diversity
People feel comfortable to interact and have conversations
Strong sense of community
Not only neighborhoods, friends/caring

Community that stands up for themselves
Strong community organizations
Open space, not big buildings
Stop what we don't want as a community
People talk/look out for each other
Stuff is open late, people are out late
Not many chains (businesses)
Stores, restaurants, and stuff to do all within walking distance
Good access to transportation
Like and know neighbors
Porches, "stooping it"
Folks who understand and are in similar situations
Short commute/good transportation
Good community
Great neighbors
Parks space/garden
Great businesses
Convenience
Great support for raising a family
Great Park Morton residents
Community space to go to relax
American dream
Bruce Monroe Park (open)
Walking distance to everything
Diversity in all forms
Bruce Monroe park
Lots of children, and old people
Eccentric people, various lifestyles and ways of doing things
Small businesses that are neighborhood owned
Diversity is personified in BM park
Homegrown, grassroots
Good transportation (reliable)
Different places of worship, church-based support
Knowing your neighbors

MOVING FORWARD AT PARK MORTON: A COMMUNITY DIALOGUE

November 16th, 2015 - Bruce Monroe Elementary School at Park View

Raw Notes from Break-Out Groups

Hopes for Future: What would you like to see in the future for your neighborhood?

GA Ave better used (vacant lots)
Better maintained amenities (parks/landscaping)
Improve traffic patterns & parking
New buildings that fit increase density and surroundings
Community uses for ground floor retail
Green building (roof tops?)
ADA accessibility
Timely one for one and mixed income
Neighborhood should be safe and comfortable, especially for kids
Aftercare/places to play
School modernization
New recreation center
Increase in park space
Increase in small businesses along Georgia Avenue
Fewer closed/vacant shops
More trees
More engagement from DDOT (sidewalks/roads)
Clean streets during winter
Green spaces
Character of the buildings to represent quality, history—no wood frame construction
Soldier Home—open up park space
New parks for kids (2-4 years old)
Harriet Tubman school improvement
Reduce crime
More retail
More opportunities for Park Morton residents
Better safety
Better traffic and parking
Too much trash—need more receptacles
Less vacancy in existing commercial and residential buildings
Outdoor open space
Higher quality construction of new buildings
Identify opportunities for enhancing open space throughout the neighborhood

More density and more housing, especially affordable
Another additional CVS/pharmacy
Mixed income and balanced housing opportunities
More opportunities for lower income housing options throughout the neighborhood
Variety of places to go and gather
Crime reduction
More retail (gym, kid friendly)
Improved schools and after care programs
Continue to preserve green space
Maintain density as it is now
Maintenance of roads and government facilities
Cleaner/less litter
Push development of vacant buildings
Connect/interaction
Maintain diversity
No vacant property
Preserve history
More parking
Maintain public space
Workforce space family oriented
School and community space
Low income housing opportunities
Employment/business development
Howard as a development partner
Redeveloped Park Morton/secure building
Keep the park. Maybe make it smaller, but we need playground spaces.
Open units to low-income residents
Redevelopment of Park Morton community—community workshop on legal changes to require development promises to actually happen
Bike lane down Columbia
Engaging and well lit park space
A street where everything is developed and thriving (store, retail, residential). There are some stagnant spots along Georgia Ave
More pedestrian safe environment (Lighting, sidewalks, traffic calming)

More interspersed green space so there's more than one park option
More small business options
Improving park space and Georgia Ave retail
Reduce crime (Lamont and Georgia)
Pedestrian median on Georgia Ave
Parking
Education for kids and adults
Rebuild some things
Jobs
High quality affordable housing without sacrificing park
Maintain current amount of park space
Better maintenance at Bruce Monroe
Stay the way it is
Parking
Rebuilding Park Morton
Less violence
Job training
Better playgrounds and BM infrastructure
Less vacancy (city should buy up property)
Park, garden, outdoor recreation stress relieving
Park remain intact, but build new buildings along Georgia Ave
Expand hours and activities in park
Police that walk around
Have a transparent, humane process to create permanent housing options for the neighborhood
Housing on Georgia Ave
Smaller scale development
Park adjacent to Georgia
Community space
New and improved park
Bigger community center with activities for kids
Literacy programs and job training

