

# Locations we are discussing for the 46-Unit Market Rate Apartment

Not in any particular order...

- Overflow Lot (Cottonwood Lake Drive / South of the Community Center / City Owned)
- Kruse Property (18<sup>th</sup> Avenue by the school / Purchase Option)
- Schmalz Park (6<sup>th</sup> Avenue South by the Des Moines River / City Owned)
- Drake Avenue Redevelopment (5<sup>th</sup> Street on the Des Moines River / Privately Owned)
- Crowley Property Development (River Road & County Road 15 / Privately Owned)





Apartment Location

### Overflow Lot (South of the Community Center) City Owned Property

Amenities

- Cottonwood Lake
- Tegels Park
- Community Center
- Windom Rec Area

Buffer

750 feet - distance between closest single family house and the apartment (before and after all lots are developed) (Average City Block: 350' to 400')

Site Information

- 1.9 Acres
- Zoned R-3

Infrastructure

- Utilize existing street, sewer and water for apartment along North Redding Avenue
- Lower cost development

Financing Benefit

- City Owned
- Large gain in property tax revenue



Overflow Lot (South of the Community Center)  
City Owned Property  
1.9 Acres

Buffer with Single Family

- 750'

## Kruse Property – 18<sup>th</sup> Avenue by the School

### Amenities

- Connectivity to school
- Greenspace
- Potential pond
- Connectivity to River Road

### Buffer

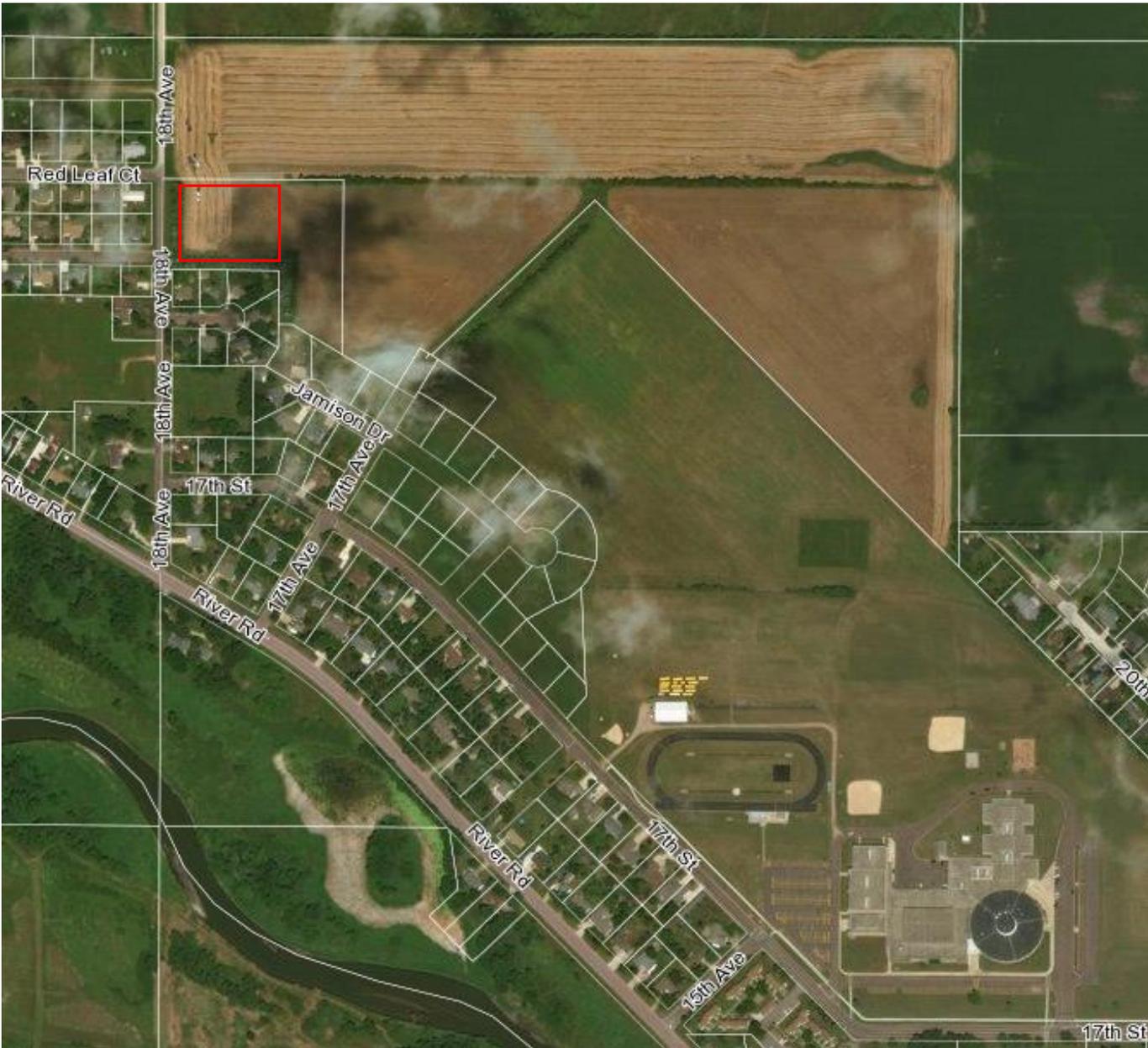
190 feet - distance between closest single family house and the apartment (before and after all lots are developed)  
(Average City Lot: 100'x150')

