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Aria Development Group Delivers 156-Unit Apartment Building in DC's 14th Street Corridor

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WASHINGTON, DC - Apartment seekers in the nation's capital now have an exciting new option combining style, serenity, and an unparalleled location just off the dynamic 14th Street corridor. Aria Development Group has delivered its latest multifamily redevelopment, The Clifton, with 156 contemporary apartment homes ranging from studios to four-bedroom units, all with nine-foot ceilings and many with private balconies or terraces.

"The Clifton offers a unique opportunity to enjoy the excitement of 14th and U Streets while living in an authentic neighborhood and community," said Joshua Benaim, Founding Principal of Aria Development Group. "The building is situated at one of the highest points in the city. You're perched above all the action on a quiet, tree-lined side street."

"We designed The Clifton for the next generation of apartment living," Benaim continued. "Aria conducted a study with a group of Harvard Business School students to truly probe how people want to live and shape their life experiences in our apartments. We combined their recommendations with what we've learned developing thoughtfully-designed apartments in DC, Brooklyn, and Miami to create The Clifton."



One stand-out feature that resulted from the Harvard study is a concierge-staffed delivery and pick-up area that includes cold storage for food and flowers, package lockers, and dry-cleaning storage. A sun-soaked rooftop terrace leads to an oasis above the city with a chef's kitchen and private dining room. Cyclists will enjoy controlled-access bicycle storage, repair station, and a separate convenient bicycle entrance. Enclosed parking for cars is below grade.

Cunningham Quill is the project architect and Cecconi Simone of Toronto is the interior designer. The common areas and model unit have been thoughtfully curated by Katerina Mishelle.

Aria is partnering with New York-based Homage Fitness to create a cutting-edge fitness center with an energetic vibe and Peloton bikes. For those who love their four-legged companions, there's also a fully-equipped pet spa.

Each apartment at The Clifton is custom-designed to enhance residents' everyday routines. Contemporary, streamlined kitchens offer Blomberg stainless steel appliances, quartz countertops, and custom-fit cabinet storage. Luxurious bathrooms have porcelain and marble tiles, custom Rovere Grigio vanities, chrome fixtures, and framed mirrors with medicine cabinets. Thoughtful details include open shelving for mementos, modern heavy-gauge barn-style bedroom doors for extra privacy, and convenient entry closets. Following Aria's tradition of sustainability and innovation, every unit features a smartphone-controlled Nest thermostat.

"The building and environs provide both tranquil spaces for contemplation and lively gathering spots for social interaction," Benaim noted. "I can imagine residents catching some rays and grilling dinner on the roof deck, collaborating on creative projects on our co-working tables, then hitting the rooftop penthouse bar and lounge, and finally retiring to the chef's kitchen for an intimate evening with friends."

Future tenants are invited to contact The Clifton's leasing team at 202.892.6950 or by email at theclifton@AriaResidential.com. The project's newly launched website can be found at www.TheCliftonDC.com, or find The Clifton on Instagram using the handle @TheCliftonDC.

Location Highlights

The Clifton is just steps from 14th Street with its fascinating range of restaurants, shopping, theaters, and clubs. It also is within easy reach of destination neighborhoods such as Adams Morgan, Shaw, Dupont Circle, Bloomingdale, NoMa, and more.

Indoor and outdoor exercise options abound, and there are healthy food offerings from nearby Trader Joe's, the new Whole Foods, Streets Market, and Yes! Organic Market. Just down Clifton Street is the 12-acre Meridian Hill Park, a National Historic Landmark, created in the early 1900's as a grand European-style urban retreat. The park's Italian Renaissance-style terraced fountain cascade is the longest in the nation. One of the city's best-kept secrets, this serene enclave attracts runners, dog-walkers, history buffs, and enthusiastic patrons of a Sunday evening drum circle that has been going on since the 1950's.

Development Background

New York City-based Aria Development Group, which has delivered several distinguished multifamily redevelopment projects in the nation's capital, acquired adjacent existing apartment buildings at 1309 and 1315 Clifton Street in 2014-2015. The developer went to great lengths to incorporate the 1909 Italianate Revival-style front portion of 1315 Clifton, retaining the block's unique charm and a sense of history. The original buildings' residents were offered the opportunity to return to brand-new apartments at their former low rental rates. Longtime residents who selected this option will be welcomed back home this summer.

Environmental Protection

Designed to achieve LEED Silver designation, The Clifton features a green roof and permeable pavers, electric vehicle charging stations, high-efficiency windows and insulation, a cool roofing system, water-efficient landscaping, energy-efficient thermostats, and extensive use of recycled and/or regional construction materials. Low-carbon transportation will be encouraged with free three-year car-sharing and Capital Bikeshare memberships, as well as storage for up to 80 bicycles. Two Metro stations are located within walking distance. "If you want to take it easy, you can use the U Street Metro station in the morning and come home via Columbia Heights, walking downhill both ways," commented Benaim. "Or take the advice of our gym designers and health gurus at Homage Fitness and add some cardio to your commute by doing the reverse!"

Community Benefits

After sustained dialogue with the community and members of ANC (Advisory Neighborhood Commission) 1B, the developer has provided a robust community benefits package.  Work is nearing completion on interior and exterior capital improvements for:

Christopher Price House and Belmont Apartments, which provide affordable housing for individuals with physical disabilities

Creative Minds Child Development Center at Wardman Court

The Rita Bright Family and Youth Center

Columbia Heights Community Center

N Street Village, a community of empowerment and recovery for homeless and low-income women

Samaritan Inn, which provides structured housing and recovery services for at-risk individuals suffering from drug and alcohol addiction.

Tree planting and greening initiatives in the alley between Clifton and Euclid Streets the 1300 block of Clifton Street.

About Aria Development Group: Aria Development Group is a real estate development and investment firm focused on creating distinguished urban infill multifamily and mixed-use properties in great neighborhoods. Aria was founded in 2009 by Joshua Benaim with partners David Arditi and Timothy Gordon. Since its founding, Aria has grown assets under management to \$300 million. The firm marries a classic value investment strategy with the traditional real estate principles of location, scarcity, and beauty. Notable developments include 321 Ocean in Miami Beach and 465 Pacific in Boerum Hill, Brooklyn, NY. In Washington, DC, Aria Development Group is behind such distinguished properties as The Bond, The Alden, The Remington, and The Clifton.

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