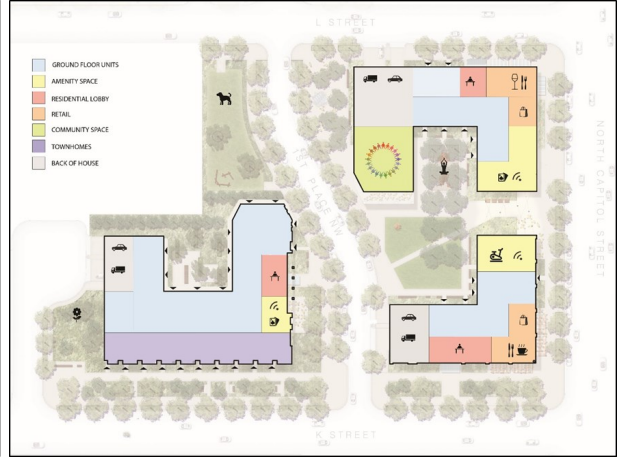


Northwest One Overview

Monument Realty and the non-profit Community Housing Partners (MR-CHP) are excited to work with the community to redevelop three acres of underutilized space in the heart of our nation’s capital. MR-CHP’s plan for Northwest One will create over 600 affordable and market-rate homes, and will be a model for how the city, in general, can work—an inclusive, sustainable, physically and socially connected place for all residents.



Highlights of MR-CHP’s Project

Ground Floor & Public Space: *Activate ground floor spaces*

- Corner retail locations
- Units with direct sidewalk access
- Townhouse massing on K Street
- Knowledge, Innovation, & Technology (“KIT”) Center—where the digital society and the physical city intersect

Housing Priorities: *Maximize affordable housing, especially family sized units*

Design & Density: *Connections to open space*

- 2 acres of open space:
 - ◇ Dog park
 - ◇ Wellness promenade
 - ◇ Central green and activity plaza
- Dedicated space for L Street extension
- New Ist Place NW north-south connection
- LEED Gold
- Greatly exceeds Green Area Ratio (GAR) & stormwater retention requirements

Rental Units

Unit Type	30% AMI	50% AMI	60% AMI	Total
Studio	19	12	38	69
1 BR	42	8	19	69
2 BR*	74	20	68	162
3 BR*	44	12	52	108
4 BR*	32	0	2	34
Total	211	52	179	442

For Sale Units

Unit Type	60% AMI	80% AMI	Market-Rate	Total
Studio	3	2	37	42
1 BR	4	4	59	67
2 BR*	3	3	44	50
3 BR*	0	1	7	8
Total	10	10	147	167

