FOUNDERS ROW
MIXED USE PROJECT
(PREVIOUSLY MASON ROW)

NEC OF WEST BROAD STREET & NORTH WEST STREET
FALLS CHURCH CITY, VA

SPECIAL EXCEPTION AMENDMENT

MAY 15, 2018

OWNER:
SPECTRUM DEVELOPMENT, LLC. & MILL CREEK RESIDENTIAL

LAND USE ATTORNEY:
BASKIN, JACKSON & LASSO, PC.

ARCHITECT:
WDG ARCHITECTURE, PLLC

CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.

LANDSCAPE DESIGNER:
URBAN LTD.

TRAFFIC:
WELLS & ASSOCIATES

RETAIL PLANNER:
STREETSENSE

1025 CONNECTICUT AVE., NW, STE. 300 WASHINGTON, DC 20036 PH 202.857.8300 X1348 FAX 202.463.2198

SITE CONTEXT PLAN
1" = 100'-0"

- OFFICE
- APARTMENTS
- COMMERCIAL
- THEATER
- PARKING
- CIRCULATION
- ACTIVE ADULT 55+

N

0 25' 50' 100' 200'

MILL CREEK RESIDENTIAL

SPECTRUM development LLC

WDG

A1.0

FOUNDERS ROW

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA May 15, 2018

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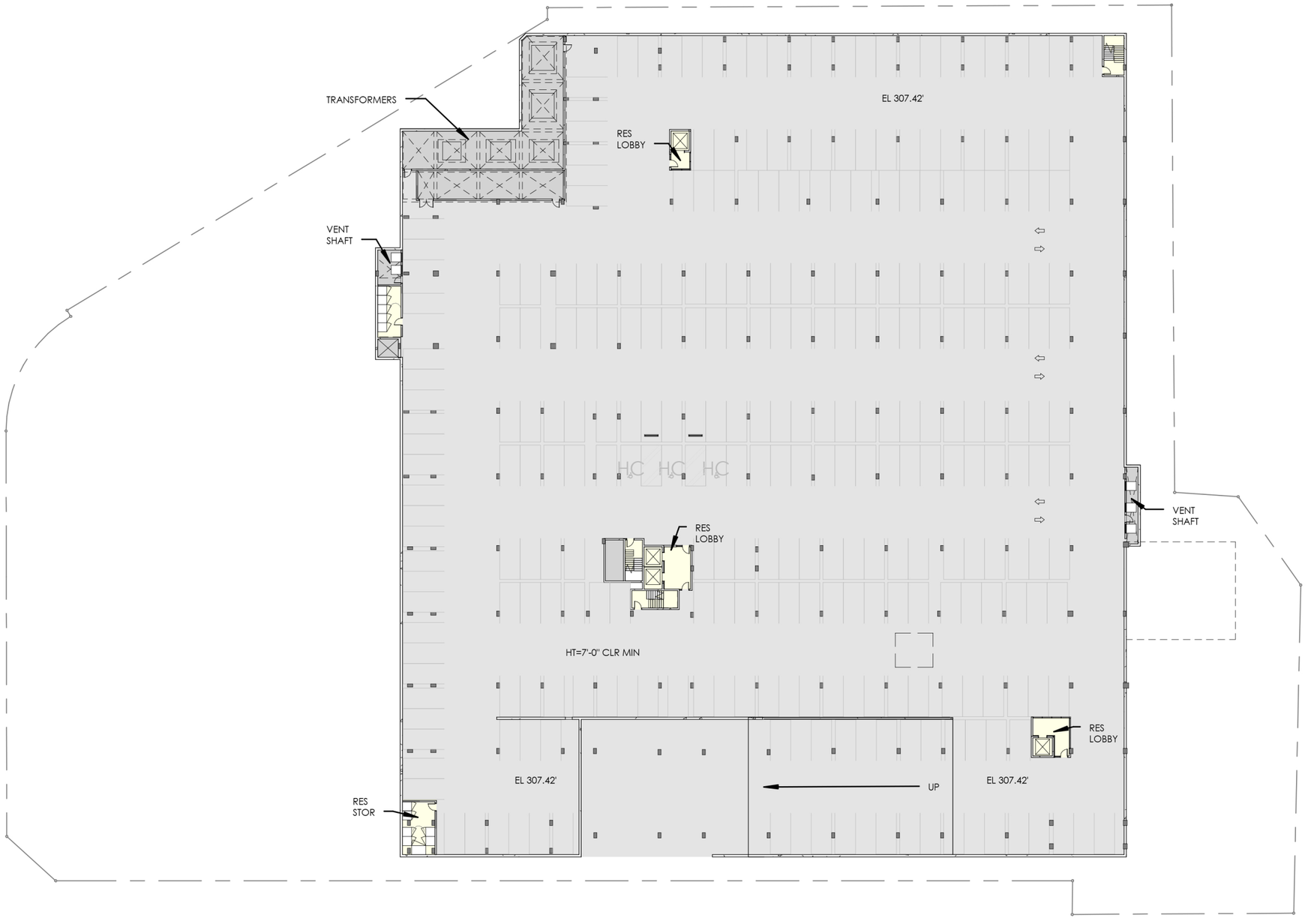

PARKING
CIRCULATION

N

PARK 2 PLAN
1" = 50'-0"

0 25' 50' 100'

