

CUNNINGHAM | QUILL ARCHITECTS

FAITH-BASED AFFORDABLE HOUSING
2026



Image: The Spire & Episcopal Church of the Resurrection (ECR) | Alexandria, VA
Faith-Based Affordable Multi-Family Housing
Cunningham | Quill Architects
2023 AIA Charlotte Award Recipient (ECR)

TABLE OF CONTENTS

INTRODUCTION	p. 3
FIRM PROFILE & SPECIALIZATION	p. 5
APPROACH TO TECHNICAL ASSISTANCE	p. 11
EXPERIENCE & SELECTED PROJECTS	p. 19

INTRODUCTION

FAITH-BASED AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

Helping Faith-Based Organizations with Design and Technical Assistance

Cunningham Quill Architects brings to these efforts a depth of experience, knowledge and personal commitment to faith-based housing initiatives, community-centered projects and affordable housing. We have direct experience in helping and equipping faith-based organizations and congregations with the resources and expertise to navigate the unfamiliar complexities of real estate development, project planning and design and community engagement.

A Depth of Experience in Advising Faith-Based Communities and Organizations

Cunningham Quill Architects has a depth of experience in advising faith-based communities and organizations on project feasibility, zoning, site selection, funding strategies and the development project process. Each congregation, faith-based project and site context is unique and has its own set of particular opportunities and constraints. We have helped numerous congregations during discernment or after completing a discernment period with determining how their mission may take place and in what scale and form. We work with our faith-based partners in an exciting but extensive process together asking the important questions - analyzing and studying their site to determine what the zoning allows, are there any easements or environmentally restricted areas, what are the setback requirements, are there any overlays, what are the program components, what are the characteristics of the site (typography, wooded areas, slopes, natural areas, observable soil issues), what are the entitlement and jurisdictional review processes, what are the neighboring property owner potential concerns, what is the political environment and potential support for a proposed project). We engage our faith-based communities and organizations as true partners in the journey of exploring the opportunities of their site and context to help them shape their visions but with the realities of place.

A Depth of Experience in Affordable Housing and Community-Centered Facilities Architectural Services

For Cunningham Quill, creating affordable housing and communities that lift up the lives of those in need is not just another project. These initiatives are a passion and core tenant of our mission to give back. In this booklet, we highlight and share our vast experience and wide range of affordable housing typologies. We bring a unique set of architectural design services, experiences, talents and expertise to these efforts that allow us to assist a wide group of potential faith-based organizations in their explorations. This depth of experience ensures that the outcomes from these studies will also align with the greater community needs and regulatory process requirements that design solutions are functional and truly reflect each organization or congregation's missions.

Urban Planning and Design

As an award-winning architecture, urban design and planning firm, we have been able to offer a depth of urban planning and urban design expertise to our faith-based partners on their projects. This expertise ensures that our faith-based and affordable housing projects respond to place and into the larger community while ensuring that developments also align with local planning goals. Our in-depth master planning and design process allows us to discover unique opportunities not always self-evident in a particular context

Giving Back to Community and Faith-Based Communities Through Volunteer Engagement

Lee Quill is involved in the Virginia Episcopal Real Estate Partners (VEREP) as a Board of Trustee Member (Episcopal Diocese of Virginia). David Coxson is a member of the Bishop's Committee on Affordable Housing (Episcopal Diocese of North Carolina). Chris Hurst is an active member of his church's Homelessness and Housing Advocacy Committee. Several CQA staff members, including Chris, are involved in Habitat for Humanity and various other church-based institutions. Altogether, we are heavily invested in helping faith-based organizations at all levels including through our personal commitments of time. David Coxson is also a councilmember on the Urban Land Institute (ULI) Carolina's Innovation in Housing Council and has played an active role in shaping the council's research and conversations on how best to advance different building typologies and construction techniques for affordable housing buildings.

In conclusion, we believe that the Cunningham Quill Architects Team offers an outstanding team of talented professionals with the expertise and passion to successfully execute a wide range of exciting and challenging projects. We would very much look forward to the opportunity of working with your faith-based congregation and organization to assist you in the exciting process of investigation and exploration of your vision and mission in your unique context. As you review our qualifications, if you have any questions, please reach out to us.

Sincerely,

Lee Quill, FAIA, CNU
Founding Principal

David Coxson, AIA
Principal

CUNNINGHAM | QUILL ARCHITECTS, PLLC

FIRM PROFILE & SERVICE SPECIALIZATION



Brief History of the Firm

Cunningham | Quill Architects, PLLC, (CQA) is located in historic Georgetown, Washington, DC, and uptown Charlotte, NC, and was founded in 1996 to provide complete professional services in the fields of community planning, urban design and architecture. Founding principals Ralph Cunningham, FAIA and Lee Quill, FAIA, CNU bring over forty years of experience to the practice, that has shaped a unique design sensibility and well-rounded approach, helping the firm grow substantially over the years. Cunningham | Quill has a staff of architects and planners experienced in architecture, urban design, and master planning.

For its achievements, the firm has received 106 American Institute of Architects Design Excellence Awards, including the Award of Excellence for Architectural Design, the Award of Merit for Architectural Design and Planning, the Washingtonian Award of Residential Distinction, the “Pro Bono Public Award” honoring outstanding design in the public interest, and the “Outstanding Redevelopment Plan” from the Virginia Chapter of the American Planning Association. Internationally recognized, Cunningham | Quill has received three Charter Awards from the Congress for the New Urbanism (CNU) and had our “Terraces East” affordable housing project selected to exhibit in the United States Pavilion at the 2025 Venice Biennale of Architecture. The firm has won three (3) AIA Charlotte Design Awards in the last three years since the Charlotte office opened.

Our mission is to bring together complementary strengths and experience to unite client interests and community needs with design excellence. Our firm has 18 employees in total with two Founding Principals, two Principals, two Associate Principals, three Associates, an in-house Comptroller and a Staff of architects, urban designers and planners. A large majority of our professionals are licensed architects (13).

DC OFFICE ADDRESS 1054 31st Street NW Suite 315 Washington, DC 20007	NC OFFICE ADDRESS 112 South Tryon Street Suite 1370 Charlotte, NC 28284	PROFESSIONAL SERVICES	PROFESSIONAL SERVICES
DC OFFICE CONTACT Lee Quill, FAIA, CNU Founding Principal lquill@cunninghamquill.com (202) 337-0090, Ext. 103	NC OFFICE CONTACT David Coxson, AIA, Principal dcoxson@cunninghamquill.com 704-910-2980	ARCHITECTURAL DESIGN Affordable Housing Faith-Based Organizations Multi-Family Residential Mixed-Use and Commercial / Office Civic and Institutional Adaptive Reuse Interior Design Historic Preservation Single-Family Residences Building Design Programming and Needs Assessment	URBAN DESIGN & MASTER PLANNING Community Master Planning Development and Revitalization Plans Feasibility Studies Zoning Analysis and Massing Studies Urban Design Guidelines Regional Planning / Transit Oriented Design
TYPE OF OWNERSHIP PLLC	CERTIFICATIONS SBE - Small Business Enterprise		

SERVICE SPECIALIZATION | Affordable Housing with Faith-Based Organizations

Select Faith-Based Affordable Housing and Community Center Projects

Cunningham | Quill has continued to work closely with faith communities to develop a variety of award-winning projects that align with the unique needs, values, and missions of each organization. We take a deeply personalized approach, listening carefully to the vision and goals of each faith community, and integrating these objectives into every aspect of our project. We believe that this commitment to tailored, mission-driven solutions is key to creating functional, inspiring spaces that help strengthen and uplift the communities they serve.

FAITH-BASED HOUSING PROJECTS



THE SPIRE & EPISCOPAL CHURCH OF THE RESURRECTION
ALEXANDRIA, VA

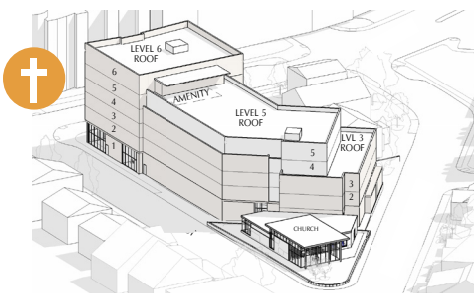
Redevelopment of a former church site and a new 113-unit multi-family affordable housing building and new church co-located on a shared site to support a faith community's future needs and commitment to creating more affordable housing for their community.

2023 AIA CHARLOTTE AWARD RECIPIENT FOR NEW CONSTRUCTION



ST JAMES PLAZA AT ST JAMES METHODIST CHURCH
ALEXANDRIA, VA

Transformation of a former church's 3-acre site into a mixed-income and mixed-use community featuring a green pedestrian public promenade and early learning childcare center operated in partnership with a local nonprofit providing strategic site access and resources for the the community. 93 affordable family units and 31 market rate townhomes.



FAITH-BASED AFFORDABLE HOUSING - STUDY
NORTHERN VIRGINIA

Exploration of the transformation and redevelopment of a former church site. Scope included design of a new church and addition of affordable senior housing and a childcare center. Work included site context analysis, program and discernment meetings with the church and multiple initial concept studies.



THE HOUSE OF LEBANON
WASHINGTON DC

Adaptive reuse of the former Margaret Murray Washington School for Black Women into 82 affordable apartments for independent seniors. The project was a joint development of Mission First Housing Group, Nix Development (Urban Matters), the Mt. Lebanon Community Development Corporation/Mt. Lebanon Baptist Church in cooperation with the Washington Interfaith Network.

SERVICE SPECIALIZATION | Affordable Housing: A Diverse Portfolio

Faith-Based, Adaptive Re-Use, Senior, Emergency Family Housing (Shelters), and Mixed-Income Housing

Our team has extensive experience designing affordable housing for a variety of typologies including collaborative designs with faith-based organizations, short-term emergency family housing, permanent supportive housing, adaptive re-use designs, and senior housing. Our award-winning portfolio has been widely recognized for providing effective and fully integrative affordable mixed-income and affordable home ownership solutions for communities.

A Diverse Portfolio of Award-Winning Affordable Housing: Selected Works



RESIDENCES AT ST.
ELIZABETHS CAMPUS
MIXED-INCOME MULTI-FAMILY
ADAPTIVE RE-USE

2022 AIA CHARLOTTE AWARD RECIPIENT



DAVIS PLACE
MIXED-INCOME MULTI-FAMILY
HOME OWNERSHIP (CONDOS)



BRUNER PLACE
MIXED-INCOME MULTI-FAMILY
HOME OWNERSHIP (TOWNHOMES)



HUNTER'S PARK
AFFORDABLE MULTI-FAMILY
SENIOR HOUSING
MIXED-USE WITH RETAIL

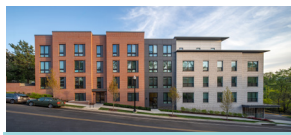


HOUSE OF LEBANON
AFFORDABLE MULTI-FAMILY
SENIOR HOUSING
ADAPTIVE RE-USE



THE SPIRE & EPISCOPAL
CHURCH OF THE
RESURRECTION
FAITH-BASED MULTI-FAMILY

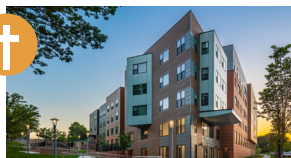
2023 AIA CHARLOTTE AWARD RECIPIENT (ECR)



TERRACES EAST
MULTI-FAMILY AFFORDABLE



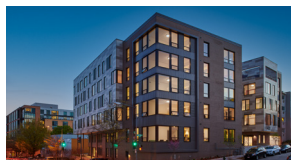
TERRACES WEST
MULTI-FAMILY AFFORDABLE



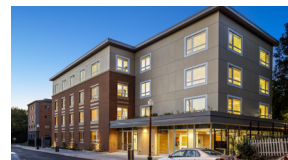
ST. JAMES PLAZA
AFFORDABLE MULTI-FAMILY
FAITH-BASED
MIXED-USE WITH EARLY
CHILDHOOD PRESCHOOL



SENIOR HOUSING
FAITH-BASED MULTI-FAMILY
AFFORDABLE HOUSING AND
NEW CHURCH



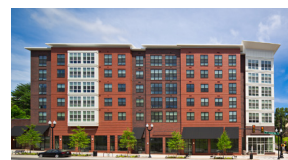
THE TERRELL: WARD 1
MULTI-FAMILY
SHORT-TERM FAMILY HOUSING
& PERMANENT SUPPORTIVE
HOUSING (SHELTER)



THE HORIZON: WARD 7
MULTI-FAMILY
SHORT-TERM FAMILY HOUSING
& PERMANENT SUPPORTIVE
HOUSING (SHELTER)



GOOD HOPE ROAD
AFFORDABLE MULTI-FAMILY
MIXED-USE WITH NON-PROFIT
REHABILITATION CENTER
(UNDER CONSTRUCTION)



THE SHELL
AFFORDABLE MULTI-FAMILY
MIXED-USE WITH
MONTESSORI SCHOOL

Affordable Communities: Urban Design & Master Planning

Our team believes that successful engagement of communities and key stakeholders is critical to create more meaningful and comprehensive affordable communities. We have been nationally recognized as leaders in community design driven by extensive outreach and community engagement methods from community charrettes, site walks, and visioning sessions to town hall meetings, public presentations, and stakeholder meetings.

