

# LEWINSVILLE CENTER REDEVELOPMENT

Pardon Our Dust  
Community Meeting  
June 23, 2016



# Speakers

- Jane Edmondson, Office of Dranesville District  
Supervisor John W. Foust
- Tony Esse, Fairfax County Department of Housing  
and Community Development
- Daniel Blackburn, Hamel Builders

# Team Members

## Independent Living

- Dranesville Supervisor John W. Foust
- Fairfax County Department of Housing and Community Development (HCD)
- Fairfax County Redevelopment Housing Authority (FCRHA)
- Wesley Housing Development Corporation
- Hamel Builders
- Wiencek + Associates Architects + Planners
- VIKA Virginia
- Walsh, Colucci, Lubeley, and Walsh
- Gorove / Slade Transportation Planners and Engineers

## Senior / Childcare Center

- Dranesville Supervisor John W. Foust
- Fairfax County Department of Housing and Community Development (HCD)
- Fairfax County Redevelopment Housing Authority (FCRHA)
- Fairfax County Department of Public Works and Environmental Services (DPWES)
- Fairfax County Department of Health and Human Services (HHS)
- Fairfax County Department of Neighborhood and Community Services (NCS)
- Grimm + Parker Architects

# Existing Site Conditions



# Approved SEA Site Plan



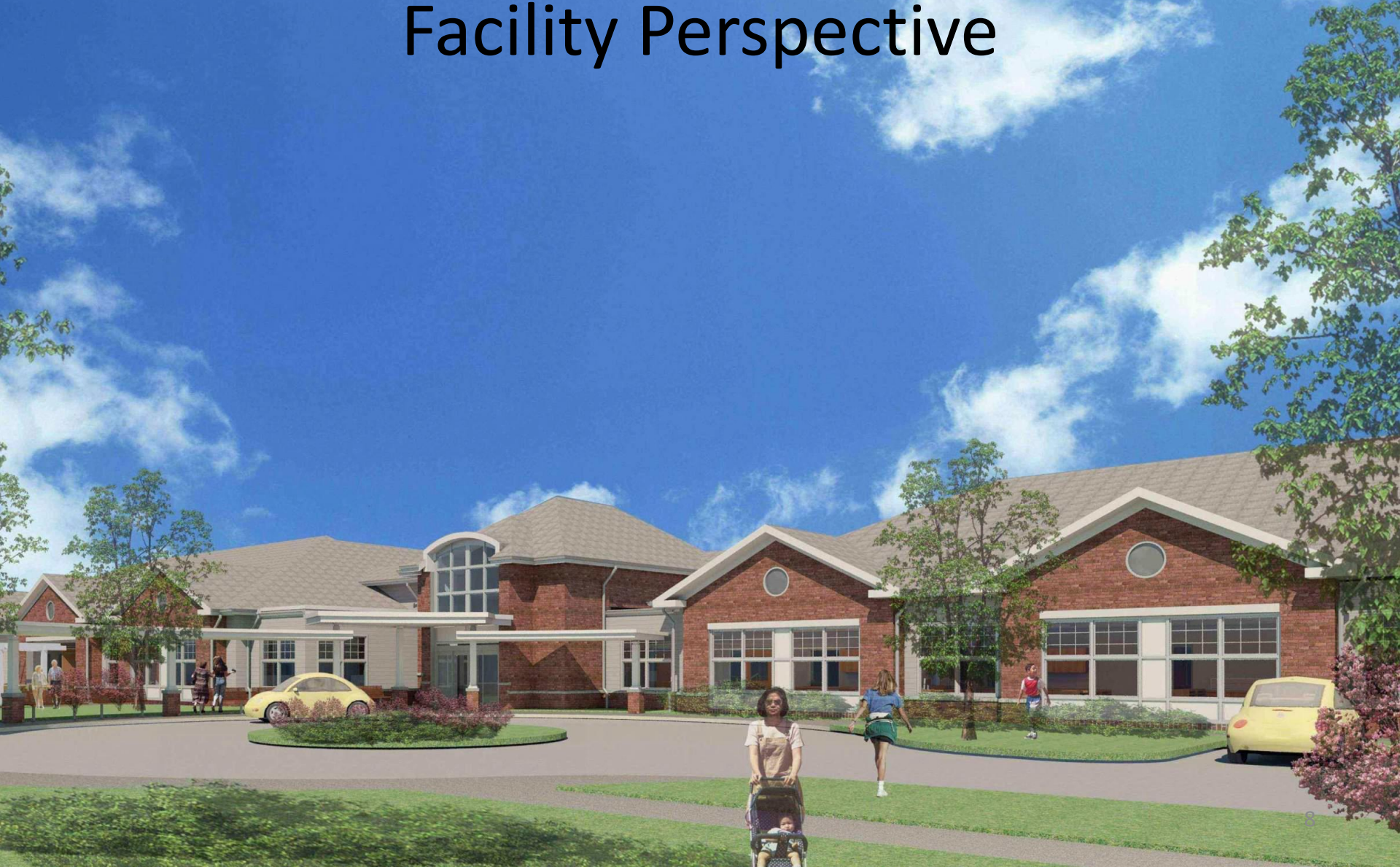
# Approved Program Recap

	Existing GSF	Existing Occupancy	2015 Approved SEA GSF	2015 Approved SEA Occupancy
Senior Residences	19,000 GSF	22 Independent Living	77,290 GSF	82 Independent Living
Senior Center	3,000 GSF	50 Participants	8,500 GSF	80 Participants
Adult Day Care	6,000 GSF	40 Participants	10,250 GSF	80 Participants
Child Day Care	10,000 GSF	210 Children	12,500 GSF	210 Children
Parking	105 spaces		162 spaces	
Fields	120' x 180' (U10 std.)		165' x 300' (U13 std.)	

