

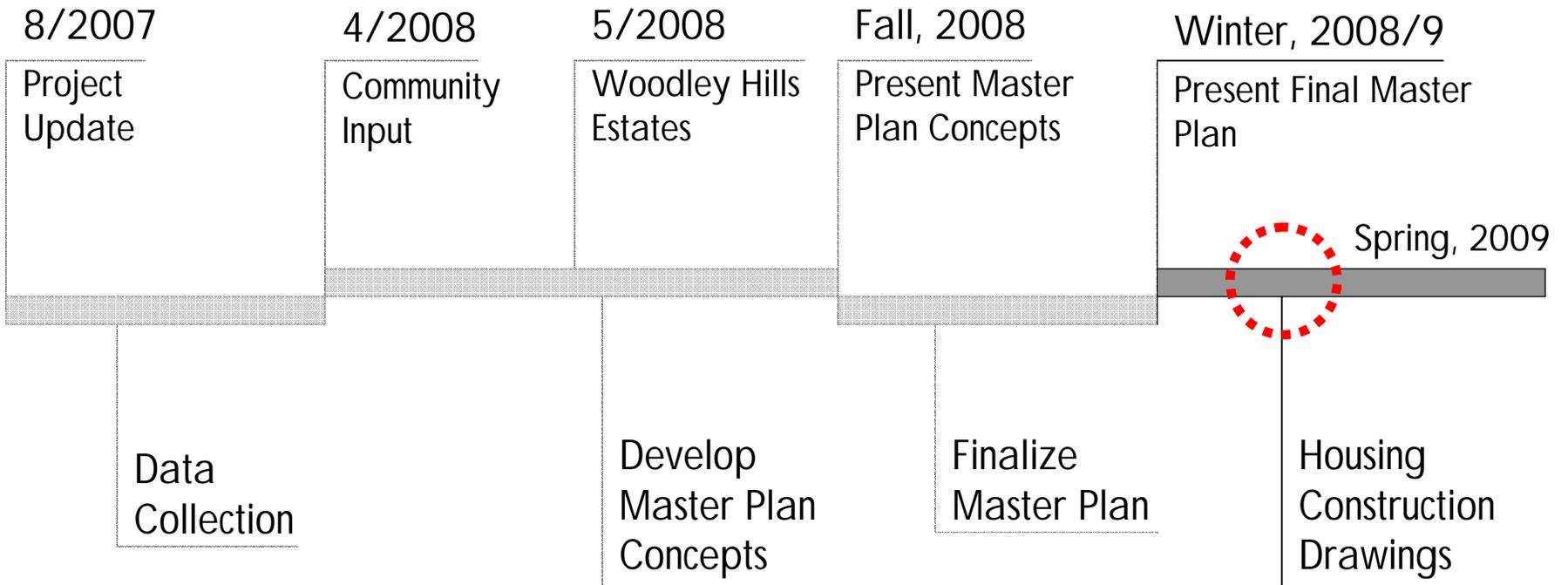
## *Agenda*

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- Welcome and Remarks
- Consultants Reports (Cunningham | Quill Architects):
  - Review of Project Timeline
  - Proposed Housing Development Update
  - Draft Park Master Plan Presentation
- Public Comment

# Project Timeline

## COMMUNITY MEETINGS



## CONSULTANT WORK

# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | SEPTEMBER 2008

## HOUSING CONCEPTS

DRAFT

1



FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

2



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# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | SEPTEMBER 2008

## HOUSING CONCEPT 1 - UP TO 68 UNITS

DRAFT

- 68 new dwelling units:
  - 61 double-wide units
  - 7 single-wide units
- 2.7 acres open space
- Potential for community playground and fenced storage lot
- 127 parking spaces (1.9 spaces/unit)

1

- EXISTING UNITS
- PROPOSED NEW UNITS
- EXISTING ROADS
- PROPOSED NEW ROADS



## *Housing Issues From Fall Community Meetings*

---

- How Much Will It Cost?
- Who Will Live There?
- What Kind of Units?
- What will be the Community Character?

## *Housing Activities Since Fall Meetings*

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- Preliminary Site Engineering.
- Preliminary Site Development Cost Estimating.
- Housing Unit Research and Cost Estimating.
- Developing Ownership / Financing Models.

## *Responses to Housing Master Plan Issues:*

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- Address Environmental Concerns:
  - Save as many “excellent” trees as possible.
  - Maximize Green Space.
- Adjust Unit Mix (single wide vs. double wide)
- Marine Clay – limit excavation, limit cost.
- Topography – max slope 5%.

## *FCRHA's Estimated Development Cost*

---

**Site Development Costs\*:** \$5,600,000 +/-  
(excavation, streets, utilities, unit pads, etc)

\*We estimate only a 5% premium for remediation of marine clay soils.

**Additional:** \$1,100,000 +/-

### **Development Costs**

(20% of hard costs. Includes fees, permits, architecture & engineering, geotechnical, testing, financing, legal fees, etc.)



NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

## *FCRHA's Purchase of 20 Rental Units*

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**Housing Costs: \$1,600,000 +/-**

(20 purchased units: 5 single-wide, 15 double-wide)

## *FCRHA's Funding Sources*

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Existing Bond Money:                      \$3,120,000

Additional Sources\*:                      \$5,180,000 +/-

---

Total Funding Sources                      \$8,300,000 +/-

\* Community Development Block Grants (federal), HOME Program (federal), private financing, Housing Trust Fund (local), FCRHA Housing Assistance Program (local).

*Who Will Live There? Goal is to house families.*

---

- 20 units will be up to 30% AMI and below.

30% @ 30% - units to be rental.

(HUD income limit = \$30,800\* for a family of 4)

- 47 units will be up to 80% AMI and below.

