

## **Letter of Intent**

J.H. Findorff and Son, Inc. is submitting a Demolition Permit Application to demolish four vacant single unit residences at 308, 312, 318, and 334 Dow Court to accommodate the building of their parking expansion and the National Conference of Bar Examiners building that is currently under construction. Findorff's proposed use is to fill in the voids left by the foundations of these houses and plant grasses and vegetation in their place. The new planted open space will allow for more pervious surface on the site for storm water. The open space will be maintained in the future when the future development occurs on that site. The houses are currently vacated.

Reasons for taking the houses down now:

- Construction of the parking expansion will require excavation to extend into the front of the house at 318 Dow Ct. Protection of the house is difficult and expensive, especially for a house that is not occupied
- All permanent utilities have been disconnected from the houses, including water, sanitary, electrical and gas. Only 320 Dow Ct. still has gas service.
- At the completion of the parking expansion there will no longer be driveway access to 334 or 318 Dow Ct.
- Demolition will include removal of basement foundations and re-grading to make level. Soils from the parking expansion can be used for these fills, eliminating the large amounts of hauling that would otherwise be required.
- All houses are abandoned, and are in various states of disrepair. Most of the properties have extensive molding and water damage. Many of the windows have been boarded up due to vandalism.
- Upon review of each property with Madison Environmental, only the antique utilities in the basement of 320 Dow Ct. were thought to have any potential salvage value. All other houses either did not have materials thought suitable for salvage, or there was concern of the health and safety of any individuals who would enter to reclaim salvageable materials.
- Keeping the houses free of transients is a continuous battle.
- Re-grading the land and planting grasses in place of these houses after the expansion of the J.H. Findorff Parking addition will allow for more pervious soil to help keep storm water out of the city storm drains.

## **Proposed Use**

See Plan L100. The proposed use for this portion of the site is to plant grasses and trees, and use this as a future pervious open space.