

**MULTI-FAMILY**  
AFFORDABLE

CUNNINGHAM | QUILL ARCHITECTS

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MULTI-FAMILY - AFFORDABLE

Cunningham Quill has long served those in need in the Washington, D.C. region by providing safe and dignified housing solutions of high quality that fit into and compliment their respective neighborhoods. We bring the same care of detailing and design excellence to our affordable housing, emergency family housing (shelters), senior housing, work force and refugee housing, as our market rate and luxury housing. The spaces of our lives where we experience time together are a priority in our affordable housing. The common spaces, gardens and outdoor play and gathering areas provide landscapes of beauty and sustainability to our residents. Designing for people, we seek to transform housing spaces for living into open, vibrant, and welcoming environments that place community and connection at the heart and center of their human experience.

## RESIDENCES AT ST. ELIZABETHS EAST CAMPUS WASHINGTON, DC

The Residences at St. Elizabeths, located in the former 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 Center (AEDC) to convert the former CT Campus into new affordable and market-rate housing.

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 into a new inviting residential environment. This included taking spaces that were built to "contain" and changing them into open, vibrant and welcoming spaces.

The 355,000 square foot project creates 252 family residential units (80% affordable, 20% market rate) with two lounges, a clubroom, two hoteling suites, a playground, fitness room, yoga room, business lounges and 14,000 square feet of community space. The project achieved an Enterprise Green Communities certification level of sustainability.

PHOTOGRAPHY BY ALLEN RUSS



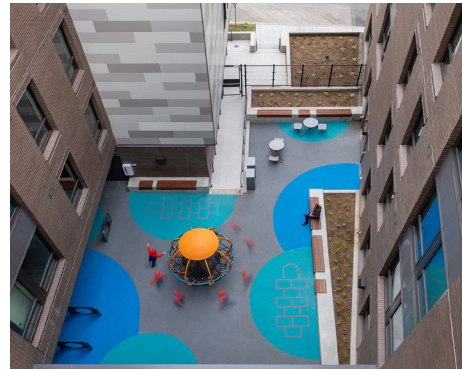
## WARD ONE SHORT-TERM FAMILY & PERMANENT SUPPORT HOUSING

WASHINGTON, DC

The Ward 1 Short-Term Family Housing Facility is located at the corner of 14th Street NW and Clifton Street NW. The new 78,000 GSF facility features 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). This short-term family housing site is a part of Homeward DC, a plan to end long-term homelessness, with the goal of making homelessness in D.C. a “rare, brief and nonrecurring experience”. The District has committed to providing dignified, safe, and secure housing with wraparound services for families in each ward to access programs that will help them become stable and find a way out of homelessness.

The project was designed to achieve LEED Platinum and incorporates a green roof, high performance building envelope, VRF units, a brick and cementitious panel facade, an innovative stormwater drainage system, and bio-retention planters.

PHOTOGRAPHY BY ANICE HOACHLANDER



## WARD SEVEN EMERGENCY FAMILY HOUSING

WASHINGTON, DC

In crafting the design of the new building, 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 include a green roof, high-efficiency HVAC systems, and a high-performance building envelope.

PHOTOGRAPHY BY ALLEN RUSS



## THE SHELL

ARLINGTON, VA

Designed for AHC, Inc., a non-profit affordable housing developer, this mixed-use redevelopment is located in the Columbia Pike Special Revitalization District in Arlington, Virginia, and received the first Administrative Approval under the Form Based Code process in the county.

The Shell represents a creative land assemblage by AHC. Harvey Hall, an adjoining existing affordable apartment community with unused density, was combined with an adjacent 1950's era gas station to establish a very prominent corner parcel.

The Shell contributes 83 affordable apartments above ground floor retail/educational space to the revitalization on the western end of Columbia Pike. The ground floor includes the main campus of a Montessori school, also designed by Cunningham | Quill Architects. This project continues the transformation of an aging car-oriented environment into a vibrant and walkable urban community.