Urban Design & Master Planning: Neighborhoods, Communities, Downtowns: Affordable Housing & Services



FORTNIGHTLY

NEIGHBORHOOD MASTER PLAN SENIOR COMMUNITY CENTER

Working with Fairfax County and the town of Herndon, VA we designed a new urban neighborhood plan (from former industrial parcels) linking the downtown core to a new senior center, also designed by Cunningham | Quill Architects, and an existing senior housing complex.



CHARLOTTESVILLE STRATEGIC INVESTMENT AREA PLAN

URBAN DESIGN & PLANNING

Transformation of a former industrial stream valley and urban renewal, low income public housing area into a new mixed-income, mixed-use neighborhood, re-weaving this area back into the city. Effort included extensive successful community engagement.



DC OFFICE OF PLANNING SMALL AREA PLANS

URBAN DESIGN & PLANNING

Community outreach, urban design assistance, and visualization of concepts for three District of Columbia Small Area Plans—the Chevy Chase, Pennsylvania Avenue SE, and Congress Heights Small Area Plans—to create more affordable housing and new neighborhood commercial centers.



SERVICE SPECIALIZATION | Urban Design & Master Plan Publications

A Variety of Design Master Plans Cunningham Quill Architects has Created and Authored (or has been a primary author for the plan):

A VARIETY OF DESIGN MASTER PLANS



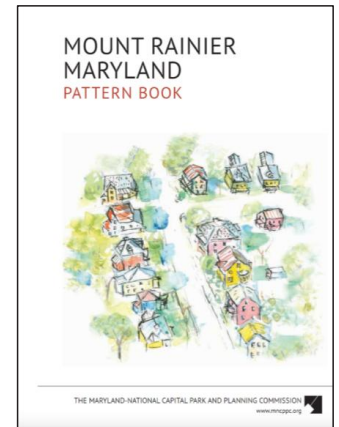
**City of Charlottesville
Strategic Investment Area Plan**
Presented to the City of Charlottesville
December 13, 2013
CUNNINGHAM | QUILL ARCHITECTS
DC/US
Main Street Associates
Kittling & Associates
City of Charlottesville
Neighborhood Development Services
633 East Market Street, 4th Floor
Charlottesville, VA 22902

Strategic Investment Area Plan- City of Charlottesville



**Mount Rainier
Mixed-Use Town Center Development Plan**
May 2010
The Maryland-National Capital Park and Planning Commission
www.mnppc.org

Mount Rainier Downtown Plan



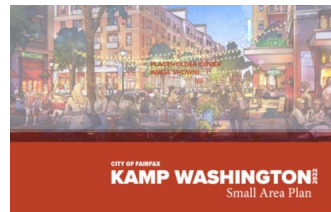
Mt. Rainier Neighborhood Pattern Book



Fairfax Northfax Small Area Plan



Fairfax Old Town Small Area Plan



Fairfax Kamp Washington Small Area Plan



Fairfax Circle Small Area Plan



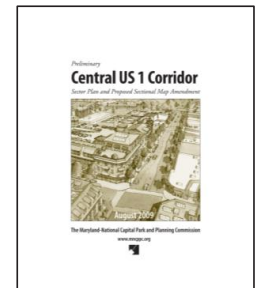
Urban Design Policy Paper - General Plan***



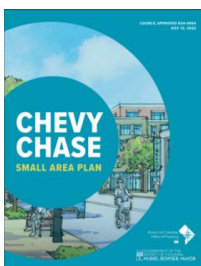
Huntfield Development Plan



Branch Avenue BRT - LRT Transit Corridor Plan



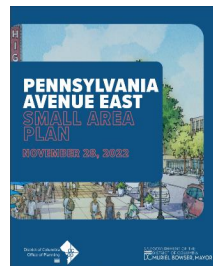
Central Route 1 Plan



DCOP Chevy Chase Small Area Plan



DCOP Congress Heights Small Area Plan



Pennsylvania Avenue East Small Area Plan



Downtown DC Public Realm Plan

Affordable Communities: A Community Driven Processes

Our team has extensive background and experience in engaging communities through a variety of discernment and community visioning strategies providing flexible, innovative, and tailored solutions that meet the specific needs of each community. We have been nationally recognized as leaders in community design driven by extensive outreach and community engagement methods from community charrettes, site walks, and visioning sessions to town hall meetings, public presentations, and stakeholder meetings.

Visioning and Discernment: Faith-Based Community Engagement



THE SPIRE & EPISCOPAL CHURCH OF THE RESURRECTION

The Episcopal Church of the Resurrection and AHC Inc., were involved in the design of the church and affordable housing with CQA through frequent stakeholder meetings, workshops, and presentations.



ST. JAMES PLAZA AT ST JAMES METHODIST CHURCH

The team worked with St. James Methodist Church and AHC inc, to master plan the former church's site into a mixed-use mixed-income community.

Visioning and Discernment: Extensive Experience



FAIRFAX OLD TOWN FAIRFAX, VA

Multiple stakeholder group meetings, public design charrettes, and public presentations brought together the business, resident, and economic/ visitor goals of this historic downtown.



FAIRFAX KAMP WASHINGTON FAIRFAX, VA

Multiple stakeholder group meetings, design-charrette workshops, and public presentations guided the ultimate plan for this suburban retrofit area of the city.



FAIRFAX CIRCLE FAIRFAX, VA

Multiple workshops, stakeholder meetings, and a public design charrette helped frame a community-based plan for this key activity center/entrance to this city.



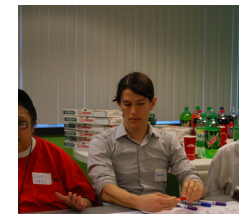
FAIRFAX NORTHFAX FAIRFAX, VA

Multiple stakeholder group meetings, public design charrettes, and public presentations brought together the disparate interests of this diverse community.



CENTRAL US-1 COLLEGE PARK, MD

The project team promoted shared interests among a wide range of stakeholders, which crafted land use, transportation and zoning proposals after a week-long charrette.



MOUNT RAINIER M-U-TC DOWNTOWN PLAN MOUNT RAINIER, MD

A public charrette and a series of workshop meetings provided the foundation in envisioning a vital pedestrian-oriented, mixed-use downtown, and changing neighborhood.



BRANCH AVENUE CORRIDOR CLINTON, MD

Using a series of workshops, we worked with Branch Avenue Corridor citizens and community leaders to create a redevelopment master plan for sensitive infill that protects and preserves neighborhoods.



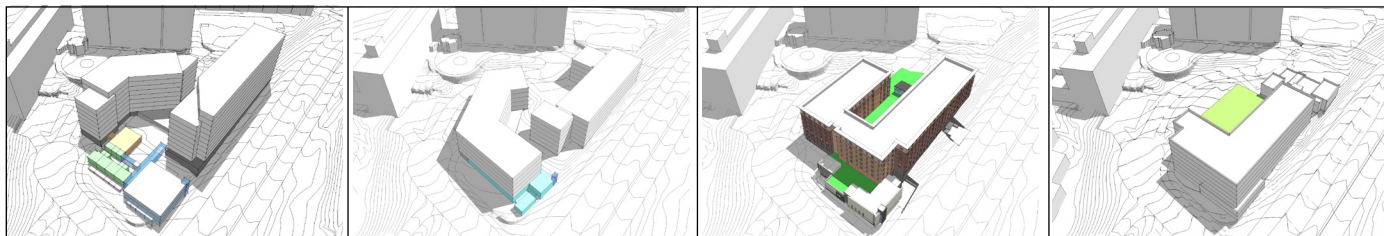
STRATEGIC INVESTMENT AREA CHARLOTTESVILLE, VA

Multiple stakeholder group meetings, public design charrettes, and public town hall presentations brought together the disparate interests of this diverse community.

APPROACH TO TECHNICAL ASSISTANCE

AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

Experience delivering flexible, innovative technical assistance tailored to the diverse needs of faith-based organizations:



THE SPIRE & THE EPISCOPAL CHURCH OF THE RESURRECTION (ECR) - EVOLUTION OF FEASIBILITY AND MASSING STUDIES, DIAGRAMS
(ARCHITECT: CUNNINGHAM QUILL / CLIENT: AHC & ECR)

Approach to Technical Assistance for Affordable Housing & Community Development

Cunningham Quill is committed to providing technical assistance to support faith communities in their housing and community development efforts. We understand that each faith-based organization has their own unique objectives and constraints that require a flexible design and community engagement approach to help formulate, communicate, and realize each individual organization's mission and vision.

Our team has an extensive background and ongoing experience working collaboratively with faith-based and non-profit organizations to ensure successful affordable housing and mission-driven development for communities. Through our experience and leadership, our team has learned how to effectively develop tailored solutions that address the unique challenges and opportunities faced by faith-based organizations and consistently help steer projects through completion with award-winning outcomes.

From initial visioning efforts, site analysis, programming, zoning analysis, feasibility studies, and community engagement, to design development through construction documents and final completion, our team is able to deliver expert technical services throughout the entire process of affordable housing and community development projects.

Our approach to delivering technical services is typically inclusive of:

- ASSISTING FAITH-BASED ORGANIZATIONS IN THEIR DISCERNMENT PROCESS, ANALYZING THE SITE AND DEVELOPMENT POTENTIAL, AND HELPING TO DEVELOP AND COMMUNICATE THE VISION
- PROVIDING FLEXIBLE TAILORED DESIGN SOLUTIONS TO MEET THE MISSION AND PROJECT VISION
- COLLABORATING WITH PROFESSIONALS AND FAITH-BASED ORGANIZATIONS THROUGHOUT THE DEVELOPMENT PROCESS

EARLY ENGAGEMENT: DISCERNMENT & FEASIBILITY STUDY PHASE SERVICES

It is critical to understand each faith-based organization's mission early in the process in order to clarify, help define, and realize the institutional goals in mission-driven affordable housing and community development projects.



Each faith-based organization embarking on affordable housing development first establishes a unique mission for who they seek to serve through affordable housing. That mission and the successful outcome of the vision can be shaped by a number of factors, including the existing site conditions and context, the zoning limitations, the market analysis and potential financial constraints, community influence, and ultimately the congregation's leadership group and its selected partners' ability to lead with the mission.

Understanding context and identifying constraints and opportunities provides a baseline to communicate and illustrate what is possible and, as a result, helps to guide the discernment process that happens within the congregation and its extended community.

Cunningham Quill has partnered extensively with faith-based and non-profit organizations in the initial feasibility study, project visioning, and community engagement efforts to help our clients better understand what is possible and how to achieve their housing and community development goals.

The technical services that Cunningham Quill provides early in the planning and development process are:

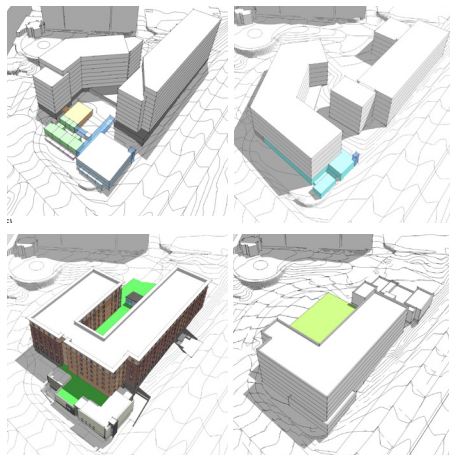
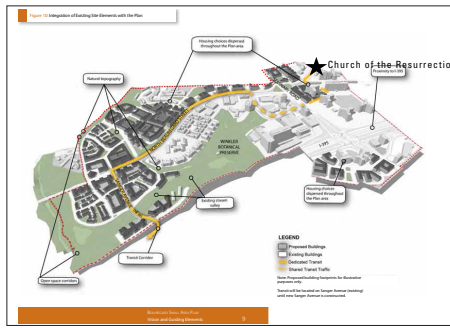
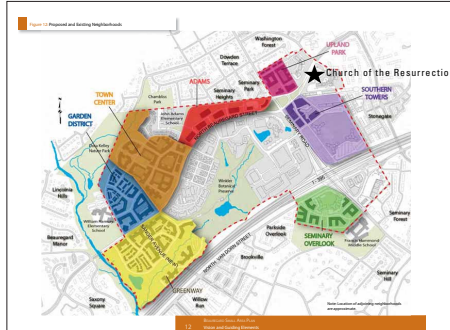
- **Assisting Congregations with Communicating Their Missions and Developing Their Visions During Discernment**
Cunningham Quill understands that it is critical to establish initial clear communication and open dialogue with the congregation's leadership, and any other stakeholders, to assist the congregation as it explores its mission and establishes project goals during its discernment process. We approach this as a collaborative knowledge-sharing process between the faith-based organization and our team (and any additional partners) that aims to equip the leadership with the development knowledge necessary to navigate the internal conversations within its congregation. The outcome of defining the congregation's mission informs the next steps of developing the project vision.
- **Feasibility Studies: Site & Context Evaluation, Zoning Analysis, Space Planning/Programming, Development Studies, and Market Analysis**
Cunningham Quill is very experienced at producing comprehensive feasibility studies that include site analysis, land use/zoning analysis, and program and massing studies to illustrate the buildable area and development potential. We often pull in partners to assist in market analysis and financial feasibility documentation. Through this process, we frequently identify constraints and opportunities that inform the vision, the type of affordable housing that is possible, and help to hone the institutional mission.

