

NOTICE TO GROSVENOR PARK RESIDENTS

Upcoming Roadway & Site Improvements

Date: 8/4/26

Dear Grosvenor Park Residents,

Please be advised that the **Grosvenor MTA Roadway Improvements Project** is scheduled to begin on **Monday, August 3, 2026**.

The project will be completed in phases and is intended to improve the safety and condition of the community's roadways and pedestrian facilities.

IMPORTANT: Please review the attached Phase 2 asphalt project schedule and color-coded maps. The attachments provide the planned daily work areas, dates and times, traffic impacts, and temporary parking restrictions for the asphalt work scheduled August 17 through August 22, 2026.

Phase 1 – August 3 through August 7 (Weather Permitting)

The initial phase of work will focus on:

- Replacement and construction of **10 ADA-compliant handicap ramps**
- Concrete curb and gutter repairs
- Sidewalk repairs

This work is anticipated to be substantially completed during the week of **August 3–7**, although some activities may extend into the following week depending on weather and field conditions.

Phase 2 – Asphalt Milling, Paving, and Speed Bump Work

Phase 2 is scheduled for Monday, August 17 through Saturday, August 22, 2026. Work will commence at approximately 7:00 AM each day, weather and field conditions permitting. Traffic control will be present onsite to mitigate construction impacts and help maintain traffic patterns.

The currently planned sequence includes:

- **August 17–18:** Asphalt milling, cleaning, utility adjustments, and other preparation work. As much milling as possible will be completed on August 17, with the remaining milling and preparation work scheduled for August 18.
- **August 19–21:** Asphalt paving will occur in the color-coded areas identified for each day on the attached map.
- **August 22:** Asphalt speed bumps will be installed throughout the drive lane at the light-green locations shown on the attached map.

Please refer to the attached Phase 2 schedule and maps for the detailed daily work limits and color-coded work areas.

Phase 2 Parking Restrictions

- **Monday, August 17:** No parking in the red areas shown on the attached map from 7:00 AM to 7:00 PM.

- **Tuesday, August 18:** No parking in the red areas shown on the attached map from 7:00 AM to 7:00 PM. No parking is permitted on asphalt areas that have not yet been milled (grooved) during the same period.
- **Wednesday, August 19 through Friday, August 21:** No parking is permitted in the highlighted work areas for the applicable day, including highlighted parking stalls. Vehicles must be moved by 7:00 AM and may return after 7:00 PM each evening.
- **Saturday, August 22:** No parking is permitted within 30 feet of the identified speed-bump work areas.

Vehicles remaining within an identified restricted work area may be relocated. Residents and property managers should carefully review the attached daily maps to determine whether a parking area is affected on a particular day.

Subsequent Phases

Following the concrete and asphalt improvements, additional project activities will include:

- Pavement striping and thermoplastic markings
- Crosswalk markings
- Installation and replacement of roadway signage

Supplemental notices will be provided, as necessary, if dates, work limits, parking restrictions, or traffic impacts change.

What Residents Should Expect

During construction, residents may experience:

- Temporary lane closures and traffic shifts
- Intermittent delays for vehicular traffic
- Temporary pedestrian detours around active work areas
- Construction equipment and crews working throughout the community
- Normal daytime construction noise

Traffic-control personnel and signage will be present, as needed, to help maintain vehicle and pedestrian circulation. Every effort will be made to maintain access to residences throughout construction. Residents are asked to exercise caution, follow all posted traffic-control signage, review the attached daily maps, and allow additional travel time when traveling through active work zones.

