

projects

West Broad Falls Church, Virginia



Gross Area:

321,000 SF Residential
285 units
18 affordable units
73,000 SF Harris Teeter
3 levels below grade garage with 586 spaces

Developer:

Rushmark Properties, LLC

Services:

Master Planning
Architecture
Construction Administration

Project Description:

382,000 SF rental apartment includes 285 residential units above a 73,000 SF Harris Teeter grocery store. The apartments include 586 parking spaces in a three level below grade garage. The residential portion of the project is LEED Silver certified.

Special attention was paid to the pedestrian experience, starting with a landscaped pedestrian plaza carved out at the south west corner. The plaza is accented by an elegant glass tower with a secondary residential entrance. The Harris Teeter storefront features 20' of vision glass overlooking an articulated 20' sidewalk with decorative and inviting lighting. Further, the residential portion is designed with insets along West Broad Street to provide relief in the massing.

Recognizing the highly used pedestrian traffic on West Annandale, designers created pedestrian access through the garage, providing enhanced access to the retail and grocery.

Main entrance of Harris Teeter faces the Little Falls & West Broad axis creating new urban gesture. Main residential entrance is further east and is located between two smaller retail stores with outdoor seating. Visually and functionally the project has become a new meeting place in Falls Church.

