

The Residences at NORTH HILL

PROJECT STATUS REPORT | September 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; Looking south from north end of the site-bldg. 1A podium level asphalt work along Nightingale Hill Lane and bldgs. 1B, 2A, and 2B in the background.*

Project Schedule

Task	Timeline
Construction Notice to Proceed	June 22, 2020 - Complete
Clearing and Grading	July 2020 thru Spring 2021 - Complete
Dart Drive Phase 1	July 2020 thru Nov 2020 - Complete
Dart Drive Phase 2	Nov 2020 thru Spring 2021- Complete
Large Retaining Wall	Oct 2020 thru Summer 2021 - Complete
Building Pads	Fall 2020 thru Summer 2021 - Complete
Building Construction	Spring 2021 thru Summer 2022
Project Closeout and Occupancy	Fall 2022

Project Status

- **Dart Drive:** Dart Drive connection to Arlington Drive temporary closed for safety reasons and will be reopened once construction activities permit.
- **General Site:** The Richmond Highway sidewalk and bike lane proffer improvements are complete along Richmond Highway. Pedestrian signal at Dart Drive to be installed next month. Bike lane is open for public use. Placement of asphalt from middle entrance to north entrance in progress (see picture). Smaller retaining walls (Roche Brothers segmental walls) adjacent to building 2A and 3A in progress.
- **Large Retaining Wall:** Retaining wall construction including shotcrete and faux stone treatment is complete.
- **Building 2A:** Framing on all floors and roof complete except needed adjustments on balcony areas. ZIP exterior wall treatment complete. Electrical and plumbing rough-ins continuing throughout the building. Concrete stair work complete – wood stairs from 1st floor to 4th installation in progress.
- **Building 3A:** Framing on all floors and roof complete except needed adjustments on balcony areas. Electrical and plumbing rough-in work in progress. Concrete stair work complete.
- **Building 1B:** Framing complete to 2nd floor.
- **Building 1A:** CMU elevator shaft complete. CMU installation to podium level complete.
- **Building 3B:** Partial completion of footings and foundation. Balance of concrete work on hold pending resolution of temporary earth shoring. Shoring design approved and permit issued by Fairfax County. Nicholson starting to mobilize for shoring wall work to progress next month.
- **Utility Coordination:** Work on-going to install conduits for dry utilities and prepare for service installation later this fall and winter. COX completed final checks of their conduits along Dart Drive and installed and spliced in their permanent lines.
- **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: all major excavation activities are complete, but minor excavation in several locations for final retaining walls and some utility work is still 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. Ongoing coordination and review by the development team and Virginia Housing of project requirements to ensure compliance with universal design and EarthCraft requirements.
- **Park Construction:** Park construction is anticipated to begin in the Spring of 2022.

Community Coordination

- **Community Coordination:** A “hard hat happy hour” was held at the site in coordination with the Southeast Fairfax Development Corporation to introduce the project to the local business community.

Stay Connected

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

[FAIRFAXCOUNTY.GOV](https://www.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.