



THE TRIUMPH

Community-Based Short Term Family Housing

Ward 8 | 4225 6th Street SE | Washington DC

Multi-Family Architecture




Named "The Triumph" by the community - this new 50-unit residence in Washington Highlands near the border of Maryland, will serve families from across the District of Columbia as a short-term family housing program created to prevent cases of homelessness. The residence provides families with a beautiful, inspiring, and dignified environment along with in-house support services to help families re-join their communities within a shorter time frame.

Community-Based Design | Transforming Lives

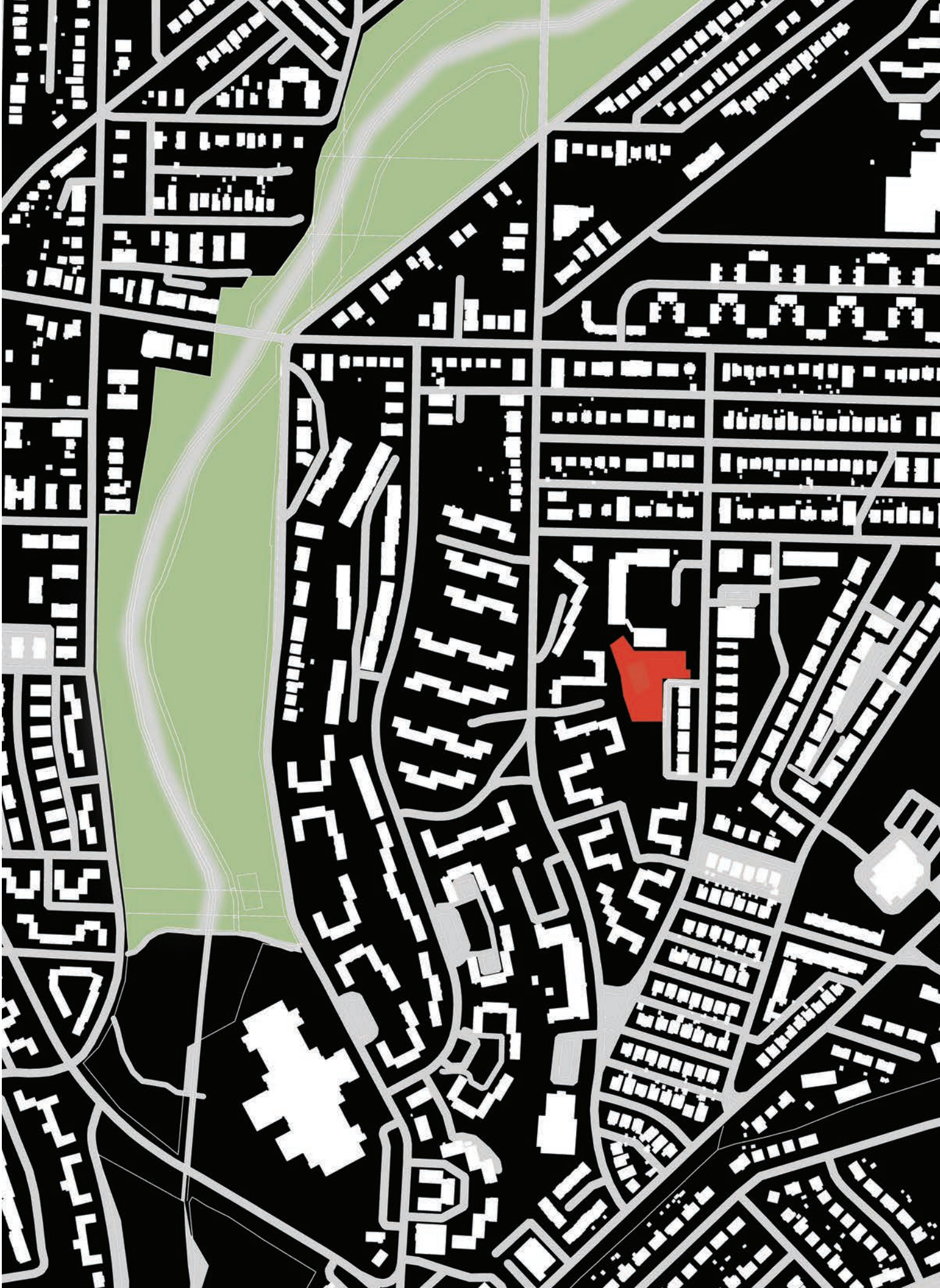
In 2016, the District of Columbia Department of Human Services launched an initiative to transfer homeless residents from DC General, an existing over-populated and dilapidated central emergency shelter, to smaller scale, service-enriched, community-based shelters located throughout the city – part of a District-wide solution to the District-wide challenge of homelessness. A critical goal for the success of these shelters is that, in addition to safety and security, they must provide a sense of warmth and dignity for the residents as they transition to more permanent housing solutions. The Triumph represents the Ward 8 response to this initiative.

