

# The Residences at NORTH HILL

PROJECT STATUS REPORT | May 2021

## Project Contacts:

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



***Pictured From Top to Bottom:** Rendering of the Residences at North Hill Development; inside the garage of building 2A looking toward Richmond Highway; building 3A podium slab form work for slab placement.*

## 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.

## Project Schedule

Task	Timeline
Construction Notice to Proceed	June 22, 2020 - <b>Complete</b>
Clearing and Grading	July 2020 thru Spring 2021
Dart Drive Phase 1	July 2020 thru Nov 2020 - <b>Complete</b>
Dart Drive Phase 2	Nov 2020 thru Spring 2021- <b>Complete (3/15)</b>
Large Retaining Wall	Oct 2020 thru Spring 2021
Building Pads	Fall 2020 thru Summer 2021
Building Construction	Spring 2021 thru Summer 2022
Project Closeout and Occupancy	Fall 2022

## Recent Activities Completed

- **Dart Drive:** Phase 1 and 2 including signal modifications (Arlington Drive to Richmond Highway) complete and open to traffic. Residential street side parking will continue to be prohibited (as announced previously) as the space is required for construction equipment/vehicle staging in support of ongoing site work. Note: The early work to open Dart Drive includes base coat paving only. Final topcoat paving to occur at the end of the job prior to VDOT street acceptance.
- **General Site:** Site clearing complete. Excavation and grading 85% complete. Wet utility installation is 85% complete. Excavation and disposal of petroleum contaminated soils and groundwater complete at SWM1, SWM3A, and adjacent to retaining wall.
- **Large Retaining Wall:** Retaining wall construction - soldier piles, lagging, and tie-backs complete.
- **Building 2A:** Footings, foundations, columns, garage and podium slab work complete. Masonry walls to the first-floor level complete. Garage slab complete.
- **Building 3A:** Footings, foundations, columns, garage slab complete.
- **Building 1B:** Building pad grading complete.
- **Building 1A:** Building pad near complete.
- **Utility Coordination:** Dry utility plan complete and approved by Dominion Energy, Verizon, and Cox.

## Upcoming Activities

- **General Site:** Work to continue on excavation, grading, site road and parking lot work. Water main laterals to buildings and dry utility conduit to be installed.
- **Large Retaining Wall:** Shotcrete face treatment submittal approved. Reinforcing and waterproofing/drainage system being installed. Shotcrete treatment ready to be placed.
- **Buildings:**
  - Building 2a – podium slab in place. Wood framing and floor trusses to be delivered next month and wood framing to commence.
  - Building 3A – podium slab to be poured in two sections. Wood framing to follow in late May/June.
  - Building 1B pad complete. Footing and foundation work and underslab conduit placement in progress.
  - Building 1A – building pad near complete. Footing and foundation work to proceed next month.
  - Building 3B – building pad work to commence in late May.
- **Contaminated Soils:** All known contaminated excavation has been properly disposed of in accordance with county and state requirements. Environmental Consultant working with VADEQ on closure report. Note: Additional excavation is planned and more contamination could potentially be discovered.
- **Building System Submissions:** Review ongoing of building system shop drawings for electrical, mechanical, structural, plumbing, and architectural finish systems.

## Community Coordination

- **Noise Ordinance Waivers:** The concrete slabs for each of the buildings require a continuous pour per the design. To ensure a steady placement of concrete for the days of the pours for each of the 5 buildings (10 1-day pours (2 for each building)) will require a waiver so work can start prior to 7am. Measures will be taken to mitigate noise and minimize any disturbance to the adjoining residential areas. So far 2 of 5 building pours have been completed successfully.

- **Community Request:** The Woodley Estates community requested no community parking signs to be installed to address resident parking concerns and for barricades to be installed to prevent parking close to the Poinsettia and Mums intersections to improved site distance and safety. All measures have been installed as requested.

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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.