

The Residences at NORTH HILL

PROJECT STATUS

July 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; Aerial looking east; Aerial looking North.

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 - Complete
Clearing and Grading	July 2020 thru Spring 2021 - Complete
Dart Drive Phase 1	July 2020 thru Nov 2020 - Complete
Dart Drive Phase 2	Nov 2020 thru Spring 2021- Complete
Large Retaining Wall	Oct 2020 thru Summer 2021
Building Pads	Fall 2020 thru Summer 2021 - Complete
Building Construction	Spring 2021 thru Summer 2022
Project Closeout and Occupancy	Fall 2022

Recent Activities Completed

- **Dart Drive:** Phases 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 96% 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. Nightingale Hill Lane base layer of asphalt installed through 50% of the site. Stormwater management facility 2 (SWM2) excavation complete.
- **Large Retaining Wall:** Retaining wall construction - soldier piles, lagging, and tie-backs complete.
- **Building 2A:** First floor framing stakeout complete and first floor framing near complete – floor trusses and subflooring installation for second floor in progress.
- **Building 3A:** Footings, foundations, columns, garage slab, podium slab complete. CMU complete to podium level, and elevator shaft. Framing stakeout complete and first floor framing ongoing. Exterior waterproofing complete and backfill operations started.
- **Building 1B:** Building pad grading, footings and foundation, columns, elevator pit, and underslab conduits complete. Garage and podium concrete slab complete.
- **Building 1A:** Building pad, footings and foundation, columns, and elevator pit complete. Garage slab complete.
- **Building 3B:** Building pad complete. Partial completion of footings and foundation. Balance of concrete work on hold pending resolution of temporary earth shoring design needed work on west end foundations and CMU walls.
- **Utility Coordination:** Dry utility plan complete and approved by Dominion Energy, Verizon, and Cox. Final easement documents in process for approval.

Upcoming Activities

- **General Site:** Work to continue on excavation, grading, Nightingale Hill Lane and parking lot work. Water main laterals to buildings and dry utility conduit installation to continue. Bike lane and sidewalk along Richmond Highway (proffer work) to be complete next month.
- **Large Retaining Wall:** Shotcrete face treatment submittal approved. Reinforcing and waterproofing/drainage system installed. Shotcrete treatment to be placed after building 3B walls are up.
- **Buildings:**
 - Building 2a –Install floor and subfloor for second floor.
 - Building 3A – First floor framing to continue. Complete backfill of CMU walls.
 - Building 1B – Strip podium slab forms, stakeout framing.
 - Building 1A – Place podium slab in two separate pours.
 - Building 3B – Complete building pad and begin work on footing and foundations. Submit temporary shoring plan to Fairfax County LDS for review and approval.
- **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 3.5 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. Additional signs have been requested and are on order.

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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.
- **Phone:** For project details, please contact Tony Esse, with the Department of Housing and Community Development at 703-246-5172, TTY 711.