

OUR
RFP

NORTHWEST ONE
PUBLIC WORKSHOP
R.H. TERRELL
RECREATION CENTER
JUNE 21, 2016



District of Columbia
Office of Planning



Lee Goldstein

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Office of the Deputy Mayor for
Planning and Economic
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District of Columbia
Office of Planning



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AGENDA

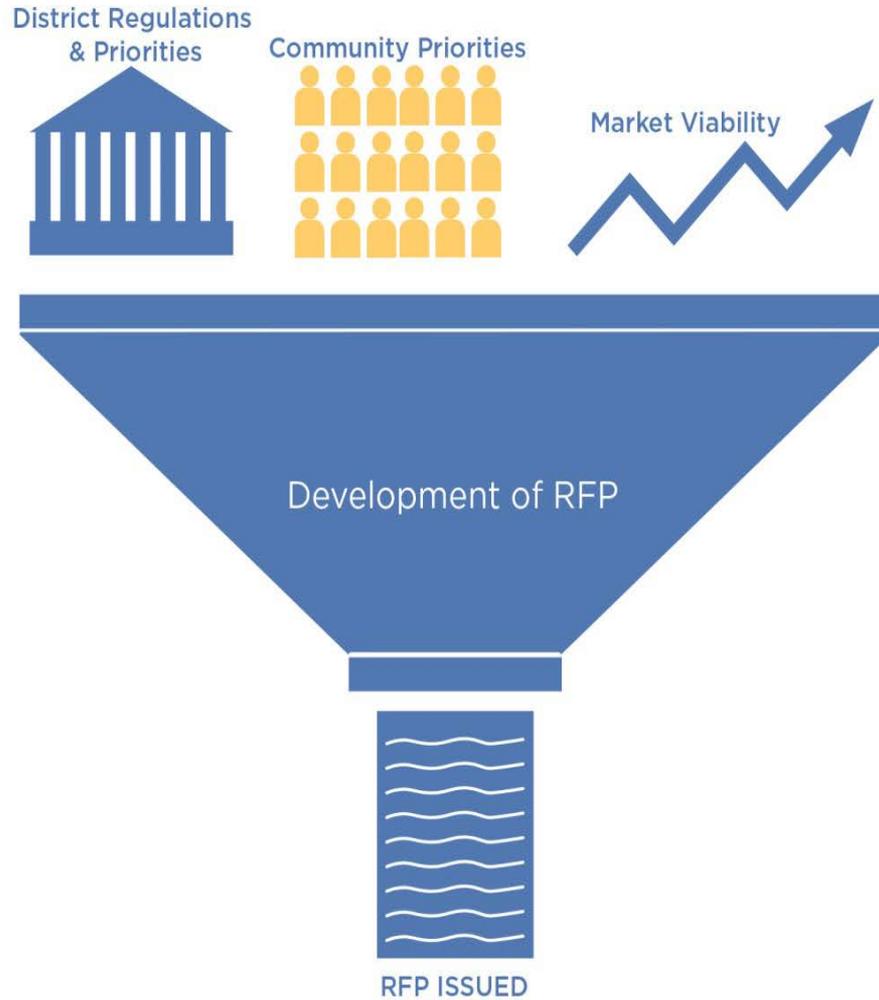
- OURRFP PROCESS
- THE NEW COMMUNITIES INITIATIVE
- SITE ANALYSIS
- WORKSHOP FRAMEWORK
- SMALL GROUP DISCUSSION



