

# Unparalleled Universal Living

Washington, DC

## Project Name / Location

Justice Park Apartments / Washington, DC

## Project Category

Residential Architecture

## Program

26,615 sf, 28-unit workforce housing development designed for the hearing impaired. Amenities include lobby, lounge and fitness center.

## Project Synopsis

### Site

- A former hotbed of criminal activity is transformed into an asset for the District and the Columbia Heights neighborhood.
- The scope included a land swap that allowed a city lot to be repurposed as a public park, and a neglected public park (Justice Park) to be repurposed into affordable housing.
- The final design provides much needed greenspace back to the community.

### Solution

- Named for the crime-ridden park that formerly occupied the site, Justice Park Apartments replaced what was considered a neighborhood detriment with a safe community designed with defensible space concepts including “eyes on the street.” The project contributes to reestablishing the areas’ overall vitality.

- The project provides much needed workforce housing including studio, 1-BR, and 2-BR rental apartments to individuals and families earning at or below 50% and 60% AMI. Rents range between \$1,095 and \$1,409 per month.

## Key Design Features

### A Universal Design

- The new community follows universal design principles and provides features to cater to the unique needs of the hearing-impaired population.
- Select features include: Open floor plans accommodating visual communication and signing; a two-way, audio-video entry system; open stairways; large amounts of glazing, wall coverings, and flooring materials to enhance residents’ tactile experiences.

## Social / Environmental / and Other Benefits

- The project is certified through the Enterprise Green Communities program.
- The new development fosters social interaction and creates a sense of community, neighborliness, comfort, safety, and continues to receive resounding support from both neighbors and government officials.





Exterior balconies featured in each unit.

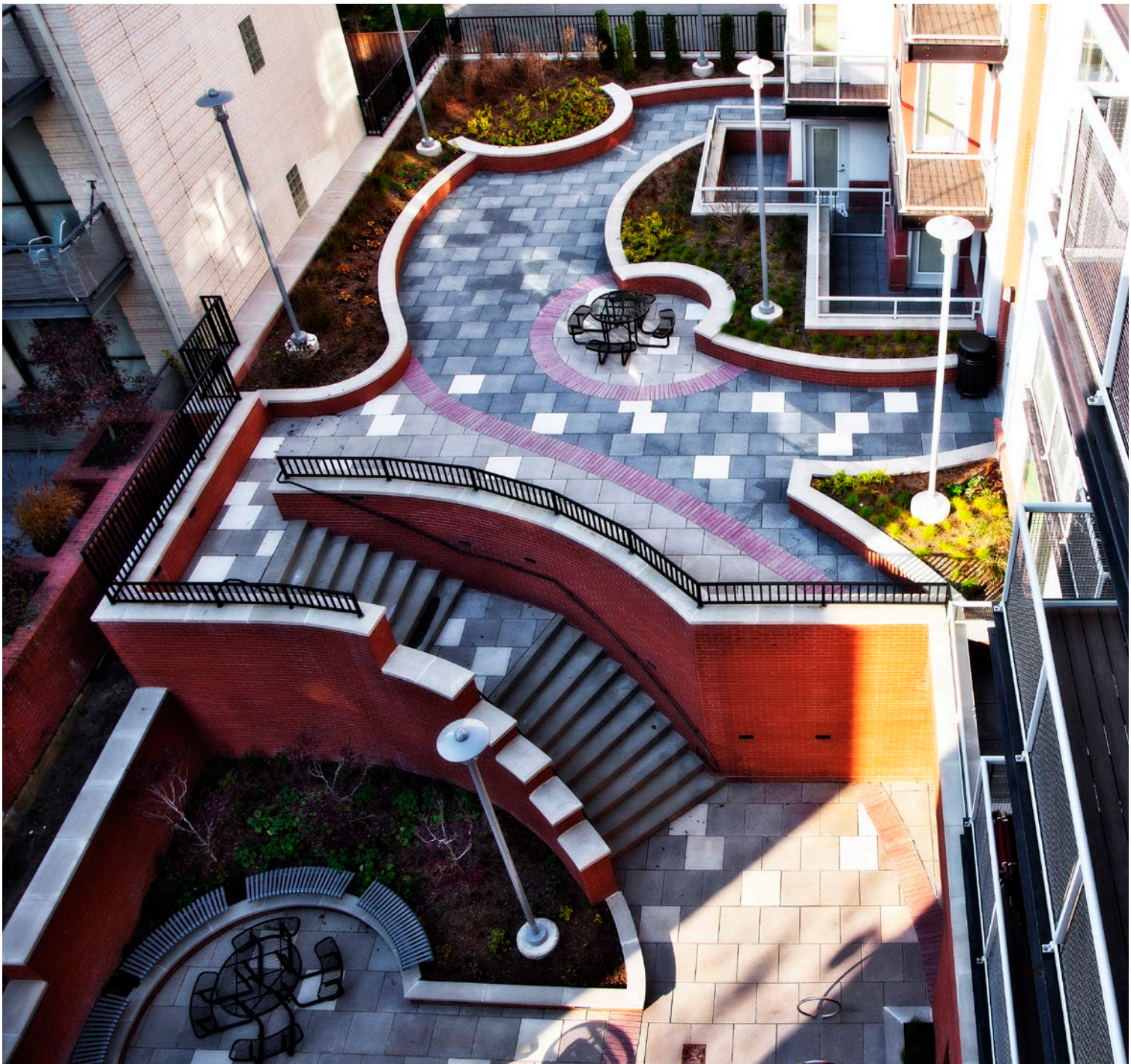


Large windows featured in each unit.

