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**COLLECTION 14 WINS CONGRESS FOR THE NEW URBANISM CHARTER AWARD**  
*Mixed-use development in DC adds layers to historic street with sensitive, site-specific design*



Collection 14, a collaboration between Perkins Eastman DC and Perkins Eastman wins 2022 CNU Charter Award.  
Photograph by Andrew Ruge/Copyright Perkins Eastman.

**Washington, D.C. (March 30, 2022)** Collection 14, a new residential mixed-use development along historic 14<sup>th</sup> Street in Washington, DC, has been recognized with a Charter Award from the prestigious Congress for the New Urbanism (CNU). A collaboration between Perkins Eastman DC (PEDC) and Perkins Eastman, Collection 14 engages with the public on all sides of the nearly block-long property, employing in-depth research and contextual design to blend within the surrounding neighborhood.

“Some developments wipe out existing urban fabric, others preserve facades—but this surgical approach to infill preserves whole buildings and adds on to layers of history,” says Robert Steuteville in an article for *Public Square*, CNU’s online journal. Located at the former Martha’s Table headquarters, a beloved community non-profit, this seven-story in-fill project developed by Madison Investments includes approximately 235 rental apartments, below-grade parking, a 2,000 sf event/community rooftop space, 5,000 sf of creative commercial office space, and 25,000 sf of retail.

“The project brings a modern apartment building and ground-floor retail to historic 14th Street by weaving together a block of stores of various heights and depths,” notes Steuteville, quoting DC Coalition for Smarter Growth Policy Director, Cheryl Cort. “Even the alley is animated with an office use! The design elegantly

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incorporates the historic facades and works with renewed ground floor retail spaces of various sizes, offering much to the neighborhood, including highly sought meeting space.”

When Madison Investments first engaged with PEDC, the project was comprised of two separate sites. In exploring possibilities for this project, the design team found a way, through the purchase of additional properties, to incorporate historic mid-block structures into the plan. This streamlined the project approach while incorporating height, density, and program diversity, including twenty units of affordable housing.

In researching the historic context of the project, PEDC uncovered elevation drawings of early 1900s storefront design, which they referenced to help restore the historical condition and introduce more variety and human scale to the sidewalk and retail experience. The design is sensitive to the context and spirit of the place, deriving new facade increments based on the twenty-foot modules of the historic platting, and using a variety of materials and colors that relate directly to the historic district as a whole.

Collection 14 “is an excellent illustration of how a larger building can be successfully and compatibly introduced into a context of smaller structures,” notes Steuteville, quoting DC Office of Planning Deputy Preservation Officer Steve Callcott.

The PEDC-led team for Collection 14 included: Ehlert Bryan Inc.: structural engineers; EHT Tracerics: historic preservation; Interface Engineering: mechanical, electrical, and plumbing; VIKA Capitol: civil engineers; Setty and Associates: lighting; and Perkins Eastman: interiors and sustainability.

## **ABOUT PERKINS EASTMAN and PERKINS EASTMAN DC**

Perkins Eastman is a global design firm founded on the belief that design can have a direct and positive impact on people’s lives. The firm’s award-winning practice draws on its 1,100+ professionals networked across 24 offices worldwide. By keeping the user’s needs foremost in the design process, the firm enhances the human experience across the spectrum of the built environment. For more information, visit [www.perkinseastman.com](http://www.perkinseastman.com).

**Photos available.**

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