

# The Cottages

## Written description

May 8, 2019

The Cottages is a project proposed for a  $\frac{3}{4}$  acre site at 422 Stoll Road zoned MHP. It is surrounded by GC property and over time, we expect this neighborhood to radically change from single family homes to commercial and multifamily development. Fourth Street Housing, LLC will be starting a 48 unit residential development diagonally across the street later this year. We expect to start development on the Cottages in 2020.

The Cottages has six 2,000 SF cottage lots, 20 garage stalls and 18 additional surface parking stalls. In addition, there will be an 1,800 SF open space area dedicated solely to the 6 cottage lots. This area will have BBQ equipment along with picnic tables and landscaping.

The Cottages project will be combined with and constructed at the same time as the Bailey's Inn site Phase II. (14) of the garage stalls and 15 of the parking stalls will be dedicated to the Phase II project, which consists of 68 residential units, 5,000 SF on the first floor and 49 surface parking stalls. The 5,000 SF adjacent to Martin Way will appear commercial with awnings and storefront glazing and will consist of leasing offices and tenant amenities that the tenants of the Cottages will also have access to and enjoy.

As part of this development, Stoll Road will be extended down to Martin Way and full frontage improvements will be installed along the West side of Stoll Road.