

MULTI-FAMILY
AFFORDABLE

CUNNINGHAM | QUILL ARCHITECTS

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Cunningham Quill has long served those in need in the Washington, D.C. region by providing safe and dignified housing. 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 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.

TERRACES EAST

ARLINGTON, VA

2023

This multifamily affordable housing redevelopment is located in the Columbia Pike Special Revitalization District in Arlington, Virginia. It received approval under the Form Based Code process as well as Low Income Housing Tax Credit funding from Virginia Housing.

Located in the Arlington View neighborhood and situated adjacent to the Army Navy Country Club, 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 with a row house-like scale which fits the smaller scale of the garden apartments and single family residences in the neighborhood.

Arlington View Terrace contributes 77 affordable apartments over a level of parking in a podium-style building. The overlaying requirements of Virginia Housing LIHTC, a steeply-sloped site, Form Based Code, Earthcraft, Energy Star, and 100% Universal Design are numerous challenges the design team has successfully met. The project has received an American Institute of Architects (AIA) - Northern Virginia Design Award and Potomac Valley Award.

PHOTOGRAPHY: ALLEN RUSS

DEVELOPER: AFFORDABLE HOMES & COMMUNITIES, INC. (AHC)

AWARDS: 2024 AIA NORTHERN VIRGINIA CHAPTER AWARD, 2024 AIA POTOMAC VALLEY CHAPTER AWARD



RESIDENCES AT ST. ELIZABETHS

EAST CAMPUS

WASHINGTON, DC

2020

The National Historic Landmark St. Elizabeths Hospital was the nation's first purpose-built mental-health institution, offering 19th-century patients fresh air, sunlight, and access to natural landscapes as a form of healing treatment. Built between 1933 and 1943, there are seven interconnected buildings in the renovated Continuous Treatment complex at St. Elizabeths. The panopticon design, a common prison layout, confined the services and living needs of patients, segregating them to ensure easy surveillance. When tasked with the redesign of this infamous property to affordable housing, Cunningham | Quill aimed to foster a sense of community. The new design opens to the surrounding neighborhood; site amenities, lobbies, entrances, and front lawns unite separate buildings through shared spaces located strategically in connecting corridors, between buildings and four exterior courtyards. The 252 unit complex includes new entrances, a clubroom, fitness-yoga spaces, business course and a community room. Former screened patient porches were renovated into new residential units, or community porches. This project achieved Enterprise Green Communities Certification.

PHOTOGRAPHY: ALLEN RUSS

DEVELOPER: FLAHERTY & COLLINS /ANACOSTIA ECONOMIC DEVELOPMENT CORPORATION

AWARDS: 2021 AIA VIRGINIA CHAPTER AWARD, 2021 AIA DC CHAPTER AWARD,
2021 AIA WASHINGTONIAN RESIDENTIAL AWARD, 2021 DC PRESERVATION LEAGUE
AWARD



WARD ONE SHORT-TERM FAMILY & PERMANENT SUPPORT HOUSING

WASHINGTON, DC

2021

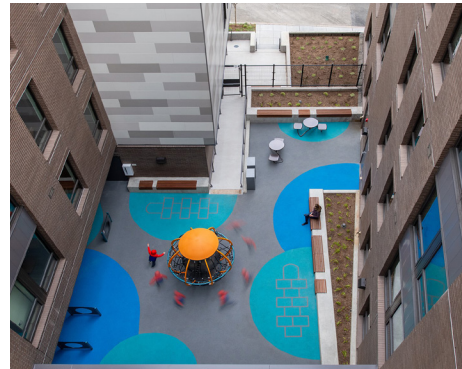
The Ward One Short-Term Family Housing Facility is located at the corner of 14th Street NW and Clifton Street NW. The new 78,000 GSF facility features 50 residential apartments. Of these, 35 are 2- and 3-bedroom apartments for families in need of Short-term Family Housing (STFH). The remaining residential 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. This was the final of eight Emergency Family Housing (EFH) facilities.

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: ANICE HOACHLANDER

DEVELOPER: AFFORDABLE HOMES & COMMUNITIES, INC. (AHC)

AWARDS: 2021 AIA MARYLAND CHAPTER AWARD, 2021 AIA POTOMAC VALLEY CHAPTER AWARD



THE SPIRE

ALEXANDRIA, VA

2021

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 support the creation of affordable housing. The multifamily building has a two-story 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 flared 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 co-located on the site and positioned 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 and has received four (4) American Institute of Architects (AIA) Design Awards.

