

# The Residences at NORTH HILL

PROJECT STATUS REPORT | March 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; Dart Drive looking west toward Richmond Highway; Building 3a structural columns to first floor.

## Project Schedule

Task	Timeline
Construction Notice to Proceed	June 22, 2020 - <b>Complete</b>
Clearing and Grading	July 2020 thru Spring 2021
Dart Drive Phase 1	July 2020 thru Nov 2020 - <b>Complete</b>
Dart Drive Phase 2	Nov 2020 thru Spring 2021- <b>Complete (3/15)</b>
Retaining Wall	Oct 2020 thru Spring 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:** Phase 1 (Arlington Drive to Mums Drive) complete. Phase 2 work (Mums Drive to Richmond Highway) - utilities, curb and gutter, paving, and tie-in to Richmond Highway complete.
- **General Site:** Site clearing complete. Wet utility installation is 85% complete. Retaining wall construction - soldier piles installation complete. Retaining wall lagging is 75% complete. Excavation of stormwater management structure (SWM) 3A near complete. Installation of SWM 1 initiated. Petroleum contaminated soils continue to be found in the deeper excavations at both SWM facilities and are being exported and disposed of at a licensed facility and in accordance with DEQ requirements.
- **Building 2A:** Footing and foundation work complete, columns to first floor and elevator pit construction complete. Masonry walls to the first-floor level complete.
- **Building 3A:** Building pad preparation complete. Footing and foundation work complete. Columns to first floor complete.
- **Utility Coordination:** Dry utility plan complete and approved by Dominion Energy.

## Upcoming Activities

- **Dart Drive:** Phase 2 (west end) traffic signal detection wire installation to be completed on March 12 and all of Dart Drive will be opened to traffic – from Richmond Highway to Arlington Drive on March 15, 2021. Residential street side parking will continue to be prohibited through June 1, 2021 (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:** Work to continue on the retaining wall tie backs and face treatment, excavation, building pad preparations and wet utility installation – including the completion of stormwater management facilities 3A and 1.
- **Buildings:** Building 2a – work will continue on underslab plumbing and electric conduit installation, and masonry wall waterproofing. Building 3A – work will be initiated on underslab plumbing and electric conduit installation. Building 1B pad preparation to continue.
- **Contaminated Soils:** Continue to export and dispose of contaminated soils interior to the site under the direction of our Environmental Consultant and DEQ.
- **Building System Submissions:** Review ongoing of building system shop drawings for electrical, mechanical, structural, plumbing, and architectural finish systems.

## Stay Connected

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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.