**Serving the Unique Needs of the Hearing Impaired**

Exterior balconies and large windows at every unit encourage a connection to the outdoors, and delivers large amounts of natural light into the unit. This visual connectivity helps residents communicate more freely with one another, and keeps more “eyes on the street” to foster a safer, more engaged, community.

The design amplifies well-lit spaces and minimizes darkened, or sharp, corners and supply areas where residents can openly gather.



Elevated Landscaped Terrace



Site Plan

### A Universal Design

An elevated landscaped terrace provides social gathering areas on site and promotes belonging and ownership. It also covers and protects on-grade parking below – creating a more elegant, and gratifying design aesthetic for the community. This unique feature helps create a distinct sense of place for Justice Park residents.

The design includes materials and textures serving as visual cues that aid in the perception of space for the hearing impaired.

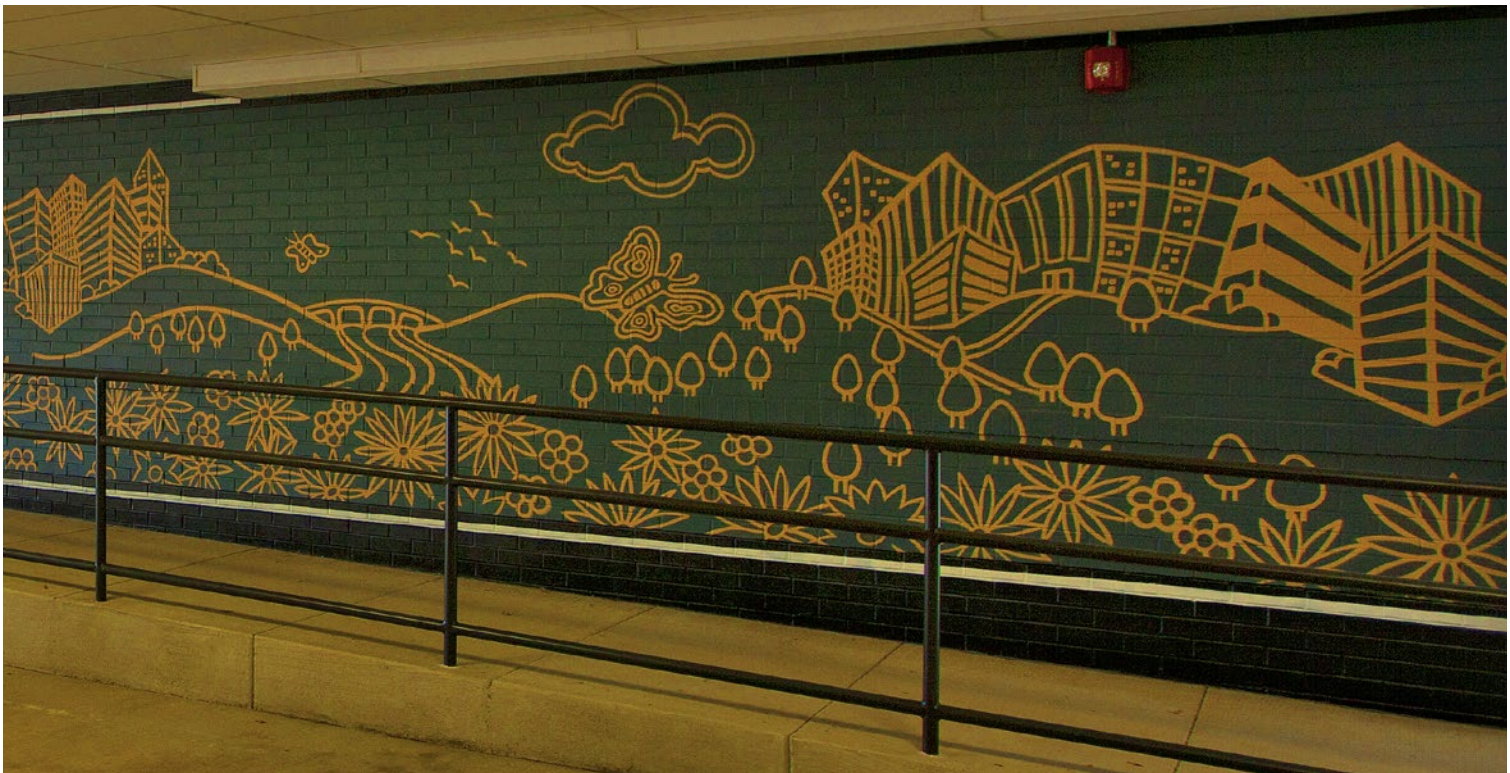
Bright colors create a visually stimulating environment, and a unique identity with a modern aesthetic.



**Select Universal Design Features**

- Visual alarm strobe devices in all unit living spaces, bedrooms, and bathrooms, along with standard audible horn strobes provides a safe environment for this demographic.
- Visual entry system devices are located at each apartment. The iPhone entry system is connected to a camera at the main entrance to allow residents to see their visitors.
- Blue lights illuminate within the units when entry door bells are activated.
- Bright colors create a visually stimulating environment, and unique identity with a modern aesthetic.

Interior unit with views to neighborhood beyond.



**Building demonstrates a comprehensive design approach with no space left untouched.**

A large mural inside the garage is an expressive neighborhood illustration that captures the community's local character, and true essence. The mural's design promotes community ownership and pride.

A conceptual intersection between past, present and future, the organic art piece humanizes it's surrounding built environment.

Community Mural



Public park



View of public park and surrounding community.

**New Green Space  
for Columbia Heights**

The adjacent lot is repurposed as a public park – providing much needed greenspace to the Columbia Heights community.



JUSTICE PARK

1421