

# The Residences at NORTH HILL

PROJECT STATUS REPORT | November 2020

## Project Contacts:

- Penrose – 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



**From Top to Bottom:** Rendering of the Residences at North Hill Development; Site clearing and grading is underway (Richmond Highway is on the right); Drilling/installation of soldier piles for the retaining wall.

## 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 2020 thru Spring 2021:** 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). Retaining Wall soldier piles installation commenced this month.
- **Late July 2020 thru November 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 Pads.

## Recent Activities Completed

- **Dart Drive:** Phase 1 utility relocation, rough grading and excavation is complete. Stormwater sewer line installation is proceeding. Phase 1 work with connection to Arlington Drive is anticipated to be completed on or about November 16. Phase 1 work was extended due to need to undercut problem soils and

address contaminated soils. Phase 2 work to commence once Phase 1 is complete and connection to Arlington Drive is in place. Completion of Phase 2 is anticipated in February 2021.

- **General Site:** Site clearing is completed. Wet utility installation is progressing. Retaining wall construction has begun. General excavation and export of excess material will continue through early next year. Contaminated soils encountered – notified Virginia Department of Environmental Quality (DEQ) and following their protocols to safely export and dispose of contaminated soils. Site inspector, project arborist, stormwater inspections, and geotechnical regular inspections continue with no significant issues.
- **Building Pads:** Initiated building pad subbase preparation for building 2A.

### Upcoming Activities

- **Dart Drive:** Phase 1 (east end) work to continue with installation of storm sewer line, curb and gutter, and base pavement layer. Work is expected to be completed on or about November 16. At that time, traffic from Woodley Hills will be able to access Richmond Highway via Arlington Drive ([see community announcement](#)) as construction will transition to the western end of Dart Drive (Phase 2).
- **General Site:** Work will continue on the retaining wall, excavation, building pad preparations and wet utility installation – including the installation of stormwater management facility #1.
- **Contaminated Soils:** Continue to export and dispose of contaminated soils under the direction of our Environmental Consultant and DEQ direction.
- **Building Pads:** Continue to stabilize the soils under building pad 2A.

### Community Engagement

- Issued [Dart Drive Reconstruction Update](#) to the community outlining project progress and the transition to a new traffic pattern on or about November 16.

### Stay Connected

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

**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](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.