



## RIVERDALE PARK STATION

### **CONSTRUCTION UPDATE NOTICE** **March 26, 2018 through April 16, 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. Gold's Gym has completed their fit-out construction with successful opening date of March 22, 2018. Bella Salon tenant construction is underway and expected to open for business in early April 2018.

##### **Townhomes:**

The construction of the 119 townhomes is well underway. The first block of townhomes between Rhode Island Avenue and 47<sup>th</sup> Street are complete. The next block of townhouses between Rhode Island Avenue and 47<sup>th</sup> Street on the south side of the Village Green are expected to be completed by this summer. The remaining block of townhouses are anticipated 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 5 and 6 set to begin the week of 3.19.2018. Mechanical, electrical and plumbing trades are actively working within the garage on all levels. Architectural mesh grilles are set to begin installation the week of 4.2.2018 along the 46<sup>th</sup> street façade.

##### **Playground:**

The long anticipated playground is now open. Pictures included.

##### **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:**

Shirley Contracting has completed construction of the soundwall and associated grading. Cleanup and inspection operations will continue in the upcoming weeks.

**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](http://www.rpstransit.com/shuttle) for more details.

**Route 1 Sidewalk:**

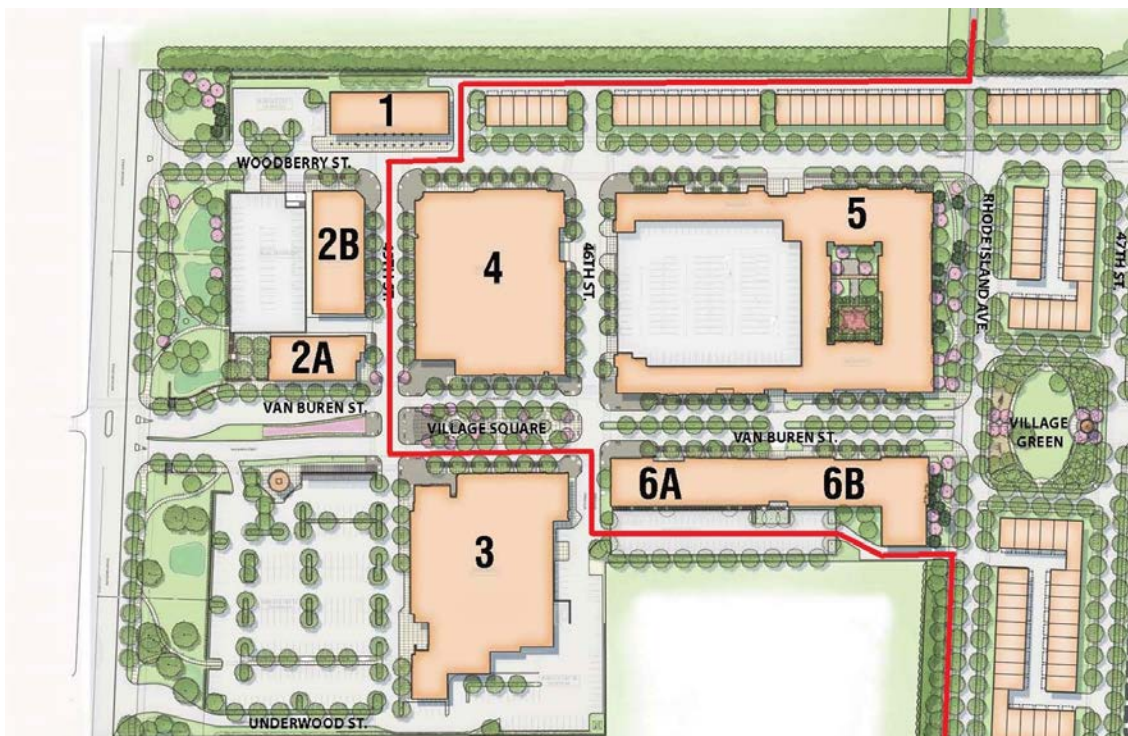
Construction of the Route 1 sidewalk connecting the Riverdale Park Station development to Albion Road across the WMATA property is substantially complete. The sidewalk is functional, while landscaping improvements continue and finishing touches are applied. The official grand opening is expected to happen by the end of Spring 2018.

**Miscellaneous Site Improvements:**

Traffic control signs (stop signs, One-way signs, No Parking signs, etc) will be installed along Woodberry, Rhode Island Avenue and 47<sup>th</sup> Street during the month of April. A trash receptacle has been installed at the intersection of the Hiker-Biker trail and the Woodberry alley. Trash receptacles have been ordered to install at various locations within the Townhouse neighborhood. It is anticipated that those receptacles will be installed by the end of April.

**Hiker Biker Trail:**

With the necessary adjustments and safety concerns addressed, the Hiker Biker trail reopened last week. 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](mailto:mark@cafritzenterprises.com).

For **Stanley Martin Townhome** information, please contact Loven Haywood at 703-944-6442 or email at [HaywoodLM@StanleyMartin.com](mailto:HaywoodLM@StanleyMartin.com).

**Picture Below:** Building 5 Parking Garage Progress



**Pictures Below:** WMATA Route 1 Sidewalk Construction Progress





**Pictures Below:** Riverdale Park Station Playground