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



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

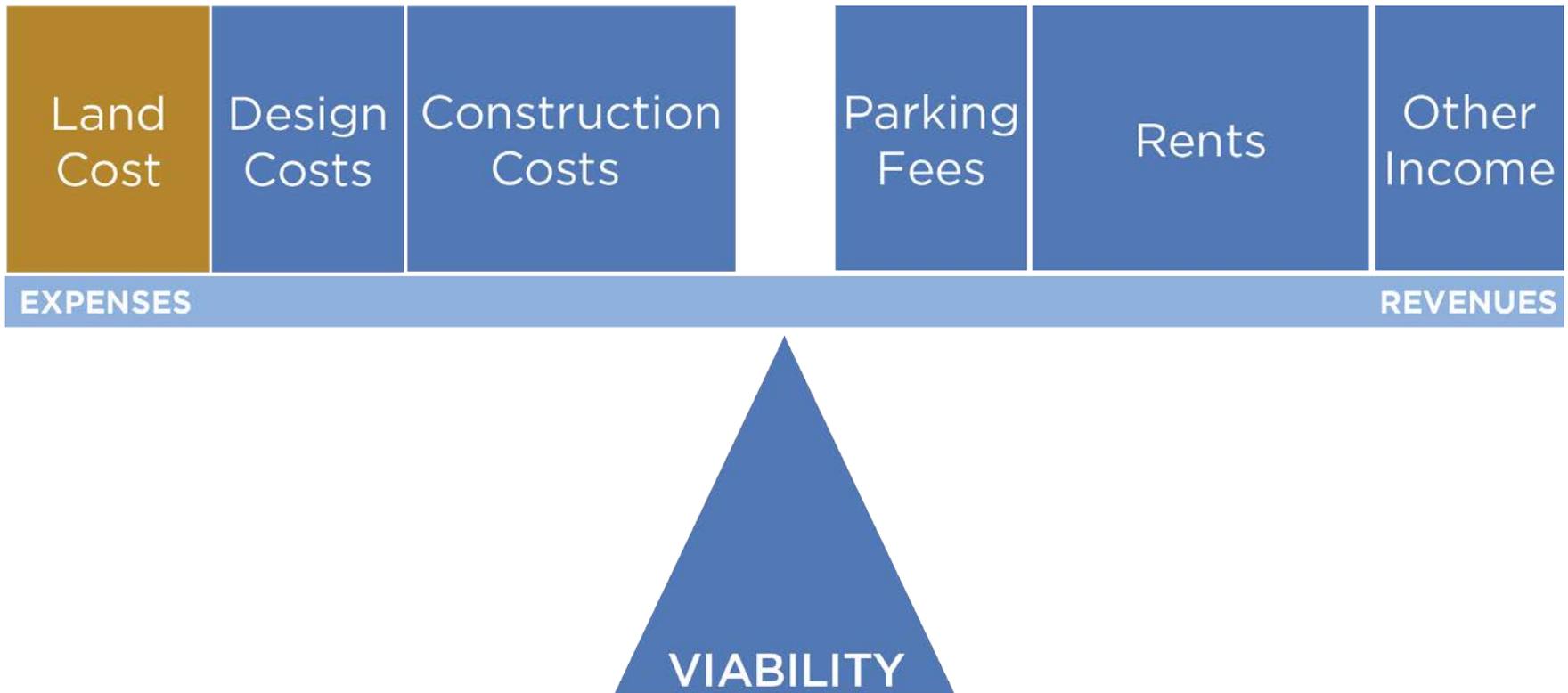
- New Communities planning effort called for +1500 housing units
- Temple Courts and Golden Rule Center demolished by 2008
- New amenities include: Walker Jones Education Campus, NW1 Library, R.H. Terrell Rec.

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

DEVELOPMENT VIABILITY



STAY ENGAGED

Please visit our Online engagement
forum at:

<http://goo.gl/forms/qNte6mZRcTddn4Z42>



Melissa Bird

Neighborhood Planner DC Office of Planning



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



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.



