



NW1 Community Development Team

- WC Smith - (CBE)
- The NHP Foundation - 501©3
- The Warrenton Group - (SBE)
- Torti Gallas Urban - (SBE)
- Spectrum Management – (SBE)

The team is experienced, with deep connections in DC



Overview

Our proposal mirrors our success at *2M Street*:

- responsive to community needs
- financially feasible
- creates “build first” alternative with 35% affordability – with 211 replacement units @30%AMI





Development Vision



View From North Capitol And K St. Looking Northwest



Neighborhood Site Plan

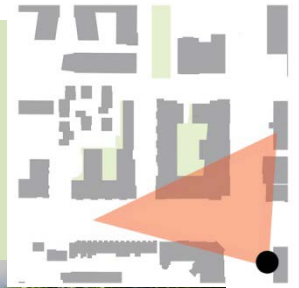


- Connect
- Activate
- House



Transformative Vision

Active Urban Edge

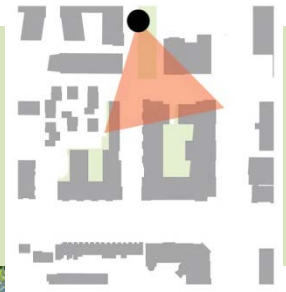


View From North Capitol And K St. Looking Northwest



Transformative Vision

Neighborhood Focus



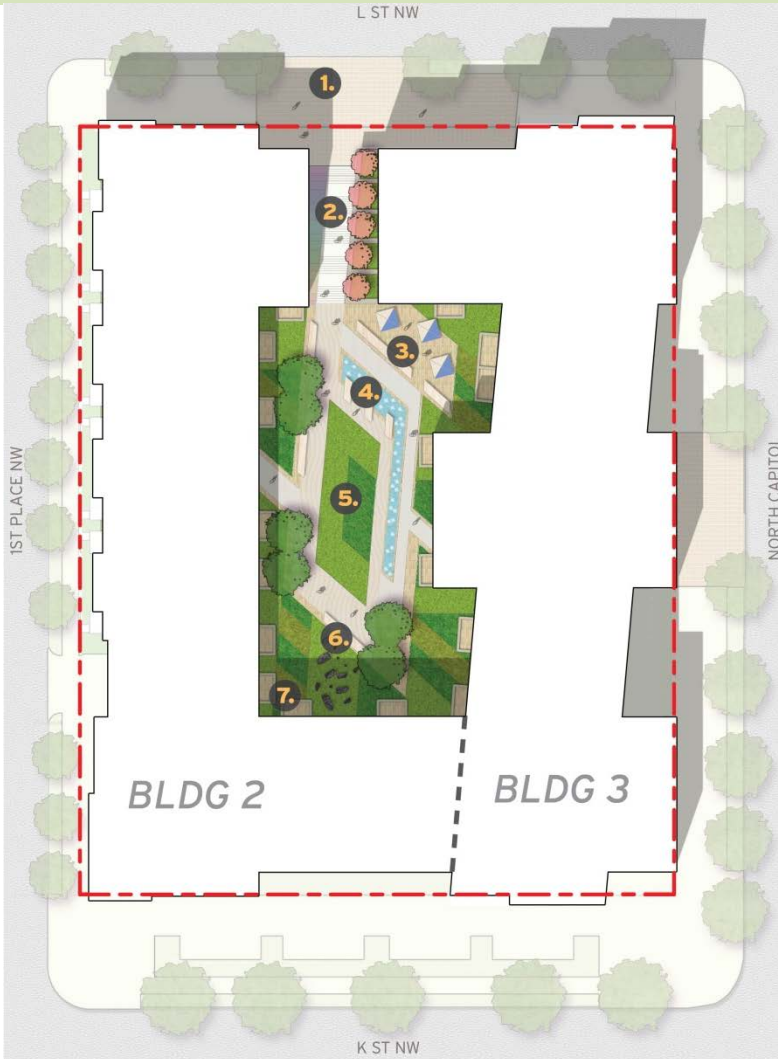
View From Park On L St. Looking South Down 1st Place



Transformative Vision

Active Courtyard

- 1. PUBLIC PLAZA
- 2. STAIR CONNECTION
- 3. OUTDOOR LOUNGE
- 4. FOUNTAIN
- 5. TERRACE
- 6. ROCK GARDEN
- 7. PRIVATE PATIOS

