

# The Residences at NORTH HILL

PROJECT STATUS REPORT | June 2021

## Project Contacts:

- Penrose – Ivy Dench-Carter
- CHP – David Schultz
- HCD – Teresa Lepe
- 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; view from right to left of building 1A columns and building 2A podium slab and elevator shaft; bike trial and sidewalk along Richmond Highway*

## 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
Building Pads	Fall 2020 thru Summer 2021
Building Construction	Spring 2021 thru Summer 2022
Project Closeout and Occupancy	Fall 2022

## Recent Activities Completed

- **Dart Drive:** Phases 1 and 2 including signal modifications (Arlington Drive to Richmond Highway) complete and open to traffic. Residential street side parking will continue to be prohibited (as announced previously) as the space is required for construction equipment/vehicle staging in support of ongoing site work. Note: The early work to open Dart Drive includes base coat paving only. Final topcoat paving to occur at the end of the job prior to VDOT street acceptance.
- **General Site:** Site clearing complete. Excavation and grading 96% complete. Wet utility installation is 85% complete. Excavation and disposal of petroleum contaminated soils and groundwater complete at SWM1, SWM3A, and adjacent to retaining wall.
- **Large Retaining Wall:** Retaining wall construction - soldier piles, lagging, and tie-backs complete.
- **Building 2A:** First floor framing stakeout complete.
- **Building 3A:** Footings, foundations, columns, garage slab, podium slab complete. CMU complete to podium level.
- **Building 1B:** Building pad grading, footings and foundation, columns, elevator pit, and underslab conduits complete.
- **Building 1A:** Building pad, footings and foundation, columns, and elevator pit complete.
- **Building 3B:** Building pad near complete.
- **Utility Coordination:** Dry utility plan complete and approved by Dominion Energy, Verizon, and Cox.

## Upcoming Activities

- **General Site:** Work to continue on excavation, grading, site road and parking lot work. Pavement of Nightingale Hill Lane to mid-point of site next month. Water main laterals to buildings and dry utility conduit to be installed. Bike lane and sidewalk to be installed along Richmond Highway.
- **Large Retaining Wall:** Shotcrete face treatment submittal approved. Reinforcing and waterproofing/drainage system installed. Shotcrete treatment to be placed after building 3B walls are up.
- **Buildings:**
  - Building 2a –Wood framing and floor trusses to be delivered next month and wood framing to commence.
  - Building 3A – Wood framing to commence next month. Waterproofing and backfill along CMU walls to continue.
  - Building 1B – Garage slab to be poured followed by podium slab.
  - Building 1A – Underslab plumbing and conduits to be placed.
  - Building 3B – Complete building pad and begin work on footing and foundations.
- **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: Additional excavation is 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.

## Community Coordination

- **Noise Ordinance Waivers:** The concrete slabs for each of the buildings require a continuous pour per the design. To ensure a steady placement of concrete for the days of the pours for each of the 5 buildings (10 1-day pours (2 for each building) will require a waiver so work can start prior to 7am.

Measures will be taken to mitigate noise and minimize any disturbance to the adjoining residential areas. So far 2 of 5 building pours have been completed successfully.

- **No Parking Request:** The Woodley Estates community requested no community parking signs to be installed to address resident parking concerns and for barricades to be installed to prevent parking close to the Poinsettia and Mums intersections to improved site distance and safety. All measures have been installed as requested.

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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](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.