MOVING FORWARD AT PARK MORTON: A COMMUNITY DIALOGUE

November 16th, 2015 - Bruce Monroe Elementary School at Park View

Raw Notes from Break-Out Groups:

Concerns: What are challenges the neighborhood faces both currently and possibly in the future

The density of each site (defensible space)
Increased crime—designed for safety
Maintain scale
Property will be well maintained
Timeline for the project
Transparency of the process
Plan for retail (no vacancies)
No separation by income mix
Outsiders coming to the property. Crime prevention, cameras/safety
Schools are a concern
Back to square zero? (2008 plan)
Park Morton resident—living there 43 years. All for the development.
Some sort of middle ground that makes everybody happier—PM redevelopment and BM site
Community garden
Optimize BM site for multiple uses including park
School closing BM is a big issue
Realistic timeline
Relocation/right to return concern: moving somewhere and coming back
Other Build First sites—where?
Bruce Monroe has the advantage of site control
Losing the park
Mixed income—how much of a mix?
Inclusive process/transparency
Want to see the proposal
Concern about sufficient units won't be built
This is not New York—how many units can you fit?
Use and placement of uses
Neighbor compromise
Income affordability
Desire to see proposal
Number of units/type of building
What are the other site options?
Park being developed—why?
First time Bruce Monroe site was discussed

What does the city/developer want to know from the community?
How will Park Morton residents move?
Can another site get selected?
Housing types that are smaller (towns)
Don't want to see high rise development
Don't want to see too many units
Using the land smartly—parking lot? Using appropriate buildings (size)
Other sites to use on Georgia Ave?
Why take away quality sites?
Hebrew Homes—in the neighborhood still
Public space is not a blank canvass
Eminent domain options?
Whole community evaluation
Park Morton quality of life
Why choose between green space and housing
How will ideas be incorporated into the design?
City has not shown work
What are the tradeoffs
No chance for community input
Hard to trust process when no information is shared so far
Will community input actually matter?
How to obtain information?—actual means of communication
What is appropriate for this site? This question should come first
Not fair to Park Morton residents or BM area residents if inappropriate scale
Former building (school) not safe because visibility was compromised
Use site appropriately first
Options for use underground? What to do with the hill? Concrete wall
Park serves community place, a place to meet neighbors
Rare place for kids to play—un-programmed space
Who gets the deal? Both sites going to one developer? Just to use the park?
How many units planned at both BM and Park Morton sites?
Concern of density of proposed development at Bruce Monroe
When redevelopment occurs is there assistance available for Park Morton residents to move?
Concern about existing upkeep/maintenance at Park Morton

Qualification requirements for relocation of Park Morton residents
Concern—OurRFP: why not used at Park Morton?
Community hasn't seen developer proposal
Disposition agreement timeline—more info needed
Layout for Bruce Monroe—can that be part of LDA? Process
Steering Committees—who serves on this?
Parking at new development
Cautiously optimistic but wants to see master plan
What is the project timeline?
Questions: process for relocation?
Ability to stay in the neighborhood?
Relocation and selection process of Park Morton residents
How will low-income housing be maintained?
How are we able to house everyone on-site?
Process for selection of BM site does not make sense
Can we be creative to maintain all elements of New Communities
Fulfill promise to Park Morton residents
Underfunded/under-resourced
Divided community
School/past history
Lack of trust
Better explanation
How to create accountability
Timeline
Plans
Property values
Displacement
Accountability
Process? What's the timeline?
Density and what's the vision for 300+ units
Keeping the park
What's it going to look like?
What are the options for Park Morton residents who don't want to move?
Consistency of information

MOVING FORWARD AT PARK MORTON: A COMMUNITY DIALOGUE

November 16th, 2015 - Bruce Monroe Elementary School at Park View

Raw Notes from Break-Out Groups:

