



This is to provide an update of the activities and planned activities at the Millpond Crossing Development as of May 18th, 2023.

The City, County, and DEQ all have various new, modified, and existing requirements they are asking MPC to meet as we continue our progress on the environmental work and restarting construction. We have tried to be prompt with addressing these numerous requests. But in terms of visual progress, these delays have meant we have not been able to achieve our planned activities in the field as quickly as we would like. This update provides a brief summary of some of the issues we are working on and some anticipated timelines for completing or starting upcoming construction activities.

- As reported in our March 3rd update, MPC and its consultants met with representatives from the City and County along with representative legal counsels for all parties. The meeting was to resolve various questions and concerns from all parties about site and construction issues and resulted in MPC agreeing to take care of four priority issues: lot line adjustments, dewatering plans, flood plain / grading modeling and schedule updates.
- On April 5th MPC delivered to the City and County a 4-page summary of the current environmental, design, permitting and construction activities and anticipated completion dates. The summary also included information to confirm that MPC was working to complete the four primary tasks agreed upon at the March 3rd meeting.
- On May 16th MPC delivered a progress document to the City and County with an update on additional tasks it had completed since April 5.

Other than City comments on May 18 on a flood plain / grading report prepared by our consultant (see No. 10, below), we have not received any comments from the City or County to our April 5 or May 16 progress reports.

Here is a list of some the tasks we have completed since the March 1st meeting with the city:

1. New deeds delivered to all affected homeowners for minor property line adjustments.
2. Completed all regulatory design and approvals for (offsite) stormwater work for Chapel Drive and south of Chapel Drive. (This was a high priority for the County). Work is scheduled to be completed this summer with a deadline from the County of September 30th.
3. Submitted application and supporting documents for wetland permit for a small location in Phase 3 and 4; this is under review with DSL.

4. Completed conduit sealing for cable and phone lines and features. Note: Conduit sealing for electrical utility features is being coordinated with Pacific Power. There will be some periods during this work when power will need to be shut off. We will provide homeowners with specific notices regarding this work as soon we get that information.
5. Submitted to DEQ an Interim Remedial Action Measure Plan based on February testing at MP 5 and MP 11 and DEQ provided comments. PBS submitted a revised plan based on those comments. We are waiting for final DEQ approval. We anticipate work outlined in that plan will occur this summer. Notices outlining the plan and timing will be sent upon full approval from DEQ.
6. Submitted requested dewatering plan to DEQ and DEQ returned the plan with comments. PBS working to resubmit the plan for final DEQ review next week. This permit will cover the storm bypass trench as well as water that has accumulated in excavation for Phase 2B, as well as all other dewatering activities for the remainder of the project (including Phase 3 and 4).
7. Continued bi-weekly monitoring of crawl spaces and monitoring points and reported the results to DEQ. Methane has still not been detected in any crawl spaces.
8. MPC personnel have been conducting 6-month inspections of fans and alarms. If you haven't had your fans and alarms inspected by MPC, please reach out to methaneinfo@millpondcrossing.net to set an appointment (and thank you in advance).
9. Launched a website for DEQ and homeowners to get updates and other information regarding all the environmental work being done: www.Millpondcrossing.net.
10. Completed a FEMA 100 year flood report and model for the entire site. The model confirmed that MPC's planned finish grades and finish floor elevations—including foundations already constructed in Phase 2B—comply with FEMA, City code, and the conditions of approval for the Millpond Subdivision. MPC provided this information to the city on May 9th. With the delivery of the report confirming the compliance of MPC grading and foundation elevations, MPC has asked the City to allow construction to resume. Although this report was completed by experts and engineers specific to water resources and flood modeling and we believe it is sound and reliable, the City has posed additional questions about the report and has not granted approval for construction to resume. We are in the process of responding to those questions. We hope the City will agree that MPC can resume construction activities quickly and work the multiple tasks we hope to complete by the Fall.

MPC plans to complete the following ASAP as soon as City agrees to allow construction work to resume:

- **Filling Willow Lane ditch:** June 2023
- **Resume construction and completion of Phase 2B homes:** May - September 2023
- **Complete 16th Street "punch list" items including final paving** (the remainder of this work is tied to the construction and completion of the Phase 2B homes)
- **Chapel drive improvements including repaving and new sidewalk:** September 2023
- **Excavate and remove of organic material from the balance (undeveloped) portion of the site:** June – November 2023
- **Start Phase 3 and 4 site improvements and construction of community park:** October 2023

Thank you for your continued understanding while we work to finish Millpond Crossing for the community of Philomath.