LIVING IN THE FABRIC OF THE NEIGHBORHOOD

This innovative short-term housing program sets a new standard to help vulnerable families stabilize and exit the cycle of homelessness. Located in Ward 8, The Triumph is a six-story compact building oriented to provide residents with extensive views of the city, natural light, play, and gathering space in a park-like setting. Tucked away from the street and into the surrounding hillside, the building relates to the residential context with an articulated volumetric facade to create residential units of human scale. Adjacent to the Hendley Elementary School, the Triumph symbolizes an integrated, dignified approach to living in a holistic, healthy environment with on-site stormwater quality control, energy efficient building envelope, and high efficiency mechanical systems.

-  HENDLEY ELEMENTARY SCHOOL
-  THE TRIUMPH
-  OXON RUN PARK

VICINITY MAP



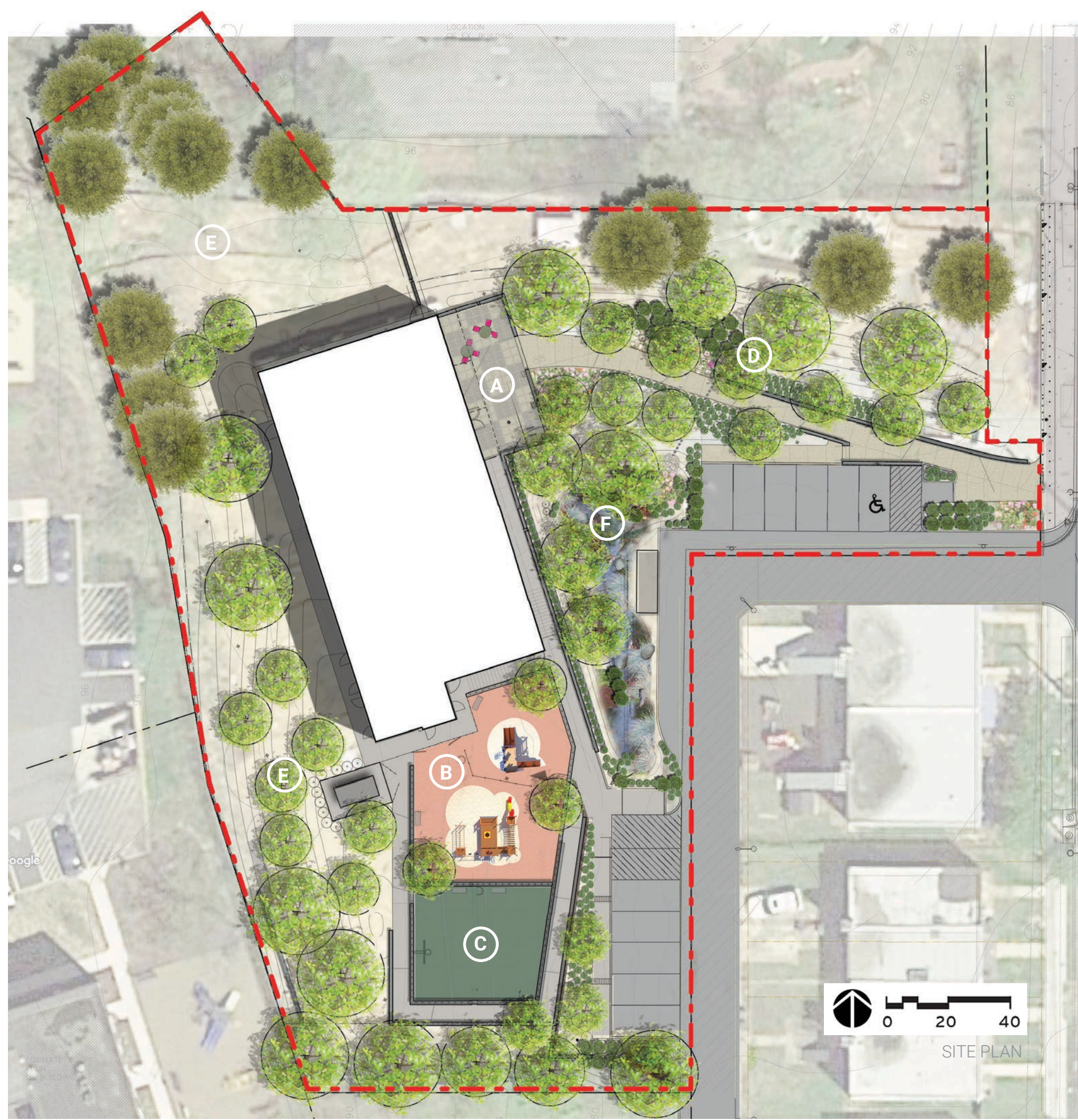


EAST FACADE

CONTEXTUAL INTEGRATION

A significant challenge in designing the facility was how to sensitively accommodate the full programmatic requirements, including a maximum unit count of ten per floor, on a steeply-sloping site, surrounded by low-rise residential buildings along 6th Street SE to the east and taller, four-to-five story structures to the north and west. As part of the solution, the building has been shifted westward, away from the street and toward the back of the lot. This shift helps to integrate the new facility within its context by visually strengthening its connection to its larger scale neighbors. It also provides an opportunity for a large, landscaped forecourt to act as an attractive green buffer between the street and the building. Shaded by trees and the softness of sustainable natural habitats, the design brings green space to a dense neighborhood fabric and creates a community-oriented social fabric for the residents to enjoy.

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|------------------------------------|----------------------|
| A MAIN ENTRY TERRACE | D GARDEN |
| B CHILDREN'S PLAY YARD | E HILLSIDE |
| C RECREATIONAL SPORTS COURT | F RAIN GARDEN |



Connecting Urban Experience | Sense of Belonging

The positioning of The Triumph on its deep and irregular site achieves several objectives in relation to the immediate community. Since it is one of the taller buildings in the area, setting it well back from 6th Street mitigates its 6 story height while creating a welcoming landscaped forecourt. The depth and geometric interest of the street façade draws the attention of passing neighbors and helps weave the building into the fabric of the neighborhood.



