

156 new apartments near D.C.'s 14th Street corridor include high-end amenities



Rents at the 156-unit Clifton at 1315 Clifton St. NW in Washington range from \$1,855 for a studio to \$5,564 for a three-bedroom. (Aria Development Group)

By **Michele Lerner**

Unusual floor plans and carefully curated amenities are meant to attract new tenants to the Clifton, a 156-unit apartment house between Columbia Heights and the 14th Street corridor in Northwest Washington.

Developed by Aria Development Group, the Clifton, at 1315 Clifton St. NW, includes studio apartments with 370 square feet to four-bedroom units designed for co-living, along with some more conventional one- and two-bedroom apartments. The development includes part of the facade of a previous apartment building.

Before reopening the building, Aria Development conducted a study with a group of Harvard Business School students to gather recommendations for the amenities that renters prize the most, such as a delivery and pickup area with a concierge that includes cold storage for grocery deliveries, package lockers and dry-cleaning storage.

Other building amenities include a roof terrace with an enclosed kitchen and private dining room, a co-working space, a fitness center, a pet spa, and bicycle storage with a repair station and a separate bike entrance.

Residents can walk to grocery stores, shops, restaurants, bars, music venues and theaters, and Meridian Hill Park. Both the U Street and Columbia Heights Metro stations are within walking distance.

The building was designed by Cunningham Quill architecture firm and interior design firm Cecconi Simone. The contemporary-style apartments have stainless-steel appliances, quartz counters, porcelain and marble tiles in the bathrooms, open shelving, a washer and dryer and barn-style bedroom doors. Some units have a balcony.

Rents range from \$1,855 for a studio to more than \$5,564 for a larger shareable unit with three bedrooms and a den or two bedrooms and two dens. One 618-square-foot studio has an open living and dining area, two closets, two dens and one full bathroom and rents for \$3,109.

For more information, visit <https://thecliftondc.com/>.