PHOTOGRAPHY BY HOACHLANDER DAVIS PHOTOGRAPHY



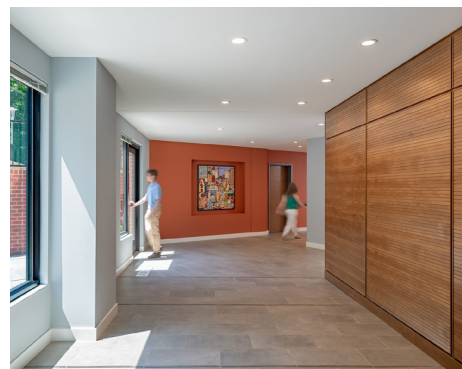
## ST. JAMES PLAZA

ALEXANDRIA, VA

St. James Plaza is the re-development of a 3-acre parcel in the west end of Alexandria, Virginia, the 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 will provide 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 also included and currently provides early childhood 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 urban design principles including integration of transit, urban design and open space systems with diversity of housing choices.

This project received the 2018 Virginia Governor's Award - Best Affordable Housing Development in the Commonwealth of Virginia, the 2020 Urban Land Institute (ULI) Washington Excellence in Housing Affordability Award, and achieved an EarthCraft Platinum Sustainability Rating.

PHOTOGRAPHY BY ALLEN RUSS



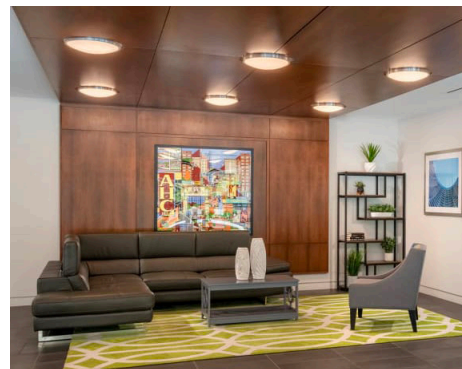
## THE SPIRE

ALEXANDRIA, VA

Designed for AHC Inc, this eight-story multi-family podium-style affordable building with 113 family dwelling units is located on North Beauregard Street in Alexandria, Virginia. The building is constructed on a site donated by a 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 and terrace. 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 Episcopal Church of the Resurrection (ECR) is colocated on the site and included at the end of the open courtyard, sharing outdoor space with the residential building.

This project achieved an EarthCraft Gold sustainability rating. The new church received a 2022 Faith and Form International design award for religious architecture. church is included at the end of the open courtyard and shares outdoor space with the residential building.

PHOTOGRAPHY BY ALLEN RUSS





## HOUSE OF LEBANON

WASHINGTON, DC

This adaptive reuse project, in the Historic Shaw Neighborhood of Washington, DC, transformed the former Margaret Murray Washington Public School into 82 affordable apartments for independent seniors. The original school structure, built in 1912 and subsequently added to in 1928 and 1938, was restored using Historic Tax Credits to supplement the Low Income Housing Tax Credits granted 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 contemporary partner for this historic structure.

PHOTOGRAPHY BY HOACHLANDER DAVIS PHOTOGRAPHY



## DAVIS PLACE

ARLINGTON, VA

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. An opportunity to provide 'missing middle' affordable home ownership, the ten condominiums are 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 quiet retreat.



## BRUNER PLACE

ARLINGTON, VA

This series of seven mixed-income residential townhouses on South Glebe Road 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, Cunningham | Quill Architects 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 'missing middle' home ownership 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 back of the site. This space-saving strategy allows 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.

PHOTOGRAPHY BY PAUL BURK



## HUNTER'S PARK SENIOR HOUSING AT CHERRYDALE

ARLINGTON, VA

Hunter's Park at Cherrydale provides affordable apartments for active seniors above street level community-serving retail. Located along Langston Boulevard, an established but aging urban retail corridor, this project was the first Site Plan approved within the Cherrydale Revitalization District after its adoption by Arlington County. After working closely with the community and Arlington County to overcome site constraints, Cunningham | Quill Architects developed a plan to create an effective and positive transition from the commercial strip along Langston Boulevard to the single-family residential neighborhood directly to the south. The building's residential program evokes the atmosphere of a single-family home, with comfortable common spaces for eating, cooking, study and recreation on the ground floor. The 74 one-bedroom apartments are self-contained with full kitchen and bath facilities.