FOUNDERS ROW

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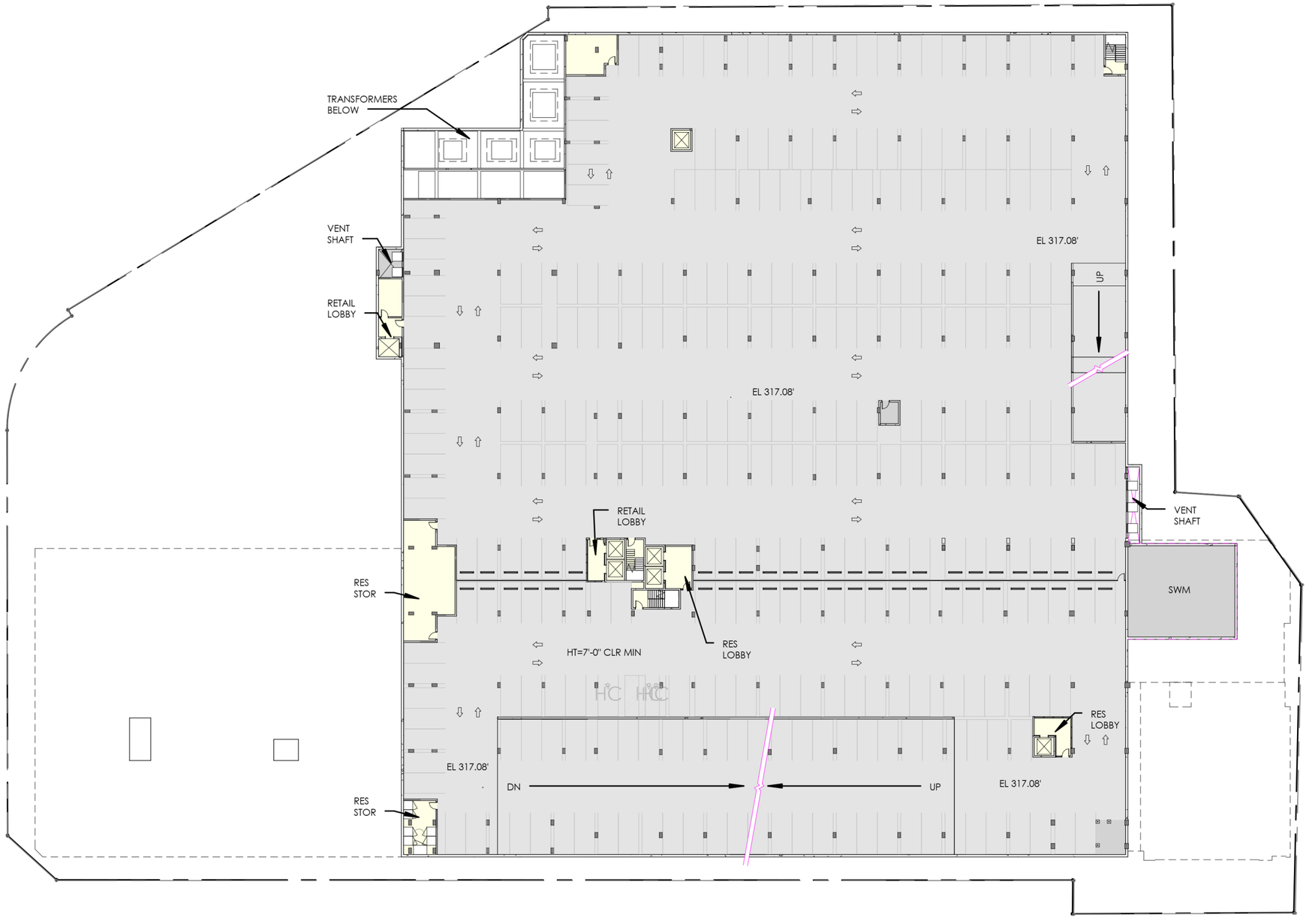
SPECTRUM development llc

WDG

A1.1



PARKING
CIRCULATION

N

PARK 1 PLAN
1" = 50'-0"

0 25' 50' 100'

MILL CREEK RESIDENTIAL

SPECTRUM development LLC

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A1.2

FOUNDERS ROW

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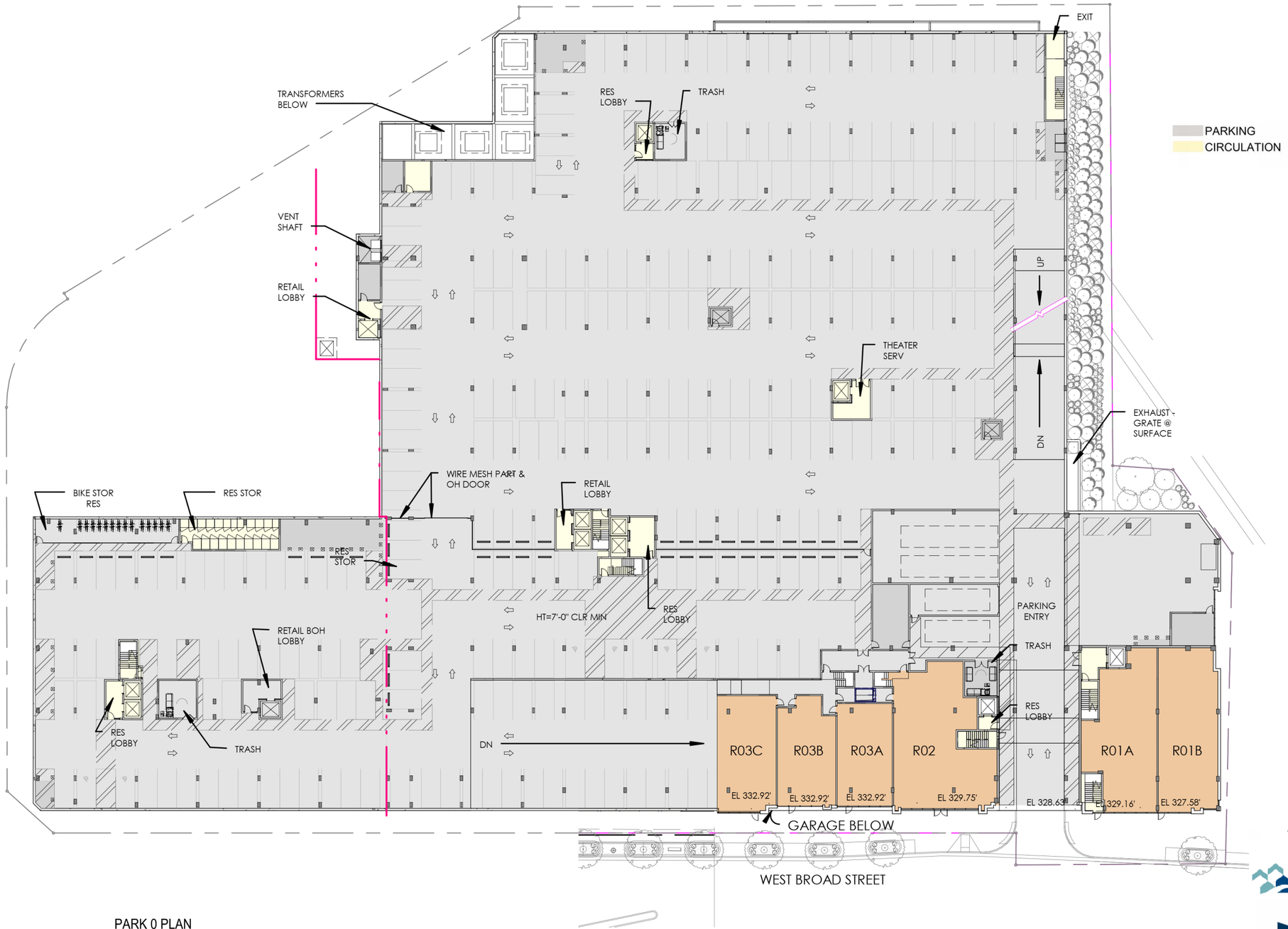