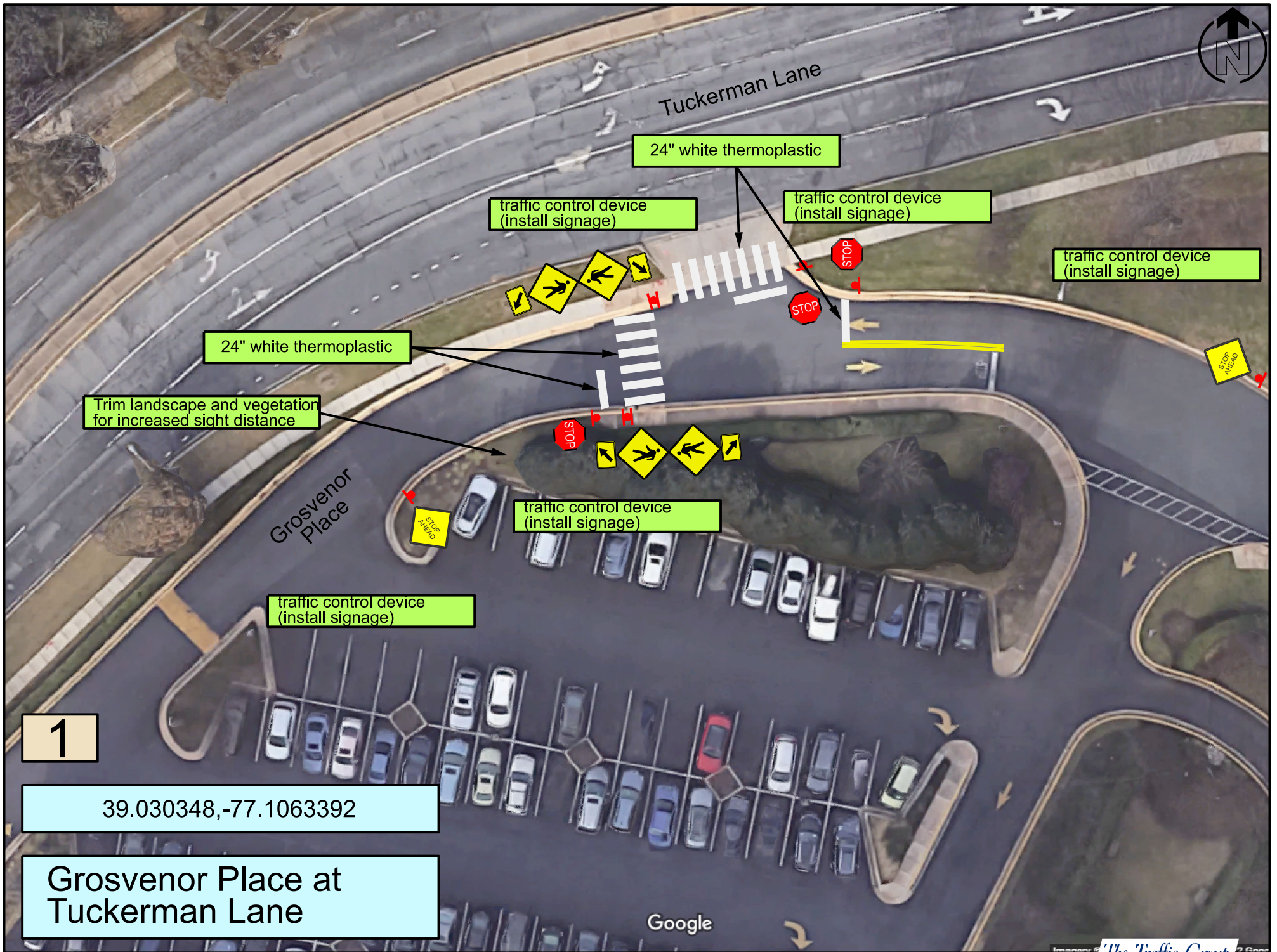
We appreciate your patience and cooperation as these improvements are completed. These upgrades are being performed to enhance the safety, accessibility, and overall condition of the Grosvenor Park community.

If you have any questions regarding the project, please contact the Property Management Office.

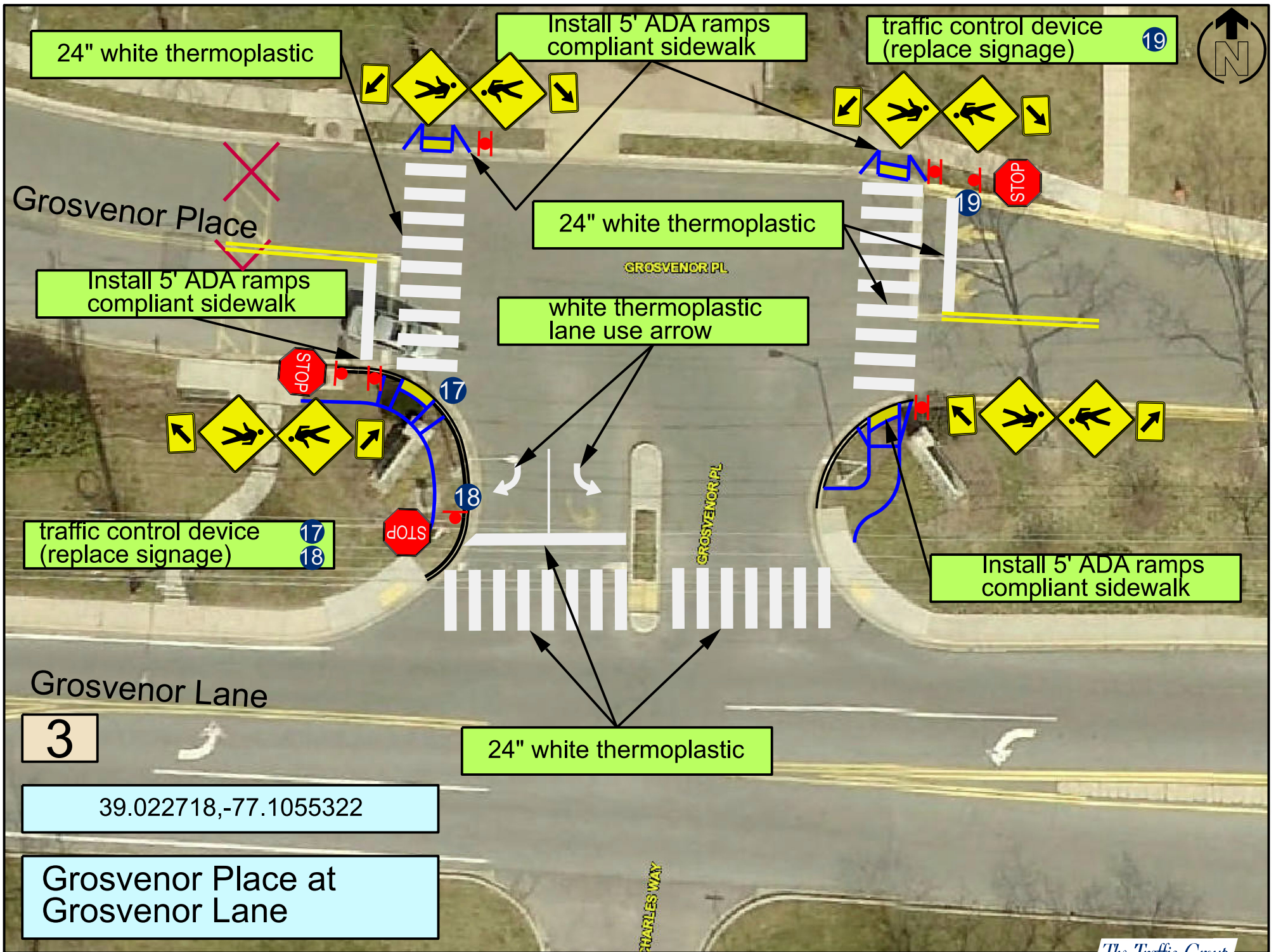
Thank you for your cooperation.

