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A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need to order the closing of a portion of Morton Street, N.W., adjacent to Squares 3039 and 3040, and the portions of the public alley system adjacent to Square 3039, S.O. 17-21093, in Ward 1; and to accept the dedication and designation of 6th Street, N.W., Luray Place, N.W., and an extension of Morton Street, N.W., adjacent to Squares 3039, 3040, and 3043, for public street purposes, and to accept the dedication of land adjacent to Square 3039 for public alley purposes in Ward 1 to enable the construction of a portion of the Park Morton New Communities Initiative.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That

this resolution may be cited as the “Park Morton Modified Build-First Site Emergency Declaration Resolution of 2020”.

Sec. 2. (a) There exists an immediate need to close a portion of Morton Street, N.W., adjacent to Squares 3039 and 3040, and portions of the public alley system adjacent to Square 3039 in Ward 1, to accept the dedication and designation of 6th Street, N.W., Luray Place, N.W., and an extension of Morton Street, N.W., adjacent to Squares 3039, 3040, and 3043, for public street purposes, and to accept the dedication of land adjacent to Square 3039 for public alley purposes in Ward 1.

(b) The purpose of this alley closing and street extension is to enable, without further delay, the development of portions of the Park Morton Redevelopment Plan to replace public housing for residents of Park Morton in Ward 1. This includes a multifamily building with 40 public housing replacement units, 44 affordable units, and

1 58 market-rate units; and six townhouses, three units of which are replacement public
2 housing units.

3 (c) The Park Morton Redevelopment Plan calls for a one-for-one replacement of
4 all 174 public housing units at build-first sites at a small parcel at 3506 Georgia Avenue,
5 N.W. and a much larger parcel at the former Bruce Monroe School site on Georgia
6 Avenue, N.W. between Columbia Street, N.W. and Irving Street, N.W.

7 (d) In 2012, 27 units were completed at the 3506 Georgia Avenue, N.W. site.

8 (e) However, in May 2017, four homeowners near the Bruce Monroe site
9 challenged the Zoning Commission Order for the parcel, which planned for 90 public
10 housing replacement units, 111 affordable units at 60 percent AMI and below, and 72
11 market rate units.

12 (f) In June, 2020, the District of Columbia Court of Appeals remanded the Zoning
13 Commission Order on the Bruce Monroe site. This created an additional delay for the
14 project and for Park Morton residents still waiting for new units. The Court's decision did
15 not affect Order ZC-16-12, which applies to the construction enabled by the alley closing
16 in question.

17 (g) Due to conditions at the Park Morton site that did not exist prior to the appeal,
18 there is currently an opportunity to begin construction of a building that was to be part of
19 Phase 2 of development, for use as a modified build-first site. This would allow for the
20 construction of needed replacement public housing units while meeting the anti-
21 displacement goals of the project at large.

1 (h) Financing is in place for this modification of construction phasing, but the new
2 building requires the closure of public alleys on the Park Morton site and the naming of
3 new streets to be created by the development.

4 (i) Permanent legislation was filed on June 12, 2020, by Councilmember Nadeau
5 to effectuate the necessary alley closures for this new construction.

6 (k) Due to the urgent need for safe and dignified public housing, particularly
7 during the COVID-19 pandemic, as well as the delay that will be caused by the Zoning
8 Commission's re-justification of the Bruce Monroe order, it is imperative that the
9 replacement units be constructed and come online as soon as possible.

10 (l) Advisory Neighborhood Commission 1A approved the development of the
11 Park Morton site, including the necessary modifications to the street and alley grid, at its
12 September 14, 2016, meeting by a unanimous vote.

13 Sec. 3. The Council of the District of Columbia determines that the circumstances
14 enumerated in section 2 constitute emergency circumstances making it necessary that the
15 Park Morton Modified Build-First Site Emergency Amendment Act of 2020 be adopted
16 after a single reading.

17 Sec. 4. This resolution shall take effect immediately.