70% @ 80% - units to be ownership.

(HUD income limit = \$64,000\* for a family of 4)

As required, the FCRHA will make available up to \$1,000,000 in deferred loans to make units affordable to low-income first time home buyers.

\* Income Limits Adjusted Annually.

# NORTH HILL

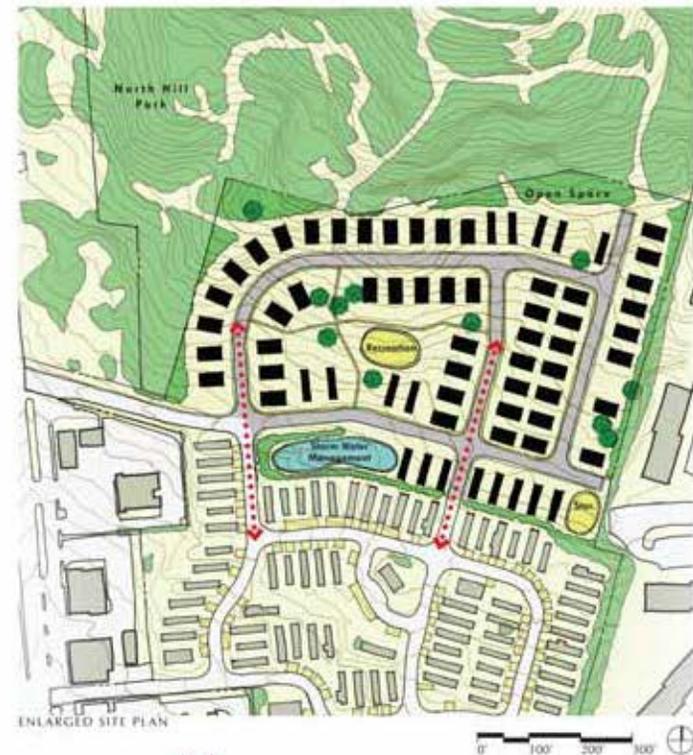
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## UPDATED HOUSING MASTER PLAN - 67 UNITS

**DRAFT**

- 67 new dwelling units:  
30 double-wide units  
17 single-wide units
- 5.49 acres estimated open space
- Potential for community playground and fenced storage lot
- 186 estimated on-street parking spaces (2.5 spaces/unit +/-)

- EXISTING UNITS
- PROPOSED NEW UNITS
- EXISTING ROADS
- PROPOSED NEW ROADS



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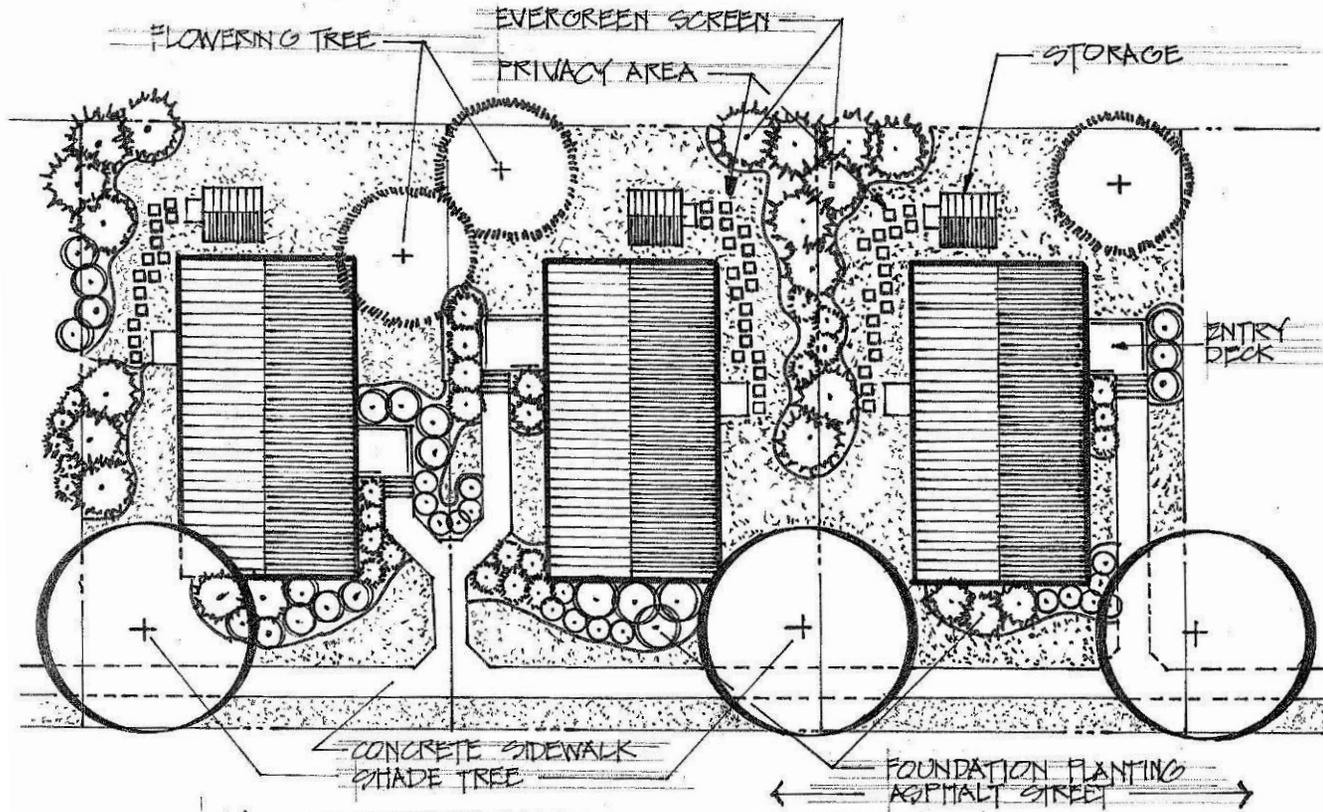


Similar Streetscape: Winchester St, Fredericksburg, Va

# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

## Lot Character



### TYPICAL LOT PLANTING NORTH HILL

MAY 6, 2009

GREENHORNE & O'MARA, INC.

