

# Capitol Vista Washington, DC



## Project Size

106,815 SF  
104 Units

## Certification

Enterprise Green  
Communities

## Awards

Best in American Living Platinum, Affordable Multifamily, NAHB  
Beyond Hospitality Design Award, Hospitality Design  
First Place Architectural Design Award, New Construction, MCAHC



GRIMM + PARKER  
ARCHITECTS



### Overview

Capitol Vista is in the heart of Washington DC, surrounded by a diverse mosaic of well-established downtown neighborhoods such as Mount Vernon Triangle, NoMa and Chinatown. The Mount Vernon Triangle area has become one of the downtown's most active and convenient neighborhoods, with an exciting variety of places to live, work, shop, and dine. The neighborhood is positioned at an ideal location on the east end of downtown, and the building is within walking distance from the Convention Center, Gallery Place/Verizon Center, and the U.S. Capitol. This neighborhood provides a unique mix of historic and modern buildings, longtime and new residents, and diverse cultures, restaurants, and experiences.

### Design for Integration, Wellbeing, + Discovery

The design draws inspiration from the Flatiron building in New York and similar triangular shaped buildings, by drawing parallels with contemporary NYC and newer Washington DC's architecture that is now becoming synonymous to iconic structures of distinctive forms and cutting-edge designs. Capitol Vista in its spaces provides a story and celebrates African American living, from its walls, the paintings, the textures on the floor, as well as tapestry used on the furniture.

The music and movie room provides an opportunity for residents to explore and discover African American heritage and opportunities for residents to be a part of community gatherings that encourages equity and harmony. The building showcases healthy living through incorporation of enhanced indoor air quality, resident balconies, fitness center, and social integration spaces such as community room, clubroom, and a rooftop terrace.

### Design for Equitable Communities + Economy

Capitol Vista offers an 100% luxury affordable housing community for individuals and families earning up to 50% of Area Median Income (AMI). This community was made possible through a capitalization structure consisting of a combination of construction and permanent financing which leveraged conventional debt, a 4% LIHTC allocation with a DCHFA Private Placement mortgage, DHCD subordinate Gap financing via the Housing Production Trust Fund, and deferred developer fee. The building features studio, one- and two-bedroom apartments with 21 apartments reserved for tenants earning up to 30% of the area median income (AMI) and 83 for tenants earning up to 50% of AMI.

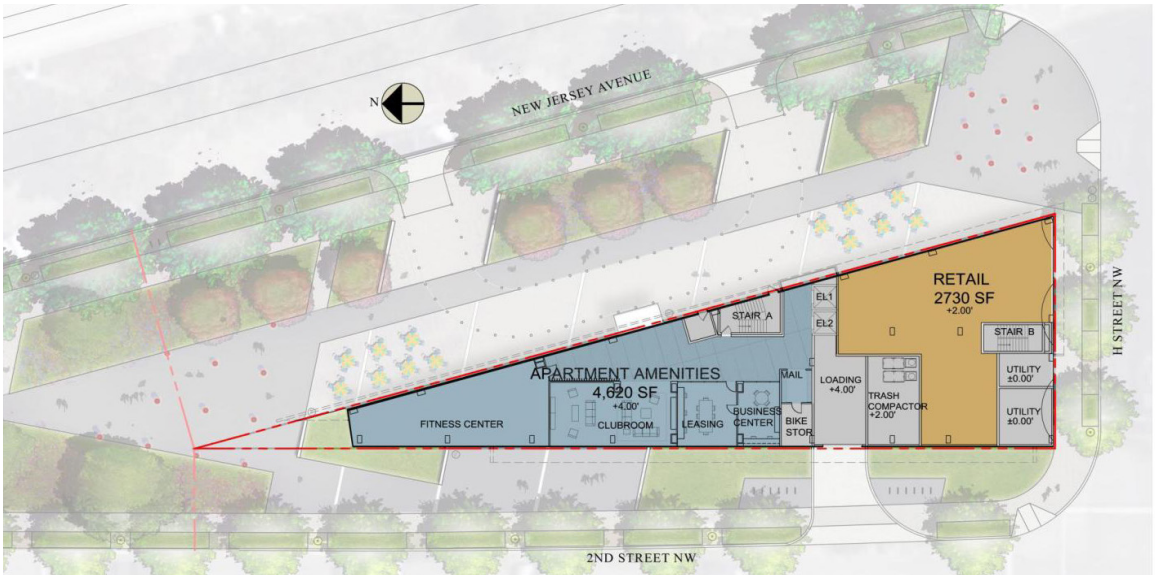
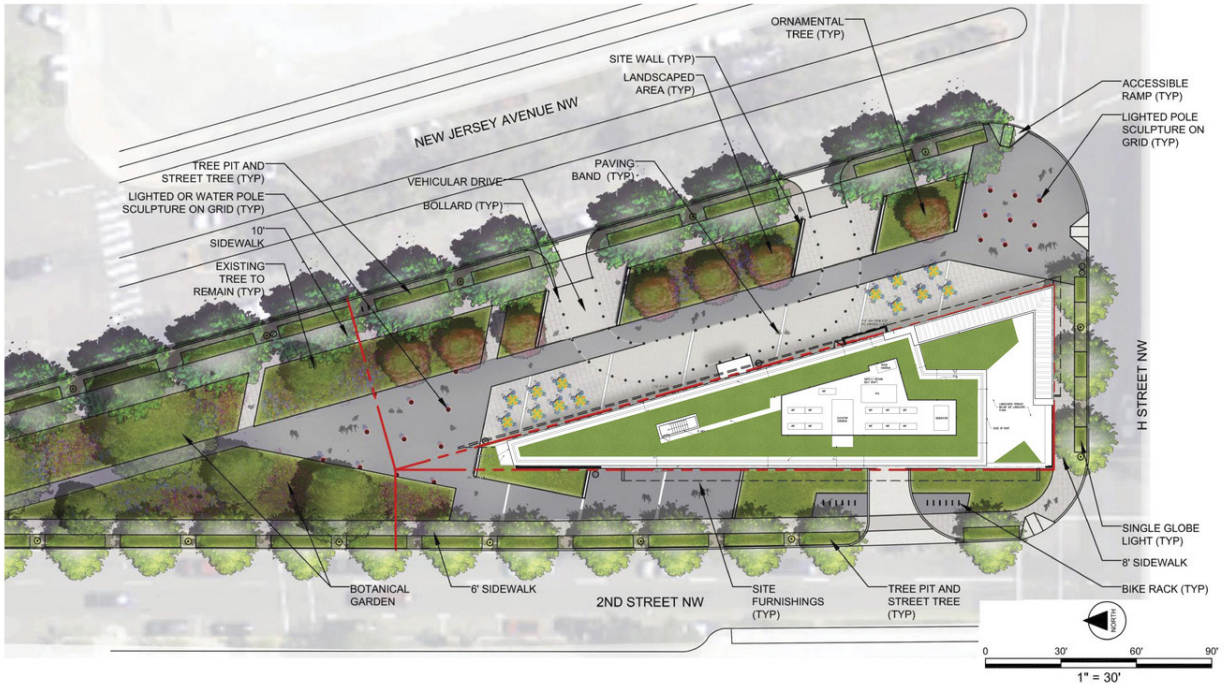


## Capitol Vista



As an Enterprise Green Communities Certified building, residents live in a holistic green building with green roofs, low energy systems, and a commitment to carbon emissions reduction.





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