

# The Residences at NORTH HILL

PROJECT STATUS REPORT | January 2021

## Project Contacts:

- Penrose – Ivy Dench-Carter
- CHP – David Schultz
- HCD – Teresa Lepe
- General Contractor – Breeden – Mark Miller
- Architect – Moseley – Conno O’Neil
- Engineer – Christopher Consultants – John Levto
- Project Management Support – James Patteson



## Project Description

The North Hill property consists of approximately 33 unimproved acres along Richmond Highway in the Mount Vernon District of Fairfax County. The project will transform the parcel into a mixed income, affordable and market rate housing community comprised of 216 affordable multifamily apartments, 63 affordable senior independent living apartments, 175 market rate townhouses, and a 12-acre public park.

## Upcoming Project Schedule

- **Mid-July 2020 thru Spring 2021:** Clearing and Grading – Clearing work complete. Excavation work to continue through the early next calendar year.
- **October 2020 thru Spring 2021:** Retaining Wall construction (separates the buildings from the park). Retaining Wall soldier piles installation continuing through February 2021.
- **November 2020 thru February 2021:** Dart Drive Phase 2 – West end of Dart Drive connection to Richmond Highway. Phase 2 work in progress.
- **Fall 2020 thru Spring 2021:** Building Pads prepared starting with Building 2A and then moving north. Subgrade geopier installation complete. Foundation and footing installation proceeding on Building 2A. Building 3A foundation work to follow Building 2A and then proceed north to Buildings 1B, 1A and 3B.
- **Fall 2020 thru Summer 2021:** Dry utility (Dominion, Cox, Verizon) coordination and installation

***Pictured From Top to Bottom:** Rendering of the Residences at North Hill Development; Retaining wall soldier piles in place; Residences at North Hill Site facing Richmond Highway.*

## Recent Activities Completed

- **Dart Drive:** Phase 2 work ongoing - subsurface water and stormwater installation near complete. Curb and gutter installation and roadway subbase next month. Anticipated completion and connection to Richmond Highway with modified traffic signal in February 2021. Note: The early work to open Dart Drive includes base coat paving only. Final top-coat paving to occur at the end of the job prior to VDOT street acceptance.
- **General Site:** Site clearing is complete. Wet utility installation is progressing. Retaining wall construction is ongoing – approximately 60% of the retaining wall soldier piles are now in place. Retaining wall lagging and mass excavation is progressing. General excavation and export of excess material will continue through early next year. Excavation for first of three stormwater management structures initiated. Petroleum contaminated soils continue to be found in the deeper excavations and is being exported and disposed of at a licensed facility and in accordance with DEQ requirements.
- **Building Pads:** Subsurface stabilization (geopiers) for building 2A and 3A is complete. Footing and foundation work proceeding on building 2A..
- **Utility Coordination:** Ongoing coordination continues with Dominion Energy, Verizon, COX, and Fairfax Water for all required relocation, temporary and permanent services.

## Upcoming Activities

- **Dart Drive:** Phase 2 (west end) work to be completed and opened to traffic – from Richmond Highway to Arlington Drive – in February 2021. Residential streetside parking along Dart Drive will continue to be prohibited through as the space is required for construction equipment/vehicle staging in support of ongoing site work.
- **General Site:** Work will continue on the retaining wall, excavation, building pad preparations and wet utility installation – including the installation of stormwater management facility 3A and 1.
- **Contaminated Soils:** Continue to export and dispose of contaminated soils interior to the site and at the Dart Drive Phase 2 excavation under the direction of our Environmental Consultant and DEQ direction.
- **Building System Submissions:** Review ongoing of detailed shop drawings for plumbing, electrical, mechanical, structural building systems, and material samples of building finishes.

## Stay Connected

- **Website:** For up-to-date project details and information, go to

**[FAIRFAXCOUNTY.GOV](http://FAIRFAXCOUNTY.GOV)**

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- **Subscribe** to the North Hill Housing Project email distribution list on the [North Hill website](#).
- **Email:** Questions or concerns may be emailed to [NorthHillHousingProject@fairfaxcounty.gov](mailto:NorthHillHousingProject@fairfaxcounty.gov).
- **Phone:** For project details, please contact Tony Esse, with the Department of Housing and Community Development at 703-246-5172, TTY 711.