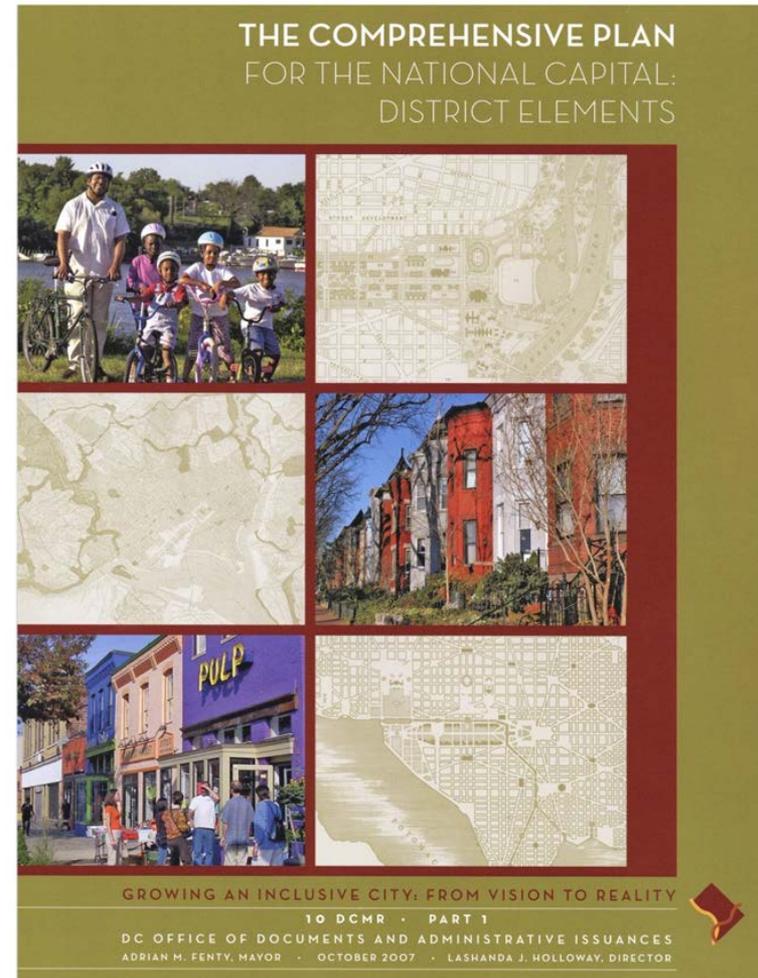
PLANNING GUIDANCE

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



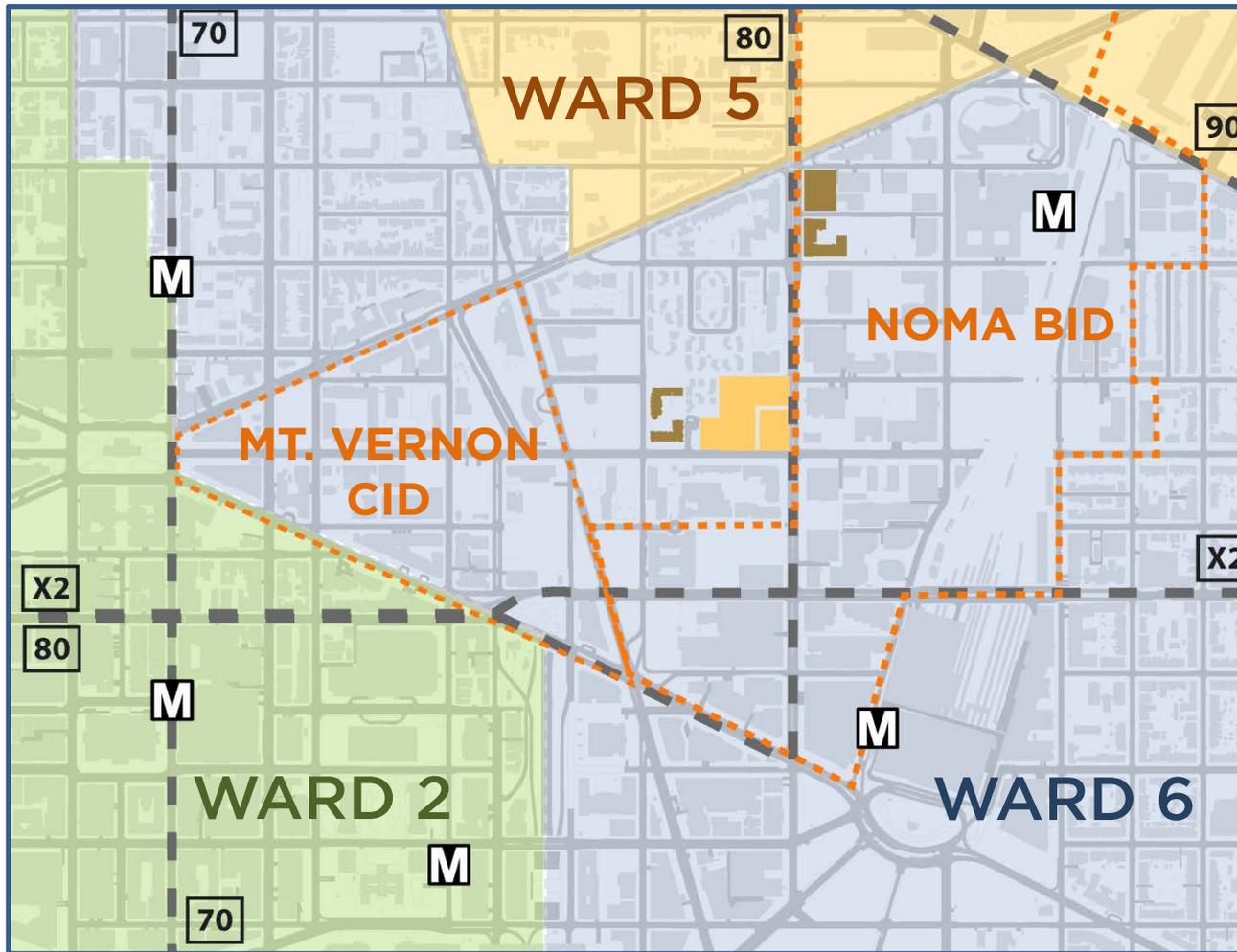
General Recommendations:

- 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

NEIGHBORHOOD CONTEXT

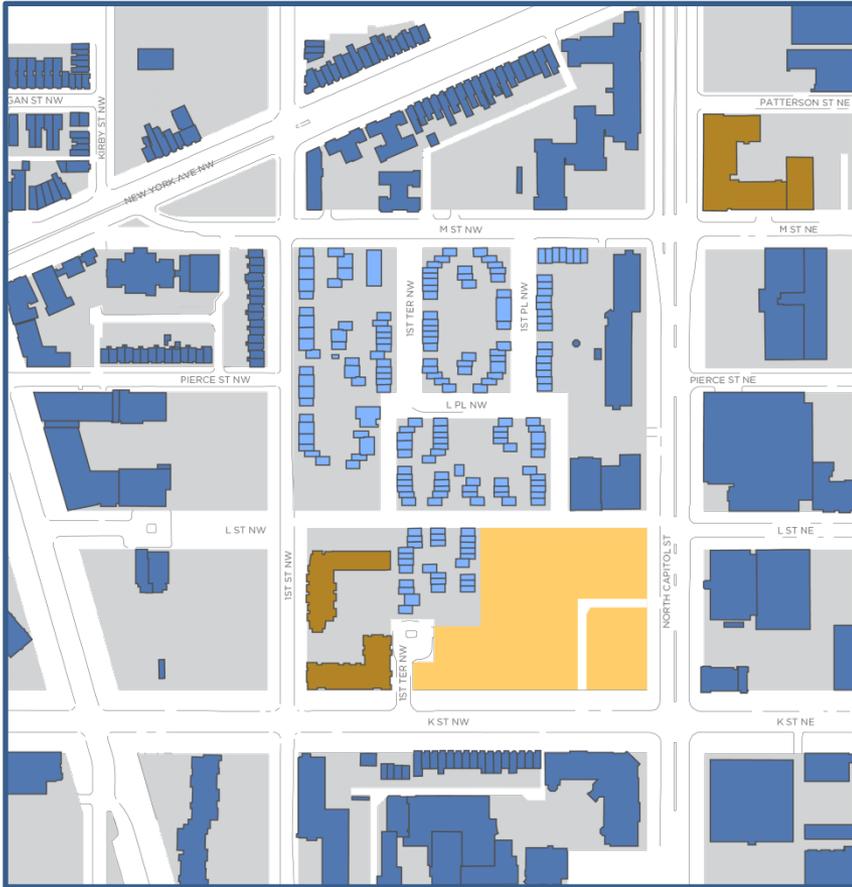


LEGEND

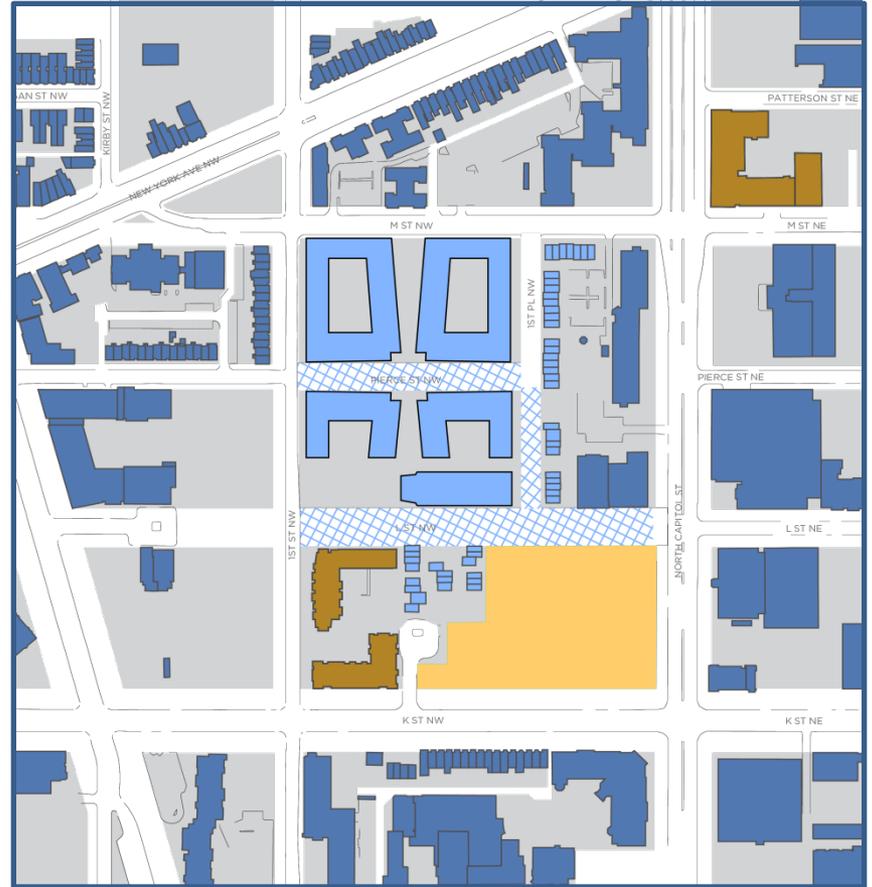
-  PROJECT SITE
-  NEW COMMUNITIES
-  BID/CID
-  MAJOR BUS LINE
-  METRO ENTRANCE

STREET & ALLEY NETWORK

EXISTING:



PROPOSED:



SMALL GROUP DISCUSSION

1. Led by table facilitators
2. Use worksheets to generate your ideas and track those of others
3. Participate in initial – and quick – brainstorm of each question
4. Look for common ideas
5. Approximately **15** minutes for each round

SMALL GROUP DISCUSSION RULES

1. Listen and Be Respectful of Others
2. Allow Everyone to Speak
3. Seek Consensus
4. Silence Your Phone



SMALL GROUP DISCUSSION TOPICS

1) HOUSING

2) DESIGN & DENSITY

3) GROUND FLOOR & PUBLIC SPACE

GIVEN: HOUSING REQUIREMENTS

- HUD requirement: Replacement of Temple Courts' 211 affordable units
- New Communities requirement: mix of very affordable, workforce, and market rate
- DC requirement: 30% of Residential Units must be reserved as Affordable Units
- Density focused on K Street and North Capitol
- First Source Hiring Requirements
- Certified Business Enterprise requirements

Green Building Act

SMALL GROUP DISCUSSION

HOUSING:

1. What are your preferences for the type and size of residential units that could be created here?
2. What are your preferences for the types of populations served (i.e. seniors, families, workforce, low-income, market rate, or other populations)?

DESIGN CONTEXT



SMALL GROUP DISCUSSION

DESIGN AND DENSITY:

