Development Case Study: Northwest One

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AGENDA

• THE NEW COMMUNITIES INITIATIVE
• SITE ANALYSIS + PLANNING GUIDANCE
• OUR RFP COMMUNITY PROCESS
• PROPOSED SITE PLANS
• KEY TAKEAWAYS
NEW COMMUNITIES INITIATIVE

PARTNERS:

- District of Columbia Housing Authority

PROPERTIES:

- Barry Farm
- Lincoln Heights/Richardson Dwellings
- Northwest One
- Park Morton
NEW COMMUNITIES INITIATIVE

GUIDING PRINCIPLES

ONE FOR ONE REPLACEMENT
OPPORTUNITY TO RETURN/STAY
MIXED-INCOME HOUSING
BUILD FIRST
NORTHWEST ONE TO DATE

- New Communities planning effort called for +1500 housing units
- Temple Courts and Golden Rule Center demolished by 2008
- New amenities include: Walker Jones Education Campus, NW1 Library, R.H. Terrell Rec.

<table>
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<th>Total Units</th>
<th>Replacement Units</th>
<th>Other Affordable</th>
<th>Market Rate Units</th>
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<td>SeVerna Phase II</td>
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<td>48</td>
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<td>32</td>
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<td>2M</td>
<td>314</td>
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<td>221</td>
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<tr>
<td>TOTAL</td>
<td>507</td>
<td>137</td>
<td>117</td>
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SITE INFORMATION

K Street NW and North Capitol Street:

Ward: 6
SMD: 6E07
Lots: 0860 and 0846
Squares: 0621 and 0672
Combined Lot Size: 150,00 sq. ft.
Owner: District of Columbia
Zoning as of Sept 2016: RA-4; MU-4; MU-5
NEIGHBORHOOD CONTEXT
Multiple land uses are spread across the site.

- The interior of the site, along L Street, is primarily moderate density.

- High density residential and a mix of high density residential/medium density commercial along North Capitol Street.

- Mix of high density residential/medium density commercial along portions of K Street.
Action CW-2.8.D: NW One New Community

Redevelop Northwest One as a mixed income community, including new market rate and subsidized housing, a new school and recreation center, a library and health clinic, and neighborhood-serving retail space.

Redevelopment of Northwest One should:

A. Restore the city street grid through Sursum Corda;
B. Emphasize K Street NW as a “main street” that connects the area to NoMA and the Mount Vernon District;
C. Maximize private sector participation.
NEW COMMUNITIES PLAN

General Recommendations:
• Create Mixed-Income Neighborhoods
• Protect and Expand Affordable Housing
• Engage Residents
• Leverage Public Resources
• Reduce Crime
• Integrate Human Capital Component

Site Specific Recommendations:
• Reconnect L Street NW through NW One
• Focus higher density and ground floor active uses along portions of K and N. Capitol Streets.
• Replace affordable units and include additional units for a range of incomes
STREET & ALLEY NETWORK

EXISTING:

PROPOSED:
PUBLIC SPACE CONTEXT

EXISTING CONDITIONS:

TYPICAL NOMA & MT. VERNON STREETSCAPE:
OurRFP is a Mayoral initiative to get community input at the start of the solicitation process so that the community’s priorities are considered in any potential future development.
OUR RFP PROCESS

District Regulations & Priorities

Community Priorities

Market Viability

Development of RFP

RFP ISSUED
SUMMARY OF ENGAGEMENTS

• June 21 Workshop
  – 40 attendees
  – Facilitated table discussions

• July 26 Follow-Up
  – 65 attendees
  – Exercise: Prioritization of main community preferences
SUMMARY OF COMMUNITY INPUT

**HOUSING**
- Family sized units
- Opportunities for homeownership
- Multigenerational housing
- Accessibility

**DESIGN AND DENSITY**
- Access and connectivity throughout the site
- Sustainable design and green features
- Mix of architecture
- Amenities for building residents

**GROUND FLOOR AND PUBLIC SPACE**
- Neighborhood serving restaurants and retail
- Neighborhood services
- Active and passive public spaces
PROPOSED SITE PLANS
PROPOSED SITE PLANS
KEY TAKEAWAYS

• Engage the community (early and often!)
  – OurRFP process provided opportunities for specific feedback (and follow up)

• Develop and leverage partnerships
  – Met w/local stakeholder groups w/planning capacity

• Good site-planning is key
  – RFP prioritized site connections (no “superblock’’)

• Encourage multi-modal transit options
  – Locational advantage: bus routes, Metro, & bike-share

• Use the public realm as a place-making opportunity
  – Make the public space interesting, inviting, and active
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Project Website:
http://dmped.dc.gov/page/OurRFP_NW1
Dcnewcommunities.org