### Site Information

- 5 acres (entire property 60 acres)
- Purchase option
- Multi-family Lot
- Potential Duplex or 4-Plex Lots
- Potential Pond Lots
- Potential City Lots
- Potential County Lots

### Infrastructure

- Development costs are less than other greenfield sites
- Utilize existing street, sewer and water for the apartment along 18<sup>th</sup> Avenue (infill development)
- Electric extension would be minimal for the apartment
- Extend infrastructure for the rest of the development (if additional lots are pursued)



Apartment Location

66' Use Buffer (Street ROW) + Site Plan Buffer

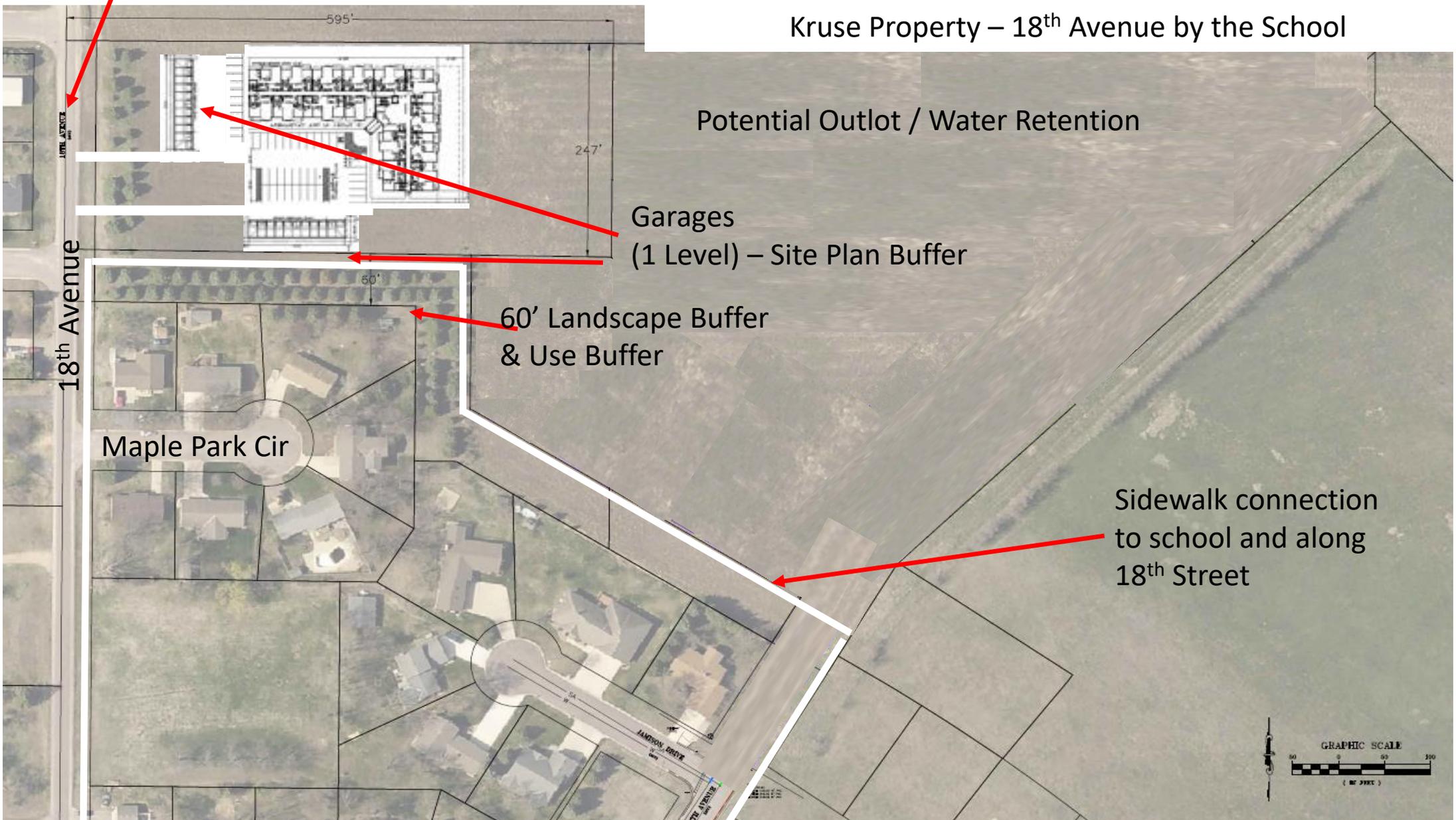
Kruse Property – 18<sup>th</sup> Avenue by the School

