



CONSTRUCTION UPDATE NOTICE

Weeks of: September 25, 2017 thru the week of October 2, 2017

What to Expect On-Site the Next Two 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 and 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. Construction recently began on the last two buildings of townhomes. It is anticipated they will be completed by the end of the year. Currently, 41 townhomes have been sold.

Gateway Park:

Preparations for the installation of the first artwork in Gateway Park are well underway. We hope to have that installation completed by the third week in October.

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, continues to build the sidewalks and barrier along the retaining walls and the bridge deck. Construction on the retaining wall system on the east and west abutment has been completed. Earthwork and drainage operations continue adjacent to the former ERCO plant. Grading and curb work has been completed on the east approach to the bridge and will begin this month on the west approach to the bridge. This work 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:

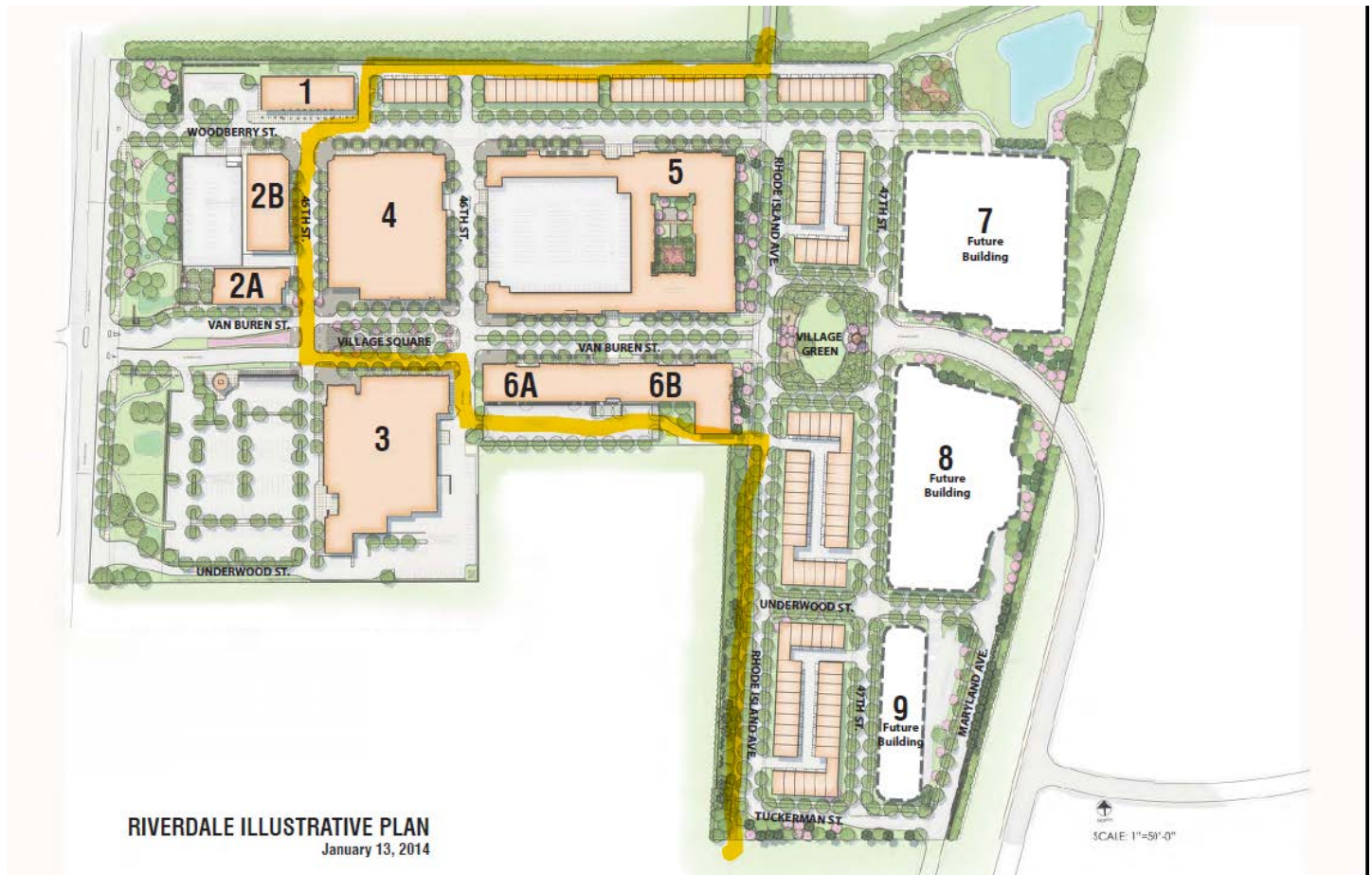
Riverdale Park Station features a FREE daily shuttle from 6:30 a.m. to 9:00 a.m. and 4:30 p.m. to 7:00 p.m. It runs every 15 minutes between Riverdale Park Station, College Park Metro Station and Prince George's Plaza Metro Station. The shuttle stop is located near the main entrance to the Whole Foods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

We will soon commence finish asphalt pavement work behind the townhouses along Woodberry Street between the Hiker-Biker trail and 45th Street. Additionally we will soon commence paving the parking area between the future hotel (noted on the plan below as buildings 6A & 6B) and the USPS sorting station. These two paving projects, once completed, will provide a temporary Hiker-Biker pathway through Riverdale Park Station connecting to the existing Hiker-Biker trail to Riverdale Park and College Park and indicated on the site plan below. We expect those paving projects to be completed by the end of September.



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 Below: Bridge Deck – Looking East



Picture Below: Future Van Buren Street – Looking East