PHOTOGRAPHY BY PAUL BURK



## AWARDS

### The Washington DC Chapter of the American Institute of Architects

Pro-Bono Publico Award (Old Town North Master Plan)

Award of Excellence in Architecture (Sugarloaf Mountain Vineyard)

Award of Excellence in Urban Design & Master Planning (Charlottesville SIA)

Award of Excellence for Extraordinary Achievement in Architecture (Quarry House)

Award of Excellence in Architecture (Redwood Pavilion)

Award of Merit in Historic Resources (Mother & Child)

Award of Merit in Historic Resources (Caton's Walk)

Award of Merit in Historic Resources (Mather Building)

Award of Merit in Historic Preservation (Roanoke Market)

Award of Merit in Residential Architecture (Sync)

Award of Merit in Residential Architecture (Garden Addition)

Award of Merit in Architecture (The Treehouse)

Award of Merit in Urban Design & Master Planning (Mt. Rainier)

Chapter Award with Special Citation for Equitable Communitites (St. Elizabeths East)

Washingtonian Catalyst Award (Mather Building)

Washingtonian Unbuilt Award (Takoma Walk)

Washingtonian Unbuilt Award (The Water Tower)

Washingtonian Residential Design Award (St. Elizabeths East)

Washingtonian Residential Design Award for Interior Architecture (R.I.S.E. Demonstration Center)

Award of Excellence in Historic Preservation (R.I.S.E. Demonstration Center)

Washingtonian Award for Distinctive Residential Architecture (Mother & Child)

Washingtonian Award for Distinctive Residential Architecture (Davis Place)

Washingtonian Award for Distinctive Residential Architecture (The Treehouse)

Washingtonian Award for Distinctive Residential Architecture (Quarry House)

Washingtonian Award for Distinctive Residential Architecture (Art Loft)

### The Virginia & Northern Virginia Chapters of the American Institute of Architects

Merit Award for Historic Preservation (Residences at St. Elizabeths East)

Award of Excellence in Contextual Design (Charlottesville SIA)

Award of Merit (Charlottesville SIA)

Award of Excellence in Historic Preservation (Mother & Child)

Honorable Mention for Commerical Architecture (Capital Yacht Club)

Honorable Mention for Architecture (Safeway Alexandria)

Merit Award of Excellence in Historic Preservation (Roanoke City Market)

Award of Excellence in Historic Preservation (Caton's Walk)

Award of Excellence in Historic Architecture (Caton's Walk)

Award of Excellence in Architecture (Sugarloaf Mountain Vineyard)

Citation for Historic Architecture (Dairy Market)

Honor Award for Contextual Design (Dairy Market)

Merit Award for Conceptual/Unbuilt Design (Charlottesville SIA)

Merit Award for Conceptual/Unbuilt Design (Takoma Walk)

Merit Award for Historic Architecture (Tucker Hall)

Merit Award for Historic Preservation (Tucker Hall)

Merit Award for Historic Architecture (Mother & Child)

Merit Award for Historic Architecture (St. Elizabeths East)

Merit Award for Architecture (10th & G)

Merit Award for Institutional Architecture (Dumbarton Oaks Fellowship House)

Merit Award for Institutional Architecture (Herndon Senior Center)

Merit Award for Commercial Architecture (The Hyde)

Jurors Citation for Commercial Architecture (10th & G)

Merit Award for Commercial Architecture (House of Lebanon)

Merit Award for Commercial Architecture (Sugarloaf Mountain Vineyard)

Merit Award for Commercial Architecture (Davis Place)

### The Maryland & Potomac Valley Chapters of the American Institute of Architects

Citation for Residential Architecture (The Terrell)

Award of Excellence for Residential Architecture (Mother & Child)

Award of Excellence for Residential Architecture (Mather Building)

Award of Excellence for Residential Architecture (Quarry House)

Award of Excellence for Residential Architecture (Garden Addition)

Award of Excellence for Institutional Architecture (Herndon Senior Center)

Award of Excellence for Urban Design & Master Planning (Mt. Rainier)

Honor Award for Residential Architecture (Mother & Child)

Honor Award for Residential Architecture (The Alta)

Honor Award for Residential Architecture (Davis Place)

Honor Award for Commercial Architecture (Sugarloaf Mountain Vineyard)

Honor Award for Historic Preservation (Caton's Walk)

Honor Award for Master Planning (Takoma Walk)

Honor Award for Conceptual/Unbuilt Design (Huntfield Master Plan)

