

memo

To: City of Northville

From: Hunter Pasteur Northville LLC, Perennial Northville LLC and Toll Brothers
Brett Yuhasz – Partner/VP Construction, Hunter Pasteur/Perennial Northville
Scott Hansen – Land Development Director, Toll Brothers

Date: April 5, 2023

Re: **The Downs Development, Northville – Preliminary Construction Impact Mitigation Plan V02**

“The Downs” development is a transformational large-scale development of 48 acres within the City of Northville at the former location of the Northville Downs harness racing track. Construction will take place in multiple phases between development of several different for-sale and rental product types, public benefits, infrastructure, etc. over the course of 3-4 years. Final phasing will be reviewed as part of the entitlement process with the City of Northville and ultimately layered into the development agreement. Below is a list of items to be included in the development agreement, specific to the developer’s commitments to construction impact mitigation efforts.

Preliminary Construction Impact Mitigation Plan

1. Hours of construction

- a. Developer to comply with the City of Northville’s Construction Site Operation Standards, which defines the working hours as “7:00am through 6:00pm, unless a permit is obtained from the City Manager”.

2. ROW permits (Road & Sidewalk Closures)

- a. Developer to work with building official to review proposed closing of public right-of-way streets and sidewalks to accommodate construction activities to ensure the safety of the public along with construction trades. Proper signage, alternatives routes and safety measures will support any closures.

3. Site logistics and trucking route map

- a. Developer to comply with the City of Northville’s Construction Site Operation Standards. “An operations plan shall be submitted with the permit application for the construction of new residential and commercial buildings, or if required by the Building Official, for other construction projects. This plan shall include, at a minimum, site logistics illustrating construction site access and egress points, material staging, lay-down and

storage areas, safety fencing, tree protection fencing, location of dumpsters, portable toilets, and temporary on-site storage containers, parking plan for construction vehicles. If an on-site dumpster will not be utilized, the location and means of how scrap material will be stored should be shown.”

4. Site fencing

- a. Developer to comply with the City of Northville’s Construction Site Operation Standards. “Temporary construction fencing and other protective barriers, a minimum of 42 inches in height, shall be erected and maintained where hazardous work site conditions exist that could potentially cause public harm. Warranted conditions include basement excavations, demolitions that will take longer than one day, work adjacent to public access ways, work in-progress or materials/equipment stored on-site that may endanger the public. Temporary fencing/barriers must stay in place for a duration deemed necessary by the Building Official.”

5. Security

- a. Developer will maintain vigilance at the project site throughout the entirety of the project. Lockable site fencing, cameras, and other visual impairments into a portion of the site may be used at the developer’s discretion.

6. Contractor parking

- a. Construction trade parking will occur on the project site, in addition to public street parking within the general vicinity of the project site.

7. Street sweeping & dust control

- a. Developer will meet or exceed the City’s requirements. The developer’s general contractor will use best practices for dust mitigation including netting on site fencing, netting on guardrails, regular street sweeping, and diligent on-site clean-up. Developer’s dust mitigation efforts will also meet the standards of Michigan Occupational Safety and Health Administration.

8. Email/phone number

- a. Developer will provide an online portal for project information, road closure, and other construction information. Additionally, a phone number and email will be available for resident communication and suggestions to developer during construction process.

9. Patronize local businesses

- a. Developer agrees to patronize businesses and vendors within the project impact area, which is in the City of Northville, during construction process. In collaboration with Northville Chamber of Commerce, developer will provide a directory of local businesses in Northville to all Project construction trades, subcontractors, related consultants, and workers on an annual basis during the construction period.