



LOT 11 UPDATES

FINALIZING PLANS (60
UNITS)

NEARING COMPLETED CSM

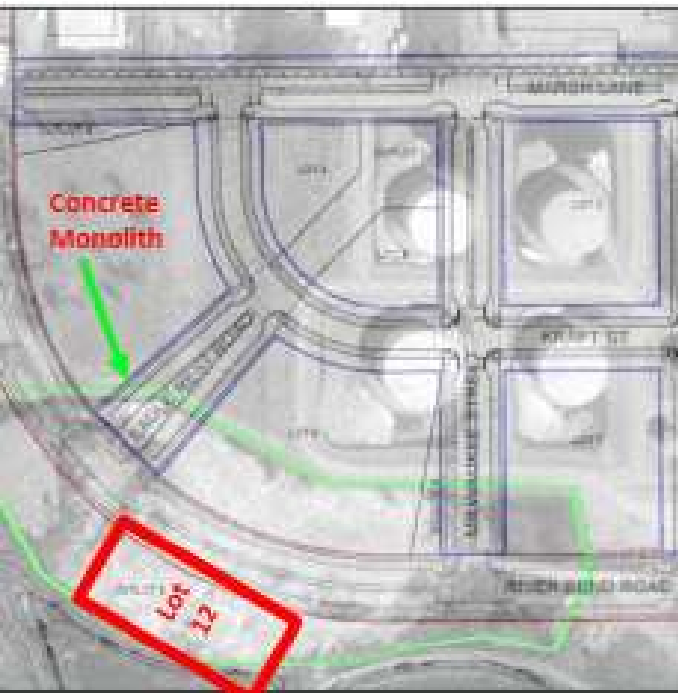
SUBMITTED TIF
APPLICATION

JULY 1 EXPECTED START





LOT 12



We recommend spreading engineered fill in loose lifts of 8 to 12 inches thick. The project documents should not allow the contractor to use frozen material as engineered fill or to place engineered fill on frozen material. Frost should not penetrate under foundations during construction.

We recommend performing density tests in engineered fill to evaluate if the contractors are effectively compacting the soil and meeting project requirements.

C.3. Building Support

C.3.a. Piling

The most conservative approach is to support the office building on pipe pile along with an interior structural slab. The pipe pile can be 9 5/8- or 12-inches in diameter. The piles for a 30-ton capacity would extend about 60 to 75 feet based on Boring ST-3.

C.3.b. Ground Improvement with Aggregate Piers

A second option is subgrade improved with aggregate piers or stone columns will reduce the potential for detrimental settlement associated with the existing fill to occur, provide adequate bearing capacity, eliminate the need for deep excavations, reduce impacts to adjacent site features, and reduce the volume of subgrade soils disturbed at this site.

With this approach, we recommend consulting with Ground Improvement Engineering to understand the potential for this approach and any potential risks and limitations.

C.4. Interior Slabs

C.4.a. Subgrade Modulus

If the slab is floated on the existing subgrade, we recommend using a modulus of subgrade reaction, k , of 200 pounds per square inch per inch of deflection (pci) to design the slabs. If the slab design requires placing 6 inches of compacted crushed aggregate base immediately below the slab, the slab design may

- 11 FT IN DEPTH IN SOME SPOTS
- FULL LENGTH OF SITE
- 1 STORY STRUCTURE WOULD EVEN REQUIRE CONCRETE REMOVAL

Silver Lining

- Meets overall density requirements The combined Lot 11/12 plan fully satisfies the city's density goals while staying true to the original vision. 26K vs. 37K density footprint
- Activates the transition to the waterway and park system Cowboy Jack's creates a lively, welcoming gateway that connects the development directly to the waterfront park and trail network.
- Delivers a high-quality, attractive building Cowboy Jack's brings a substantial, full-masonry structure that adds lasting architectural value to the neighborhood.



Key Notes

- **Much more than a parking lot:** Urban plaza, food truck center, innovated landscaping, and support facility for marina
- **Sustainable energy:** We are actively exploring solar array opportunities on the site with Ethos.
- **Smart use of challenging site:** Geotechnical data shows compromised soils on Lot 12, making it ideal for low-impact surface parking rather than costly construction.
- **Matches the Original Master Plan:** Lot 12 was specifically designated for parking in the approved neighborhood design — we're simply following the established vision.
- **Drives neighborhood growth:** As a proven destination, it will generate traffic and momentum to help lease remaining spaces and accelerate overall development.

