

The Residences at NORTH HILL

PROJECT STATUS REPORT | February 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



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

Pictured From Top to Bottom: Rendering of the Residences at North Hill Development; Dart Drive looking toward Route 1; Building 2A columns and masonry wall construction.

Task	Timeline
Construction Notice to Proceed	June 22, 2020 - Complete
Clearing and Grading	July 2020 thru Spring 2021
Dart Drive Phase 1	July 2020 thru Nov 2020 - Complete
Dart Drive Phase 2	Nov 2020 thru Spring 2021
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 (Arlington Drive to Mums Drive) complete. Phase 2 work - subsurface water and stormwater installation complete. Curb and gutter installation and roadway subbase complete.
- **General Site:** Site clearing complete. Wet utility installation is 80% complete. Retaining wall construction - soldier piles installation complete. Retaining wall lagging is 75% complete. Excavation of stormwater management structure (SWM) 3A near complete. Installation of SWM 1 initiated.
- **Building 2A:** Footing and foundation work complete, columns to first floor and elevator pit construction complete. Masonry walls to the first-floor level in progress.
- **Building 3A:** Building pad preparation complete. Footing and foundation work initiated.
- **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 – by early March 2021. Residential street side parking will continue to be prohibited through June 1, 2021 (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:** Work will continue on the retaining wall tie backs and face treatment, excavation, building pad preparations and wet utility installation – including the completion of stormwater management facility 3A and 1.
- **Buildings:** Building 2a – work will begin on underslab plumbing and electric conduit installation, masonry walls construction. Building 3A – work will continue on footings and foundations, and the elevator pit. Building 1B pad preparation to start.
- **Contaminated Soils:** Petroleum contaminated soils continue to be found in the deeper excavations at both SWM facilities and are being exported and disposed of at a licensed facility and in accordance with DEQ requirements.
- **Building System Submissions:** Review ongoing of building system shop drawings for electrical, mechanical, structural, plumbing, and architectural finish systems.

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- **Email:** Questions or concerns may be emailed to 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.