



Memorandum

From: Langston Heights Development
To: Planning Staff
Date: June 15, 2015

Re: City Commission Statement – Temporary Construction Road

Staff "Conclusion" [per June 12 Planning Staff memo], with responses by Langston Heights Development in **bold**:

Staff believes the developer should complete the temporary construction road on the permanent Langston Way alignment as soon as practically possible, but by June 19, 2015 at the latest. **Langston Heights Development agrees (the new temporary construction road was completed and drivable as of end-of-day Friday, June 12.)**

The new road should be maintained in a rut-free way so that the majority of contractor traffic is able to use the road. **Because ruts can be formed almost instantly, depending on conditions, Langston Heights Development agrees to monitor and reasonably maintain a drivable temporary construction road.**

This would accommodate large trucks and smaller contractor trucks as the Langston Heights subdivision builds out, but not passenger vehicles typical of laborers needing to reach the house sites. **Langston Heights Development will encourage all vehicles larger than pick-up trucks and vans to use the temporary construction road.**

The developer should also be required to maintain signs as reflected in the development group's memo of April 17, 2015 to direct heavy construction traffic to the temporary construction road. **Langston Heights Development posted the aforementioned signs as of end-of-day Friday, June 12.**

Lastly, the developer should maintain a program of advising contractors and sub-contractors to use the temporary construction road. **On April 20 and 21, all homebuilders were contacted and encouraged to use the temporary construction road. Due to the rerouting of the road, then delays due to weather, effective follow-through wasn't possible. We will re-initiate the contact to all builders, again explain the neighborhood concerns, and instruct them to route vehicles larger than pick-ups and vans to the temporary construction road, whenever possible.**

This program to address the neighborhood's concerns should be completely implemented by June 19, 2015. **Conditions permitting, Langston Heights Development agrees.**

If not, the Commission may wish to consider implementing measures to ensure compliance with their original condition such as stopping work temporarily on the homes until the road is drivable. **Because weather, damage, off-site conditions, adjacent construction operations, equipment and contractor availability and other external factors affect daily operations and proceedings; Langston Heights Development strongly questions the notion of an imposed work stoppage, at any time. LHD did not and does not agree to any conditions not found within this memo, and believes that by continuing to satisfy the statements herein, LHD is meeting or exceeding all obligations articulated by the City at the time of City approval of Langston Heights Addition.**

The Diamondhead neighborhood should expect passenger vehicle traffic through the neighborhood even with the use of the temporary construction road and also that the temporary construction road would be available only until the time that construction of Langston Way commences. **Langston Heights agrees.**