

Founders Row  
Falls Church, VA

**PRACTICE AREA**

Multifamily

**CLIENT**

Mill Creek Residential Trust

**STATUS**

Completed 2022

**LEED**

Targeting NGBS Gold



**SERVICES**

Architecture



**PROGRAM**

Four 3 to 6-story apartment buildings with 322 units, 3 levels of below-grade parking, 60,000-sf of retail, an 8 screen movie theater and a separate 72-unit age-restricted apartment building over retail.

**DESCRIPTION**

Founders Row a mixed-use development located in the historic City of Falls Church, Virginia. Occupying a 4.3 acre site, the project includes approximately 60,000 sf of ground floor retail plus an eight screen movie theater, 72 age-restricted apartments and 322 market-rate apartments. The design is based on a mix of concrete, metal and wood-frame construction. Three levels of below-grade parking is provided for approximately 1,000 vehicles and 100 bicycles. The southwest residential portion of Founders Row is targeting NGBS Gold certification, and the remaining residential buildings are targeting NGBS Silver certification.

The project's site is organized around a central open space, configurable to accommodate a variety of activities. The buildings are arranged to create a taller presence along Broad Street, an important commercial corridor in the City. The buildings step down from six stories to three along those edges of the site which are adjacent to quieter, residential neighbors to more appropriately address the scale of single-family homes which occur along Park Avenue. As a transitional element in the heart of Falls Church, Founders Row provides a convenient neighborhood amenity for local residents, while providing an upscale shopping and entertainment destination for users throughout the Washington, DC region.