Each project will have unique determinants. Helping congregations identify constraints and opportunities early in the process will allow for a clearer path of understanding what is possible to develop on their properties. This may include environmental, legal & regulatory, zoning, neighborhood context (including political and social factors), or financial constraints. Cunningham Quill will incorporate this analysis within the feasibility study and provide tailored design and development solutions on how best to address the constraints and benefit from the opportunities.

- **Community Engagement**
Cunningham Quill is an experienced leader in the community engagement process for affordable housing and community development projects in partnership with faith-based and non-profit organizations. Engaging with the project neighbors, community partners, and municipal agencies will help to establish clear communication from the outset and provide avenues for shared ideas within a collaborative environment that can help set the development up for a successful approvals path.

NEXT STEPS: PROVIDING TAILORED ARCHITECTURAL DESIGN SERVICES

After the discernment and feasibility study process, Cunningham Quill (CQA) will work with faith-based organizations to provide tailored architectural design services that help achieve the congregation's mission, vision, and potential development.



The technical services offered to meet these refinements will be tailored to meet the specific project factors and client's goals and with flexibility to address the traditionally non-linear development analysis path.

The services typically include the following:

Refinements in Testing the Ultimate Vision:

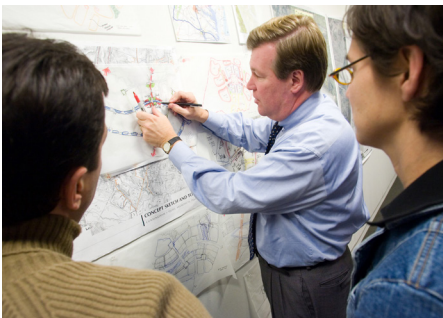
- Site Plan, Building Massing & Contextual Integration:** CQA begins projects with developing an understanding of context. We have extensive experience researching sites' broader urban and immediate neighborhood contexts, including surrounding infrastructure, architectural character, presence of local community services, and existing social and political factors. Understanding a site's context allows our team to tailor design solutions which best address the project's scale and development potential. The contextual analysis and related design efforts can support the later development of the formal site plan submission that is part of the entitlement approvals process.
- Building Space-Planning & Layout:** CQA has a depth of experience at designing functional affordable housing buildings that address the client's programming goals, as well as state Qualified Allocation Plan (QAP) requirements. Our affordable housing projects have been recognized for design excellence and which are all rooted in well-designed and efficient space-planning.
- Budget Considerations:** For affordable housing development, it is critical to design within the budget constraints from the outset. Maximizing the number of units and incorporating efficient amenity spaces are factors that can positively influence the development potential. CQA can assist project cost estimators with early cost analysis and estimation efforts to help establish general, preliminary project budget estimates.
- Compliance & Regulations:** CQA is adept at designing buildings that meet all relevant building code and accessibility requirements, and applicable zoning regulations, as well as finding creative design opportunities within them where appropriate. CQA will perform initial code reviews and tests in the refinements.

CQA is experienced in leading the next steps of the design process to advance the architectural design, gain the necessary entitlements' approvals, including rezoning approval when needed, and assist in procuring project financing, including meeting North Carolina Housing Financing Agency's (NCHFA) Qualified Allocation Plan (QAP) application requirements for low-income housing tax credits (LIHTC) and other gap financing opportunities.

- Functionality & User Experience:** CQA has deep experience designing affordable housing projects that incorporate a mix of uses, such as co-located churches, daycares, and community services with clear design ideas and aesthetic appeal to create practical buildings with heightened user experiences.

COLLABORATING WITH PROFESSIONALS AND FAITH-BASED ORGANIZATIONS

After and during the initial technical and advisory services efforts, Cunningham Quill will work collaboratively and flexibly with all project partners, professionals, and the faith-based organizations themselves to help ensure clear communication and project success.



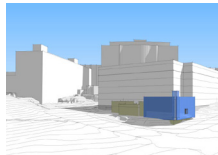
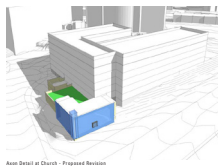
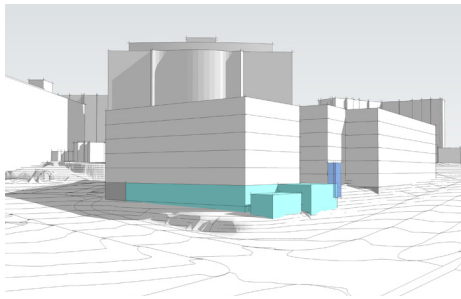
What Happens Next After the Initial Studies?

Working collaboratively with the myriad affordable housing project team partners with the goal being to collectively help achieve the client's mission is core to how we work and who we are as a firm at Cunningham Quill. We have deep relevant experience, working closely on numerous projects with a variety of clients and project stakeholders, municipal officials, community partners, affordable housing developers, general contractors, legal land-use counsel, finance partners, engineers, land development professionals and other subconsultants, property management and community services groups. Building successful affordable housing and community development projects truly takes a village, and Cunningham Quill takes pride in being a positive, active partner and leader throughout the process.

- **Working with Faith-Based Organizations:** The Cunningham Quill team will work closely with the faith-based organization and establish clear communication with the congregation's point of contact from the outset. Depending on the scope of work of the initiative and project goals, CQA expects that a variety of regularly-scheduled meetings will be necessary and beneficial to ensure project success. Those meetings can be hosted in a combination of in-person at the church, in CQA's office, and virtually. We act as a partner for our faith-based clients, walking with them through the entire process, championing their mission and leading the efforts necessary to successfully deliver it.
- **Working with Affordable Housing Developers:** It is very typical for Cunningham Quill to work with affordable housing developers, establishing a prime contract agreement with them to deliver all Architectural and Engineering services necessary to achieve the faith-based organization's mission and meet the project goals. Should the congregation choose to work with a developer, CQA will work collaboratively with the developer team and tailor our efforts as needed to achieve success.
- **Working with General Contractors / Construction Managers:** It is typical for developers to bring general contractors onto the project early in the development process to perform Construction Management services, especially cost analysis. Cunningham Quill regularly works with GCs throughout the project duration, including during feasibility study phase, design development and construction documents phases, and ultimately during the construction administration phase. We are respected for our collaborative work flow, communication and management skills, and construction technology experience when working with GCs.
- **Working with Engineers and Other Project Consultants:** CQA is accustomed to working with a myriad of engineers and consultants and typically acts as the prime, leading all related coordination, communication, and documentation generated by the consultant team. CQA has excellent relations and deep experience with a number of high-quality consultants that can be tapped to assist in development efforts for faith-based organizations.

Supporting a Church's inspiring mission to support affordable housing: A Look at The Spire and The Episcopal Church of the Resurrection—A Case Study

To demonstrate our experience delivering effective, tailored and flexible solutions, we offer as a case study the design of the Spire and the Episcopal Church of the Resurrection, a faith-based affordable housing and new church project designed in collaboration with faith-based organization, The Episcopal Church of the Resurrection, and affordable housing developer AHC Inc. The project is also included under Experience and Selected Projects, illustrating the numerous site layout schemes studied early in the process with the ECR.



MASSING STUDIES

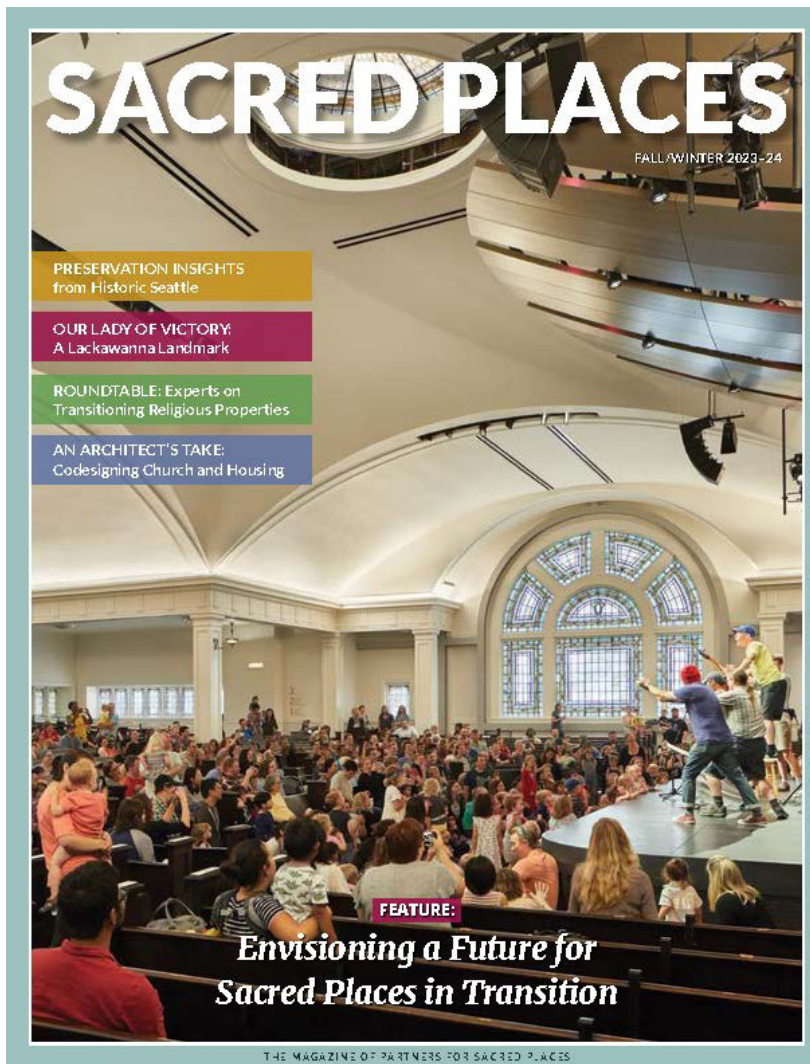


FINAL DESIGN RENDERING

- **Working with The Episcopal Church of the Resurrection (ECR):** Recognizing changing demographics in the congregation, the Episcopal Church of the Resurrection (ECR) in Alexandria, Virginia spent a year in discernment on the future needs and missions of the church. Ultimately the congregation voted to offer up their existing church and site to address an urgent affordable housing need in Alexandria.

The Cunningham Quill team worked closely with the Episcopal Church of the Resurrection (ECR) throughout the planning, design, and construction phases. Through resourceful creativity, careful planning, and cost-effective design, Cunningham Quill (CQA) and the design team incorporated a new smaller (5,000sf) church on the site adjacent to a new, co-located 113-unit affordable housing building, "The Spire." The organization and design of the church and the affordable housing building was the product of careful planning, numerous studies, and extensive collaboration between CQA and ECR.