SITE SECTION



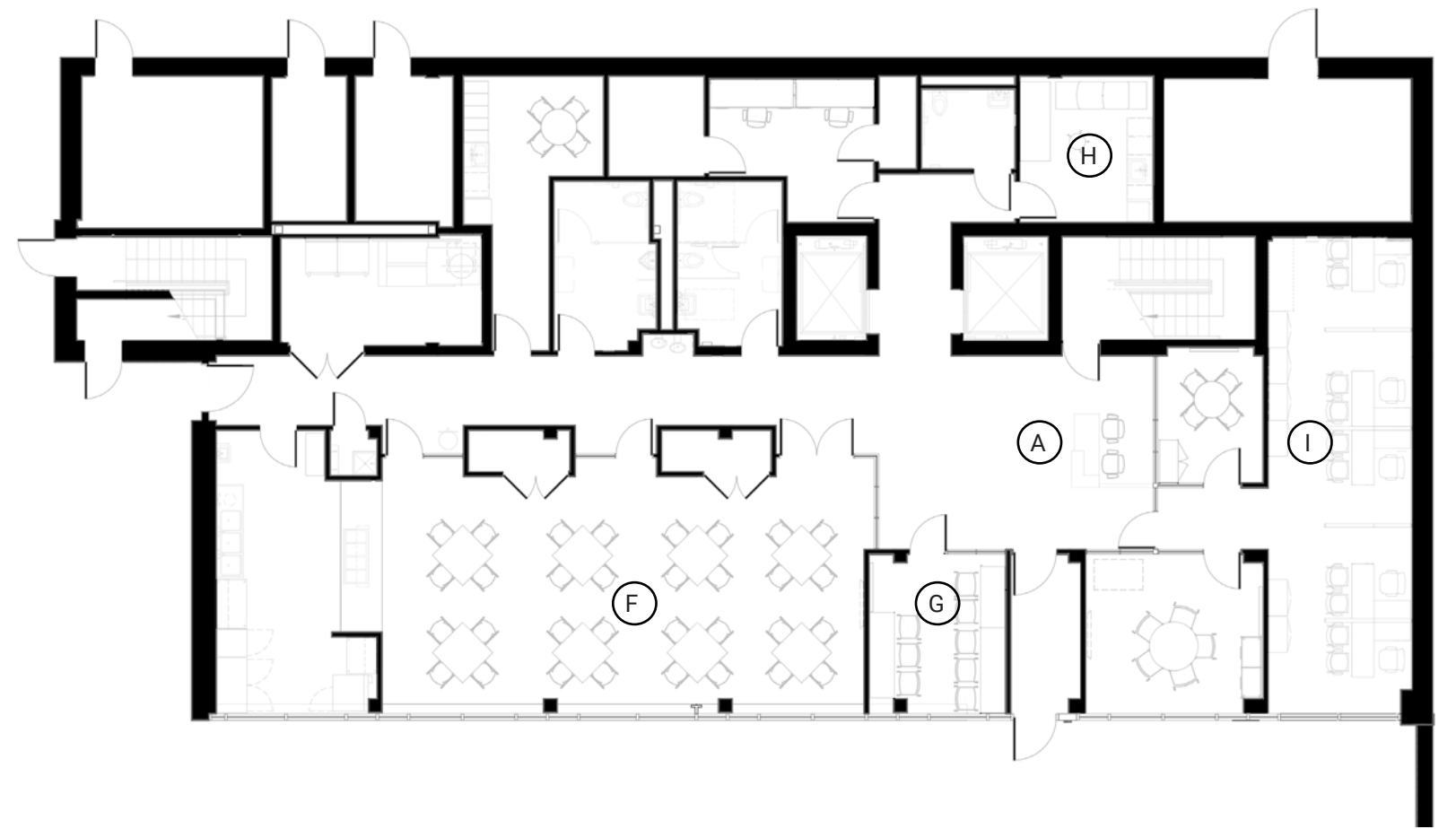
LAYERING LANDSCAPE, OPEN SPACES FOR HEALTHY INDOORS, OUTDOORS

Landscape terracing and a facade composed of a series of setbacks combine to break down the massing of the residential housing block. Open spaces occur at three different scales: small-scale, domestic recesses related to the individual residential units, mid-sized courtyards that punctuate the hillside, and the large, communal entry terrace create a naturalized refuge from the urban surroundings. The facade's volumetric use of projecting and retreating bays of glass frame views from inside-to-outside that are unparalleled in scope and distance. While from the outside, domestic life glows with a sense of warmth and coziness.

High performance, sustainable strategies have been integrated into the design for The Triumph. This is important in ensuring the building conserves resources over the long term as befits a project built with public funding, but it is also an opportunity to connect a vulnerable population of residents with a healthy, soothing indoor environment. High-efficient building systems have been utilized throughout, including low-flow plumbing fixtures, LED lighting and VRF HVAC systems resulting in a 8.9% energy cost savings as compared to the baseline ASHRAE 90.1-2010. Building materials and finishes have been selected based on local availability, pre- and post-consumer recycled content as well as having low VOC levels. These strategies are part of a comprehensive approach to the design, which meets Gold level certification for the LEED For Homes rating system.