Potential Outlot / Water Retention

Garages  
(1 Level) – Site Plan Buffer

60' Landscape Buffer  
& Use Buffer

Sidewalk connection  
to school and along  
18<sup>th</sup> Street



18<sup>th</sup> Avenue

Maple Park Cir

60'

595'

247'

JAMISON DRIVE





Apartment Location 

Schmalz Park – 6<sup>th</sup> Avenue South  
City Owned Property  
3.1 Acres

**Relocate Schmalz Park to the north side of Highway 62**

**Amenities**

- Des Moines River
- Island Park
- Walkable to Downtown Business District
- Connectivity to Highway 60

**Buffer**

Street right-of-way

**Site Information**

- Zoned R-3
- Approximately 1.2 acres are buildable (not in the floodplain – refer to floodplain map)

**Financing Benefit**

- City Owned
- Large gain in property tax revenue

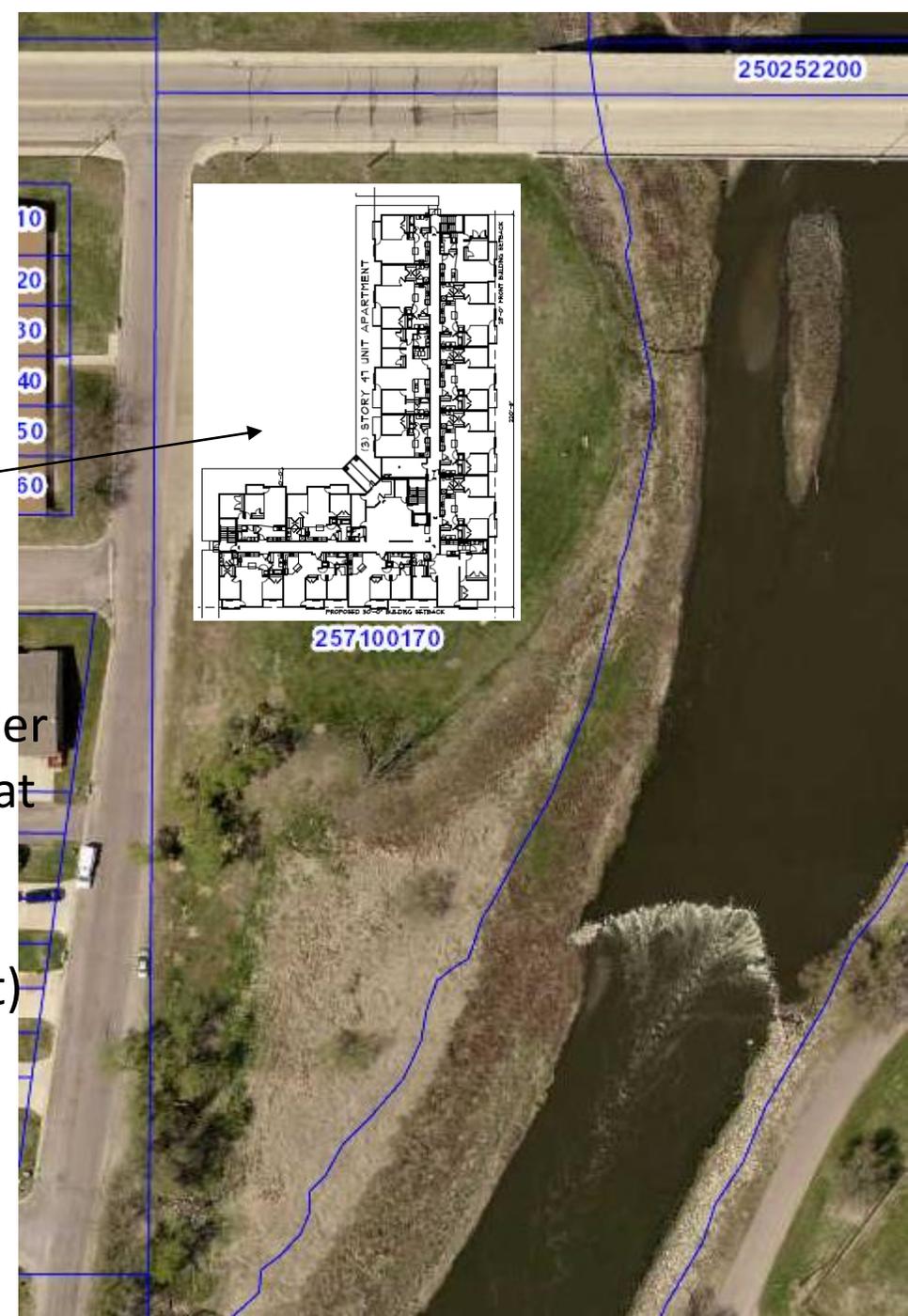
**Infrastructure**

- Utilize existing street, sewer and water for apartment along 6<sup>th</sup> Avenue South
- Lower cost development

# Floodplain Map – Schmalz Park



Draft  
Site  
Plan  
(Drive under  
garages – at  
ground  
level in  
apartment)





