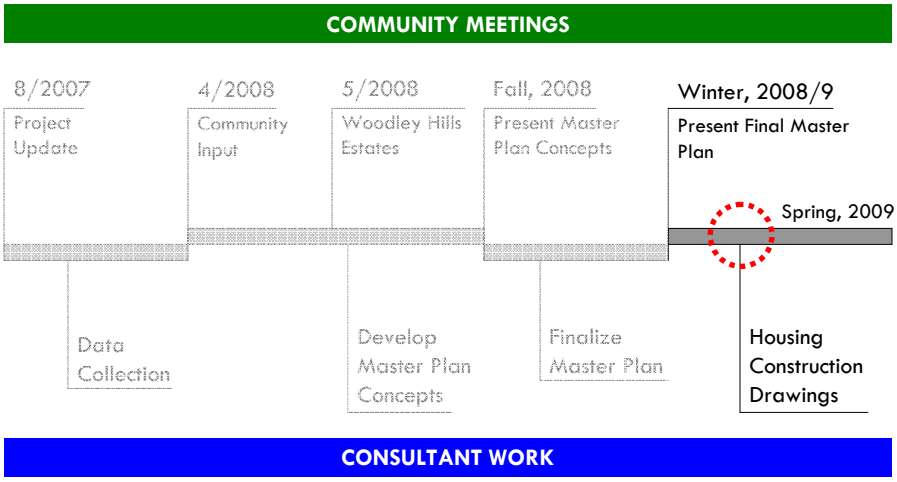
NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

Agenda

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

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

Project Timeline



NORTH HILL

FAIRFAX COUNTY, VIRGINIA | SEPTEMBER 2008

HOUSING CONCEPTS

DRAFT

1

2

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

CUNNINGHAM | QUILL ARCHITECTS PLLC

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

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

CUNNINGHAM | QUILL ARCHITECTS PLLC

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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?

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

Housing Activities Since Fall Meetings

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

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

Responses to Housing Master Plan Issues:

- 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%.

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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

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

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

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

FCRHA's Funding Sources

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).

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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
FAIRFAX COUNTY, VIRGINIA | MAY 2009

UPDATED HOUSING MASTER PLAN - 67 UNITS

DRAFT

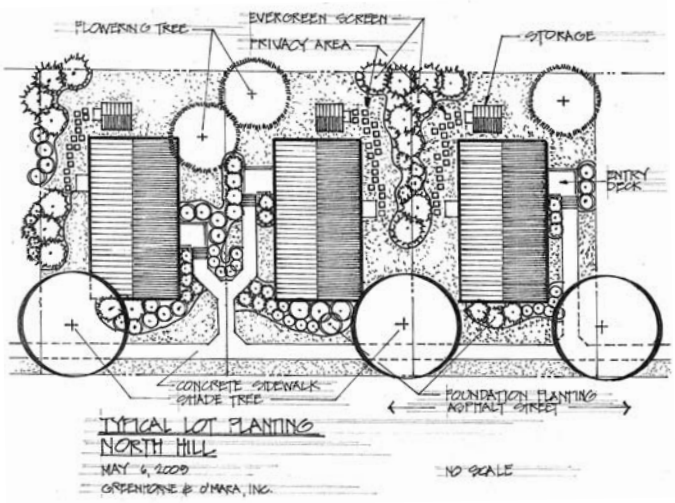
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

CUNNINGHAM | QUILL ARCHITECTS PLLC

Similar Streetscape: Winchester St, Fredericksburg, Va

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

Lot Character



NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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
FAIRFAX COUNTY, VIRGINIA | MAY 2009

Unit Types – 14 x 60 (nom)

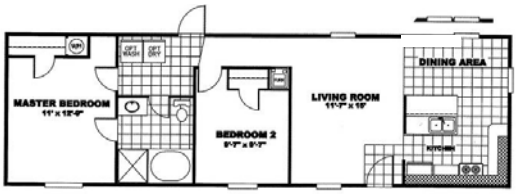
Various manufacturers: Clayton, Oakwood, Skyline

2 Bedroom / 2 Bath

Energy Star Home.

Universal Design features.

