

LOCUS National Leadership Summit 2017

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*DEVELOPMENT
CASE STUDY:*
**NORTHWEST
ONE**



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AGENDA

- THE NEW COMMUNITIES INITIATIVE
- SITE ANALYSIS + PLANNING GUIDANCE
- OURRFP COMMUNITY PROCESS
- PROPOSED SITE PLANS
- KEY TAKEAWAYS

NEW COMMUNITIES INITIATIVE

PARTNERS:



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.

SeVerna Phase I



NORTHWEST ONE – WARD 6 Residential Development Summary				
	Total Units	Replacement Units	Other Affordable	Market Rate Units
SeVerna Phase I	60	30	30	0
SeVerna Phase II	133	48	53	32
2M	314	59	34	221
TOTAL	507	137	117	253

SITE INFORMATION

K Street NW and North Capitol Street:

Ward: 6

SMD: 6E07

Lots: 0860 and O846

Squares: 0621 and 0672

Combined Lot Size:

150,00 sq. ft.

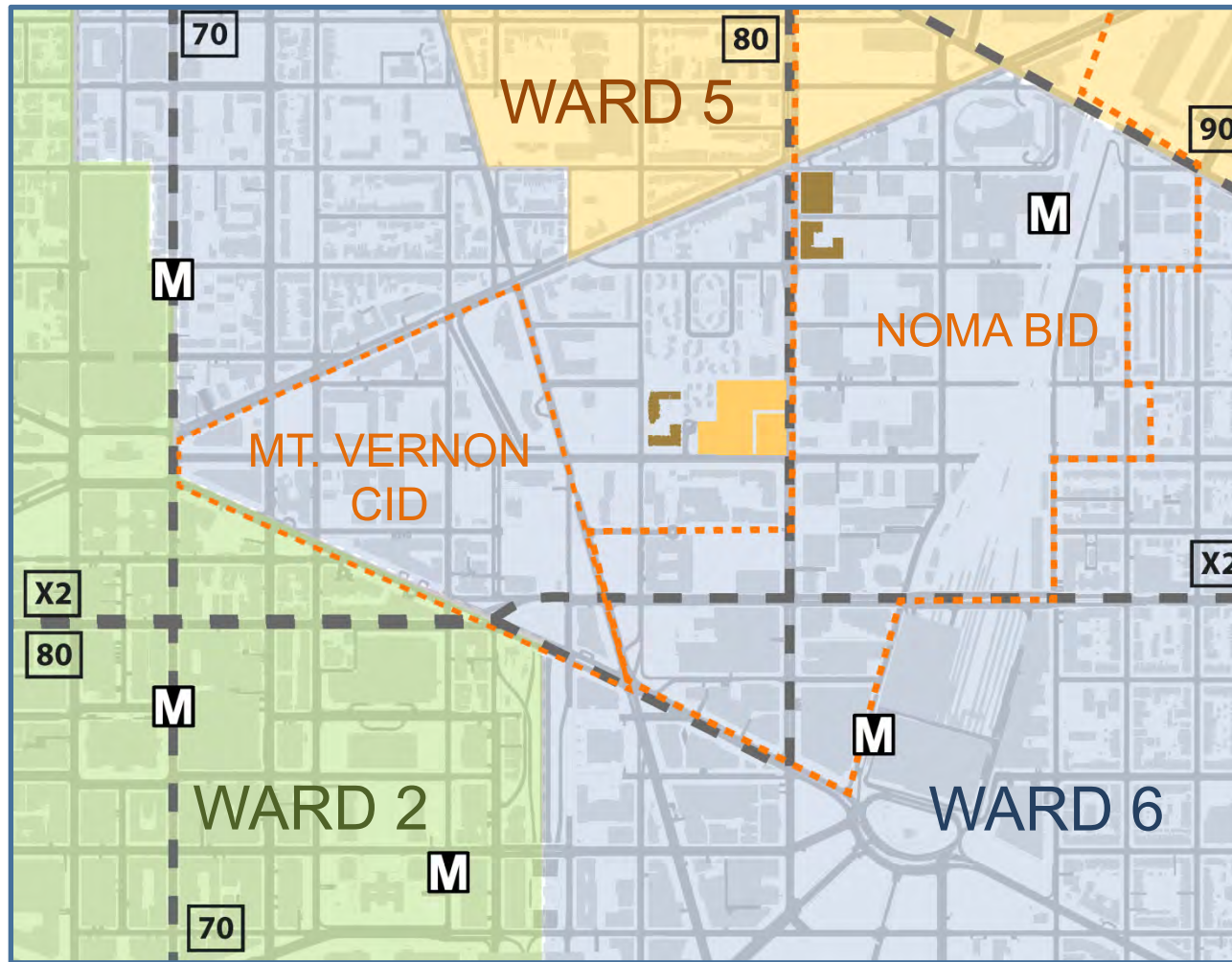
Owner: District of Columbia

Zoning as of Sept 2016:

RA-4; MU-4; MU-5



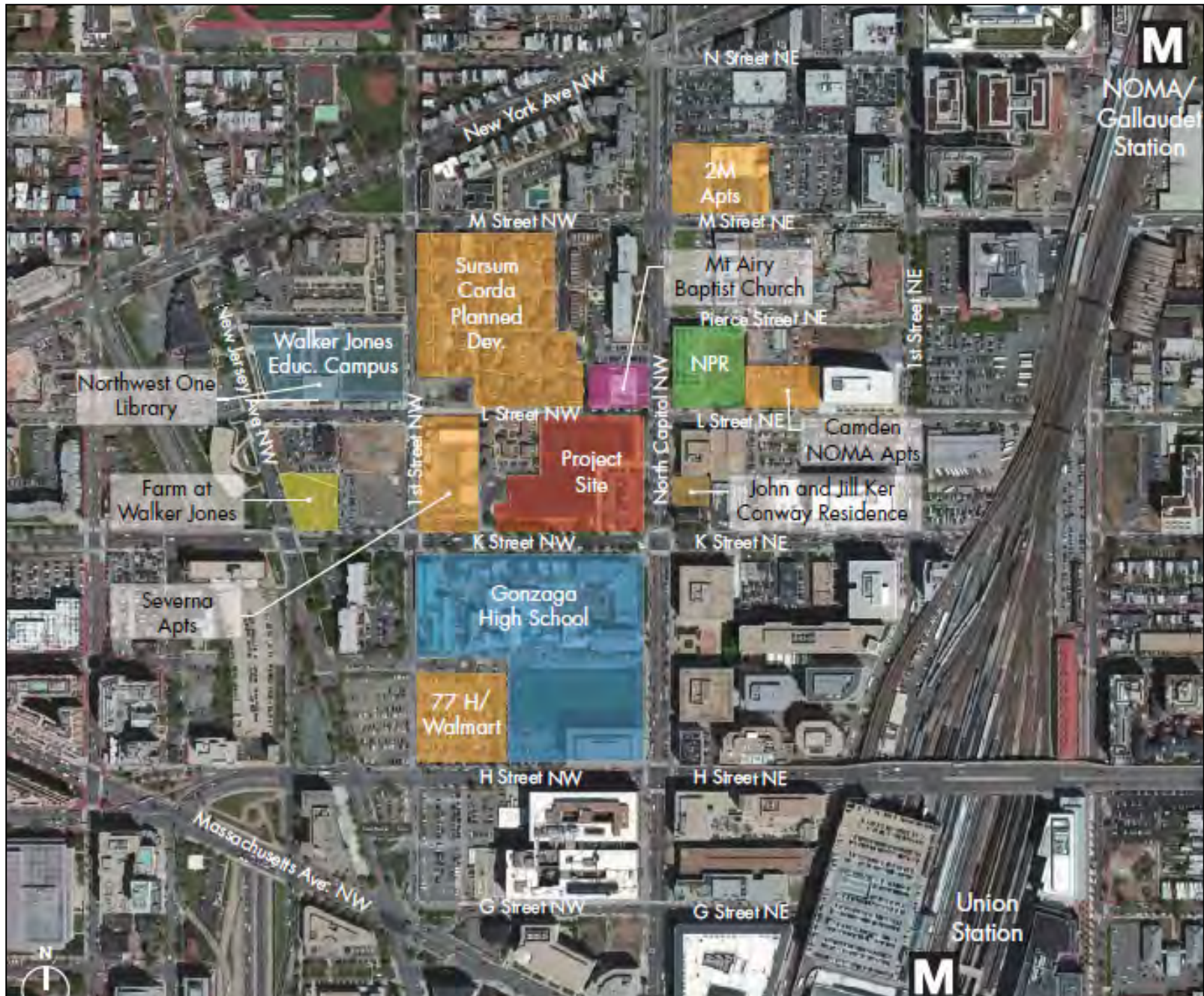
NEIGHBORHOOD CONTEXT



LEGEND

-  PROJECT SITE
-  NEW COMMUNITIES
-  BID/CID
-  MAJOR BUS LINE
