

Northwest One Community Development Team

WC Smith The Warrenton Group
The NHP Foundation Spectrum Management



Rendering of the proposed Northwest One development, of the view from North Capitol and K Streets, looking northwest

At Northwest One, we propose creating a vibrant, mixed-income residential community that is a model of quality architectural design and sustainability. The Northwest One Community Development Team are DC-based developers, with a proven track record of completing successful projects. WC Smith and the Warrenton Group recently completed 2M Street, a mixed-income community that was one of the first Northwest One New Communities projects to deliver.

Our Team exceeds the District's SBE requirements. Our Team has successfully completed similar developments.

Based on community input, the vision for the site includes three residential buildings with retail and community services on the ground floor activating the street. Spread throughout will be 331 units of affordable housing (35% of the total), indistinguishable from the 614 market rate units. Larger units will accommodate families, and public and community spaces will be part of an enjoyable and comfortable environment for residents of all income-levels.

Our team exceed the affordability requirements. We include large family units (3 bedroom & 4 bedroom).

The preliminary designs for the buildings are both sensitive to context and bold in vision. The massing of individual buildings will be broken down to ensure that they are appropriate in scale. The apartment buildings will be meet high levels of sustainability, with energy efficient fixtures and appliances, electric car charging and green roofs.

The design of the public spaces and integration with service-oriented retail and community space will enhance the vibrancy of North Capitol and K Streets. By blending public and private space with pedestrian-friendly design features, the plan intends to create a lively mixed-use main street that will open up and integrate the Northwest One site with the surrounding community.

One for One replacement of existing affordable units will ensure that there is no net loss of affordable housing units in the neighborhood. Former Temple Courts residents will have a priority to return to the new units.

In addition, our team is committed to providing jobs. We will work closely with the city and nonprofits to ensure that DC residents are hired for jobs on the site.