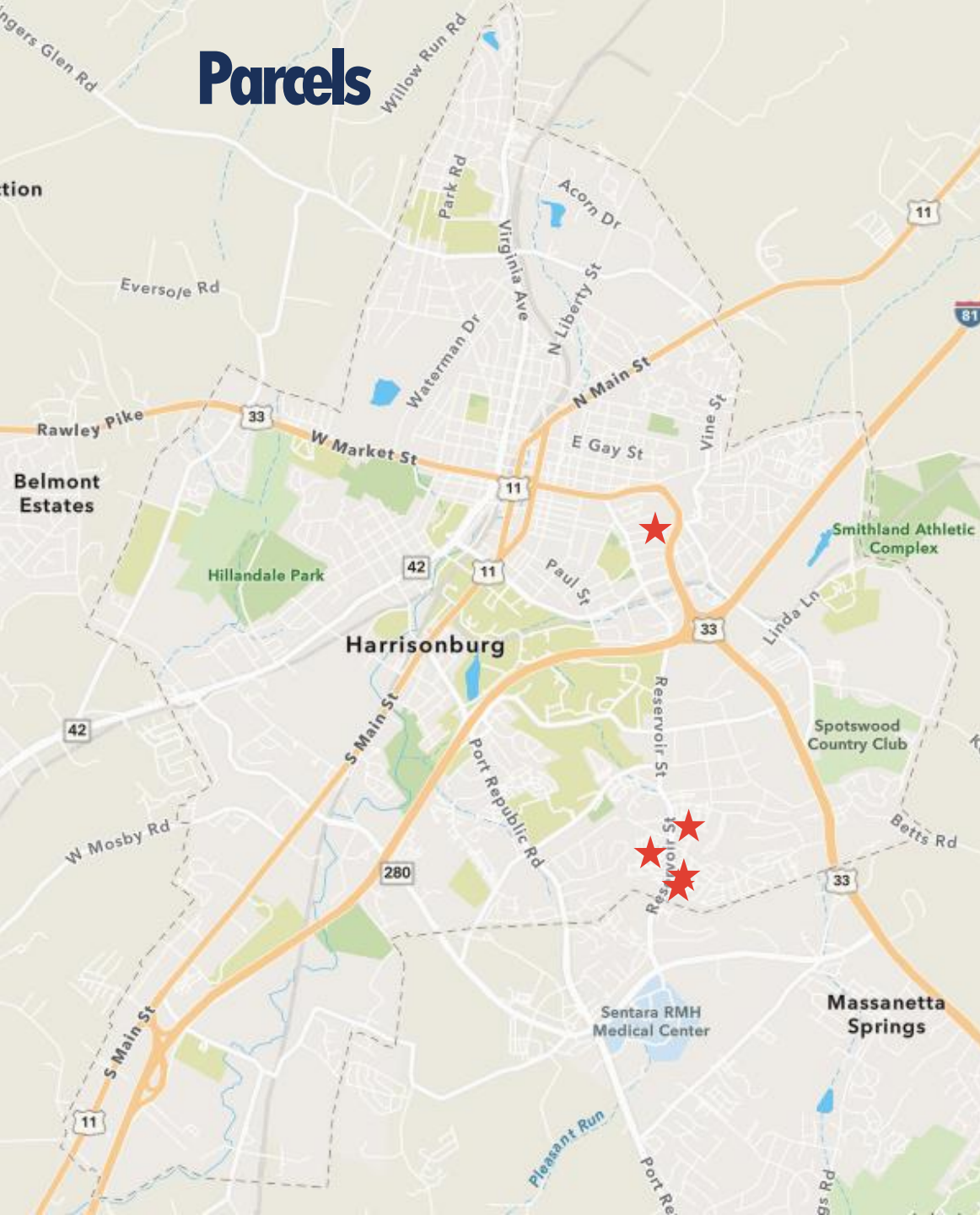




Disposition of Surplus Real Estate for Residential Use

December 9, 2025

Parcels



- 609-625 Norwood St



- 2225 Reservoir St
- 2410 Reservoir St
- 2421 Reservoir St
- 2425 Reservoir St





Listings

2410 Reservoir

Property Address: 2410 Reservoir Street
Tax Map ID: 081 B 18
Parcel Size: 20,479 square feet (+/- 0.47 acres)
Neighborhood: Ridgeville Heights
Current Assessed Value: \$108,700
Current Zoning: R-3 Medium Density Residential

Application Period: 60 Days
Applications Open: February 24, 2025
Applications Close: April 25, 2025

Future Land Use Guide: Mixed Use

Comments: The parcel is divided by a ditch and by sewer running north. The existing entrance is within the functional area of the intersection. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. If the disturbance area is less than 10,000 square feet, a formal erosion control and stormwater management plan is not required.