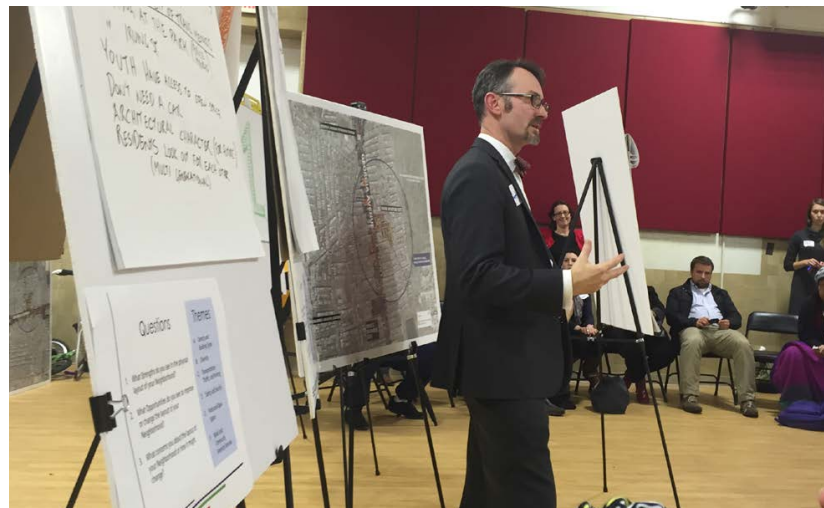
Concerns: What are challenges the neighborhood faces both currently and possibly in the future

The process doesn't feel open/honest
Low income resident options
Just because BM is the cheapest option, that doesn't mean it's the best option
Things are changing
Low density (not crowded with people and traffic like 14th street)
Development is good, but not over development
Worried about what's coming (development and retail)
Too many units being fit in?
Many vacant spaces, why is green space being used?
Scatter sights?
West of Georgia Ave?
Impact on infrastructure
Public safety
Financial problems—will mixed-income make it work?
Government—what is feasible
Affordability
Conversation came to the community late? Plan is made?
Process has gone through legal? Legality of city moving forward with the site
Too much for one developer?
Process should be reversed
Want to know other options
Property value
Green space is limited
Lack of consideration to old Hebrew Home as a possible development site
Worried about getting pushed from the neighborhood
Dishonesty/miscommunication from the city
Crime, changes without public safety
Timeline (clarifications)
Lack of transparency
Will the park be accessible to the public or just for residents
What were the other sites considered
Is Bruce Monroe a done deal?

Community survey, and will it influence results?
What is the source of funding?
What is the development timeline?
Park phasing, uses come back first
Transparent housing policy
How much influence does the public process have?
Placement of park on site
Traffic, environmental, and transportation
Parking
When will we see the proposal?
Why wasn't the neighborhood around BM consulted?
Not convinced BM is the only site to use
Community gardens
Parking needs—current and additional with new housing
Proposed timeline for the development
Young people need activities and park space
Losing square footage associated with the park
Want to know how the new park will be configured
Can new park space be brought to the park Morton site?
No community engagement to select the site
Transparency in the process
Being inclusive of all residents in the community—not being divisive “they” vs. “us”
Will the new park be utilized by everyone?
Crime? Public safety?
New Communities human capital programming
Supportive services that are outcomes based
Crime from non-residents entering the community
Want to know more about development team selection process
Concern about what goes in the park
Making sure the new park is accessible to the entire community, not just the residents of the new buildings
Retail usage on the BM site

PLANNING AND DESIGN WORKSHOP #1

December 1st, 2015 - Bruce Monroe Elementary School at Park View



Meeting Agenda

- 1. Expo: Meet the Team**
 - Resident stakeholders were able to meet with development team before the presentation
- 2. Planning Presentation** ←.....
 - Project History, Guiding Principles, and Site Analysis were discussed
- 3. Breakout Groups and Feedback**
 - Groups of 10-12 people discussed their thoughts about the physical design qualities of the neighborhood
- 4. Conclusions and Next Steps**



▶ Planning Presentation Outline

1. Introductions
2. Guiding Principles
3. Planning Efforts to Date
4. Site Analysis
5. Planning Feedback to Date
6. Concepts, Themes, and Areas of Focus for Breakout Groups
 - Density and Building Types
 - Diversity
 - Transportation, Traffic, and Parking
 - Safety and Security
 - Parks and Open Space
 - Retail and Community Amenity/ Services

PLANNING AND DESIGN WORKSHOP #1

December 1st, 2015 - Bruce Monroe Elementary School at Park View

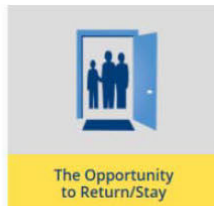
Guiding
Principles

New Communities Initiative



ONE FOR ONE REPLACEMENT

To ensure that there is no net loss of affordable housing units in the neighborhood