ENTRY PLAZA

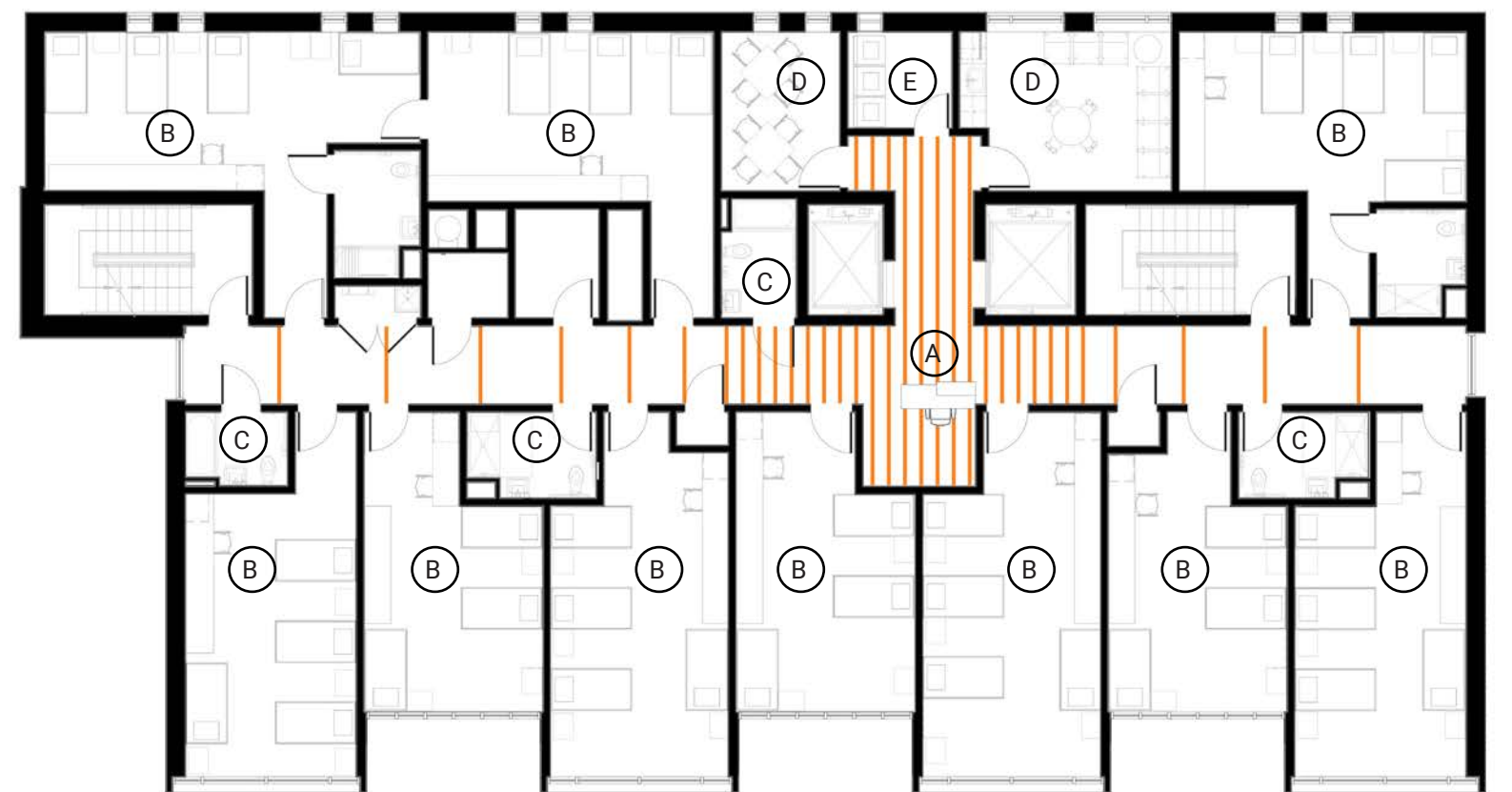


GROUND FLOOR PLAN

ENVIRONMENT OF COMMUNITY

Programmatically, the Triumph consists of fifty residential family units, along with amenity spaces distributed throughout the upper five floors of the 36,000 square foot building. The ground floor houses additional resident amenities including a multipurpose room, dining room, computer lab and health clinic, as well as operational and case management offices. Each residential floor has its own group of common spaces located off the elevator lobby, within view of the reception desk. This includes separate study and common rooms to allow for a variety of programming such as children doing homework while other residents are relaxing nearby. The ground floor acts as the community floor for all the residents and provides flexible space for meals, training, social gatherings and other programming as well as access to the outdoor amenities. Onsite case management offices and health clinic provide the wrap-around services needed to stabilize the residents and help them find more permanent housing.

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|--------------------------|-----------------------------------|------------------------|
| A RECEPTION AREA | D COMMON/STUDY ROOM | G COMPUTER ROOM |
| B BEDROOM UNIT | E LAUNDRY | H HEALTH CLINIC |
| C SHARED BATHROOM | F MULTIPURPOSE/DINING ROOM | I OFFICES |



