

MRP | REALTY

Redevelopment of Northwest One

Response Summary for Distribution to the Community

The development team of MRP Urban and CSG Urban propose a high quality, mixed-use, mixed-income development for 1010-1024 North Capitol Street and 33 K Street NW that will create a thriving, active environment and enhance the unique culture and character of Northwest DC.

The three-phase development will feature 56,511 square feet of neighborhood serving ground-floor retail at the corner of North Capitol and K Street NW Street and approximately 806 residential units. Evidencing its commitment to mixed-income housing, the development team's proposal provides for units to be made affordable to residents with incomes at or below 30% of AMI and for residents earning between 30% and 50% of AMI, providing a deeper level of affordability than the 60% of AMI required by the law.

The team is committed to an inclusive and transparent PUD process with all community stakeholders and will engage the community in shaping the design of the project and finalizing the community benefits package. The community benefits will include:

- A significant commitment to create on-site affordable housing
- The establishment of a community grant program
- The creation of a new street on the project site that will extend First Terrace NW from K Street NW to L Street NW
- The addition of 56,511 square feet of neighborhood serving retail space
- Employment opportunities for local residents including construction, property management and retail jobs
- Resident training programs offered to residents through a partnership with Housing Opportunities Unlimited

Other development team members include: Goulston & Storrs, McCullough Construction, Winmar Construction, Audubon Enterprises and Kettler Management.

