

# Atlas Waterfront Public Meeting

April 25, 2018

## Q & A Session

Question 1: Bridges being all wood or wood & metal, I'm not the engineer/architect do I won't know the structural/financial impact.

Answer: We are looking for feedback regarding the character of the amenities and/or park.

Question 2: I'm seeing 2-3 story condos, what are the positives & negatives of 4-5 story condos?

Answer: There's a parking issue with 4-5 story condos; less revenue for more parking. Current condo count is around 80 units or so.

Question 3: Underground parking?

Answer: No, it would be prohibitively expensive.

Question 4: What is the maximum building height?

Answer: Nothing over three stories is planned for the site.

Question 5: What is the distance between the River Front Drive and the river? The green space width?

Answer: Up to 60-80 ft., but it varies; could be up to 90 ft. Further east it narrows to about 40-45 ft.

Question 6: What is the percentage of public use?

Answer: Phil Boyd recalled it was 55% private/45% public, net, but we would confirm. This does not include roads (Confirmed that it is 50% private/35% public/ 15% roads).

Question 7: What are the ADA accommodations?

Answer: Nothing will be inaccessible to those with mobility issues. There will be alternate routes throughout.

Question 8: Will there be more public meetings?

Answer: Not for this study/phase; this is the 3rd meeting.

Question 9: Any permitting issues preventing the area from becoming public?

Answer: Not that we know of, but maybe. (Hilary Anderson then answered: We held off on the annexation because we wanted to know what to put on the annex application; we will be finishing the annexation application).

Question 10: If there are already workers out there moving dirt why are we talking about this now?

Answer: We are using the soil excavated from the I-90 project to fill in holes that will need to be filled regardless of the development type; The City could purchase the soil very cost effectively and is being opportunistic to save the City money.

Question 11a: One public space is waterfront, but there is residential separating it from the other public space.

Answer: We are trying to strike a good balance between residential and public space and there will be numerous pedestrian connections between the two public spaces.

Question 11b: (Follow-up to previous question) It would be better to have commercial between the 2 public spaces for traffic, also not walking by someone's house to get to water access/public space.

Answer: That's a good point and we will take that into consideration for future planning/design. This is great feedback.

Question 12: Consider the elevations for the waterfront spaces, what happens when water floods that area as it sometimes does in this area?

Answer: We would design those areas to be water submergible. We just finished a project out at Blackwell Island that had the same issues/considerations.

Question 13: 1) Will developers be limited to what they can build (i.e. apartments only in one area and condos only in another)? 2) And what studies (environmental, cultural etc.) have been done?

Answer: 1) The residential products are to be determined at this time as we are going through the planning process. The building phase of this project will be over several years' time. 2) We have completed a Phase 1 ESA and will be conducting more starting in August.

Question 14: Will Atlas be getting an I-90 on/off ramps?

Answer: We are not aware of that happening at this time, but we will likely be completing traffic studies as design/planning moves forward.

Question 15: Will estimated parking be enough, seems underestimated to me?

Answer: Currently drawn, we believe it will be enough. There are two large parking areas by Mt. Hink and there is a fairly large amount of on-street parking as well.

Question 16: Will there be public restrooms throughout the area?

Answer: Yes

Question 17: Do you have an estimated cost for this entire project?

Answer: Yes, but we are not ready to share it yet. The City Council hasn't seen and/or approved the estimates.

Question 18: Has risk management been assessed for this project, i.e. the concrete walkway to the river & flow/current at the beach, lifeguards, barriers to prevent children from falling in and drowning?

Answer: Not at this early planning/design stage, but it will definitely be done at the design detail stage.