PARK 0 PLAN
1" = 50'-0"

0 25' 50' 100'

A1.3

FOUNDERS ROW

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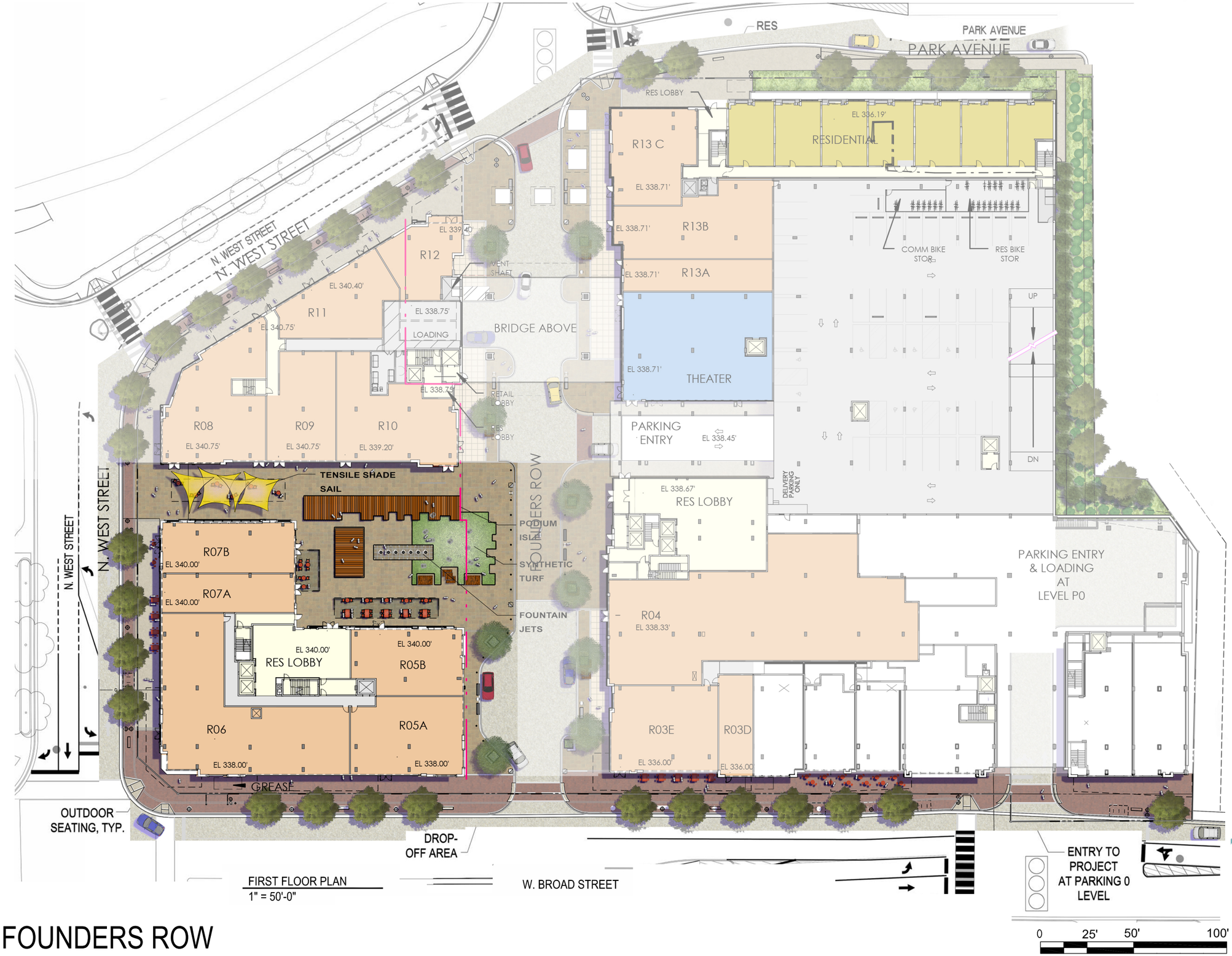

FIRST FLOOR PLAN
1" = 50'-0"

