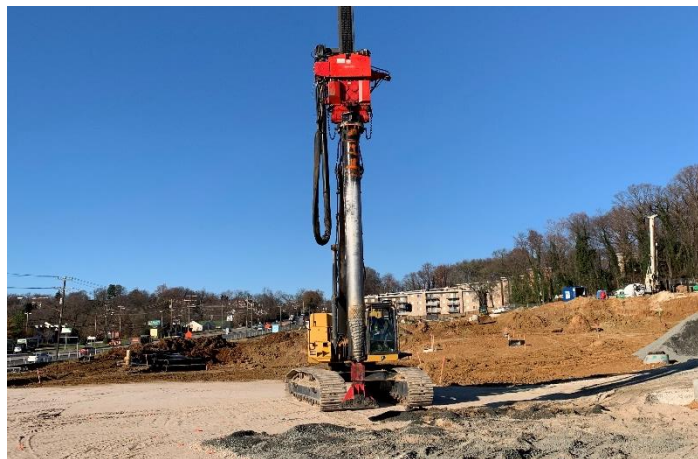


The Residences at NORTH HILL

PROJECT STATUS REPORT | December 2020

Project Contacts:

- Penrose – Ivy Dench-Carter
- CHP – David Schultz
- HCD – Teresa Lepe
- General Contractor – Breeden – Mark Miller
- 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.

Upcoming Project Schedule

- **Mid-July 2020 thru Spring 2021:** Clearing and Grading – Clearing work complete. Excavation work to continue through the early next calendar year.
- **October 2020 thru Spring 2021:** Retaining Wall construction (separates the buildings from the park). Retaining Wall soldier piles installation continuing through February 2021.
- **Late July 2020 thru November 2020:** Dart Drive Phase 1 – Construction east end of Dart Drive to connect to Arlington Drive. Connection now in place.
- **November 2020 thru February 2021:** Dart Drive Phase 2 – West end of Dart Drive connection to Richmond Highway. Phase 2 work in progress.
- **Fall 2020:** Building Pads. Initiated building pad subbase preparation (geopiers) for building 2A.

***Pictured From Top to Bottom:** Rendering of the Residences at North Hill Development; Building pad 2A stabilization with geopiers; Retaining wall soldier piles in place with lagging ready to be installed.*

Recent Activities Completed

- **Dart Drive:** Phase 1 work connection to Arlington Drive is complete. Contaminated soils from phase 1 work removed and disposed of at a licensed facility in accordance with environmental consultant requirements. Phase 2 work commenced this month with anticipated completion and connection to Richmond Highway with modified traffic signal in February 2021. Note: The early work to open Dart Drive includes base coat paving only. Final top-coat paving to occur at the end of the job prior to VDOT street acceptance.
- **General Site:** Site clearing is complete. Wet utility installation is progressing. Retaining wall construction is ongoing – approximately 50% of the retaining wall soldier piles are now in place. Retaining wall lagging and mass excavation will begin on the project side of the wall next month. General excavation and export of excess material will continue through early next year. Excavation for first of three stormwater management structures initiated. Site inspector, project arborist, stormwater inspections, and geotechnical regular inspections continue with no significant issues.
- **Building Pads:** Initiated building pad subbase preparation (geopiers) for building 2A. Subsurface stabilization for building 2A will be complete next month.
- **Utility Coordination:** Ongoing coordination continues with Dominion Energy, Verizon, COX, and Fairfax Water for all required relocation, temporary and permanent services.

Upcoming Activities

- **Dart Drive:** Phase 2 (west end) work to continue with installation of storm sewer line, curb and gutter, and base pavement layer. Work is expected to be completed by February 2021. At that time, traffic will be open on Dart Drive from Richmond Highway to Arlington Drive.
- **General Site:** Work will continue on the retaining wall, excavation, building pad preparations and wet utility installation – including the installation of stormwater management facility #3A.
- **Contaminated Soils:** Continue to export and dispose of contaminated soils interior to the site and at the Dart Drive Phase 2 excavation under the direction of our Environmental Consultant and DEQ direction.
- **Building Pads:** Complete soil stabilization under building pad 2A.

Community Engagement

- Successfully transitioned to a new traffic pattern on or about November 16.
- The Project Team responded to inquiries made by the Mount Vernon Council of Citizens' Associations. The questions and answers were added to the project [FAQ website](#).

Stay Connected

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

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.
- **Phone:** For project details, please contact Tony Esse, with the Department of Housing and Community Development at 703-246-5172, TTY 711.