

Questions from Michael LaPlante dated 8/30/2016

- 1) What information were you able to pull together from neighborhood input at the July 21 Project Introduction-Neighborhood Information Meeting?

See below answers and presentation boards.

- 2) What plan of action and or revisions are you recommending as a result of neighborhood input at the July 21 Project Introduction-Neighborhood Information Meeting?

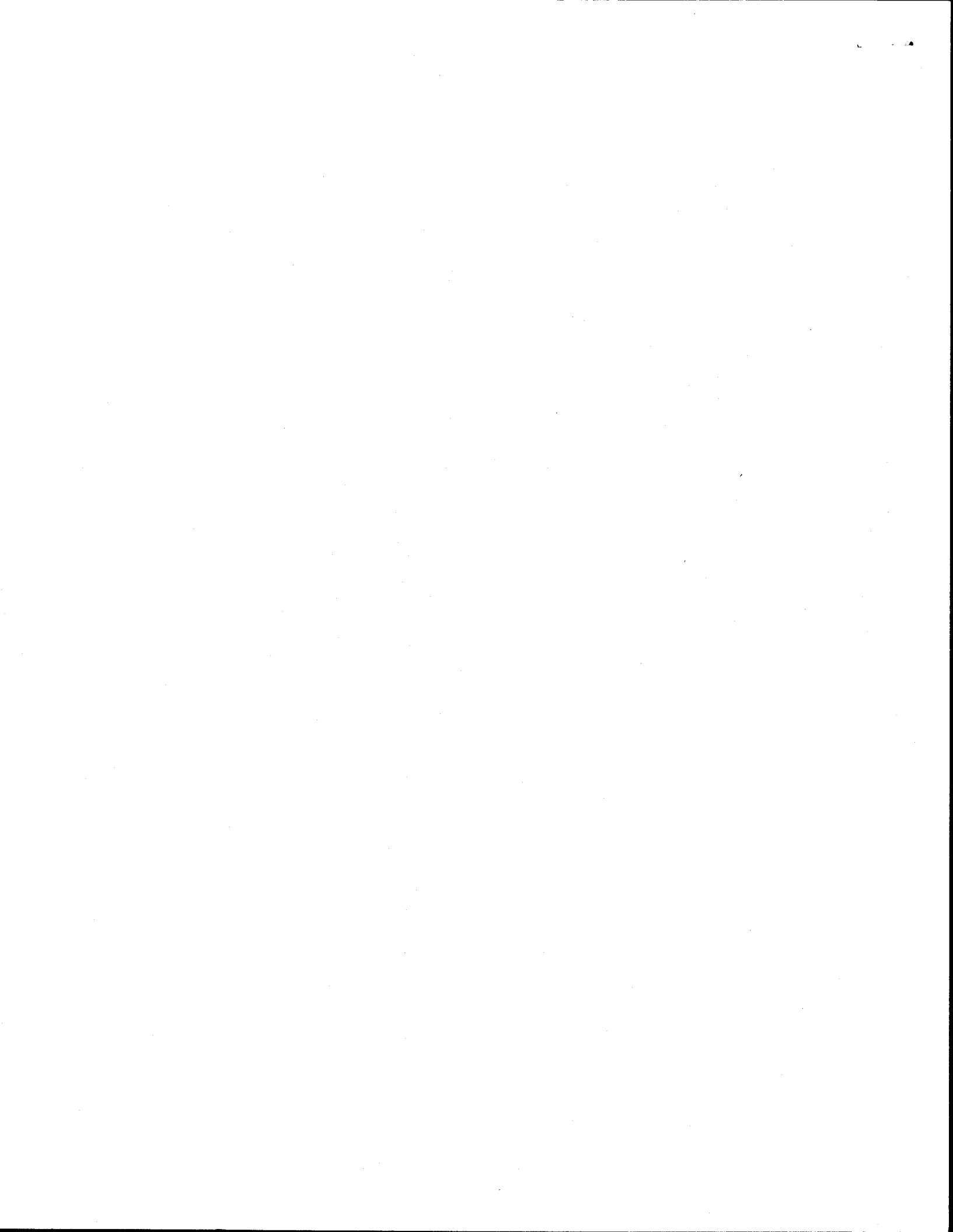
Here is a summary of the changes we have made to the project as a result of the July 21st meeting:

