



CONSTRUCTION UPDATE NOTICE

Weeks of: November 20, 2017 thru the week of November 27, 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 & 4 is complete and the tenant fit-out work in these buildings is on-going. Construction of the tot-lot playground at the North end of the Hiker-Biker trail is also substantially complete.

Retail Tenants:

MOD ("Made on Demand") Pizza recently joined our roster of retail tenants open for business. It has enjoyed rave reviews across the country which in part accounts for its blockbuster growth over the past two years. Soon to join that roster is District Taco who we anticipate will soon open their doors.

Townhomes:

The construction of the 119 townhomes is well underway. The last two blocks of townhomes in phase one are along Rhode Island Avenue and 47th Street. The remaining townhouses along Woodberry Street are expected to be completed by the end of this month with the residents moving in the first week of November. Phase one construction is anticipated to be completed by the end of the year. Currently, 45 townhomes have been sold.

Parking Structure Progress:

CBG Building Company has begun construction on the new multi-level parking structure on parcel E – the building 5 pad site. The concrete placement began on November 1st. Over the next two weeks, work will continue on the lower level footing for the garage and upper level footings on the west elevation. Beginning the week of the 20th, wet utility work will progress along 46th Street, Woodberry Street and Van Buren Street. CBG will monitor and provide notice of any temporary road closures for connections required at existing manholes and/or valves located in the streets. Temporary electric service is currently being installed at the power poles located back of the curb along Rhode Island Avenue.

Art & Artifacts:

The installation of the first artwork in Gateway Park – "*Soul of Words*" by the Spanish Artist Jaime Plensa – is complete. Noted for his outdoor works of significant scale, Plensa's other works include the *Crown Fountain* at Millennium Park in Chicago, *Blake in Gateshead* in northeast England and *Dream*, a 66'-0" sculpture located in Sutton, St Helens, Merseyside, England.

In addition to the Plensa work, an ERCO "Ercoupe" was installed over the Icehouse on Van Buren Street. The Icehouse Ercoupe is 1 of approximately 4,300 such planes manufactured in 1946 at the ERCO plant located immediately across the CSX tracks from Riverdale Park Station. Many of the ERCO employees who worked in that plant and responsible for the airplane's assembly lived in houses that once stood on the site of Riverdale Park Station. After residing at the Compton/Woodley Airport in southern California for many years, we are delighted to bring the Icehouse Ercoupe back home to Riverdale 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.

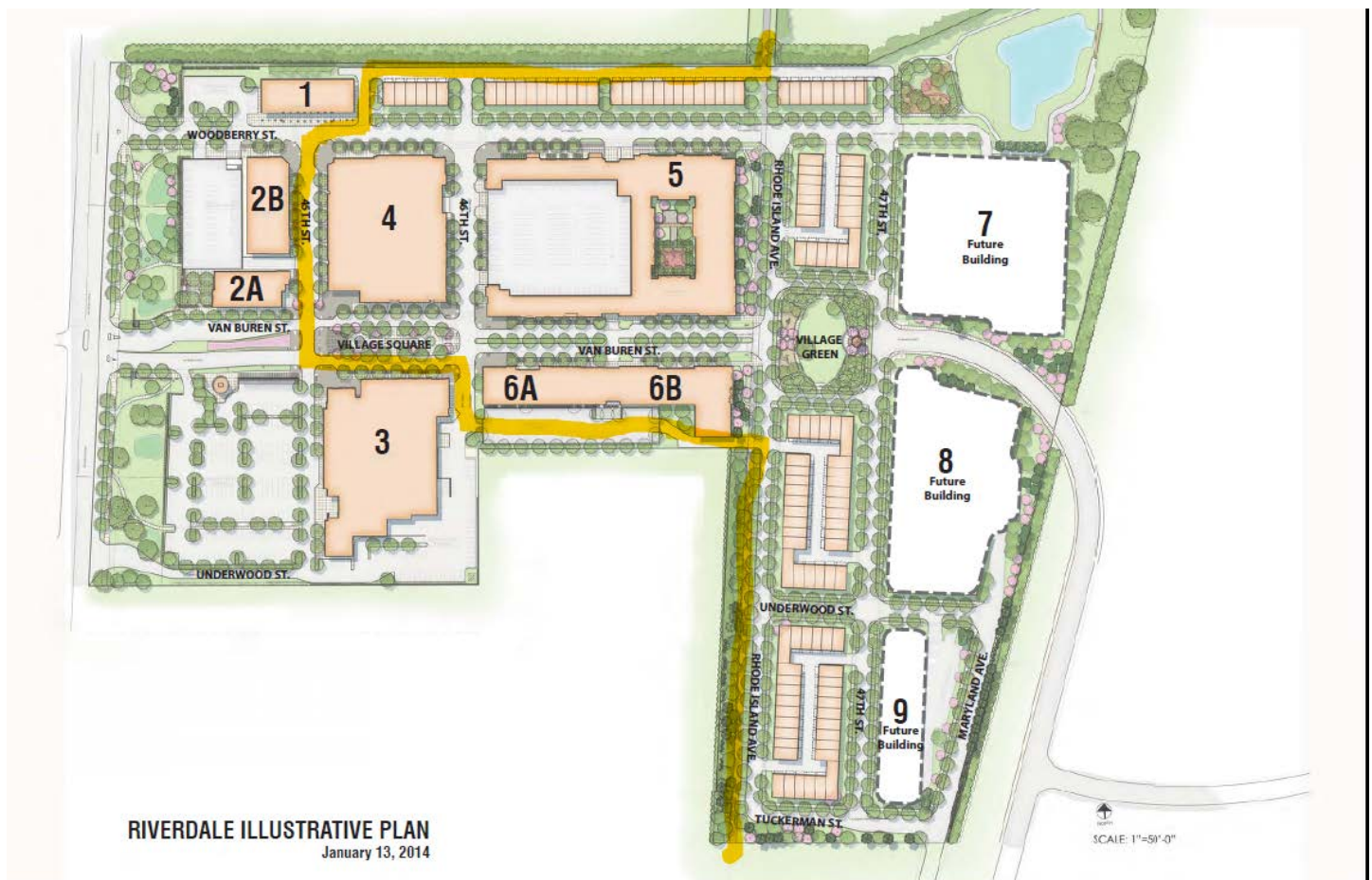
The bridge builder, Shirley Contracting, continues to build the sidewalks along the roadway. Earthwork and grading operations continue adjacent to the former ERCO plant. Asphalt placement has begun on both the east and west approaches to the bridge. This work will continue through the Fourth quarter 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.

Temporary Hiker/Biker Trail is open!

The temporary Hiker-Biker pathway through Riverdale Park Station connecting the existing Trolley Trail to Riverdale Park and College Park is open. Signs and construction fencing has been installed around the site marking the temporary hiker-biker trail route. The site plan below indicates the temporary hiker/biker route.



Hikers and bikers should watch for and follow these detour signs:



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



Picture Below: Parking Structure Progress on Parcel E – Building 5 Site

