

Questions Asked During 12.29.2020 Meeting

Question	Response
Do all of the units have balconies?	75% of the units have either a full balcony, a Juliet, or a patio on the level 2 amenity deck.
Is there underground parking?	No, there is no underground parking. Parking is all at grade. 236 spaces provided total, which is just over 1 stall/unit. Approximately half the parking is on the first floor, inside an enclosed garage, under the units. The remainder is site surface parking.
How much bike parking will there be?	Bike parking exceeds city ordinance minimums and is provided in three areas: A bike storage room on level 1, Exterior racks, and inside each unit. 279 spaces total.
Any concerns about the sound levels, since it's near the interstate?	Jerry(resident in the apartment building next door). Stated he's in a unit facing the freeway and there's no noise heard within his unit. Nate(architect) - Project will follow code requirements for acoustical insulation.
Is it possible to get parking from Metropoint's adjacent parking ramps?	We've contacted them, and they are not willing to lease out spaces at this time.
Will the building be connected to fiber	Yes, and we intend to follow building readiness recommendations.
Will the building have solar?	Currently not planning for solar. Initial analysis shows payback exceeds 20 years, and if the requirement is less than 12yrs.
Solar first costs in your analysis seem high as compared to the municipal facility which recently added solar.	Mortenson is preparing a more detailed analysis to better understand first costs and can revisit with the city once information is available.
Is there Electric Vehicle parking, and how much?	Yes, there is one level 2 space, 12 (5%) level 1 spaces, and 36 (15%) future spaces that will have conduit. Conduit allows for providing the type of charging based on operational needs and demand in the future.
Are there fireplaces?	No fireplaces inside units. There are 5 fireplaces in shared resident amenity spaces. 2 Interior and 3 Exterior.
What does affordable housing mean?	20% of the units will be offered at 50% of Average Median Income. Which allows for someone making \$51,000 per year to be able to afford to live here. Rents for the affordable units are dictated/capped by the City.
What is the project schedule?	The project is scheduled to start construction in Q3 of 2021, and open in Q4 of 2022. Approximately 14mos construction duration.