



The SeVerna Phase I, Northwest One

Northwest One

The New Communities Initiative (NCI) is a District government program designed to revitalize severely distressed housing into vibrant mixed-income communities. NCI's approach addresses both the physical architecture and human capital needs of a neighborhood. Northwest One was incorporated as the first neighborhood in the Initiative in 2006.

Location

Located in the northwest quadrant of the city in Ward 6, with close proximity to Union Station, the United States Capitol, and the NoMa (North of Massachusetts Avenue) neighborhood, Northwest One is bounded by New Jersey Avenue to the west, New York Avenue to the north, North Capitol Street to the east, and K Street to the south.

History

In its early years, the Northwest One neighborhood was known as Swampoodle, a predominately Irish area characterized by large industrial uses near rail yards. After World War II, much of the area's housing stock fell became blighted, and was targeted for redevelopment through federal urban renewal programs.

Project Description

The first phases of development have produced over 500 new residential units in Northwest One, including the recently completed 2M Street and SeVerna on K. There has also been demolition of blighted housing stock, including 33 K St, NW, the site of the former Temple Courts, a 211 unit private housing complex that was acquired by the District. A solicitation for Northwest One that includes the balance of the development footprint will be issued in the coming year.

Inquiries

Please visit our website at www.dcnewcommunities.org, where you can submit your question(s) along with your contact information.

Proposed Development Program

- Total Acreage: ~6.6
- Total SF: ~300,000
- Residential: ~1,000 units
- Retail SF: ~20,000

Development Team

Developer for 33 K St, NW: TBD, solicitation expected in 2015-2016

Human Capital: Housing Opportunities Unlimited

New Housing and Amenities

Walker-Jones Education Campus

- Opened summer 2009
- 125,000 square feet
- Includes attached recreation center and public library

SeVerna Phase I

- 60 total units
- Opened fall 2011

2M Street

- 314 total units
- Opened fall 2014

SeVerna Phase II (SeVerna on K)

- 133 total units
- Opened fall 2014

Office of the Deputy Mayor for Planning and Economic Development
The John A. Wilson Building • 1350 Pennsylvania Avenue, NW
Washington, DC 20004

