

The Residences at NORTH HILL

PROJECT STATUS REPORT | September 2021

Project Contacts:

- Penrose – Ivy Dench-Carter
- CHP – David Schultz
- HCD – Mark Buenavista
- 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; bldg. Retaining shotcrete stone treatment; building 2A framing.

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

Project Status

- **Dart Drive:** Dart Drive connection to Arlington Drive temporary closed for safety reasons and will be reopened once construction activities permit.
- **General Site:** Stormwater Management facility 2 (SWM2) – underground storage and outfall pipe system is installed and backfilled. The Richmond Highway sidewalk and bike lane proffer improvements are near complete – final concrete work and pedestrian signal to be installed next month. Safety fence along Richmond Highway relocated to open up the new trail for use by the community.
- **Large Retaining Wall:** Retaining wall construction – 94% complete. Shotcrete installation along the face of the wall is over 50% complete and should be done next month.
- **Building 2A:** Framing complete on floors 1-4, roof trusses to be delivered and installed next month. ZIP exterior wall treatment complete to the 3rd floor. Electrical and plumbing rough-ins continuing throughout the building. Concrete stair work complete. Finish brick veneer installation commenced.
- **Building 3A:** Framing complete on floors 1-3. Level 4 framing ongoing. Electrical and plumbing rough-in work in progress. Concrete stair work near complete. Brick veneer work commenced.
- **Building 1B:** CMU elevator shaft complete. Brick veneer commenced.
- **Building 1A:** Commence CMU elevator shaft installation. CMU installation to podium level complete.
- **Building 3B:** Partial completion of footings and foundation. Balance of concrete work on hold pending resolution of temporary earth shoring. Shoring design completed and reviewed by Terracon and submitted to the county for review and approval – first round of comments received and responded to. One permit review item remains to be resolved. Some CMU work at garage level in process. All other work on 3B stopped until shoring plans approved. The shoring work may delay the completion of building 3B by up to 12 weeks.
- **Utility Coordination:** Work on-going to install conduits for dry utilities and prepare for service installation later this fall and winter. COX completed final checks of their conduits along Dart Drive and are scheduled to install permanent lines and remove temporary service along Dart Drive.
- **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: all major excavation activities are complete, but minor excavation in several locations for final retaining walls and some utility work is still 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. Ongoing coordination and review by the development team and Virginia Housing of project requirements to ensure compliance with universal design and EarthCraft requirements.
- **Park Construction:** Park construction is anticipated to begin in the Spring of 2022.

Community Coordination

- **Community Request:** An additional request to close Arlington Drive / Dart Drive connection was implemented as requested by the community. A community meeting was held on August 25. Several issues were raised regarding application process for the new affordable housing and traffic and parking issues. The items were referred to the county for further follow-up. Several other issues regarding the Woodley Hill sign and a traffic safety barrier were raised and are being reviewed by K. Hovnanian homes development team.

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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.