



Park Morton: Phase 1

610 Park Road NW • Washington, DC 20010

Park Morton is a bold reimagining of affordable housing in Washington, DC, bringing thoughtful design, sustainability, and community together. Delivered in fall 2025, the five-story, L-shaped midrise introduces 142 affordable apartments across 173,000 sq. ft., including 40 public housing units for returning residents and 102 homes serving households earning 0–80% AMI. It's contemporary architecture features 9' ceiling heights, modern finishes, private balconies and patios, and in-unit laundry to elevate everyday living. Strong corner expressions anchor the streetscape and announce a new chapter for the neighborhood.

A mix of studio, one-, two-, and four-bedroom apartments are accompanied by over 8,000 sq. ft. of amenities including a fitness center, rooftop lounge, kids and tech hubs, resident lounges, and courtyards.

As the first on-site phase delivered under DC's New Communities Initiative, Park Morton replaces distressed public housing with high-quality homes, prioritizing resident return, one-for-one replacement, and neighborhood reconnection. Green roofs, solar panels, energy-efficient systems, and transit access help set a standard for equitable, resilient urban living.

PROJECT TEAM

Developer/Owner: The Community Builders (TCB); Dantes Partners

Architect and Design: Determined by Design; Ehlert Bryan; Engenium Group; ParkerRodriguez; Soto Architecture and Urban Design; Torti Gallas; Wiles Mensch

Construction Contractor: Hamel Builders

Public Financing Entities: District of Columbia Housing Authority (DCHA); District of Columbia Housing Finance Agency (DCHFA); District of Columbia acting by and through the Deputy Mayor for Planning and Economic Development (DMPED)

Other Key Team Members: EagleBank; Federal Home Loan Mortgage Corporation; Klein Hornig LLP; M&T Realty Capital; Stratford Capital Group; Sugar Creek Capital; Wiles Mensch