Sincerely,

MLG, LCS & O'Leary Paving



Grosvenor Place at Tuckerman Lane





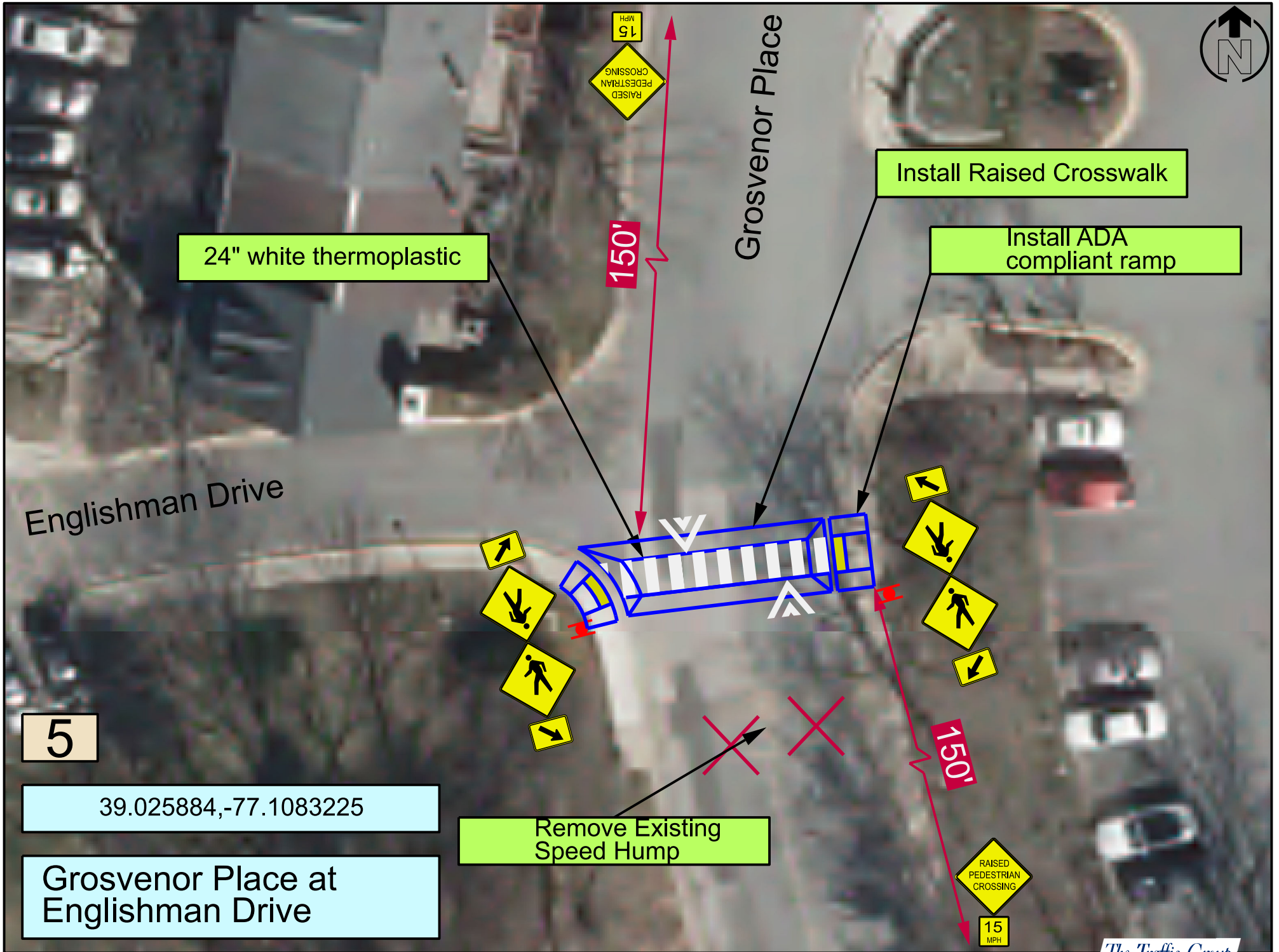
Grosvenor Place

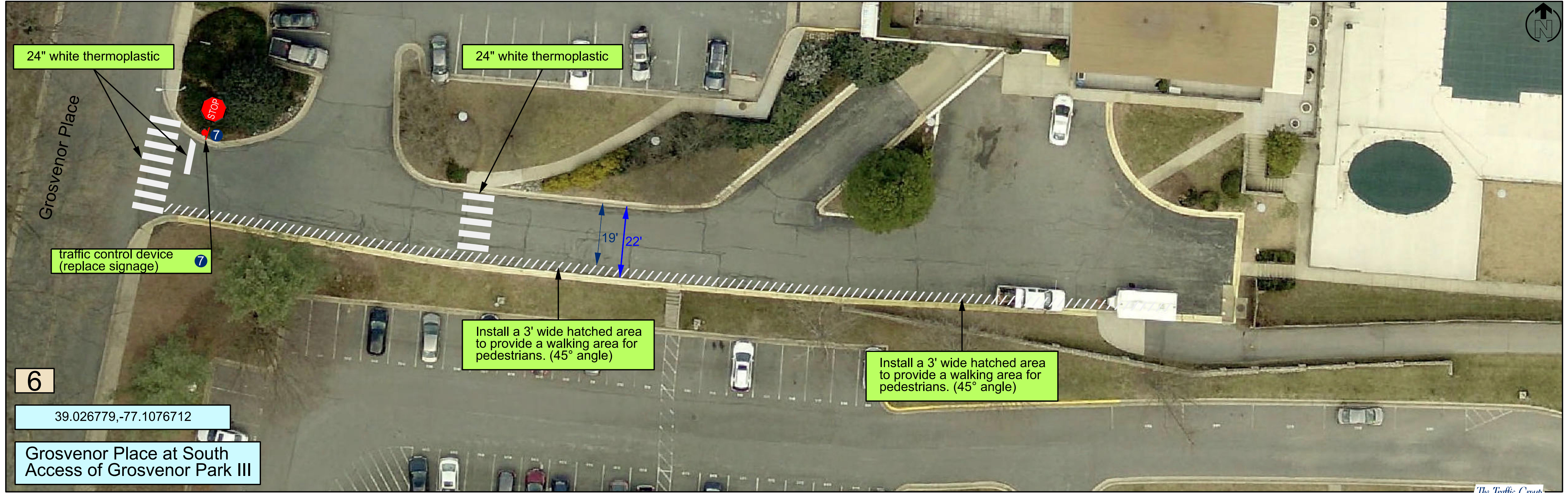
Modify median to allow pedestrian flow

4

39.023143,-77.1062732

South Entrance / Exit