Merit Award for Commercial Architecture (10th & G)

Merit Award for Mixed-Use Architecture (10th & G)

Merit Award for Mixed-Use Architecture (Caton's Walk)

Merit Award for Institutional Architecture (Dumbarton Oaks Fellowship House)

Merit Award for Institutional Architecture (Tucker Hall)

Merit Award for Institutional Architecture (Tucker Hall)

Merit Award for Residential Architecture (House of Lebanon)

Merit Award for Residential Architecture (Quarry House)

Merit Award for Residential Architecture (The Treehouse)

Merit Award for Residential Architecture (Cathedral Heights Residence)

Merit Award for Residential Architecture (The Alta)

Merit Award for Residential Architecture (Sync)

Honor Award for Urban Design & Master Planning (Branch Avenue)

Citation for Urban Design & Master Planning (Branch Avenue)

Citation for a Built Master Planning Project (Mt. Rainier)

Citation for Commercial Architecture (Sugarloaf Mountain Vineyard)

Citation for Residential Architecture (The Terrell)

Citation for Residential Architecture (The Treehouse)

Citation for Residential Architecture (Smokey Joey House)

Citation for Interior Architecture (R.I.S.E. Demonstration Center)

### The Charlotte Chapter of the American Institute of Architects

Merit Award for Adaptive Reuse/Preservation (Dairy Market)

### The New York City Chapter of the American Institute of Architects

Award in Urban Design & Master Planning (Capital Yacht Club)

### Other Local and Regional Awards

DC Preservation League Award for Excellence in Preservation (Residences at St. Elizabeths East)

## FEATURED PROJECTS

The Residences at St. Elizabeths East: Flaherty & Collins & Anacostia Economic Development Corporation (Owner); GCS Sigal (Contractor)

Ward One Short-Term Family & Permanent Support Housing: District of Columbia Department of Human Services (Owner); GCS Sigal (Contractor)

Ward Seven Emergency Family Housing: District of Columbia Department of General Services (Owner), MCN Build (Contractor)

## CLIENTS

AHC Inc.

Anacostia Economic Development Corporation

District of Columbia Department of General Services

District of Columbia Department of Human Services

Flaherty & Collins

Mission First Housing Group

Washingtonian Residential Design Award (Residences at St. Elizabeths East)

Fairfax County Exceptional Design Merit Award (Divine House)

Fairfax County Exceptional Design Merit Award (Charity Works GreenHouse)

Washington Spaces Magazine, Best of Architectural Spaces (Smokey Joe House)

Washington Spaces Magazine, Best of Remodeling (Rock Creek Overlook)

Washington Spaces Magazine, Best of Remodeling (Honeywell Renovation)

The Shell: AHC Inc. (Owner); Harkins Builders Inc. (Contractor)

St. James: AHC Inc. (Owner), Harkins Builders Inc. (Contractor)

The Spire: AHC Inc. (Owner); Harkins Builders Inc. (Contractor)

House of Lebanon: Mission First Housing (Owner), Hamel Builders, Inc. (Contractor)

## CONTRACTORS

Abramson Properties

GCS Sigal

Hamel Builders, Inc.

Harkins Builders Inc.

KBS, Inc.

MCN Build

Paradigm Companies

Phu Chung

Washington Spaces Magazine, Best of Bath (Secret Suite)

Washington Spaces Magazine, Best of Kitchen (Maple Addition)

Washington Spaces Magazine, Kitchen and Bath of the Year (Illuminated Kitchen)

### National Awards

2022 Faith & Form Design Award for Religious Architecture, New Facilities (The Episcopal Church of the Resurrection)

Builder's Choice & Custom Home Design Award (The Treehouse)

ARCHITECT Magazine Top 50 Firms, 2011

Honorable Mention Remodeling Magazine Design Award for Renovation (Garden Addition)

Custom Home Magazine Design Awards, Renovation, Grand Award (Smokey Joe House)

Remodeling Magazine Design Awards, Renovation, Best of the Year (Smokey Joe House)

Remodeling Magazine Design Awards, Kitchen Renovation, Grand Award (Illuminated Kitchen)

Remodeling Magazine's Renaissance Awards, Grand Award (Granite Kitchen Addition)

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