Apartment Location 

## Drake Avenue Redevelopment 5<sup>th</sup> Street & Drake Avenue

### Potential Redevelopment Plan

Purchase and redevelop 5 properties for the 46-unit apartment

### Amenities

- Des Moines River
- Mayflower Park
- Greenspace

### Buffer

Street ROW and site plan

### Site Information

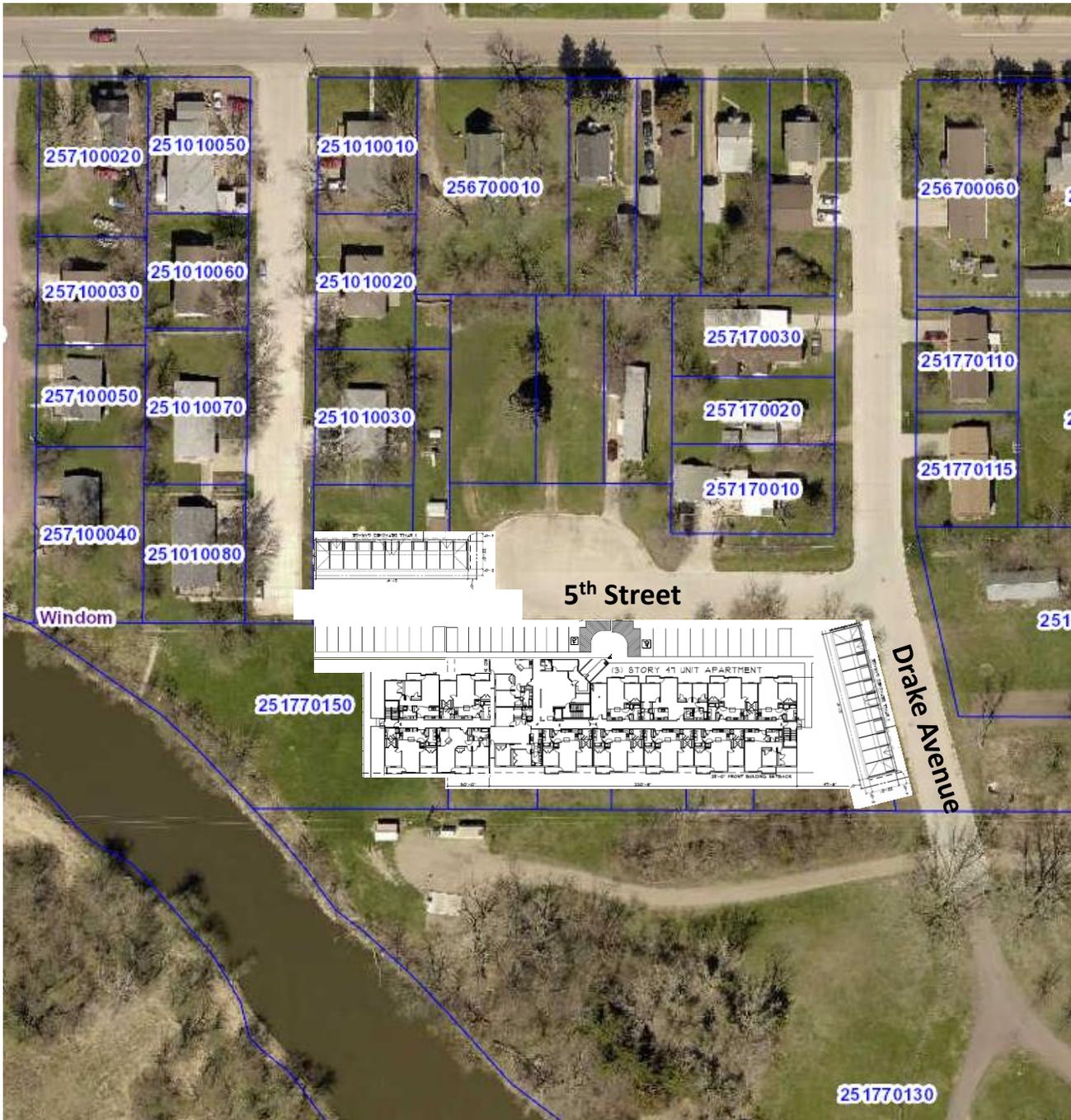
- 1.7 acres (not in the floodplain)

### Financing Benefit

- Portion is City Owned
- Large gain in property tax revenue
- Redevelopment

### Infrastructure

- Utilize existing street, sewer and water for apartment along Drake Avenue



## Drake Avenue Redevelopment 5<sup>th</sup> Street & Drake Avenue

### Buffer

Street ROW and site plan

### Potential Mayflower Park Improvements

- Improvements funded through tax revenue from the apartment
- Paved connection to Mayflower Park
- Upper level parking for disc golf course and park amenities
- Other park amenities



