



HIGH-QUALITY HOUSING OPTIONS, NEW PUBLIC AMENITIES, and easy access to Capitol Hill, NoMa, and Mount Vernon Triangle are accelerating Northwest One’s revitalization. Blocks from Union Station and a stone’s throw from the bustling 1st Street, NE and H Street, NE corridors, Northwest One (“NW1”) is DC’s first New Communities Initiative investment.

DEVELOPMENT PIPELINE

- Three developments—Severna I, Severna on K, and 2 M—totaling 507 units (including 137 replacement public housing) have been completed to date on nearby parcels.
- The DC government issued an RFP for two parcels totaling 3.5 acres of land, including the site of the former Temple Courts, and selected MRP Realty & CSG Urban Partners in December 2017. Plans call for 772 residential units and 56,000 SF of retail.



\$27 MILLION DC GOVERNMENT INVESTMENT

The DC government has already made investments in the development of mixed-income housing in this area and is poised to make additional investments in the remaining parcels that are part of the Northwest One plan.

REINVESTMENT

The neighborhoods surrounding Northwest One have experienced significant public and private reinvestment and development activity over the last decade. As a result, the area’s redevelopment has been accompanied by significant appreciation in rental rates and sale prices.

NEW COMMUNITIES INITIATIVE

The Northwest One development is a New Communities Initiatives projects—a DC government program, managed by the Office of the Deputy Mayor for Planning & Economic Development, designed to revitalize severely distressed subsidized housing, redevelop neighborhoods to create vibrant mixed-income communities and that assists with addressing the needs of its the human capital needs for residents.



NORTHWEST ONE



0-1/2 mi **0-1 mi** **0-3 mi**

POPULATION

Population	23,790	75,846	380,998
Male	49%	50%	50%
Female	51%	50%	50%
High School Graduate +	92%	92%	91%
Bachelor's Degree +	68%	71%	67%
Graduate / Professional Degree	39%	40%	39%

HOUSEHOLDS

Households (HH)	11,667	36,908	179,712
Average HH Size	2.0	2.0	2.0
Owner-occupied	23%	31%	37%
Renter-occupied	77%	69%	63%
Median HH Value	\$676,069	\$694,971	\$689,184

INCOME

Average HH	\$125,310	\$139,399	\$133,453
Median HH	\$98,622	\$105,848	\$95,701
HH Income <\$50k	31%	27%	29%
HH Income \$50-\$75k	9%	9%	12%
HH Income \$75k+	60%	64%	60%
Average HH Disposable	\$82,233	\$89,130	\$85,127

AGE

Age < 20	14%	14%	16%
Age 20-34	41%	38%	35%
Age 35-64	34%	37%	37%
Age 65+	11%	11%	12%
Median Age (years)	33.0	34.3	34.8

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$39,227	\$134,766	\$619,645
Child Care	\$9,828	\$34,760	\$159,032
Computers & Accessories	\$3,712	\$12,696	\$58,118
Entertainment & Recreation	\$51,921	\$182,631	\$856,027
- Pets	\$9,459	\$33,203	\$156,380
Food at Home	\$88,324	\$301,793	\$1,396,245
Food away from Home	\$67,143	\$229,066	\$1,046,863
Health Care	\$84,960	\$296,521	\$1,408,237
- Medical Care	\$28,013	\$98,014	\$466,939
Home Improvement	\$29,685	\$112,751	\$557,252
Household Furnishings	\$34,159	\$117,665	\$546,573
Personal Care Products	\$14,838	\$50,757	\$234,489
Vehicle Maint. & Repair	\$18,436	\$61,279	\$282,956

AVAILABLE VEHICLES PER HH¹

0	49%	43%	40%
1	42%	44%	45%
2-3	9%	12%	15%
4+	0%	0%	1%

MOBILITY

Metrorail Exits ²	28,634 / 7,505	Union Station
avg weekday/avg weekend	10,179 / 2,921	NoMa-Gallaudet U.
Traffic Counts ³	30,200	North Capitol Street

Source: ESRI, 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. WMATA (FY 2019); 3. DDoT (Daily Avg. 2017); 4. TransitScreen

CONTACT

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Total Metrorail Exits ² 38,813 / 10,426 Avg weekday/Avg weekend	Capital Bikeshare Arrivals 9,604 2019 Avg Monthly	Traffic Counts ³ 30,200 North Capitol Street	Mobility Score ⁴ 100 Excellent Mobility	Walkscore 93 Walker's Paradise	Residents w/in 10 min. car ride 201,553
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MOBILITY

PHOTO CREDITS

Bellevue/South Capitol

Bottom Left: Image courtesy of City Interests

Deanwood

Top Left: Image courtesy of The Warrenton Group

Dupont Circle

Main: Photo by Sam Kittner Photographer
(courtesy of the Dupont Circle BID)

East Capitol / Capitol Gateway

Main: Rendering courtesy of A&R Development

Fort Totten

Main: Image courtesy of Perkins Eastman DC

Georgetown

Main: Image courtesy of the Georgetown BID

Georgia Avenue / Walter Reed

Main: Image courtesy of Urban Atlantic

Golden Triangle

Bottom Center: Image courtesy of the Golden Triangle BID

Hillcrest / Skyland

Main: Rendering courtesy of WC Smith

Minnesota & Benning

Main: Rendering courtesy of Cedar Realty Trust

Mount Vernon Triangle

Top Middle: Image courtesy of the Mt. Vernon Triangle CID
Bottom Left: Image courtesy of the Mt. Vernon Triangle CID
Bottom Right: Image courtesy of the Mt. Vernon Triangle CID

Parkside / Kenilworth

Bottom Right: Image courtesy of City Interests

Northwest One

Main: Image courtesy of WDG Architecture

Rhode Island Avenue, NE / Brentwood

Top Middle: Image courtesy of MRP Realty
Bottom Right: Image courtesy of MidCity

Southwest Waterfront

Bottom Left: Photo courtesy of the SW BID

Tenleytown

Top Center: Image courtesy of Roadside Development

The Wharf

Main: Image courtesy of the District Wharf
Bottom Middle: Image courtesy of the District Wharf



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The Washington DC Economic Partnership supports businesses and entrepreneurs looking to open, expand or invest in DC through our programs and services focusing on business development, education of the real estate market and business opportunities. To learn more about the Washington DC Economic Partnership please visit wdcep.com.