- **Integration, Wellbeing, and Discovery:** A thoughtful and collaborative design process led by Cunningham Quill ensured that the existing site was designed for integration and community connection. A new grand stair connects residents, church congregants, pedestrians, and cyclists to the boulevard below and to a series of connected community outdoor gathering spaces, courtyards, and play and relaxing spaces all to promote engagement and interaction. The Spire and the church attained 100% universal design, encouraging long-term accessibility by age, need, and disability.
- **Equitable Communities and Economy:** The church's decision to support their mission and put forward their land for an affordable housing building, with no guarantee of a future building for worship, speaks to their commitment to building more equitable communities. Ultimately, the careful planning and discussions between the ECR, the developer, and CQA led to the creation of a smaller church along with the affordable housing building. The Spire provides affordable housing for 113 families whose incomes range from 30%-60% of the area's median income (AMI), and is within walking distance to neighborhood schools, stores, and directly adjacent to existing public transit and a future Bus Rapid Transit (BRT) line.
- **Ecosystems, Water, Energy, Resources and Design for Change:** The original Church of the Resurrection was surrounded by an extensive, impervious, asphalt-paved parking lot and steep hillside covered with invasive plant species that disconnected the church from the adjacent boulevard. The design team designed the site around the new church and affordable housing to feature permeable asphalt and grasscrete paving, and new, drought-resistant, non-invasive planting that inhabits the hillside terraces adjacent to the buildings. The new landscaping incorporates on-site stormwater management systems with bioretention planters and plantings that support the site's ecology.



Cunningham Quill Architects and Principal Lee Quill, FAIA have been recognized as leaders in design of faith-based projects.

PARTNERS FOR SACRED PLACES

Featured in the Fall/Winter 2023-2024 edition of *Sacred Places Magazine*, Lee Quill was asked to speak about The Spire and The Episcopal Church of the Resurrection (ECR) as a precedent to effectively execute a church's commitment to affordable housing through award-winning design and intentional and thoughtful design and engagement processes.

The process of working collaboratively with The Episcopal Church of the Resurrection, the affordable housing developer (AHC, Inc.), the general contractors, and the myriad project partners to successfully achieve the mission and project vision with award-winning outcomes is representative of Cunningham Quill's experience, leadership, and desire to be our client's partner versus simply a service provider.



AN ARCHITECT'S PERSPECTIVE:

An Interview with Lee Quill

By Emilie Haertsch

Senior Communications Manager, Partners for Sacred Places

Architect Lee Quill is a founding principal of Cunningham Quill Architects based in Washington, DC. His firm won a 2022 Faith & Form Award for its work transitioning the Episcopal Church of the Resurrection in Alexandria, VA, from a large, mid-century church to two new, codesigned structures: a 100% affordable-housing building and a smaller church. Partners for Sacred Places spoke with Quill about the process of accommodating affordable housing on a religious property, while also retaining space for continued congregational worship, all on a tight budget.

Tell us about your firm and interest in social responsibility.

Our 27-year-old firm typically does architecture, master planning, and urban design. Our goal is to push the envelope to create design excellence. And our firm is a little different in that we always strive for our projects to give back to the community and to be environmentally friendly. We integrate sustainability from the very beginning.

What is challenging about transitioning a religious property?

You must be very cognizant of what is happening within the congregation and be there to support the process. Some congregations have extra land, which would allow for changes without impacting church buildings, while more constrained congregations must decide whether they are willing to give up their church building itself to fulfill a mission. It is very



The interior of the new Episcopal Church of the Resurrection building is filled with light and connected to the natural world, previous page. Lee Quill, founding principal of Cunningham Quill Architects, above. Allen Russ Photography



A stair, flanked by terraced gardens, connects the Episcopal Church of the Resurrection and affordable housing building to the boulevard below. The new church building includes a parish hall that can be connected to the worship space to accommodate larger occasions. Allen Russ Photography

important for a congregation not to jump into a transition without taking the time for discernment. Another challenge I have seen with religious properties is folks not fully knowing what is possible with their land and buildings. How much land can really be used for what you want to do? What is your zoning? Are there utility, environmental, or highway easements on your land? The political climate of the community is also important. We have heard of churches that have tried to move forward with a transition, and the community was against it. It is very important for congregations to have effective community engagement. They must inform surrounding neighbors of the positive contributions a transition project can bring to their community. You do not want to get too far into your project and then encounter roadblocks.

How did you get involved with the Episcopal Church of the Resurrection?

Affordable Homes and Communities Inc. had the first connection with the church and brought our firm on to help create affordable housing on the church land and look at the colocation of the housing and newly configured church. The congregation had done a yearlong discernment and came out of that process with the goal of offering up their site for affordable housing: 98% of the congregation approved. They were very focused on their mission. Instead of “what can’t we do,” it was always “what can we do.” The rector, Rev. Jo J. Belser, said, “God will provide.” It was very inspirational.

What was the original church building like?

The original building was a 1965 modern dark-brown brick church sitting on a hill above the main boulevard in Alexandria. It had no window connection to the outside other than clerestory windows under the eaves of the roof. One goal in the transition was to visually connect the new buildings to the landscape and create sustainable gardens on the site.

Describe the finished project.

The project includes 113 family units in the U-shaped affordable housing building, a courtyard, the new 5,000-square-foot

church, and a connector stair down to the street. There is a small amount of parking with permeable paving. We added native and drought-resistant plants, retained a memorial garden, and terraced and stepped the steep slope. The result is much more environmentally friendly, and the buildings relate to one another and the street below.

How did you work to stay within budget?

The project development received money for the affordable housing from multiple sources — local and state government, banks, grants, and so on. As part of the final development agreement, money was found for a very economical church. At one point during the process the congregation was considering having just an altar on wheels that rolled out of a closet in the affordable housing building’s community room: they were willing to go that far for their mission! In creating this church building we pushed the economical materials as far as they could go. It is basically a wood structure with limited steel construction. The floor looks like slate, but it is porcelain tile. We chose very affordable fixtures and focused the design on incorporating natural light. We brought the cross from the old church to the new facility. In addition, we designed the space to be flexible so it could serve multiple purposes. The church is connected by glass folding doors to the parish hall through a narthex, and on special occasions they can open the space, move chairs, and run a table straight through.

How have the people who use these buildings been affected?

The shared outdoor space has increased the community connection between the affordable housing and the church. Residents walk the grounds, and they love the landscape. Kids ride their bikes there. Some folks who live in the housing do attend the church, too. It has reinvigorated the congregation. They are getting new members and increased diversity. Their church serves as not just a place for worship but also for concerts and lectures. It is truly a community space.

FAITH-BASED AND AFFORDABLE HOUSING

EXPERIENCE & SELECTED PROJECTS



St. James Plaza | Alexandria, VA
Faith-Based Affordable Multi-Family Housing
Cunningham | Quill Architects
2018 Virginia Governor's Award Recipient

THE SPIRE & EPISCOPAL CHURCH OF THE RESURRECTION



Affordable housing and church collaboratively designed with The Episcopal Church of the Resurrection (faith-based organization) and Affordable Homes & Communities: AHC, inc. (non-profit).



LOCATION

Alexandria, VA

TIMELINE

2019-2022

SQUARE FEET

165,000 SF

BUDGET

The Spire: Housing: \$30 million

ECR: \$2.5 million

OUTCOMES/ APPROVALS

City of Alexandria City Council &
Planning Commission, Beauregard
Design Advisory Committee, Virginia
Housing Development Authority

AWARDS (CHURCH)

2023 AIA Charlotte Award

2024 AIA Virginia Award

2024 AIA Central Virginia Award

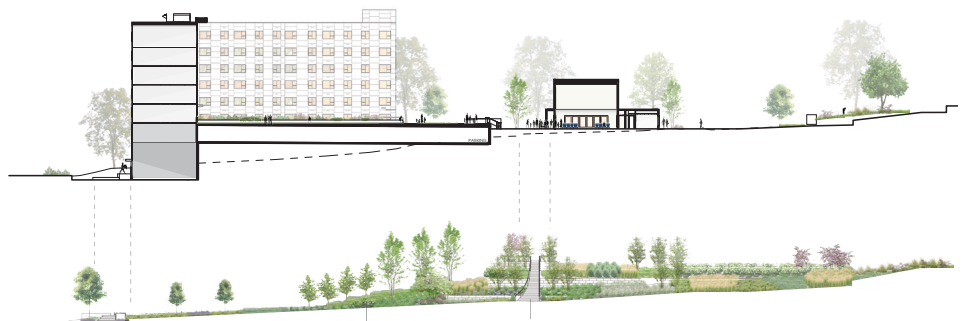
2024 AIA Northern Virginia Award

2024 AIA DC Chapter Award

2022 Intl. Faith & Form Award

PROJECT DESCRIPTION

Designed for Affordable Homes and Communities, Inc. (AHC, Inc.) and The Episcopal Church of the Resurrection, this eight-story multifamily podium-style building with 113 affordable family dwelling units is located on North Beauregard Street in Alexandria, Virginia. The building is constructed on a site put forward by the church to further their mission to support the creation of affordable housing. The multifamily building has a two-story stacked community room and multipurpose room with floor to ceiling glass walls adjacent to the building entrance and an open corner. The building is designed in a U-shape to create a park-like courtyard for residential use which is elevated three stories above the street corner. A new church is included at the end of the open courtyard and shares outdoor space with the residential building.



THE SPIRE & THE EPISCOPAL CHURCH OF THE RESURRECTION



Affordable housing and church collaboratively designed with The Episcopal Church of the Resurrection (faith-based organization) and Affordable Homes & Communities: AHC, inc. (non-profit).

THE CHURCH & THE MISSION

Recognizing changing demographics in the congregation, church members spent a year in discernment on the future needs of the church, its numerous missions and the needs of the City of Alexandria, especially the critical lack of affordable housing in the city. Ultimately the congregation voted to offer up their existing church and site to address this urgent housing need. Working with the church and development team from early in the process, through resourceful creativity, the design team was able to incorporate a new 5,000 square foot church and limited on-site church parking along with the new affordable housing while preserving the original Memorial Garden on the south end of the parcel.

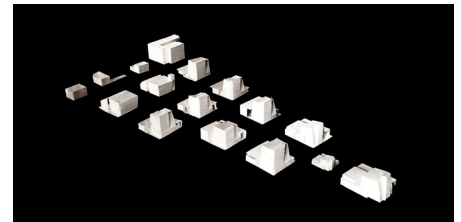
The team worked extensively with the Episcopal Church of the Resurrection and AHC, Inc. to create a sensitive transformation of the faith-based organization's former church and master-plan the site for a multi-building, multi-phase, design of a sacred space now co-located with affordable housing and community services.



AFFORDABLE HOUSING AND CHURCH



GRAND STAIR AT CHURCH



CHURCH STUDY MODELS



COURTYARD FACADE



CHURCH DISCERNMENT MEETINGS

"A COMMITMENT TO HOUSING FOR ALL HAS ALWAYS BEEN A PART OF OUR DNA. IT WASN'T SURPRISING, THEREFORE, THAT 99% OF THE CONGREGATION VOTED TO CONTINUE THAT MISSION BY GIVING UP OUR CHURCH TO MAKE WAY FOR AN AFFORDABLE HOUSING MULTIFAMILY APARTMENT BUILDING WITH 113 UNITS. IN THE END, WE WERE ABLE TO ALSO REBUILD A SMALLER CHURCH

BETSY FAGA, CHAIR OF THE BUILDING COMMITTEE

THE SPIRE & THE EPISCOPAL CHURCH OF THE RESURRECTION



Affordable housing and church collaboratively designed with The Episcopal Church of the Resurrection (faith-based organization) and Affordable Homes & Communities: AHC, inc. (non-profit).