THE OPPORTUNITY TO RETURN/STAY

To ensure that current residents will have a priority for new replacement units in an effort to remain in their neighborhood



MIXED INCOME HOUSING

To end the concentration of low-income housing and poverty



BUILD FIRST

Calls for the development of new housing to begin prior to the demolition of existing distressed housing to minimize displacement

PLANNING AND DESIGN WORKSHOP #1

December 1st, 2015 - Bruce Monroe Elementary School at Park View

Guiding
Principles

Torti Gallas Urban Neighborhood Revitalization Principles



NEIGHBORHOOD CONNECTIVITY



WALKABILITY



DEFINED PUBLIC/PRIVATE SPACE



APPROPRIATE HOUSING TYPES AND CHARACTER- MIX

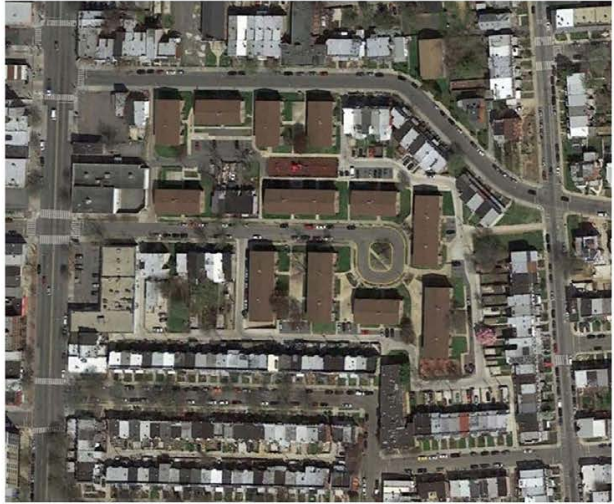

HOUSE AS A MIRROR OF SELF

PLANNING AND DESIGN WORKSHOP #1

December 1st, 2015 - Bruce Monroe Elementary School at Park View

Planning Efforts to Date

2008 Small Area Plan

Existing Planned

Planning Efforts to Date


2008 Small Area Plan

Assets

- One for one replacement
- Mixed-income development
- Neighborhood connectivity
- Open space

Challenges

- Density of housing types
- No "Build First"
- Required rezoning



Planned

Planning Efforts to Date

2009 Offsite




Assets

- Offsite allows "Build First"

Challenges

- Not timely
- Costly
- Limited impact

Expectations for the Plan

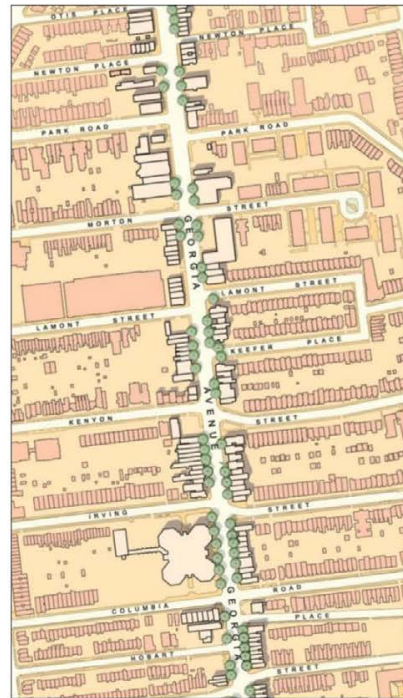
- The Updated Plan will Develop from this Process.
- The Updated Plan will Affect Timely and Implementable Change.

