



RIVERDALE PARK STATION

CONSTRUCTION UPDATE NOTICE March 12, 2018 through March 26, 2018

What to Expect On-Site

Retail Tenants:

L.F. Jennings has commenced work on the tenant fit-out construction of Jersey Mike's and Habit Burger. Both still expect to open during Spring of 2018. FedEx has completed the fit-out work related to their furniture, fixtures and equipment and is now open for business offering copying, printing, packing, shipping, computer and wi-fi access and photo printing services. Gold's Gym continues to work on their fit-out construction with target opening date of March 21, 2018. Gold's Gym continues to operate their membership sales office on the second floor of Building 2, above District Taco.

Townhomes:

The construction of the 119 townhomes is well underway. The first block of townhomes between Rhode Island Avenue and 47th Street are nearly complete. The remaining townhouse blocks between Rhode Island Avenue and 47th Street are expected to be completed by the end of 2018. Currently, 62 townhomes have been sold.

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 for levels 1 – 4 was completed on 2.27.2018. The current crawler crane will be disassembled by COB on 3.9.2018. A larger crane will arrive on 3.12.2018 to erect the 5th & 6th levels. Mechanical, electrical and plumbing trades are actively working within the garage on all levels. Storefront frame installation completed at levels 3 – 4, along 46th street. Architectural mesh grilles are set to begin installation the week of 3.12.2018 along 46th street facade.

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 Spring 2018.

The bridge builder, Shirley Contracting, has completed the sidewalks, landscaping, pavement markings, signage, asphalt paving and roadway approaches. Lighting installation, final grading and site cleaning will continue in the upcoming weeks. This work will continue into the first quarter of 2018. The construction will be monitored to assure compliance with County work hours and noise regulations.

CSX Sound Barrier Wall:

An agreement was executed with CSX to allow the construction of a sound barrier wall along Maryland Avenue north of Wells Run Place. Shirley Contracting has begun construction of the soundwall foundations. Post and Panel elements have been erected. Grading, dressup and cleanup operations will continue in the upcoming weeks. During construction, the portion of Maryland Avenue directly in front of the wall will be closed to allow construction equipment ample room to work. It is anticipated that construction will be completed by the end of the first quarter in 2018.

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.

Route 1 Sidewalk:

Construction of the Route 1 sidewalk connecting the Riverdale Park Station development to Albion Road across the WMATA property is expected to be completed by the first quarter of 2018.

Hiker Biker Trail Update – As Seen from Special Notice Sent March 6, 2018

By now many residents of the Towns of Riverdale Park, University Park and the City of College Park are aware that we have taken steps to reduce the extent that the Hiker-Biker trail traverses our development at Riverdale Park Station. Several events led to this decision. First, to facilitate unfettered access to the site by cyclists and pedestrians (much of which remains under construction), vandals removed the barricade we had installed on the south side of the alley between 4646 and 4700 Woodberry St. Following an initial repair the vandals returned to remove all the fencing and poles, coiled up the fencing materials and disposed the materials in the WMATA woods.

Second we received a “notice” from a concerned College Park resident advising us of their safety concerns associated with after-dark use of the alley as a part of the temporary Hiker-Biker detour route. The resident asserted that the prescribed route constituted negligence on our part regarding the safety of cyclists and pedestrians using the temporary detour path.

Lastly we were alerted by the Director of Public Works for the City of College Park that there were two instances of vehicular traffic on the trail between Woodberry and Albion. Apparently, those motorists discovered that the trail is sufficiently wide to make for a handy shortcut between the Calvert Hills and Riverdale Park Station.

Because the liability issues associated with these matters impact both Calvert Tract, LLC and the RPS Homeowners Association, our attorneys recommended that certain portions of the trail be closed until the issues described above can be adequately addressed.

In the interim we are working to address the issues which caused us to take the steps we have. First we are planning an alternate detour route that does not include property owned by the Home Owners Association. The attached plan describes the current thinking for the next iteration of the Hiker-Biker detour until the Building 5 garage is substantially complete. The Director of Public Works for the City of College Park advises that the WMATA sidewalk will be open on or about March 23rd.

Second, we will be working with our townhouse development partner and our parking garage contractor to map out the next generation of temporary Hiker-Biker pathway which we hope to open by late Spring, and which we expect to be much less circuitous.

Lastly we will be working with representatives from MNCPPC and City of College Park to address the vehicular access/shortcut issue.

We understand that this has caused some inconvenience and distress amongst the hiker and biker communities, as well as the townhouse residents who use the trail to access the College Park Metro and MARC Stations. For that we are sorry, but hope that they and others understand that we are making a good faith effort to address these unanticipated but serious concerns, and hope that patience and appreciation of

the problem will prevail. Nothing will make us happier than to celebrate the grand opening of the trail as designed.

Proposed Alternate Hiker Biker Trail Detour Route



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: rdystation

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: Building 5 Parking Garage Progress



Picture Below: Gold's Gym Permanent Signage on Building 4