to Grosvenor House





24" white thermoplastic

24" white thermoplastic

Grosvenor Place

traffic control device
(replace signage)

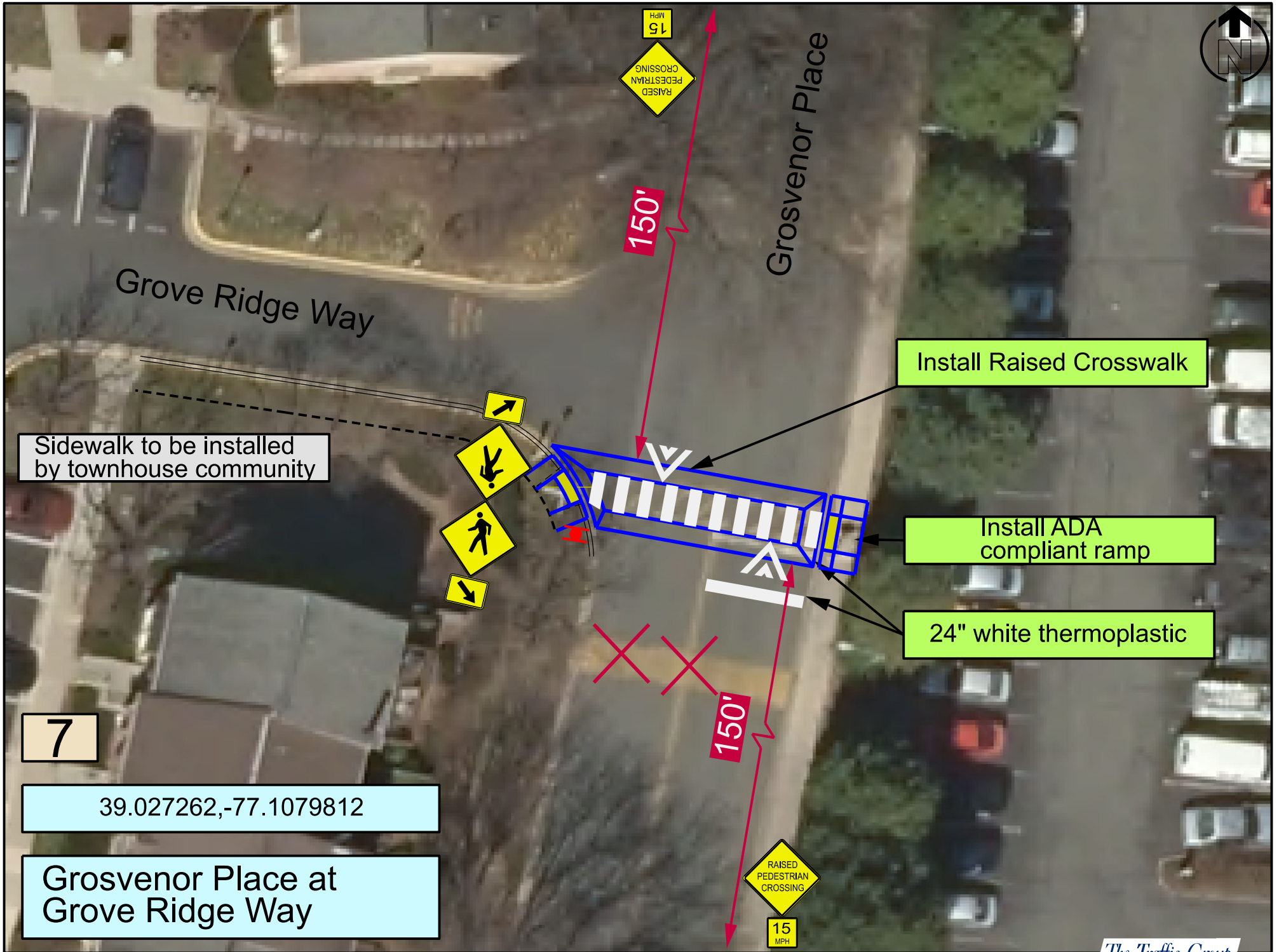
Install a 3' wide hatched area
to provide a walking area for
pedestrians. (45° angle)