-  METRO ENTRANCE

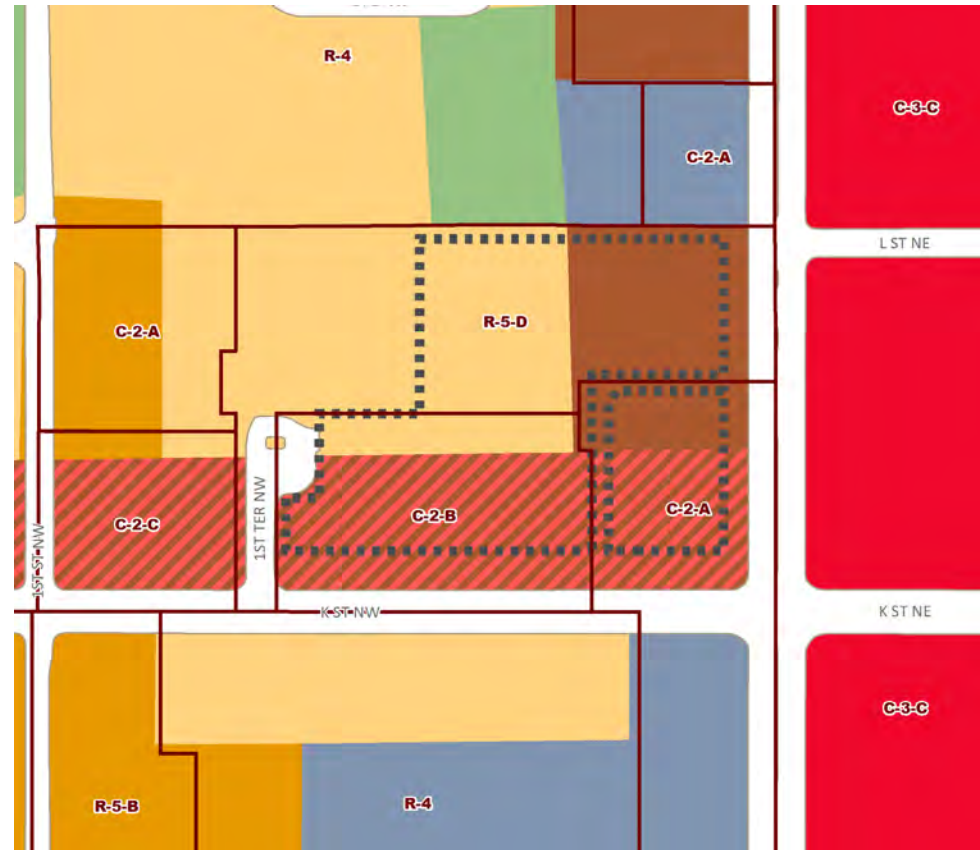
NEIGHBORHOOD CONTEXT



ZONING & LAND USE 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.