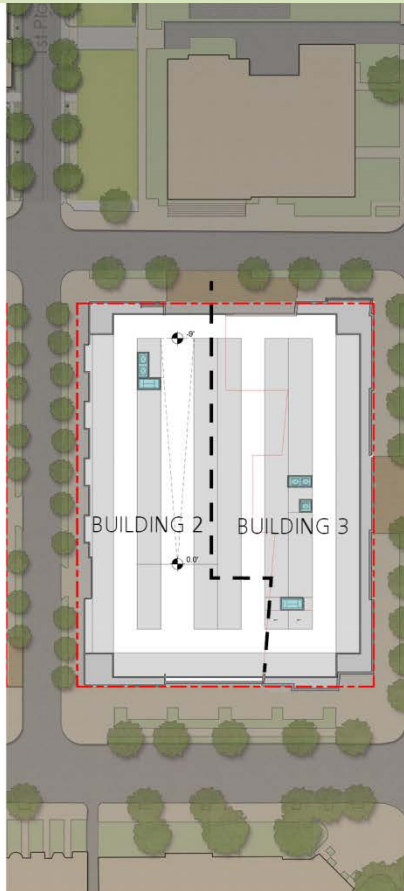


Courtyard Landscape Plan

View From East Bldg Courtyard



Design – Bldg 2 & 3



GARAGE PLAN

- 198 SPACES BELOW GRADE
- 57 SPACES ABOVE GRADE
- 255 TOTAL SPACES



GROUND FLOOR PLAN

- 8 3BR TOWNHOUSES
- 20,760 SF RETAIL
- 7,340 SF COMMUNITY SPACE

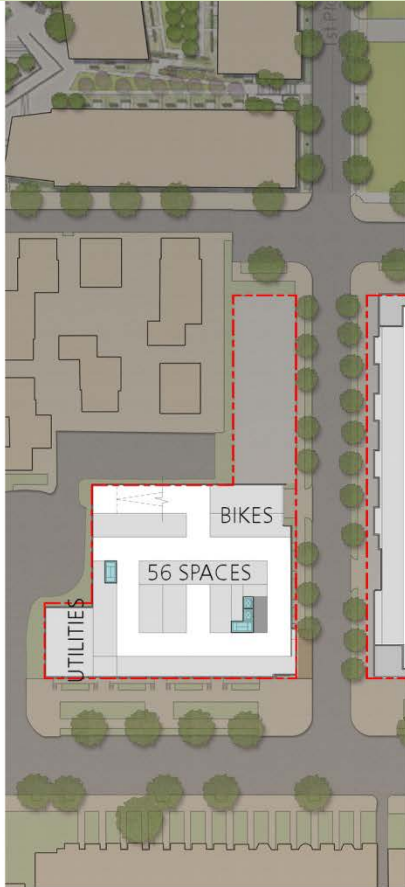


TYPICAL FLOOR PLAN

- 325 TOTAL UNITS IN BUILDING 2
- 336 TOTAL UNITS IN BUILDING 3



Design – Bldg 1



GARAGE PLAN

- 56 SPACES IN G1 LEVEL
- 32 SPACES PER LEVEL ABOVE GRADE
- 120 TOTAL SPACES



GROUND FLOOR PLAN

- 11 3BR TOWNHOUSES
- 8 4 BR TOWNHOUSES



TYPICAL FLOOR PLAN

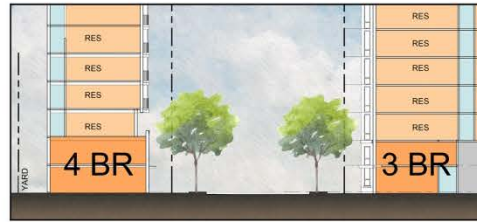
- 240 TOTAL UNITS IN BUILDING 1A
- 44 TOTAL UNITS IN BUILDING 1B