THE HOUSING

- 3 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM UNIT

THE CHURCH

- PARISH HALL
- SANCTUARY / NAVE



DESIGN FOR INTEGRATION



DESIGN FOR COMMUNITY



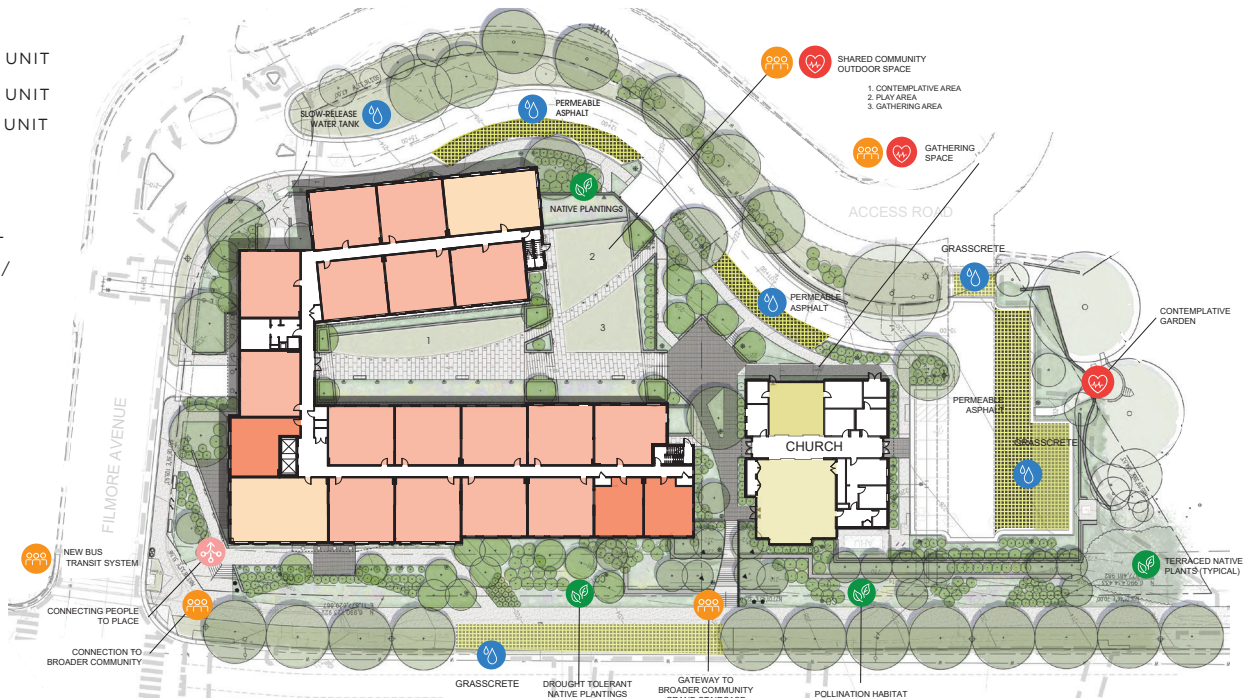
DESIGN FOR WATER



DESIGN FOR ECOSYSTEMS



DESIGN FOR WELLBEING

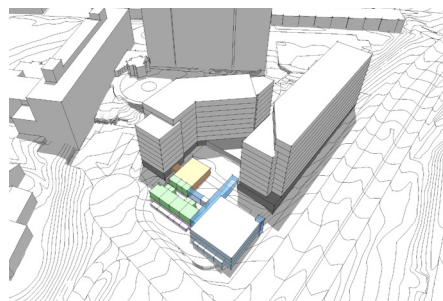


SITE PLAN

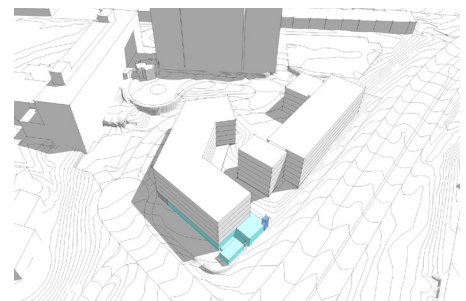
A SHARED SITE

The former church was located at the top of a hill, disconnected from its adjacent main boulevard, North Beauregard Street, by a steeply sloped incline covered with invasive plant species. The team tested a variety of design schemes and density scenarios and ultimately decided to locate the church adjacent to the new co-located affordable housing building with a shared communal gathering area.

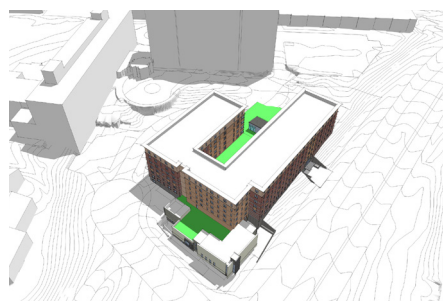
A new grand site staircase connects congregants, residents, pedestrians and cyclists to the boulevard below and a series of connected community gathering spaces, courtyards and play and relaxing spaces adjacent to the church and the affordable housing.



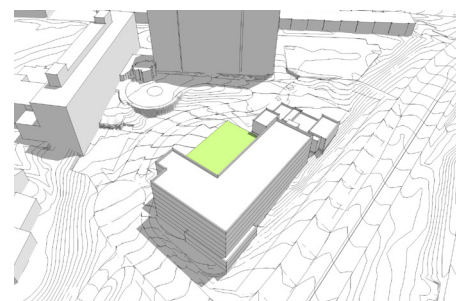
Scheme 1



Scheme 2



Scheme 3



Scheme 4

VARIOUS MASSING STUDIES - SPIRE & ECR

THE SPIRE & THE EPISCOPAL CHURCH OF THE RESURRECTION



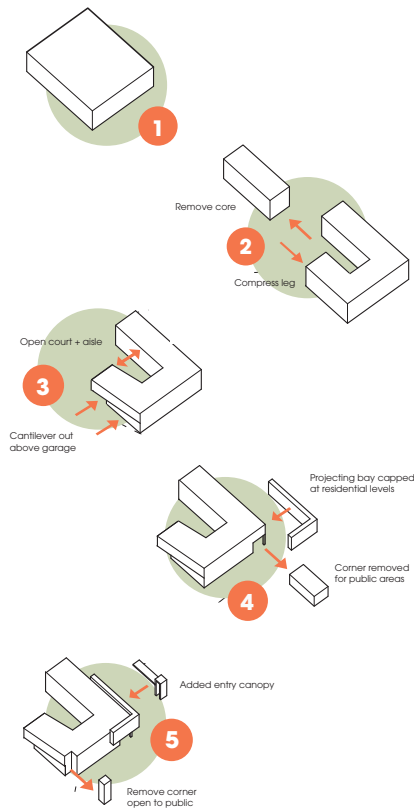
Affordable housing and church collaboratively designed with The Episcopal Church of the Resurrection (faith-based organization) and Affordable Homes & Communities: AHC, inc. (non-profit).

AFFORDABLE HOUSING

Engaging the sloped site and economically stepping its spaces up from the corner to the south through a series of layered terraces, the typical housing “block” volume is transformed into an exciting massing by pushing, pulling and sculpting the form. The new affordable housing building provides a mix of one bedroom, two bedroom, and three bedroom units with a fitness center, parking, and amenities centered around a shared community outdoor space. The design resulted in 113 new affordable units to support the Episcopal Church of the Resurrection’s commitment to bring more affordable housing to their community.



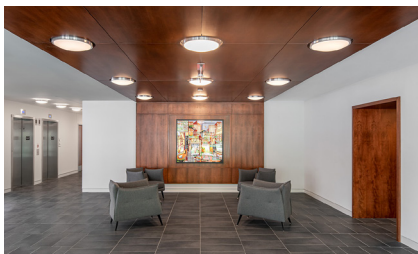
BOULEVARD FACADE AND OPEN CORNER



SHARED COURTYARDS



BUILDING ENTRY



RESIDENTIAL LOBBY



RESIDENTIAL COMMUNITY ROOM

THE SPIRE & THE EPISCOPAL CHURCH OF THE RESURRECTION



Affordable housing and church collaboratively designed with The Episcopal Church of the Resurrection (faith-based organization) and Affordable Homes & Communities: AHC, inc. (non-profit).

A MISSION REALIZED: AWARDS & RECOGNITIONS

The Spire and The Episcopal Church of the Resurrection have been widely recognized for their sensitive and integrative design to support a Church's mission in faith and affordable housing.

The church project has received 5 AIA Design Awards since its completion in 2022, including an AIA Charlotte Award and an International Faith & Form Award in Religious Architecture. In 2023, Partners for Sacred Places interviewed Lee Quill to speak about the project as a precedent for the successful co-creation of affordable housing with a faith-based organization and facility

REINVIGORATING A CONGREGATION

The resulting design has successfully reinvigorated the congregation as well as the community. The shared outdoor space has increased the community connection between the affordable housing and the church. The church is getting new members and increased diversity. Now not only is the church just a place for worship but also a place for concerts and lectures- a true community gathering space.



INTERNATIONAL FAITH & FORM

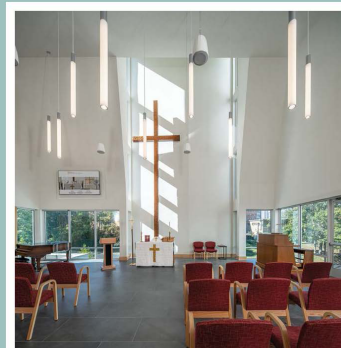
2022 AWARD IN RELIGIOUS ARCHITECTURE
(AWARD GIVEN IN 2023)

" This church sends a message about a parish partnering with affordable housing. The theme is prayer united with good works. It is a magnificent effort of making a small piece of the composition a sanctuary amid the housing complex. The church is balanced in its small scale. This project of joining housing with worship is a model for the future. "

International Faith & Form Jury Comment

AIA CHARLOTTE AWARD

2023 AWARD IN RELIGIOUS ARCHITECTURE



AN ARCHITECT'S PERSPECTIVE: An Interview with Lee Quill

By Emilie Haasch

Senior Communications Manager, Partners for Sacred Places

Architect Lee Quill is a founding principal of Cunningham Quill Architects based in Washington, D.C. In this new 2023 Fall/Winter issue of Sacred Places, Lee Quill speaks about the design of the Episcopal Church of the Resurrection in Alexandria, VA, a large, red concrete church building, and the adjacent affordable housing complex, a small-scale building with a modern design. Partners for Sacred Places spoke with Quill about the process of creating a shared space for worship and affordable housing, and the importance of community engagement in the design process.

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2023 PARTNERS FOR SACRED PLACES

Featured in the Fall/Winter 2023/2024 edition of *Sacred Places Magazine*, Lee Quill was asked to speak about The Spire and The Episcopal Church of the Resurrection as a precedent to effectively execute a church's commitment to affordable housing through award-winning design and intentional and thoughtful design and

ST. JAMES PLAZA



Multi-phase mixed-income housing and community development collaboratively designed with St. James Methodist Church (faith-based organization) and Affordable Homes & Communities: AHC, inc. (non-profit).

PROJECT DESCRIPTION

St. James Plaza is the re-development of a 3-acre parcel in the west end of Alexandria, Virginia, the former home of the St. James United Methodist Church and Bi-District Office of the Northern Virginia Methodist Church. Designed by Cunningham | Quill Architects for AHC Inc., this mixed-use, mixed-income community provides 93 affordable apartments for families and 31 market-rate townhouses organized around a lush central open space. The affordable rental apartment building includes a mix of efficiencies, one-, two- and three-bedroom units at rents ranging from 40% to 60% of the Area Median Income, supplemented by underground parking, a fitness center, and a community room for residents. A small commercial space is included and provides early childhood education preschool services to children living in both the affordable building and the surrounding community. Though just outside the Beauregard Small Area Plan, the project was designed to be compatible with its principles including integration of transit, urban design and open space systems with diversity of housing choices.

LOCATION

Alexandria, VA

TIMELINE

2013 - 2017

SQUARE FEET

149,560 SF

BUDGET

\$33.1 million (approximately)

OUTCOMES/ APPROVALS

Special Use Permit, Virginia Housing Low Income Housing Tax Credits

AWARDS

2018 Virginia Governor's Award for Best Affordable Housing Development
2011 ULI Excellence in Housing Award



NORTH ELEVATION SHOWING MAIN ENTRANCE, LOBBY AND PEDESTRIAN MEWS ALONG FILMORE AVENUE



WEST ELEVATION



MAIN LOBBY



FORMER CHURCH

ST JAMES PLAZA



Multi-phase mixed-income housing and community development collaboratively designed with St. James Methodist Church (faith-based organization) and Affordable Homes & Communities: AHC, inc. (non-profit).

A LASTING IMPACT

The team worked extensively with AHC, Inc. to master-plan the site contributed by, St. James Methodist Church, to create two new co-located mixed-income housing typologies, an affordable housing building, and 31 market-rate townhouses. The new affordable apartment building was a welcome addition to Alexandria's Beauregard neighborhood, which lost a large number of low- and moderate-income units to new development over the previous two decades. The project was approved as a Development Special Use Permit by the Alexandria City Council, and was awarded Low Income Housing Tax Credits from Virginia Housing.

St. James Plaza has been widely recognized for its success in affordable community development and received a Virginia Governor's Award in 2018.



KEY:

- MULTI-FAMILY BUILDING: AFFORDABLE UNITS (DESIGNED BY CQA)
- TOWNHOMES: MARKET-RATE
- SHARED SITE PROMENADE (DESIGNED BY CQA)

NORTH
SITE PLAN

2018 VIRGINIA GOVERNOR'S AWARD

BEST AFFORDABLE HOUSING DEVELOPMENT

"St. James Plaza is innovative in its concept and design and exceptional in meeting the needs of the targeted client population [St. James Methodist Church]."

Jury Comment



SHARED PEDESTRIAN MEADOWS — OPEN SPACE

HOUSE OF LEBANON



Affordable senior housing and adaptive reuse of historic school collaboratively designed with Mount Lebanon Baptist Church (faith-based organization) and Mission First Housing Group (non-profit) and Nix Development.



