

★ ★ ★
OUR
RFP



NORTHWEST ONE
RFP PRE-RESPONSE
INFORMATION SESSION



NORTHWEST ONE LIBRARY
OCTOBER 17, 2016

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Office of the Deputy Mayor for
Planning and Economic Development



AGENDA

- SITE BACKGROUND/ANALYSIS
- OUR RFP PROCESS AND COMMUNITY GOALS
- NEW COMMUNITIES INITIATIVE & DISTRICT GOALS
- SOLICITATION TIMELINE
- Q & A
- SITE WALK

SITE INFORMATION

K Street NW and North Capitol Street:

Ward: 6

SMD: 6E07

Lots: 0860 and 0846

Squares: 0621

Combined Lot Size: 150,000 SF

Owner: District of Columbia &
NOTCRC

Zoning: RA-4; MU-4; MU-5



PLANNING AND ZONING 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.



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



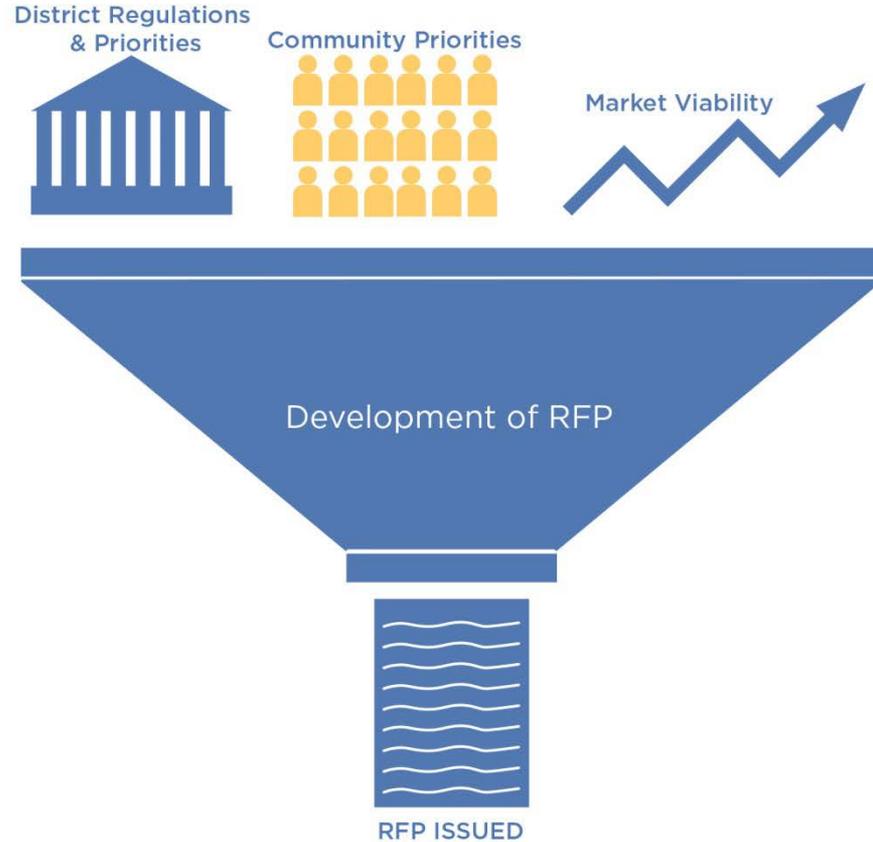
NORTHWEST ONE - WARD 6 Residential Development Summary				
	Total Units	Replacement Units	Other Affordable	Market Rate Units
SeVerna Phase I	60	30	30	0
SeVerna Phase II	133	48	53	32
2M	314	59	34	221
TOTAL	507	137	117	253



OURRFP is a Mayoral initiative
“to give the community the first
opportunity to shape
development...”



OUR RFP PROCESS



SUMMARY OF ENGAGEMENTS

- June 21 Workshop
 - 40 attendees
 - Facilitated table discussions
- July 26 Follow-Up
 - 65 attendees
 - Exercise: Prioritization of main community preferences



COMMUNITY PREFERENCES

- Maximize affordable housing within mixed-income framework (New Communities goals, Northwest One Redevelopment Plan).
- Larger, family-sized units that meet the housing needs of returning residents.
- Quality design that fosters connections throughout the site and provides public and communal spaces.
- Non-residential uses on the ground floor and/or second level (commercial, office, community space).
- Improved public realm with both active and passive public uses.

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

DISTRICT GOALS & REQUIREMENTS

- Propose an economically viable project;
- Display consistency with the Comprehensive Plan;
- Design high quality public space that meets DDOT requirements, NoMA streetscape guidelines, and re-establishes L Street to its historic right of way;
- Comply with Inclusionary Zoning and the Disposition of District Land for Affordable Housing Amendment Act of 2014;
- Strive to exceed the Green Building Act requirements; and
- Fulfill First Source, CBE, and any applicable hiring requirements.

ADDITIONAL RFP HIGHLIGHTS

- 100% Resident Success Platform
- Human Capital & Community Building Plan
- Strategy for maximizing return of former residents (Temple Courts/Golden Rule)

SOLICITATION TIMELINE

SELECTION PROCESS TIMETABLE	
RFP ISSUED	SEPTEMBER 22, 2016
RFP RESPONSE SUBMISSION DUE	DECEMBER 15, 2016
SELECTION PANEL INTERVIEWS	JANUARY 2017
COMMUNITY PRESENTATIONS	FEBRUARY 2017
BEST AND FINAL OFFER	TBD
SELECTION OF DEVELOPMENT TEAM	SPRING 2017*

*SUBJECT TO CHANGE

QUESTIONS?





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