



SYCAMORE & OAK, 1110 OAK DR SE, WASHINGTON, DC

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CASE STUDY: SYCAMORE & OAK

SYCAMORE & OAK: A COMMUNITY WITHIN THE COMMUNITY

PROJECT OWNER: EMERSON COLLECTIVE & REDBRICK

PROJECT LOCATION: 1110 OAK DR SE, WASHINGTON, DC 20032

COMPLETION DATE: JUNE 14, 2023

ARCHITECT/DESIGNER: ADJAYE ASSOCIATES

MASS TIMBER ENGINEER/MANUFACTURER: STRUCTURECRAFT

THE RETAIL VILLAGE at Sycamore & Oak is a community-led development in the heart of the vibrant Congress Heights neighborhood of Washington, DC, and it blends sustainability, community engagement, and economic empowerment. Born

out of extensive collaboration with the local community, the project is committed to inclusivity; innovation; and a resilient, healthy living environment.

This 23,000-square-foot venue on St. Elizabeth's Parcel 15 is not just a retail space; it is a hub designed to feel like a community within the community. From the outset, the project reflected the aspirations of the Congress Heights neighborhood and its residents. The design, characterized by sustainable materials and low-carbon construction techniques, shows a commitment to regenerative construction.

The Retail Village offers wellness and entrepreneurial support services, food vendors, and convening and



**ABOVE AND RIGHT – SYCAMORE & OAK,
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event spaces. The modularity and low-carbon construction techniques make the structure, entirely built of timber, easy to assemble and reassemble.

The two main modules along Cherry and Oak streets are linked by a bridge accessible by people with handicaps. These modules house community-centric facilities, including a dining hall, a fresh food market, retail storefronts, and education and fitness centers. The mezzanine connecting the modules serves as a central gathering space, performance hall, and event venue.

The open-air design, covered by a timber canopy, provides a warm, welcoming space that not only offers shade and protection from the elements but also fosters a sense of intimacy. The canopy, punctuated by skylights for natural light, doubles as a platform for photovoltaic panels that will eventually power the facility with solar energy. The project is a Forest Stewardship Council 2023 Leadership Award winner.



The Retail Village also serves as an incubator for local businesses through programs like “Incubate the Eight,” supporting emerging Black entrepreneurs by sharpening their business and marketing skills. The “Chefs-in-Residence” program, in collaboration with the José Andrés Group, provides mentorship and operational guidance to food and drink vendors.

The Retail Village is the first phase of a 650,000-plus-square-foot, mixed-use development that is expected to include local stores, affordable housing, an office building, and a hotel, all made from mass timber and employing regenerative building techniques. 