PHOTOGRAPHY: ALLEN RUSS

CLIENT: THE EPISCOPAL CHURCH OF THE RESURRECTION

AWARDS: 2024 AIA NORTHERN VIRGINIA CHAPTER AWARD, 2024 AIA POTOMAC VALLEY CHAPTER AWARD, 2024 AIA DC CHAPTER AWARD, 2023 AIA VIRGINIA CHAPTER AWARD, 2023 AIA CHARLOTTE CHAPTER AWARD, 2023 ALEXANDRIA COMMUNITY BEAUTIFICATION AWARD, 2022 INTERNATIONAL FAITH & FORM AWARD



WARD SEVEN EMERGENCY FAMILY HOUSING

WASHINGTON, DC

2018

This was the first of eight Emergency Family Housing (EFH) facilities and was the prototype. CQA worked with the Department of Housing (DHS) to create this program which is a national model. 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. It 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: ALLEN RUSS

CLIENT: DC DEPARTMENT OF HUMAN SERVICES/ DEPARTMENT OF GENERAL SERVICES



ST. JAMES PLAZA

ALEXANDRIA, VA

2017

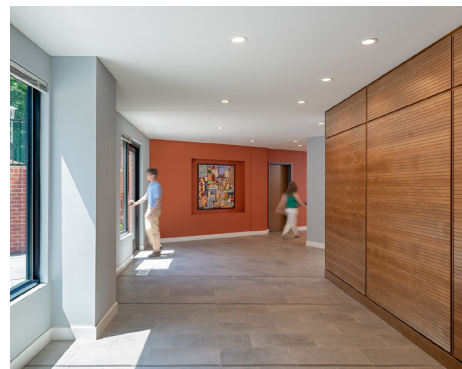
St. James Plaza is the re-development of a 3-acre parcel in the west end of Alexandria, Virginia, the former home of the St. James United Methodist Church. This mixed-use, mixed-income community provides 93 affordable apartments for families and 31 market-rate townhouses organized around a central open 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. Early childhood services are provided to children living in both the affordable building and the surrounding community. 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: ALLEN RUSS

CLIENT: AFFORDABLE HOMES & COMMUNITIES, INC. (AHC)

AWARDS: 2020 URBAN LAND INSTITUTE (ULI) WASHINGTON AWARD, 2018 VIRGINIA GOVERNOR'S AWARD



THE SHELL

ARLINGTON, VA

2015

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, Harvey Hall, an adjoining existing affordable apartment community with unused density, was combined with an adjacent 1950's era gas station to assemble a 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.

This project was awarded the 2015 Earthcraft Virginia Multi-Family New Construction Project of the Year.

PHOTOGRAPHY: HOACHLANDER DAVIS PHOTOGRAPHY
CLIENT: AFFORDABLE HOMES & COMMUNITIES, INC. (AHC)



HOUSE OF LEBANON

WASHINGTON, DC

2014

This adaptive reuse project, in the Historic Shaw Neighborhood of Washington, DC, transformed the former Margaret Murray Washington Public School into 82 affordable one and two bedroom 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 residential scale and create a sympathetic contemporary partner for this historic structure.

The project was a joint development of the Mission First Housing Group, Urban Matters, The Mount Lebanon Community Development Corporation/ Mount Lebanon Baptist Church in cooperation with The Washington Interfaith Network.

PHOTOGRAPHY: HOACHLANDER DAVIS PHOTOGRAPHY

CLIENT: MISSION FIRST HOUSING

AWARDS: 2016 AIA NORTHERN VIRGINIA CHAPTER AWARD, 2015 AIA POTOMAC VALLEY CHAPTER AWARD



DAVIS PLACE

ARLINGTON, VA

2009

A site organization and massing strategy was devised 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 residential street and promotes individuality. To encourage neighbor interaction, public areas within the dwellings are 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.