NO SCALE

# NORTH HILL

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## *Unit Types* – 24 x 44 and 28 x 50 (nom)



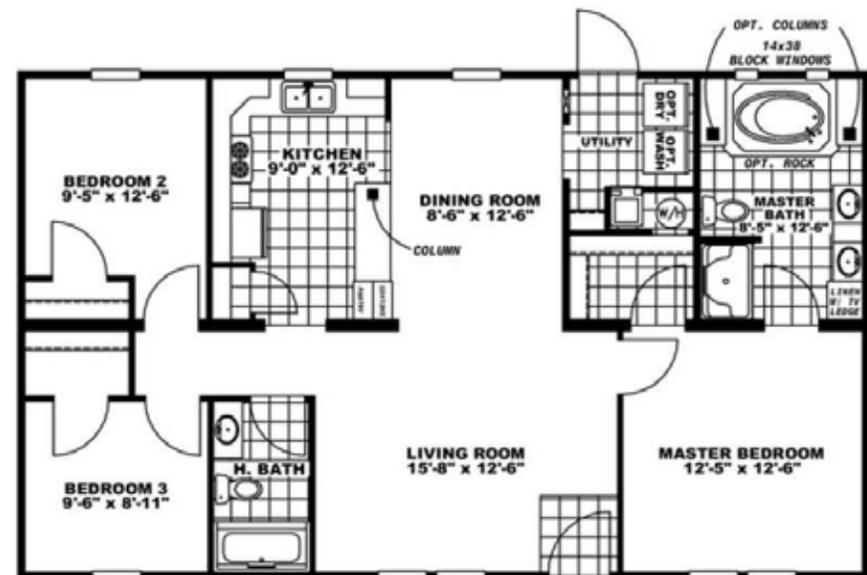
Several Manufacturers: Clayton, Oakwood, Skyline

3 Bedroom / 2 Bath, typical model.

Energy Star Home.

Universal Design features.

Estimated Cost Range: \$60,000 - \$95,000.



# NORTH HILL

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## *Unit Types* – 14 x 60 (nom)



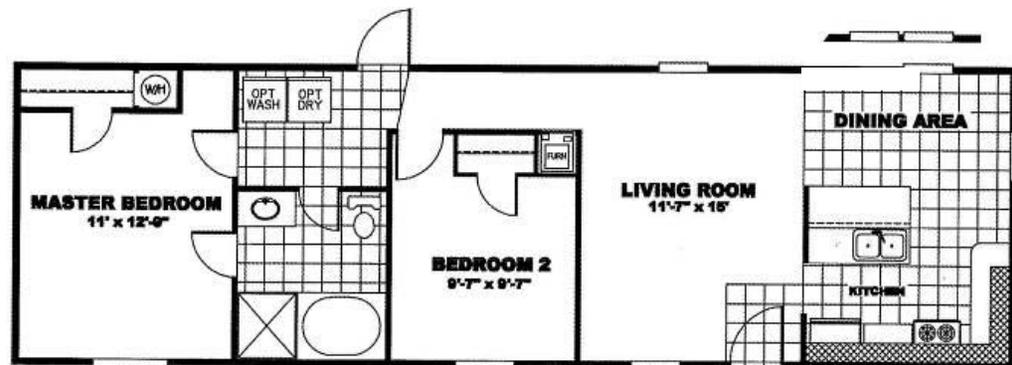
Various manufacturers: Clayton, Oakwood, Skyline

2 Bedroom / 2 Bath

Energy Star Home.

Universal Design features.

Estimated cost range: \$45,000 - \$65,000.



# NORTH HILL

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## *Unit Types* - Clayton i-House: 16 x 66 (nom)



2 Bedroom / 1 Bath Base with additional “pods” available  
Energy Star Home

Estimated cost range: \$95,000 - \$104,000



# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | SEPTEMBER 2008

## DRAFT PARK CONCEPTS



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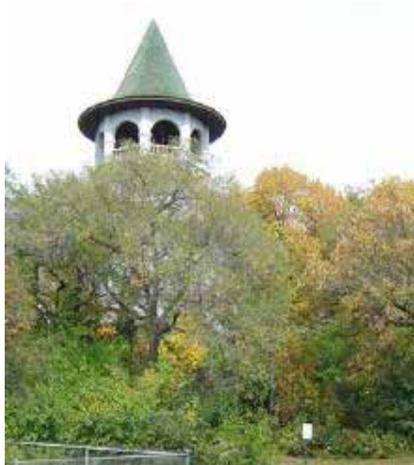


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## *Park Features Considered*

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- Observation Tower
- Picnic Areas
- Off-leash Dog Park
- Amphitheater
- Tot Lot
- Playground



- Urban Plaza
- Restroom
- Garden plots
- Basketball Courts
- Community Skate Park
- BMX Racetrack



## *Community Concerns/Feedback*

---

- Tree Preservation
- Invasive Plant Management
- Provide open space and natural setting in densely populated area
- Safety of park
  - Existing debris
  - Illicit uses
- Provide areas for family and community gatherings
- Integrate with adjacent residential and school uses
- Provide youth activities
- Support Richmond Hwy improvements



## *Park Activities Since Fall Meetings*

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- Consolidating Community Comments into a Consensus Park Master Plan
- Preliminary Site Development Cost Estimate.
- Additional Site Analysis.

