



The Villaggio Condominium
Washington, DC
18,000 square feet

Multi-Family Residential
Underground Parking
Courtyard

This 14 unit, 18,000 SF building has been constructed in the rapidly redeveloping Columbia Heights district.

The plan configuration, taking full advantage of the views to downtown Washington organizes the units at 4 levels around an exterior courtyard. This courtyard becomes the centerpiece of the composition much as in a European hill town, and increases the window exposure of each unit.

One enters the site at street level through a covered walkway composed of a structural steel framed and polycarbonate paneled cantilevered canopy. A pre-oxidized copper panel of carved steel plate and backlit laser cut letters greets visitors at the main entry and announces the building to the public. Steel frame and checker plate balconies hung by rods at their corners from above form an industrial counterpoint to the simple, modern massing of its brick and stucco facades. This massing plays on the setback structures to the west and is a lively play of material and form. The top two levels of the building contain luxury loft units which open directly onto private roof decks taking advantage of breathtaking views of downtown.