# Proposed Independent Living Building Street Perspective



# Proposed Senior Center and Daycare Facility Perspective





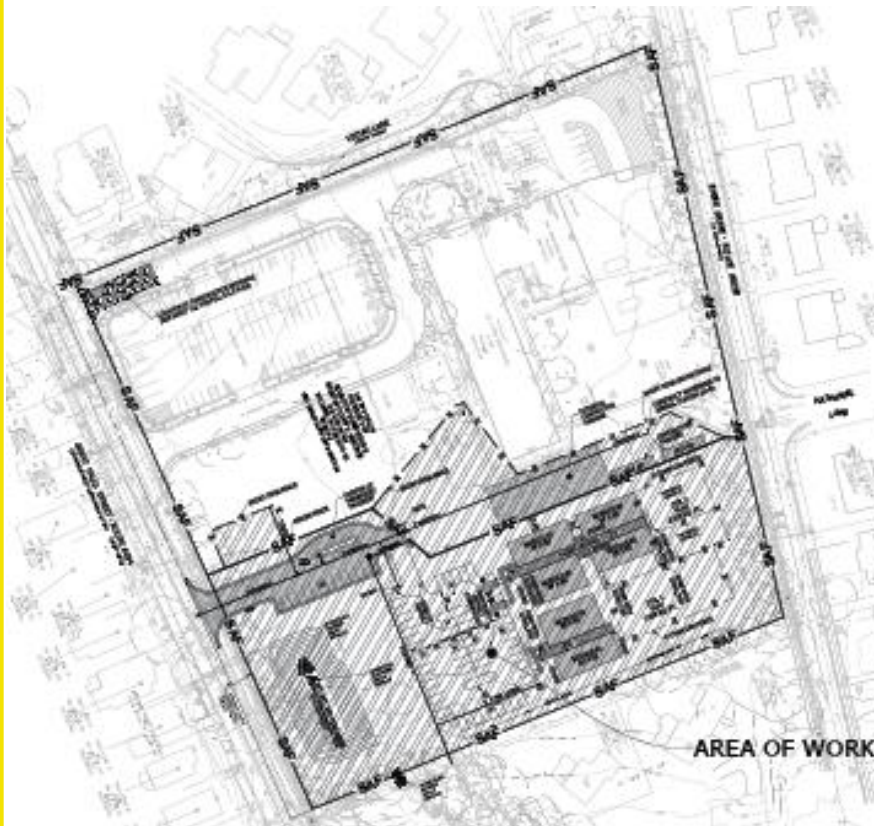
# Schedule

- July 2016 Senior Center / ADHC Relocate
- August 2016 Construction Start (Phase I)
- Late Nov/  
Early Dec Relocate Childcare Into Temporary Facilities
- Dec/Jan 2017 Start Phase II Construction
- Spring 2017 Building Construction Start
- Spring 2018 Residential Building Complete / Leasing
- Fall 2018 Senior Center and Daycare Building Complete / Occupancy
- Fall 2018 Phase III Construction

