



THE AVENUE

WASHINGTON, D.C., NW
MIXED-USE DEVELOPMENT

The Avenue is a mixed-use, mixed income property comprised of 83 units designated for both public housing and to serve residents earning less than 60% of the Area Median Income.

The two street facades utilize components of brick, glass & metal bay windows, and cementitious panel walls, but the compositions of these elements adapt freely to their context.

Along Newton Street, the asymmetrical grouping starts low and bay windows combine with direct unit entrances to articulate the pedestrian experience. Along Georgia Avenue, the façade becomes tripartite above a retail canopy where elevated bays create a sense of formality and the asymmetry is reduced to secondary mullion gestures.

*Photography throughout by
EricTaylorPhoto.com*

This project takes place in a neighborhood undergoing major economic transition resulting from the nearby Metro Station and Columbia Heights and is emblematic of a community turning a corner.

PHASE 1 (The Avenue):

“The Avenue” is the first phase of the revitalization of Park Morton, a public housing property which will be redeveloped to become a higher-density mixed-income community.

PHASE 2 (Park Morton):

To enable redevelopment on the Park Morton site without displacement of current residents, this building was constructed with separate tax credit financing less than a block away. This allows for the first set of garden apartments to be vacated and then rebuilt.

The Avenue secures a place for these residents who have defined the identity of the neighborhood for decades.









The design of The Avenue is anchored on the element of the tall corner. A sky balcony beckons one traveling from the Metro while a double-height, all-glass lobby draws one in from the sidewalk to the interior space of the lobby that is reminiscent of the atmosphere of an outdoor porch.



