

MARCH 26TH, 2024

An architectural rendering of a modern urban development. The scene is viewed from an elevated perspective, showing a central courtyard with a large green lawn. The courtyard is surrounded by multi-story brick and stone buildings with large windows and balconies. In the foreground, there are several trees with light purple blossoms. A white tent is set up on the lawn, and many people are depicted walking, sitting on benches, and socializing. In the background, a large, dark building with a prominent steeple is visible. The overall atmosphere is bright and lively.

The Downs Development

Community Meeting

Project Team

Developer: **Hunter Pasteur / Forbes Co. / Soave Real Estate / Toll Brothers**

Construction Manager: **Franklin Construction Company**

Demolition Contractor: **Renasant Demolition**

Remediation Contractor: **Midwest Environmental**

Pest Control: **Griffin Pest Solutions**



OBJECTIVE

To Develop the Downs site in an environmentally sensitive and safe manner utilizing best practices for the benefit of the immediate neighborhoods and community at large.

PRIORITIES

- Pest Control
- Dust Control
- Noise Control
- Traffic Control
- Environmental Control
- Safety
- Aesthetics of Site During Construction



SITE MAP

PEST CONTROL

Griffin Pest Solutions

- 95 year-old company
- Regional offices throughout Michigan including Novi
- Pioneer in integrated pest management for over 25 years

Methodology

- Burrow Fumigation
- Traps
- Bait

DUST CONTROL

Re nascent Demolition

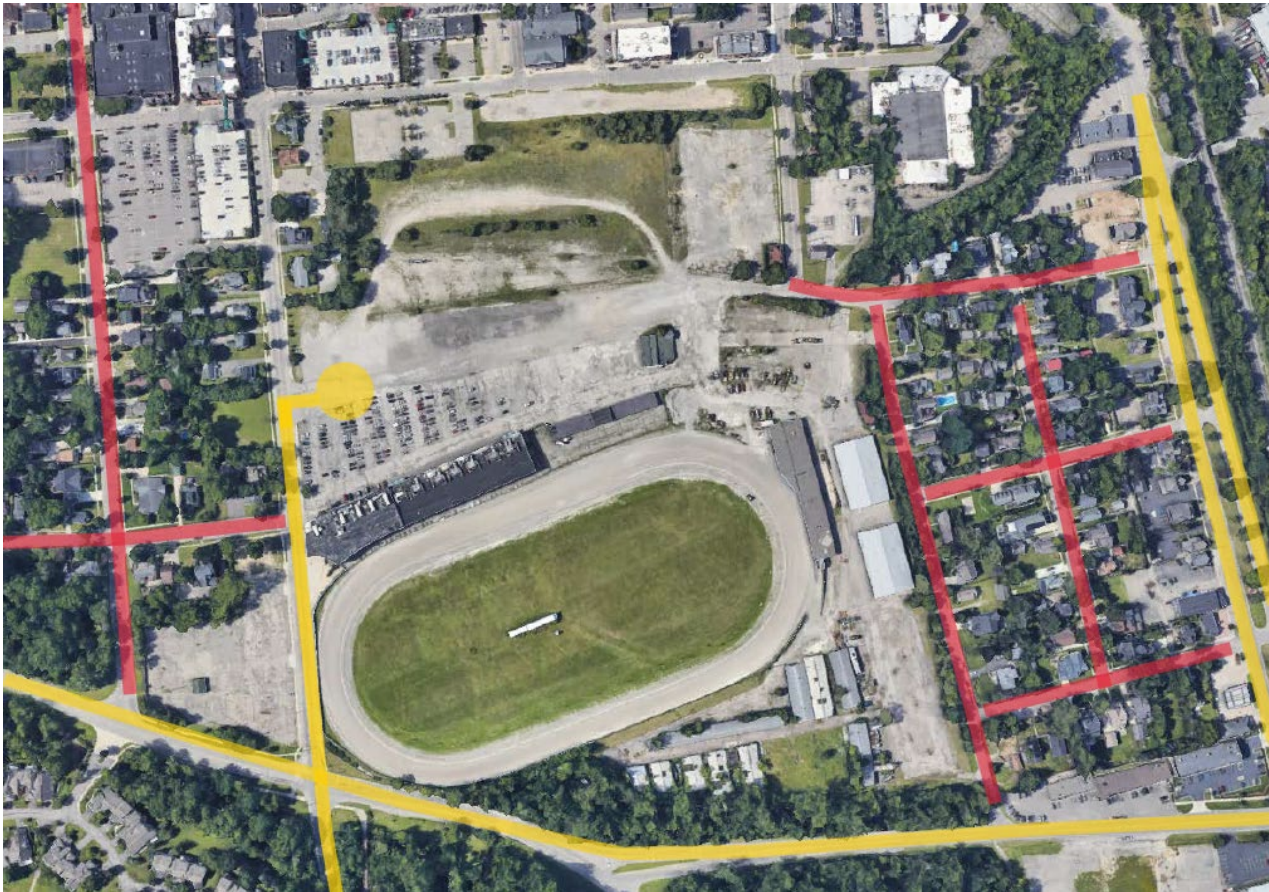
- Chain link fence around entire site
- Wind screen on fence
- Water control – Water guns on debris piles
- Water trucks during site work portion
- On-site personnel monitoring
- On-site air-monitoring system around perimeter of property (third-party testing company)

NOISE CONTROL

- Export crushing ILO On-site crushing
- Hours of operation per city ordinance 7:00am-6:00pm
- Initial Schedule: Monday – Friday (schedule may change)
- Trucking through approved routes (Center Street & 7-Mile Rd.)

TRAFFIC CONTROL

- Trucking through approved routes (Center Street & 7-Mile Rd.)
- Single point of access with locked gate (Center Street)



TRUCKING ROUTE

ENVIRONMENTAL CONTROL

- Third-Party Testing Company will provide clearance after asbestos abatement prior to demolition
- Third-Party Testing Company to provide air-monitoring during demolition phase
- Daily personnel conducting air monitoring during abatement portion
- Silt fence around entire site per county SESC permit
- Stormwater-SESC Inspection by licensed stormwater operators
- Dumpsters maintained on site

SAFETY

- All companies are large regional companies with safety protocols in place
- Entire site will be fenced with “No Trespassing” signs
- Air monitoring equipment in place
- No visitors will be allowed onsite unless accompanied by contractor supervision
- Sidewalks will be maintained during demolition
- All contractors are insured

AESTHETICS OF SITE DURING CONSTRUCTION

- Windscreen and fencing around entire site
- Onsite personnel supervising operations
- Contractors will be compliant with all City Ordinances

Timeline

Demolition and Abatement

1. **PERIMETER SITE FENCING:** END OF MARCH
2. **SOIL EROSION MEASURES:** END OF MARCH
3. **ABATEMENT:** MARCH – MAY
4. **HOUSE DEMOLITION:** END OF MARCH
5. **HARDSCAPE DEMOLITION SOUTH:** MAY – JUNE
6. **HARDSCAPE DEMOLITION NORTH:** APRIL
7. **TRACK BUILDING DEMOLITION:** APRIL – JUNE



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