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



NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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

NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

Park Features Considered

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

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

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

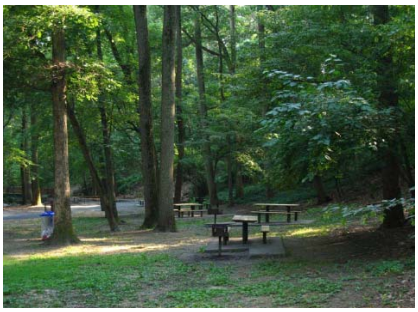
Park Activities Since Fall Meetings

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

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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



Bryant Alternative High School
Recreation Faciliites

2007 Aerial Image
Copyright Commonwealth of Virginia

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009
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
Bryant Alternative High School
Tot Lot
Picnic Area
Treed Lawn
Off-Leash Dog Area
Inter-pretive Area
Parking Area
Urban Plaza
Basketball Courts
FCRHA Proposed Housing
Mt. Vernon Square Apt.
Dart Drive
ENLARGED SITE PLAN
Walking Trails
Picnic Areas
Urban Plaza
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
CUNNINGHAM | QUILL ARCHITECTS PLLC

Bryant Alternative High School
Tot Lot
Treed Lawn
Picnic Area
Picnic Area
Parking Area
Treed Lawn
Off-Leash Dog Area
Treed Lawn
Inter-pretive Area
Richmond Highway (Route 1)
Mt. Vernon Square Apt.
Picnic Area
Play-ground
Parking Area
Urban Plaza
Basketball Courts
FCRHA Proposed Housing
Dart Drive

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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

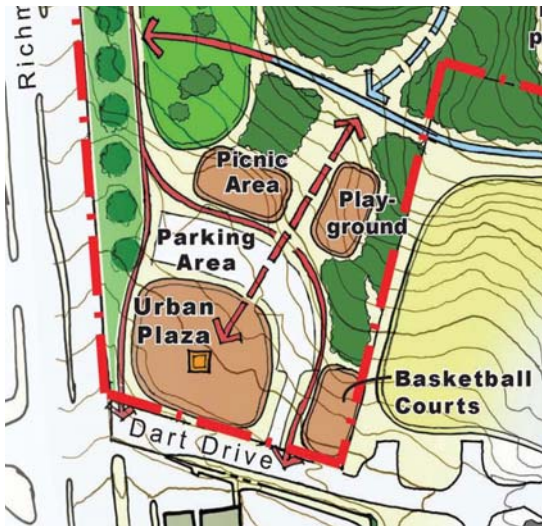
Good visibility from Richmond Hwy

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

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

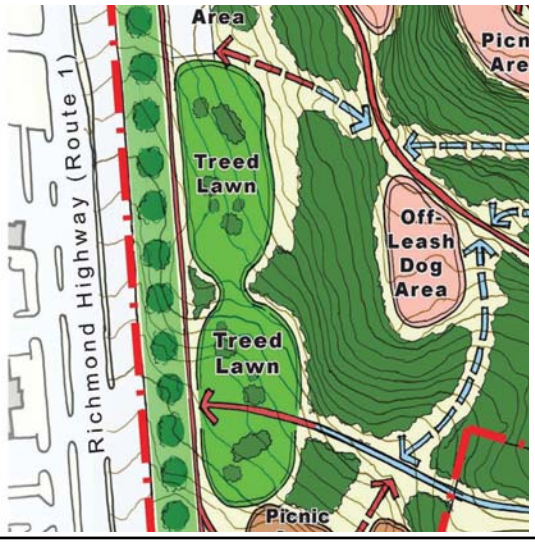
NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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



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

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

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

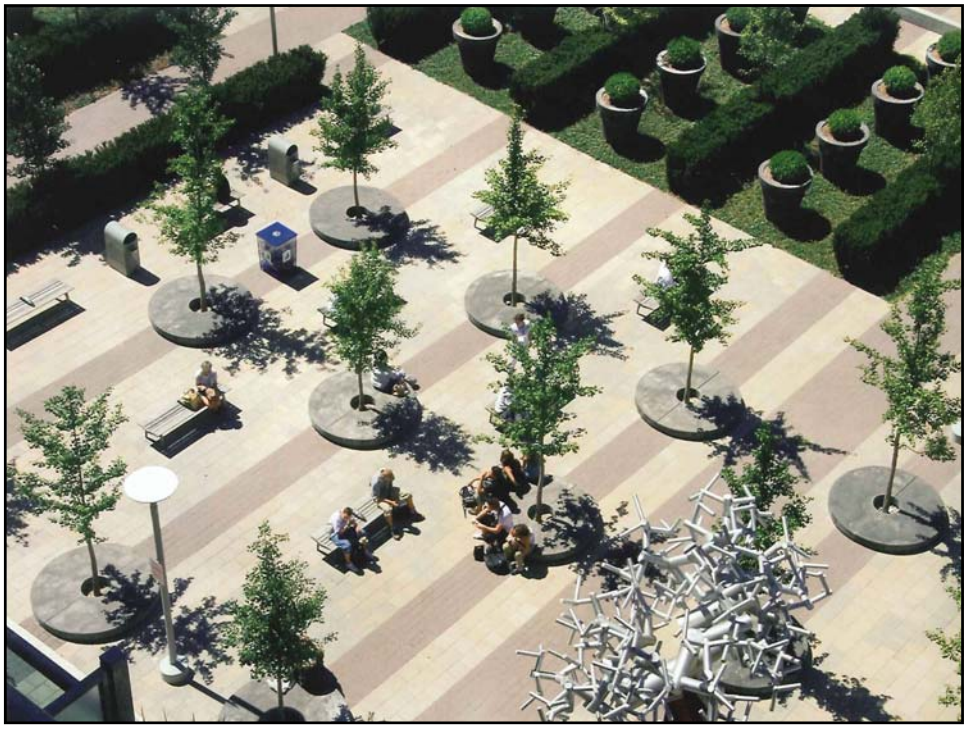
NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

