

## Questions Received and Responses to Oak Creek North Bluff Planning Study RFP

Q: Given this planning project expands on already completed work is there a consultant the community has worked with in the past and is there a preference to stay with that consultant?

A: For the North Bluff project specifically, the City has previously engaged different environmental and geotechnical consultants. Past planning efforts along the City's lakefront have also utilized a variety of different consultants. There is no preference to stay with anyone one consultant, with the exception that the City is not looking to engage additional environmental or geotechnical consultants for the North Bluff project at this time.

Q: Can you please provide a list of city staff and common council that will be involved in the selection process?

A: The selection process will be governed internally using a combination of professionals from the Departments of Community Development, Engineering and Administration.

Q: Has a budget been established for this project?

A: The City has allocated up to \$80,000 for this study as part of its 2022 Capital Improvements budget.

Q: Does the city have any goals for the site beyond what may be in the CORP – role in the community, specific activities to plan for on-site, ecological enhancements, stormwater, etc.?

A: The City views the North Bluff as an extension to the community park at Lake Vista and the regional park at Bender Park. Together, this combination of City and County parkland will raise the expectations for further adjacent lakefront development in terms of quality, innovation, sustainability and connectivity to the neighborhood and the greater community. Beyond the City's Park and Open Space Plan, the North Bluff area (and the entire lakefront) is critical to the implementation of the City's Strategic Plan initiatives.

The entire area of the three parcels is an existing legacy brownfield site. The Peter Cooper site is being capping this year with 24" of clean soil. The easternmost parcel cap will be a rolling terrain. The majority of the upland capped terrain is rolling, and much of the upland park area consists of areas of soft fill (former sludge settling basins which have been filled with unknown, non-structural material). The rolling areas contain hummocks that consist of legacy industrial material and may include biosolids, coal ash, or other materials that are not clean soil. This material can be moved and/or regraded, but must be managed as impacted and either relocated under a cap or landfilled. Approval from WDNR is required prior to disturbance of the cap.

There are also numerous wetlands on the Peter Cooper upland, both natural and manmade. The City has obtained approval to grade and fill these wetlands as part of capping, but the hydrology and potential for soft or muck soil in these areas remains.

The outermost 2 feet of the stabilized Peter Cooper bluff face will be a cap.

The exact remedy or condition of the two private parcels to the south are currently unknown, but a cap is anticipated over most of the area, including future stabilized bluff face. The soil conditions upland on the two private parcels are also generally unknown, although the need for a cap over the majority of the park area is anticipated.

Any implementation will require approval from WDNR (the City and our Environmental Consultant will lead that effort, and no contact with WDNR is to be made by any proposer). The soil cap may typically be replaced with something equivalently or more protective (eg, soil can be replaced with pavement).

However, upland native prairie habitat is a commitment the City has already made to several permitting agencies and grant funding sources. Therefore, significant amount of upland habitat is a requirement for the Peter Cooper site.

In addition to habitat on the upland area of Peter Cooper, we have committed to Army Corps and WDNR that we will included deep rooted native prairie species on the 3:1 stabilized slope.

The upland areas of the two private parcels do not have any pre-existing commitment to habitat creation but ecological enhancements would be generally desirable and likely to enhance the permitting aspect.

This site is on an Audubon Society recognized Important Bird Area, and is a critical stop over area for migratory birds, as well as an important wintering-over area for other migratory birds.

The upland stormwater for the Peter Cooper parcel is routed through an existing drop structure located on the upland area, and draining to the shoreline. The bluff stability design incorporates this drop structure. All upland area incorporating impervious area are subject to the City's stormwater management ordinances, as well as MMSD requirements.

The south extent of the revetment will also protect the Oak Creek Water Utility Low Lift Station. This is a critical piece of infrastructure and the planning must reflect appropriate protection of that facility, both from wave action, and with regard to security of the station function and operation.

The bluff area is currently a Primary Environmental Corridor (PEC).

Q: What key stakeholder groups should be included in the process, beyond the general public?

A: While it is anticipated that the extent of stakeholder participation in the process will be determined jointly with the selected consultant, it is likely that the process will engage the City's Parks and Recreation Commission and Plan Commission as well as City staff.

Q: What is the desired timing for completion of the study?

A: There is no hard deadline for completion of the study, although the City envisions that this study may form the basis for capital improvements programming requests as part of the 2023 and 2024 budgets.

Q: Can you please clarify if the bluff work (under separate contract) is final (i.e. it cannot be revised) and that the upper bluff recreational planning strategy should account for the submitted bluff plans for regulatory permitting without exception?

A: The bluff work currently under contract will not be revised, as it is part of an ongoing permitting process. The plans shown are to be used as the basis for planning. We view any ideas for the bluff restoration to be additive for consideration as a future project.

Q: If the City would consider different options that may reduce the construction cost and expand programmable upper bluff area, would you be open to teams engaging a geotechnical firm for independent review included in the North Bluff planning project as a sub-consultant?

A: No. Substantial evaluation and design consideration have already taken place over the last several years, by several different firms. The drawings as shown are the basis for planning. Any (geotechnical) bluff restoration ideas generated would be additive and would be considered as a future project.

Q: What was the scope and study area of the current Edgewater stabilization project? A better understanding of the primary deliverables and project extents to the south and west would be helpful.

A: The Edgewater drawings are available on the RFP page. The drawings show the project extent.

Q: What aspects of the waterfront and bluff are considered "done" and not to be further modified in the upcoming design process?

A: The drawings by Edgewater show the bluff stabilization and revetment that are currently undergoing permitting review and should be considered "done".

Q: When is the bluff stabilization work scheduled to begin and end, and how will that construction relate to implementation of the park design?

A: The bluff stabilization is tentatively scheduled to begin construction in 2023. This may extend to 2024, depending on other factors.

Q: Who will be part of the working group to guide the park design work? Is there an officially designated ad-hoc committee for this project?

A: The selection process will be governed internally using a combination of professionals from the Departments of Community Development, Engineering and Administration.