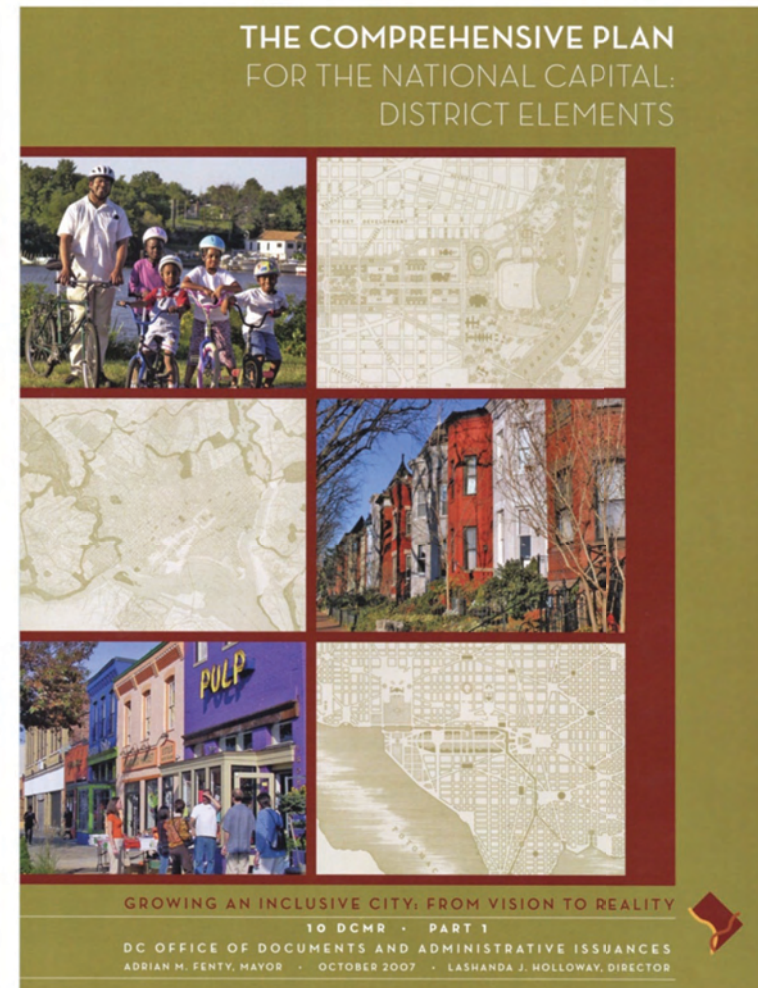
PLANNING GUIDANCE

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

DESIGN CONTEXT



PUBLIC SPACE CONTEXT

EXISTING CONDITIONS:



TYPICAL NOMA & MT. VERNON STREETScape:

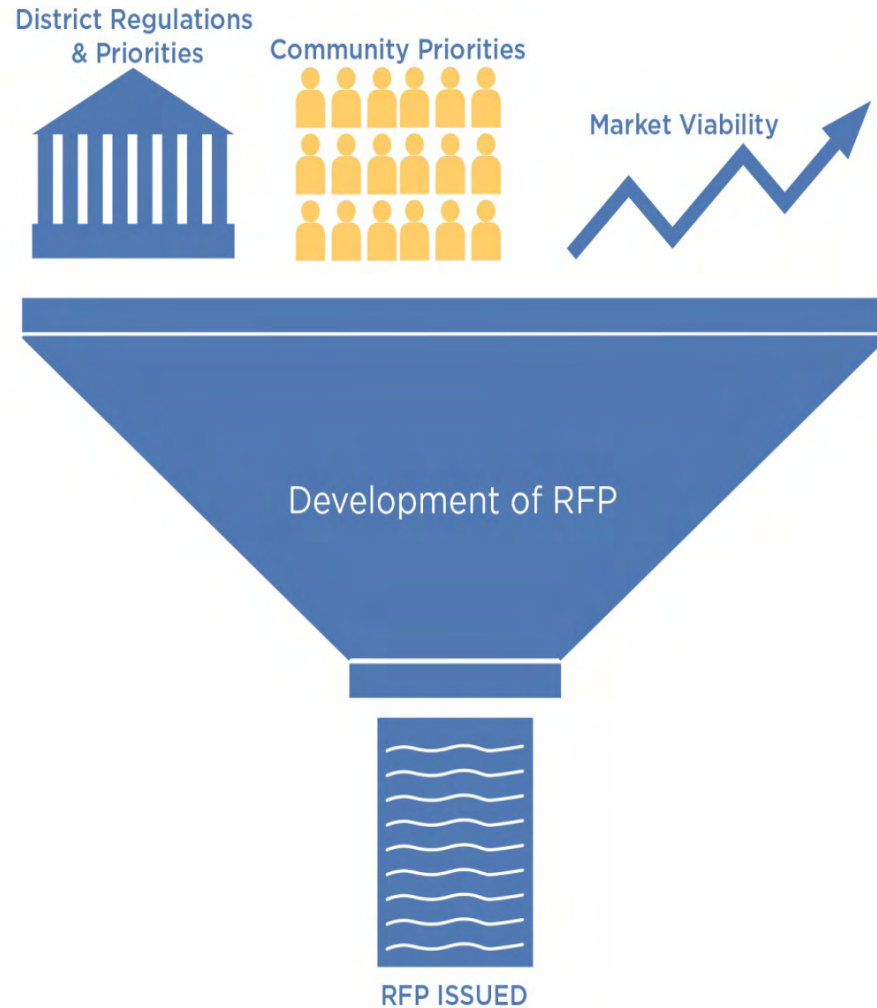




OurRFP is a Mayoral initiative to get community input at the start of the solicitation process so that the community's priorities are considered in any potential future development