PHOTOGRAPHY: HOACHLANDER DAVIS PHOTOGRAPHY

CLIENT: AFFORDABLE HOMES & COMMUNITIES, INC. (AHC)

AWARDS: 2015 DESIGN ARLINGTON AWARD, 2013 AIA NORTHERN VIRGINIA CHAPTER AWARD, 2012 AIA POTOMAC VALLEY CHAPTER AWARD, 2010 AIA WASHINGTONIAN RESIDENTIAL AWARD



HUNTER'S PARK SENIOR HOUSING AT CHERRYDALE

ARLINGTON, VA

2005

Hunter's Park at Cherrydale provides affordable apartments for seniors above community-serving retail. Located along Langston Boulevard, an established 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 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 common spaces for eating, cooking, study and recreation on the ground floor. The 74 one-bedroom senior apartments are self-contained with full kitchen and bath facilities.

PHOTOGRAPHY: PAUL BURK

CLIENT: AFFORDABLE HOMES & COMMUNITIES, INC. (AHC)



BRUNER PLACE

ARLINGTON, VA

2004

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 allows for generous front porches for 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: PAUL BURK

CLIENT: AFFORDABLE HOMES & COMMUNITIES, INC. (AHC)

AWARDS: 2006 ARLINGTON HISTORIC PRESERVATION AWARD



AWARDS

The Washington DC Chapter of the American Institute of Architects

Architecture Design Award (Episcopal Church of the Resurrection)

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 Communities (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, and Central Virginia Chapters of the American Institute of Architects

Award of Excellence for Architecture (Episcopal Church of the Resurrection)

Merit Award for Adaptive Reuse (Canal Window)

Merit Award for Commercial Architecture (Terraces West)

Juror's Citation for Adaptive Reuse Architecture (Canal Window)

Merit Award for Institutional Architecture (Episcopal Church of the Resurrection)

Merit Award for Small Projects (Episcopal Church of the Resurrection)

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

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 Commercial 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)

Honor for Contextual Design Category (Dairy Market)

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

AIA Maryland Award: TBD (Canal Window)

Award of Merit for Small Projects (Episcopal Church of the Resurrection)

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 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 (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 (Cathedral Heights Residence)

Merit Award for Residential Architecture (The Alta)

Merit Award for Residential Architecture (Sync)

Citation for Architectural Excellence (Herndon Sr Center)

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)

Merit Award 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)

Citation for Adaptive Reuse (Residences at St. Elizabeth's)

Honor for New Construction (Episcopal Church of the Resurrection)

FEATURED PROJECTS

Terraces East: Affordable Homes & Communities (AHC) (Owner); Harkins Builders Inc (Contractor)

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

CLIENTS

Affordable Homes & Communities Inc. (AHC)

Flaherty & Collins

Anacostia Economic Development Corporation

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)

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)

Washington Spaces Magazine, Best of Bath (Secret Suite)

FEATURED PROJECTS

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

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

Washington Spaces Magazine, Best of Kitchen (Maple Addition)

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

The Congress for New Urbanism (CNU) Charter Awards

Charter Award (Takoma Walk)

Charter Award (Charlottesville SIA)

Charter Award (Mt. Rainier Downtown Revitalization Plan)

American Planning Association Awards- VA

Plan of the Year (Charlottesville SIA)

National & International 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

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

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

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

Davis Place: AHC Inc. (Owner); Abramson Properties (Contractor)

CONTRACTORS

Harkins Builders Inc.

GCS Sigal

MCN Build

Hamel Builders, Inc.

Abramson Properties

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)

Residential Architect Magazine Design Awards, Renovation (Glass Bridge)

Residential Architect Magazine Design Awards, Kitchen, Merit (Granite Kitchen Addition)

Remodeling Magazine Design Awards, Addition, Grand Award (Bungalow Addition)

Remodeling Magazine's Renaissance Awards, Addition, Merit (Glass Bridge)

Residential Architect Magazine Design Awards, Merit (Kent Manor)

Hunter's Park Senior Housing at Cherrydale: AHC Inc. (Owner); Paradigm Companies (Contractor)

Bruner Place: AHC Inc. (Owner); Phu Chung (Contractor)

Paradigm Companies

Phu Chung

CUNNINGHAM | QUILL ARCHITECTS

WWW.CUNNINGHAMQUILL.COM

WASHINGTON, DC OFFICE:

1054 31ST STREET NW, SUITE 315
WASHINGTON, DC 20007
TEL 202.337.0090
FAX 202.337.0092

CHARLOTTE, NC OFFICE:

112 SOUTH TYRON ST, SUITE 1370
CHARLOTTE, NC 28284
TEL 704.910.2980