Recreation Support Area

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

Proposed Amenities

- Treed Lawn
- Tot lot



NORTH HILL

FAIRFAX COUNTY, VIRGINIA | MAY 2009

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%

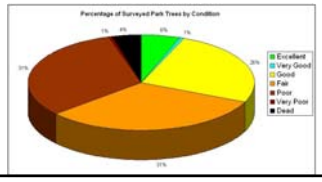
NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

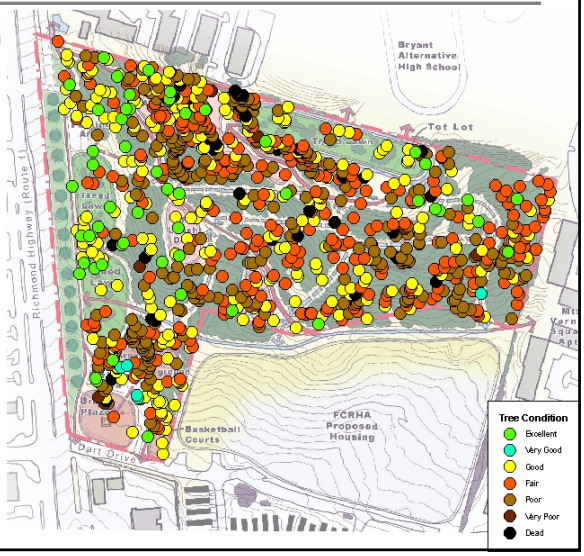
2008 Tree Survey: Park Tree Conditions

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%





NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

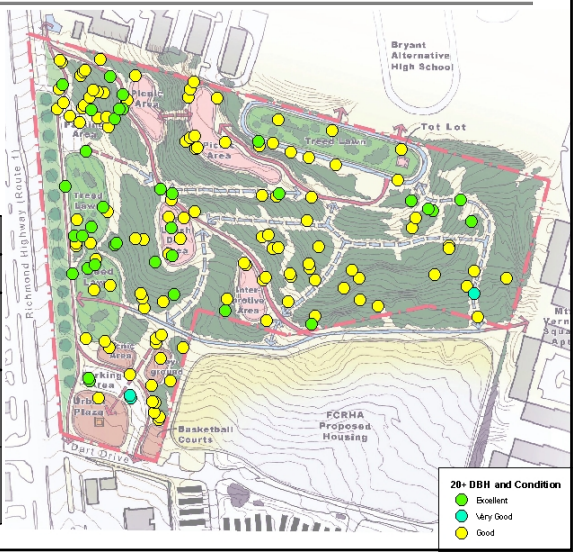
2008 Tree Survey: Park Priority Trees

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;

