

The Residences at **NORTH HILL**

PROJECT STATUS REPORT | July 2020



Project Leaders:

- Pennrose – Christine Robertson
- CHP – David Schultz
- HCD – Tom Fleetwood
- General Contractor – Breeden – Mark Miller
- Architect – Moseley – Randy Hommas
- Engineer – Christopher Consultants – John Levto

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 thru Summer:** Clearing and Grading
- **Late-July thru Summer:** Retaining Wall construction (separates buildings from the park area at the back of the site); Dart Drive construction – first phase to tie into Arlington Drive.
- **Fall 2020:** Building Foundations

Recent Activities Completed

- Financial closing was achieved on June 3, 2020.
- Notice to proceed with construction issued to Breeden Construction on June 22, 2020.
- Final Site Plan permit obtained.
- Retaining wall permits obtained.
- Breeden marked the limits of clearing and is finalizing subcontractor agreements.
- Community Email subscription list was created to receive North Hill project updates.

Upcoming Activities

- A site walk will be conducted with the County Urban Forester and site inspector to verify clearing limits followed by a preconstruction meeting with Fairfax County and VDOT inspection agencies.
- Site fencing, clearing, and grubbing followed by excavation and retaining wall work will begin late July.
- Dart Drive connection work with Arlington Drive

Community Engagement

- Community Notice issued to the Woodley Hills community (adjacent to the site) announcing the commencement of construction activities on June 3, 2020.
- Mt. Vernon Land Use Committee briefing in planning stage.
- Lee District Land Use Committee briefing in planning stage.
- Groundbreaking is being planned for July 31 (confirmation pending).
- Communication with Woodley on Dart Drive

Hot Topics: Tree Clearing

The site of the Residences at North Hill is a heavily wooded site. In preparation for construction, tree clearing and grubbing of the site will commence in mid-July. **The county and the general contractor take great care in properly marking the limits of clearing which must be approved by the county urban forester and site inspector before any clearing can begin.** After the limits of clearing are approved, tree protection measures are placed around trees and any areas that must remain undisturbed. The site will be inspected regularly by the county to ensure the construction proceeds in accordance with the approved plans.

Stay Connected

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

FAIRFAXCOUNTY.GOV

Search: North Hill

Subscribe to the North Hill Housing Project email distribution list. Subscriptions can be completed on the Fairfax County email list subscription website at <https://www.fairfaxcounty.gov/maillinglist/>.

- Step 1:** Enter your email list at the top of the page and check the "I am not a robot" security box.
- Step 2:** Email lists are categorized by topic. Scroll down to **Housing** and select the **North Hill Housing Project** list by clicking the left most circle on the row to subscribe.
- Step 3:** Scroll to the bottom of the page and click "Continue."
- Step 4:** Complete your preference with respect to the release of your information, click subscribe and follow the instructions on the confirmation email you will be sent to complete the subscription.

Email: Questions or concerns may be directed via email 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.