



## Cauley Creek Riverfront Redevelopment

Addendum 1 – Q & A from Site Visit

November 7, 2023

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### General Notes:

The property includes 2 residential buildings, an open detached garage, a mechanic shop and a large showroom. The 2 homes and detached garage will be demolished by the city in the coming months. Park maintenance currently uses the mechanic shop, but they can be relocated to another location in the park if proposals include the use of that building.

### Questions & Answers

1. Has a formal conditions assessment been done on the approximately 11,200 sq. foot large showroom/building that is anticipated to remain?
  - a. No, but the building is an insulated pre-fabricated metal building. The heating and cooling system is functional, the building has one toilet on a septic tank and a waterline to service the sink. The City anticipates that extending sewer to this parcel from the main park will require a lift station.
2. Do you have as-built drawings for the approximately 11,200 sq. foot building that is anticipated to remain?
  - a. No, but we do have the permit from Fulton County when the building was constructed, and is attached.
3. Do you have an environmental assessment of the property?
  - a. Yes, a phase one Environmental Site Assessment was completed for the property and is attached.
4. Do you have a leasing structure in mind for the property?
  - a. No specific structure (terms, duration, etc.) other than the City anticipates retaining ownership of the property and the City is interested in receiving proposals.
5. Do you have a plan that details the wants and needs of the community related to recreation?
  - a. Yes, earlier this year the Council adopted the Recreation and Parks Master Plan. It is published on our website at the following [link](#) and attached for reference.
6. Do you have any restrictions on compensatory cut-fill in floodplains?
  - a. Compensatory cut-fill in floodplain is permissible as detailed in the city ordinances, and with Community Development approval.
7. How much of the 10 acres is buildable, outside of stream buffers?
  - a. Approximately 5 acres are outside of any stream buffers and floodplain.

### Attachments

1. Phase 1 ESA
2. Photos of Interior of Showroom
3. Permit Plans for Showroom
4. Recreation and Parks Master Plan