OFFICE
APARTMENTS
COMMERCIAL
THEATER
PARKING
CIRCULATION
ACTIVE ADULT 55+

MILL CREEK RESIDENTIAL

SPECTRUM development LLC

WDG

A1.4

FOUNDERS ROW

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MEZZANINE FLOOR PLAN
1" = 50'-0"

A1.5

FOUNDERS ROW

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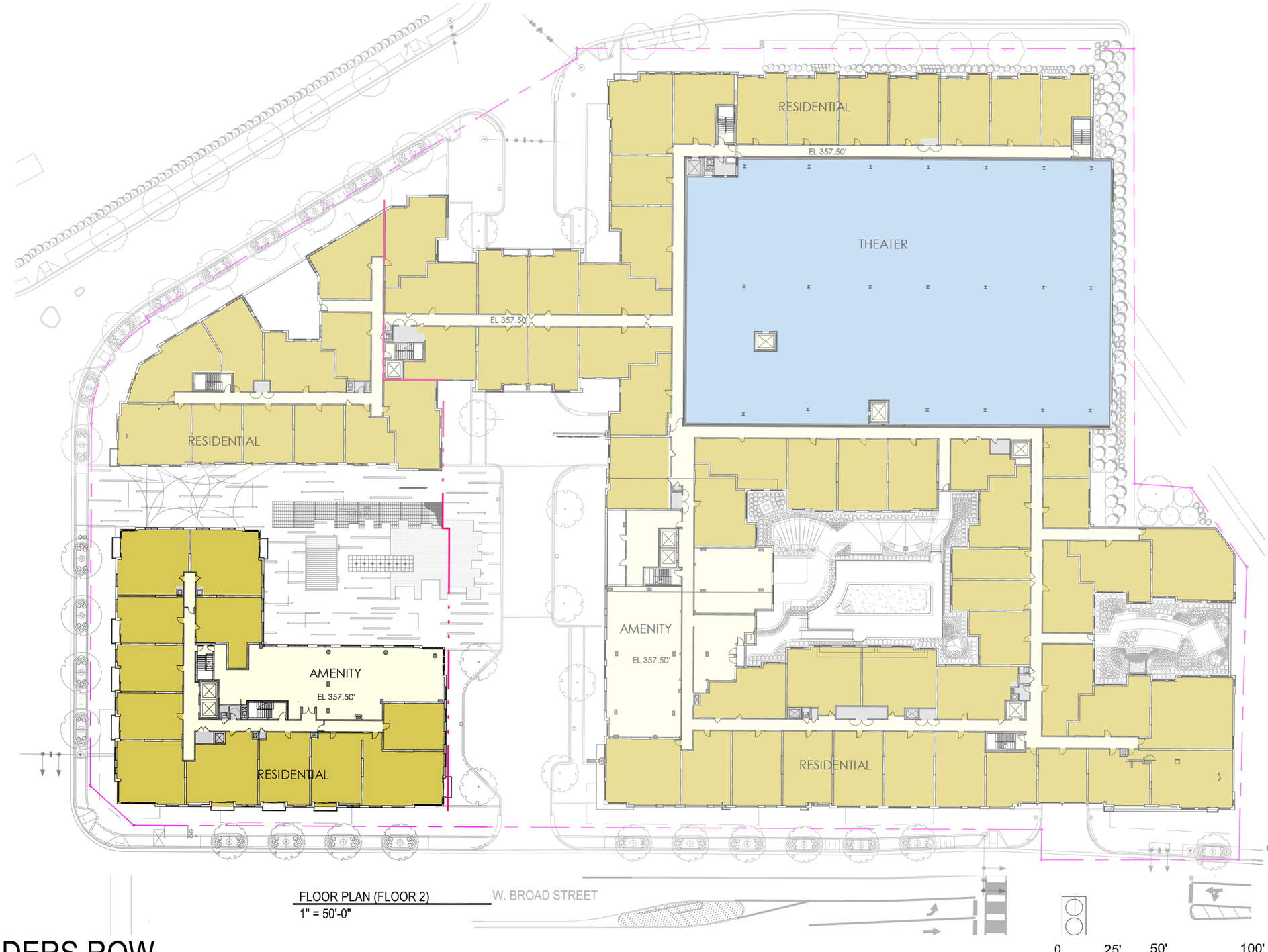

OFFICE
HOTEL
APARTMENTS
COMMERCIAL
THEATER
PARKING
CIRCULATION
ACTIVE ADULT 55+

THEATER CIRCULATION AND EGRESS DESIGN WILL BE FINALIZED WITH THE SELECTED THEATER VENDOR.

COURTYARD LAYOUT IS CONCEPTUAL AND THE DETAILS WILL BE FINALIZED DURING THE SITE PLAN PROCESS.

N

0 25' 50' 100'

FLOOR PLAN (FLOOR 2)
1" = 50'-0"

