

Project specific:

The development of this property will be completed in two phases. The first phase will be to build a duplex in the Northwest corner of the property. This will replace the house that was there previously. This duplex will be connected to the existing water meter that served the previous residence. The previous residence was on a septic system, but the new house will connect to city sewer via an existing sewer lateral along Chambers St.

The second phase will consist of building 6 units of cottage housing to address the city's zoning of RM-18. This phase will include necessary frontage improvements, drainage plan, parking lot, and new utilities.

Site conditions- existing:

The existing site conditions are that of a vacant lot. It is sloping downhill slightly from Chambers St. and is mostly covered in blackberry bushes. There are two water meters in the NW corner of the subject property, a 2" meter and a ¾" meter. The 2" meter serves the houses East of the subject property, along Steele St, with city water. There is a recorded easement for this private water line, and locating services have marked the underground line roughly following the Northern property line until it leaves the property via the NE corner. This meter and line are not in any way associated with the subject property except for said easement. The second water meter serves 908 Chambers. There was an existing single family residence on the property until last year when the previous owners removed it due to numerous complaints from neighbors about transients living in the house. There are no wetland buffers or other critical areas. The previous owner had extensive environmental studies conducted that illustrate this.

Proposed vehicle access:

For phase 1 of the project (the duplex) there will be ample street parking along the 160 feet of Chambers St. If necessary, a small gravel driveway/parking area could be constructed next to the house.

For phase 2 of the project, a parking lot with at least 8 parking spaces will be constructed in the SW corner of the property. This will supplement the remaining 100' of on street parking. The cottages will be arranged around a courtyard accessed via footpaths from the parking lot. The construction of the courtyard will be unobstructed so that an emergency vehicle could drive closer to a specific cottage if necessary.

Proposed utilities to serve project:

Phase 1 will rely on the existing utilities that served the previous residence except for a new connection to city sewer. Infrastructure is in place to supply the duplex with water and overhead power. The city sewer map shows an existing lateral entering the property on the West side along Chambers St. We plan to find this lateral and connect to it; locating services have already marked its likely location. Natural Gas may be run to the duplex depending on cost/energy benefit.

Phase 2 will require new utilities. A new water meter will supply water to all 6 cottages. This meter will be located in the sidewalk fronting Chambers St. Power will be run underground separately to each cottage. Sewer for the 6 cottages will tie in to the same lateral, but will possibly require a pump chamber located in the courtyard depending on the depth of the existing sewer lateral, as the cottages may be approximately 8-10 feet below Chambers St. Garbage and recycling will be addressed via a dumpster enclosure in the parking lot.

Other relevant project information:

This project is divided into two phases. The goal is to keep the first phase simple and straightforward to aid in its completion as efficiently as possible. Since phase 1 is replacing a recently removed residence, the hope is that there will not be a lot of cost or site work associated with new utilities, frontage improvements, impact fees, etc. These items are addressed as part of phase 2, but are fully considered when building phase 1. For example, though it is our belief that building a duplex will not require full frontage improvements, the building location will be planned around full frontage improvements along Chambers St. This will improve the quality of life for the residents not only of this property, but the whole neighborhood. Phase 1 will need to be completed and occupied though, prior to starting the more expensive portion of the project.