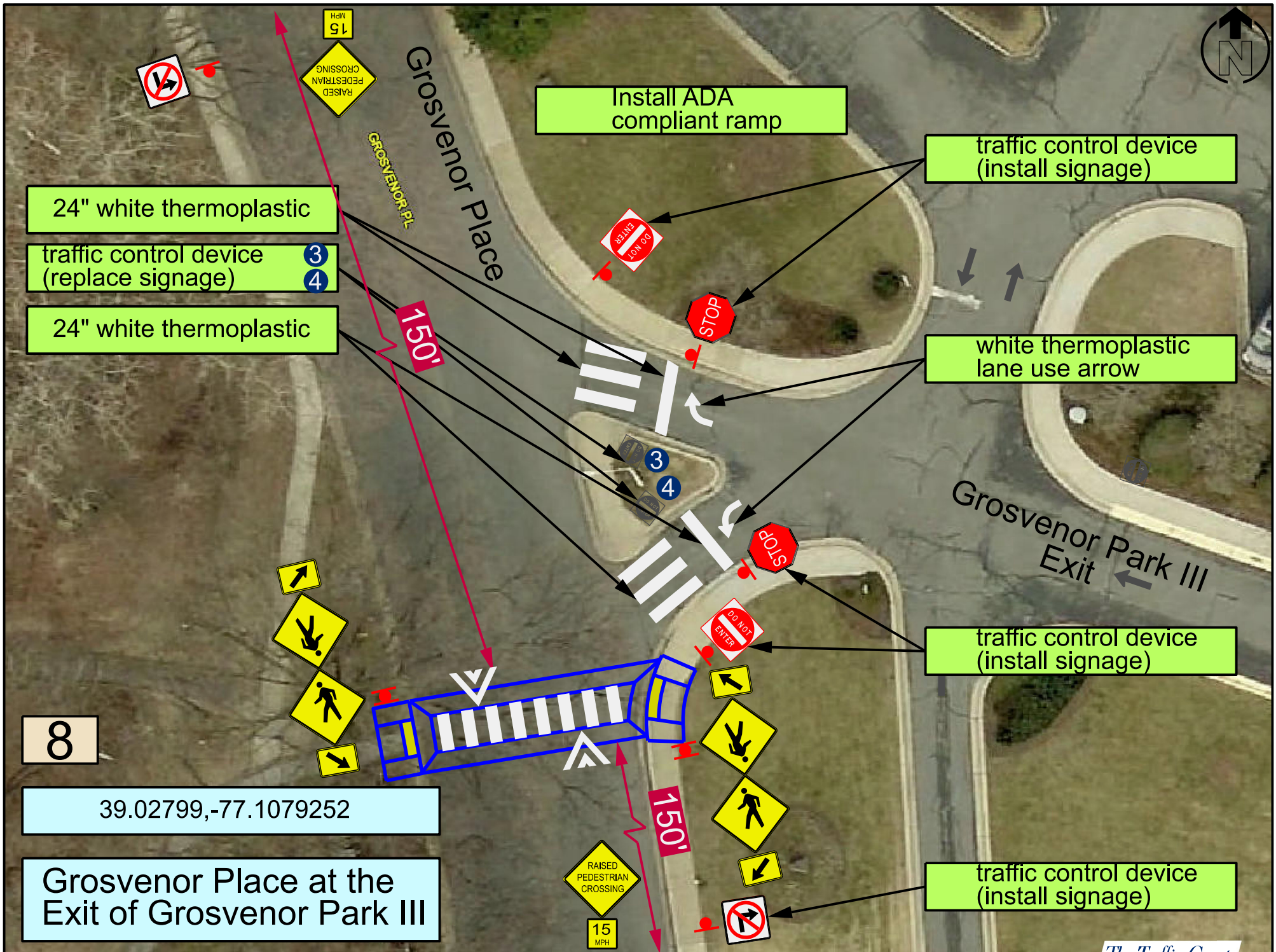
Install a 3' wide hatched area
to provide a walking area for
pedestrians. (45° angle)

