

# The Residences at NORTH HILL

PROJECT STATUS REPORT | September 2020

## Project Contacts:

- Pennrose – Ivy Dench-Carter
- CHP – David Schultz
- HCD – Teresa Lepe
- General Contractor – Breeden – Mark Miller
- Architect – Moseley – Randy Hommas
- 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.

## Upcoming Project Schedule

- **Mid-July thru early next year:** Clearing and Grading – Clearing work complete. Excavation work to continue through the early next calendar year.
- **October '20 thru Feb '21:** Retaining Wall construction (separates the buildings from the park)
- **Late July thru October '21:** Dart Drive Phase 1 – Construction east end of Dart Drive to connect to Arlington Drive.
- **November '20 thru early next year:** Dart Drive Phase 2 – West end of Dart Drive connection to Richmond Highway.
- **Fall 2020:** Building Foundations

## Recent Activities Completed

- **All building permits issued for all 5 buildings.**
- **Dart Drive:** Phase 1 milling of old pavement complete. Utility relocation is nearly complete. Stormwater sewer line survey stakeout complete. Phase 1 work with connection to Arlington Drive anticipated in later October. Phase 2 work to commence once Phase 1 is complete and connection to Arlington Drive is in place.
- **General Site:** Site clearing complete. Phase 1 erosion and sediment controls approved by the county. Site inspector, project arborist, stormwater inspections, and geotechnical regular inspections continue with no significant issues. Excavation and grading work ongoing through early next year.

## Upcoming Activities

- Phase II of clearing and grading has begun and will continue through early next year. This work is necessary to prepare the site for the multifamily buildings and associated site improvements. As the

grading advances, construction of the large retaining walls that separates the buildings from the park area will begin followed by utility work.

- Retaining wall work will commence in October and continue through the spring.
- Phase 1 (east end) Dart Drive work to continue with installation of storm sewer line, curb and gutter and pavement work. Anticipated completion of Phase 1 in late October.

## Community Engagement

- Mt. Vernon Council of Citizen's Associations briefing scheduled for September 23 at 7pm.
- Communication and coordination continuing with Woodley Hills.
- **Quick Response to Gas Line Rupture.** On the morning of August 17 a gas line was hit during excavation along Dart Drive during excavation for waterline work. Prior to the excavation work, Miss Utility was called, all the utility lines were marked in the field, and a "clear" ticket was issued, but this line was not clearly marked. In response to the incident, Fire and Rescue and Washington Gas immediately responded. Gas was shut-off to about a dozen homes in Woodley Estates and Dart Drive was temporarily closed. The impacted properties were immediately notified. The appropriate repairs were made later the same morning. Dart Drive was re-opened, gas service restored, and the impacted properties notified.

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**Email:** Questions or concerns may be directed via email to [NorthHillHousingProject@fairfaxcounty.gov](mailto:NorthHillHousingProject@fairfaxcounty.gov).

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