

Affordable Luxury

Washington, DC

Project Name / Location

SeVerna on K / Washington, DC

Project Category

Residential Architecture

Program

152,580 sf, 9-story, 133-unit mixed-income residential community.

Project Synopsis

Site

- The project provides an architectural bridge between the low-rise townhomes and duplexes (phase I construction), and the growing Mount Vernon Triangle neighborhood to the West. It complements the previously developed SeVerna I units (formally known as *The SeVerna*) to complete an urban courtyard and streetscape. The design revitalizes an entire block and activates busy pedestrian routes between housing, schools, retail and transportation hubs.

Solution

- Market-rate quality is demonstrated in this income-restricted environment to promote stewardship and accountability within the community.

- Unit sizes across all phases range from studios to 4-bedrooms, with shared amenities for both phase I and II residents.
- 101 affordable units target individuals and families making 50% and 60% of area median income. Rents for these units have a 50% advantage over surrounding market rate units.

Key Design Features

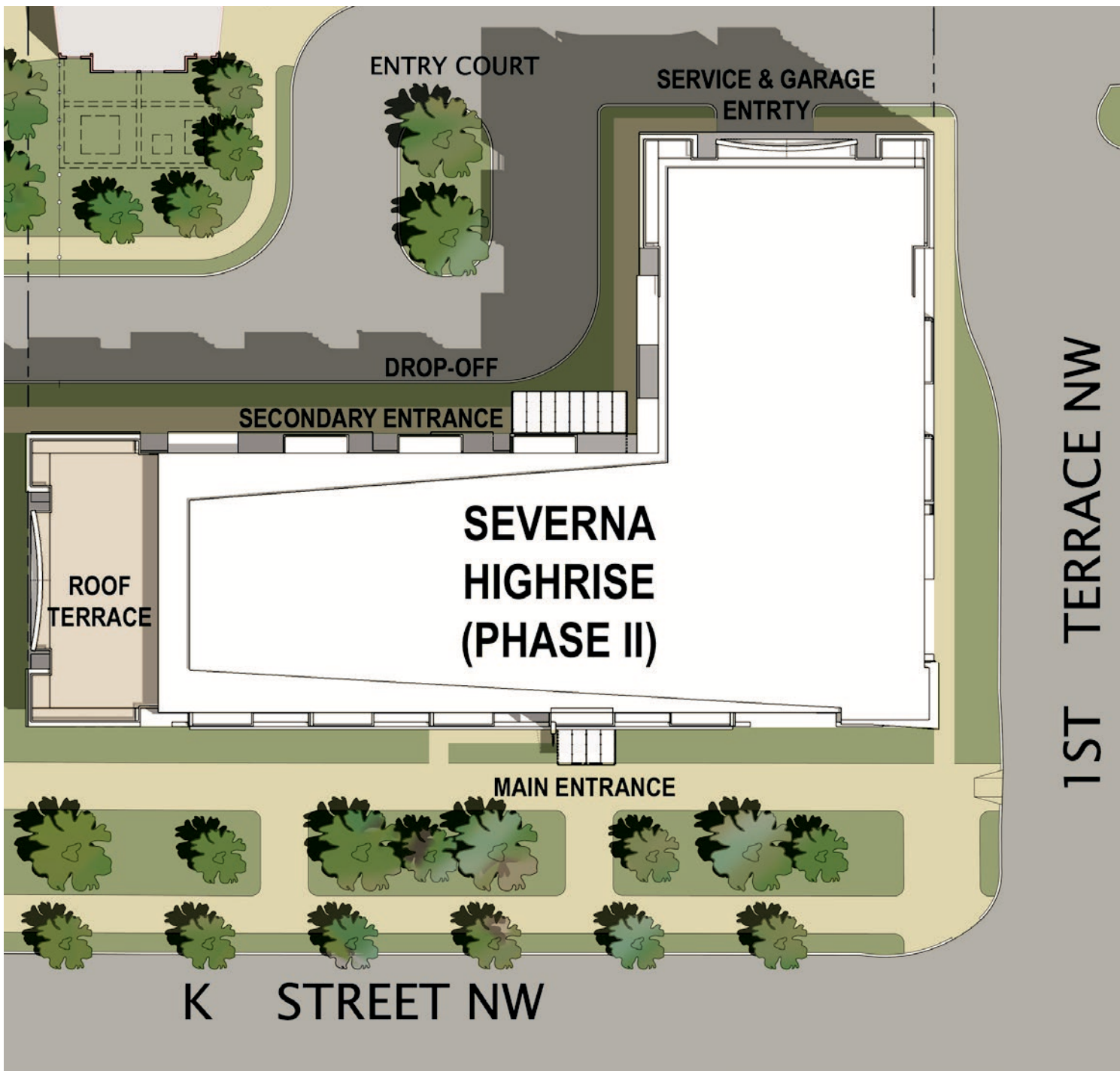
High Design in an Affordable Project

- Use of vibrant colors, expressive forms, and natural light are used to create a unique space with modern aesthetics, and an uplifting atmosphere for residents.

Social / Environmental / and Other Benefits

- Meets Enterprise Green Communities criteria by providing an energy efficient and healthy living environment with low operating costs for residents.
- Under the Northwest One Revitalization Plan, SeVerna II includes apartments set aside for individuals and families previously relocated from the neighborhood so that they can return. The Revitalization Plan also establishes priority placement for those residents who desire to remain in their neighborhood and continue to be a vital part of this DC community.





SeVerna on K (Phase II) Site Plan



Phase I and II Site Plan

A Key Component of the Northwest One Revitalization Plan

SeVerna on K provides displaced residents the ability to return to a rapidly developing neighborhood with many new amenities, access to transit, and proximity to new schools. (Dunbar, Walker Jones), library, and rec center.

The project includes “unrestricted” or “market rate” units at 20% below surrounding luxury market-rate buildings, targeting “workforce” incomes.

The previously underutilized site is renewed to reflect its highest and productive use in line with the City’s long term comprehensive plan through a rezoning process.



Exterior view from K Street.

High Design Features for Affordable Housing

Market-quality features include:

- Vibrant colors
- Open floor plans
- Amenity spaces
- 24-hour concierge
- Roof deck offering remarkable views to downtown DC and the US Capitol building.
- Underground parking



Community Clubroom



Lounge with views to business center.



Fitness Center

Community Life

Common areas provide space to relax, and promote social interaction, community building, and subsequently help increase the neighborhood’ social capital.

An on-site fitness center promotes physical and mental health.

A business center with complimentary laptop stations and printers provide residents access to resources and opportunities in their community.

The new facility’s modern aesthetic promotes community pride and ownership.



Community Clubroom



Two-bedroom affordable unit with floor-to-ceiling windows.



Rooftop terrace with views to the US Capitol.



Native plants used in landscaping.

Sustainable Design Features

SeVerna on K is pursuing the Enterprise Green Communities 2011 certification. Certification is slated for fall 2015. Sustainable features include:

- Conditioned outside fresh air is provided for each unit, and all corridors through an efficient mechanical unit located on the roof.
- Low U-value window assemblies.
- SEER 15 minimum split system mechanical units.
- Covered bicycle storage for 1/3 of the buildings units.
- Native plants used in landscaping.
- Water saving plumbing fixtures used throughout.
- Energy star lighting and appliances used throughout.