PLANNING AND DESIGN WORKSHOP #1

December 1st, 2015 - Bruce Monroe Elementary School at Park View

Planning Efforts
to Date

2004 Georgia Ave. Corridor Plan



Principles

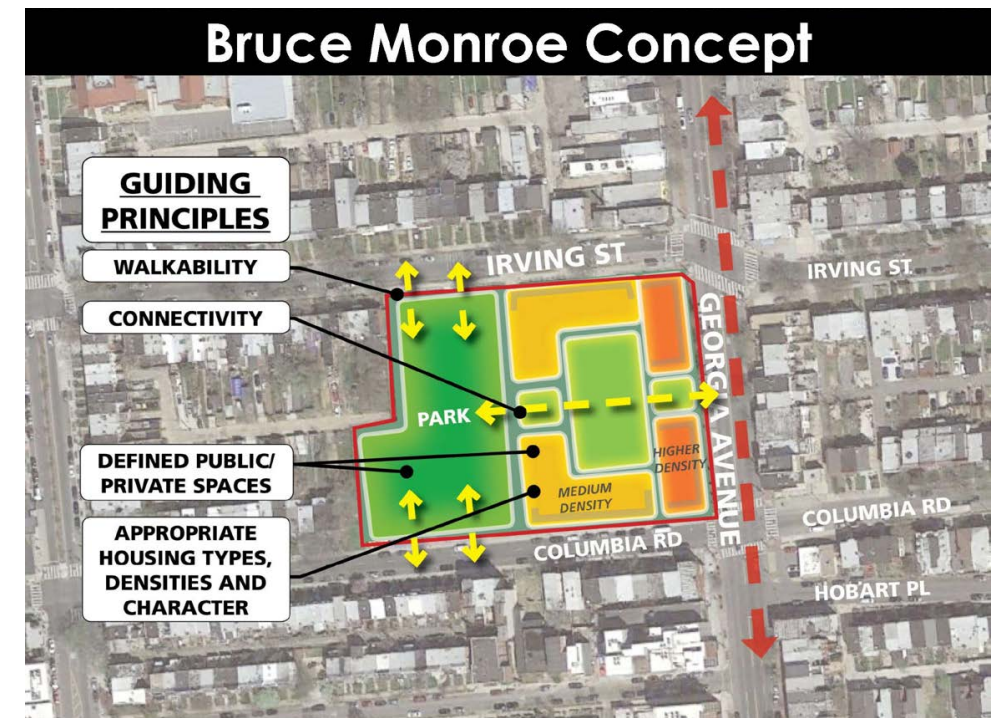
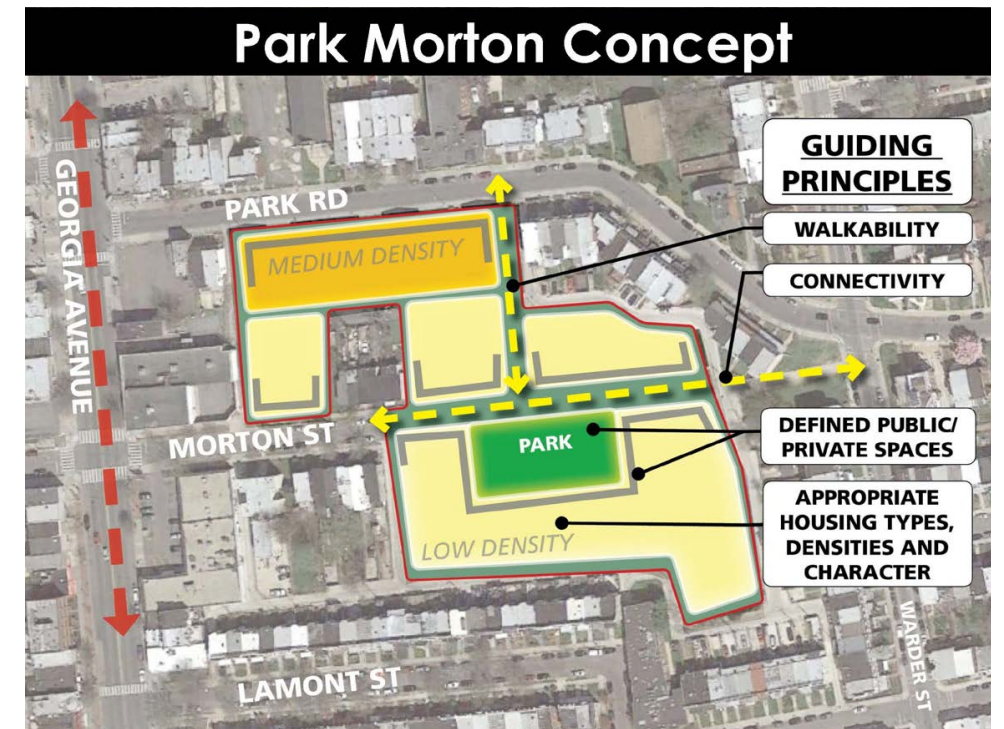
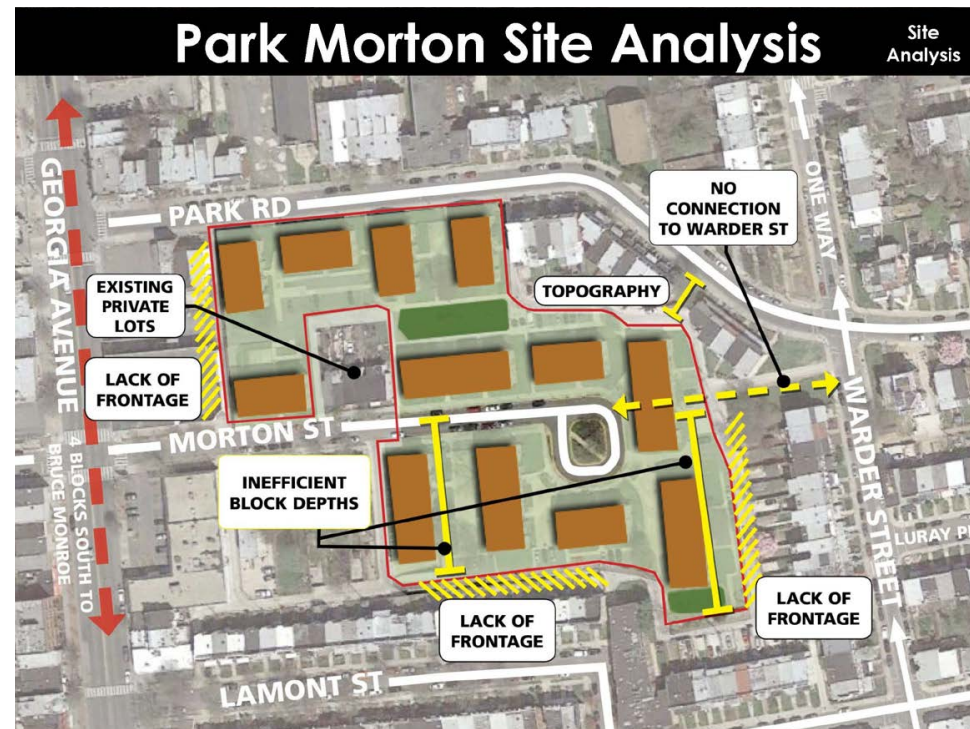
- Attract quality retail and strengthen businesses
- Provide opportunities for quality, affordable housing
- Provide job training opportunities
- Maintain and enhance neighborhood character

