

Northwest One – Project Update

ANC 6E Monthly Meeting
September 24, 2024

MRP REALTY



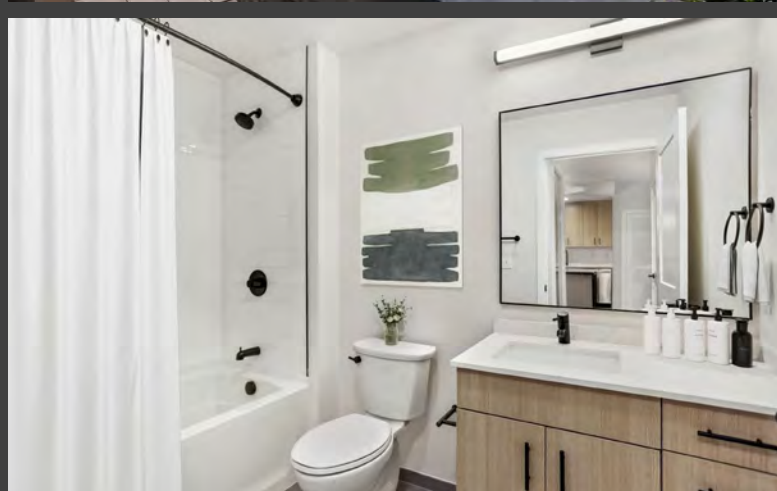
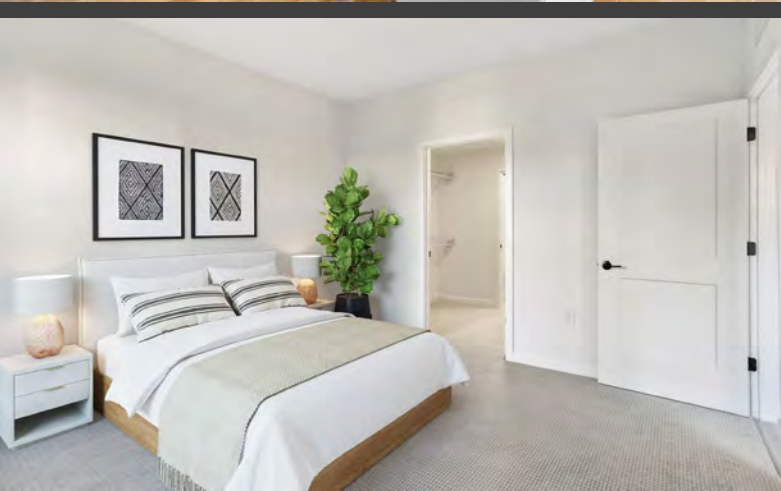
Northwest One Redevelopment Project

- New Communities project – redevelopment of former Temple Courts
- Located at North Capital and K Streets, NW
- Created to provide excellent housing options for returning residents
- 432 Residential Units (Phase I & II):
 - 362 Affordable – 30% and 60% MFI
 - 70 Market
- Three Phases
 - Phase 1 – Complete
 - Phase 2 – Under Construction
 - Phase 3 - Planning





Phase I – Rise at Temple Courts



Phase 2 – Legacy at Temple Courts

- Under construction
- First delivery – Early 2025
- Final Delivery – April/May 2025
- 212 Affordable Units



<https://www.legacytemplecourts.com>

Phase 3 - Planning

- Located at the corner of K Street and North Capitol Street
- Currently used as a construction staging area for Phase II.
- Site is in an MU-4 zone which allows for a mixed-use building with 40' height and 2.5 FAR.
- Due to zoning allowing only a 4-story structure:
 - Phase III will require a Map Amendment to achieve the desired height and density required to meet the delivery of 211 replacement units across all three phases.
 - The proposed Map Amendment would rezone the Phase III site from MU-4 to MU-9, allowing for a maximum 100' height mixed-use building and 7.8 FAR.
 - A letter will be mailed this week to notify Phase III's neighbors that a map amendment application will be submitted in the next 45 days.

