



# HARMONY PLACE

## A VISION FOR NORTHWEST ONE

The Harmony Place team came together to respond to the Northwest One RFP to inject high quality mixed-income housing, musical and arts enrichment, early childhood and retail into this significant site in Northwest Washington, DC. This development fulfills a promise from the District to former residents of Temple Courts and Golden Rule apartments to rebuild NW1 into a vibrant, mixed-income, mixed-use community of choice with a special focus on providing excellent housing options for returning residents.

In total, Harmony Place is a \$242 million, 605 unit mixed-income, mixed-tenure development with 23,000+ square feet of retail and community services space to be completed in four phases.

- **One for one replacement** of all 211 units accommodated on-site will be indistinguishably interspersed.
- **Innovative Human Capital Strategy** to provide enrichment in the form of arts, music, education and workforce training.
- **Right of return** to all eligible Temple Courts resident, pursuant to New Communities policies
- **Large Units.** Within the family mixed-income development nearly 50% of the units are 2, 3 or 4 bdrm units.
- **High Quality.** The development will be built to a market rate finish level.
- **Homeownership Opportunities** woven into the design.
- **Accessibility.** The development will exceed all accessibility requirements and utilize universal design concepts.
- **Public Art** will be incorporated into the common areas and in the public plaza in the front of the building.
- **Green Design.** The development will be LEED Platinum certified.

### About the Development Team:

**Bozzuto** is a family-owned, nationally leading developer, contractor, manager and homebuilder headquartered in the DC Region. With a focus on multifamily and mixed-use projects throughout the Mid-Atlantic and Northeast, Bozzuto oversees more than 53,000 units and two million square feet of retail. **Banc of America CDC (BACDC)** is a wholly owned subsidiary of Bank of America and is the real estate development arm of Bank of America's community development banking operation. With over 30,000 affordable housing units completed since the late seventies, Bank of America (through BACDC) has been a force of positive change in the cities it serves. **Brinshore** is one of the largest and most productive mixed-income developers in the country with a development track record of 5,500 units over the last 20 years. Brinshore is well known throughout the country for its innovation in mixed-income housing and in each of the three last years, Brinshore has won national awards from *Affordable Housing Finance* magazine, HUD, *Multifamily Executive* and other national publications in multiple categories. **Trilogy**, through the companies owned by its 3 principal members, has led the financing and development of over 50 projects worth over \$900 million dollars and representing over 6,000 units of affordable housing. **Hickok Cole** is an award winning WBE architect that has designed some of the most beautiful buildings in Washington, DC.

BRINSHORE

Bank of America  
Merrill Lynch

BOZZUTO

TRILOGY

Hickok Cole  
ARCHITECTS