



Legislation Details (With Text)

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Title:	Provide feedback regarding the upper story overhang of the Riverwalk for the proposed building for the River Main project		
Sponsors:			
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Attachments:	1. River Main Rendering Glass Cantilever East, 2. River Main Rendering Glass Cantilever North Side, 3. River Main Rendering Glass Cantilever West, 4. River Main Encroachment Exhibit, 5. River Main Sight Lines		

Date	Ver.	Action By	Action	Result
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RIVERWALK COMMISSION AGENDA ITEM

ACTION REQUESTED:

Provide feedback regarding the upper story overhang of the Riverwalk for the proposed building for the River Main project

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J. Novack, Director of TED/City Engineer

BOARD/COMMISSION REVIEW:
NA

BACKGROUND:

The River Main PUD is a five-story class A building proposed to be built on the northwest corner of Water and Main Street and was approved by the City Council last year. As City staff performed review of the detailed plans for the building it was discovered that some of the proposed building hangs over a portion of the lower Riverwalk walkway. While the first floor is in line with the Water Street project buildings, the second through fifth floors cantilever out to the north covering portions of the upper boardwalk and the lower Riverwalk.

Because elevation drawings do not always depict depth and articulation, this detail was not evident during City staff review of the drawings during the entitlement process. The City recently indicated to the petitioner that he will need to process a minor change to the PUD, so this approval will be going back to the City Council with these details added. The minor change will be on the City Council's June 15, 2021 agenda.

DISCUSSION:

Attached are updated drawings showing how the upper stories of the building overhang both the upper boardwalk and lower riverwalk. The petitioner has also provided markings on the Riverwalk showing the limits of the overhang. I would encourage commissioners to visit the site and check the markings on the lower walkway to see first-hand the extent of the overhang. If anyone has difficulty finding the markings, then please contact me and I will meet and show you where the overhang is proposed.

With this minor change to the PUD going to the City Council, we wanted to include feedback from the Riverwalk Commission regarding the overhang. I recommend the Commission have some discussion about this and work to build consensus around a statement or two that can be provided to the City Council for when they consider this item.