



Department Source: Community Development - CDBG/Home

To: City Council

From: Community Development Department

Council Meeting Date: March 2, 2020

Re: Setting a Public Hearing: Proposed Construction of Sanitary Sewer and Storm Water Improvements at Cullimore Cottages

Executive Summary

Staff has prepared for Council consideration a resolution setting a public hearing on March 16, 2020, concerning the construction of storm water and sanitary sewer improvements near 1101 N. 8th Street and Rear Coats Alley. The resolution estimate for this project is \$171,150.30 and will be paid from City general revenue surplus funds and CDBG.

Discussion

As shown on the attached diagram, the Cullimore Cottages project includes sanitary sewer and storm water improvement upgrades to allow for the development of 10 affordable housing units.

City staff initially approached the North Central Columbia Neighborhood Association (NCCNA) and surrounding property owners on June 13, 2016 to obtain feedback on concepts for redevelopment of the site. Neighborhood members identified owner occupied housing with shared greenspace as a viable option.

City staff met with the NCCNA and neighborhood residents on November 11, 2017 to discuss concepts and concerns for site layout, appropriate levels of density and transportation access. Meeting attendees were supportive of having homes that front the alleyway and the street, while also making substantial storm water improvements. Neighborhood members also expressed a significant desire to purchase additional adjoining properties to the south of the parcel already owned by the City of Columbia. Council approved an ordinance on April 16, 2018 approving the purchase of the two adjoining properties to the south.

In July of 2018, City staff conducted a survey of NCCNA members for specific design elements desired to be included within the development. Storm water enhancements, energy efficiency enhancements and active solar rated the highest. On July 24, 2018, City staff met with NCCNA members to review initial site layout designs and obtain feedback for potential changes or additions. Council approved the Final Plat for the Cullimore Cottages project on November 4, 2019, which included the design storm water and sanitary improvements.

An Interested Parties Meeting for construction of the storm water and sanitary sewer improvements is scheduled for March 5, 2020, City Hall.



Fiscal Impact

Short-Term Impact: The resolution estimate is \$171,150.30 and will be paid from remaining City general revenue surplus funds and CDBG.

Long-Term Impact: It is anticipated that this project will have a minimal impact on the Storm Water Utility's annual operating cost.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Economy

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
September 18, 2017	Council approved \$200,000 for the Cullimore Cottages project on N. 8 th Street.
April 16, 2018	Council approved ordinance for the purchase of 1101 and 1103 N. 8 th Street.
November 19, 2018	Council approved the PD Plan for Cullimore Cottages.
November 4, 2019	Council approved the Final Plat for the Cullimore Cottages.

Suggested Council Action

Approve the resolution setting a Public Hearing for the Cullimore Cottages sanitary sewer and storm water public improvements for March 16, 2020.