COMPLETED O STREET FACADE

LOCATION

Washington, DC

TIMELINE

2010 - 2014

SQUARE FEET

102,033 SF

BUDGET

\$13 million

CONSTRUCTION TYPE

Type 5-A over Type I-A; Podium

OUTCOMES/ APPROVALS

ANC, BZA, HPRB, CFA, Historic Preservation Tax Credits, Low Income Housing Tax Credits

AWARDS

2016 AIA Northern Virginia Award
2015 J. Timothy Anderson Award
2015 AIA Potomac Valley Award
2014 DC Mayor's Award
2014 Vision Award: Committee of 100 on the Federal City

PROJECT DESCRIPTION

This adaptive reuse project in the Historic Shaw Neighborhood of Washington, DC, transformed the former historic Margaret Murray Washington Career High School (which provided vocational training for African American students) into 82 affordable studio, one and two bedroom apartments for independent seniors with varying income levels and a community center serving the surrounding neighborhood. The project was a joint development of Mission First Housing Group, Urban Matters (Nix Development), and the Mt. Lebanon Community Development Corporation/Mt. Lebanon Baptist Church in cooperation with the Washington Interfaith Network.

The original school structure, built in 1912, was restored, receiving Historic Tax Credits through the National Park Service Section 106 Process to supplement the Low Income Housing Tax Credits received from HUD. The more recent 1971 Gymnasium addition underwent substantial modifications to its mass and skin to introduce a more residential scale and create a more sympathetic partner for this historic structure. The House of Lebanon was certified under the Enterprise Green Communities Program.



HOUSE OF LEBANON



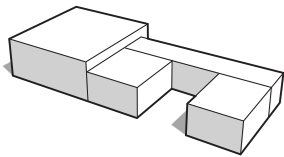
Affordable senior housing and adaptive reuse of historic school collaboratively designed with Mount Lebanon Baptist Church (faith-based organization) and Mission First Housing Group (non-profit) and Nix Development.

AFFORDABLE SENIOR HOUSING

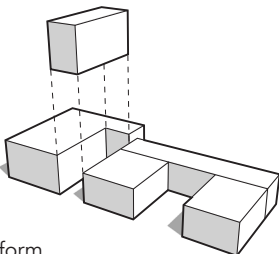
The House of Lebanon serves as a testament to a mission for affordable, socially responsible, and historically sensitive housing development shared by the community, a faith-based organization, and local non-profits. The restoration of the old school building maintains the historic character of the neighborhood while the transformation of the former connected gymnasium's first floor serves as a community center that provides critical resources that are responsive to the needs and context of the community.

FORM DEVELOPMENT

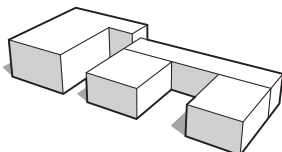
1. Existing form: Gymnasium + Historic School



2. Remove Core: Create shared courtyard responsive to neighborhood scale



3. Final form



RESIDENTIAL ENTRY COURT



UNIT INTERIOR



COMMUNITY GATHERING SPACE



PRESERVED CORRIDORS

TERRACES AT ARLINGTON VIEW



Multi-phase affordable housing and community development collaboratively with Affordable Homes and Communities: AHC Inc. (non-profit).

TERRACES EAST



TERRACED BUILDING ELEVATION ALONG S. ROLFE STREET WITH COMMUNITY "FRONT PORCH"

LOCATION

Arlington, VA

TIMELINE

2018 - 2023 (Terraces East)

2023 - Present (Terraces West)

SQUARE FEET

125,935 SF

BUDGET

Terraces East: \$27.8 million

Terraces West: \$32 million

CONSTRUCTION TYPE

Type 5-A over Type I-A; Podium

OUTCOMES/ APPROVALS

Arlington Columbia Pike Neighborhood Form-Based Code, Virginia Housing Low Income Housing Tax Credits

AWARDS (TERRACES EAST)

2024 AIA Charlotte Award

2024 AIA Potomac Valley Award

2024 AIA Northern Virginia Award

2025 AIA Maryland Award

2025 Washingtonian Magazine Residential Design Award

2025 Design Arlington Award

2025 Selected for Exhibition at United States Pavilion at the Venice Biennale of Architecture

PROJECT DESCRIPTION

Designed for Affordable Homes & Communities, Terraces East is an affordable housing redevelopment located in the Arlington View neighborhood in Arlington, Virginia. In addition to receiving Virginia Housing LIHTC funding, it received the first administrative approval under the Form Based Code for a project located in the Neighborhood portion of the Columbia Pike Special Revitalization District. The new podium-style building comprises 77 affordable apartment homes and amenity spaces (such as community room, leasing office, large courtyard, exercise room, and front porch) over a single parking level.

Situated directly adjacent to the Army Navy Golf Course, the principal design moves include taking advantage of the daylight and beautiful views to the south, providing an inviting front porch and entry at the neighborhood corner, stepping the massing down the steeply sloped site, breaking up the massing to a row house-like scale where the property nears the smaller scale of the neighborhood, providing 100% Universal Design throughout, and incorporating rigorous sustainability features such as a solar photovoltaic array, green roof, stormwater planters, and efficient building envelope and mechanical systems.

Terraces at Arlington View is a multi-phase affordable housing development of two adjacent neighborhood properties. Terraces East was completed in 2023 while the second phase, Terraces West, is ongoing.

TERRACES AT ARLINGTON VIEW | Terraces East



Multi-phase affordable housing and community development collaboratively with Affordable Homes and Communities: AHC Inc. (non-profit).

TERRACES EAST

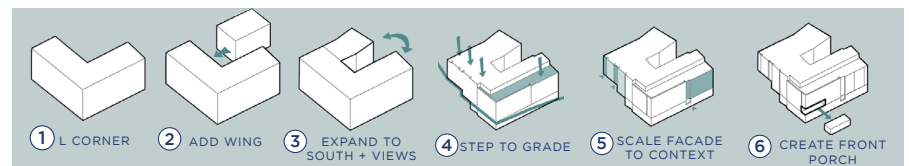
Terraces East is an inclusive, universally-designed, family-friendly, age-in-place community that contributes 77 affordable homes to the neighborhood. It offers a variety of unit types that feature large windows and open kitchen and living areas. Every unit is designed for durability, economy, accessibility, and resident health and well-being. This site, located adjacent to the rolling and wooded 500 acre golf course provided exciting opportunities to create a home for residents and a unique connection to nature and the community.

In response to a steeply sloped context, the massing steps down with the grade while the upper floor steps back at the corner to maintain a reading of four residential levels across the site. Back of house spaces and a single level of parking are buried into the hillside while the north and west facades are sculpted to relate to the neighborhood context. The volume of the “front porch” is carved out from the massing and enhanced with a large canopy overhang to activate the prominent neighborhood corner.

Creating affordable housing addresses a basic need for shelter but there is more we can do to assist those in need to feel they belong. The corner front porch, our communal outdoor room, greets residents and visitors while tying together the lobby entrance, leasing office, and resident community room into a welcoming supportive space engaging the street. “Being on the porch” has meant creating a place to rest, observe, and interact with fellow residents, neighbors, and the natural landscape and has helped cultivate a sense of community, social resilience, and belonging.



BUILDING CORNER WITH COMMUNITY “FRONT PORCH”



FORM DEVELOPMENT



COMMUNITY FRONT PORCH INTERIOR



COMMUNITY FRONT PORCH ELEVATION

TERRACES AT ARLINGTON VIEW | Terraces West



Multi-phase affordable housing and community development collaboratively with Affordable Homes and Communities: AHC Inc. (non-profit).

TERRACES WEST

Terraces West is the second phase of an affordable housing redevelopment effort called the Terraces at Arlington View in Arlington, Virginia, also situated adjacent to the Army Navy Golf Course.

Working together with our development partner, Affordable Homes & Communities, the design team has thus far successfully obtained administrative approval under Arlington's Columbia Pike Neighborhood Form Based Code and is awaiting funding. For this second phase, Cunningham Quill is designing two podium-style buildings with 80 affordable apartment homes and amenity spaces above a single level of parking and series of verdant landscape spaces. The principal design ideas include the creation of a neighborhood-friendly main entrance and "front yard" courtyard that connects to the landscape beyond, architectural materials and massing in the same aesthetic family as Terrace East, stepping the massing down the hill, and a landscape along the entire west length of the property that provides an amenity-rich series of green spaces for the benefit of the residents (including a playground, terrace, lawn, and natural area).



EAST FACADE - NORTH BUILDING



EAST FACADE - SOUTH BUILDING



EAST FACADE - NORTH BUILDING

RESIDENCES AT ST. ELIZABETHS EAST



Mixed-income housing and adaptive reuse of historic hospital and community development services collaboratively designed with Flaherty & Collins Properties and Anacostia Economic Development Corporation (non-profits).



BLENDING HISTORIC PRESERVATION AND ADAPTIVE REUSE WITH NEW CONSTRUCTION

LOCATION

Washington, DC

TIMELINE

2018 - 2021

SQUARE FEET

340,000 SF

BUDGET

\$66 million

OUTCOMES/ APPROVALS

CFA, NPS, HPRB, Low Income Tax Credits,
Historic Preservation Tax Credits

PROGRAM

One Bedroom, Two Bedroom, Three
Bedroom, Studio, Amenities
202 Affordable Dwelling Units
50 Market-rate Dwelling Units

CONSTRUCTION TYPE

Type II-B

PROJECT DESCRIPTION - HISTORIC PRESERVATION & ADAPTIVE REUSE

The former Saint Elizabeths Hospital Continuous Treatment (CT) Campus establishes a new residential hub in DC's Ward 8. Cunningham | Quill Architects worked with developers Flaherty & Collins Properties and Anacostia Economic Development Corporation to convert the CT Campus into new affordable and market-rate housing.

Located in Southeast Washington, DC, near the Congress Heights Metro Station, St. Elizabeths Hospital opened in 1855 as the Government Hospital for the Insane. Constructed in the 1930s, the seven interconnected CT Campus buildings designed in the Italian Renaissance Revival style housed permanent residents of the hospital. The design team's mandate was to transform a self-contained environment that limited movement of its former residents (patients) into a new inviting residential environment that opens out to the surrounding community and newly created neighborhood. This mixed-income project is 80% affordable and 20% market-rate.

AWARDS

2021 AIA Northern Virginia Merit Award in Historic Preservation/Adaptive Reuse
2021 AIA DC / Washingtonian Residential Design Award
2021 AIA DC Design Excellence Award with Citation for Equitable Communities
2021 Washington DC Preservation League
Excellence in Preservation
2021 AIA Virginia Merit Award in Historic Preservation
2023 AIA Charlotte Citation in Adaptive Reuse

RESIDENCES AT ST ELIZABETHS CAMPUS | Affordable Housing

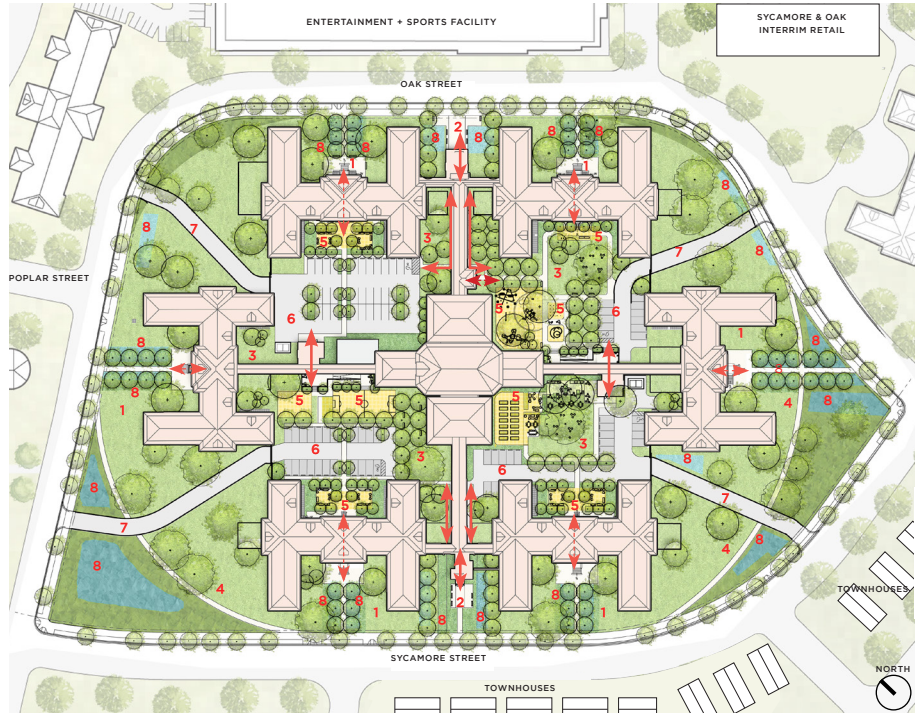


Mixed-income housing and adaptive reuse of historic hospital and community development services collaboratively designed with Flaherty & Collins Properties and Anacostia Economic Development Corporation (non-profits).

