



CONSTRUCTION UPDATE NOTICE

Weeks of: August 21, 2017 thru the week of September 4, 2017

What to Expect On-Site the Next Three Weeks:

The site and buildings General Contractor, L.F. Jennings, will continue site construction in multiple areas. Washington Gas Light (WGL), Verizon, Comcast, WSSC and Pepco are completing the installation of utility services to each new building. The base paving for the new road construction throughout the site is substantially complete. Construction of the new commercial Buildings #1 & 2 is nearly complete and the tenant fit-out work in these buildings is on-going. Construction of the new commercial Building #4 is well underway and scheduled for completion by the end of the year. Construction of the tot-lot playground at the North end of the Hiker-Biker trail has begun & is scheduled to be completed by the end of the year.

Townhomes:

The construction of the 119 townhomes is well underway. The first section of townhomes contains the model units and has one unit that is currently for sale. The second section of townhomes contains 11 units and they have all been sold and are occupied. The third section of townhomes has 13 units and will be completed this month for August move-in. Construction recently began for the fourth section of townhomes. Currently, 31 townhomes have been sold.

Gateway Park:

Artwork installation south of Van Buren Street will commence this summer pending the final sign-off by the County of that section of Gateway Park.

CSX Crossing:

The closure of the former ERCO plant parking lot between the Rivertech Court cul-de-sac and Lafayette Avenue will continue until the new bridge is open – estimated to be in the First quarter of 2018.

The bridge builder, Shirley Contracting, has continues to build the concrete deck on top of the girders. It is anticipated the concrete decking will be completed late this summer. Concrete bridge deck placements have begun and are required by the County to take place during the early morning hours (typically starting around 4:00 a.m.). There are approximately three (3) independent placements that will occur during these early hours and they will be spread out over the course of about a one month period (mid-July through mid-August), The first of which was completed on July 19th. All other construction activities will continue to take place during normal working hours. Construction is continuing on the retaining wall system on the east & west abutment. Earthwork & drainage operations continue adjacent to the former ERCO plant. This work includes excavation and storm drainage installation and will continue through the Third quarter of 2017. The construction will be monitored to assure compliance with County work hours and noise regulations.

Free Daily Shuttle:

Riverdale Park Station features a FREE daily shuttle from 6:30 a.m. to 9:00 a.m. and 4:30 p.m. to 7:00 p.m. It runs every 15 minutes between Riverdale Park Station, College Park Metro Station and Prince George's Plaza Metro Station. The shuttle stop is located near the main entrance to the Whole Foods Market. Use it for quick and easy access to work, shopping, recreation and regional transit. Visit www.rpstransit.com/shutte for more details.

Hiker/Biker Trail:

The Hiker/Biker Trail has been deeded to MNCPPC's Department of Parks and Recreation who will manage and maintain the trail. They expect to open the trail for use by the public once they determine that site conditions are suitably safe from dangers associated with the immediately adjacent construction activities. Those construction activities include the townhouse construction along the newly constructed extensions of Woodberry Street and Rhode Island Avenue and a new grade separated crossing of the CSX tracks (which will include designated bike lanes). Additionally a new multi-family residential building is slated to start construction this year immediately adjacent to the hiker-biker trail between Woodberry Avenue and Van Buren Street which is expected to take between 18-24 months to complete.

It is our hope with the completion of the townhouses and the commercial buildings on the western half of the boundary later this summer, we will be able to create a temporary hiker-biker route through Riverdale Park Station which circumvents the other ongoing construction work initially connecting the hike-biker trail north of Riverdale Park Station in the City of College Park to the Whole Foods Store and subsequently to the recently paved section south of Riverdale Park Station.

Work Hours:

Work activity will be taking place Monday – Sunday between the hours of 7 a.m. and 7 p.m.

Contact Information:

For any **construction related concerns**, please contact Mark Regulinski of Calvin Cafritz Enterprises at 202/248-5806 or email at mark@cafritzenterprises.com.