6

39.026779,-77.1076712

Grosvenor Place at South
Access of Grosvenor Park III





Install ADA compliant ramp

traffic control device (install signage)

24" white thermoplastic

traffic control device (replace signage) 3 4

24" white thermoplastic

white thermoplastic lane use arrow

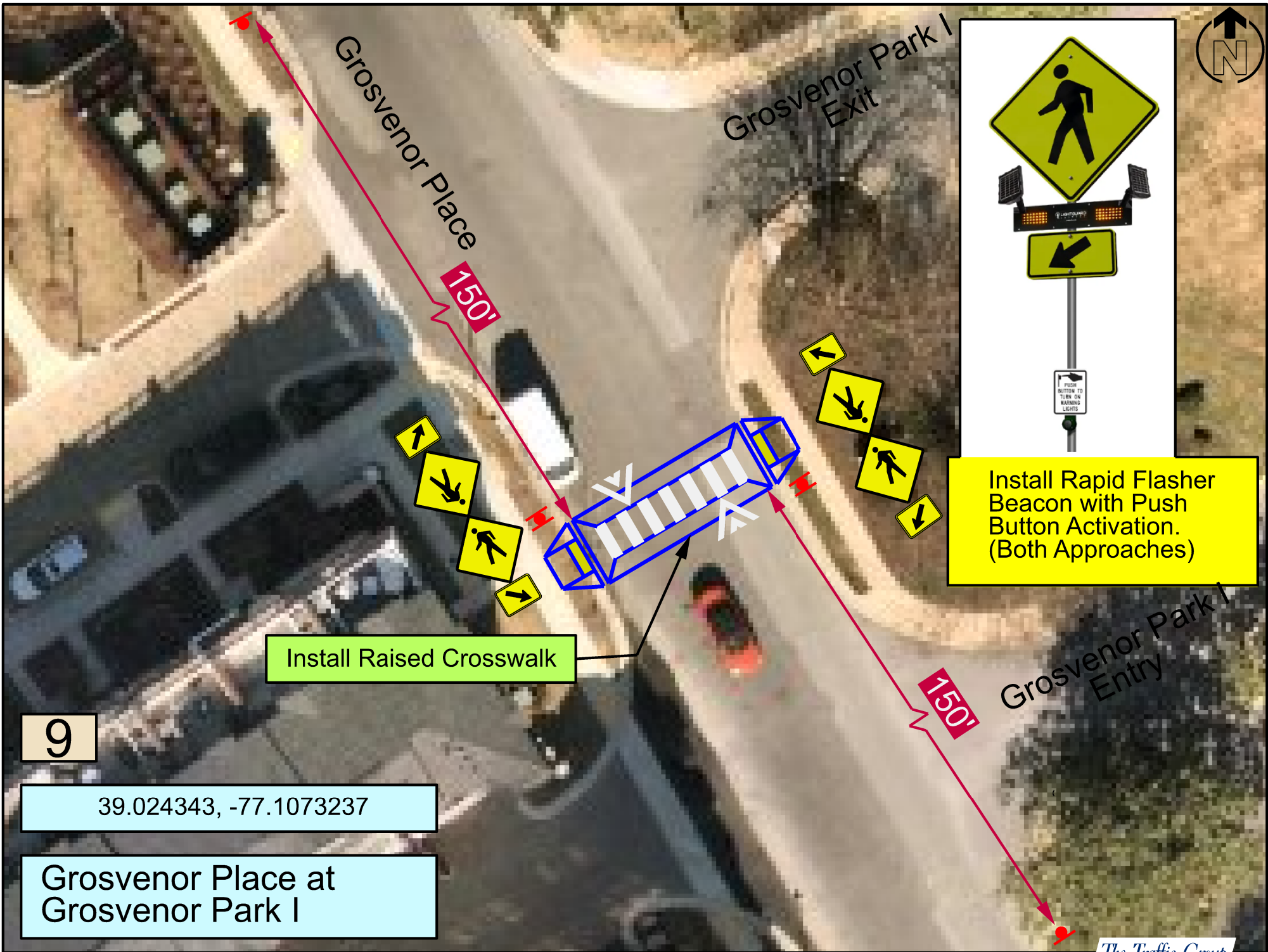
traffic control device (install signage)

traffic control device (install signage)

8

39.02799,-77.1079252

Grosvenor Place at the Exit of Grosvenor Park III



9

39.024343, -77.1073237

Grosvenor Place at
Grosvenor Park I

GROSVENOR PARK MTA ASPHALT PROJECT NOTICE

TRAFFIC WILL BE IMPACTED DURING THE ENTIRETY OF THE PROJECT.

