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June 12, 2025

VIA IZIS

Mr. Anthony J. Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 25-02 – Application of NW One Phase 3 Owner, LLC (the “Applicant”) to the District of Columbia Zoning Commission for Review and Approval of a Zoning Map Amendment (the “Application”) for the property located at 1010 N. Capitol Street NW (Square 621, Lot 860) (the “Property”)

Dear Chairperson Hood and Members of the Commission:

On behalf of the Applicant, on behalf of the District of Columbia acting by and through the Deputy Mayor for Planning and Economic Development (“**DMPED**”), in response to a request from the Office of Planning, we hereby submit this Supplemental Statement to provide additional information regarding: the affordable housing requirements applicable to the Northwest One (“**NW One**”) multi-phase redevelopment; and coordination with the former tenants of the Temple Courts Apartments and Golden Rule Center, which previously occupied Square 621, regarding the Temple Courts replacement units included in the NW One redevelopment.¹

I. Affordability Requirements

The overall NW One redevelopment site, which includes Lot 249 (Phase 1), Lot 250 (Phase 2), and the Property (Phase 3) in Square 621, is owned by the District of Columbia and is being redeveloped by the Applicant pursuant to a Land Disposition and Development Agreement with the District. As a District disposition, the NW One redevelopment is subject to the enhanced affordability requirements of D.C. Code § 10-801 et seq., which applies to all dispositions — namely, that at least 30% of the units be reserved as affordable housing, with at least 25% of the affordable units reserved for households earning a maximum of 30% of Median Family Income

¹ Golden Rule Center was a multifamily building that occupied the site of what is now The Severna apartments, located on the western portion of Square 621, and was demolished in 2009.

(“**MFI**”) and the remaining affordable units reserved for households earning a maximum of 60% of MFI.

Here, the overall NW One redevelopment will provide affordable housing as outlined below. Phase 1, located immediately north of the Property and completed in 2022, consists of a seven (7)-story building with 220 residential units, with 150 affordable housing units at 60% of MFI and below, including 65 replacement units at 30% of MFI. Phase 2, immediately west of the Property and under construction and soon to be completed, consists of a six (6)-story, all-affordable building with 212 residential units reserved at 60% of MFI and below, including 72 replacement units reserved at 30% of MFI and below. The final Phase 3 of the redevelopment, located on the Property, is proposed to consist of a ten (10)-story building with approximately 180–233 mixed-income residential units, including 74 units for former Temple Courts residents reserved at 30% MFI and below, and potential retail/community use located on the ground floor. With completion of all three phases, NW One will provide a total of approximately 600–665 mixed-income residential units, with approximately 176–229 market-rate units, approximately 202 units reserved for households earning a maximum of 60% of MFI, and approximately 234 units reserved for households earning a maximum 30% of MFI.

II. Coordination with Former Temple Courts Residents

Since demolition of the Temple Courts apartments in 2008, DMPED, in partnership with Housing Opportunities Unlimited (“**HOU**”), has coordinated with the former Temple Courts residents regarding the site’s redevelopment. HOU, on behalf of DMPED, managed the initial relocation of tenants in 2008, and maintains direct contact with all relocated residents. The Applicant, an affiliate of MRP Realty, was awarded the RFP to redevelop the NW One site in 2017. As each phase of the redevelopment nears completion, the Applicant notifies DMPED and HOU, and HOU initiates communication with the relocated families during the lease-up period for each phase and acts as a liaison between the leasing team and the relocated residents. Former residents are given the first opportunity to move into designated replacement units, and any replacement units that are not selected by a former resident during lease-up remain subject to the affordability requirements summarized above.

III. Conclusion

Please feel free to contact Christine at (202) 721-1116 or Lawrence at (202) 721-1135 if you have any questions regarding this Application. We look forward to the Commission’s consideration of this matter for setdown at an upcoming public meeting.

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Sincerely,

/s/ Christine A. Roddy
Christine A. Roddy

/s/ Lawrence Ferris
Lawrence Ferris

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document was sent to the following by email on June 12, 2025:

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