



RIVERDALE PARK
STATION

CONSTRUCTION UPDATE NOTICE

May 7, 2018 through May 21, 2018

What to Expect On-Site

Retail Tenants:

Jersey Mike's and Habit Burger have commenced work on their respective tenant fit-out construction. Both expect to open during Summer of 2018.

Townhomes:

The construction of the next section of townhomes between Rhode Island Avenue and 47th St. on the South side of the Village Green is well underway. They are expected to be completed by Summer. The remaining block of townhouses are anticipated to be completed by the 2nd quarter of 2019. Currently, 62 townhomes have been sold.

Street signs:

Installation of street directional signs ("One Way", "No Parking", etc.) will commence the week of May 14th along Woodberry, Rhode Island Avenue, Van Buren and 47th Streets.

Street Trees:

Street trees that did not survive the winter or the wind storms earlier this spring will be replaced by the end of May.

Parking Structure Progress:

CBG Building Company continues construction on the new multi-level parking structure on parcel E – the building 5 pad site. Precast garage erection has moved to the Northwest corner of the garage adjacent to 46th Street and Woodberry, anticipated precast erection completion is still Mid-May. Mechanical, electrical and plumbing trades are actively working within the garage on all levels including the 5th and 6th floors on the East side of the garage. West elevation caulking and architectural grille installation to begin Mid to Late May along 46th Street.

Temporary Parking Lot:

CBG has completed the construction of the temporary lot on Building 6A and 6B pad sites. The parking lot is open and available for all tenants, but is primarily intended to serve the customers of Gold's Gym.

Playground:

The replacement snail has arrived but is experiencing immigration problems. We anticipate that the snail will clear customs and immigration within the next day or two and the installation of all snails will be completed by Mid-May.

CSX Crossing:

The construction of the Crossing is complete. PEPCO continues to encounter difficulty procuring light fixtures to install along Rivertech Court between the former cul-de-sac and the new roundabout at Lafayette. However, the County has successfully secured an aerial easement from CSX and CSX has only to accept the construction of the Crossing for CSX matters regarding the Crossing to be complete. The County's approval of the as-built documents remains outstanding as well as their final inspection to verify that all punch list items have been addressed. We are hoping that these remaining matters can be resolved by Father's Day and the Crossing can be opened.

Free Daily Shuttle:

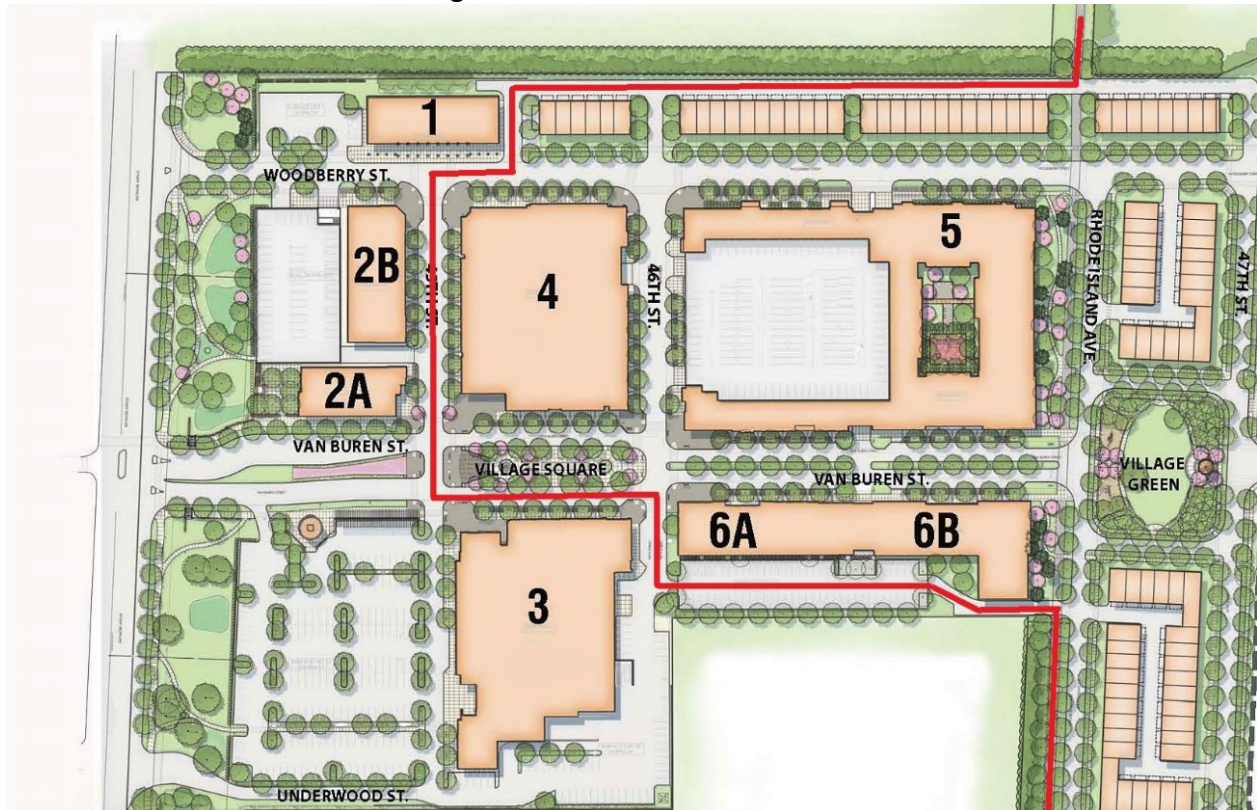
Riverdale Park Station features a FREE daily shuttle from 6:30am to 9:00am and 4:30 pm to 7:00 pm. It runs every 15 minutes between Riverdale Park Station, College Park Metro Station and Prince George's Plaza Metro Station. The shuttle stop is located near the main entrance to Whole Foods Market. Use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

Site Programming Workshops:

Thanks to the members of the townhouse HOA and residents of the surrounding communities who participated in the community workshops for public space programming, which took place on April 16th and 17th. Many great ideas and suggestions were offered and we are looking forward to implementing recommendations from our consultants at Biederman Redevelopment Ventures. For those who missed the workshops, your ideas and suggestions can be sent to ProgrammingRPS@gmail.com.

Hiker Biker Trail:

With the necessary adjustments and safety concerns addressed, the Hiker Biker trail was reopened in Mid-March. The trail will continue to follow the original temporary path set, as seen below. Hikers and Bikers should watch for and follow the detour signs indicated the direction of this trail.



For more on store openings, events and development news, check out our website and social media pages:

Website: <http://www.riverdaleparkstation.com>

Facebook: Riverdale Park Station

Instagram: rdpstation

Twitter: @RDPStation

Work Hours:

Work activity will be taking place Monday – Sunday between the hours of 7am and 7pm.

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 Loven Haywood at 703-944-6442 or email at HaywoodLM@StanleyMartin.com.

Picture Below: Parking Garage Progress as of 5/4/2018



Picture Below: Townhome Construction Progress as of 4/27/2018