1. Reduced project density from 162 units to 149 units – 13 units total
 2. Greenspace was increased on all sides of the development
 3. Green wall to be installed along eastern edge of property to enhance buffer to neighbor
 4. Increased south setback to 12' (was previously roughly 5-7')
 5. Increased west setback to 27'. This allows us to place the sidewalk entirely on the project parcel creating additional landscaped greenspace as well as a tree boulevard on the city's property
 6. Revised setbacks along the east side of the property to meet and exceed the R-4 setback requirements: 10' at the first floor and 35' at the upper floors. The original plan had the upper floor setback at 29'.
 7. Relocated vehicle access/entry from the west elevation to the south elevation off of Center Street. This eliminates cross traffic issues between the Mayo Field lot and the apartment building. It also eliminates the need for any easements between the city of Rochester and the apartment building. Lastly, this modification greatly enhances the pedestrian experience along the west/riverside elevation of the property by leaving that entire space open for greenspace/amenity programming.
 8. Landscaping and monument plan has been created for the west side of the Mayo Field entrance to be completed as part of Riverwalk development.
 9. Number of parking stalls reduced from 199 to 174
- 3) Concerns were raised at the Project Introduction-Neighborhood Information Meeting regarding density of the project. Is the proposed project too large for the lot size? Could it be scaled down?

The density of the project has been scaled down by 13 units. We believe that the new unit count at 149 units represents an appropriate density for a downtown neighborhood location. Reducing density any further would require reduced quality in the overall project. We believe density in downtown core neighborhoods promotes revitalization by attracting high quality residents in higher concentrations. We have seen many examples of higher density housing positively impact neighborhoods, such as the uptown, south Minneapolis, north loop & northeast Minneapolis neighborhoods.

- 4) Height of the structure was also a concern. Will the height of the structure have an impact on the surrounding area and neighborhood?

We do not believe the height of the structure will adversely affect the neighborhood. The building is similar terms of height and density to the Old Town Hall Residences, the Buckeye (which is very close to R-1 uses) and Buena Vista at Silver Lake (Buena Vista is actually approximately 2 floors taller). There have not been any adverse issues due to building height in similarly positioned buildings of similar heights. For reference, the proposed Riverwalk will be approximately 77' tall from grade level and is six stories.



- 5) Setback was a concern. Setback on all sides of the structure. How close will this structure come to the street, the Ball Park and surrounding homes? What can be done to address the setback concerns?

The original setbacks met normal criteria for a project like this. That said, we have increased the setbacks on the west, south and east sides of the property as detailed in item #2 above.

- 6) Landscaping and privacy was also an issue. What can be done to landscape the area to make a 6 story, 160 unit complex, more palatable to the surrounding neighborhood especially regarding privacy of the surrounding neighborhood?

We have added additional landscaping to the area by increasing setbacks and developing a detailed landscape plan for not only the Riverwalk property but also the city property at the entrance to Mayo field. These modifications will dramatically "green" up the area. Ultimately, because this is an urban oriented higher density development, there will be limits to the impact of landscaping on the look and feel of the building. However, we place a high focus on quality and type of building materials to ensure that this structure is an enhancement to the area.

- 7) Traffic impact was also a concern. What kind of traffic impact will a 6 story, 160 unit apartment complex have on the surrounding neighborhood? Will tenants living at River Walk Apartments create increased traffic on East Center Street and surrounding neighborhood streets? Will a traffic impact study be done to determine impact on East Center Street and surrounding neighborhood streets? What kind of vehicular access points will there be to the apartment? The only access that was described at the meeting was the Mayo Ball Park entrance. That is a small entrance. Will this create traffic congestion on East Center Street? Has an agreement been worked out with Mayo Ball Park officials, the Honkers and the city of Rochester for such an access?

We have initiated a detailed traffic study which will evaluate the impact Riverwalk will have on the neighborhood. While it is best to wait for the results of the traffic study, part of the strategy with designing Riverwalk in this location is to attract downtown workers who can travel to work on foot or by bike. We believe the project will ultimately help to slow the growth of or even reduce the number of single user vehicles traveling downtown by placing a higher concentration of downtown workers within walking distance. This strategy of placing workers near their place of occupation is a largely adopted strategy by cities (including Rochester) as they look at urban planning and downtown infrastructure.

- 8) What kind of parking issues will a 6 story, 160 unit complex create for the surrounding neighborhood, especially if tenants have visitors?

Riverwalk plans to utilize underground parking and leased spaces from the Parks department for primary visitor parking.

