



The Residences at Arlington Mill

PROJECT LOCATION
Arlington, VA

PROJECT TYPE
Residential / Special
Needs Housing

ARCHITECT
KGD Architects

OWNER/DEVELOPER
APAH (Arlington
Partnership for
Affordable Housing)



PROJECT DESCRIPTION

The Residences at Arlington Mill is a special needs housing complex for the city of Arlington. The structure is located adjacent to a new community center and on top of an existing two level, below grade parking garage. The residential portion of the project is a four-story wood framed structure containing approximately 120 units. Construction of the residential building includes prefabricated wood floor and roof trusses supported by wood walls. The walls are supported by an existing conventionally reinforced concrete transfer slab. The project is designed in accordance with the Arlington County Form Based Code, which includes a requirement for a 12'-0" ceiling height at the first floor. The building is intended for a mix of low-income and special needs residents, which present a number of challenges for both the unit layout and the building layout. As such, approximately half of the structure will be supported by steel frames at the first floor to account for unaligned unit walls.