Neighborhood Analysis



PLANNING AND DESIGN WORKSHOP #1

December 1st, 2015 - Bruce Monroe Elementary School at Park View



PLANNING AND DESIGN WORKSHOP #1

December 1st, 2015 - Bruce Monroe Elementary School at Park View

Raw Notes from the Break-Out Groups

Groups of 10-12 people discussed their thoughts about the physical design qualities of the neighborhood

What strengths do you see in the physical layout of the neighborhood?

Diversity
Public transportation
Openness to Georgia Ave
Park—openness to Georgia Ave
Safety
Georgia as corridor
Variety of businesses
Architecture (brick)
Porches
Small back and front yards
Off street parking
Transportation, multi-modal (walking, buses)
Walkability
2-3 level town houses
Homes vs. all apartments
Residential side streets w/trees
Walking to stores/metro
Balconies
Diversity of buildings
Revitalization on Georgia Ave
Residential side streets
Opportunity seen as strength
Close-knit single family houses
Lower density
No development at Bruce Monroe
Park for adults and children—tennis and basketball courts
Public green space

Community garden
Passive green space (not programmed)
Many recreational assets nearby
Access to variety of transportation methods
Parking at the Bruce Monroe park
Youth have access to open space
Don't need a car
Architectural character
Residents look out for each other (multi-generational)
Current park amenities
Open space for recreation activities
Plans for soccer field
School uses for recess
Low density—height
Park Morton is enclosed in a neighborhood
Mixed residents on a street
Visibility from Georgia Ave
Park, all the elements currently there
Plenty of light, police visibility, street visibility

What opportunities do you see to improve the neighborhood?