Apartment Location 

## Crowley Property Development River Road & County Road 15

### Amenities

- Windom Country Club
- Connectivity to River Road
- Greenspace

### Buffer

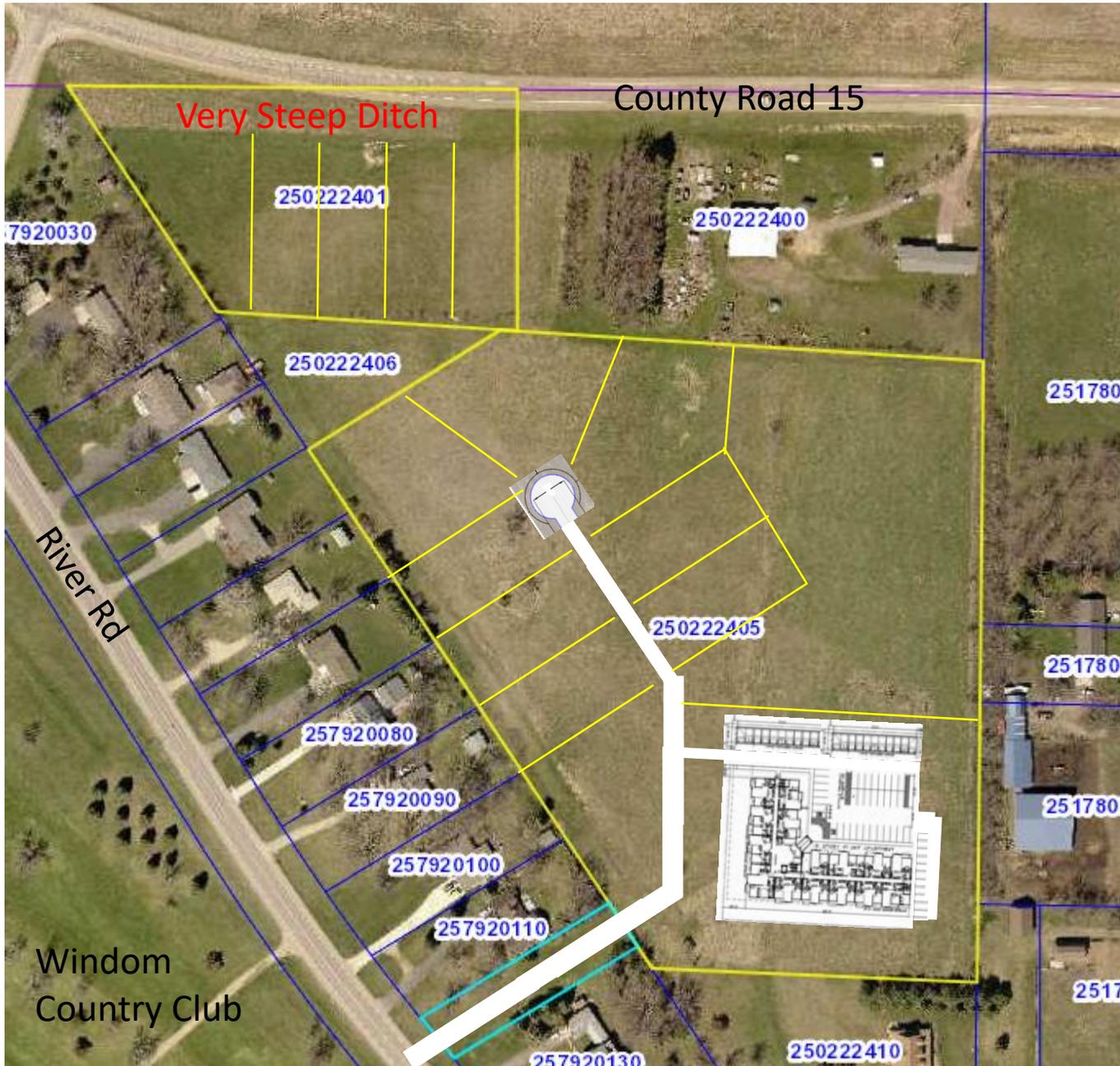
Site plan and greenspace

### Site Information

- Greenfield Site
- 11.7 Acres

### Infrastructure

- Extend infrastructure for entire development



## Crowley Property Development River Road & County Road 15

### Site Information

- Greenfield Site
- 11.7 Acres

### Buffer

Site plan and greenspace