1. For the high density areas of the site (K Street NW and North Capitol Street), what are your preferences for the architectural design?
2. For the moderate density areas of the site (L Street NW), what are your preferences for the architectural design?
3. In what way would you like to see the site be green/sustainable?



GIVEN: GROUND FLOOR & PUBLIC SPACE

- K Street and North Capitol to have active ground floor uses
- K Street will comply with the NOMA Streetscape guidelines (linear park, tree boxes, sidewalk width)
- The intention to re-establish L Street NW to the historic right of way will create an easement on the subject property.
- North Capitol alley to close

PUBLIC SPACE CONTEXT

EXISTING CONDITIONS:



TYPICAL NOMA & MT. VERNON STREETScape:



SMALL GROUP DISCUSSION

GROUND FLOOR & PUBLIC SPACE:

What types of ground floor uses would you like to see?

What type of public space improvements would you like to see on and around the site?

How do you envision connecting K and L Streets NW through the site?

PRIORITIES REPORT

From today's discussion, what are your table group's top three priorities?

Choose one priority or key idea from your table to share with the room.

NEXT STEPS

- Launch Online Engagement Forum for additional feedback:
<http://goo.gl/forms/qNte6mZRcTddn4Z42>
- Post questions received from Workshop and future engagement dates on:
http://dmped.dc.gov/page/OurRFP_NW1
- Compile all preferences expressed through public engagements
- Host Follow-up meeting on **Tuesday, July 26th** to discuss the input received and further prioritize preferences



OUR



RFP



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