



CITY OF ASTORIA

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Heritage Square Site

RFEI “Questions & Requests for Clarification”

December 10, 2021

The City of Astoria has received several questions regarding its *Request of Expressions of Interests* (RFEI) for the Heritage Square site. Below are the questions, and the City’s response. This document is posted on the project website, at https://www.astoria.or.us/Heritage_Square_Redevelopment.aspx. The deadline for questions and requests was December 8, 2021. For further information, please contact Jenn Benoit, at jbenoit@astoria.or.us

1. *What amount of the eastern portion of the site is structured parking? The NE corner is sunken and fenced. At the pre-submittal meeting on 12-7-21, City staff noted that the NW corner is structured and that this extends south to a point where one has to crouch to walk beneath the concrete structure. Is there any point at which the parking lot sits on grade or is the entire eastern portion structured?*

Response: Generally the entire eastern portion of the block (i.e. the main redevelopment site) is structured. The City will work with the selected developer to determine what further analysis is needed to regarding the sub-grade conditions of the site, and the related question of what support will be needed for new development. As noted in the RFEI, the City has contracted with GRI to perform a high level assessment of the situation (which will be posted on the project website as soon as it is available, hopefully before the RFEI submittal deadline of 12-20-21). In addition, the City has posted a “Structural Due Diligence Report” prepared by AAI Engineering in 2011. The AAI report was prepared for the Garden of Surging Waves and related open space improvements to the block. This information should not be considered determinative for future multi-family housing development on the site; again, the City and selected developer will need to work together on further geotechnical analysis of the site.

2. Could you clarify the statement on pg. 15 that reads “ Experience in forging strategic partnerships to make...”? It is bullet #11 under “2. Proposal”

Response: This statement is a typo and should have been removed from the final document. Please ignore it.

3. Re page count - is the title page included in the 12 page count?

Response: The title page of a response to the RFEI will not count against the 12 page limit.