<u>High Risk</u>

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

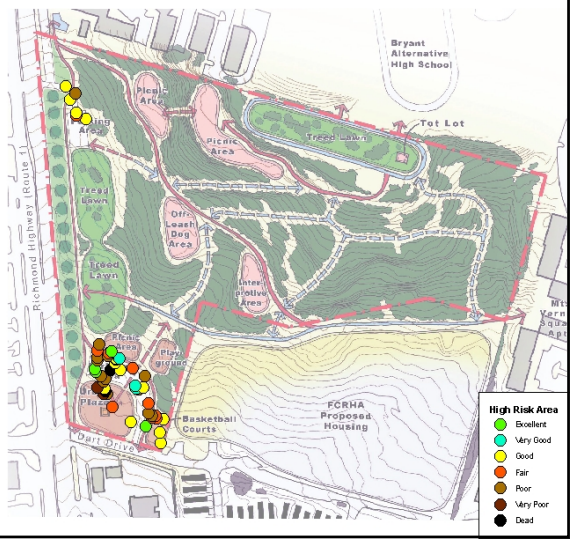
-Urban Plaza/Parking/Courts

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

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

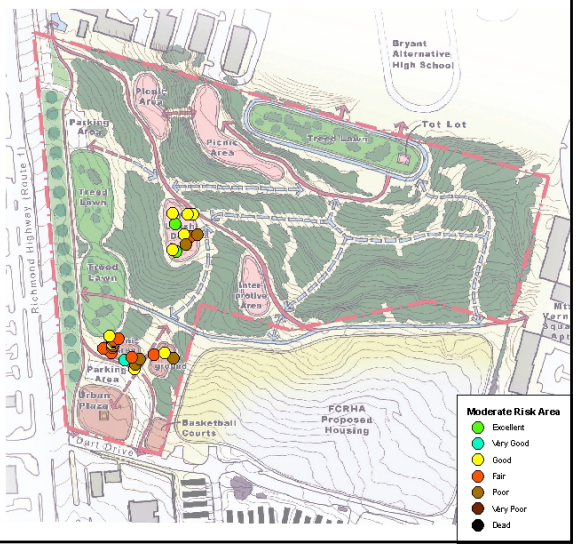
-Playground

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

2008 Tree Survey: Park Impacts

Moderate Risk Tree Impacts

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



NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

2008 Tree Survey: Park Development – Low Risk

Three tree risk levels;

High Risk

Moderate Risk

<u>Low Risk</u>

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

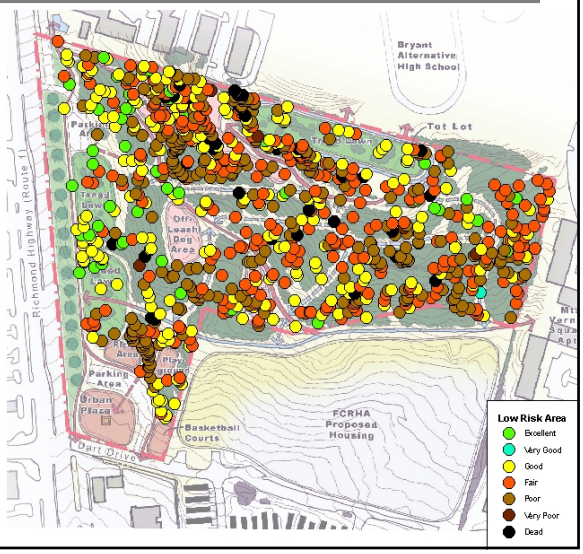
-Recreation Support Area

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

2008 Tree Survey: Park Impacts

Low Risk Tree Impacts

Low-Risk	
Total Trees	876
Park Pcts	92.02%
E/VG >= 20DBH	32
Pct of All Category	82.05%
E/VG/G >= 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).

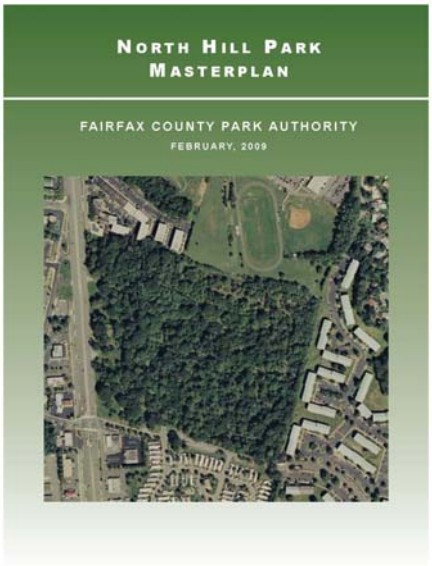
- Protects 87% of highest priority trees
- Work to mitigate impacts to remaining high priority trees where ever possible

NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

How Much Will the Park Cost?

<u>Estimated Park Development Cost</u>:

Scope & Design Costs: (design, permits, administration)	$750,000 +/-
Construction & Site Development Costs: (earthwork, utilities, facility construction)	$5,250,000 +/-
Total Estimated Development Cost	$6,000,000 +/-



NORTH HILL
FAIRFAX COUNTY, VIRGINIA | MAY 2009

Contacts

Fairfax County RHA:

Thomas W. Armstrong
Senior Project Manager
Dept. of Housing & Community Development
703-246-5190
tom.armstrong@fairfaxcounty.gov

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