

NEIGHBORHOOD CONSTRUCTION UPDATE

ISSUE #7 | JANUARY 2014

BAY MEADOWS

Life in motion

NUEVA & FIELD HOUSE TAKE SHAPE

Progress on Nueva High School and Field House continued this quarter. Nueva is still on track to open in September for the 2014-15 school year. Framing of the north and south wings was completed and work on the parking garage structure is underway.

Field House started to really take shape. All eight buildings are now under construction and the roofs were installed. The first apartment building is still scheduled to be completed by the end of 2014, with pre-leasing to begin in early summer 2014.



MORE TOWNHOMES ON THE RISE

The last building of one of our first neighborhoods, Amelia, is under construction. TRI Pointe Homes expects all 63 townhomes to be sold out by Feb. 2014; with final move-ins scheduled for early summer.

Construction continues at Landsdowne, Shea Homes' first neighborhood. The last four buildings are being built and 59 units have been sold to date.

The next set of townhomes, Canterbury by TRI Pointe Homes, has starting construction and the first building has been framed out. Canterbury includes 76 -two-, three-, and four-bedroom townhomes just north of the Bay Meadows Community Garden. TRI Pointe Homes will start pre-selling the homes this spring & models are scheduled to open in early summer 2014.



PHASE 3 NEARLY COMPLETE

Phase 3 of street and infrastructure construction, including street paving, surface improvements and landscaping is almost complete. This phase is scheduled to be turned over to the City of San Mateo in the spring.





UPDATES

- A 24-hour security service continues to monitor the site and a guard is posted at the Phase 3 project entry point on South Delaware Street and East 28th Avenue. The lighted bike and pedestrian path has a new opening point accessible at East 28th Avenue and South Delaware Street.
- Paddock Park and Bay Meadows Park are now City-owned and have been opened for public use.
- Activities Outside of Normal Business Hours: None



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380 East 28th Avenue

San Mateo, California 94403

UPCOMING ACTIVITIES

Phase 3:

- Final surface improvements and Landscaping 10/13–2/14

Neighborhood Construction:

- Amelia (TRI Pointe Homes) 11/12–2/14
- Landsdowne (Shea Homes) 12/12–11/14
- The Nueva School 3/13–9/14
- Field House (Wilson Meany) 5/13–11/14
- Canterbury (TRI Pointe Homes) 8/13–2/15
- Community Garden (Star Apple) 2/14 - 5/14

CONSTRUCTION CONTACT INFORMATION

Construction Manager—
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DEVELOPMENT TEAM

Owner: **Bay Meadows Land Company**
Developer: **Wilson Meany**
Civil Engineer: **ARUP**
Landscape Architect: **Conger Moss Guillard**
Construction Manager: **Townsend Management**
Earth work Contractor: **Top Grade Construction**