Better walkways; pedestrian safety
Community spaces w/programming
Interaction w/neighbors in outside spaces
Community rooms within walking distance
Computer labs, especially in Park Morton
Places for interaction with Park Morton residents
Small scale retail

Pedestrian safety within major corridor as well as smaller uncontrolled intersections
Streets with unsafe atmosphere
Places to work as well as live
Georgia Ave as a job stimulator
Workforce training center matching with employers
Open grid—like the neighborhood
Access road, more street parking
Visible park
Enclosed park wouldn't have sports fields
Little parks not usable and not programmable
Amenities needed that aren't nearby
Indoor community space
Community room and restrooms
Safe parking during shopping
Renovation
East/west divide between park and building
Daycare
State of the art recreation center
Job training
Schools
Park adjacent to Georgia Ave
Higher density on Park Morton
Split Park Morton and build in phases
Build on vacant areas in Park Morton
Multifamily on deep block depths
Increase density at Park Morton
Gated Park Morton
Underground parking at Park Morton
Laundry in building
Better lighting
Current park size could add more features
Phased approach at Park Morton

Mixed-income
Experience w/in park

- Basketball
- Place to go at night
- Place to take kids
- Walk dog
- Talk to neighbors
- Gardening
- See same people everyday
- Open views
- Best thing going for the area

What concerns you about the layout of your neighborhood or how it might change?

Physical space affecting interaction
Block party/family feel of cul-de-sac but with connections
Clash of new vs. old
Change (removal of park)
Loss of "something:" their piece
Dog park, basketball court, more grass/trees
Park left in perpetuity
Deputy Mayor's letter
Keep park open during construction
Sub-divide lot so future park remains a park (and public property)

PLANNING AND DESIGN WORKSHOP #1

December 1st, 2015 - Bruce Monroe Elementary School at Park View

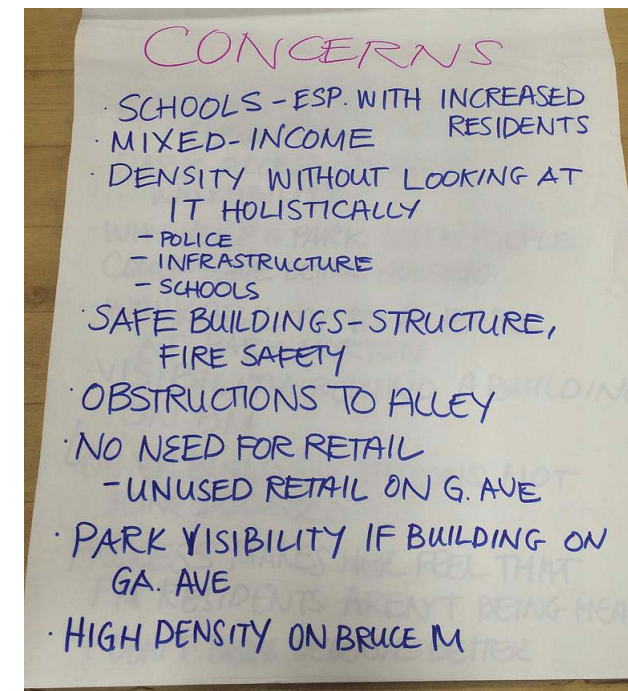
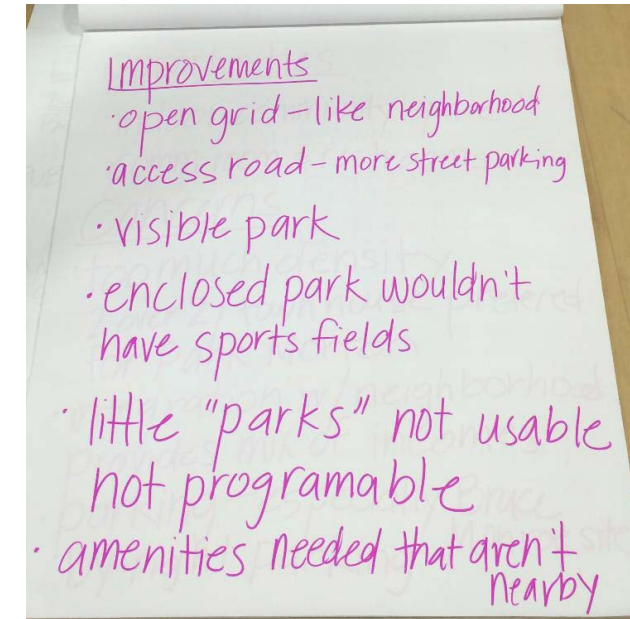
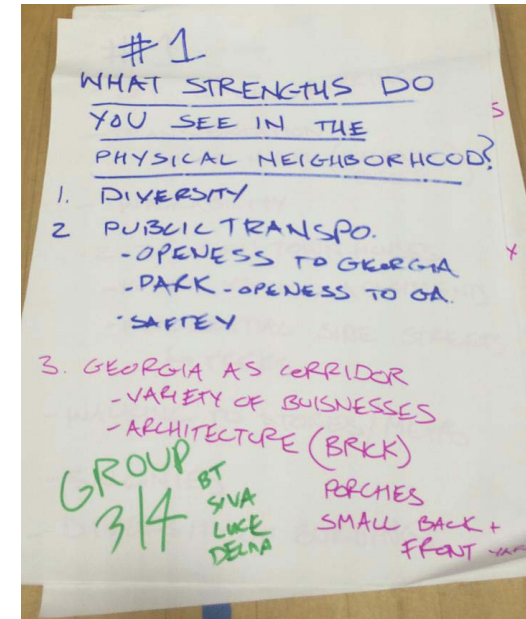
Raw Notes from the Break-Out Groups

