



CONSTRUCTION UPDATE NOTICE

Weeks of: March 28, 2016 thru the week of April 4, 2016

What to Expect On-Site the Next Two Weeks:

During the next two weeks the General Contractor, L.F. Jennings, will continue site construction including underground utility work to install storm drains, water mains, electric conduits and site lighting in multiple areas on the site. Washington Gas Light (WGL) and PEPCO continue to bring service to each new building.

Installation of curb and gutter around the entire east side of the site is ongoing. Installation of the new traffic signal at Van Buren Street and Route 1 is complete. This signal will be the property of the State and will most likely be placed into operation just prior to Riverdale Park Station opening. The parking lot in front of the Whole Foods Market will be paved and the first course of paving around the Whole Foods Market will be placed. The final asphalt top course and striping will be completed later this spring.

Construction of screen walls, seat walls, sign walls and other site hardscape structures in Gateway Park (buffer area adjacent to Route 1) and around the Whole Foods Market parking lot is ongoing. Final grading of the dirt in this buffer area is ongoing in preparation for landscape plantings. Bio-soil storm water retention devices are being installed throughout the site as required.

The construction of a large permanent storm water management pond in the NE corner of the site and the installation of a new storm drain outfall pipe under Rhode Island Avenue, from Wells Run to the site, is ongoing.

CSX Crossing:

Work has started on the much awaited new CSX crossing at Riverdale Park Station. The bridge construction work is significant and required the closing of the former ERCO plant parking lot between the Rivertech Court cul-de-sac and Lafayette Avenue. While this route has been used for years as a "short cut" from Lafayette Avenue to M-Square, some vehicles are going around the barriers only to find parts of the road removed. As a reminder, all vehicles should honor the signs noting closure of the road. This closure will continue until the new bridge is open – estimated to be in April 2017.

The initial construction activities include the relocation of existing electrical, communication and gas utilities that run parallel to the CSX tracks. The gas line relocation has started. Utility relocations are necessary for the construction of the new bridge over the CSX railroad tracks.

Lane Closures:

Periodic lane closures along Route 1 may be required but long term closures are not scheduled.

Future Plans:

- Two week to two month look-ahead –
 - Continue all of the above work but start additional buildings to provide new retail businesses to the area.

- Perform spring landscaping for areas completed during winter months.
- Opening of Gateway Park buffer area along Rt. 1.
- Two to six month look-ahead –
 - Start a residential/parking building.
 - Start interior fit-out of Whole Foods.

Work Hours:

Work activity will be taking place Monday – Sunday between the hours of 7 a.m. and 7 p.m. However, work on the State highway (Route 1) will be restricted to 9:00 a.m. to 3:00 p.m.

Contact Information:

For any construction related concerns, please contact Robert Lockhart of Capital Construction Consultants, Inc. at 202-669-7157 or email at rlockhart@ccci-dc.com.

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