RESIDENTIAL FLOOR PLAN

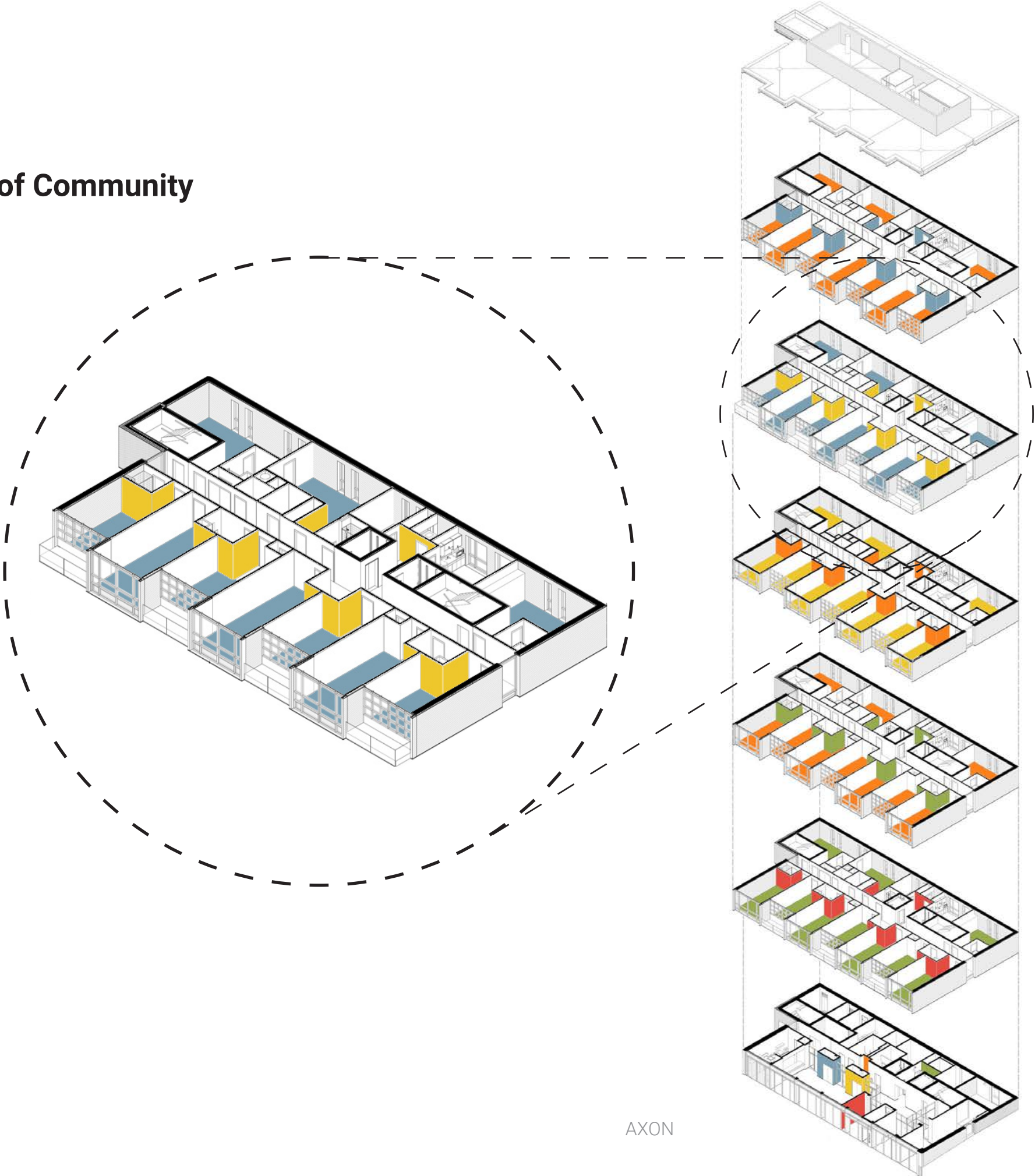
Residential Neighborhoods | Sense of Community

DOMESTIC SCALE OF PLACE

Each residential floor of ten units is treated as its own neighborhood with its own identity. A separate, floor-specific finish palette, visible from the street, reinforces this individual sense of place.

Maximizing natural light for the interior environment was also an important design goal as this can help relieve stress for those going through homelessness while also decreasing energy usage. The residential units and amenities all have abundant access to daylight. Even the public residential corridors are glazed at both the north and south to increase daylight and views to the exterior and create a more welcoming, residential environment. The finish palette also includes warm, natural elements and colors. Warm wood textures at floors, doors and cabinetry are common threads which weave their way throughout all the individual color schemes for each floor and help to de-institutionalize the building for the residents.

The environment at a homeless shelter is a critical element which can increase or reduce the stress of the residents. With reduced levels of stress, the residents are better able to address other needs and progress to a more permanent housing solution. By creating a safe, secure and dignified facility, the design for The Triumph seeks to transform a difficult site into a positive for the entire community and to play an important part in integrating a marginalized group of the District's citizens back into the city.







RESIDENTIAL LOUNGE



RESIDENTIAL CORRIDOR