

Possible Sites – Comparison: Buffer (Neighborhood Impact)

Overflow Lot (South of the Community Center)

- 750' to closest single family
- Site Plan
- Street ROW

Kruse Property – 18th Avenue

- 190' to closest single family
- Vegetation Buffer
- Site Plan

Drake Avenue Redevelopment – 5th St.

- Street ROW
- Site Plan

Schmalz Park – 6th Avenue South

- Street ROW

Crowley Property – River Road & CR 15

- 100' to closest single family
- Site Plan & Greenspace

Possible Sites – Comparison: Traffic (Neighborhood Impact)

46-Unit Apartment
322 Trips
per Day (estimate)

Overflow Lot (South of the Community Center)

- North Redding Avenue to 16th Street
 - Neighborhood Connector (16th Street)
- North Redding Ave to Cottonwood Lake Dr
 - Residential Street (Cottonwood Lake Dr)

Kruse Property – 18th Avenue

- 18th Avenue to River Road
 - Neighborhood Connector (18th Ave & River Road)

Drake Avenue Redevelopment – 5th St.

- 5th Street to Drake Avenue to County Road 17
 - Residential Street (5th Street & Drake Avenue)
 - County Road 17 (Neighborhood Connector)
- 5th Street to Prospect Avenue to County Road 17
 - Residential Street (5th Street & Prospect Avenue)
 - County Road 17 (Neighborhood Connector)

Schmalz Park – 6th Avenue South

- 6th Avenue to Highway 62
 - Neighborhood Connector (6th Ave & Hwy 62)

Crowley Property – River Road & CR 15

- Access: Private Drive or Public Street to River Road
 - Residential Street (access)
 - River Road (Neighborhood Connector)

Possible Sites – Comparison: Amenities

Overflow Lot (South of the Community Center)

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

Kruse Property – 18th Avenue

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

Drake Avenue Redevelopment – 5th St.

- Des Moines River
- Mayflower Park
- Greenspace

Schmalz Park – 6th Avenue South

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

Crowley Property – River Road & CR 15

- Windom Country Club
- Connectivity to River Road

Possible Sites – Comparison: Development Costs

City development costs will be paid for by TIF (tax revenue from the new development)

Overflow Lot (South of the Community Center)

- \$74,470
 - Utilize Existing street, sewer and water for apartment
 - Pedestrian Trail: \$74,470

Schmalz Park – 6th Avenue South

- \$225,000 to \$275,000
 - Utilize Existing street, electric, sewer and water for apartment
 - Water Quality/ Water Detention: \$50,000 to \$150,000 (MnDOT)
 - Pilings: \$150,000 (split with developer)
 - Schmalz Park Relocation (north side of Hwy 62): \$25,000

Kruse Property – 18th Avenue

- \$135,320 – \$785,320
 - Utilize Existing street, sewer and water for apartment
 - Land:\$35,000 (5 acres)
 - 3 Phase Electric: \$23,000
 - Flood Mitigation: \$650,000 (potential assessments)
 - Pedestrian Trail: \$77,320

Drake Avenue Redevelopment – 5th St.

- \$330,330 – \$390,330
 - Utilize Existing street, electric, sewer and water for apartment
 - Land: \$100,000
 - Leveling the ditch
 - Fill: trucking, placement, and compaction: \$80,000
 - Culverts: \$50,000 to \$100,000
 - Tree trimming and removal: \$35,000 to \$45,000
 - Pedestrian Trail: \$40,330
 - Upper level parking for disc golf course and park: \$25,000

Crowley Property – River Road & CR 15

- \$516,000
 - Extend the street, sewer and water for apartment: \$140,000
 - Land: \$360,000(\$30K an acre)
 - 3 Phase Electric: \$16,000