

# The Residences at NORTH HILL

PROJECT STATUS REPORT | April 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.

***Pictured From Top to Bottom:*** Rendering of the Residences at North Hill Development; Garage slab for building 2A ready for concrete placement; Pipes in place for underground stormwater management. ***Below:*** Aerial photo of the site.



## 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. Wet utility installation is 85% complete. Retaining wall construction - soldier piles installation complete. Retaining wall lagging is 85% complete. Excavation of stormwater management (SWM) structure SWM 3A complete. Installation of SWM 1 initiated. Petroleum contaminated soils and groundwater 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 Virginia Department of Environmental Quality (DEQ) requirements.
- **Building 2A:** Footing and foundation work complete, columns to first floor and elevator pit construction complete. Masonry walls to the first-floor level complete. Garage slab complete.
- **Building 3A:** Building pad preparation complete. Footing and foundation work complete. Columns to first floor complete. Underslab conduit complete.
- **Utility Coordination:** Dry utility plan complete and approved by Dominion Energy, Verizon, and Cox.

## Upcoming Activities

- **General Site:** Work to continue on the retaining wall tie backs (90% complete) and face treatment. Work to continue on excavation, wet utility installation – including the completion of stormwater management facilities 3A and 1. Water main laterals to buildings 2A and 3A to be constructed.
- **Buildings:** Building 2a – Garage slab poured on April 3. Form work to be placed for podium slab with anticipated podium slab pour in mid-April. Building 3A – underslab plumbing and electric conduit installation complete, garage slab pour in mid-April. Building 1B pad preparation to continue.
- **Contaminated Soils:** Continue to export and dispose of contaminated soils interior to the site under the direction of our Environmental Consultant and DEQ. Address contaminated groundwater in compliance with DEQ and Fairfax County requirements.
- **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.

## 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 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.