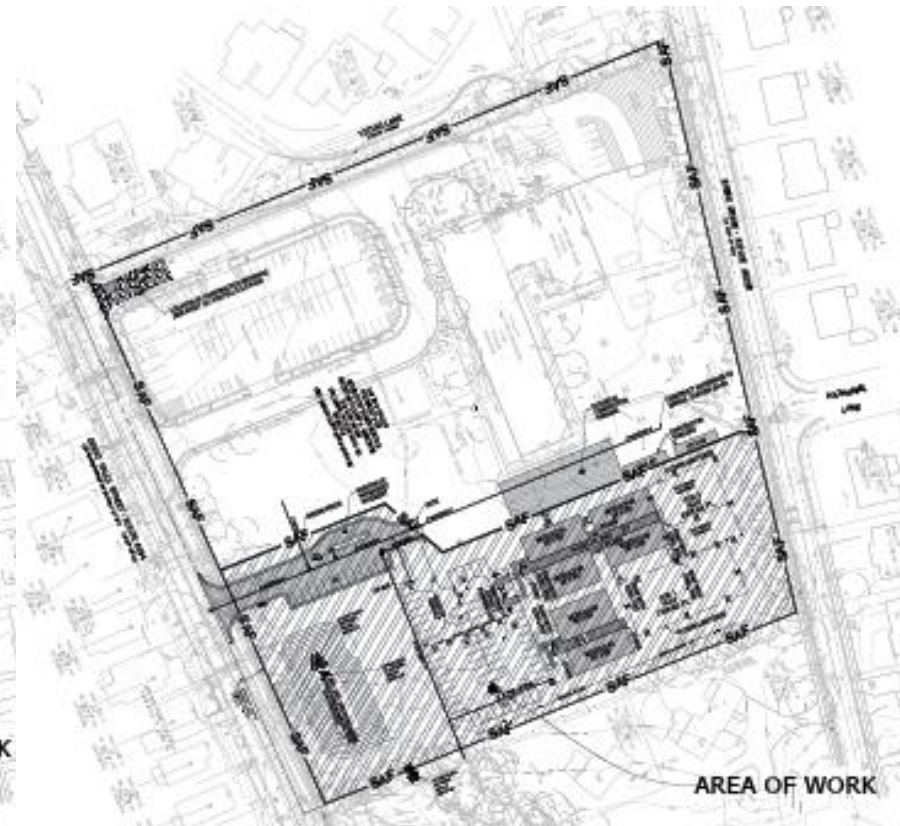
# Construction Phasing Plan

- Phase I (August 2016 – December 2016)
  - Temporary and Permanent Safety Fencing
  - SWM Pond and other Utility Work
  - Access Road and Temporary Parking Lot
  - Temporary Facilities
  
- Phase II (Winter 2016 – Fall 2018)
  - Building Demolition (December 2016 /January 2017)
  - Remaining Site Infrastructure
  - Residential Building Construction Commences (Spring 2017)
  - Community Facility Construction Commences (Spring 2017)
  
- Phase III (Fall 2018)
  - Demolition of Temporary Facilities
  - Field Reconstruction