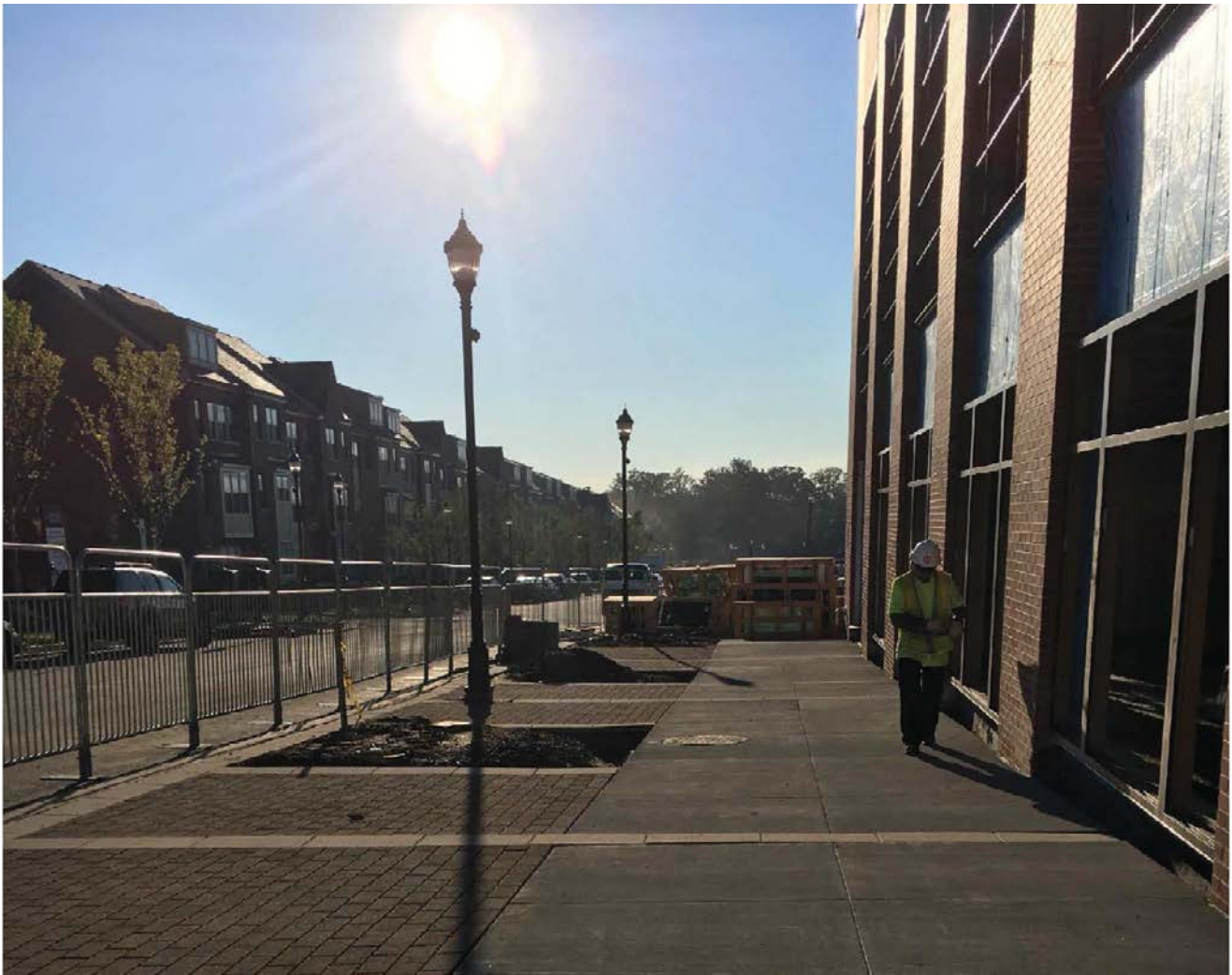
For **Stanley Martin townhome** information, please contact Brea DePina at 703/939-7039 or email at DePinaBJ@StanleyMartin.com.



Picture: Future CSX Bridge – Looking East – August 18, 2017



Picture: North Bridge Wall Reinforcing – Looking North – August 18, 2017



Picture: Riverdale Park Station – Progress Photo of Building 4 and Townhomes – August 14, 2017