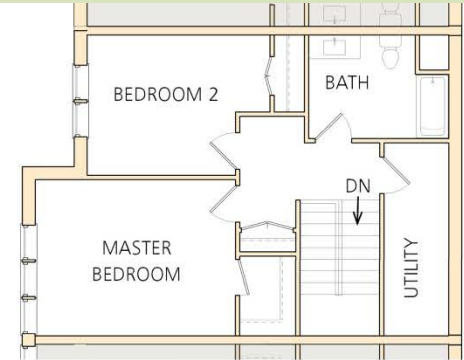
Design – 1st Place



2ND FLOOR



STREET SECTION



2ND FLOOR



4BR / 2 BATH TOWNHOUSE
1400 SF

3BR / 2 BATH TOWNHOUSE
1350 SF



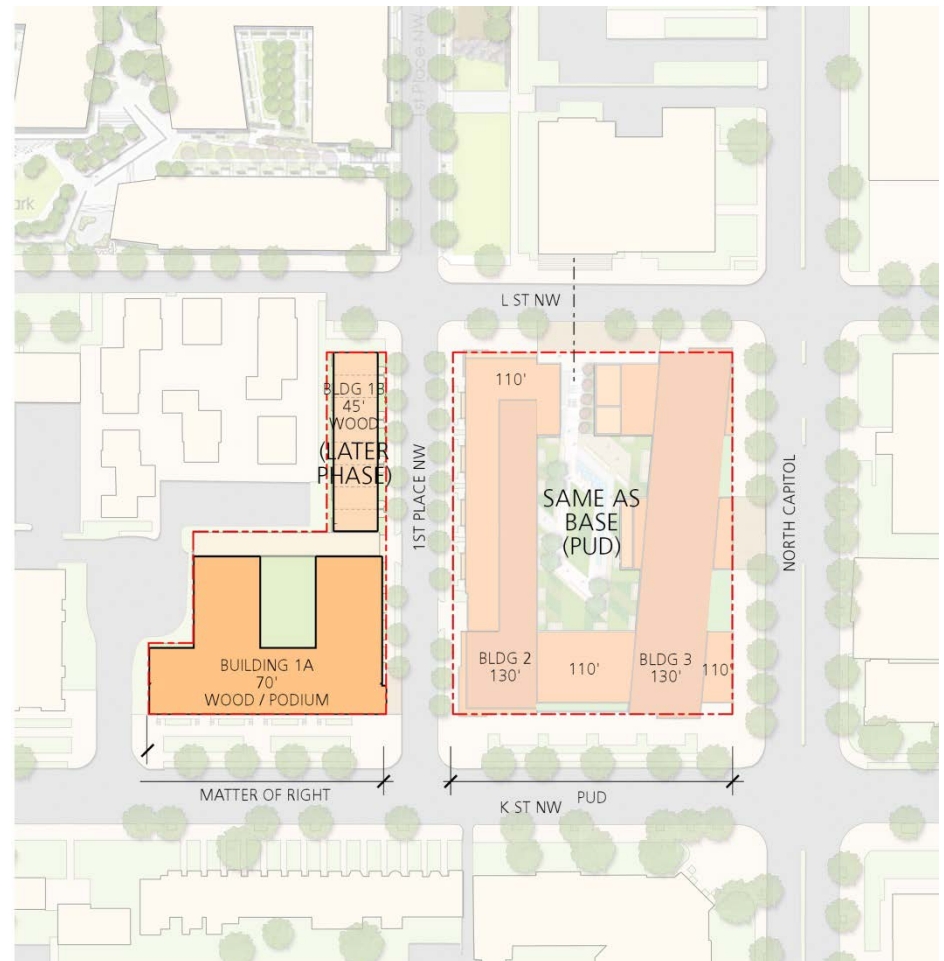


Design – Alternate I

Faster Delivery

ALTERNATE I - MATTER OF RIGHT FOR BUILDING 1A FOR FASTER IMPLEMENTATION

- East Block Remains the same as the Base scheme
- West Block scheme Matter of Right Development
- Two Over Two units created in Bldg 1B
- Net Loss of 154 units