THE SITE & FORM

The overall site strategy focused on restoring and preserving the historic lawns and campus landscape, enhancing the green infrastructure to allow for more sustainability, and re-centering the landscape on walkability and outdoor amenities to promote health, equity, and wellbeing.

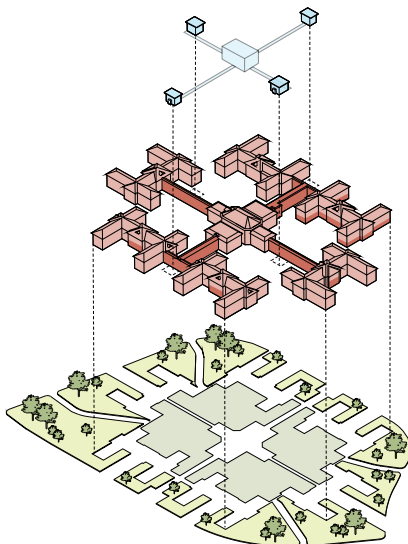
By creating four new light filled entry pavilions, locating amenity spaces in the connecting corridors and designing outdoor activities in each of the four landscaped courtyards, the seven residential buildings now form one unified and open community, but read as individual buildings.



- 1 RESTORED HISTORIC LAWN
- 2 NEW ACCESSIBLE PUBLIC ENTRIES
- 3 RESIDENT GREEN SPACE
- 4 WALKING PATH

- 5 OUTDOOR AMENITY
- 6 PARKING & LOADING
- 7 FIRE & RESIDENT ACCESS DRIVEWAY
- 8 NEW RAIN GARDENS FOR STORMWATER CAPTURE

NEW ACCESSIBLE ENTRIES
RESTORED HISTORIC ENTRIES



- ENTRY PAVILIONS + AMENITY CORRIDORS
- RESIDENTIAL SPACES
- INTERIOR AMENITY CORRIDORS + RESIDENTIAL LOBBIES
- NEW STREETScape, LAWNs, + SUSTAINABLE INFRASTRUCTURE
- NEW SOCIAL INTERIOR COURTYARDS + PRIVATE AMENITY SPACES



NEW RESIDENTIAL ENTRANCE PAVILION



RESTORED PATIENT SLEEPING PORCH



LIGHT FILLED GALLERY- FORMER PATIENT CORRIDOR



NEW LANDSCAPED COURTYARD

GOOD HOPE



Mixed-use multifamily affordable housing project that provides community services to support those that have been traumatized by addiction and other mental health challenges, homelessness, and incarceration - Under Construction

PROJECT DESCRIPTION

Currently under construction, Hope View Apartments is a 4-story mixed-use multifamily affordable housing building located on Good Hope Road SE in the Anacostia Historic District of Washington, DC. The project consists of 42 affordable dwelling units as well as approximately 8,000 SF of tenant space that will be dedicated for Recovery Café DC, a non-profit providing trauma rehabilitation. The remaining building program will be dedicated to support the affordable housing program and includes a fitness room, multipurpose space, and surface parking lot.

The building is located on a commercial corridor bounded by Good Hope Rd SE to the North, a proposed surface parking lot to the East, single-family houses to the South, and an existing Verizon substation building to the West. The Ground floor consists of large glass storefront openings as well as the primary entrances into the future tenant space and residential lobby. The building creates a continuous urban street edge by connecting directly to the Verizon building to the West. The brick masonry volumes and ground-level storefront wrap the Northeast corner of the building and lead into a landscaped area with an additional entrance to the residential lobby.

LOCATION

Washington, DC

APPROVALS

HPRB, LIHTC, Enterprise Green Communities, UFAS

ESTIMATED CONSTRUCTION BUDGET

\$15 Million (Approximate)

EXPECTED COMPLETION

October 2026



FRONT ELEVATION ALONG GOOD HOPE ROAD, SE



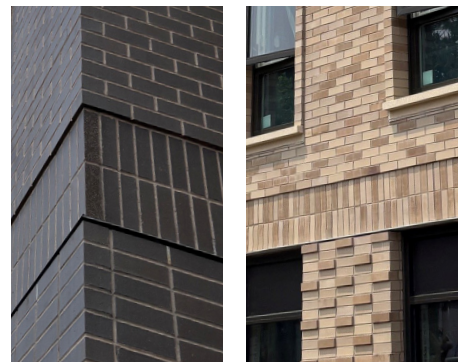
HOPE VIEW APARTMENTS - PERSPECTIVE LOOKING EAST



THE BRICK VOLUME OF THE RESIDENCE WRAPS THE CORNER



RECENT PHOTOS OF CONSTRUCTION PROGRESS



DETAIL PHOTOS OF CONSTRUCTION PROGRESS

DAVIS PLACE - MISSING MIDDLE HOUSING



Affordable home-ownership (condominiums) and community development collaboratively designed with Affordable Homes and Communities: AHC Inc (non-profit).

PROJECT DESCRIPTION

A site organization and massing strategy was devised to reinforce the primary priority: to foster a sense of community within Davis Place and with its neighbors. The ten condominiums were distributed into four distinct forms linked by breezeway circulation in a “four-square” arrangement. This strategy breaks down the overall mass into house-like forms conducive to the porous residential street and promotes individuality. To encourage neighbor interaction, more public areas within the dwellings are arrayed adjacent to the shared community circulation breezeways while more private spaces within the dwellings are pushed to the outer corners to allow a level of separation and a quiet retreat. This affordable home-ownership project provided first-time home buyers who earned up to 80% of the median income the opportunity to buy a home.

LOCATION

Arlington, VA

TIMELINE

2006 - 2009

SQUARE FEET

15,900 SF

OUTCOMES/ APPROVALS

Arlington County Board, Arlington County Planning Commission

AWARDS

2015 Design Arlington Award
2013 AIA Northern Virginia Chapter Award
2012 AIA Potomac Valley Chapter Award
2010 AIA DC Chapter Award



STREET FACADE



FRONT FACADE AT TWILIGHT



REAR AND SIDE FACADE

BRUNER PLACE- MISSING MIDDLE HOUSING



Multi-phase mixed-income townhomes collaboratively designed with Affordable Homes and Communities: AHC Inc (non-profit).

PROJECT DESCRIPTION

This series of seven mixed-income residential townhouses on South Glebe Road in Arlington, Virginia, is named after the late Dr. Roland Bruner, a prominent physician to the African-American community in South Arlington, who practiced and lived on site from 1930 to 1970.

Working closely with AHC, Inc., a non-profit developer of affordable housing, and the Nauck Community, a predominately African-American neighborhood, CQA developed a scheme involving on-site relocation and renovation of the two existing single family houses and the addition of five new townhouses. The program includes four affordable and three market rate townhouses, divided into two separate rows along a green space fronting South Glebe Road.

Taking advantage of the natural topography, rear-sloping driveways remove cars to individual garages at the rear of the site. This space-saving strategy provides for generous front porches that attach to each townhouse unit, fostering a sense of community among residents. Particular care was taken in the design to create a unified community where affordable and market-rate homes are virtually indistinguishable from the exterior.

LOCATION

Arlington, VA

TIMELINE

2000-2004

SQUARE FEET

12,000 SF

OUTCOMES/ APPROVALS

2006 Design Arlington Historic Preservation Award & Special Commendation



HISTORIC & NEW HOMES



MARKET RATE (LEFT) & AFFORDABLE (RIGHT) UNITS



FRONT PORCH

THE DWELLING PLACE



Affordable housing and mixed-use community development collaboratively designed with a faith-inspired North Carolina developer/general contractor and affordable housing investment consultants.

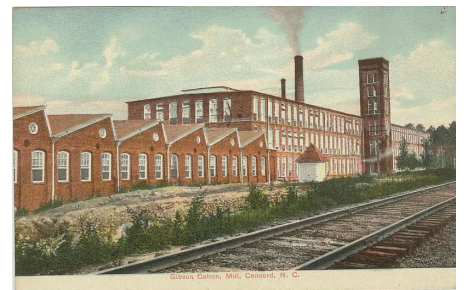
PROJECT DESCRIPTION

Cunningham | Quill worked closely with a local Concord, faith-inspired NC developer / general contractor/ pastor and affordable housing investment consultants to develop a master plan for a mixed-use community development on an industrial-zoned site in Concord, NC. The program includes up to 82 affordable units and 8,000sf of community development services.

The Cunningham | Quill team developed a master plan and programming options for the client which have been evaluated for early investment and construction pricing phases. CQA was engaged in local zoning research and coordination with the Town of Concord Land Use 2030 plan and the Planning Department which led to alternate development approaches being developed.



AERIAL VIEW



HISTORIC CONCORD

TOWN OF CONCORD PLANNING ANALYSIS

LOCATION

Concord, NC

PROJECT SCOPE

New Construction Multi-Family Residential, Affordable Housing, Community Development Services, Industrial Zone

PROJECT START

Concept Design began in 2023

LOCATION

Concord, NC

SQUARE FEET

Approximately 104,000 GSF

BUDGET

\$1.6m estimate

OUTCOMES/ APPROVALS

Early Concept Approval

THE DWELLING PLACE DEVELOPMENT - LAND USE PLAN 2030

CITY OF CONCORD 2030 LAND USE PLAN

- The 2030 Plan is intended to be a dynamic document that responds to changing needs and conditions. Successful
- implementation of the 2030 Plan will result from many individual actions by the City Council, the Planning and Zoning
- Commission, City staff, other jurisdictions, service providers, and private decision-makers over the course of the next 10-15 years.
- The Vision, goals, objectives, and policies describe what the community wants to become and how decisionmakers should respond to various circumstances.
- The Growth Concept and Future Land Use maps are intended to serve as a guide for public and private development and land use decisions. The City has adopted a formal amendment process in the CDO. Land use amendments are anticipated as growth occurs and market conditions change.

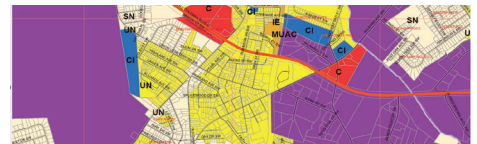
URBAN NEIGHBORHOODS (UN)

The intent of the Urban Neighborhood (UN) Future Land Use category is to provide a mix of moderate- to high-density housing options. The design and scale of development in an urban neighborhood encourages active living with a complete a comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood- and community-serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail.

Future Land Use Category	Associated Place Types	Characteristics/Guidance	Density/Intensity	Applicable Zoning Districts
Urban Neighborhoods (UN)*	- Transit-oriented - Small Condos - Mid-density Residential - Mid-rise Neighborhood - Multi-Family Residential - Urban Neighborhood - City and Institutional - Open Space	- Internal/external pedestrian connectivity are important in urban neighborhoods. - Architecture and building scale/ massing should fit within the surrounding context. This is particularly important for tall sites. - Mixed uses (horizontal or vertical) should be allowed and encouraged in appropriate locations. - Neighborhood Commercial is acceptable. Some standards as Suburban neighborhoods.	- Residential Uses - 20 to 40 units per acre - Non-Residential Uses - 10 FAD	UR, UC, PD, C-LPUD, TND

HOUSING AND NEIGHBORHOODS

- The housing supply is a key element of maintaining and enhancing quality of life. While residents' needs and desires vary, everyone needs a safe, affordable place to live. In addition to these basic requirements, housing adequacy includes considerations about the type and size of the dwelling, its accessibility for those with special needs and the quality of the neighborhood in which it is located.



HOUSING AND NEIGHBORHOODS GOALS AND OBJECTIVES

- GOAL 9:** Create sustainable neighborhoods through the provision of an adequate housing supply with diverse housing types and price levels for the growing population.
- Objective 9.1:** Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.
- Objective 9.2:** Produce an adequate supply of ownership and rental housing in order to meet the future demands of affordable housing.
- Objective 9.3:** Preserve quality rental and ownership housing for households of all income levels and special needs.
- Objective 9.4:** Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.
- Objective 9.5:** Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit.
- Objective 9.6:** Promote a more equitable distribution of affordable housing opportunities throughout the City.

THE DWELLING PLACE



Affordable housing and mixed-use community development collaboratively designed with a faith-inspired North Carolina developer/general contractor and affordable housing investment consultants.