## *Park Purpose*

---

- Preserve Natural and Cultural Resources; with special emphasis on large trees
- Provide Local Serving Recreational Facilities
- Provide Family and Small Community Gathering Places





Rectangular  
Field

Lit Synthetic  
Turf Field

Lit 90°  
Diamond Field

North Hill Park

### Bryant Alternative High School Recreation Facilities

2007 Aerial Image  
Copyright Commonwealth of Virginia

# NORTH HILL

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## PARK MASTER PLAN

Proposed program elements:

- Picnic Areas
- Tot Lot/Playground
- Nature Trails with Interpretive Signage
- Treed Lawn Areas
- Pedestrian Trails
- Restrooms
- Urban Plaza
- Basketball Courts
- Service Drive/Parking

- BICYCLE TRAIL (RED)
- PEDESTRIAN TRAIL (ORANGE)
- HORSE TRAIL (YELLOW)
- TRAIL (GREEN)
- TRAIL (BLUE)
- TRAIL (PURPLE)
- TRAIL (BROWN)
- TRAIL (BLACK)



Walking Trails



Picnic Areas



Urban Plaza



## *Urban Core*

Good visibility from  
Richmond Hwy

Park Place Maker

Signalized Entrance at Dart  
Drive

Proposed Amenities

- Urban Plaza
- Parking Lot (40 spaces)
- Picnic Shelter
- Playground Area
- Basketball Court(s), up to  
2 lit courts



# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

## *Urban Core*

Good visibility from  
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Park Place Maker

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Proposed Amenities

- Urban Plaza
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- Basketball Court(s), up to 2 lit courts



# NORTH HILL

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## *Treed Lawns and OLDA*

Provide visual amenity  
along highway, informal  
park spaces and dog park

### Proposed Amenities

- Treed Lawn areas
- Off-Leash Dog Area
- Improved pedestrian network

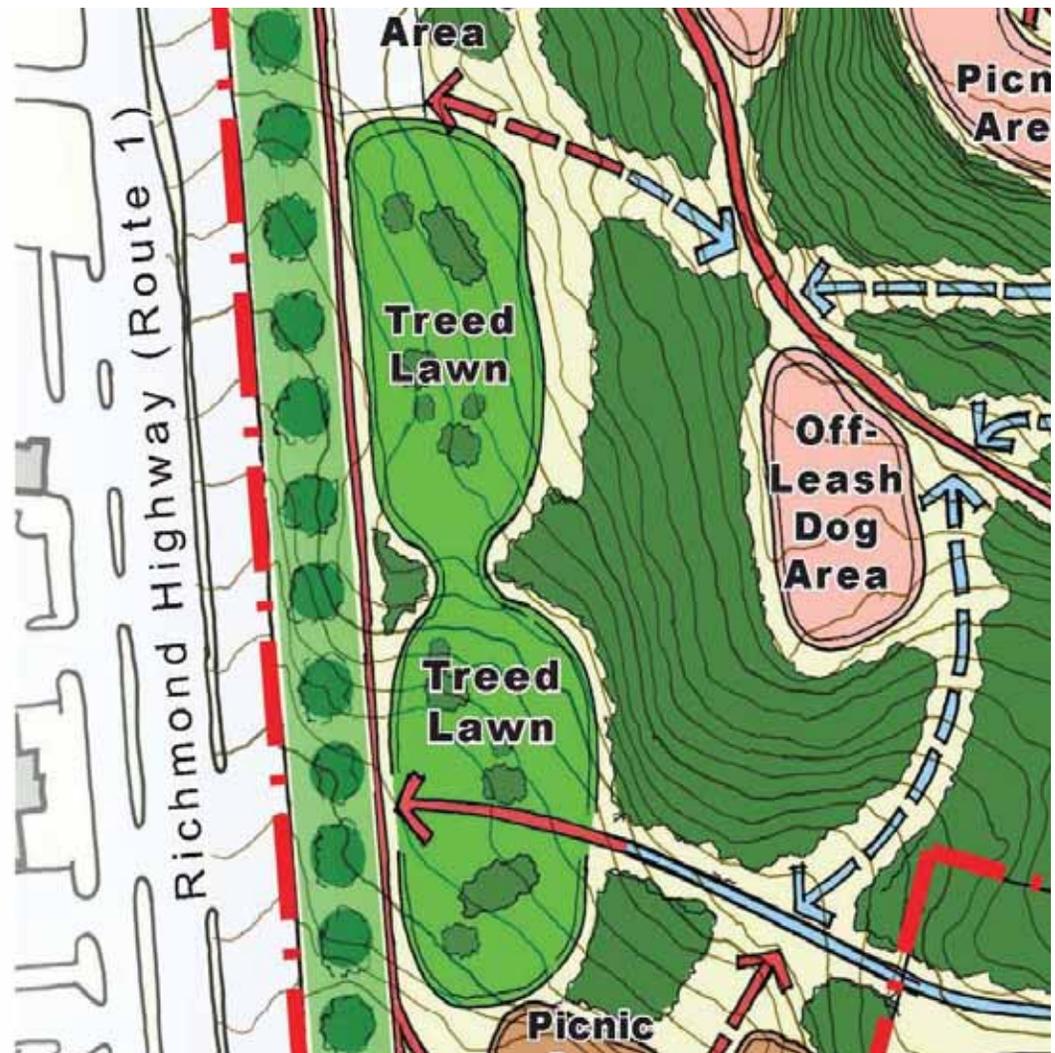


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- Off-Leash Dog Area
- Improved pedestrian network



# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

## *Community Picnic Area*

Provide outdoor family & community gathering space

### Proposed Amenities

- Picnic Shelter, if appropriate
- Picnic Areas
- Parking lot (20 spaces)
- Rt. 1 service road improvements



## NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

### *Community Picnic Area*

Provide outdoor family & community gathering space

#### Proposed Amenities

- Picnic Shelter, if appropriate
- Picnic Areas
- Parking lot (20 spaces)
- Rt. 1 service road improvements



# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

## *Wooded Area*

Significant natural and cultural resources

Steep topography

Appropriately manage natural areas

Proposed Amenities

- Trails, both walking and biking
- Interpretive signage
- Educational resources
- Archaeological study



## *Wooded Area*

Significant natural and cultural resources

Steep topography

Appropriately manage natural areas

Proposed Amenities

- Trails, both walking and biking
- Interpretive signage
- Educational resources
- Archaeological study



# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

## *Recreation Support Area*

- Integrate park with Bryant Alternative High School
- 3 recreation fields
  - Education
  - Early learning center

### Proposed Amenities

- Treed Lawn
- Tot lot



## *Recreation Support Area*

Integrate park with Bryant  
Alternative High School

- 3 recreation fields
- Education
- Early learning center

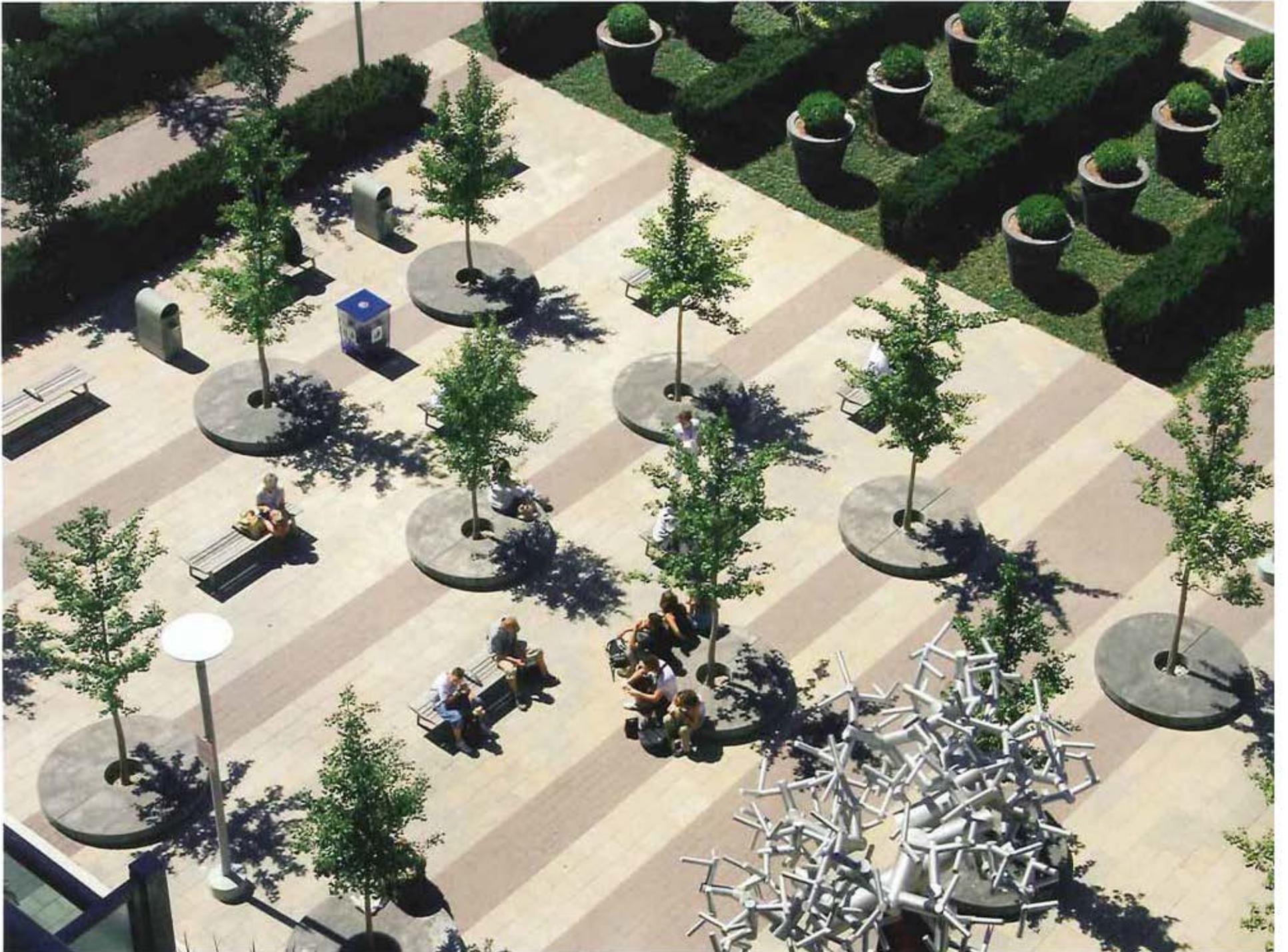
### Proposed Amenities

- Treed Lawn
- Tot lot











# 2008 Tree Survey: Area Tree Allocation

**Three use areas;**

**Future Park**

67% of all trees surveyed

**HCD Housing Development**

23% of all trees surveyed

**Outside Area**

10% of all trees surveyed



Overall:		Percentages
Outside Area	154	10.78%
HCD Area	322	22.55%
Park Area	952	66.67%

