

# The Residences at NORTH HILL

PROJECT STATUS REPORT | November 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; Looking North from the roof of building 3A – Building 3B foundation and framing of buildings 1B and 1A.

## Project Schedule

Task	Timeline
Construction Notice to Proceed	June 22, 2020 - <b>Complete</b>
Clearing and Grading	July 2020 thru Spring 2021 - <b>Complete</b>
Dart Drive Phase 1	July 2020 thru Nov 2020 - <b>Complete</b>
Dart Drive Phase 2	Nov 2020 thru Spring 2021- <b>Complete</b>
Large Retaining Wall	Oct 2020 thru Summer 2021 - <b>Complete</b>
Building Pads	Fall 2020 thru Summer 2021 - <b>Complete</b>
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:** Pedestrian signal at Dart Drive is complete. Bike lane and sidewalk along Richmond Highway are complete – bike lane is open for public use. Parking lot and asphalt work complete to FCPA parking area. Smaller retaining walls (Roche Brothers segmental walls) adjacent to building 2A and 3A near complete. Walls in progress around all building – 28 separate walls.
- **Large Retaining Wall:** Retaining wall construction including shotcrete and faux stone treatment is complete.
- **Building 2A:** Framing, roofing, and windows installation complete. Exterior finishes including facia brick in progress. Trades work (electrical, plumbing, mechanical, fire protection) advancing on all floors. Plumbing rough in complete.
- **Building 3A:** Framing and roofing complete. Window installation near complete. Trades work (mechanical, electrical, plumbing) advancing on all floors. Plumbing rough in complete.
- **Building 1B:** Framing complete to 4th floor. Roof framing to be complete next month. Roofing and window installation to commence next month. Trade rough-in work to commence next month.
- **Building 1A:** Framing complete to 3<sup>rd</sup> floor. Fourth floor and roof framing to be complete next month. Roofing to be complete next month. Window installation to commence next month. Trades rough-in work to commence in January.
- **Building 3B:** Partial completion of footings and foundation. Balance of concrete work on hold pending resolution of temporary earth shoring. Shoring design approved and permit issued by Fairfax County. Shoring work in progress – all the micro-piles are installed; excavation is moving forward with lagging being placed. Tieback installation has commenced. Shoring wall should be complete next month followed by footing and foundation work.
- **Utility Coordination:** Work on-going to install conduits for dry utilities and prepare for service installation later this fall and winter.
- **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

### Stay Connected

- **Website:** For up-to-date project details and information, go to

**[FAIRFAXCOUNTY.GOV](https://www.fairfaxcounty.gov)**

Search: North Hill

- **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](mailto: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.