

Northwest One

Phase 3 – Zoning Map Amendment

ANC 6E Monthly Meeting

October 30, 2025

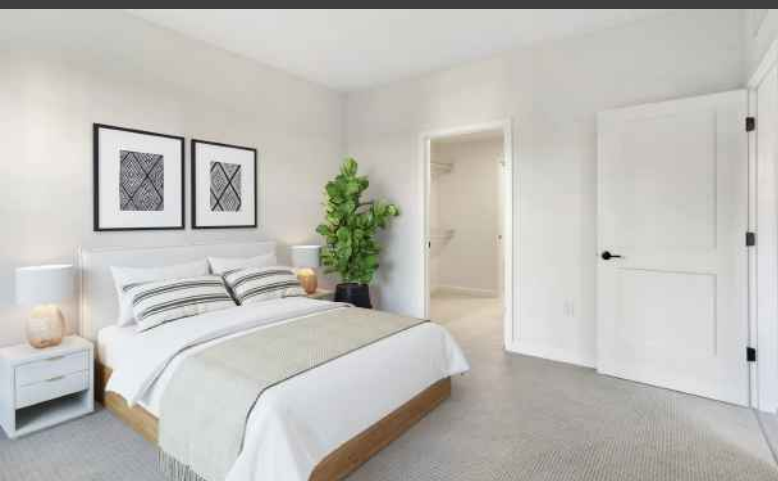
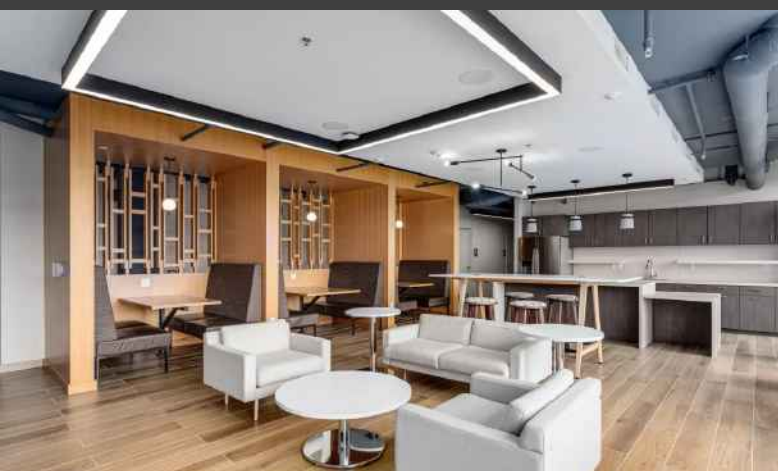
MRP REALTY



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 – Leasing
 - Phase 3 - Planning





Phase I – Rise at Temple Courts

Phase 2 – Legacy at Temple Courts

- Completed
- Currently Leasing
- 212 Affordable Units
- 100% Affordable Units



<https://www.legacytemplecourts.com>



Phase II – Legacy at Temple Courts

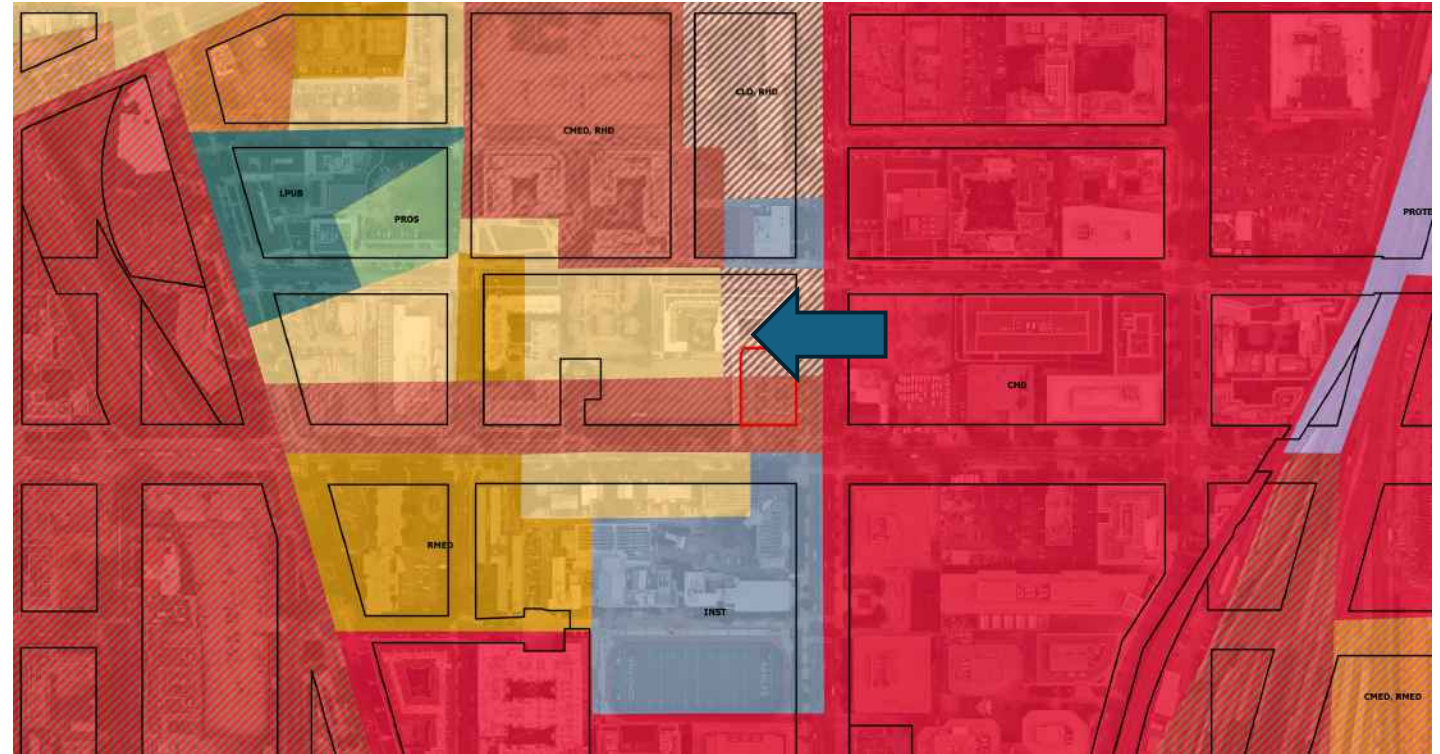
Phase 3 - Planning

- Located at the corner of K Street and North Capitol Street
- Used as a construction staging area for Phase II.
- Site is in an MU-4 zone which allows for a mixed-use building with 50' height and 3.0 FAR.
- Due to zoning allowing only a 5-story structure:
 - Phase III requires 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 rezones the Phase III site from MU-4 to MU-9A, allowing for a maximum 100' height mixed-use building and 7.8 FAR.



Phase 3 Zoning Map Amendment (Z.C. 25-02)

- The MU-9A Zone aligns with the site's Comprehensive Plan Future Land Use Map designation of High Density Residential / Medium Density Commercial for most of the site and High Density Residential / Low Density Commercial for the top 1/3 of the site.
- The Map Amendment is also consistent with the Central Washington Area Element and other Comprehensive Plan Element policies (e.g. Land Use, Housing, Urban Design) that support allowing higher density housing on centrally located sites near Metro.
- The Map Amendment facilitates the goals of the New Communities Initiative and Northwest One Redevelopment Plan.



Future Land Use Map