

Allegro –Columbia Heights, Washington, DC



When Allegro Apartments had its Grand Opening on April 22, 2009, its new residents were picturing their future lifestyles in this inspiring modern building on upper 14th Street in Washington, DC. Mr. Jeremy Rubenstein, principal at Metro Properties, Inc., became inspired to build Allegro, he envisioned and planned out a complex path to achieve goals and deliver the project on time. Allegro is a mixed-use building that features 297 units, street level retail space, below grade parking, and extraordinary resident amenities. It is located on two acres on 14th Street in the Columbia Heights neighborhood of northwest Washington, DC, where construction was managed by Harkins Builders, Inc. t/a Marriottsville Construction, LLC and Madison Mechanical. The pedestal building structure comprises an underground cast-in-place concrete garage and English basement, with a four-story

wood frame structure above. Over 60 percent of the units have private exterior balconies or patios, with expansive 4th floor penthouse apartments with rooftop patios. The apartments feature maple floors, cherry cabinets, stainless steel appliances, ceramic tile bathrooms, and artfully designed lighting, with the windows extending nearly floor-to-ceiling. The building is clad with a sleek combination of masonry, cedar, steel, and metal panels that combine to make up the high-profile exterior veneer. Integrated into the project are lushly landscaped interior courtyards featuring cedar decking, flagstone paving, a restful water feature, a cedar pergola, and numerous private, quiet places for the residents to gather. Down a flight of stairs on the mezzanine level are the resident amenity spaces, including a first-rate exercise area complete with separate Pilates studio, a lounge with a big screen television, an internet café, and a kitchenette.

Owner & Developer: Metro Properties, Inc. www.mpcompanies.com

General Contractor: Harkins Builders/Marriottsville Construction, LLC. www.harkinsbuilders.com

Architect: Eric Colbert & Associates, PC. www.eca-pc.com

Engineer: Summit Engineers. www.summitengineers.com

Mechanical Description: Madison completed the total hydronic system with all plumbing and domestic water services to 297 apartments. High end plumbing fixtures from Kohler and others were furnished and installed by Madison Mechanical. A central system Hot Water Supply with high efficiency condensing boilers was supplied and installed for excellent operating efficiency.

