

Harbor Point Infrastructure Improvement District
Project Activity Report – 12/31/2012

Public Improvements

Current Public Improvement construction activities are focused on constructing, realigning, widening and/or resurfacing of roadways, building public parks, and various utilities. Construction of the infrastructure began in the third quarter of 2007, with an anticipated substantial completion date of December 31, 2012. As of December 31, 2012, approximately 90 percent of the infrastructure development is complete.

To date, Washington Boulevard has been widened and rebuilt between Pulaski Street and Pacific Street, and work between Station Place and Pulaski Street is substantially complete. Canal Street, Market Street, and Pacific Street have been widened to enhance traffic flow, and new sidewalks, curbing, streetlights, and street trees have been installed. The interior Yale & Towne roads are substantially complete. The southern end of Atlantic Street from Walter Wheeler Drive south has been widened and repaved, and work is complete between Walter Wheeler and Woodland. Point Road and Plaza Road are substantially complete. The primary roads through the Coastal Gardens Park and Commons Park are substantially complete. Walter Wheeler Drive and Henry Street, Belden Street, Remington Street, Walnut Street and Pulaski Street have been repaved and new sidewalks, curbing, streetlights and street trees have been installed. Work on the balance of Pacific Street is largely complete, and work on Dyke Lane and Bateman Way has commenced.

Catch basins, drainage infrastructure, water mains, conduit, fire hydrants and a substantial percentage of lamp posts along Washington Boulevard, Canal Street, Pacific Street Market Street, and Henry Street have all been replaced and landscaping has been planted. The storm, sewer, and electrical infrastructure at Yale & Towne and its surrounding streets are substantially complete. This work has been substantially completed at Harbor Point Square and Harbor Point Commons.

The Master Developer has built 10 acres of parks. The 4-acre Riverwalk Park has been graded, capped and seeded, and curbs and sidewalks have been built along with the boardwalk. The 2-acre Coastal Gardens Park has been graded, capped and seeded, and sidewalks have been installed. In the approximately 4-acre Commons Park, the amenities have been installed and the park is substantially complete. Work on the Yale & Towne Park is substantially complete. Work on Harbor Point Square is well underway. Crosby Street has been replaced by a park, which is under construction.

The Developer continues to construct the remaining elements of the Public Improvements.