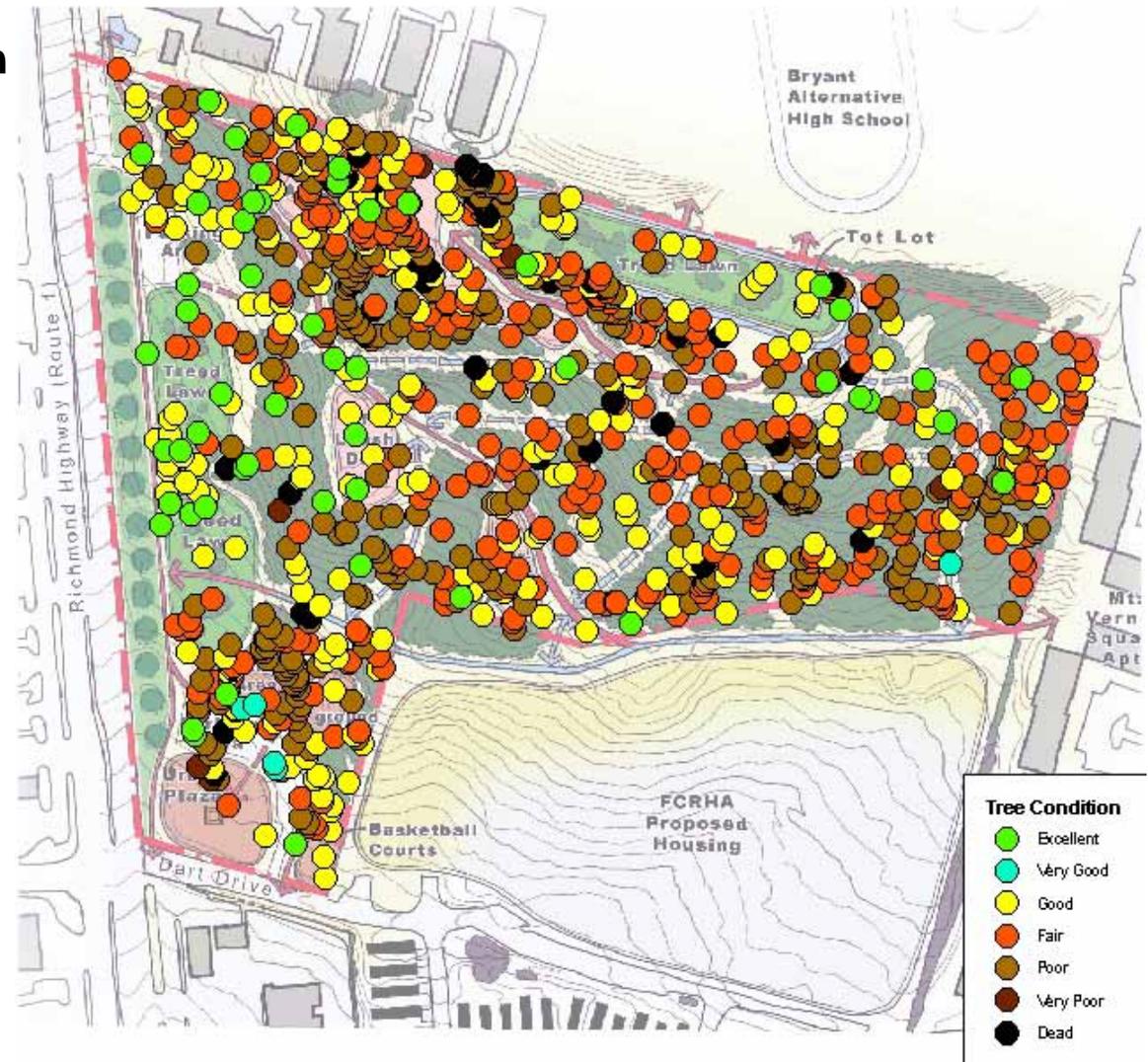
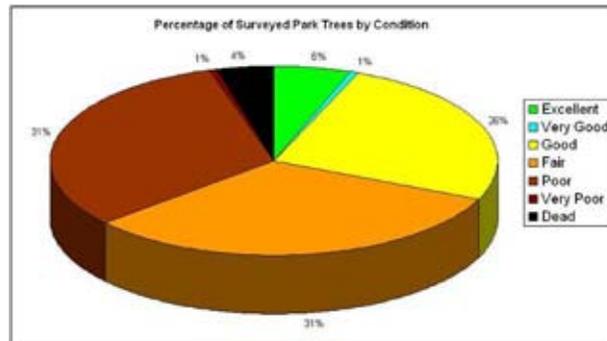


## 2008 Tree Survey: Park Tree Conditions

952 trees were surveyed within  
Proposed Park

Conditions ranged from:

- Excellent – 6%
- Very Good – 1%
- Good – 26%
- Fair – 32%
- Poor – 32%
- Very Poor – 1%
- Dead – 4%





## 2008 Tree Survey: Park Priority Trees

Identified as most important trees to preserve:

Condition: Excellent  
Very Good  
Good

Size: 20+ DBH

Priority Trees	
Total Trees	952
E >= 20DBH	36
Pct of All Trees	3.78%
E/VG >= 20DBH	39
Pct of All Trees	4.10%
E/VG/G >= 20DBH	154
Pct of All Trees	16.18%



# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009



## 2008 Tree Survey: Park Development – High Risk

Three tree risk levels;

### High Risk

While tree preservation may be possible, there is a high likelihood that trees will have to be removed for facility construction

