

# The Residences at NORTH HILL

PROJECT STATUS REPORT | October 2020



## Project Contacts:

- Pennrose – Ivy Dench-Carter
- CHP – David Schultz
- HCD – Teresa Lepe
- General Contractor – Breeden – Mark Miller
- Architect – Moseley – Randy Hommas
- 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 thru early next year:** 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)
- **Late July 2020 thru October 2020:** Dart Drive Phase 1 – Construction east end of Dart Drive to connect to Arlington Drive.
- **November 2020 thru February 2021:** Dart Drive Phase 2 – West end of Dart Drive connection to Richmond Highway.
- **Fall 2020:** Building Foundations

## Recent Activities Completed

- **Dart Drive:** Phase 1 utility relocation, rough grading and excavation is complete. Stormwater sewer line installation proceeding. Phase 1 work with connection to Arlington Drive anticipated in later October. Phase 2 work to commence once Phase 1 is complete and connection to Arlington Drive is in place. Phase 2 completion anticipated in February 2021.
- **General Site:** Site clearing complete. Phase 1 erosion and sediment controls approved by the county. Site inspector, project arborist, stormwater inspections, and geotechnical regular inspections continue with no significant issues. Excavation and grading work ongoing through early next year.

## Upcoming Activities

- Phase II of clearing and grading has begun and will continue through early next year. This work is necessary to prepare the site for the multifamily buildings and associated site improvements. As the

grading advances, construction of the large retaining walls that separates the buildings from the park area will begin followed by utility work.

- Retaining wall work will commence in the second week of October and continue through the spring.
- Phase 1 (east end) Dart Drive work to continue with installation of storm sewer line, curb and gutter and pavement work. Anticipated completion of Phase 1 in late October 2020. Phase 2 work to begin in November 2020.

### Community Engagement

- Mt. Vernon Council of Citizen's Associations briefing held on September 23, 2020.
- Communication and coordination continuing with Woodley Hills.

### Stay Connected

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**Email:** Questions or concerns may be directed via email 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.