OURRFP PROCESS



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

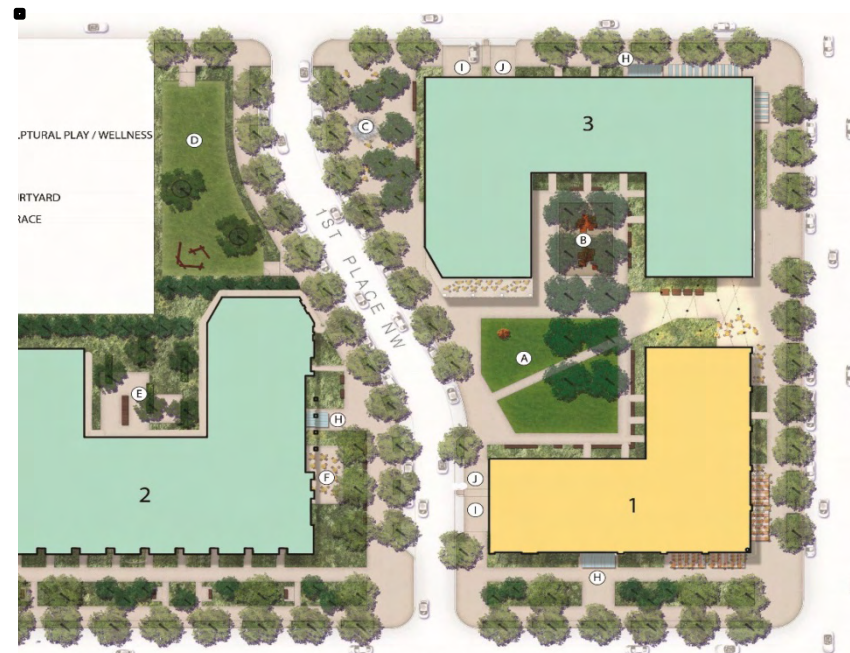
DESIGN AND DENSITY

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

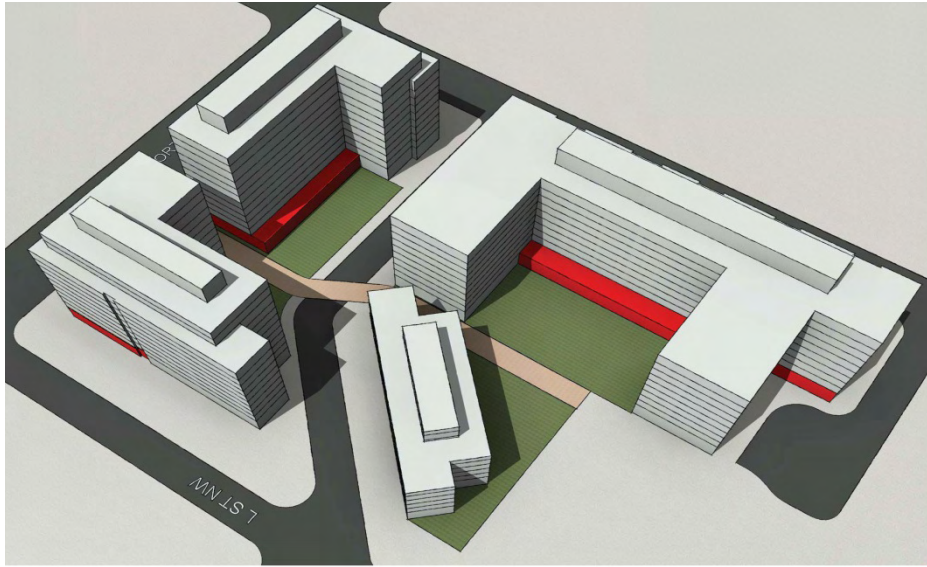
GROUND FLOOR AND PUBLIC SPACE

- Neighborhood serving restaurants and retail
- Neighborhood services
- Active and passive public spaces

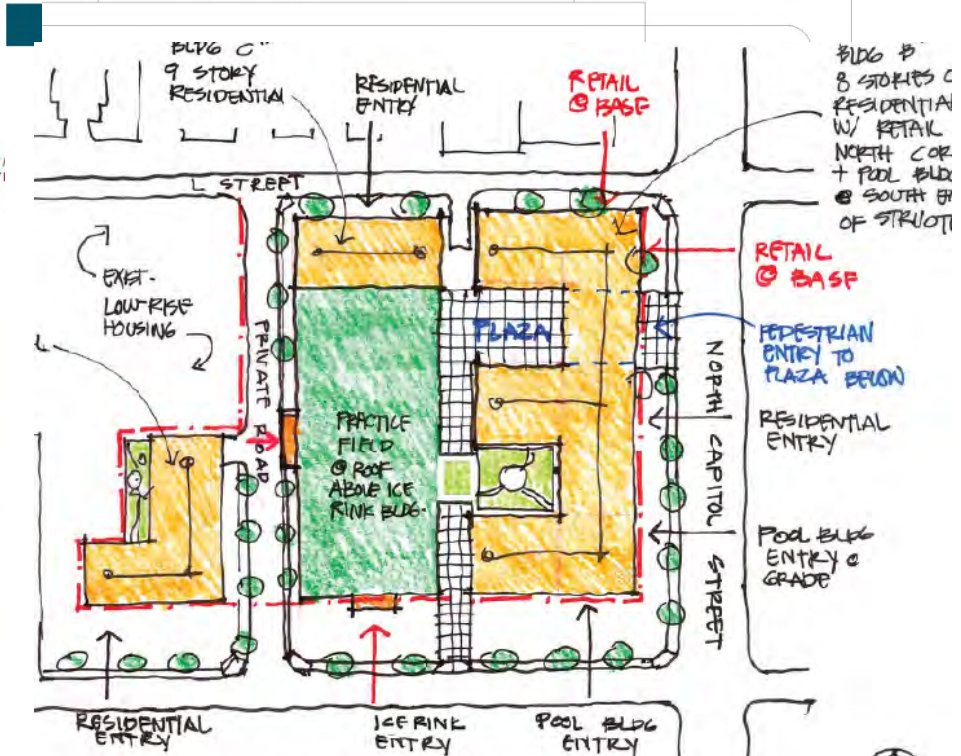
PROPOSED SITE PLANS



PROPOSED SITE PLANS



DR PLAN GROUND FLOOR



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



OUR

RFP

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http://dmped.dc.gov/page/OurRFP_NW1
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