MULTIPLE TEST-FIT / CONCEPT SCHEMES

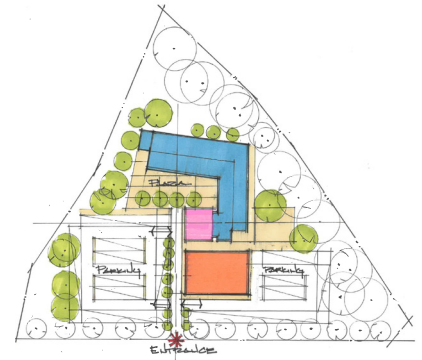
HOUSING
DAYCARE/
COMM.
AMENITY



MEWS SCHEME



CLUSTER COMMUNITY



MULTI-FAMILY COMMUNITY-1

TEST-FIT

OPT.1



OPT.1 MULTI-FAMILY + OFFICE

Area Calculation

Residential Building (Type 3A)	Area
First Floor	24,000 gsf
Second Floor	24,000 gsf
Third Floor	24,000 gsf
Fourth Floor	24,000 gsf
SUBTOTAL	96,000 gsf
Business Building (Type 3A)	Area
First Floor	8,000 gsf
SUBTOTAL	8,000 gsf
TOTAL	104,000 gsf
SITE AREA	228,396 gsf

Unit Mix

Floor	1 Bdrm	2 Bdrm	3 Bdrm	TOTAL
First Floor	2	7	4	13
Second Floor	5	15	3	23
Third Floor	5	15	3	23
Fourth Floor	5	15	3	23
TOTAL	17	52	13	82
PERCENTAGE	21%	63%	16%	

TEST-FIT

OPT.2



OPT.2 MULTI-FAMILY COMMUNITY-1

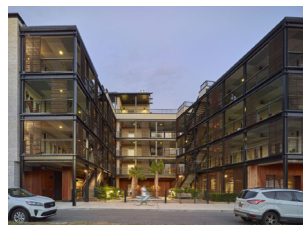
Area Calculation

Residential Building (Type 3A)	Area
First Floor	24,000 gsf
Second Floor	24,000 gsf
Third Floor	24,000 gsf
Fourth Floor	24,000 gsf
SUBTOTAL	96,000 gsf
TOTAL	96,000 gsf
SITE AREA	228,396 gsf

Unit Mix

Floor	1 Bdrm	2 Bdrm	3 Bdrm	TOTAL
First Floor	3	11	2	14
Second Floor	3	14	5	22
Third Floor	3	14	5	22
Fourth Floor	3	14	5	22
TOTAL	12	53	17	82
PERCENTAGE	15%	65%	20%	

PRECEDENT IMAGES:



THE TERRELL: WARD 1



Affordable short-term housing for families and permanent supportive housing collaboratively designed with the community of Ward 1 to enhance access to an existing community service.

PROJECT DESCRIPTION

The Ward 1 Short-Term Family Housing Facility is located at the corner of 14th Street NW and Clifton Street NW. The new 79,000 GSF building is composed of 50 residential apartments. Of these, 35 are 2- and 3-bedroom apartments for families in need of Short-term Family Housing (STFH). The remaining residential units are 1-bedroom apartments for individuals in need of Permanent Supportive Housing (PSH).

The building accommodates two important but different uses: short-term housing for families and permanent supportive housing. These two uses require different programming and security, resulting in a proposed design solution that separates the two residential spaces. Though the design utilizes two separate building forms or “wings,” a visual connection between them is provided by a central outdoor space. Façade materials and scale are inspired by the surrounding neighborhood. Both the brick and cementitious panel chosen ensure that the building blends in harmoniously with its surrounding context, while also providing a modern and respectful interpretation of the precedent visual language found along the 14th street corridor and adjacent neighborhoods.

LOCATION

Washington, DC

TIMELINE

2018-2021

SQUARE FEET

79,000 SF

BUDGET

\$20 million

CONSTRUCTION TYPE

Type II-B



CORNER OF 14TH AND CLIFTON



14TH STREET



INTERIOR



INTERIOR

OUTCOMES/ APPROVALS

ANC, CFA, Office of Planning

AWARDS

2021 AIA Potomac Valley Award

AIA Maryland Citation for Multi-Family Architecture



Affordable short-term housing for families and permanent supportive housing collaboratively designed with the community of Ward 1 to enhance access to an existing community service.

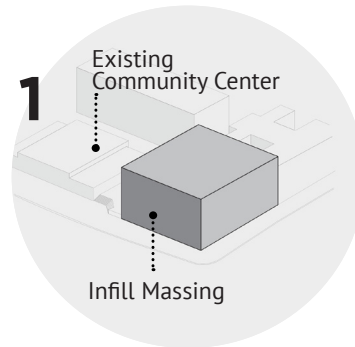
RESPONSE TO CONTEXT & PATH OF TRAVEL

AWARD

2021 AIA POTOMAC VALLEY HONOR & GOLD AWARD RECOGNIZING "BEST IN SHOW" FOR RESIDENTIAL DESIGN

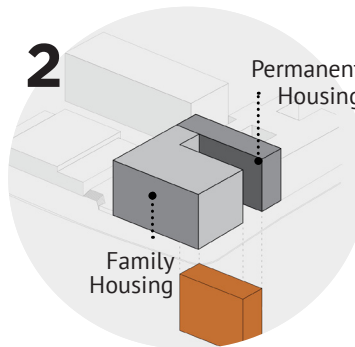
AIA MARYLAND CITATION FOR MULTIFAMILY ARCHITECTURE

The Architecture of this building was driven by the program, context, economical material selection sustainable opportunities and social and economic impact. The design of the facility was a response to the context of its Columbia Heights location, on a former city-owned parking lot on 14th Street that's adjacent to the Rita Bright Family and Youth Center. Working with input from the community, it was discovered that there was a path diagonally from the corner of Clifton Street to the community center's entrance. A building flush to the street would have cut off that familiar route, so instead, the first floor angles inward to create an accessible path, highlighting and celebrating the center's entrance. As a result of this approach, a section of the upper floors cantilevers out. Three pale hues of fiber-cement cladding were chosen, along with varying sizes of windows, to emphasize movement and energy stepping away from the building's otherwise regular pattern of brick and windows. The result is a façade that dances along 14th street. The design engages with the community center, and engages with the community itself.



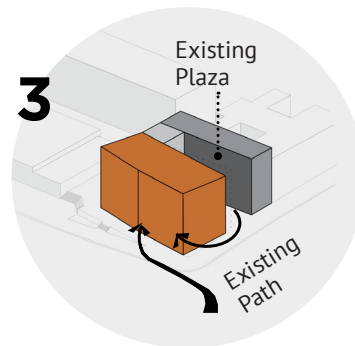
INITIAL VOLUME

Shown in a large Grey Box is the area available to build



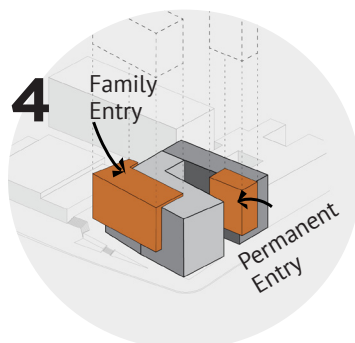
COURTYARD

Two wings provide separation for each program in the building and outdoor play space for the families



PATH TO COMMUNITY CENTER

The first floor angles inward to create an easily accessible path to the community center



COVERED ENTRANCE

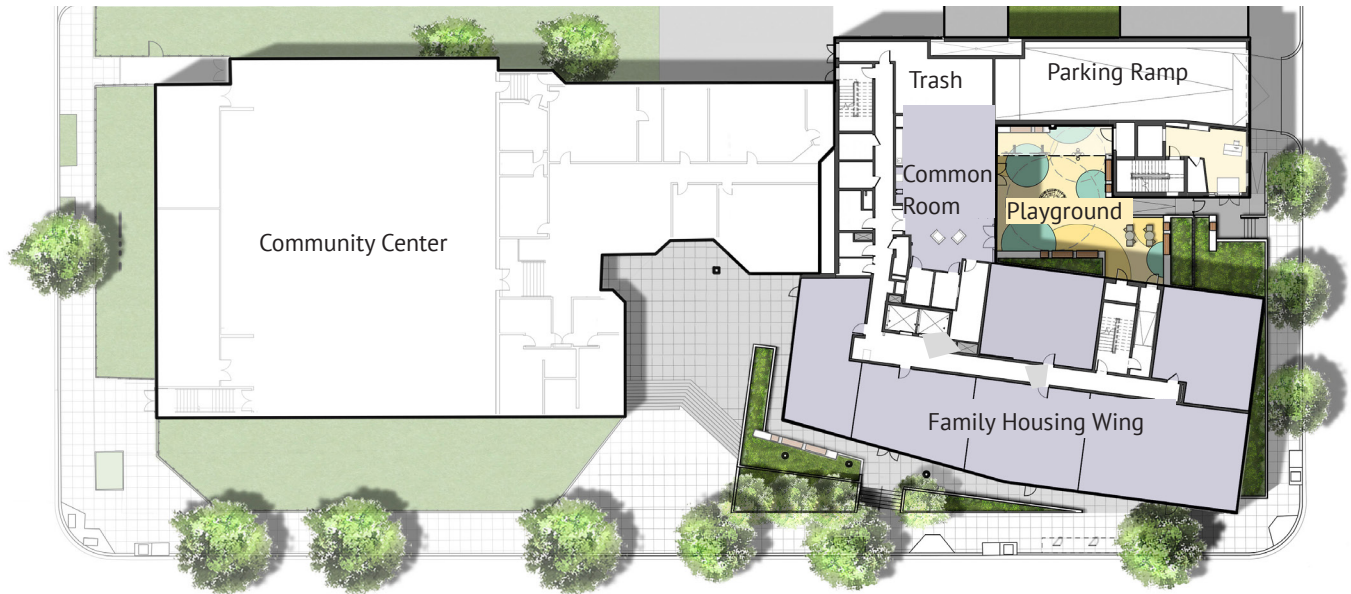
Above the path is a cantilever which highlights and celebrates the STFH entrance

THE TERRELL | WARD 1



Affordable short-term housing for families and permanent supportive housing collaboratively designed with the community of Ward 1 to enhance access to an existing community service.

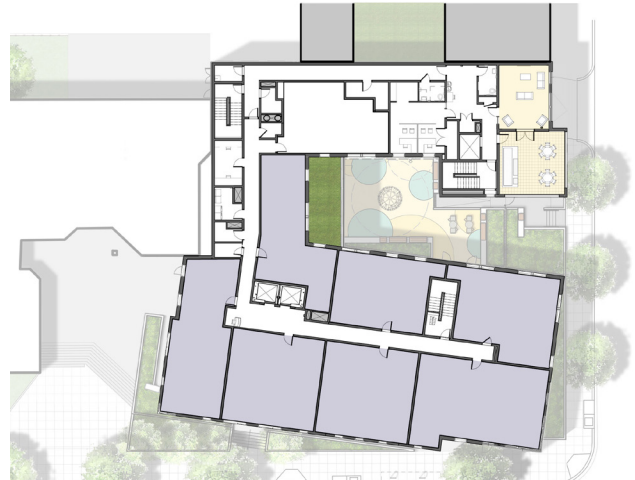
COMMUNITY DEVELOPMENT



TYPICAL LEVEL



FIFTH LEVEL



KEY



ADMINISTRATION



PERMANENT HOUSING SUPPORT SPACE



PERMANENT HOUSING SUPPORT SPACE



SHORT TERM FAMILY HOUSING
(2-3 BEDROOM UNITS)



PERMANENT SUPPORTIVE HOUSING
(1 BEDROOM UNIT)

THE HORIZON: WARD 7



Affordable short-term housing for families and permanent supportive housing and development services to provide critical resources for the communities of Ward 7.

PROJECT DESCRIPTION

In crafting the design of The Horizon, it was critical to create a facility that not only exceeded the needs outlined by the District of Columbia Department of General Services and the Department of Human Services; but also seamlessly integrated with its surroundings.

The building has sleeping rooms for 35 families, with multiple shared family-style restrooms on each floor. The building also includes Multi-purpose/ Dining space, Administrative space, and common areas for residents. It is approximately 34,700 gross square feet with four stories above grade and one story below.

The site includes a play area and an outdoor space to accommodate adults and older children.

The building has been designed to achieve LEED for Homes Gold certification. Sustainable features will include green roof, high-efficiency HVAC systems, and a high-performance building envelope.

LOCATION

Washington, DC

TIMELINE

2018-2021

SQUARE FEET

34,700 SF

BUDGET

\$18 million

CONSTRUCTION TYPE

Type II-B

APPROVALS

BZA, CFA, ANC



MULTIPURPOSE DINING SPACE



EXTERIOR OF BUILDING



ENTRY TO PLAY AREA



FAMILY SLEEPING ROOM



TODDLER ZONE IN COMMON AREA