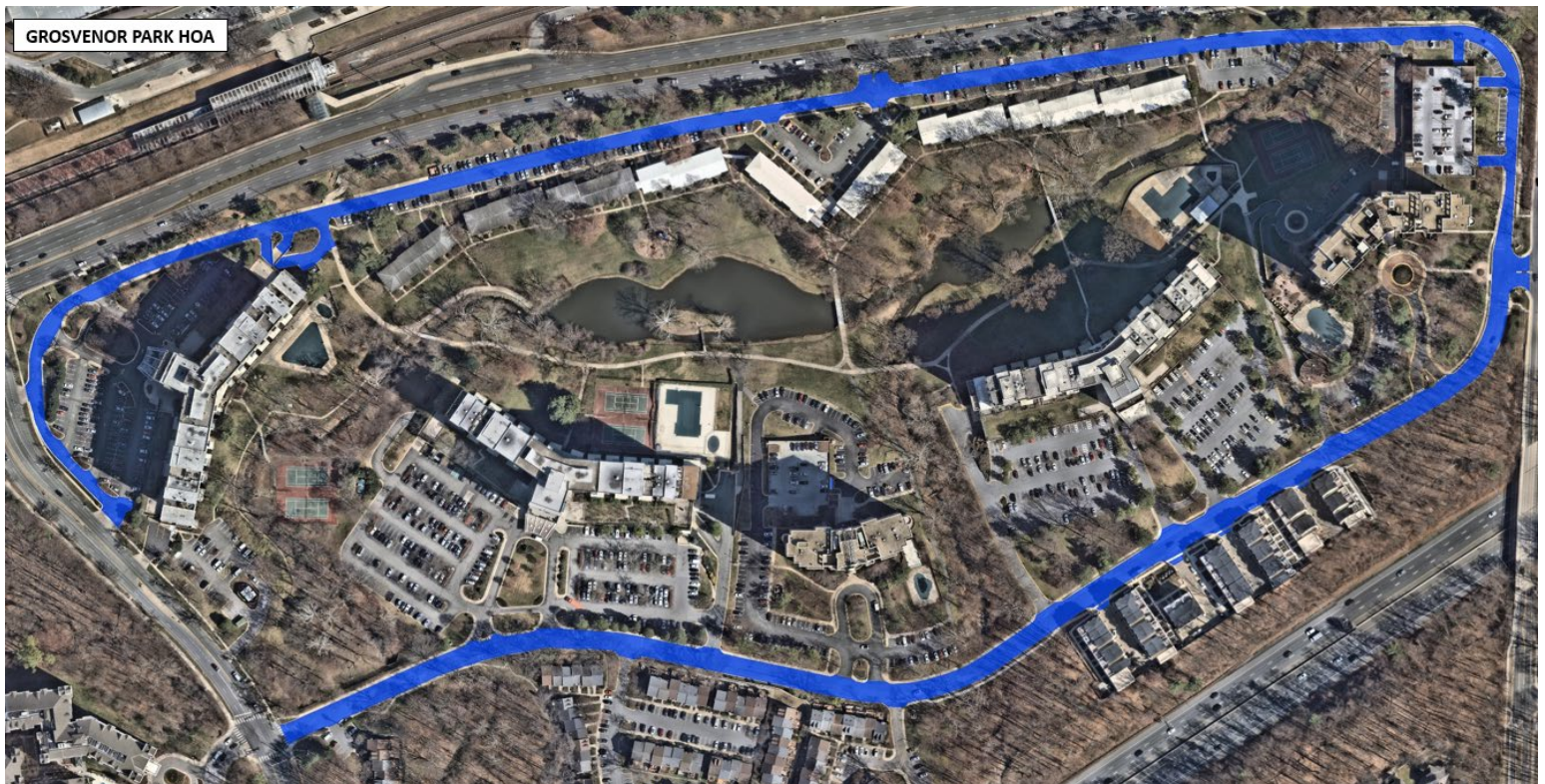
**MONDAY AUGUST 17TH- SATURDAY AUGUST 22ND. WORK WILL COMMENCE
AT 7:00AM EACH DAY.**

**TRAFFIC CONTROL WILL BE PRESENT ONSITE TO MITIGATE IMPACT OF
CONSTRUCTION AND HELP TO MAINTAIN TRAFFIC PATTERNS.**

MONDAY AUGUST 17TH & TUESDAY AUGUST 18TH

**ASPHALT MILLING IN ALL BLUE AREAS. AS MUCH ASPHALT WILL BE
MILLED AS POSSIBLE ON MONDAY, AUGUST 17TH.**

**TUESDAY, AUGUST 18TH WILL BE THE COMPLETION OF MILLING,
CLEANING, UTILITY ADJUSTMENTS, & OTHER PREP WORK.**



MONDAY AUGUST 17TH

NO PARKING IN RED AREAS ON MAP FROM 7:00AM TO 7:00PM.



TUESDAY, AUGUST 18TH

NO PARKING IN RED AREAS ON MAP FROM 7:00AM UNTIL 7:00PM.