- Northern Parking Lot/Road
- Urban Plaza/Parking/Courts



# NORTH HILL

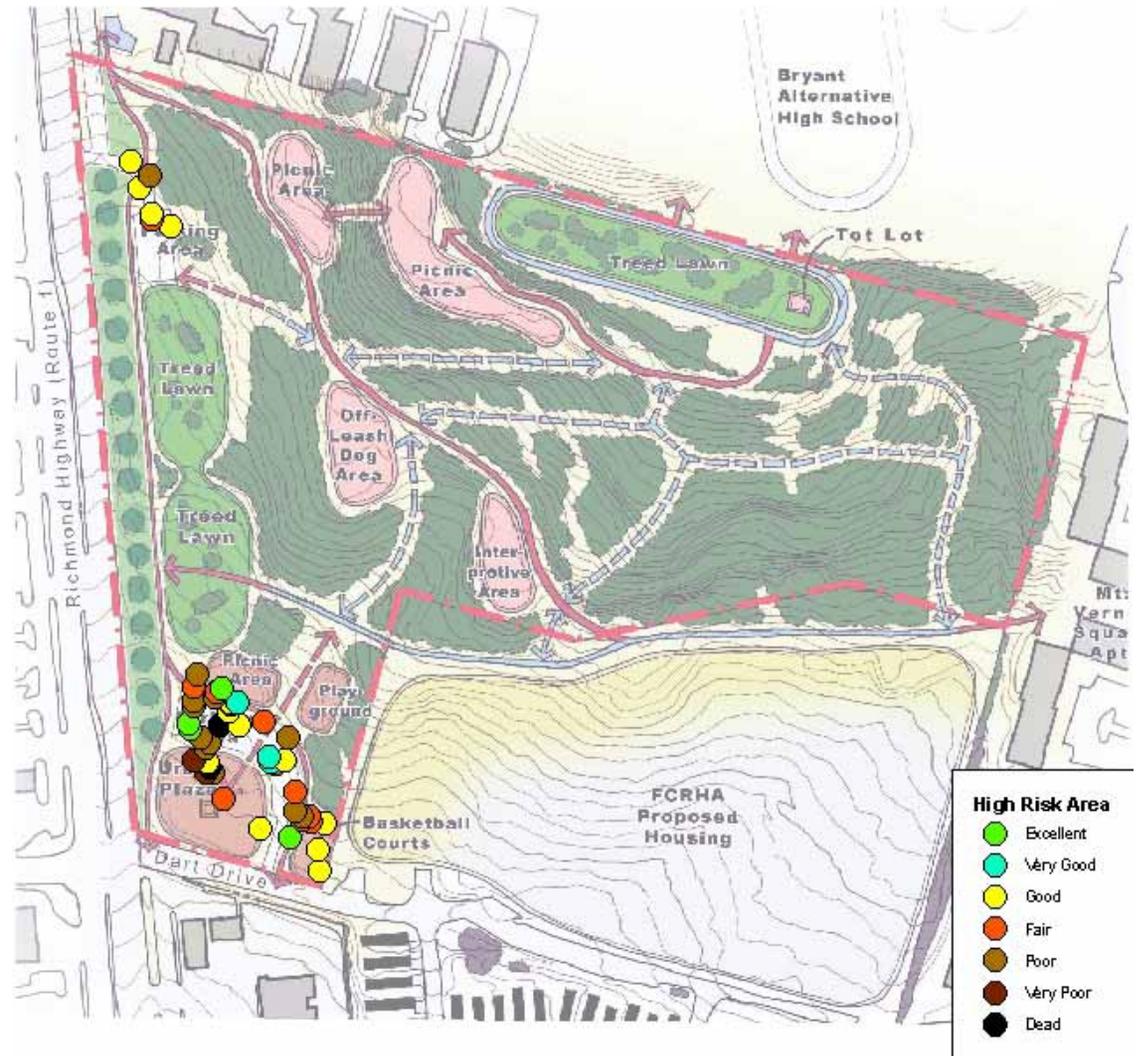
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## 2008 Tree Survey: Park Impacts

### High Risk Tree Impacts

High-Risk	
Total Trees	48
Park Pcts	5.04%
E/VG >= 20DBH	5
Pct of All Category	12.82%
E/VG/G >= 20DBH	10
Pct of All Category	6.49%



# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009



## 2008 Tree Survey: Park Development – Mod. Risk

### Three tree risk levels;

High Risk

### Moderate Risk

Tree preservation may be possible.

Proposed facilities may be located in order to avoid tree impacts or incorporate trees.

Some tree loss may be necessary for facility construction

- Lower Picnic Area
- Off Leash Dog Area
- Playground





# 2008 Tree Survey: Park Impacts

## Moderate Risk Tree Impacts

Moderate-Risk	
Total Trees	28
Park Pcts	2.94%
E/VG $\geq$ 20DBH	2
Pct of All Category	5.13%
E/VG/G $\geq$ 20DBH	10
Pct of All Category	6.49%





## 2008 Tree Survey: Park Development – Low Risk

### Three tree risk levels;

High Risk

Moderate Risk

### Low Risk

Tree preservation likely.

Proposed facilities not likely to cause tree loss or located to avoid significant trees

- Treed Lawn
- Northern Picnic Areas
- Interpretive Area
- Natural Area and Trails
- Recreation Support Area



