

HARBOR POINT POINT STREET APTS FAQ

When will the Point Street Apartments break ground?

- Construction will begin mid-January and will include pile driving.

How long will the pile driving last?

Pile driving will be conducted in phases:

- **Phase 1:** Mid-January to mid-February
- **Vibration of Sheet piling:** End of February to mid-March
- **Phase 2:** Early June to Early July

What are the construction site hours of operation?

- Construction hours are Monday through Saturday, 7 AM to 7 PM.
- Should weather delay work during the week, construction may occur on Sunday from 9 AM to 7 PM.

What noise can neighbors expect to hear?

- Typical of waterfront development in Baltimore, the Point Street apartments will be constructed on steel pile foundations. As a result, neighbors will experience similar noise as the Exelon building's pile driving in 2014.

What type of equipment will be on-site?

- Neighbors will see trucks and equipment typical of commercial construction sites entering and exiting the site. Equipment will remain on-site until the work is completed.
- Examples of equipment being used during the apartment and Exelon building construction will include: Tower Cranes and Loaders; Dump, Concrete, and Construction Trucks; Tractor Trailers; Excavators; and Pile Driving Rigs.

How is traffic affected?

- **Harbor Point:** There will be construction truck traffic on Caroline Street. Temporary road closures may occur on Caroline Street. Most closures will be temporary and will not require vehicles to be detoured. However, if diversion is required, the traffic will be clearly routed on the appropriate roads.
- **Central Avenue Bridge:** The bridge will be constructed by the Baltimore City Department of Transportation. Temporary road closures will occur when construction begins on the bridge. Please contact the Department of Transportation for more information: Adrienne Barnes, **410.361.9296**.

How is the site being blocked off from the public? Is there security during non-work hours?

- Construction fencing surrounds the site. A security guard is present 24/7, in addition to video surveillance.

How many workers on-site will be expected on-site?

- The average number of workers on-site for the duration of the Point Street Apartment construction will be 100 to 150 per day.

Where will the workers be directed to park?

- The limited resident parking is being taken into consideration and we are continuing to work with the contractor to identify areas for the workers to park, including City and commercial garages, as well as on-site.

Are the Point Street Apartments located above the cap and can chromium escape?

- No, the Point Street Apartments are located “off cap”. The foundation construction for the Exelon building and its infrastructure above the cap was completed in May 2015. The MDE and EPA approved remedy has been completely restored; there is no route of exposure to hexavalent chromium.

Will MDE and EPA oversee the construction of the Point Street Apartments?

- The “off cap” portion of the property has gone through the MDE Voluntary Cleanup Program (VCP) and been issued a “No Further Requirements Determination.” As with any brownfield site within the VCP, MDE will oversee foundation construction through periodic site inspections.

How many apartments will be delivered?

- There will be 289 apartment units.

Will there be retail?

- Yes. There will be approximately 18,000 square-feet of retail located on the first floor of the building.

When will the Point Street Apartments be complete?

- The apartments are expected to deliver in the fourth quarter of 2017.