**NO PARKING ON ANY ASPHALT AREAS THAT HAVE NOT BEEN MILLED
(GROOVED) FROM 7:00AM UNTIL 7:00PM.**

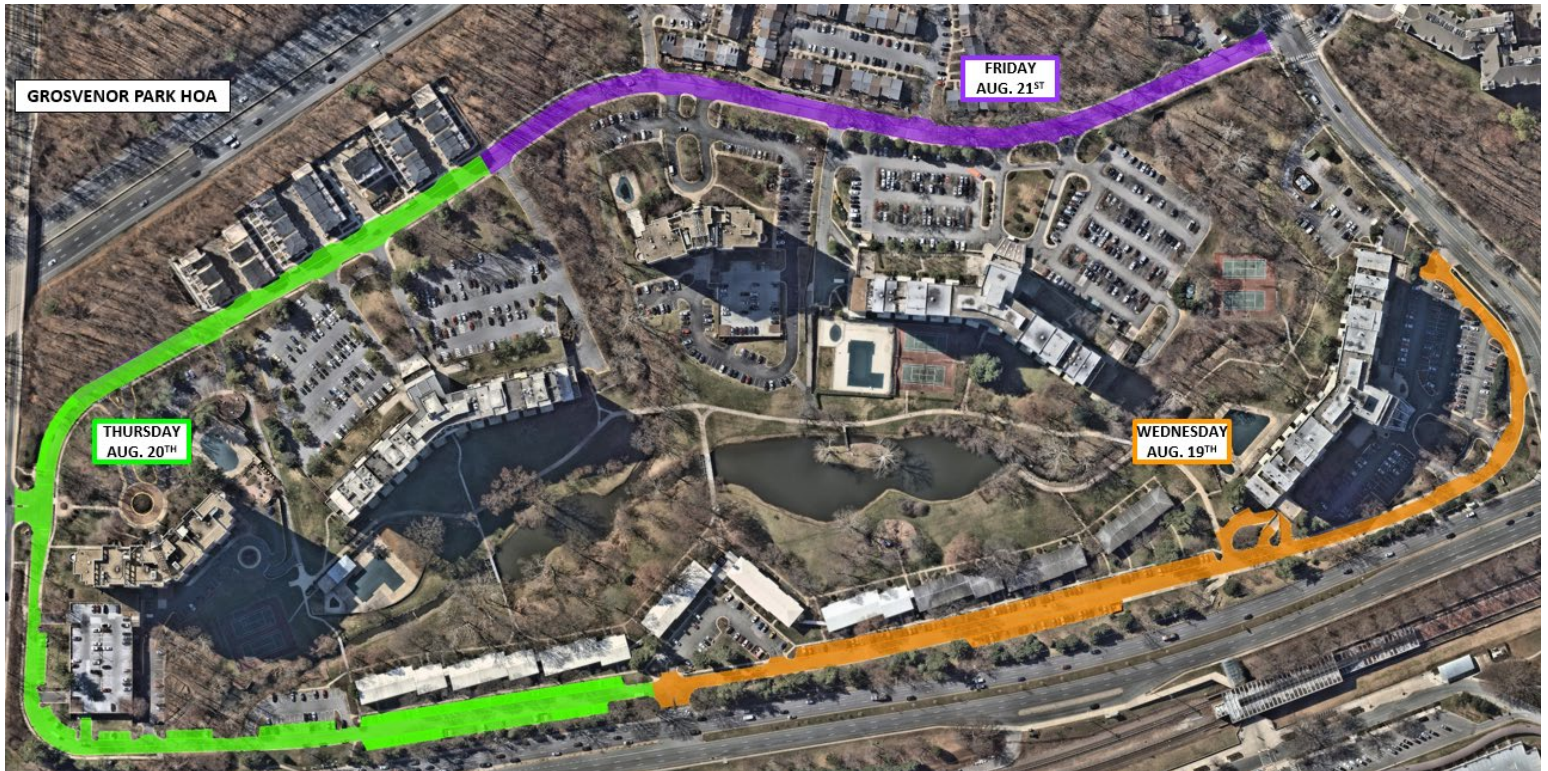


ASPHALT PAVING WILL OCCUR **WEDNESDAY AUGUST 19TH**,

THURSDAY AUGUST 20TH & **FRIDAY AUGUST 21ST**.

NO PARKING IS PERMITTED ALONG THE HIGHLIGHTED AREAS EACH DAY, INCLUDING PARKING STALLS. PLEASE MOVE VEHICLES BY 7:00AM EACH DAY. VEHICLES MAY RETURN AFTER 7:00PM EAH EVENING.

ALL CARS PARKED WITHIN THESE SECTIONS WILL BE RELOCATED.



**SATURDAY AUGUST 22ND ASPHALT SPEED BUMPS WILL BE INSTALLED
THROUGHOUT THE DRIVELANE. (TRAFFIC WILL BE OBSTRUCTED WHILE
WORK IS BEING PERFORMED IN THE **LIGHT GREEN LOCATIONS**).**

NO PARKING WITHIN 30' OF AREAS OF REPAIR.