Groups of 10-12 people discussed their thoughts about the physical design qualities of the neighborhood

What concerns you about the layout of your neighborhood or how it might change?

- Land disposition agreement
- Park open and visible from Georgia ave
- Park remains open at night
- Residents of Park Morton are guaranteed future housing
- Empty market rate apartments
- Too much density
- 2 over 2 townhouse preferred for Park Morton
- Integration with neighborhood
- Providing mix of incomes
- Parking, especially Bruce Monroe site
- Giant building at Bruce Monroe and sell Park Morton
- Don't want apartment block
- Density and height
- Max four floors
- No hi-rise
- Park for kids
- Sports needed more than gardens
- Continued diversity
- Sight lines at park
- Keep park along Georgia
- Park not over-programmed
- Need business development and jobs
- More daytime traffic
- Lack of transparency/trust
- Need whole community plan
- Increased traffic

- Loss of green space
- Are existing apartments filled?
- Uncertainty about number of proposed units
- Schools, especially with increased residents
- Mixed-income
- Density without looking at it holistically
- Police, infrastructure, schools
- Safe buildings, structure/fire safety
- Obstructions to alley
- No need for retail—unused retail on Georgia Ave
- Park visibility if building on Georgia Ave
- High density on BM
- Needing an elevator
- Park access inhibit walkability
- Why keep a park when people could have better housing
- Walkability to a park at Park Morton
- Visibility behind a building on BM
- Other build first options not being discussed
- Process makes her feel that Park Morton residents aren't being heard and deserve better
- Low income residents looked down upon
- Judgment of Park Morton residents based on crime
- Safety of past site conditions
- Unsafe place designed
- Process is driving a wedge between the two communities



PLANNING AND DESIGN WORKSHOP #2

December 12th, 2015 - Bruce Monroe Elementary School at Park View



Meeting Agenda

1. Expo: Planning Themes

- Resident stakeholders were able to meet with development team before the presentation

2. Presentation

3. Planning Workshop

4. Conclusions and Next Steps



Workshop #2 Presentation Outline

1. What We've Heard, and Planning Workshop Responses
2. Housing Types
3. Community Services, Amenity and Retail
4. Open Space and Parks
5. Design and Program

PLANNING AND DESIGN WORKSHOP #2

December 12th, 2015 - Bruce Monroe Elementary School at Park View

Feedback

What We Have Heard:

1. Can we have an opportunity for more in depth feedback?
2. Can we talk about actual design options?

How We Are Responding:

1. We have a different workshop format
2. We will have hands-on design interaction

