

Parkview Development & Construction, LLC  
Dietz Street Lofts Project  
Responses to October 29, 2019 Planning Commission Questions

**1. Utility Easements**

*No utility easements are anticipated to be required for the project. All utility connections are expected to occur on the parcel and/or within the adjacent public right-of-way.*

**2. Narrative on how the applicant proposes to achieve LEED gold/silver certificate**

*The process for obtaining a LEED Certificate for the project has already begun. Site selection is a critical part of LEED certification. The site is well suited for compact development with pedestrian access to vital community resources, shopping and entertainment, and local public transportation networks. Building plans and specifications will detail the required LEED building elements and will be submitted for preliminary and final review to ensure that the certification standards are met. The project is planned to be designed to attain the Silver level certification.*

**3. How is waste volume calculated?**

**- Per tenant x units (64) x # days**

*Assuming an occupancy of 88 persons (40 one-bedroom units and 24 two-bedroom units) at ¼ bag/day/person = 22 kitchen size (13 gallon) bags/day.*

**-between pick ups**

*At a rate of 22 bags per day, pick-up may occur as frequently as twice per week. However, garbage pick-up will occur as necessary to ensure that waste remains contained within the dumpsters.*

**-container volume**

*Two 5-yard dumpsters, one for trash and one for recyclables. Each dumpster can hold approximately 65 thirteen-gallon bags.*

**4. The possibility of opting out of the leasing of parking spots in the parking garage**

*A parking agreement will be developed by the City and the developer which will be subject to the approval of the Common Council. It is anticipated that the City would connect the parking space requirement to the spots leased in the parking garage. A deviation without the consent of the City Council in conjunction with Planning Commission approval of a revised site plan would invalidate the approved project site plan in violation of the code to occupy the building.*

**5. Construction laydown (staging, storage containers, office trailers trucks, supplies, crane)**

*During the initial stages of construction, access to the parking lot south of the first lot ingress on Dietz Street will be completely restricted. Temporary fencing will be installed, as appropriate, to ensure site safety and protection of the bioretention area. A dedicated construction delivery entrance will be created on the south end of the job site adjacent to the existing stormwater bio-retention area. A project trailer and restroom facilities will be maintained on-site for project duration.*

*An Access, Staging and Storage Plan has been submitted under separate cover with the Final Plan Set on October 30, 2019.*

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**6. Will truck deliveries effect Dietz St. parking?**

*See response to Question #7.*

**7. How do truck deliveries take place with existing parking lot configuration?**

*Trucks will enter and exit through the new dedicated construction access drive. Therefore, deliveries are not anticipated to have an impact on the remaining Dietz Street Parking Lot.*

*Initial staging will require restricting public access to a portion of the Dietz parking lot south of the first lot entrance on Dietz Street. As the project progresses, it is anticipated that portions of the public parking may be restored as staging and storage needs decrease. An Access, Staging and Storage Plan has been developed and submitted as part of the site plan review. The developer will continue to coordinate activities in the Dietz lot and surrounding area with the City Police and other City Departments as needed to mitigate project impacts related to traffic.*

*Equipment and material deliveries will be routed, whenever possible, north on Maple St., west on Walnut St. and south down Dietz St. to the dedicated temporary construction entrance (located on the south end of the site) to mitigate excess traffic congestion on Main Street. Deliveries are not anticipated to impact the remaining parking in the Dietz Street lot.*

**8. What is the project schedule and how long will parking lot be disturbed?**

*Construction is anticipated to commence in June 2020 with anticipated completion in January 2022. A draft construction schedule has been provided in the final site plan submittal packet for PC reference. An updated construction schedule will be developed and submitted to the Code Office during the building permit review process.*

*As the project progresses and the staging and storage needs decrease, the applicant will work with the City to re-open additional areas to public parking once it is possible to ensure pedestrian safety and maintain site security.*

*However, it is anticipated that the restricted area indicated on the Access, Staging, and Storage Plan could be in place for 12-months or longer. After completion of the building shell and exterior façade work, the Staging Plan will be re-evaluated with City officials to determine if greater access to public parking may be provided.*

**9. Where does the clean excavated material go?**

*Excess fill will be trucked off-site for disposal in accordance with state and local regulations.*

**10. What are construction days/hours? Noise and lighting issues at night?**

*It is anticipated that construction hours will normally be from 7:30am to 5pm, M-F. Therefore, construction related noise and lighting issues at night are not anticipated to occur on a regular basis.*

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*Local code allows for construction-related activities to occur between 7am and 9pm, 7 days/week. Therefore, work may occur later on weekdays and/or on weekends, as necessary, to maintain project schedule and to avoid wet and winter weather conditions.*

*Temporary lighting may be utilized during non-daylight hours to facilitate work or maintain site safety and security as necessary and in compliance with local applicable codes.*

**11. Is there any need for blasting in the subsurface?**

*No blasting is anticipated to occur on the project. Since there is no basement planned for the building, excavation is anticipated to be to a depth of 5 to 6 feet.*

**12. Have you spoken or met with the fire chief to make sure they have adequate space for turn around?**

*Meetings with representatives of the OFD were conducted on several occasions. The FD has provided requirements for ladder truck access and elevator size and these requirements have been incorporated into the final site and floor plans. An auto-turn analysis for the truck was completed and provided to the FD to confirm adequacy of fire access lanes and driveways. Additionally, the FD requested a 3<sup>rd</sup> interior stairwell in the center of the facility and standpipes in each stairwell, which have been indicated on the floor plans. (see Sheet A1 on the final plan set)*

**13. Will they have parking dedicated to construction employee? or where do they plan to park?**

*At the request of the City, construction employees will utilize the parking garage for day-to-day parking of personal vehicles. Work vehicles (e.g., vans, panel trucks, pickups with caps or boxes, etc.) for certain trades (e.g., plumbers, electricians, etc.) will likely be on or near the site to facilitate access to tools and materials from their vehicles.*