MILL CREEK RESIDENTIAL

SPECTRUM development LLC

WDG

A1.6

FOUNDERS ROW

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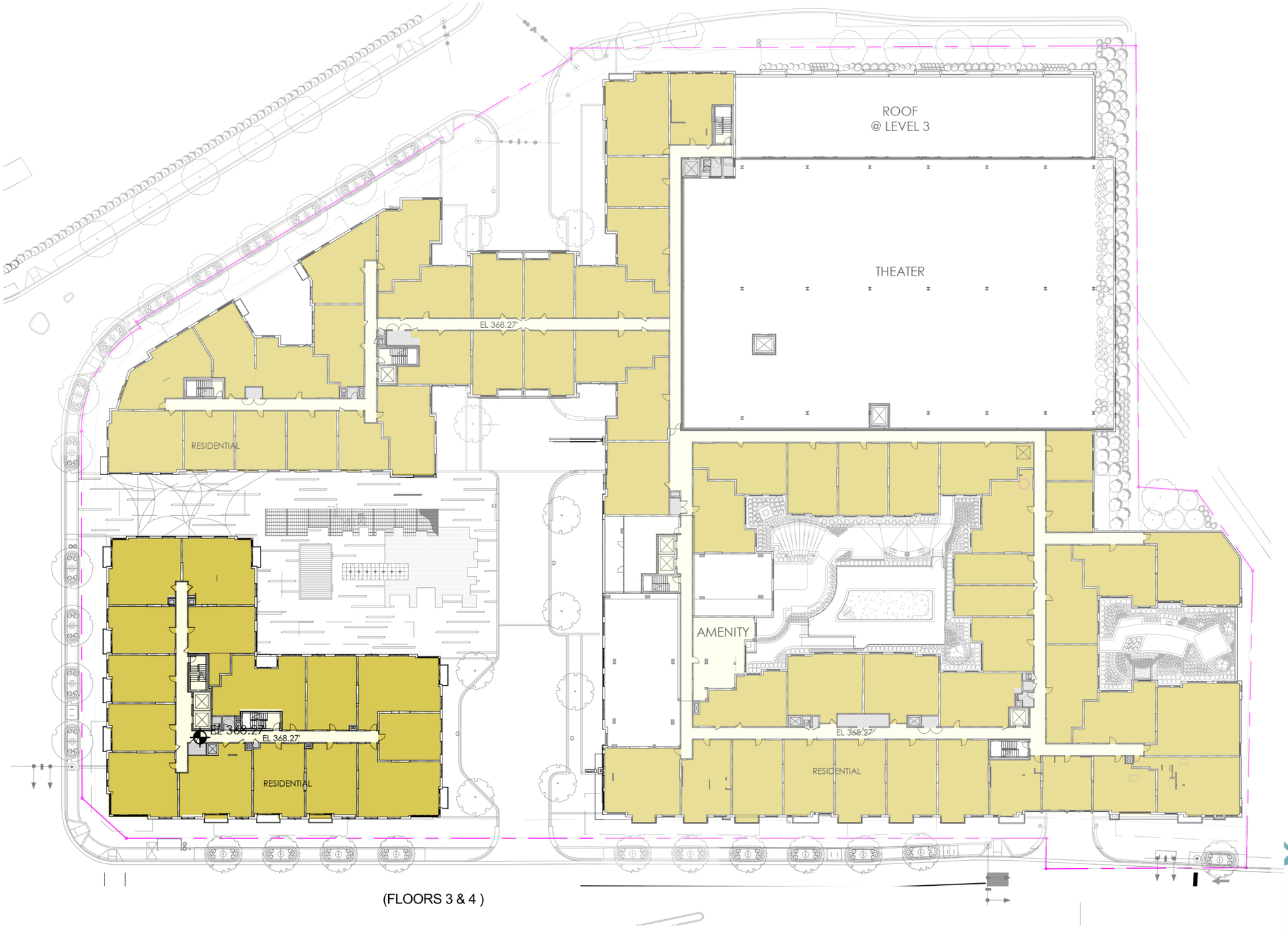

(FLOORS 3 & 4)

OFFICE
APARTMENTS
COMMERCIAL
THEATER
PARKING
CIRCULATION
ACTIVE ADULT 55+

N

0 25' 50' 100'

A1.7

FOUNDERS ROW

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA May 15, 2018

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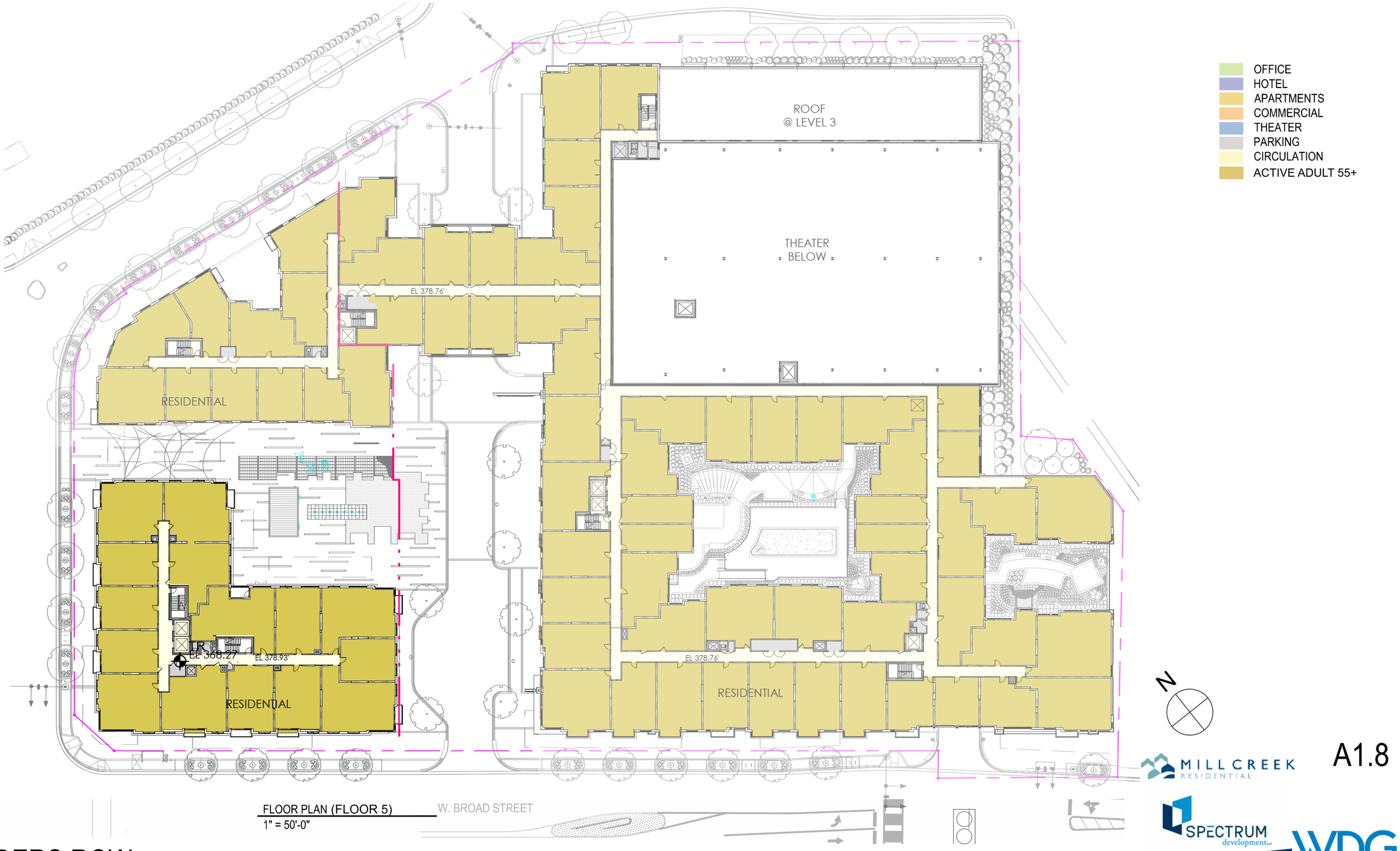