# NORTH HILL

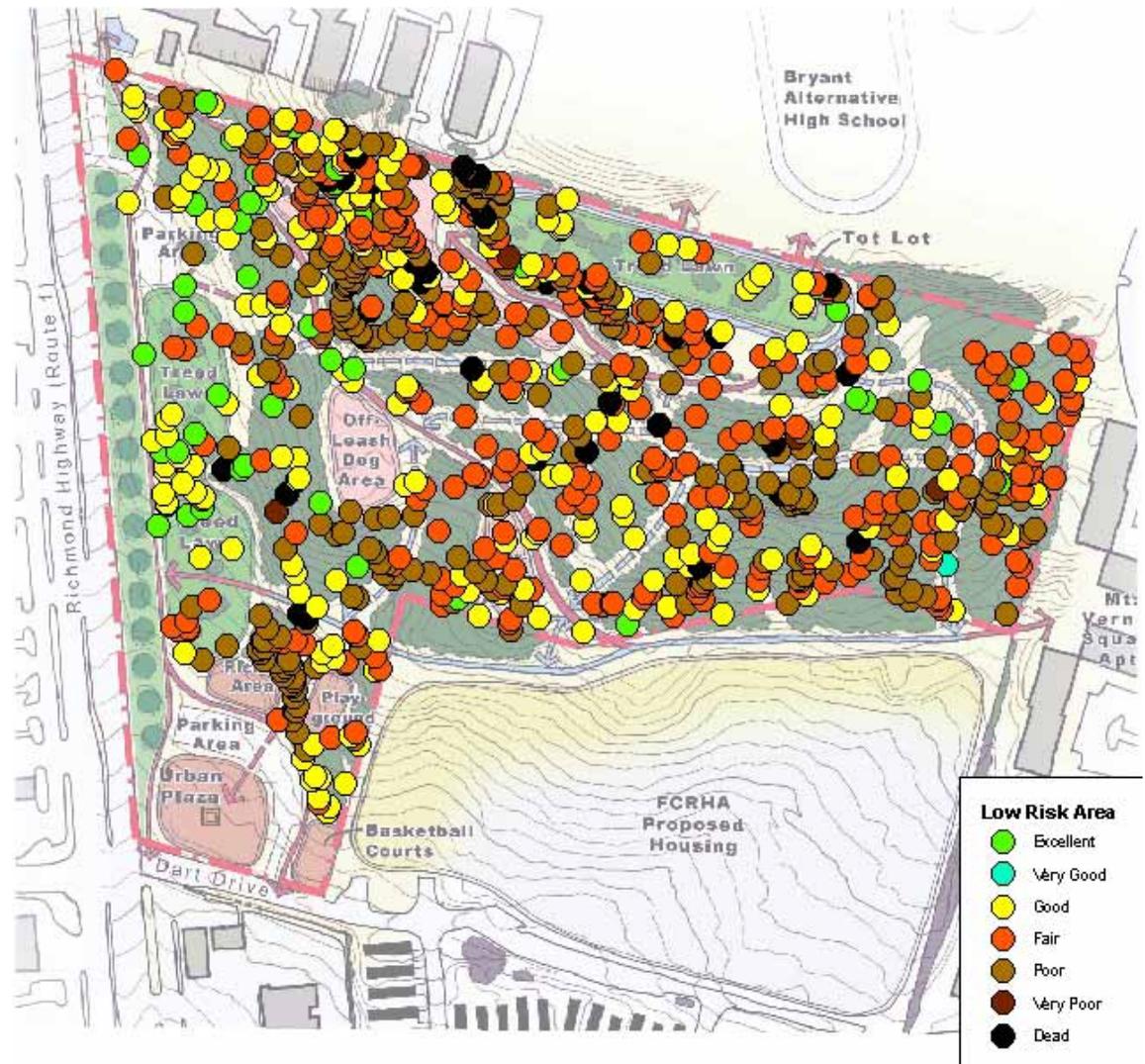
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## 2008 Tree Survey: Park Impacts

### Low Risk Tree Impacts

Low-Risk	
Total Trees	876
Park Pcts	92.02%
E/VG $\geq$ 20DBH	32
Pct of All Category	82.05%
E/VG/G $\geq$ 20DBH	134
Pct of All Category	87.01%



# NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009



## 2008 Tree Survey: Summary

### Future Parkland:

- Contains 2/3 of all trees
- Of those trees, 92% are unlikely to be negatively impacted by proposed improvements

Draft park master plan identifies highest priority trees to protect as larger trees (20+ DBH) in the best condition (Excellent/Very Good/Good).

- Protects 87% of highest priority trees
- Work to mitigate impacts to remaining high priority trees where ever possible





# NORTH HILL PARK MASTERPLAN

FAIRFAX COUNTY PARK AUTHORITY  
FEBRUARY, 2009



## NORTH HILL PARK

and is also expected to occur with the planned Richmond Highway improvements.

Consideration should be given to the use of pervious paving and/or Low Impact Development (LID) structures to manage and reduce storm water runoff from the site.



Photo 6: Site condition within Recreation Support Area.



Photo 7: Site condition within Treed Lawn area along Richmond Highway.

### e) Treed Lawn

A large grassy area, approximately 2.1 acres, currently exists along the western edge of the site with direct physical and

visual access to Richmond Highway. With this visual prominence, this area provides for an inviting "front yard" transition space into the park. This area is proposed to be utilized in a manner that takes advantage of existing conditions such as topography and existing trees. These grassy areas should be mowed and the trees should be managed to continue to provide a pleasant shady area appropriate for flexible casual recreation.

### f) Off Leash Dog Area

As part of the community review and input process, a desire was expressed for an off-leash dog area within the park. Due to the high number of multi-family residential structures, there is a lack of enclosed open areas for family pets to be off leash. In addition, many off-leash dog areas become focal points for community activity and help to build community.

A minimum size of 0.25 acre and a preferred size of 0.5 acre or larger is recommended for an off-leash dog area. The location shown on the CDP was chosen due to its relatively shallow topography, its proximity to parking provided within the Urban Core and its separation from other program areas to help mitigate any potential noise issues.

The area will be enclosed with a five foot high galvanized chain link fence (black vinyl coated). The chain link fabric shall be crimped at both the top and bottom to assure safety to both dogs and people. The chain link portions shall be

## *Contacts*

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### Fairfax County RHA:

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### Fairfax County Park Authority:

Sandra Stallman  
Manager  
Park Planning Branch  
Planning and Development Division  
703-324-8643  
sandra.stallman@fairfaxcounty.gov

For Additional Information:

[http://www.fairfaxcounty.gov/parks/plandev/north\\_hill.htm](http://www.fairfaxcounty.gov/parks/plandev/north_hill.htm)