# Phase I

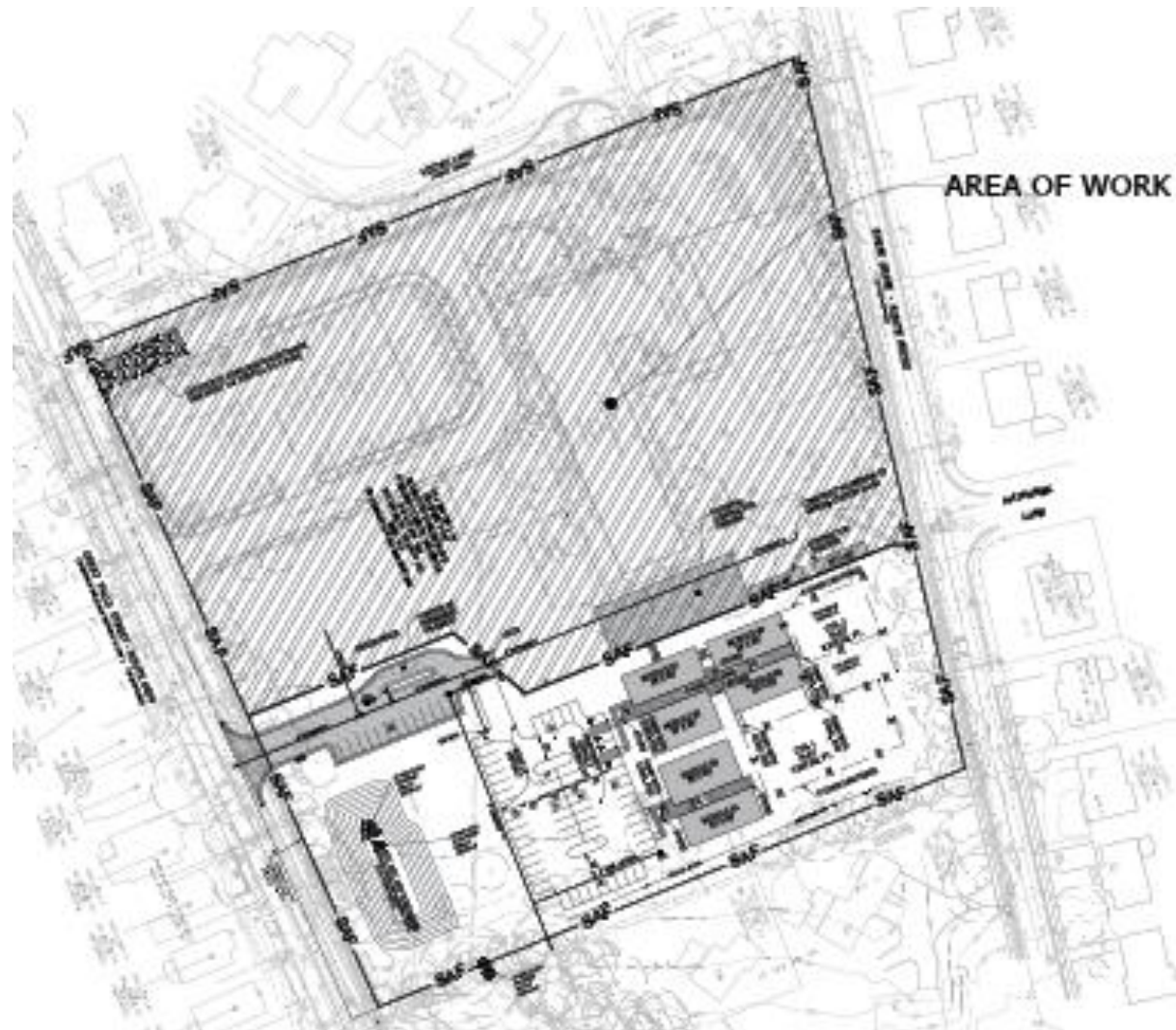


Phase IA

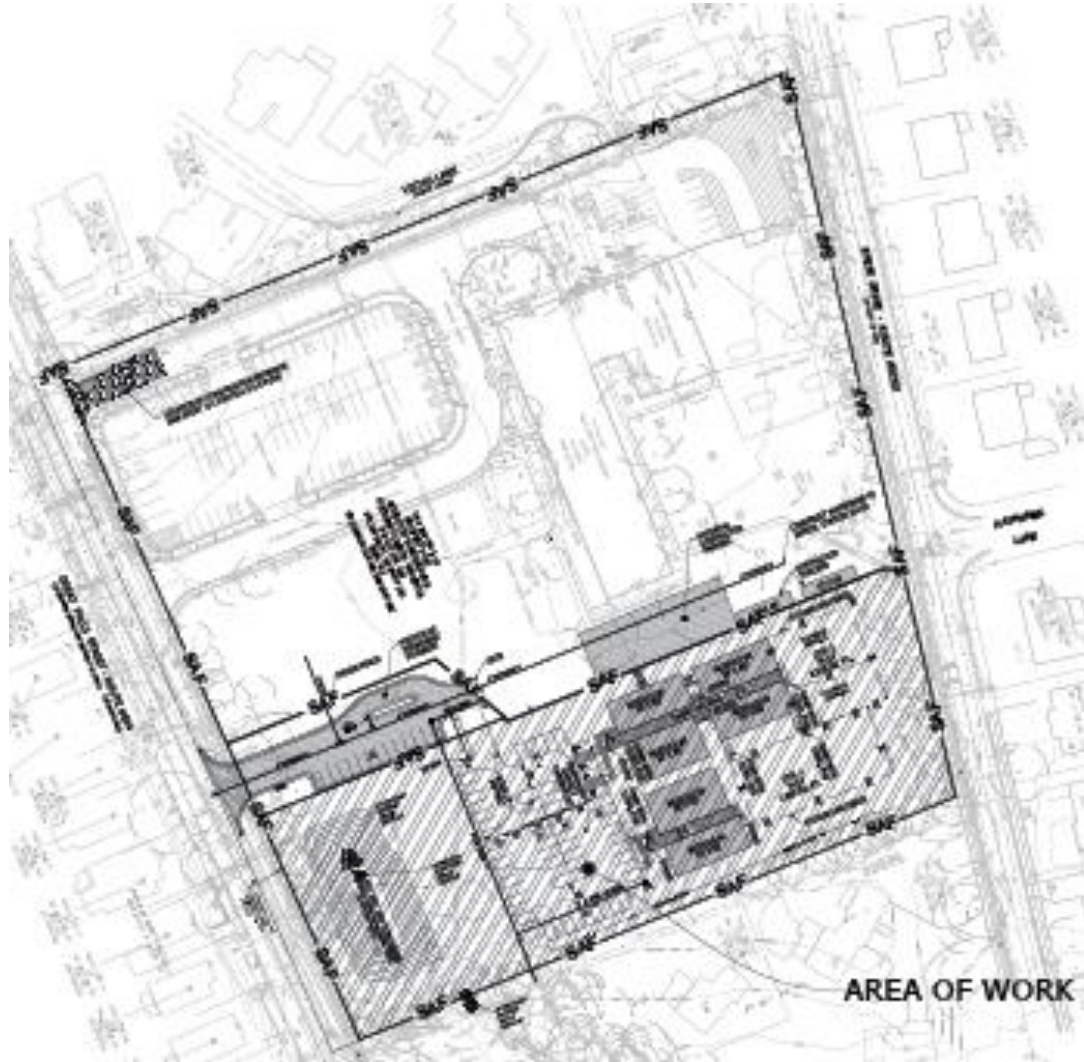


Phase IB

# Phase II




# Phase III



# Construction Operations

- Standard Working Hours
  - Monday – Friday: 7AM – 6PM
  - No Construction on Sundays and Federal Holidays
- Noise / Dust Mitigation Measures
- Traffic Management on Great Falls Street
- Safety Procedures / Safety Record
- Point of Contact:
  - Daniel Blackburn
  - Hamel Builders
  - (410) 379-6700
  - [dblackburn@hamelbuilders.com](mailto:dblackburn@hamelbuilders.com)



# Q & A