FLOOR PLAN (FLOOR 5)
1" = 50'-0"

FOUNDERS ROW

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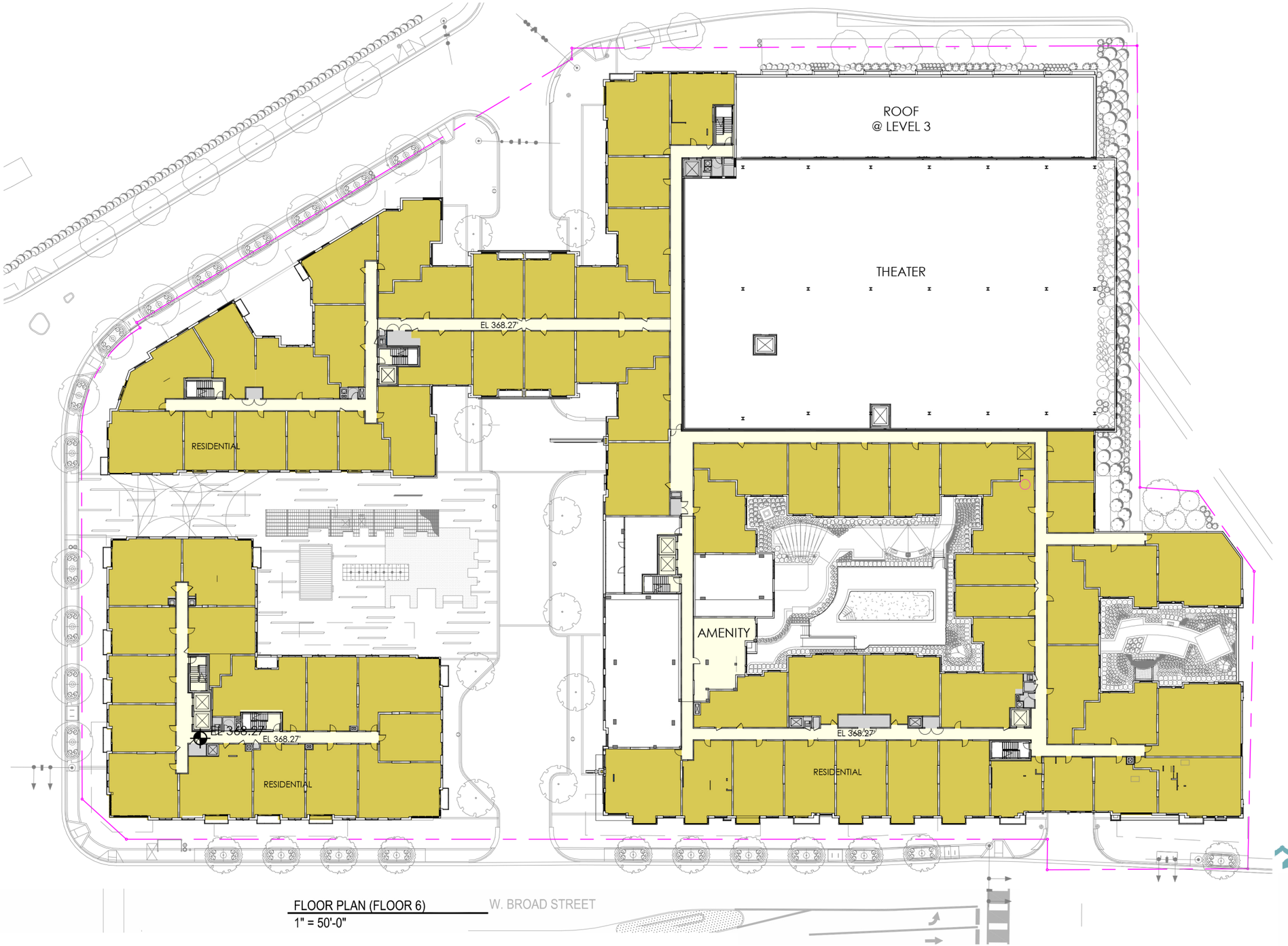
MILL CREEK RESIDENTIAL

SPECTRUM development LLC

WDG

A1.8



OFFICE
HOTEL
APARTMENTS
COMMERCIAL
THEATER
PARKING
CIRCULATION
OPTIONAL MEZZANINE

FLOOR PLAN (FLOOR 6)
1" = 50'-0"

0 25' 50' 100'