Restrictions: Unless the entrance is relocated to align with the median as a right in / right out, the maximum size of a development plan is five units.



2421 Reservoir

Property Address: 2421 Reservoir Street
Tax Map ID: 081 A 5
Parcel Size: 25,276 square feet (+/- 0.58 acres)
Neighborhood: Ridgeville Heights
Current Assessed Value: \$154,000
Current Zoning: R-3 Medium Density Residential

Application Period: 60 Days
Applications Open: February 24, 2025
Applications Close: April 25, 2025

Future Land Use Guide: Mixed Use

Comments: Development plan may be combined with 2425 Reservoir Street. City staff recommends shared access/entrance for these two parcels, preferably with the entrance located on 2425 Reservoir Street to avoid the turn lane. The parcel is divided by a ditch running north and sewer running northwest; there is a drainage draw at the back of the lot. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. Keeping the limits of disturbance under 1 acre would avoid the need to provide for stormwater quality, although water quantity compliance would be required.



2425 Reservoir

Property Address: 2425 Reservoir Street
Tax Map ID: 081 A 4
Parcel Size: 24,981 square feet (+/- 0.57 acres)
Neighborhood: Ridgeville Heights
Current Assessed Value: \$154,000
Current Zoning: R-3 Medium Density Residential

Application Period: 60 Days
Applications Open: February 24, 2025
Applications Close: April 25, 2025

Future Land Use Guide: Mixed Use

Comments: Development plan may be combined with 2421 Reservoir Street. City staff recommends shared access/entrance for these two parcels, preferably with the entrance located on 2425 Reservoir Street to avoid the turn lane. The parcel is divided by a ditch running north and sewer running northwest; there is a drainage draw at the back of the lot. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. Keeping the limits of disturbance under 1 acre would avoid the need to provide for stormwater quality, although water quantity compliance would be required.



2225 Reservoir

Property Address: 2225 Reservoir Street
Tax Map ID: 080 A 6
Parcel Size: 20,079 square feet (+/- 0.4 acres)
Neighborhood: Ridgeville Heights
Current Assessed Value: \$110,600
Current Zoning: R-3 Medium Density Residential

Application Period: 60 Days
Applications Open: February 24, 2025
Applications Close: April 25, 2025

Future Land Use Guide: Medium Density Residential

Comments: The parcel is divided by a drainageway running west-southwest. There would be costs for underpinning this drainage. There is a sanitary sewer along the northern property boundary. Entrance already exists providing right-in, right-out access. Spacing to the next entrance to the south is substandard. A formal erosion control and stormwater management plan would likely be required.



609-625 Norwood

Property Address: 609-625 Norwood Street
Tax Map ID: 027 S 66-70
Parcel Size: 41,615 square feet (+/- 0.96 acres)
Neighborhood: Red Hill
Current Assessed Value: \$305,700
Current Zoning: B-2 General Business District

Application Period: 90 Days
Applications Open: February 24, 2025
Applications Close: May 27, 2025

Future Land Use Guide: Conservation

Comments: The parcel is currently used as drainage collection, with a swale extending from the site to East Market Street. Practical management of stormwater may be challenging. Norwood Street is substandard and improvements such as curb, gutter, and sidewalks may be warranted. Keeping the limits of disturbance under one acre would avoid the need to provide for stormwater quality, although water quantity compliance would be required.

Restrictions: Applicant must demonstrate completed feasibility analysis of stormwater management, street frontage improvements, and shared use path connection between Norwood Street and East Market Street across this site.





2421 & 2425 Reservoir

- Size: Roughly 1.15 acres
- Neighborhood: Ridgeville Heights
- Zoning: R-3 Medium Density Residential
- Future Land Use Guide: Mixed Use
- Assessed Value: \$308,800





Selected Application

- Applicant: Central Valley Habitat for Humanity
- Offer: \$10,000
- Project: At least 10 townhomes (minimum 80% affordable)
- Affordability: 80% AMI homebuyers
- Conditions: land use approvals

Staff recommend approval of the property sale