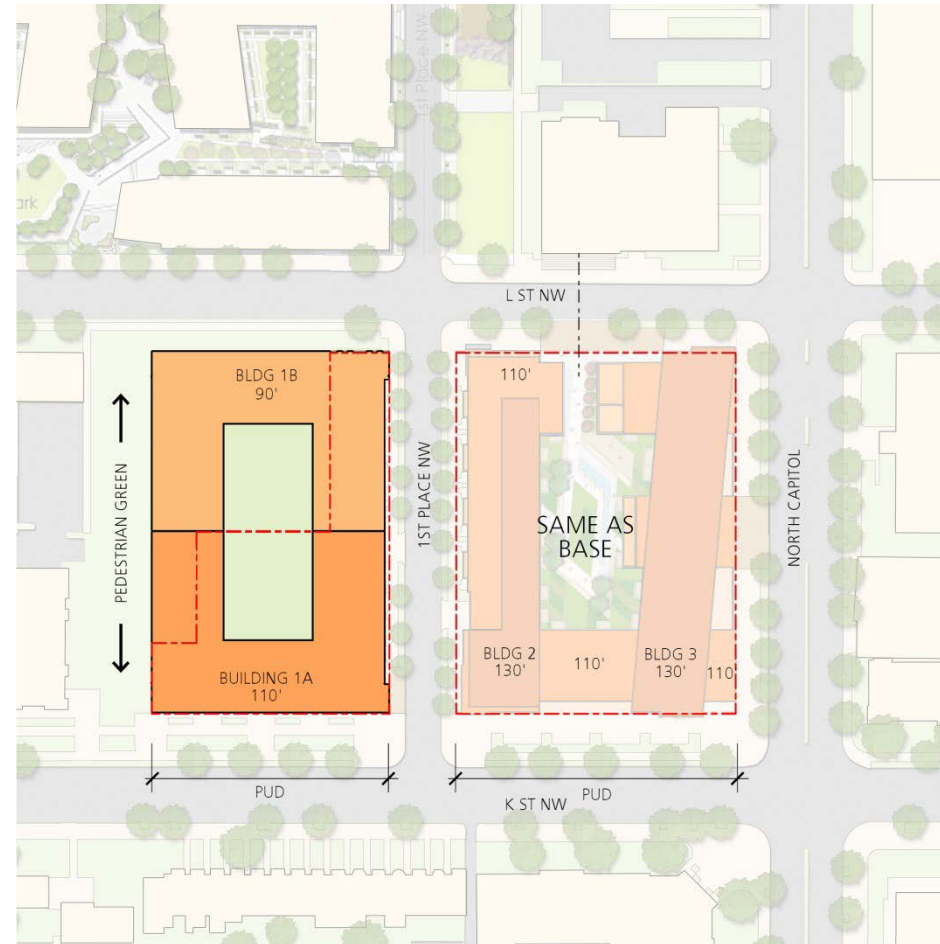


Design – Alternate II

Includes Turn Key

ALTERNATE II - TURN KEY PUD

- East Block Remains the same as the Base scheme
- West Block includes the Turn Key site
- Both Blocks require PUD
- Pedestrian Green connection created
- Interior Courtyard in West Block
- Net Gain of 185 units





Program – Unit Count

Northwest One - Unit Count	Bldg 1A	Bldg 1B	Bldg 2	Bldg 3	TOTAL
Base Plan - PUD	284	N/A	325	336	945
Alternative I - Matter of Right Plan	114	16	325	336	791
Alternative II - Max-Density Plan - PUD w/Turnkey	264	205	325	336	1130



Program – Income & Type

Northwest One	TOTAL	% of Total
Market Units	614	65%
60% AMI	47	5%
50% AMI	73	8%
30% AMI/Replacement Units	211	22%
Total Units	945	

Unit Breakdown	Total	
	Affordable	Market Rate
Studio	20	61
One Bedroom	151	348
Two Bedroom	96	205
Three Bedroom	54	0
Four Bedroom	10	0
Total Units	331	614



Schedule

Schedule - Base Plan	Month
LDA	1
PUD	15
Building 1 – Permits	27
Building 1 – Construction	28
Building 1 – Completion	48
Building 2 – Construction	48
Building 1 – Leased	63
Building 2 – Completion	68
Building 3 – Construction	68
Building 2 – Leased	86
Building 3 – Completion	88
Building 3 – Leased	104



Community Building

The 2M experience - Community Integration





Community Building

The 2M experience - Community Integration





Community Building

The 2M experience –
Personal Experiences





Human Capital

Types of NHP Foundation resident services include:

Pathway to Academic Achievement

- Out-of-school time programs for school-age children
- Computer literacy classes
- GED and ESOL classes

Pathway to Healthier Living

- Fitness and exercise programs
- Nutrition classes and workshops
- Health screenings

Pathway to Financial Stability

- Individual Development Accounts (IDA) program
- Financial education classes and workshops
- Job readiness programs





OUR RFP & Our Proposal

OUR RFP focus:

- Replacement Units
- Deep Affordability
- Inclusion with Community
- Ensure that the public's perspective
- Priorities are in conjunction with the District's goals
- Support of Community

Our Proposal focus:

- Community
- Partnerships
- Process
- People
- Performance
- Commitment
- Capacity
- We have done this before