N

MILL CREEK RESIDENTIAL

SPECTRUM development LLC

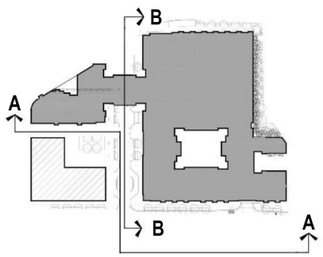
WDG

A1.9

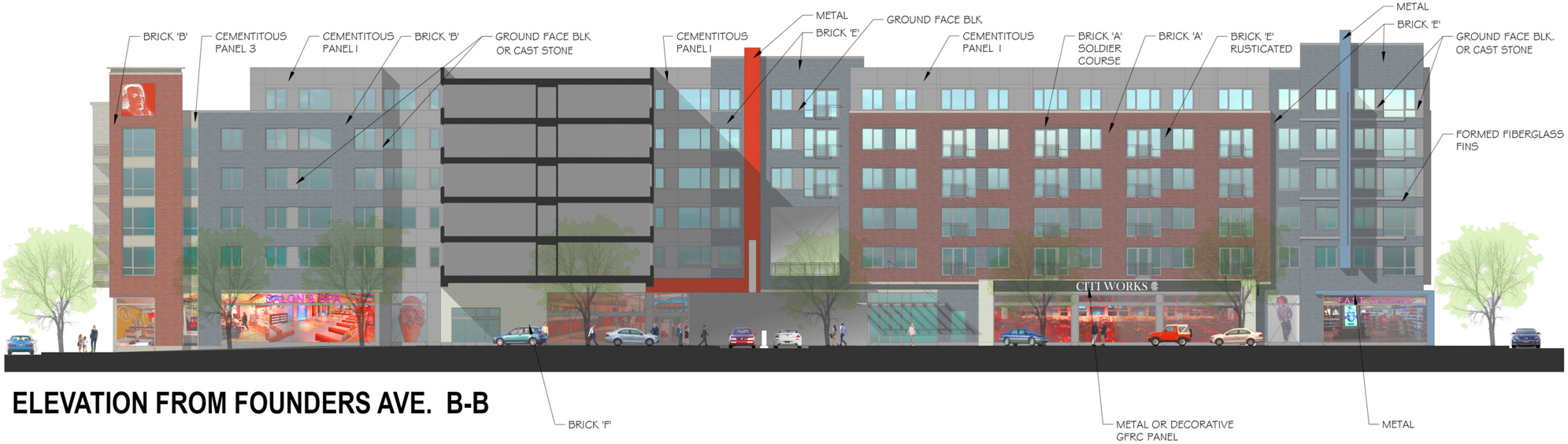
FOUNDERS ROW

GTM PROJECT: 14.0041 NEC of W. Broad St & N. West St, Falls Church City, VA May 15, 2018

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



KEY PLAN



ELEVATION FROM FOUNDERS AVE. B-B

SOUTH ELEVATION A-A

NOTE:
PARAPET WALLS SHALL MEET ZONING ORDINANCE AND SHALL BE DESIGNED TO SCREEN ROOFTOP EQUIPMENT. HEIGHTS OF PARAPET WALLS MAY EXCEED 4 FT. FOR GROCERY STORE, THEATER TO ADEQUATELY SCREEN FUTURE EQUIPMENT.

MILL CREEK RESIDENTIAL

A2.0

SPECTRUM development llc

WDG

FOUNDERS ROW

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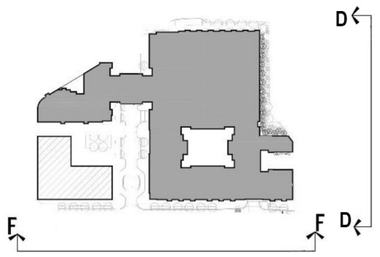
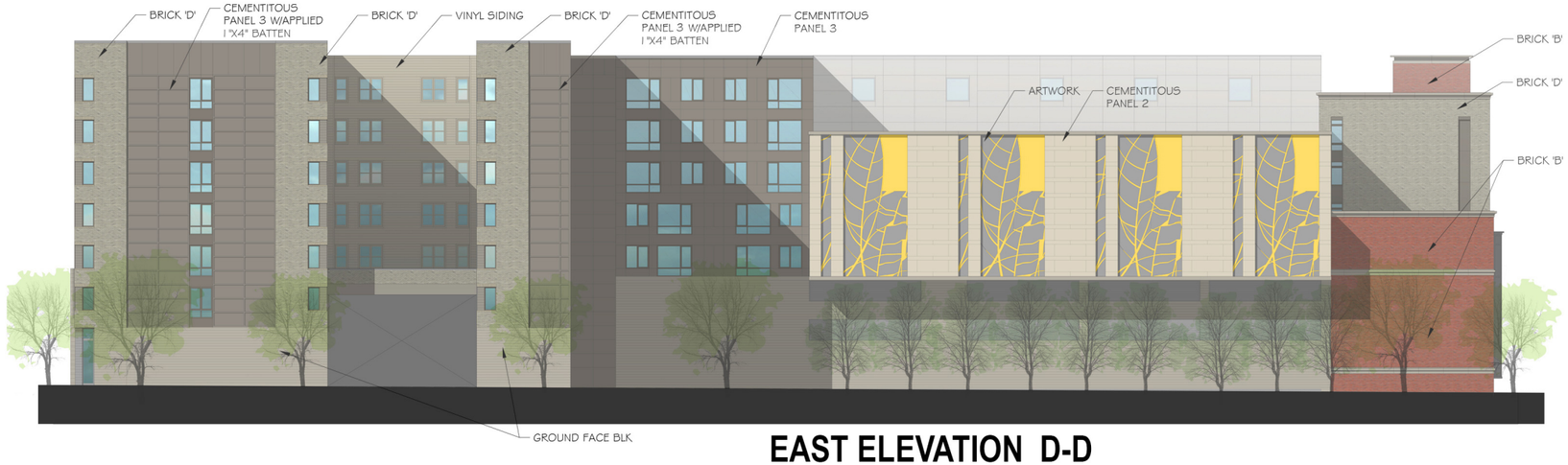
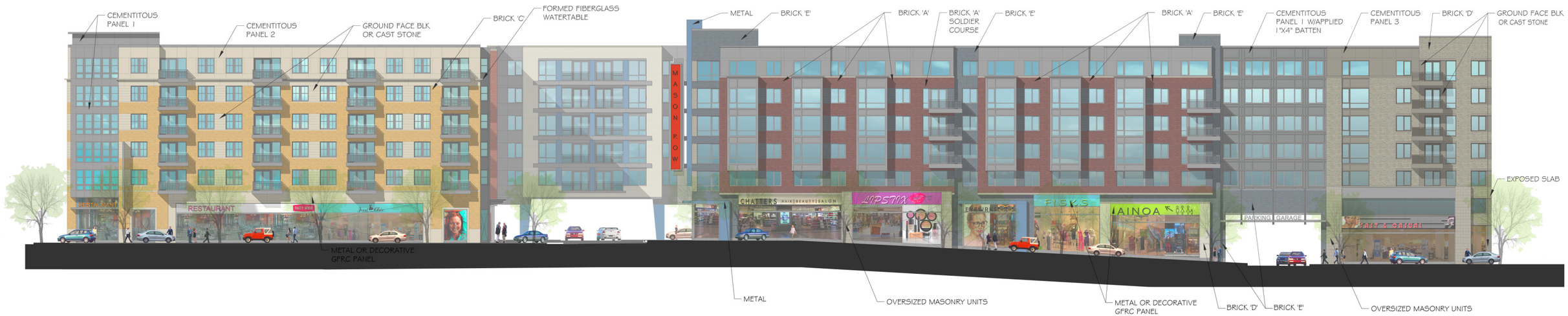


KEY PLAN



EAST ELEVATION D-D

ACTIVE ADULT 55+ BLDG.



SOUTH ELEVATION FROM BROAD STREET F-F

NOTE:
PARAPET WALLS SHALL MEET ZONING ORDINANCE AND SHALL BE DESIGNED TO SCREEN ROOFTOP EQUIPMENT. HEIGHTS OF PARAPET WALLS MAY EXCEED 4 FT. FOR GROCERY STORE, THEATER TO ADEQUATELY SCREEN FUTURE EQUIPMENT.

MILL CREEK RESIDENTIAL

SPECTRUM development LLC

WDG

A2.1

FOUNDERS ROW

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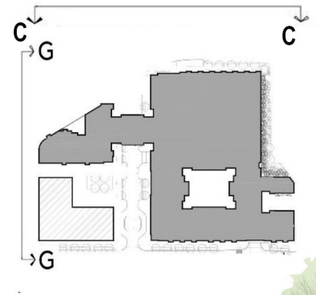
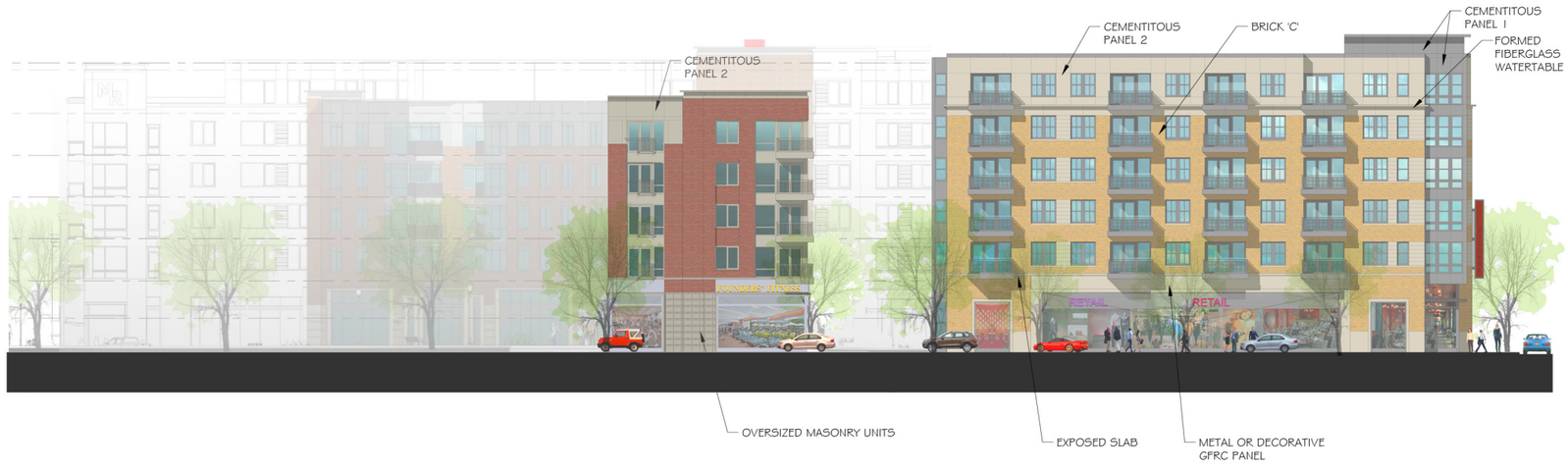


KEY PLAN

PARK AVE. & N WEST STREET ELEVATIONS C-C

ACTIVE ADULT 55+ BLDG.



ELEVATION FROM N. WEST STREET G-G

NOTE:
PARAPET WALLS SHALL MEET ZONING ORDINANCE AND SHALL BE DESIGNED TO SCREEN ROOFTOP EQUIPMENT. HEIGHTS OF PARAPET WALLS MAY EXCEED 4 FT. FOR GROCERY STORE, THEATER TO ADEQUATELY SCREEN FUTURE EQUIPMENT.

MILL CREEK RESIDENTIAL

A2.2

SPECTRUM development llc

WDG

FOUNDERS ROW

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